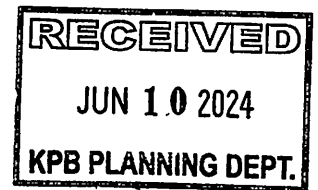


DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

E. NEW BUSINESS

- 2. Right-Of-Way Vacation; KPB File 2022-118V
Segesser Surveys / Scott
Request: Vacates an approximate 254+' by 33' portion of
Galankin Street
Salamatof Area**



June 9, 2024

Kenai Peninsula Borough Planning Commission
144 N. Binkley Street
Soldotna, AK 99669

Re: Easement Vacate on Galankin Street in Nikiski

Dear Planning Commission:

I was notified of the proposal to change the road easement alignment on Galankin Street because I own property nearby. After review of the planned changes, I will offer the comments below.

To begin, it appears that road alignment changes are being proposed because the landowner did not bother to figure out where his/her property lines were located before construction of a building that was later determined to infringe on the existing right-of-way. This lack of diligence does not generate much empathy on my end for making the proposed changes. But overall, I guess a "whoopsie" of this sort can be fixed with the road location change.

I do have issue with the proposed road alignment at its junction with Williams Road. The plat enclosed with the notice fails to show that the road easement for Galankin Street continues onward south of Williams Rd. As proposed, the new road alignment will create a disjointed road intersection configuration or "jog" where the Galankin easement continues to the south.

I suggest this plat be changed to place the southern part of Galankin St, adjacent to lots 44 and 45, back into its original location. So, in other words, the easement can be changed go around the building but then go back to its original placement so the intersection with William Rd and Galankin St. has a traditional configuration with ninety degree turns rather than a weird jog.

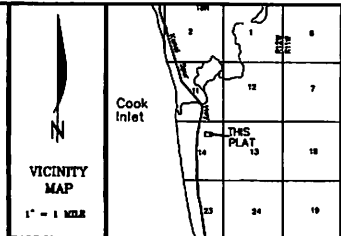
Thank you for your consideration!

Best Regards,

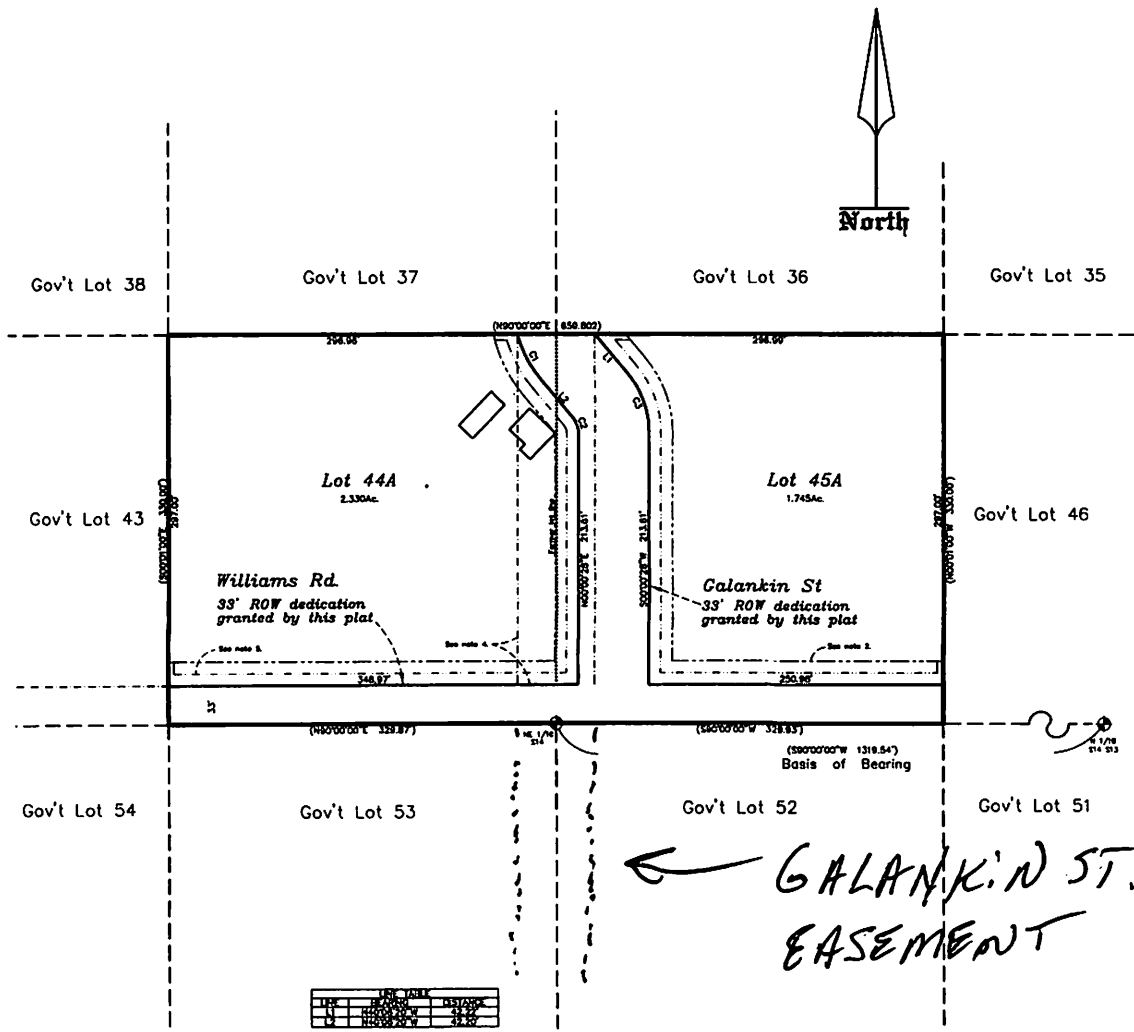
A handwritten signature in black ink, appearing to read "Wade W. Wahrenbrock". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Wade W. Wahrenbrock
36720 True Fir Circle
So;dotna, AK 99669

RECEIVED
JUN 10 2024
KPB PLANNING DEPT.



- LEGEND:**
- 3 1/4" ALUM. CAP MONUMENT FOUND
 - 5/8" REBAR FOUND
 - 5/8" REBAR w/PLASTIC CAP LS8850 SET
 - () RECORD DATUM PLAT OLD



NOTES:

- 1) Basis of bearing taken from USGLO Survey of Township 6 North, Range 12 East of the Second Meridian Page 7 of 183.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 290 Page 981 Kenai Recording District. The borough will not enforce private covenants, assessments, or deed restrictions per KPB 21.44.020.
- 4) An easement for public road and drainage which affects this property is recorded in Book 253 Page 621, Kenai Recording District. Recording District. No definite location disclosed.
- 5) Front 10 feet adjacent to right-of-way and 20 feet within 5 feet of the side lot lines in a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 6) **WASTEWATER DISPOSAL:** This lot is at least 200,000 square feet and conditions may not be suitable for onsite wastewater treatment and disposal. Any septic system or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHARLES SCOTT BARBARA SCOTT
 3701 E MARBLE PEAK PL.
 TUCSON, ARIZONA 85718

NOTARY'S ACKNOWLEDGEMENT

FOR _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

FOR _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

GALANKIN ST. EASEMENT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF
 KENAI PENINSULA BOROUGH
 AUTHORIZED OFFICIAL _____



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision. The monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date: _____

LINE	LENGTH	BEARING	AREA
1	254.90	N 90° 00' 00" E	856.800
2	254.90	S 90° 00' 00" W	856.800

LINE	LENGTH	BEARING	AREA	PERIMETER	PERCENT	LENGTH	LENGTH	LENGTH	PERCENT
1	254.90	N 90° 00' 00" E	856.800	254.90	100.00	254.90	254.90	254.90	100.00
2	254.90	S 90° 00' 00" W	856.800	254.90	100.00	254.90	254.90	254.90	100.00

KPB 2022-118V

KPB FILE No.

Charles and Barbara Scott Subdivision

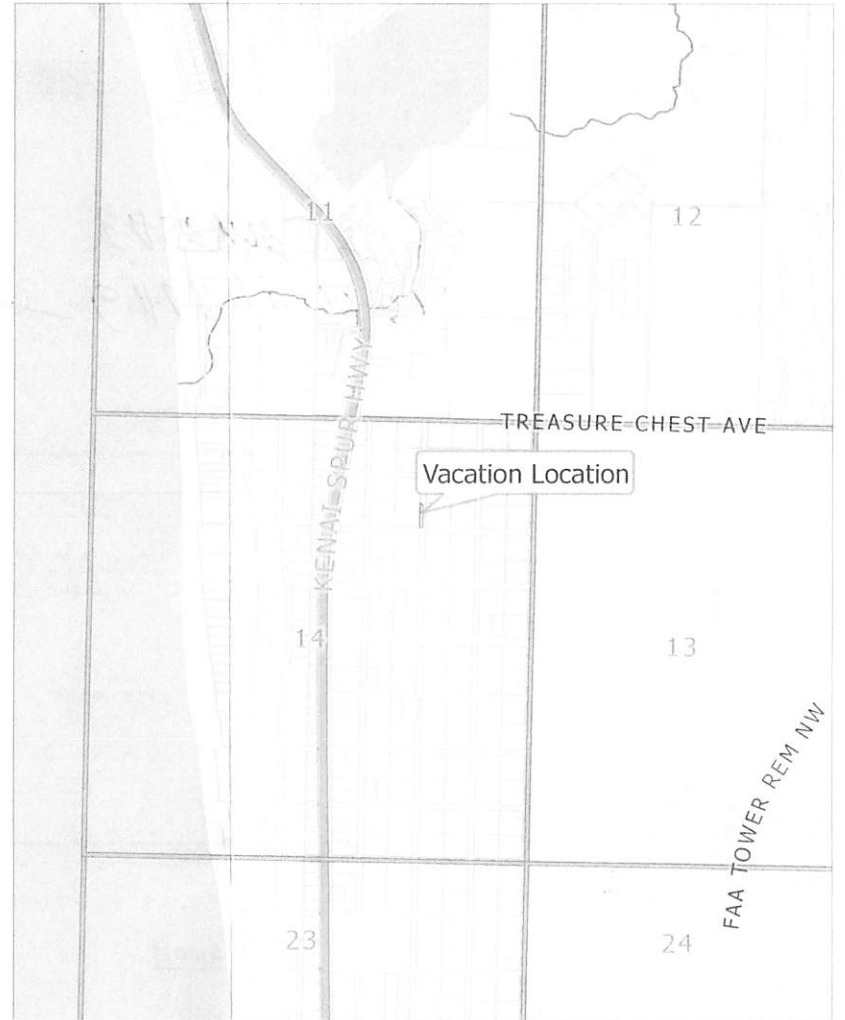
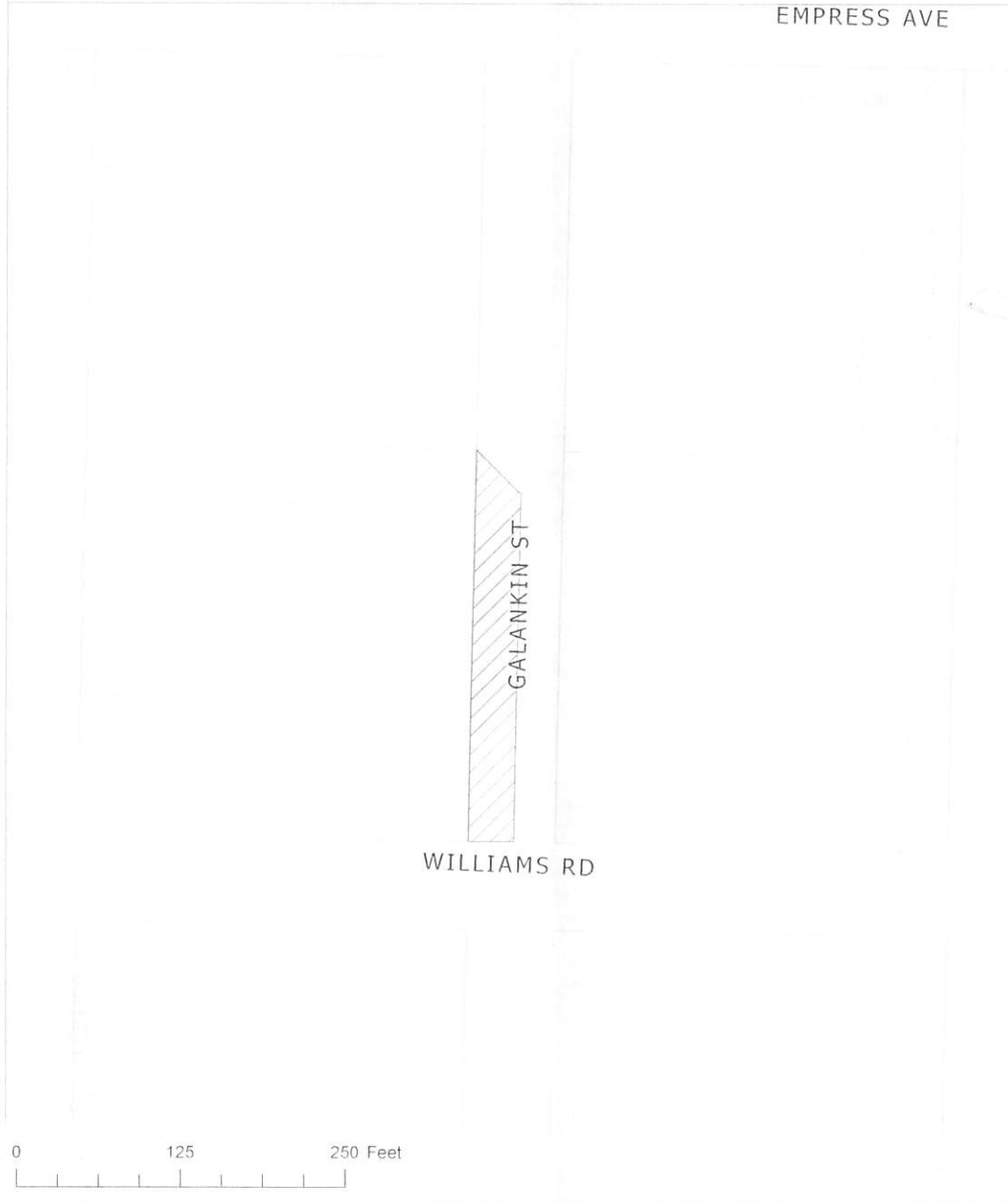
A re-subdivision of Government Lots 44 and 45, Section 14, T6N, R12W, S1M, and the vacation of the 66 foot ROW easement.

Located within the SW 1/4 NE 1/4 NE 1/4 and the SE 1/4 NW 1/4 NE 1/4 Section 14, T6N, R12W, S1M, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 5,000 Ac.

Surveyor Segeffer Surveys 30485 Rosland Dr. Soldotna, AK 99589 (907) 262-8909	Owner Charles W. & Barbara Scott 3701 E Marble Peak Place Tucson, AZ 85718
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JOB NO. 22238	DRAWN: 11-18-23
SURVEYED:	SCALE: 1"=50'
FIELD BOOK:	SHEET: 1 of 1



KPB File 2022-118V
T 06N R 12W SEC 14
Salamatof



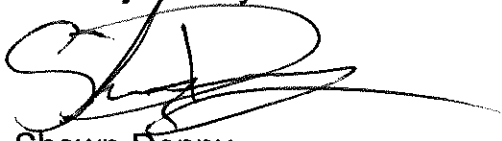
Kenai Peninsula Borough Planning Commission
Planning Department
144 North Binkley Street
Soldotna, AK 99669

6/21/2024

RE: KPB File No. 2022-118V for the vacation of a portion of Galakin Street
for one owner on Williams Road

I am writing to comment on the Request to Vacate. This has been an ongoing problem on Williams Road for multiple owners over the years with denials and denials to even accept requests with written permission from owners of neighboring properties. Without sounding petty, this request seems to undermine a lot of owners in this area who have encroachments to easements when multiple plots are owned. I feel this is a subject that needs to be addressed over a larger scale for all residents alike, rather than just one owner.

Thank you for your consideration.



Shawn Denny
53020 Williams Road
Kenai, AK 99611

Mailing Address:
PO Box 2681
Kenai, AK 99611

Kenai Peninsula Borough Planning Commission
Planning Department
144 North Binkley Street
Soldotna, AK 99669
Phone: 907-714-2200
FAX: 907-714-2378

6/21/2024

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The dedication made last year for a property that Galakin would go to lines the edge of my property.

Thank you for your consideration.



Dominic Denny
53174 Williams Road
Kenai, AK 99611

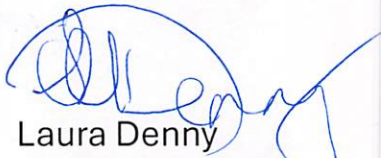
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Laura Denny
53094 Williams Road
Kenai, AK 99611

boxed 6/21/24
@ 1001 SD