

DESK PACKET

(MATERIALS SUBMITTED AFTER 05/14/26)

E. NEW BUSINESS

- 3. Horsepower Hill Subdivision; KPB File 2026-042
Edge Survey & Design / Morgan
Location: Browns Lake Rd, Lake Rd & Steele Rd
Funny River Area**



May 11, 2026

Vince Piagentini PLS, Platting Manager
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Willard Island (KPB 2026-036)**
- **Box Canyon Subdivision Seavey Addition No 5 (KPB 2026-039)**
- **Mayo River Subdivision Vacate Mayo Street ROWV (KPB 2026-043V)**
- **Box Canyon Subdivision Edition #5 Vacate Portion Maximilian Court ROWV (KPB 2026-039V)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Horsepower Hill Subdivision (KPB 2026-042)**
 - No objection to the proposed plat.
 - Recommend Tract B to take access onto Lake Road.
 - If Tract B decides to access to Browns Lake Road, Tract B must apply for a driveway permit.
 - Apply for driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Future subdivision would require consolidated circulation for Tract A.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,

Romorenzo Marasigan

Romorenzo Marasigan
Transportation Planner, DOT&PF

cc: Steven Rzepka, Highway Design/Approach Road Reviews, DOT&PF
Christopher Post, Acting Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, Traffic & Safety Engineer, DOT&PF