

Quinton, Madeleine

From: jan morrison <janmorrison35@yahoo.com>
Sent: Friday, May 6, 2022 9:30 AM
To: Planning Dept,
Subject: <EXTERNAL-SENDER>Paper Birch Easement Vacation

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Sent from my iPhone

Begin forwarded message:

From:
Date: May 6, 2022 at 9:12:02 AM AKDT
To:
Subject: Paper Birch Easement Vacation

I am writing in opposition of the proposal to vacate a portion of the Paper Birch Lane easement. There are other solutions available that don't require the Borough giving away free and/or placing additional development costs and difficulties on other land owners in the area. Even if only a part of the Paper Birch easement is vacated, it still pushes the road onto a side hill which will be more costly and difficult to develop. Also, just vacating the easement as currently proposed, sets a bad precedent from the Borough and does nothing to deter builders from doing this in the future. Another thing that makes no sense in this proposal is the vacation of the Paper Birch easement behind lot 15. This lot has nothing to do with correcting the house encroachment on lot 9. Granting a vacation of the easement behind lot 15 would only increase cost and difficulty to developing Paper Birch Lane.

Another option that is mentioned by the petitioners is connecting Authentic Road and Paper Birch Lane through lot 2 owned by Charles Johnson. At the last meeting about vacating the Paper Birch easement, Mr. Johnson said he would not approve a road going through his lot. So, being that Mr. Johnson has already said he will not approve a road going through his lot, this option should not even be considered.

Looking at the maps and plats of the subdivision and taking into consideration that the Borough is under no obligation to vacate part of the Paper Birch easement for the convenience of 1 land owner, there is a better option available. That option is to connect Paper Birch to Developer Circle through lot 8, which is also owned by the builder/ homeowner of lot 9. This option would be a win for all parties involved. It would still provide access from Paper Birch to Authentic. It would not place any additional costs or difficulties on other land owners to develop this connecting road. It would set a standard that the Borough will hold builders accountable for not following basic rules to make sure builders are building on their own property. The Borough would not just be giving away land to correct a builder's mistake. The owner of the house in the Paper Birch easement also owns lot 8. By connecting Paper Birch to

Developer, the Borough would basically “trade” the vacated portion of the Paper Birch easement for an easement connecting Paper Birch to Developer.

As currently proposed, I do not support the proposal to vacate part of the Paper Birch easement. It does nothing but place additional cost and burden on other land owners in the area, while at the same time rewarding the builder/ home owner on lot 9 for making a huge mistake.

Russ and Jan Morrison