


Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Robert Ruffner, Planning Director 

DATE: June 10, 2026

RE: Vacates a portion of Apricity Avenue & associated utility easements as dedicated by Plat HM 83-105 & Plat HM 94-34; KPB File 2026-046V

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of June, 2026 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (7-Yes, 1-Absent) based on the means of evaluating public necessity established by KPB 20.65. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

June 8, 2026 Planning Commission Draft Meeting Minutes
June 8, 2026 Agenda Item E3 Meeting Packet Materials

Commissioner Epperheimer noted in Planning Commission Resolution 2026-32, one of the whereas clauses noted a code reference (KPB 20.70.140) that does not exist. Platting Manager Vince Piagentini reviewed the resolution and stated the code reference was incorrect, that it was an old code reference and the resolution template had not been updated.

AMENDMENT MOTION: Commissioner Whitney moved seconded by Commissioner Fikes to strike the following whereas clause from Planning Commission Resolution 2026-32:

WHEREAS, 20.70.140 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish vacations by Resolution.

Hearing no objection or further discussion, the motion was carried by the following vote:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

ITEM #3 - RIGHT OF WAY VACATION

VACATE THE EASTERNMOST APPROXIMATELY 25,662 SQUARE-FOOT PORTION OF APRICITY AVENUE AND ASSOCIATED UTILITY EASEMENTS SITUATED BETWEEN LOT 4A3 (HM 91-64) AND LOT 2-I (HM 94-34), AS DEDICATED BY BUTTERMILK MEADOWS TWO (HM 83-105) AND BUENA VISTA NO. 2 SUBDIVISION (HM 94-34)

KPB File No.	2026-046V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	Robert E. Porter
Surveyor:	Katherine A. Kirsis; Seabright Survey & Design
General Location:	Fritz Creek Area / Kachemak Bay APC
Legal Description:	Apricity Avenue 172-311-40: T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0940034 BUENA VISTA SUB NO 2 LOT 2-I 172-420-19: T 5S R 12W SEC 13 SEWARD MERIDIAN HM 0910064 BUTTERMILK MEADOWS 3 SUB LOT 4A3

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kenton Bloom, Seabright Survey & Design: Mr. Bloom was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Gillham moved, seconded by Commissioner Whitney to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

ITEM #4 - RIGHT OF WAY VACATION

VACATES AN APPROXIMATELY 16,857 SQUARE FOOT PORTION OF MOUNTAIN BROOK ROAD, INCLUDING ASSOCIATED UTILITY EASEMENTS, ADJACENT TO LOTS 43-45, LOT 47, AS DEDICATED BY MOUNTAIN BROOK HEIGHTS (SL 85-7) AND AMENDED BY (SL 92-4)

KPB File No.	2026-038V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	James O. Hopkins & Linda J. Hedgecoth
Surveyor:	Katherine A. Kirsis; Seabright Survey & Design
General Location:	Remote / Seldovia Area
Legal Description:	Mountain Brook Road 191-130-65: T 9S R 14W SEC 6 SEWARD MERIDIAN SL PTN OF NW1/4 NE1/4 LYING WEST OF ROW PER PW RES 84-9 REC @84-4W 191-123-43; 191-123-44; 191-123-45; 191-123-47; 191-123-48: T 8S R 14W SEC 32 SEWARD MERIDIAN SL 0920004 MOUNTAIN BROOK HEIGHTS SUB AMENDED LOT 43; 44; 45; 47; 48

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley opened the item for public comment.

Kenton Bloom, Seabright Survey & Design: Mr. Bloom was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Venuti moved, seconded by Commissioner Epperheimer to grant the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the four conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 7	Brantley, Epperheimer, Fikes, Gillham, Morgan, Venuti, Whitney
Absent – 1	Slaughter

**ITEM #5 – CONDITIONAL LAND USE PERMIT MODIFICATION
PLANNING COMMISSION RESOLUTION 2026-29**

PC Resolution	2026-29
Planning Commission Meeting:	June 8, 2026
Applicant:	Colaska Inc. dba QAP
Legal Description:	T 5N R 9W SEC 3 SEWARD MERIDIAN KN - RS W1/2 SW1/4 SW1/4 & SW1/4 NW1/4 SW1/4
Physical Address	36780 Robinson Loop Road / Sterling Area
KPB Parcel Number:	06304780

Staff report given by Planner Ryan Raidmae.

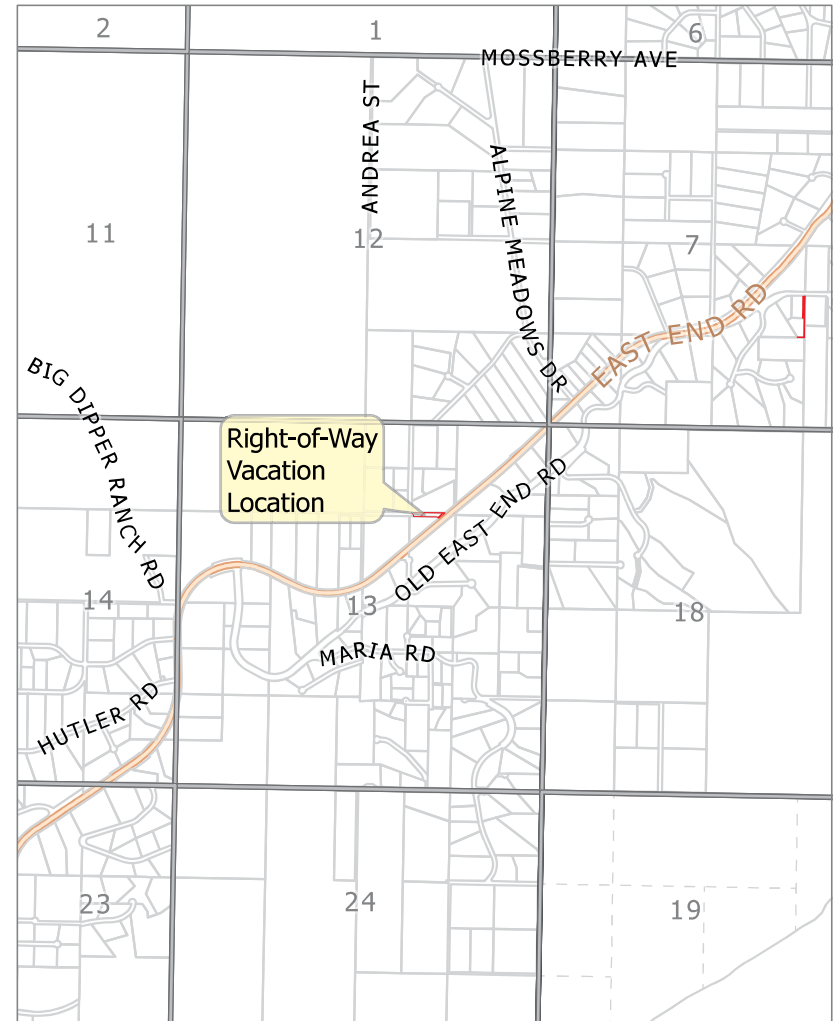
E. NEW BUSINESS

3. Right-Of-Way Vacation; KPB File 2026-046V

Seabright Survey & Design / Porter

Request: Vacates the eastern most approximately 25,662 sq ft portion of Apricity Avenue & associated utilities situated between Lot 2-I, Buena Vista No. 2 Subdivision, Plat HM 94-34 and Lot 4A3, Buttermilk Meadows Three, Plat HM 91-64.

Fritz Creek Area



KPB File 2026-046V
T 05S R 12W SEC 13
Fritz Creek

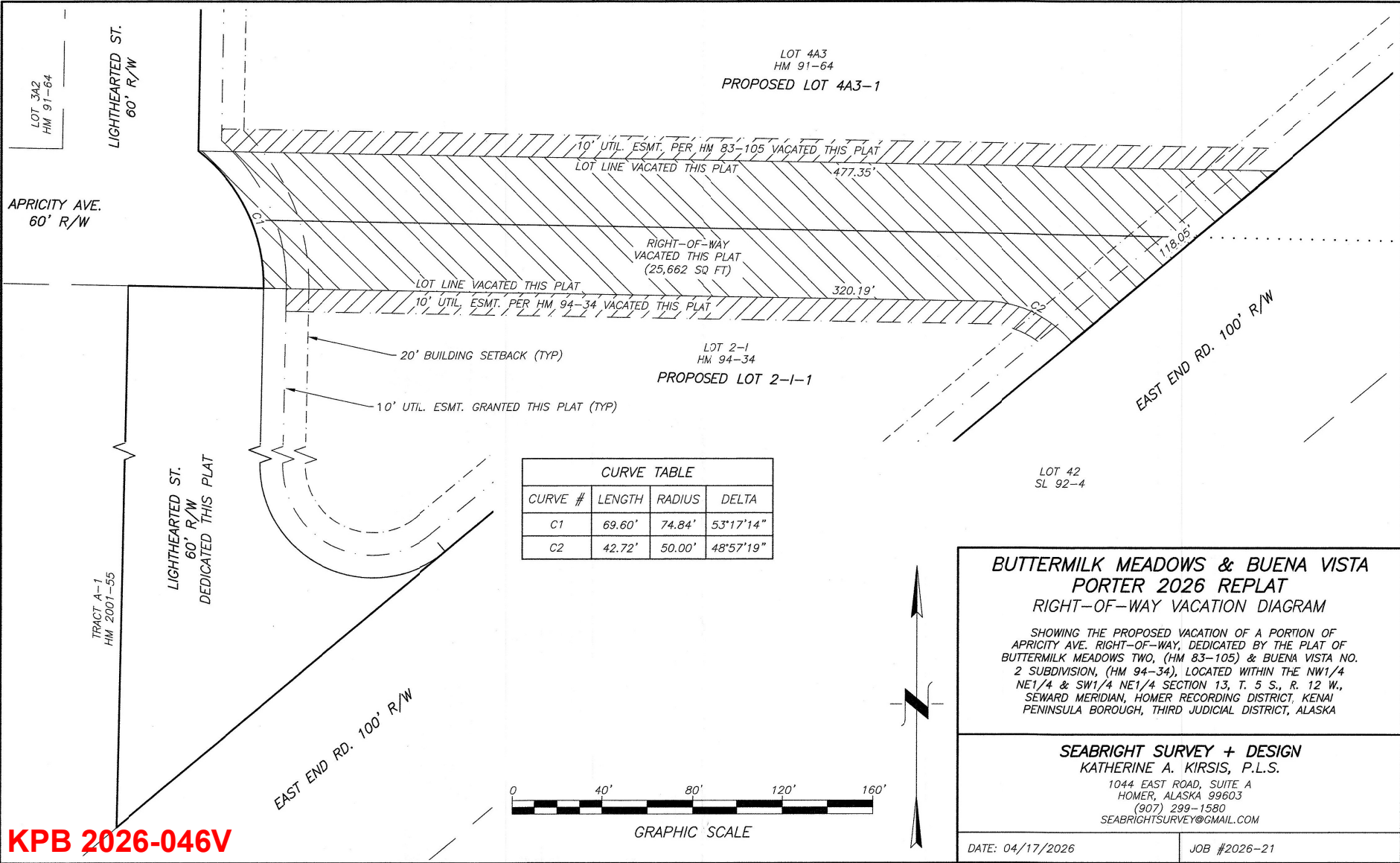
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



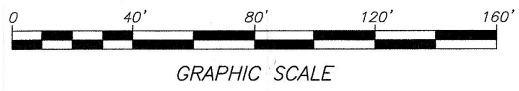
Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	69.60'	74.84'	53°17'14"
C2	42.72'	50.00'	48°57'19"



**BUTTERMILK MEADOWS & BUENA VISTA
PORTER 2026 REPLAT
RIGHT-OF-WAY VACATION DIAGRAM**

SHOWING THE PROPOSED VACATION OF A PORTION OF APRICITY AVE. RIGHT-OF-WAY, DEDICATED BY THE PLAT OF BUTTERMILK MEADOWS TWO, (HM 83-105) & BUENA VISTA NO. 2 SUBDIVISION, (HM 94-34), LOCATED WITHIN THE NW1/4 NE1/4 & SW1/4 NE1/4 SECTION 13, T. 5 S., R. 12 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

**SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.**

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

DATE: 04/17/2026 JOB #2026-21

KPB 2026-046V

LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.00'	S86°57'01" E

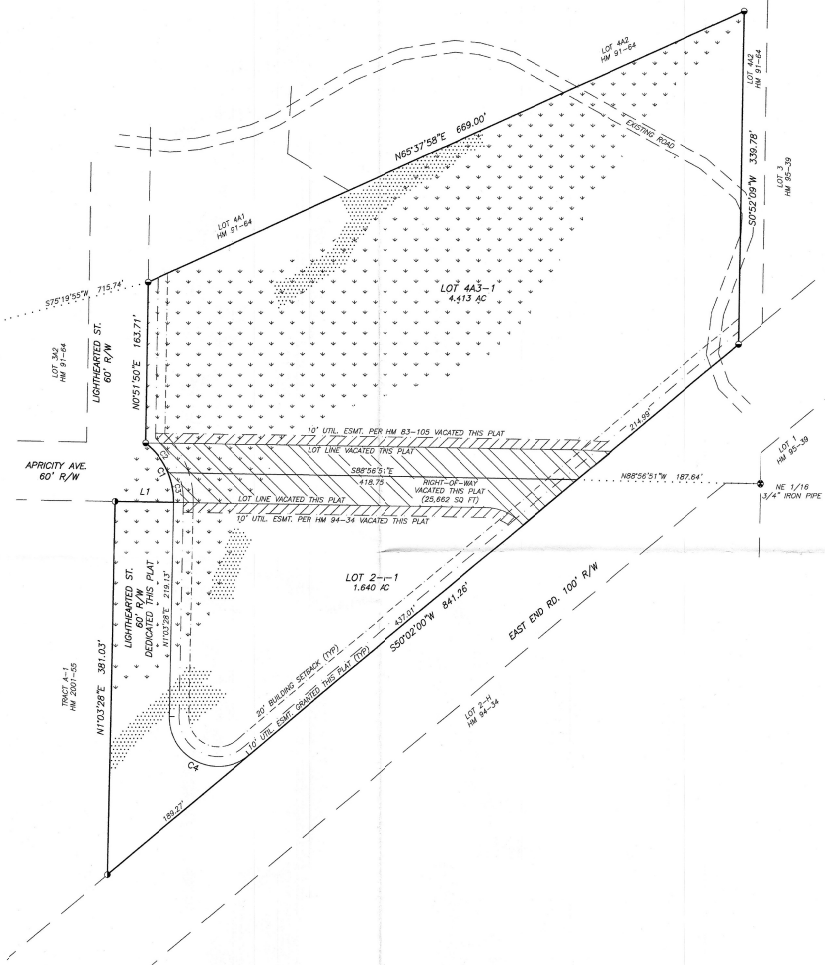
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	69.60'	74.84'	5°17'14"	N25°35'09"W	67.12'
C2	38.74'	74.84'	29°39'30"	N37°24'02"W	38.31'
C3	30.86'	74.84'	23°37'45"	N10°45'24"W	30.65'
C4	114.23'	50.00'	130°53'49"	N64°28'14"W	90.96'

NOTES

- A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission. The front 10' adjacent to rights-of-way shall also be utility easement. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use said easement.
- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state, and federal permits.
- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (OPR 14.06).
- No access to state maintained rights-of-way permitted unless approved by the state of Alaska Department of Transportation.
- Subject to a right of way easement with no definite location granted to HOMER ELECTRIC ASSOCIATION, INC. BY BOOK 25 PAGE 224 HRD, AND BOOK 21 PAGE 3 HRD (RELEASED BY BOOK 125 PAGE 356 HRD).
- Subject to the covenants, conditions, restrictions and/or easements per book 237 page 180.

WASTEWATER DISPOSAL

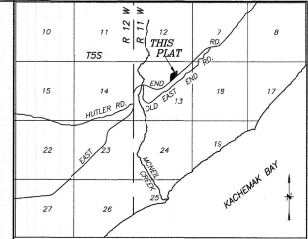
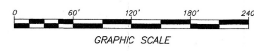
LOT 4A3-1: TBD
 LOT 2-1-1: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 15, 1993. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED (KWF WETLANDS ASSESSMENT, KPB GIS)
- RECORD 2" PLASTIC CAP 3686-S 1991
- ⊕ RECORD 2.5" AC 5786-S 1994
- ⊕ TO SET 2" AC 204396-S 2026 ON 30" x 5/8" REBAR (R1) RECORD DATA PER HL 94-34 (R2) RECORD DATA PER HL 91-64 (C) COMPUTED DATA PER RECORD PLAT

- [Pattern] APPROX. AREA WETLAND/UPLAND COMPLEX (KWF WETLANDS ASSESSMENT, KPB GIS)
- [Pattern] APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
- [Pattern] RIGHT-OF-WAY VACATED THIS PLAT
- [Pattern] UTILITY EASEMENT VACATED THIS PLAT



VICINITY MAP
 SCALE 1" = 1 MI. U.S.G.S. QUAD SELDOVA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY DEED THIS PLAT OF SUBDIVISION, AND BY MY THIS CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ROBERT E. PORTER
 P.O. BOX 3315
 HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: ROBERT E. PORTER
 ACKNOWLEDGED BEFORE ME THIS
 DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY IDENTIFIED BY THIS PLAT IDENTIFIED AS FOLLOWS: LIGHTHEARTED ST. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OF ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____
 KENAI PENINSULA BOROUGH

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY/06/2026.

BY: _____ DATE _____
 AUTHORIZED OFFICIAL _____
 KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-046

BUTTERMILK MEADOWS & BUENA VISTA PORTER 2026 REPLAT

A REPLAT OF LOT 4A3, BUTTERMILK MEADOWS THREE (HM 91-64), LOT 2-1, BUENA VISTA NO. 2 SUBDIVISION (HM 94-34), & VACATION OF A PORTION OF APRICITY AVE. RIGHT-OF-WAY, LOCATED WITHIN THE NW1/4 NE1/4 & SW1/4 NE1/4 SECTION 13, T-5 S., R-12 W., SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 6.602 ACRES

SEABRIGHT SURVEY + DESIGN
 KATHERINE A. KIRKS, P.L.S.
 1044 EAST END ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 295-1590
 SEABRIGHTSURVEY@GMAIL.COM

CLIENTS: ROBERT L. PORTER
 P.O. BOX 3315
 HOMER, AK 99603

DRAWN BY: BT CHW BY: KK JOB #2026-21
 DATE: 04/2026 SCALE: 1"=60' SHEET #1 OF 1

KPB 2026-046

AGENDA ITEM E. NEW BUSINESS

ITEM #3 - RIGHT OF WAY VACATION

VACATE THE EASTERNMOST APPROXIMATELY 25,662 SQUARE-FOOT PORTION OF APRICITY AVENUE AND ASSOCIATED UTILITY EASEMENTS SITUATED BETWEEN LOT 4A3 (HM 91-64) AND LOT 2-I (HM 94-34), AS DEDICATED BY BUTTERMILK MEADOWS TWO (HM 83-105) AND BUENA VISTA NO. 2 SUBDIVISION (HM 94-34)

KPB File No.	2026-046V
Planning Commission Meeting:	June 8, 2026
Applicant / Owner:	Robert E. Porter of Homer, Alaska
Surveyor:	Katherine A. Kirsis; Seabright Survey + Design
General Location:	Fritz Creek, Kachemak Bay APC
Legal Description:	Apricity Avenue 172-311-40: T 5S R 12W SEC 13 Seward Meridian HM 0940034 BUENA VISTA SUB NO 2 LOT 2-I 172-420-19: T 5S R 12W SEC 13 Seward Meridian HM 0910064 BUTTERMILK MEADOWS 3 SUB LOT 4A3

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Request to vacate an unused portion Apricity Avenue right-of-way between East End Road and Lighthearted Street.

Notification: The public hearing notice was published in the June 5th issue of the Peninsula Clarion and the June 4th issue of the Homer News as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Thirteen certified mailings were sent to owners of property within 300 feet of the proposed vacation. Six receipts had been returned when the staff report was prepared.

Fourteen public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game
State of Alaska DNR
State of Alaska DOT
State of Alaska DNR Forestry
Kachemak Emergency Services of
Homer Kenai Peninsula Borough Office

Ninilchik Traditional Council
Alaska Communication Systems (ACS)
ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed):

The affected parcels are currently provided legal access from East End Road and Apricity Avenue. Lot 4A3 also has access from Buttermilk Rd on the northeast side running out to East End Rd. Buttermilk Rd is an existing private road crossing Lot 4A3 to access lots to the north and west.

Apricity Avenue is a 60-foot-wide dedicated right-of-way abutting the parcels and running between the two petitioning to vacate. Based on KPB imagery, it is unimproved and does not appear to support pedestrian or vehicular use. It connects to Lighthearted Street to the north, East End Road to the east, and Hutcheon Street to

the west. The petition requests vacation of approximately 25,662 square feet of Apricity Avenue, which presently provides access to the subject parcels and connects East End Road to Lighthearted Street.

Lighthearted Street is a 60-foot platted right-of-way coming from the north intersecting Apricity Avenue to the south and Moonbeam Lane to the north. The associated plat proposes an additional 60-foot dedication extending Lighthearted Street south from Apricity Ave to East End Road. The proposed dedication is offset from the existing right-of-way going north, creating a jog in the alignment and the surveyor is proposing a curve in the right-of-way to transition the connection. The Roads Director

East End Road is located to the south and is a 100-foot-wide, state-maintained right-of-way.

The parent plat (HM 91-64) and KPB data show a private drive, Buttermilk Road, located along the east side of former lot 4A3. The parent plat includes a note stating:

“There is a 25-foot roadway easement for the owners of property within the NE 1/4 of the NE 1/4 of Section 13, their heirs and assigns and shall run with the land.” The NE1/4 NE1/4 is the quarter to the east of this property. **Staff recommends** the surveyor verify the easement is or should be valid for this area of the NW1/4 of the NE1/4 Section 13 also and supply information to staff and include on final plat submittal.

Surrounding parcels will continue to have legal access via Apricity Avenue to the west, Lighthearted Street, and Hutcheon Street.

No section line easements affect the subject area.

Block length complies with KPB 20.30.170 due to the presence of Hutcheon Street, East End Road, Lighthearted Street, and Apricity Avenue.

Platting Department staff contacted the KPB Roads Director and received confirmation that the 60-foot dedication of Hutcheon Street adequately addresses the concern raised in the review comment. Th Roads Director did suggest that the curve transition on the north into Lighthearted St be smoothed out with a long curve to prevent any line-of-sight issues. **Staff recommends** the surveyor fit a smooth curve onto the point of the top of curve C1 at the suggestion of the Roads Director.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Vacating this ROW will prevent future development of roads to the properties on the backside of Apricity Ave and Lighthearted Street. It is the only ROW that meets the borough ROW width standards. The RSA does not support this vacation.
SOA DOT comments	

Site Investigation:

Available data indicates the subject area contains no improvements and is considered vacant land.

KPB data identifies areas of wetlands on the portion to be vacated and are designated as areas of inundation. The inundation area runs along the contours of a ‘draw’ running through the affected property and proposed vacation. These areas were not shown on the vacation drawing and **staff recommends** the area of inundation be shown on the preliminary and final plat.

KPB GIS Imagery shows minimal contours within the subject area, with no slopes exceeding 20%.

The subject area has not been mapped by FEMA, per the KPB River Center Reviewer.

This area is not within a Habitat Protection District.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Area not mapped by FEMA.</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
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Staff Analysis:

The subject area includes parcels from two separate subdivisions, both of which have undergone multiple replats. The most current plats are Buena Vista No 2. Subdivision (HM 94-34) and Buttermilk Meadows Three (HM 91-64).

The associated plat, Buttermilk Meadows & Buena Vista Porter 2026 Replat, will adjust lot lines between former lots 4A3 (HM 91-64) and 2-I (HM 94-34) and finalize the vacation of Apricity Avenue, resulting in lots 4A3-1 and 2-I-1.

The property to the west and south of Apricity Ave is in the final stages of platting. **Staff recommends** the surveyor check with staff when submitting the final plat for the statues of the adjacent plat to be labeled on this plat.

The parent plats (HM 83-105 and HM 94-34) granted a 10-foot utility easement along all rights-of-way. The utility easement adjacent to the area proposed for vacation is also petitioned for vacation, as shown on the sketch.

The associated plat proposes granting a 10-foot utility easement along the proposed dedication of Lighthearted Street.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Applicant comments:

Staff comments: Apricity Avenue is a 60-foot-wide dedicated right-of-way that does not appear to support pedestrian or vehicular use.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Applicant comments: Construction of Apricity Avenue in its current location would be physically partition the land in a manner that is inconsistent with the planned use. The proposed right-of-way vacation is accompanied by a proposed dedication to provide equal or better access by shifting Apricity Avenue to the west.

Staff comments: The associated plat proposes an additional 60-foot dedication extending Lighthearted Street south to East End Road.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Applicant comments:

Staff comments: The surrounding area is partially developed and includes multiple rights-of-way: East End Road, Lighthearted Street, Hutcheon Street, and Apricity Avenue to the west. The parent plats granted 10-foot utility easements along all rights-of-way, and the associated plat proposes a new 10-foot utility easement along the Lighthearted Street dedication. No utilities or improvements are located within the portion of Apricity Avenue proposed for vacation.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;

Applicant comments:

Staff comments: The right-of-way does not provide access to a lake, river, or other public area. The vacation will not affect public access to any area of public interest.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Applicant comments:

Staff comments: Interconnectivity will remain available through Lighthearted Street, Hutcheon Street, and Apricity Avenue.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Applicant comments:

Staff comments: No trails or other public access features are present within the vacation area. The right-of-way does not appear to serve any public access function beyond potential roadway use.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Applicant comments:

Staff comments: The parent plats granted 10-foot utility easements along all rights-of-way, including the area proposed for vacation. The associated plat petitions to vacate the utility easement adjacent to the vacation area and proposes a new 10-foot utility easement along the Lighthearted Street dedication. No utility providers have indicated a need to retain the existing easement within the vacation area.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Applicant comments: The purpose of the right-of-way realignment is primarily to unify the properties involved in this replat. Both parcels, Lot 4A3 and Lot 2-I, are owned by the same party and are planned for similar future use. We believe that the realignment will also provide a safer approach off of East End Road by increasing the separation distance between Apricity Avenue and Buttermilk Road to the east.

Staff comments: The associated plat will reconfigure the adjoining lots and finalize the vacation area. The proposed offset dedication of Lighthearted Street creates a jog in the right-of-way; however, access and connectivity remain intact. The existing 25-foot roadway easement (Buttermilk Road) is constructed and provides functional access for the intended parcels.

A KPBC Planning Commission decision denying a vacation application is final. A KPBC Planning Commission decision to approve the vacation application is subject to consent or veto by the KPBC Assembly, or City Council if located

within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled June 16, 2026 or July 7, 2026 meeting.

If approved, Buttermilk Meadows & Buena Vista Porter 2026 Replat will finalize the proposed right-of-way vacation.

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 51698 East End Rd, 51678 East End Rd</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Apricity Ave, Lighthearted St, East End Rd</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No Comment</p>
Code Compliance	Currently vacant
LOZMS Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

Utility provider review:

HEA	HEA has no objection to the vacation of Apricity Avenue and the dedication of Lighthearted Street as depicted on this drawing.
ENSTAR	
ACS	No objections.
GCI	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Add KPB 2026-046V to the title block
- Add to Lighthearted St the dedication information
- On the parent lots, show the existing utility notes and granted by information.
- Remove Lot 42, SL 92-4 from the middle of East End Rd
- Add to the legal, that "Associated Utilities" are also being vacated

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by KPB Assembly.
 2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
 3. Grant utility easements requested by utility providers.
 4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*

- *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- Focus Area: Transportation

- *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

END OF STAFF REPORT



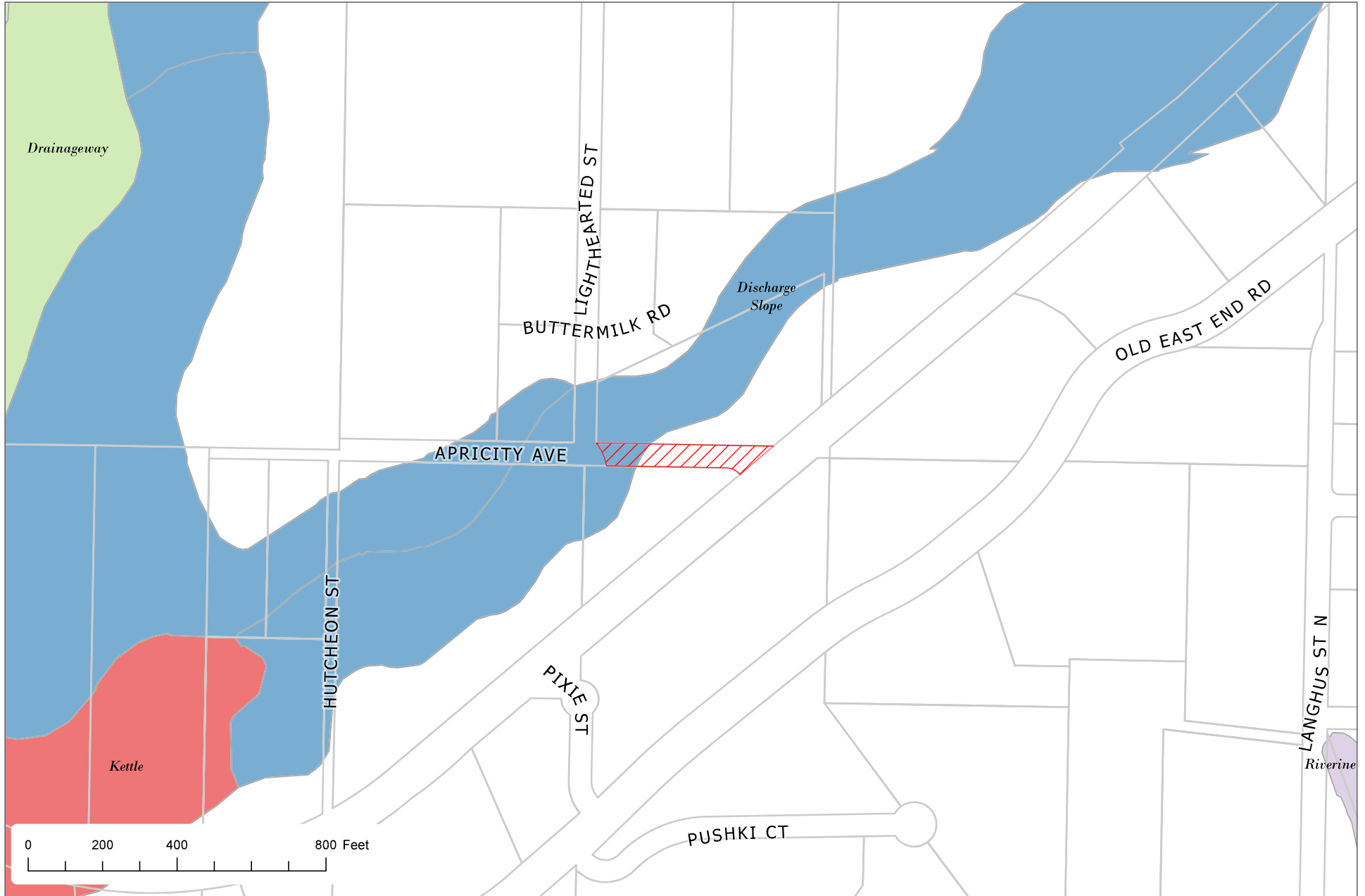
Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands

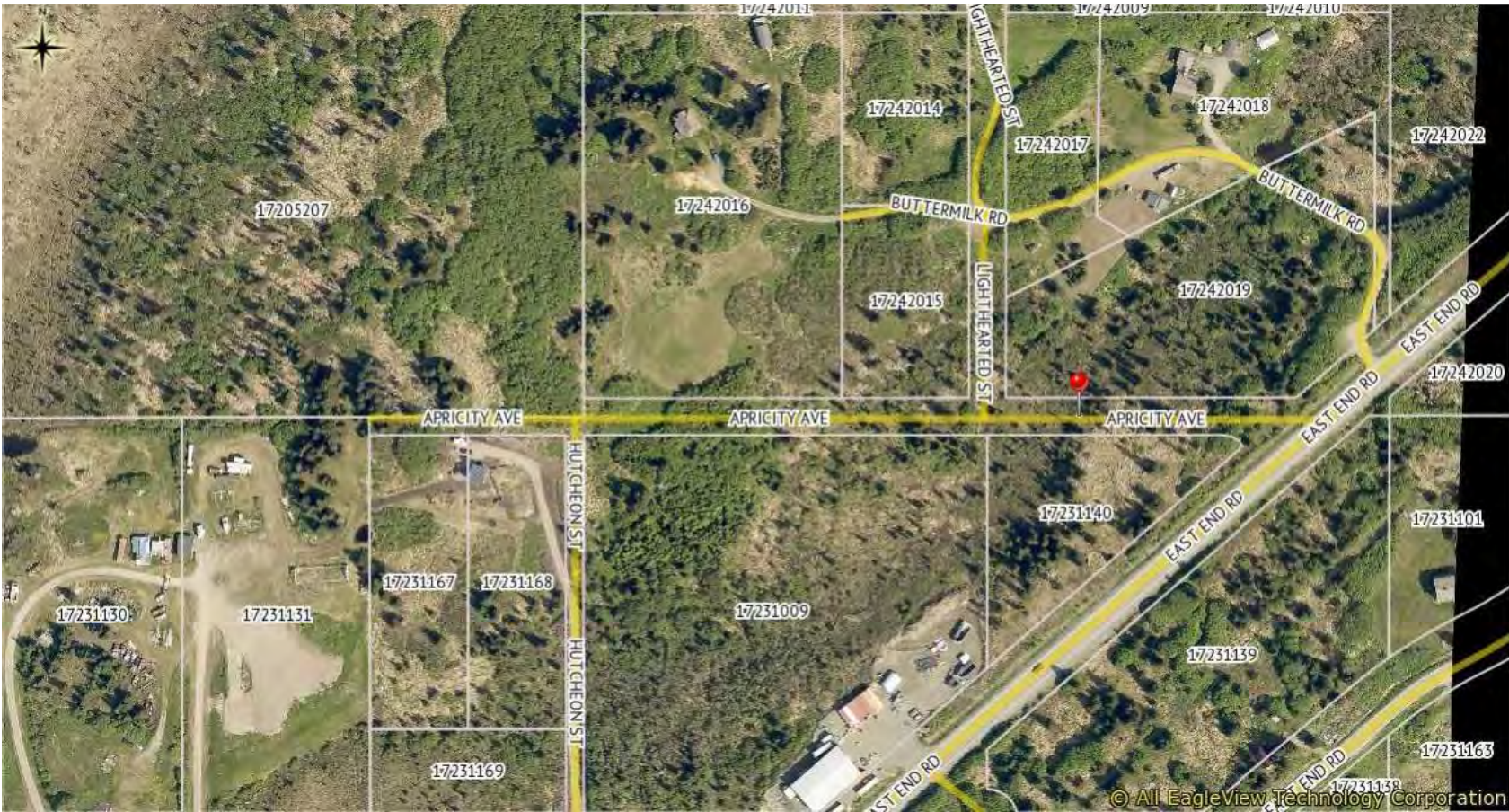


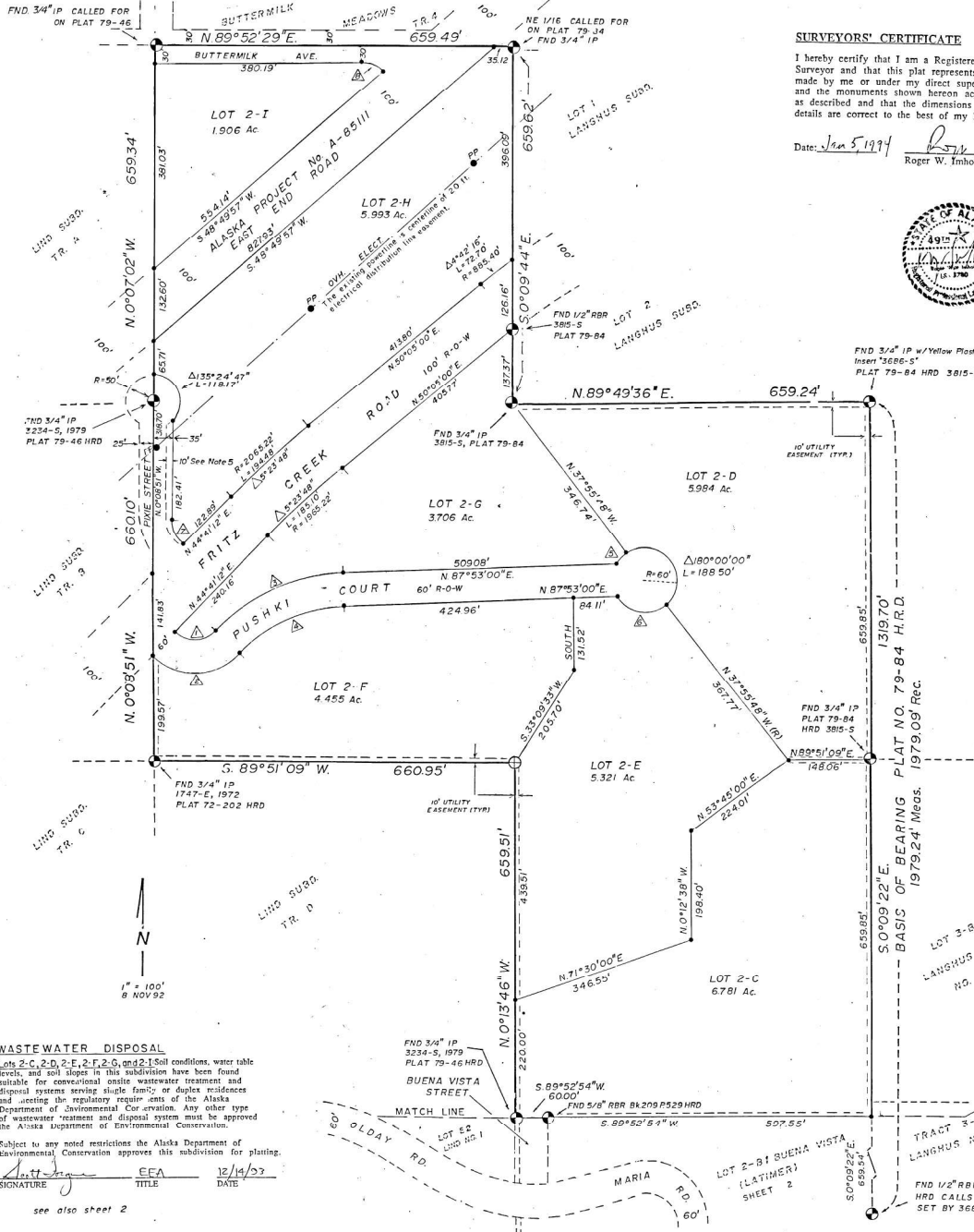
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KPB Pictometry 2023





WASTEWATER DISPOSAL
 Lots 2-C, 2-D, 2-E, 2-F, 2-G, and 2-H. Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Alaska Department of Environmental Conservation. Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions the Alaska Department of Environmental Conservation approves this subdivision for planting.
 Signature: *[Signature]* Title: *[Title]* Date: 12/14/93

SURVEYORS' CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Date: Jan 5, 1994
 Roger W. Imhoff ES-5780



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

July 12, 1993

KENAI PENINSULA BOROUGH

By: *[Signature]*
 Authorized Official

NOTES

1. A building setback of 20' is required from all street right-of-ways for new construction unless a lesser standard is approved by the appropriate Planning Commission.
2. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
3. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
4. No access to state maintained right-of-way permitted unless approved by State of Alaska Department of Transportation.
5. Rk 155 Page 851, HRD, conveyed a 10 ft strip along the East edge of Fritz Street to the State of Alaska, Department of Transportation and Public Facilities. This plat shows the correct dimensions.
6. Pushki Court approved for construction not to exceed 8% within 100 feet of intersection.
7. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
8. The front 10 ft of the building setback adjacent to rights-of-way is also a utility easement.
9. Prior to this plat, Buena Vista Street existed as a public use right of way and easement over Lot 2-B Buena Vista Subdivision and is recorded as such in Book 209 Page 529, HRD. This dedication reduced the size of Lot 2-B to 4.920 Acres.
10. See public record of the State Records Office for covenants or restrictions not shown on this plat.

LEGEND

- Found Monument of Record
- Set 3-1/4" Aluminum cap on 2-1/2" diameter Aluminum post this survey
- Set 2" Aluminum cap on 3/8" x 36" long rebar
- POWER POLE
- Calculated or computed distance and bearing
- Record distance and bearing
- Radial from center of cut-de-ice
- Monument not located this survey

CURVE DATA

CURVEND	DELTA	RADIUS	LENGTH
▲	91°30'00"	5000'	79.85'
▲	91°30'00"	11000'	175.67'
▲	44°41'48"	33700'	262.90'
▲	44°41'48"	27700'	216.09'
▲	2°41'10"	6000'	25.33'
▲	95°49'06"	6000'	100.34'
▲	45°09'57"	6500'	51.24'
▲	48°57'23"	5000'	42.72'

SHEET 1 of 2

94 301
 RECORDED-FILED
 REC-518
 DATE: _____ 19____
 TIME: _____ M
 Requested by: _____
 Address: _____

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described herein as Lot 2-B Buena Vista and that I hereby adopt this plan of subdivision and by my free consent dedicate all right-of-ways to public use and grant all easements to the use shown.

Dolores G. Urch Date: 5-11-93
 9446 W. Kanaga Loop
 Eagle River, AK 99577

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 11 day of May, 1993, for
 Dolores G. URCH
 State of Alaska
 NOTARY PUBLIC
 DOROTHY M. GILMORE
 My Commission expires: 3-29-94

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described herein as Lot 2-B Buena Vista and that I hereby adopt this plan of subdivision and by my free consent dedicate Buena Vista Street as right-of-way to public use and grant all easements to the use shown.

Tom Latimer and Thomas A. Latimer DATE: 5-26-93
 P.O. Box 15025
 Fritz Creek, AK 99603

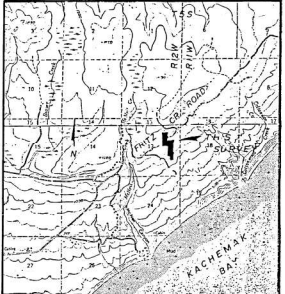
NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 25 day of May, 1993, for Thomas A. Latimer.

Judith Mullikin
 Notary Public for Alaska
 My Commission expires: 6-18-95

State of Alaska
 NOTARY PUBLIC
 JUDITH MULLIKIN
 My Commission Expires

VICINITY MAP
 1/4 MILE USGS QUAD SELDOVIA C-4 & D-4



BUENA VISTA NO. 2 SUBDIVISION
 A RESUBDIVISION OF LOT 2-B BUENA VISTA, PLAT NO. 81-71, H.R.D. AND A RESUBDIVISION OF A PORTION OF TRACT 2, LIND-URCH-LANGHUS SUBDIVISION, PLAT NO. 72-202, F.R.D. LOCATED WITHIN TRACT 104 NE 1/4, SE 1/4, NE 1/4, AND THE NE 1/4 SE 1/4, SECTION 13, T. 5 S., R. 12 W., S.M. IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

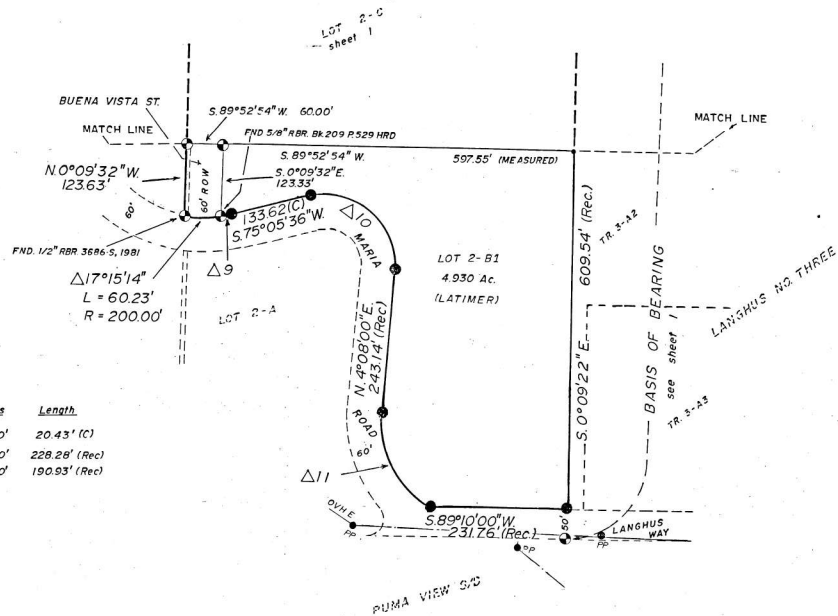
CONTAINS 45.037 ACRES, MORE OR LESS

CLIENT: DOLORES G. URCH, 9446 W. KANAGA LP, EAGLE RIVER, AK 99577
 SURVIVOR: ROGER W. IMHOFF, 10 HOMER, AK 99603

Drawn: RWI
 Scale: 1" = 100'

DATE: April 22, 1993
 KPD File No. 91-134

N
1"=100'



Curve	Delta	Radius	Length
△9	5°51'10"	200.00'	20.43' (C)
△10	108°59'44"	120.00'	228.28' (Rec)
△11	64°21'00"	170.00'	190.93' (Rec)

WASTEWATER DISPOSAL, Lots 2-B1 and 2-H: Conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

Signature: Ant-Jane TITLE: EEA DATE: 12/14/03

94-34
RECORDED FEB 25 2004
Homer, AK
DATE: 9-27-04
TIME: 3:27 PM
Surveyed by: Roger Urch

BUENA VISTA NO. 2 SUBDIVISION

A RESUBDIVISION OF LOT 2-B BUENA VISTA, PLAT NO. 81-71, H.R.D. AND A RESUBDIVISION OF A PORTION OF TRACT 2, LIND-URCH-LANGHUS SUBDIVISION, PLAT NO. 72-302, H.R.D. LOCATED WITHIN THE SW 1/4, NE 1/4, SE 1/4, NE 1/4, AND THE NE 1/4, SE 1/4, SECTION 13, T. 5 S., R. 12 W., S.M. IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

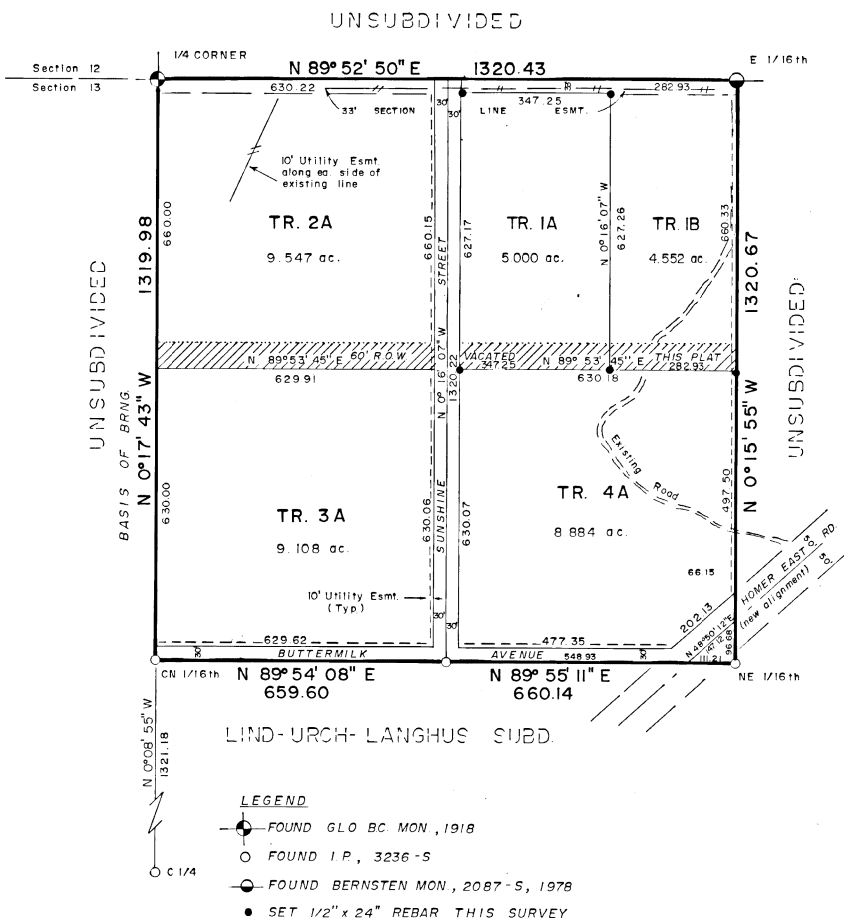
CONTAINS 45.07 ACRES, MORE OR LESS

CLIENT: DOLORES G URCH 844 W. KANAGA LP FAGLE RIVER, AK 99577	SURVEYOR: ROGER W. URCHOFF PO BOX 558 HOMER, AK 99603
	FB: URCH #1, #2 File: URCH1
Drawn: RWI	DATE: April 22, 1993
Scale 1" = 100'	* KPB File No. 91-124

SHEET 2 of 2

NOTES:

- 1) Monuments were set only as shown.
- 2) There is a 20' ingress/egress esmt along the existing road until the dedicated roads are constructed to an equal or better standard.
- 3) This subdivision is an isolated subdivision as defined in 18 AAC 72.90(27) and is not subject to review under 18 AAC 72.065.
- 4) A setback of 20' is required from all street row unless a lesser standard is approved by resolution of the appropriate planning commission.
- 5) No structures shall be constructed on the panhandle portion of Tr. 1B.



State of Alaska
NOTARY PUBLIC
EDNA ANDERSON
MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP
I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat and dedicate all rights of way to public use and grant all easements to the use shown.

Fred M. Harnish
FRED M. HARNISH 201 MEADOWCREEK DR EAGLE RIVER, AK.
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF May 1983
Edna Anderson 1-11-83
NOTARY PUBLIC FOR AK MY COMMISSION EXPIRES:
Mary Carol Christopher
LUTHER PIKE CHRISTOPHER SRA BOX 58 HOMER, AK.
MARY CAROL CHRISTOPHER

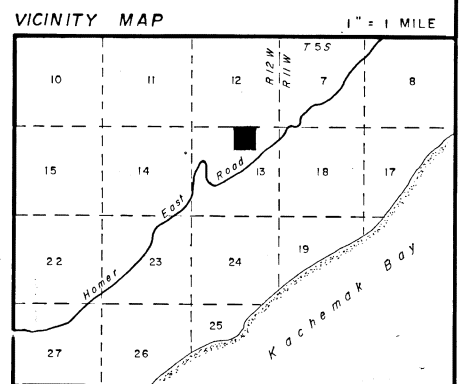
NOTARY'S ACKNOWLEDGEMENT (for J. B. M.C. Christopher)
Subscribed and sworn to before me this 22 day of June 1983
Jerry A. Anderson 6-15-1987
Notary Public for Alaska My Commission Expires

SURVEYOR'S CERTIFICATE
I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

Jerry A. Anderson 6-20-83
Anderson, R.L.S. No. 3686 S DATE

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of February 21, 1983
Kenai Peninsula Borough

By *Jerry A. Anderson*
Authorized Official



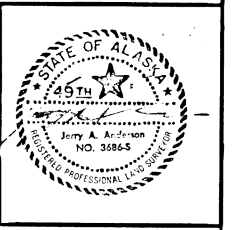
DATE: MAY, 1983

SCALE: 1" = 200'

DRAWN BY: SAS

FLD. BK. NO.: 130

JOB NO.: 1491



BUTTERMILK MEADOWS TWO

A RESUBD. OF ALL TRACTS WITHIN BUTTERMILK MEADOWS AND A VACATION OF SUNSHINE AVE. AS SHOWN ON PLAT NO. 80-42, H.R.D. BEING THE NW 1/4 NE 1/4, SEC 13, T 5 S, R 12 W, 5M.

Containing 40.012 Acres

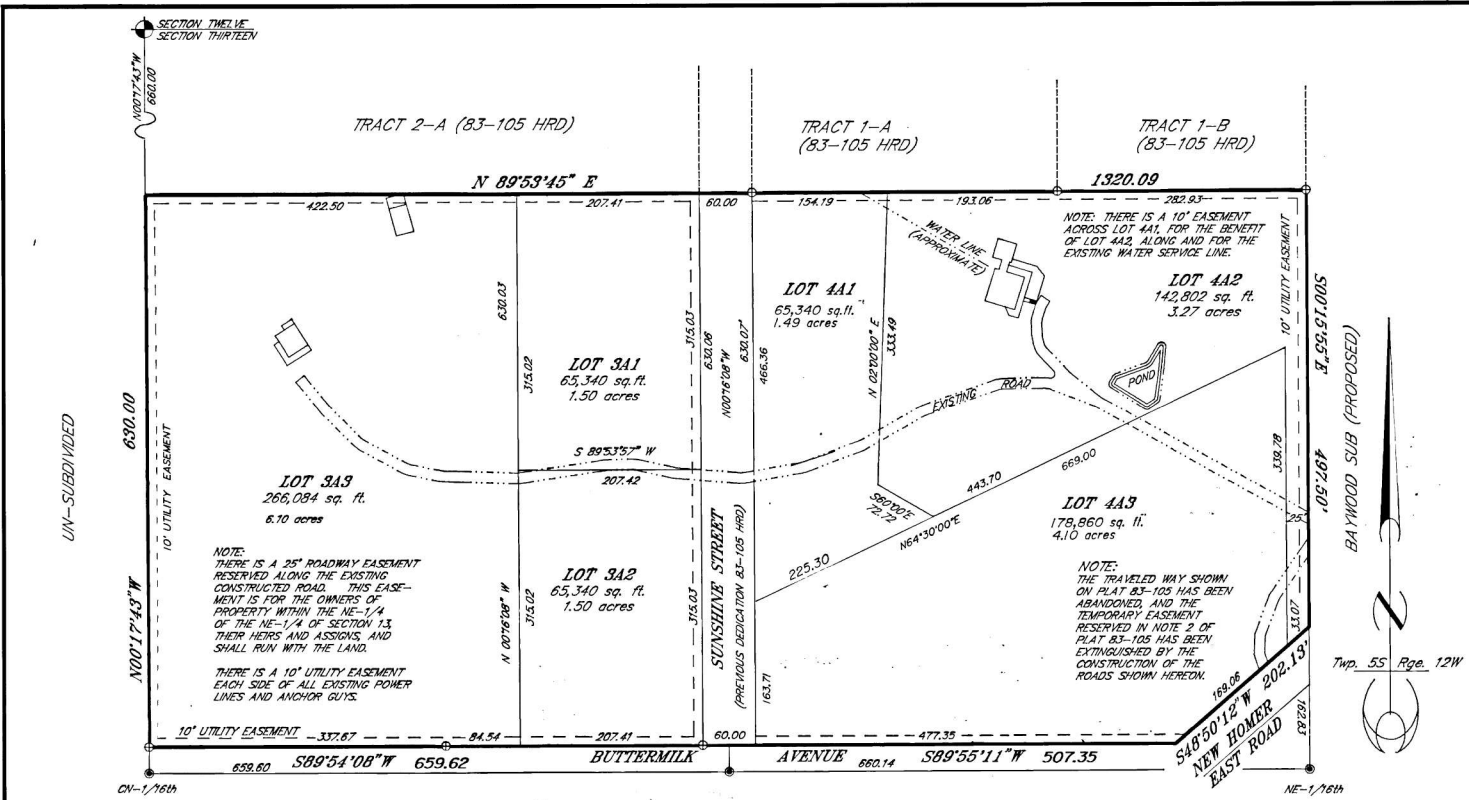
ABILITY SURVEYS

JERRY ANDERSON, R.L.S. BOX 378 HOMER, ALASKA

83-105

FILED 10 71
Harnish REC. DIST.

DATE 10-21-83
TIME 2:07 P.M.
Requested by *Christopher*
Address *Kenai*
K.P.C. Anderson



CERTIFICATE OF OWNERSHIP
 I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby adopt this plan of subdivision, and by my free consent dedicate all rights of way and public areas to public use, and grant all easements to the use shown.

Mary Carol Nelson-Spell
 MARY CAROL NELSON-SPELL
 P.O. BOX 82
 HOPE, ALASKA 99605

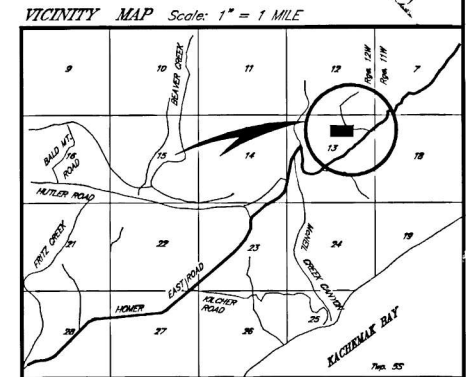
NOTARY'S ACKNOWLEDGEMENT FOR MARY CAROL NELSON
 Subscribed and sworn to before me this 5th day of October 1991.

Victor L. Siv 6-18-95
 Notary public for Alaska My Commission Expires

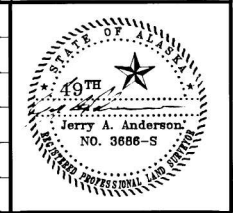
Svea Rae Christopher
 SVEA RAE CHRISTOPHER
 11265 SW DAVIES RD No. 1110
 BEAVERTON OREGON 97007

NOTARY'S ACKNOWLEDGEMENT FOR SVEA CHRISTOPHER
 Subscribed and sworn to before me this 15th day of September 1991.

Sharon Chaitman 2-29-96
 Notary Public for Suburban County Washington My Commission Expires



DATE AUGUST 1991
 SCALE 1" = 100'
 GRID No. AR-38
 FLD. BK. No. 199/3
 DISK No. C.B.4
 JOB No. 0490



BUTTERMILK MEADOWS THREE
 A REPLAT OF TRACTS 3A & 4A, PLAT 83-105 HRD IN THE NE 1/4 Sec 13, Twp 55, Rge 12W S.M. ALASKA NEAR McNEIL CANYON, NORTH OF HOMER ALASKA HOMER RECORDING DISTRICT CONTAINING 18,860 ACRES

ABILITY SURVEYS
 JERRY A. ANDERSON PLS
 (907) 235-8440
 BOX 373, HOMER ALASKA 99603

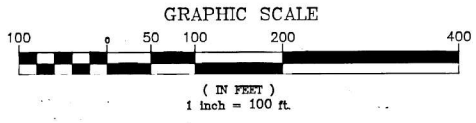
NOTE:
 A 20' BUILDING SET BACK SHALL EXIST ALONG ALL DEDICATED RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

SOILS ON THESE LOTS MAY OR MAY NOT BE SUITABLE FOR CONVENTIONAL ON-SITE WASTE DISPOSAL SYSTEMS. NO PERSON MAY CONSTRUCT, INSTALL, MAINTAIN OR OPERATE A PRESSURIZED WATER SYSTEM OR WATER BORNE WASTE DISPOSAL SYSTEM UNLESS APPROVAL OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION IS OBTAINED.

NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS OF WAY IS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAG LOTS. THAT PORTION OF THE PANHANDLE SOUTH OF THE EXISTING CONSTRUCTED ROADWAY IS SUBJECT TO THE SAME EASEMENT AS THE CONSTRUCTED ROADWAY. (AFFECTS LOT 4A2)



SURVEYORS CERTIFICATE
 I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.
Jerry A. Anderson 10/1/91
 Date: Jerry A. Anderson PLS No. 3686

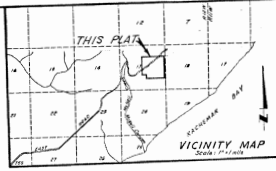
PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of Sept 9, 1991
 KENAI PENINSULA BOROUGH
 BY *Richard R. Proger*
 Authorized Official

91-64
 RECORDED 20-
 HOMER REC. DIST
 DATE 12-4 1991
 TIME 3:10 P.M.
 REQUESTED BY ABILITY SURVEYS
 ADDRESS P.O. BOX 373
 HOMER, ALASKA 99603

KPB FILE No. 91-114

79-116 WM

Sec. 12 Sec. 7
 Sec. 13 Sec. 18



CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we own the corners of the property shown and described herein. We hereby present a statement of this plat, showing such statements for public attention, roadways and areas dedicated by us for public use.

Ronald J. Gies Alice Love Lind
 121 W. Street Anchorage, Alaska

Nolan S. Uech
 111 W. Street Anchorage, Alaska

James B. Langfus Eugene S. Langfus
 111 W. Street Anchorage, Alaska

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn before me this 7th day of February, 1971.

Paul Valente Notary Public
 111 W. Street Anchorage, Alaska

PLAT APPROVAL
 Plat approved by the Borough Planning Commission this 1st day of December, 1971.

Alvin J. Johnson
 Authorized Official

ENGINEER'S CERTIFICATE
 I, the undersigned registered engineer, hereby certify that the information shown on this plat is based upon the most recent 1971 recorded data of the properties shown, and that all data agree with the sources cited. No field survey was made for this plat.

3 Feb 1971
Charles O. Oetting
 Engineer



NOTE:
 A 100' road dedication is hereby dedicated along the existing Fritz Creek Drive with 50' on each side of centerline.

PROJECT	72-202
DATE	FILED 2/4
TIME	11:00 A.M.
BY	Charles O. Oetting
SCALE	1" = 100'
SHEET	1 OF 1

PLAT OF	
LIND - URCH - LANGHUS	
SUBDIVISION	
(150 ACRES TOTAL)	
LOCATED IN	
T.5S. R.12W. SEC. 13, S.M. ALASKA	
CLAUDE VINING & ASSOCIATES	
ENGINEERS - SURVEYORS	
1543 E. 27TH AVE.	ANCHORAGE, ALASKA
DATE: OCTOBER, 1971	SCALE: 1" = 100'
DRAWN BY: C.V.	SHEET: 1 OF 1
CHECKED BY:	GRID:



DU-4

HM 72-202

E3-21

Sec. 13 Sec. 18
 Sec. 26

DESK PACKET

(MATERIALS SUBMITTED AFTER 05/29/26)

3. Right-Of-Way Vacation; KPB File 2026-046V
Seabright Survey & Design / Porter
Request: Vacates the eastern most approximately 25,662 sq ft portion of Apricity Avenue & associated utilities situated between Lot 2-I, Buena Vista No. 2 Subdivision, Plat HM 94-34 and Lot 4A3, Buttermilk Meadows Three, Plat HM 91-64.
Fritz Creek Area

From: [Planning Dept.](#)
To: [Piagentini, Vincent](#); [Carpenter, Beverly](#); [Simons, Sandee](#)
Subject: FW: <EXTERNAL-SENDER>Kpb File# 2026-046V
Date: Thursday, June 4, 2026 6:59:30 AM

From: Boris Basargin <freestylemarine@gmail.com>
Sent: Wednesday, June 3, 2026 9:09 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Kpb File# 2026-046V

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

I'm writing in Regards of the Replat for Robert E. Porter. Kpb File# 2026-046V.

I'm just boggled and Can't Understand what, why and how a road can be removed. This road was the main acces to the adjoining property's. Now since we made a land development Robert is trying to remove this road. So to my understanding if this road is gonna get removed i will also move the other road that is in the works of subdivision. So that the road would only go on my property and wouldn't give access to the neighboring property's. Just does not make sense. We will start trenching the road starting next week. To my corner of the property's.

So do we proceed with making the road to my corner property's or I can't at this time?

Im stuck in the corner as of now.

As of now the road is there. So if we make it. We will have to remove it?

Please advise what to do at this point? Thx

Boris E Basargin
51726 East End rd.
Homer, Ak 99603

907-399-2112

From: serge@xyz.net
To: [Planning Dept.](#)
Subject: <EXTERNAL-SENDER>attn: Beverly Carpenter
Date: Thursday, June 4, 2026 6:08:09 PM

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

This is in regards to a request to "vacate the easternmost approximately 25,662 square foot portion of Apricity Avenue and associated utilities situated between Lot 2-1 (HM 94-34) and Lot 4A3 (HM 91-64)"--KPB File # 2026-046V"

We oppose the shift on our property 52210 Old East End Rd.
We do not object if it only affects the western side of East End road as this would not affect our property.

Please let us know if any questions or needs.
Richard and Katherine Hoeschen
serge@xyz.net
907-299-3161