

DESK PACKET

(MATERIALS SUBMITTED AFTER 4/6/26)

- 7. Blessing Estates; KPB File 2025-072R1
Mullikin Surveys / Roderick
Location: North Fork Road & Incline Street
Anchor Point Area**

4/4/26

Dear Members of the Planning Commission,

We would like to bring some key points to your attention regarding the proposed plat.
(Referencing KPB file # 2025-072R1)

The first point we will discuss is the requirements of the subdivision Ordinance, specifically point number 4, subpart (a) which is in relation to the intended land use of the proposed subdivision/replat. We feel that the landowner, Paul Roderick is proceeding with non-indicated land uses at this given time which do not fit into the parameters of a subdivision development:

- A large excavation was undertaken into the water table of PEM1E NOAA designated wetlands (please refer to the National Wetlands Inventory database) where peat was extracted and removed and proceeded to be trucked off the property.
- This excavation site has vertical sides and is below the water table has not been filled back in, creating a hazard for humans, pets, and wildlife as it stands.
- See recent photos taken of excavation site attached below.
- The plat is within two federally designated wetlands. See: [National Wetlands Inventory](#)
- The site is being cleared and the road established prior to approval of the plat which indicates development as a Materials Use Site.

The site's preparation style is consistent with what is typically seen in a materials removal site rather than development as a subdivision.

- The landowner has used a similar approach to evade the 5 acre+ requirement for a Conditional Land Use Permit for a Materials Removal Site (i.e. 32889 Cottonwood Lane, Anchor Point, AK) where all lots are 5 acres or less and are classified as Private Industrial or Vacant.

In summary, is the intention of the landowner in fact to develop lots for homeowners to build houses in the muskeg or is this an attempt to avoid the Materials Site permitting process?

Respectfully,

The Landowners of Adjacent Properties to the North of the proposed subdivision











From: [Benay Eagan](#)
To: [Planning Dept.](#)
Subject: <EXTERNAL-SENDER>Comment Regarding Subdivision/Replat Notice File#: 2025-072R1
Date: Friday, April 10, 2026 1:01:38 PM

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Please see attached, a picture of a large pile of gravel in the background that was obtained from this subdivision owned by Paul Roderick and is apparently being staged to be trucked off of the property. This picture was taken from North Fork Road. There are multiple dirty tire tracks observed from gravel trucks leaving this property and most of them appear to be turning to the right, towards Anchor Point. Multiple fully loaded gravel trucks have been seen hauling gravel and peat from this location without a permit. They are hauling loads of materials day and night and causing a disruption to my life due to the noise, vibrations and unsightly view they are creating. Please look into this issue.



Sincerely,

A Concerned Kenai Peninsula Borough Resident