

DESK PACKET

(MATERIALS SUBMITTED AFTER 8/3/26)

- E3. Buttermilk Meadows & Buena Vista Porter 2026 Replat
KPB File 2026-046
Seabright Survey & Design / Porter
Location: East End Rd, Light Hearted St & Apricity Ave
Fritz Creek Area**



August 3, 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:

- **Kasilof River Heights Will Debeest Addition (KPB 2026-080)**
- **Moose Hill Subdivision Trust Land Survey 2025-02 (KPB 2026-084)**
- **Stapel Subdivision (KPB 2026-076)**
- **Bangerter Court (KPB 2026-078V)**
- **Williams Meadows (KPB 2026-077V)**

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

- **Butter Milk Meadows & Buena Vista Porter 2026 Replat (KPB 2026-046)**
 - No objection to proposed plat.
 - No direct access onto East End Road.
 - Use existing access onto Buttermilk Road.
 - Use future access onto Lighthearted St and Apricity Ave.
- **3 Mile Stariski Subdivision (KPB 2026-085)**
 - Platting actions change the legal description of a lot and require driveway permits to be re-applied for. Reapply for permit for existing lot access to Sterling Highway. Driveway permits and Approach Road Review can be applied for 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.
- **Gordon Property 2026 Replat (KPB 2026-072V)**
 - No direct access onto Sterling Highway.

- **Unrein River Walk (KPB 2026-075V)**
 - No direct access onto Nash Road.
 - Further development will require internal circulation configuration.
 - Reconfigure lots to access Salmon Creek Rd.
 - Reapply for driveway access onto Salmon Creek Rd.
 - 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.

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
Kenai Area Planner, DOT&PF

cc: Chris Post, P.E., Highway Design Chief, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Anna Bosin, P.E., Traffic & Safety Engineer, DOT&PF

Piagentini, Vincent

From: Uhlin, Dil
Sent: Monday, August 3, 2026 12:30 PM
To: Piagentini, Vincent
Subject: RE: Buttermilk Meadows

Yes. They would need to make it a smooth straight line transition

Dil Uhlin

Roads Director
Roads Service Area
Office: (907) 262-4427

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From: Piagentini, Vincent <vpiagentini@kpb.us>
Sent: Monday, August 3, 2026 12:30 PM
To: Uhlin, Dil <duhlin@kpb.us>
Subject: RE: Buttermilk Meadows

Dil

So if the surveyor take the corner at Apricity Ave and Lighthearted St going north and smooths it out some that will alleviate the offset issue?

Vince Piagentini PLS

Platting Manager, Planning Department
Phone: 907-714-2200 {Office}
Fax: 907-714-2378



Kenai Peninsula Borough
144 N. Binkley St. Soldotna, AK 99669
kpb.us

From: Uhlin, Dil <duhlin@kpb.us>
Sent: Monday, August 3, 2026 11:25 AM
To: Piagentini, Vincent <vpiagentini@kpb.us>
Subject: RE: Buttermilk Meadows

Lighthearted street is the issue. It is needs to align directly with the existing road or the curve the needs to be turned into a smooth transition.

Dil Uhlin

Roads Director

Roads Service Area

Office: (907) 262-4427

From: Piagentini, Vincent <vpiagentini@kpb.us>

Sent: Friday, July 31, 2026 3:38 PM

To: Uhlin, Dil <duhlin@kpb.us>

Subject: Buttermilk Meadows

Dil

You made the following comment

Out of Jurisdiction: No

Roads Director: Uhlin, Dil

Comments:

RSA objects to this plat. The new dedication of lighthearted street will form an offset intersection which is prohibited by code. KPB Code 20.30.50(B) Offset intersections are not allowed. The distance between intersection centerlines shall be no less than 150 feet.

Which offset intersection being created do you have a problem with?

Vince Piagentini PLS

Platting Manager, Planning Department

Phone: 907-714-2200 {Office}

Fax: 907-714-2378



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