

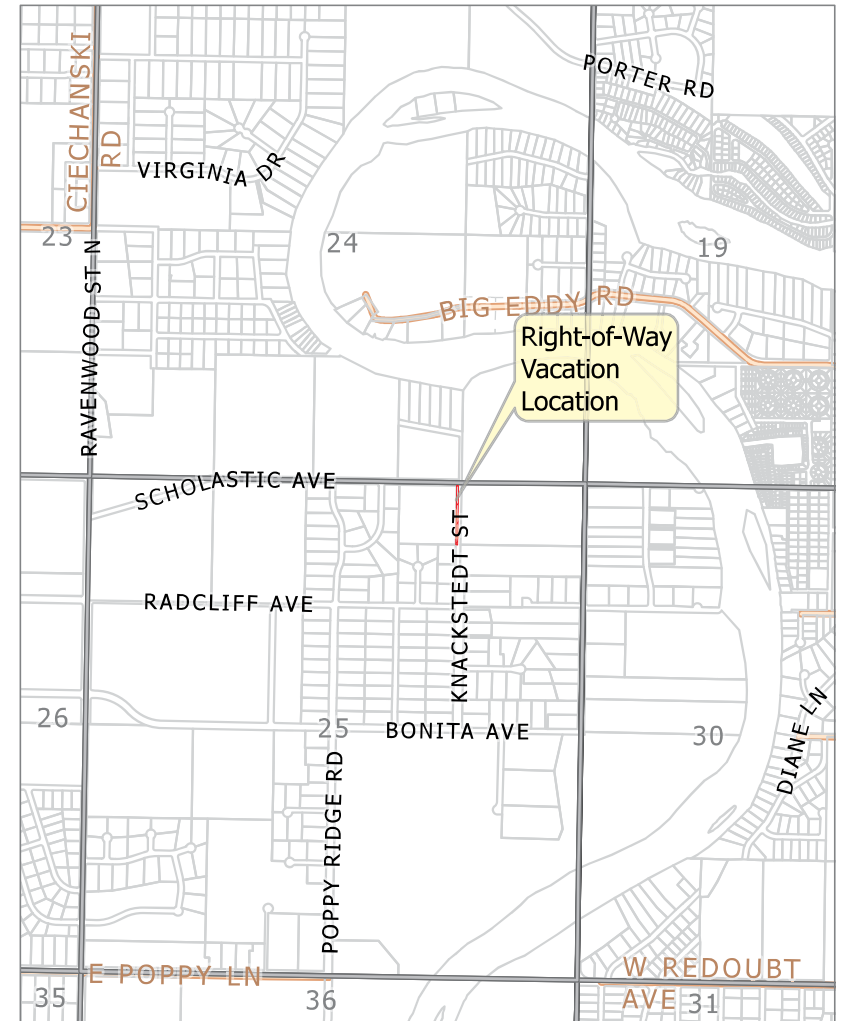
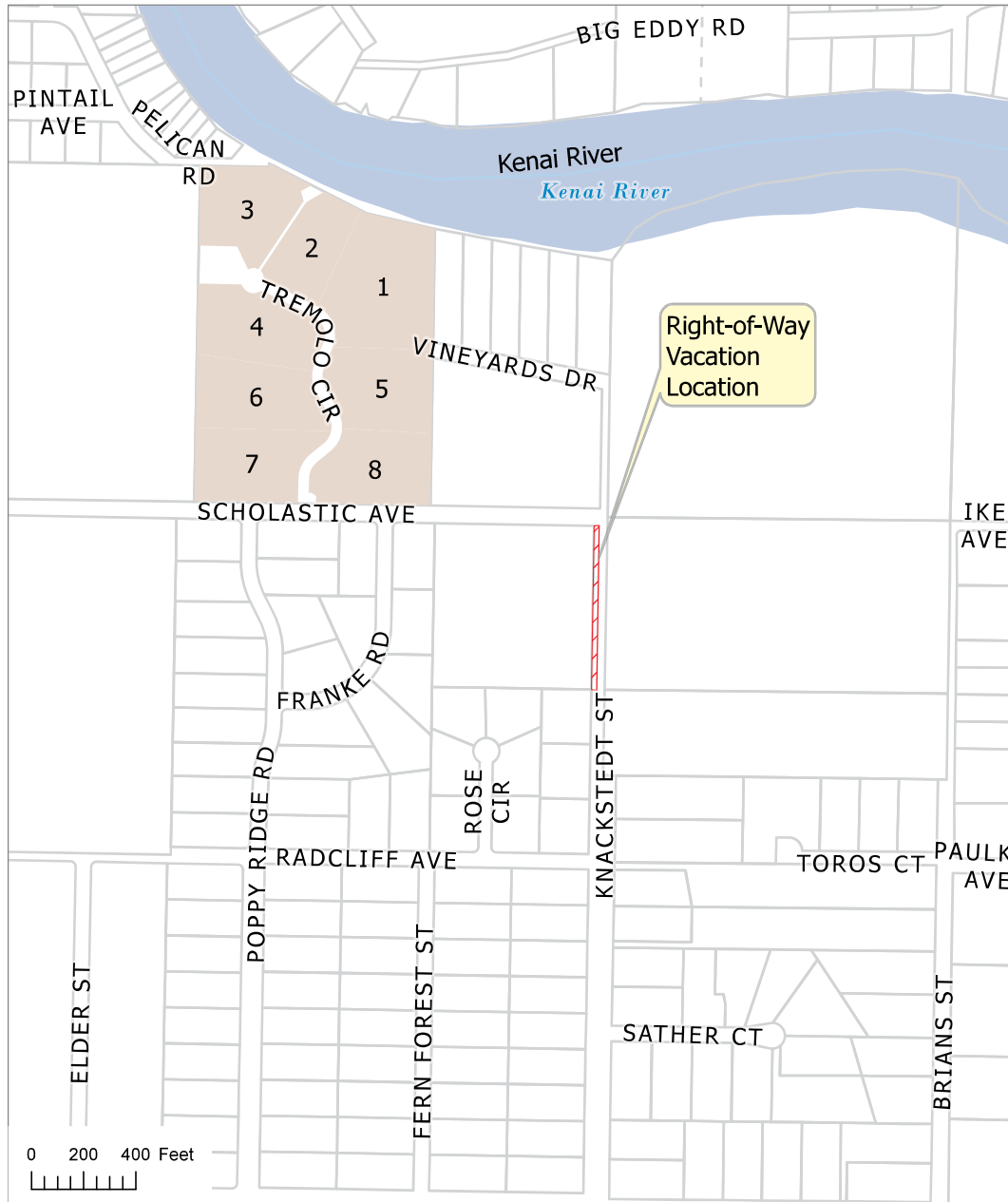
E. NEW BUSINESS

5. Right-of-Way Vacation; KPB File 2026-035V

Johnson Surveying / Blumentritt

Request: Vacates a portion of ROW and the associated utility easements along Knackstedt Street

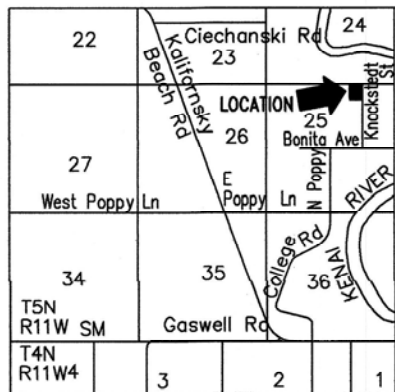
Kalifornsky Area



KPB File 2026-035V
T05N R11W SEC25
Kalifornsky



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



VICINITY 1" = 1 mile MAP

College Estates Subdivision 2026 Addition Preliminary Plat

A Subdivision of Lot 1 College Estates Subd., KRD 75-109
Including a partial vacation of Knackstedt St. ROW & associated utility easement.
Located in the NE1/4 Section 25, T5N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough

Prepared for

Brent & Tammy Blumentritt
35903 Knackstedt St.
Soldotna, AK 99669

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

SCALE 1" = 100' AREA = 9.065 acres

3 April, 2026

NOTE : Topography is flat. There are no wet areas on the property.

 - indicates ROW proposed for vacation

KRD 82-44
Lot 2
Block 2

KRD 2006-55
Tract A

NW 1/4
Gov Lot 11
Sect 24

KRD 2005-75
Lot 19

KRD 2005-75
Lot 18

KRD 2005-75
Lot 17

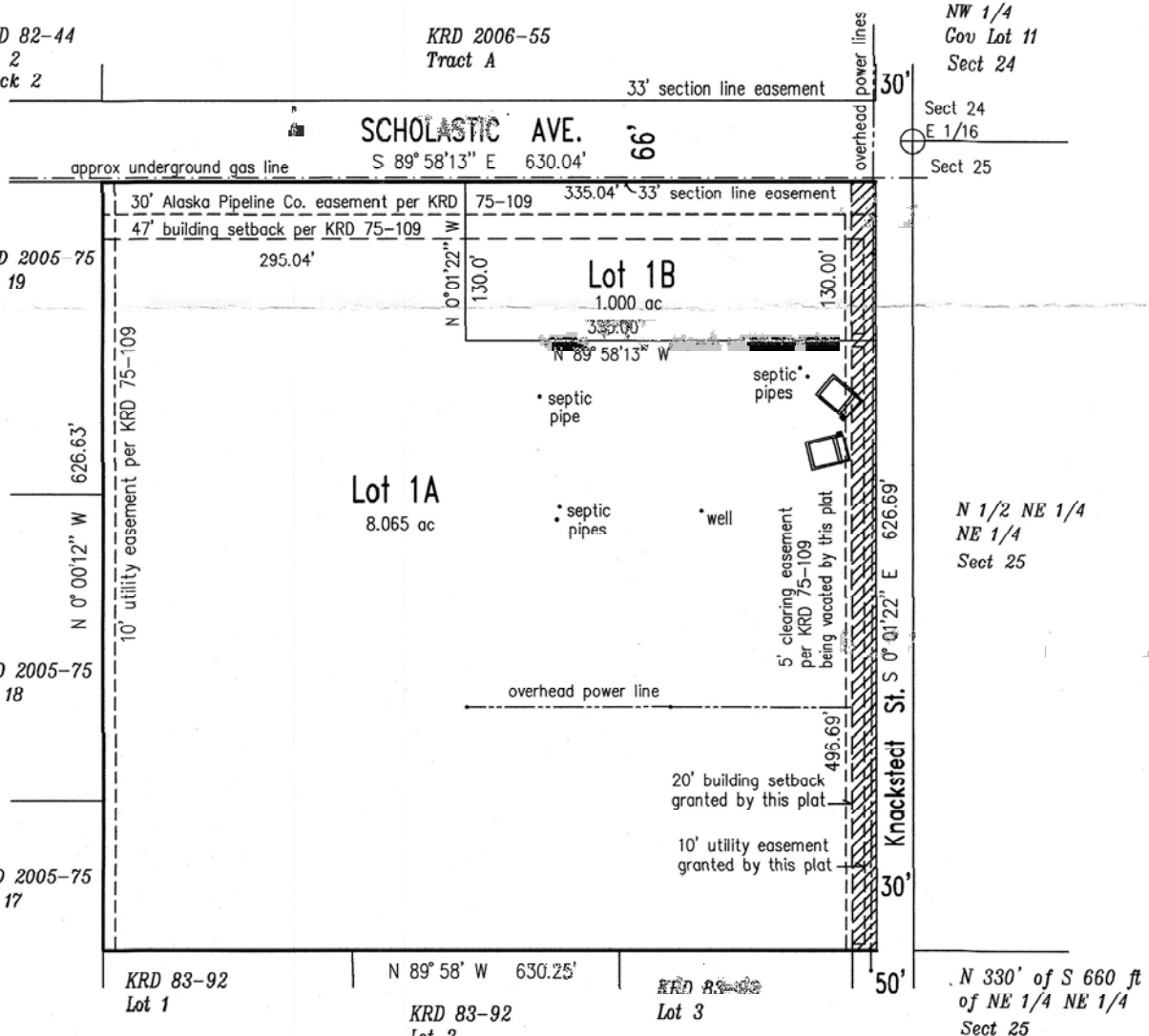
KRD 83-92
Lot 1

N 89° 58' W 630.25'
KRD 83-92
Lot 2

KRD 83-92
Lot 3

N 1/2 NE 1/4
NE 1/4
Sect 25

N 330' of S 660 ft
of NE 1/4 NE 1/4
Sect 25



KPB 2026-035V

Borough Planning Dept,

I bought and moved to my 10 acres on Knackstedt Rd in 1977. At that time Knackstedt was in the original location which from my house driveway to the end of the road went around a hill and a grove of trees on my property. I believe when the road was built in the 60's it was the easiest and fastest thing to do. We built our first cabin in 2000 and I went to the Planning Dept. and talked to Max Best who said measure 50ft from road for R/W so we did. There was no indication the road would later move and no one in that dept probably knew it either and we had no idea it would later be relocated. You can clearly see on the maps the grove of trees (hill not visible on maps) that the original road went around. In 2010 the Borough awarded the contract to D&L Construction for the road improvements to Knackstedt and several other roads in my area. I have enclosed the Borough paperwork and map for the Knackstedt road work. You can clearly see all the trees on the map dated June 24 2009 that will be removed in 2010 when the road is relocated.

On the map 2013 new road location and the trees and hill have been removed by loaders and dump trucks from D&L Construction. We had no idea the original Knackstedt Rd was going to move and since we own this 10 acres we could have put this cabin back farther. But now the sewer system is directly behind this cabin so moving it back is not an option. I have enclosed two pictures that show cabin deck and road. The first picture taken from the deck of cabin shows current road and original road can still be seen as summer people park on it now to walk to the Pipeline fishing hole. The second pic shows the power pole between the road and the cabin showing that the roads dept. does not use all the 50ft R/W for maintaining the road. Also some other roads in my area have a 30ft R/W such as some of Poppy Ridge, Radcliff Ave. and Bonita.

I hope this clarifies our situation for asking the Borough to vacate 20ft of the 50ft R/W.

Thank-you,
Brent & Tammi Blumentritt

original road



you can see a grove of trees on my property and a hill is where the trees are. These trees are on all those maps until the 2013 map. I believe when the road was made in the 60's they went around the hill, then in 2010 removed hill + trees + moved the road.



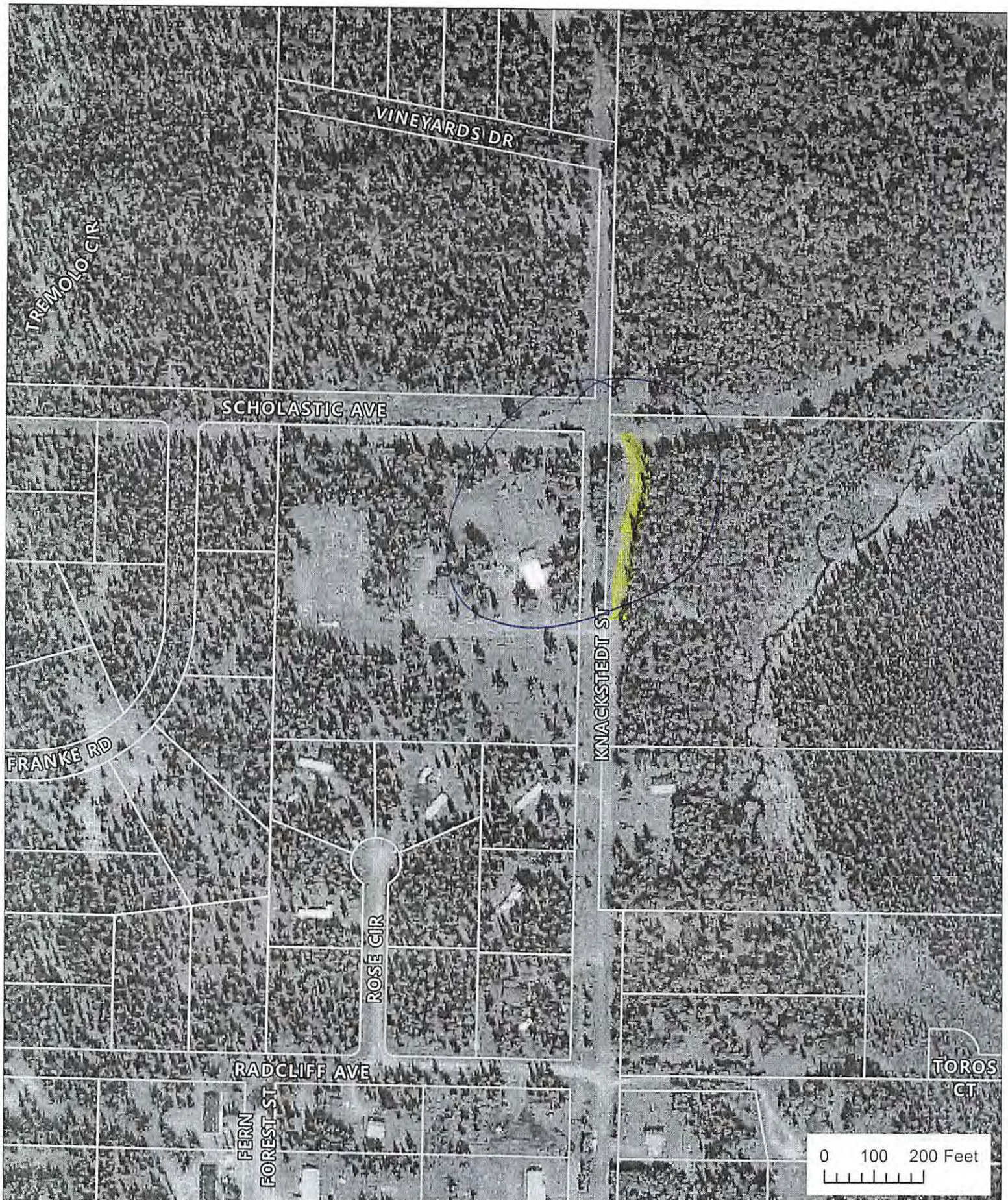
Kenai Peninsula Borough

Planning Department

Imagery Year: 1996

5/18/2026







Kenai Peninsula Borough

Planning Department

Imagery Year: 1996

original road

5/18/2026

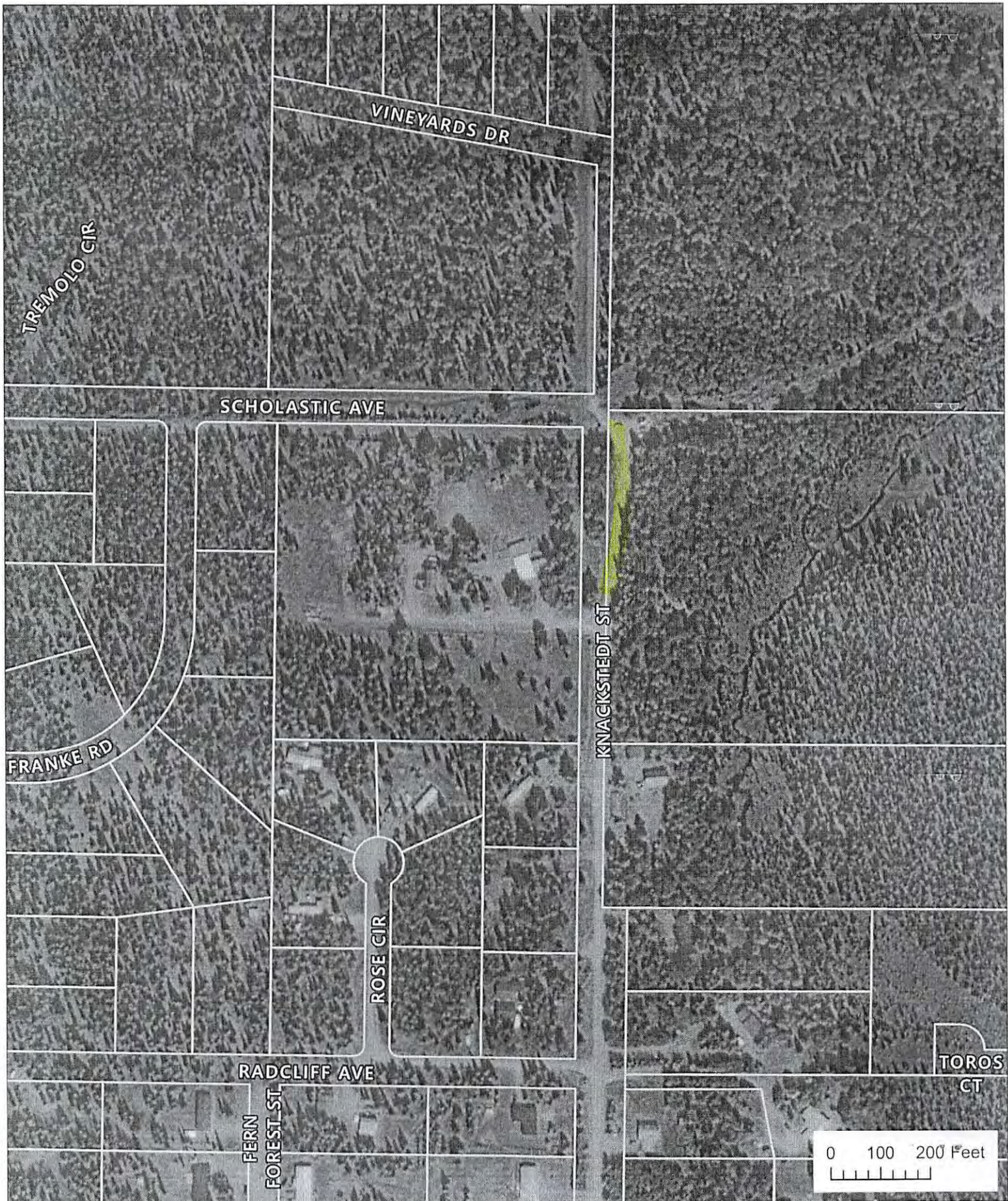




original road location

5/18/2026







Kenai Peninsula Borough

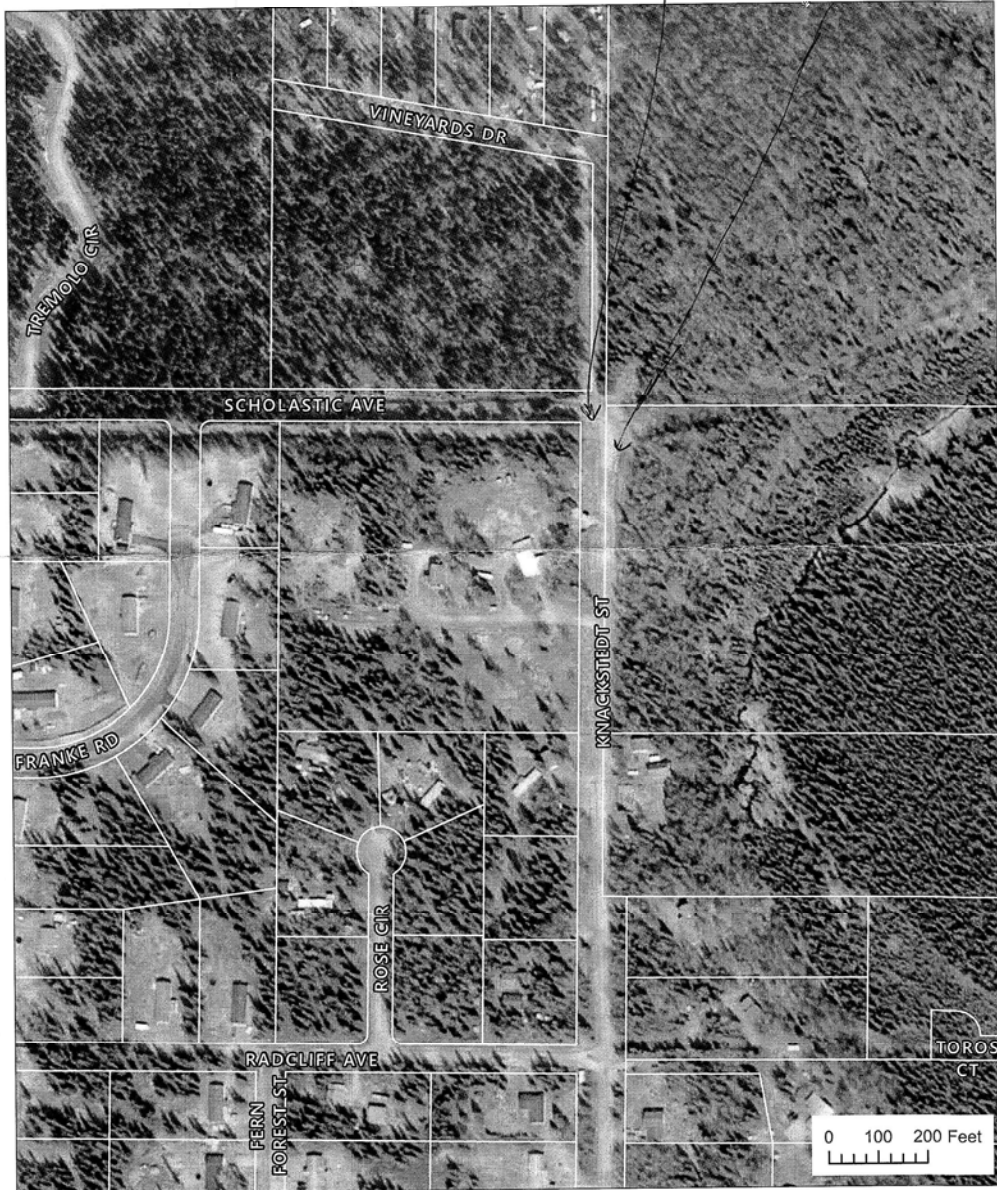
Planning Department

Imagery Year: 2013

*new road location
grove of trees gone
and road moved 2010*

*original
Road*

5/18/2026





VICINITY 1" = 1 mile MAP

College Estates Subdivision

As-Built of power line and building encroachments into ROW

Involving Lot 1 College Estates Subd., KRD 75-109

Located in the NE1/4 Section 25, T5N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough

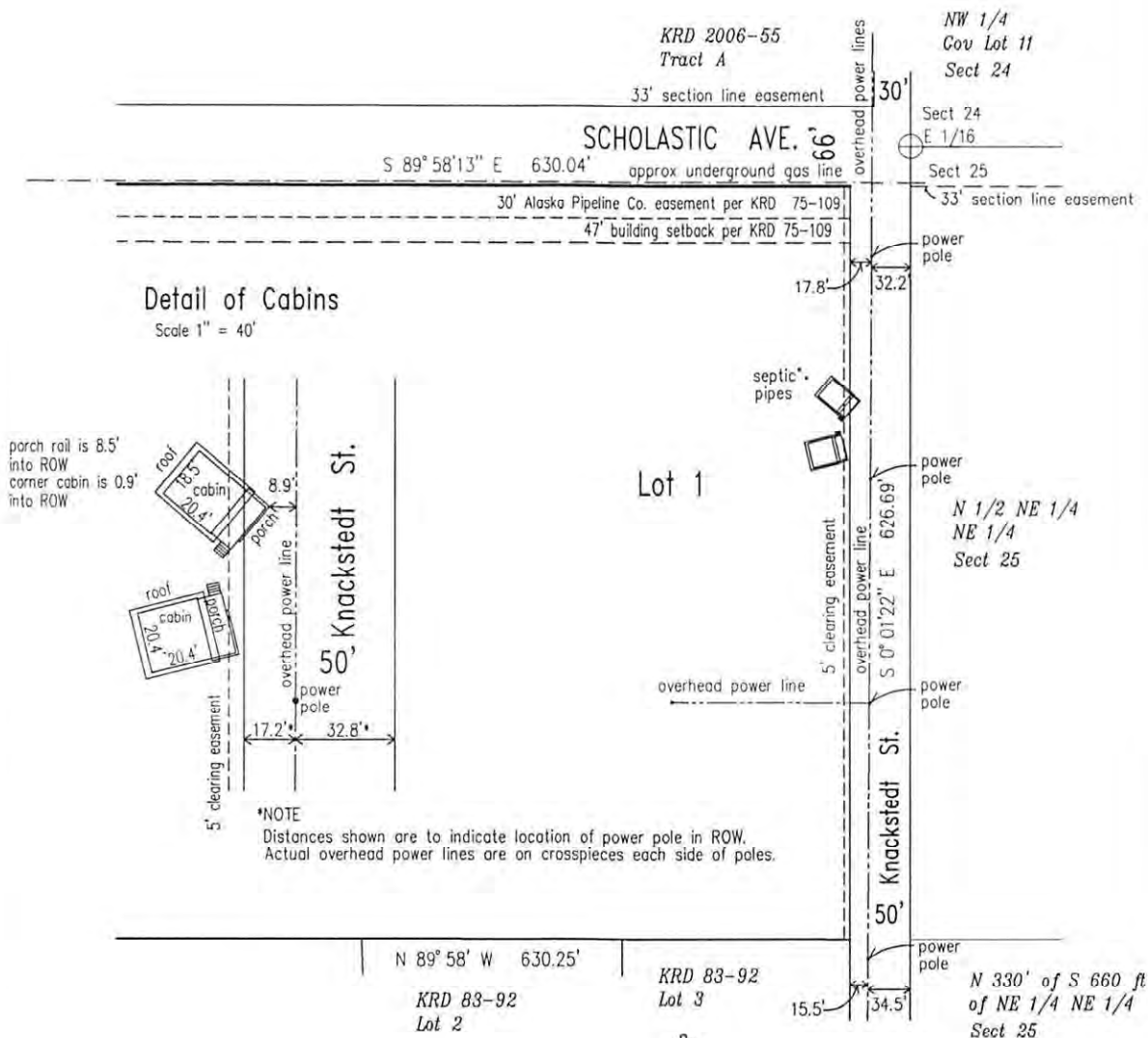
Prepared for

Brent & Tammy Blumentritt
35903 Knackstedt St.
Soldotna, AK 99669

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

SCALE 1" = 100' AREA = 9.065 acres
25 May, 2026



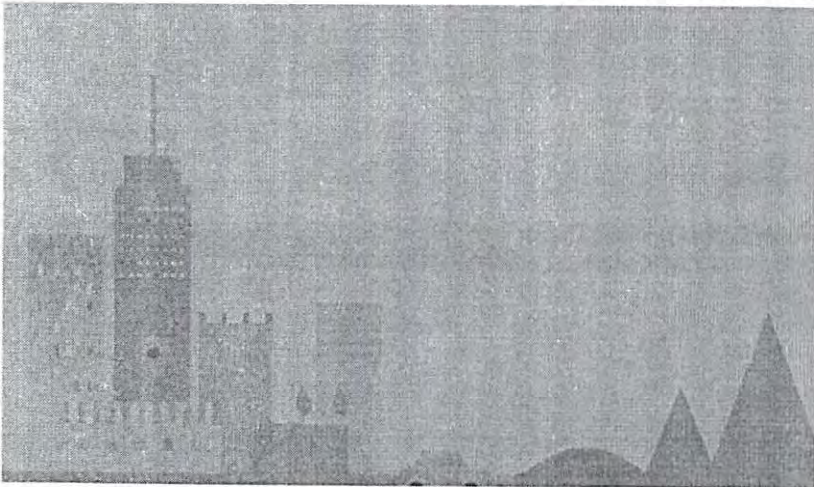
original
old Road
location still
can be seen.

Google Maps

E Poppy Ln



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 200 ft



E Poppy Ln



Directions



Save



Nearby



Send to
phone



Share



Alaska 99669

*Bond info for moving the road
in 2010.*

Introduced by: Mayor
Date: 06/08/10
Action: Adopted
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
RESOLUTION 2010-046**

**A RESOLUTION AUTHORIZING CAPITAL IMPROVEMENT PROJECT COST
ALLOCATION AND AWARD OF A CONTRACT FOR THE 2010 BONITA AVENUE,
KNACKSTEDT STREET, ROSE CIRCLE, SATHER COURT, RADCLIFF AVENUE
AND FERN FOREST STREET CAPITAL IMPROVEMENT PROJECT C6BON**

WHEREAS, the road service area annually prioritizes a list of capital improvement projects that includes the estimated total cost for each project; and

WHEREAS, the total project cost including design services, contract services, inter-departmental charges, and contingencies is to be allocated to the project; and

WHEREAS, at its regular meeting of August 11, 2009, the Road Service Area Board recommended by unanimous vote approval of Road Service Area Resolution 2009-10, approving the fiscal year FY2011 capital improvement projects; and

WHEREAS, total project cost funds are available from the following:

- DOTPF BOND 434.33950.DOTPF.49999

WHEREAS, the Kenai Peninsula Borough has solicited and received bids for the Bonita Avenue, Knackstedt Street, Rose Circle, Sather Court, Radcliff Avenue, and Fern Forest Street Capital Improvement Project No. C6BON; and

WHEREAS, the low responsive bid on the project is fair and reasonable, and the bidder is qualified to perform the work;

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI
PENINSULA BOROUGH:**

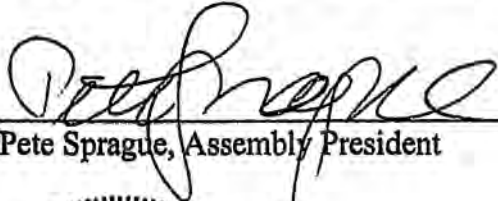
SECTION 1. That the mayor is authorized to award a contract to D&L Construction, Inc. to perform the work for Bonita Avenue, Knackstedt Street, Rose Circle, Sather Court, Radcliff Avenue, and Fern Forest Street Project No. C6BON, and for the bid amount of \$377,701.60.

SECTION 2. That the mayor is authorized to allocate the project cost, \$473,504.45, to account number 434.33950.C6BON.49999.

SECTION 3. That the mayor is authorized to execute all documents and make all agreements deemed necessary to complete this project in accordance with this resolution and contract documents.

SECTION 4. That this resolution shall take effect immediately upon its adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 8TH DAY OF JUNE, 2010.

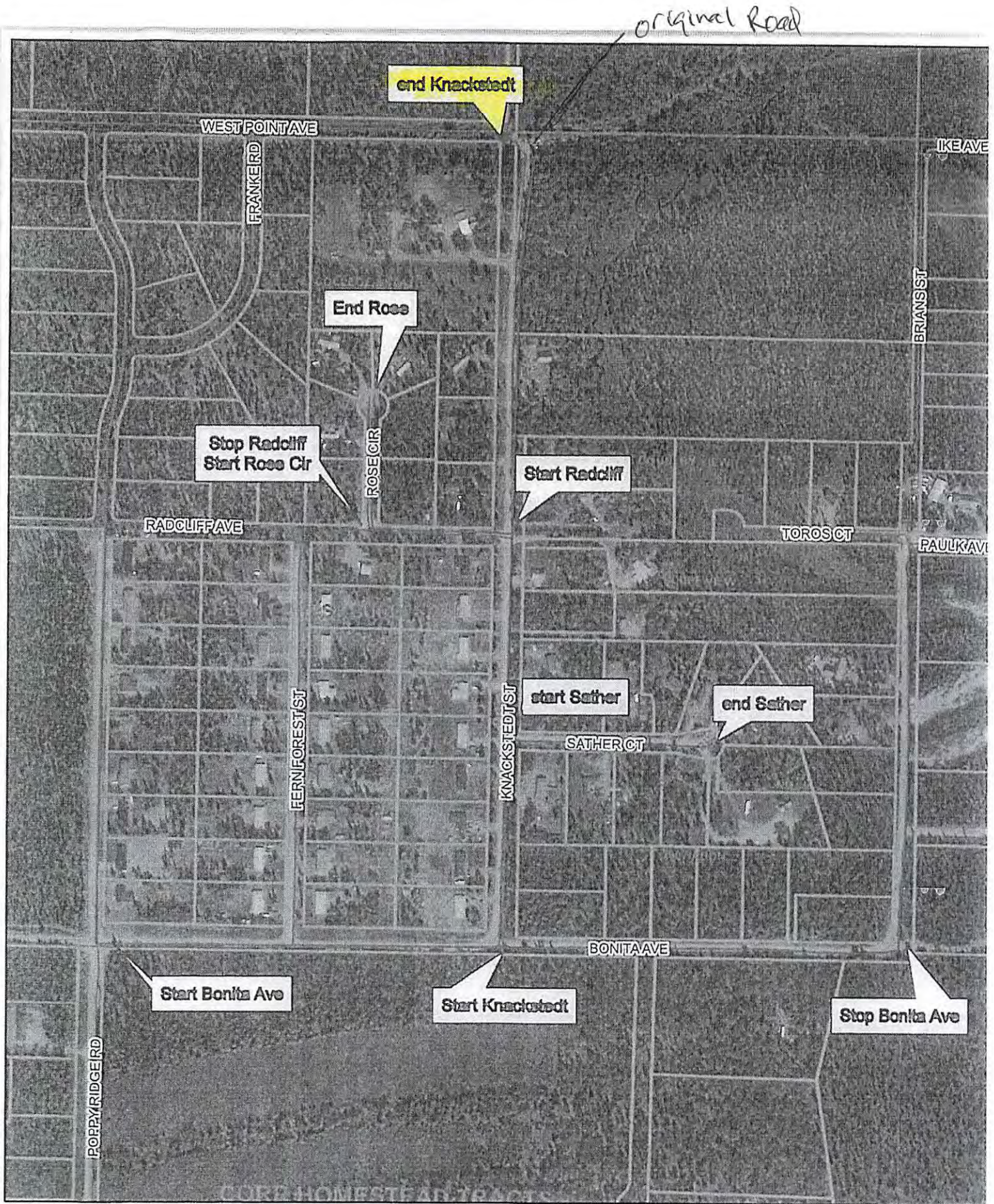

Pete Sprague, Assembly President

ATTEST:


John Blankenship, Borough Clerk



Yes: Fischer, Haggerty, Knopp, McClure, Pierce, Smalley, Smith, Superman, Sprague
No: None
Absent: None



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

0 212.5 425 850 Feet

Bonita Ave; Knackstedt St



Printed on Jun 24, 2009



KENAI PENINSULA BOROUGH

Road Service Area

47140 E. Poppy Lane • Soldotna, Alaska 99669

Toll-free within the Borough: 1-800-478-4427

PHONE: (907) 262-4427 • FAX: (907) 262-6090

www.borough.kenai.ak.us

DAVID R. CAREY
BOROUGH MAYOR

MEMORANDUM

TO: Pete Sprague, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: David R. Carey, Kenai Peninsula Borough Mayor *W. Carey*
Craig Chapman, Finance Director *C. Chapman*
Mark Fowler, Purchasing & Contracting Officer *M. Fowler*

FROM: Doug Schoessler, Road Service Area Director

DATE: May 27, 2010

SUBJECT: Resolution 2010- 046, Road Service Area Capital Improvement Project:
Bonita Avenue, Knackstedt Street, Rose Circle, Sather Court, Radcliff Avenue &
Fern Forest Street #C6BON Contract Award and Allocation

The Kenai Peninsula Borough Road Service Area formally solicited and received bids for Bonita Avenue, Knackstedt Street, Rose Circle, Sather Court, Radcliff Avenue & Fern Forest Street Capital Improvement Project #C6BON for completion in summer 2010. Bid packets were released on May 4, 2010, and the Invitation to Bid was advertised in the Peninsula Clarion on May 4, 2010.

The project award is submitted to the assembly for approval because the funds for CIPs have only been appropriated by the assembly but not yet allocated. This project has been approved through Road Service Area Resolution 2009-10, Approving the FY2011 Capital Improvement Projects.

The low responsive bid was received from D&L Construction, Inc. in the amount of \$377,701.60. The total costs for this project are \$473,504.45 which includes design services, contract services, inter-departmental charges, and contingencies.

This resolution authorizes the project to proceed, allocates funds to the project, and awards the projects to the lowest, qualified, responsive, and responsible contractor.

FINANCE DEPARTMENT FUNDS VERIFIED

Amount: \$473,504.45

Acct. #434.33950.DOTPF.49999

By: CBEW Date: 5/27/10

Photos showing previous location of road and power pole and current location



AGENDA ITEM E. NEW BUSINESS

ITEM #5 - RIGHT OF WAY VACATION

VACATE THE WESTERN APPROXIMATELY 20 FEET OF THE 50-FOOT KNACKSTEDT STREET RIGHT-OF-WAY PARALLEL WITH AND ADJACENT TO LOT 1, BLOCK 1, COLLEGE ESTATES SUBDIVISION, PLAT KN 75-109, AND THE ASSOCIATED 5-FOOT CLEARING EASEMENT LOCATED ON THE EASTERN BOUNDARY OF LOT 1, BLOCK 1, COLLEGE ESTATES SUBDIVISION, PLAT KN 75-109

KPB File No.	2026-035V
Planning Commission Meeting:	July 20, 2026
Applicant / Owner:	Tammi L. and Brent D. Blumentritt of Soldotna, AK
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Off E. Poppy Lane, Kalifornsky Area
Legal Description:	Knackstedt Street T 5N R 11W SEC 25 Seward Meridian KN 0750109 COLLEGE ESTATES SUB LOT 1 BLK 1

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Petition to vacate the western twenty feet of Knackstedt Street, including the associated 5-foot clearing easement.

Notification: The public hearing notice was published in the July 17, 2026 issue of the Peninsula Clarion and the July 16, 2026 issue of the Homer News as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Thirty-three certified mailings were sent to owners of property within 300 feet of the proposed vacation. Twenty one receipts had been returned when the staff report was prepared.

Twelve public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game
State of Alaska DNR
State of Alaska DOT
State of Alaska DNR Forestry
Central Emergency Services.

Alaska Communication Systems (ACS)
ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed):

The plat currently has legal access from Scholastic Avenue to the north and Knackstedt Street to the east.

Scholastic Avenue is a 66-foot platted right-of-way that remains undeveloped. It connects to Knackstedt Street to the east with Ravenwood Street N to the west.

Knackstedt Street varies in width from 100 feet to 30 feet, starting at Bonita Avenue to the south and terminating at the Vineyards Drive to the north. It is borough-maintained from Bonita Avenue to Scholastic Avenue.

The parent plat, College Estates Subdivision KN 75-109, dedicated 50 feet to Knackstedt Street (formerly Poppy Lane) adjacent to the subject parcel. The proposed vacation would vacate the western approximately 20 feet by 626.69 feet of Knackstedt Avenue adjacent to Lot 1, Block 1, KN 75-109, resulting in a remaining right-of-way width of 30 feet.

Surrounding parcels will continue to have access via Scholastic Avenue and the remaining 30 feet of Knackstedt Street.

Available imagery indicates that the proposed vacation area is cleared and does not appear to be used by the public for road purposes. In the northeast corner, a portion of the right-of-way appears to be used by the petitioners as a driveway and parking area providing access to a cabin. The vacation drawing shows a cabin lying in the area proposed for vacation also.

KPB 20.30.120 requires minimum right-of-way width of 60 feet. Parent plats to the south dedicated a combined 100 feet to Knackstedt Street, while the parent plat to the north dedicated 30 feet for the west side of the road. Much of the land east of Knackstedt Street remains unsubdivided, and it is reasonable to expect dedications of 30' from those unsubdivided parcels. The parcel directly east is privately owned, and the parcel to the northeast is owned by Cook Inlet Region, Inc.

A 66-foot section line easement, with 33 feet on either side of the section line, lies to the north within Scholastic Avenue. The section line easement is depicted and labeled on the sketch. No portion of the section line easement is affected by the proposed vacation.

The block is compliant in length and is defined by Scholastic Avenue and the section line easement to the north, Knackstedt Street to the east, Radcliff Avenue and Rose Circle to the south, and Poppy Ridge Road and Franke Road to the west. The proposed vacation will not alter block length.

Knackstedt Street currently provides access to multiple streets and parcels. Most parcels to the south are developed, while parcels to the northeast remain undeveloped.

The Kenai River is located to the north; however, Knackstedt Street does not provide access to the river as it turns west at Vineyards Dr.

The Roads Director has identified issues with the proposed vacation as noted below. Vacating this portion of Knackstedt Street would reduce the right-of-way width to 30 feet. Under KPB 20.30.120, the minimum required street width is 60 feet. As a result, the road would become substandard if the vacation were approved.

Knackstedt Street was incorporated into the Borough's road maintenance program in the 1980's with a width of 50 feet. This occurred under the Local Services Roads and Trails (LSR&T) Program administered by the State of Alaska, which expanded the number of Borough-maintained roads. Reducing the width now would conflict with those established standards and the road's existing maintenance status.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: There appears to be encroachments into the 20' setback being dedicated on this plat. This would negatively impact the ability to perform maintenance. Depending on the severity of the impact we could be forced to go through the decertification process for that section of Knackstedt Street.
SOA DOT&PF comments	No Comments

Site Investigation:

Multiple structures are located on the subject parcel according to available imagery and KPB Assessing Data. Two structures, including associated septic pipes and wells, are depicted on the sketch. The northernmost cabin shown on the sketch is located within the portion of the right-of-way proposed for vacation.

Both structures are located within the existing 20-foot building setback as noted on the parent plat. If the right-of-

way vacation is approved, the 20-foot building setback will shift to align with the new right-of-way boundary. Based on available information, the northernmost structure will likely continue to encroach into the setback after the vacation.

An as-built survey was submitted showing the overhead powerline and an approximately 18.5-foot by 20.4-foot cabin encroaching into the current right-of-way. The porch rail encroaches approximately 8.5 feet, and the eastern corner encroaches approximately 0.9 feet into the 50-foot platted Knackstedt Street right-of-way. The overhead powerline is depicted approximately 17.2 feet into the right-of-way.

Staff recommends That building setback permits are required for any structures encroaching into the building setback. These applications should be submitted and reviewed prior to approval of a final plat.

No wet areas affect the proposed vacation area based on wetland layers available in KPB imagery.

No steep slopes affect the subject parcel according to available terrain data.

The subject parcel lies entirely within a non-regulatory flood zone, Zone X-Unshaded, an area of minimal flood risk. The parcel spans two FIRM panels: 02122C-0145F and 022122C-0240F. **Staff recommends** that the standard Flood Hazard Note be added to the preliminary plat with reference to the flood zone and map panels.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This property is split between two FIRMs. 02122C-0145F and 022122C-0240F. Property is all within non-regulatory X-Unshaded Zone which is an area of minimal flood risk. No depictions but plat note should be included. Flood Zone: X (unshaded) Map Panel: 02122C-0145F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
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Staff Analysis:

College Estates Subdivision (KN 75-109) first subdivided the E1/2 NW1/4 NE1/4 of Section 25, Township 5 North, Range 11 West, Seward Meridian, creating block one consisting of two lots and dedicating associated rights-of-way.

If approved, the petitioned vacation will be finalized by College Heights Subdivision 2026 Addition. The plat will also subdivide Lot 1, Block 1, into two new lots. No additional right-of-way dedication is proposed. The preliminary plat will be scheduled for review by the Plat Committee after the right-of-way petition has been considered.

The parent plat (KN 75-109) granted a 5-foot clearing easement adjacent to Knackstedt Street and a 10-foot utility easement along the western boundary of Lot 1. The 5-foot clearing easement is proposed to be vacated through this vacation petition. If the vacation is approved by the planning commission, **staff recommends** that the easement be labeled or hatched on the plat for better clarification.

The parent plat also depicts a 30-foot Alaska Pipeline Company easement to the north along Scholastic Avenue and the location of overhead powerlines along Knackstedt Street. Both have been carried forward onto the provided sketch. The overhead powerlines are located within the right-of-way proposed for vacation. HEA has provided a non-objection to the right-of-way vacation and has requested additional easements in lieu of the 5-foot clearing easement. If the Planning Commission approves the vacation, **staff recommends** the applicant verify whether the 30-foot Alaska Pipeline Company easement was granted by the parent plat or by a separate document, and provide verification with the preliminary plat submittal. **Staff further recommends** compliance with HEA's request.

ENSTAR and Alaska Pipeline Company, LLC (APC) have reviewed the vacation request. HEA confirmed that existing natural gas distribution pipeline facilities are located within the proposed 20-foot vacation area, and APC operates two natural gas transmission pipelines within the 30-foot-wide easement along the north boundary. Both ENSTAR and APC have requested specific conditions that must be met in order to approve the right-of-way vacation. These conditions are included in the staff packet. **Staff recommends** compliance with ENSTAR's and APC's requests.

The associated plat will grant a 10-foot utility easement adjacent to Knackstedt Street. **Staff recommends** a detail be added to the preliminary and final plats, to better display the proposed easements and setbacks without the vacation hatch and labels.

The parent plat required a 20-foot building setback along Knackstedt Street and a 47-foot building setback along Scholastic Avenue. The 47-foot building setback is depicted and labeled appropriately on the sketch. The 20-foot building setback will shift with the right-of-way if the vacation is approved. **Staff recommends** that the 20-foot building setback label be updated to reflect the parent plat.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Applicant comments: It appears that the north boundary of this property is the end of borough maintenance with the road beyond that point being a driveway. There does not appear to be a lot of traffic at this time. There is a cabin and porches constructed in the right-of-way that will be resolved by this vacation.

Staff comments: Knackstedt Street is borough-maintained from Bonita Avenue north to Scholastic Avenue and currently provides access to multiple streets and parcels. Available imagery indicates that the proposed vacation area is cleared and does not appear to be used by the public. In the northeast corner, a portion of the right-of-way appears to be used by the property owners as a driveway and parking area providing access to a cabin.

2. A road is impossible or impractical to construct, and alternative access has been provided;

Applicant comments: Existing road is well within the east 30 feet of the dedication. Scholastic Avenue is a section line, 66-foot right-of-way for alternative access. Also, the property to the east will need to dedicate 30 feet of right-of-way once any platting action occurs with it. Any less dedication from it would result in a jog in a full 60-foot right-of-way in the end.

Staff comments: The road is constructed and is being Borough maintained. The Roads Director has indicated concern with vacating the west 20 feet as petitioned and reducing to 30 feet. without having the 30 feet to the east dedicated, this vacation could affect the designation of the road maintenance of this portion of Knackstedt St.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
Applicant comments: Original plat dedicated 50 feet. Required dedication should have been only 30 feet. Adjacent property will be required to dedicate matching 30 feet for any platting action. Right-of-way narrows to 30 feet just to the north of this property.

Staff comments: Knackstedt Street currently provides access to multiple streets and parcels. Most parcels to the south are developed, while parcels to the northeast remain undeveloped. Parent plats to the south dedicated a combined 100 feet to Knackstedt Street, while the parent plat to the north dedicated 30 feet. Much of the land east of Knackstedt Street remains unsubdivided, and it is reasonable to expect matching dedication in the future. The parent plat granted a 10-foot utility easement on the western boundary of Lot 1, Block 1, and a 5-foot clearing easement along Knackstedt Street. The 5-foot clearing easement is proposed to be vacated by this platting action. HEA has requested additional easements to be granted. The associated plat will grant a 10-foot utility easement along Knackstedt Street.
4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;
Applicant comments:

Staff comments: The Kenai River is located to the north; however, Knackstedt Street does not provide access to the river.
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
Applicant comments: Existing road is well within the east 30 feet of the dedication. It appears that the north boundary of this property is the end of borough maintenance with the road beyond that point being a driveway.

Staff comments: Knackstedt Street varies in width from 100 feet to 30 feet, extending north from Bonita Avenue and terminating at the Vineyards Drive. It is borough-maintained from Bonita Avenue north to Scholastic Avenue. Surrounding parcels will continue to have access via Scholastic Avenue and the remaining 30 feet of Knackstedt Street. Knackstedt Street currently provides access to multiple streets and parcels. Most parcels to the south are developed, while parcels to the northeast remain undeveloped. Parent plats to the south dedicated a combined 100 feet to Knackstedt Street, while the parent plat to the north dedicated 30 feet. Much of the land east of Knackstedt Street remains unsubdivided, and it is reasonable to expect matching dedication in the future.
6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Applicant comments: Existing road is well within the east 30 feet of the dedication. It appears that the north boundary of this property is the end of borough maintenance with the road beyond that point being a driveway.

Staff comments: While the existing road may be within 30 feet of a dedication, Future development and subdivision growth will affect the category of road. The need for minimum 60' dedications is established practice today, see also utility requests for additional easement if this vacation were to be approved.
7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.

Applicant comments: The power poles and line are placed as if it was a 30-foot dedication with a 10-foot easement.

Staff comments: HEA has requested additional easements to be granted. ENSTAR and APC have requested conditions to be met for approval. The associated plat will grant a 10-foot utility easement along Knackstedt Street.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Applicant comments:

Original constructed roadway was considerable to the east of current location misleading the owners in locating the cabin building sites. Sight distance is adequate since the existing roadway is placed well within the east 30 feet of the 50-foot right-of-way.

Staff comments:

The roads director has indicated in his comments that the status of Knackstedt St along the stretch where the vacation is proposed, if granted may be affected. If the vacation is granted, he has indicated depending on the impact of the vacation, decertification of the that section of road could happen. Petitioner should address this issue and attempt to contact owner to east for a possible acquisition plat to KPB for the needed 30' to continue maintenance.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The Assembly will hear the vacation at their scheduled June 24, 2026 meeting.

If approved, College Estates Subdivision 2026 Addition will finalize the proposed right of way vacation and associated 5-foot clearing easement. The Plat will be scheduled for review by the Plat Committee once a complete application has been submitted.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 35947 Knackstedt St, 35903 Knackstedt St. Existing Street Names are Correct: Yes List of Correct Street Names: Scholastic Ave, Knackstedt St Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Planner	Reviewer: Raidmae, Ryan

	There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

Utility provider review:

HEA	See comment in packet
ENSTAR	See comment in packet
ACS	No objections
GCI	No response

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify legal description to include the block and revise associated utility easement to “5-foot clearing easement.”
- Add the KPB file number 2026-035
- Modify the label on the 20-foot building setback to parent plat KN 75-109
- Plat needs surveyed

RECOMMENDATION:

Staff recommends DENIAL as petitioned, due future anticipated growth in the region and due to the concern the road may be decertified for maintenance if the portion is vacated and the issue not being researched prior to submittal and addressed by the petitioner.

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*
 - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

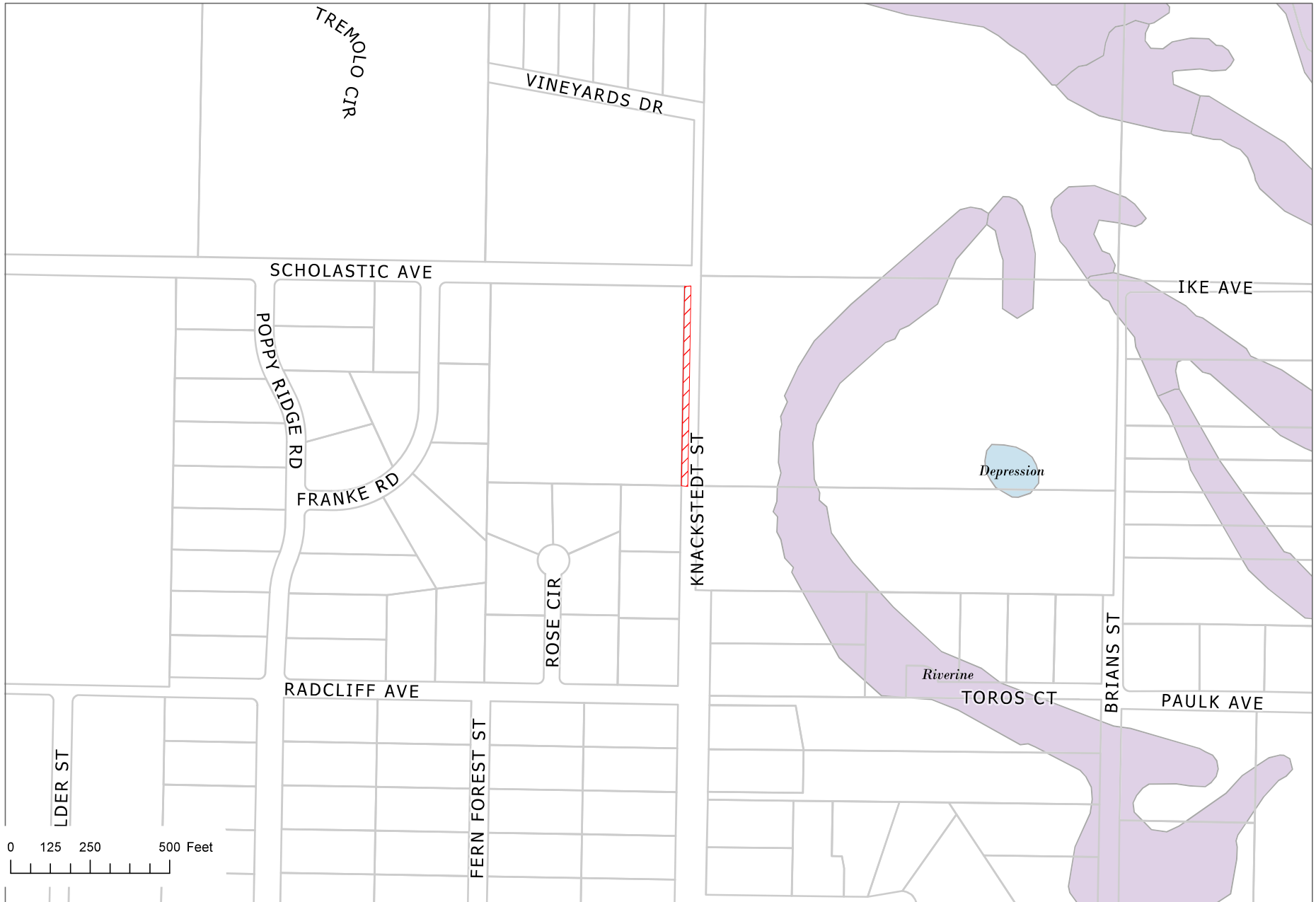
Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
 - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



KPB Parcel ID(s):

05561015

 Selected Parcel
Boundary or Boundaries

Regulatory Floodplain

FIRM_Panels



Floodplain

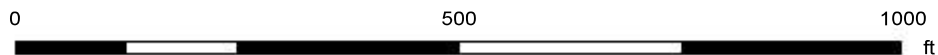
 AE

 X-Shaded

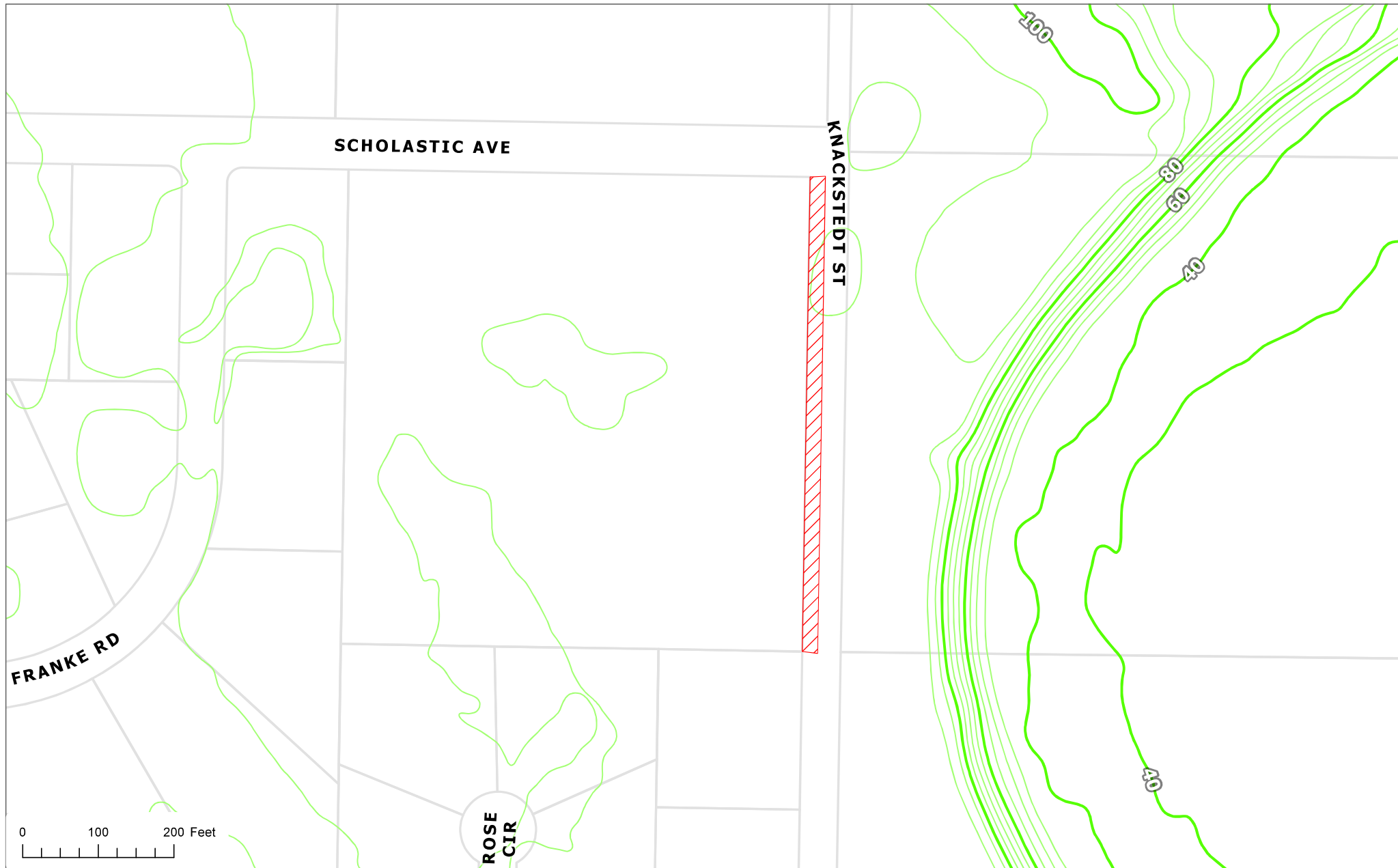
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**Community Flood Insurance
Rate Map (FIRM) Panel(s):**

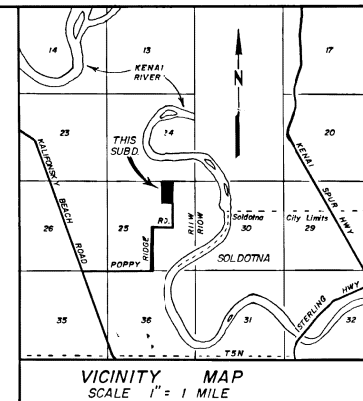
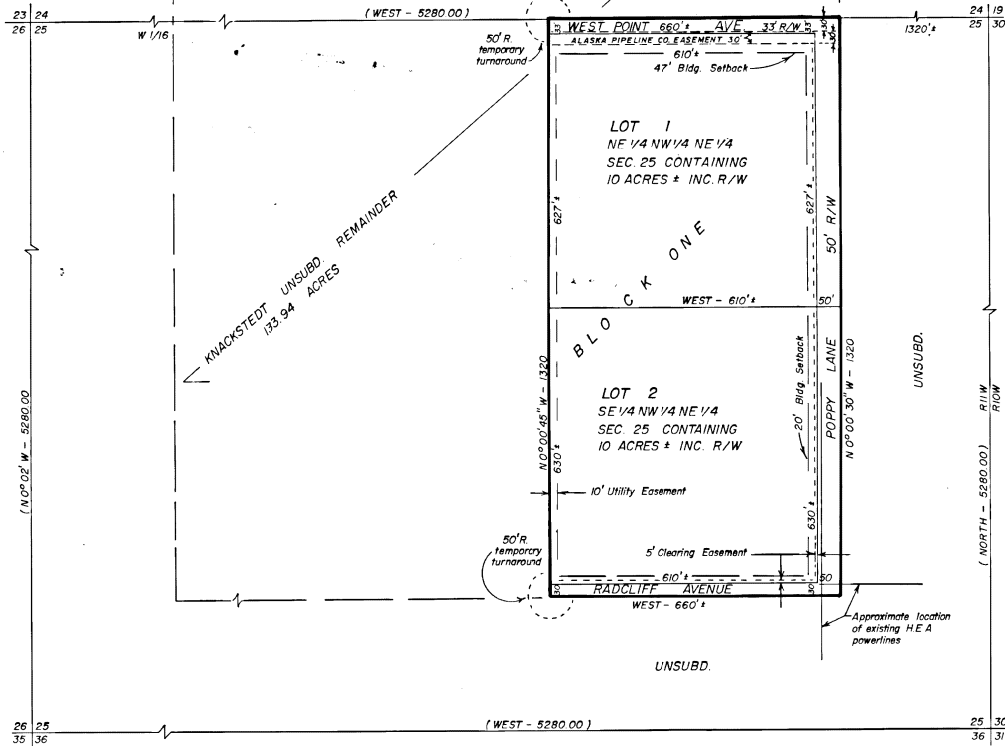
02122C0145F, 02122C0240F



For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



LEGEND AND NOTES

This is a paper plat of the E1/2 NW1/4 NE1/4 SEC. 25, T5N, R11W, S4 Ak. divided by Aliquot parts.

G.L.O. datum of record shown in ().

No field survey has been made and no stakes or monuments were set.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways and or streets dedicated by us for public use.

DATE 10-14-75

Loretta Knackstedt
owner

Henry Knackstedt Jr by
owner
Loretta Knackstedt as Guardian

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 14th day of October, 1975.

My commission expires July 9, 1978.



G. S. Best
notary public for Alaska

PLAT APPROVAL

Plat approved by the Commission this 16th day of October, 1975.

Stanley S. McLean
Mayor

75-109

RECORDED	FILED
Kenai	REC. DIST.
DATE <u>10-14</u>	TO <u>75</u>
TIME <u>2:07</u>	P. M.
Requested by <u>Loretta Knackstedt</u>	
Address <u>Box 4003</u>	
<u>Kenai</u>	

COLLEGE ESTATES SUBDIVISION

Loretta C. Knackstedt and Henry H. Knackstedt, Jr., owners
Box 4003, Kenai, Ak. 99611

DESCRIPTION

E1/2 NW1/4 NE1/4 SECTION 25
T5N, R11W, S4 AK CONTAINING 20 AC. M/L
SITUATED IN THE KENAI PENINSULA BOROUGH.

Prepared by — McLane & Associates
Soldotna, Ak

DATE OF PREPARATION
9/9/75

SCALE
1" = 200'

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLESMTP
SUPPL SECS 24 & 25

NO. 10

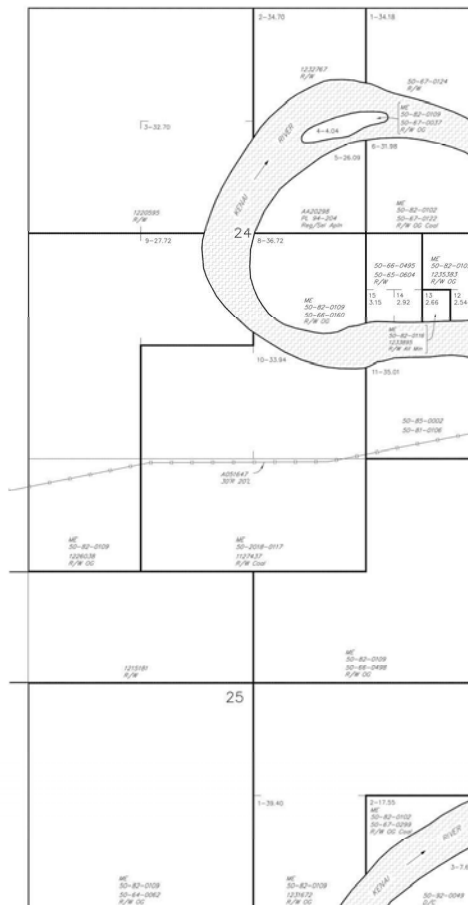
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Reserved Min Estate Only

PLO 5184 Wd O effects Lds/interests not conveyed

A050604 SS Amdt PL 96-487 Sec 906(e) Top Filed

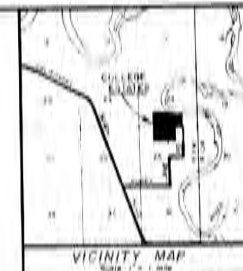
AA76978 SS Amdt PL 96-487 Sec 906(e) Top Filed



SCALE in chains

WARNING:
This plot is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Records herein do not reflect title changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to the cadastral surveys for official survey information.

CURRENT TO		Sew Mer	ACAD
9-26-2025		T 5 N	
		R 11 W	



LEGEND AND NOTES

1. Section 31.0 State of Alaska

This is a proposed plat. All bearings and distances refer to old datum of 1928.

All land survey and more. No other in memory.

The boundary line of 31.0 is an approximate line only. The actual property line follows the actual high water line of the Kenai River.

A building set back of 30' exists along all property lines until a final survey is made.

All wastewater treatment and disposal systems shall comply with existing law at time of construction.

82-444
RECORDED - FILED 10/10/82
6-11
10-11
10-11
10-11

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 10/10/82, 10/10/82, 10/10/82.

Kenai Peninsula Borough
By: *[Signature]*
Authorized Official

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and/or streets dedicated by us for public use.

[Signature]
Loretta Swenson, 4003 Kenai, AK 99501
By: *[Signature]*
Notary Public

NOTARY'S ACKNOWLEDGMENT

For Loretta Swenson and Harry H. Swenson, Jr.

Subscribed and sworn before me this 10th day of October, 1982, by Loretta Swenson, 4003 Kenai, AK 99501, and Harry H. Swenson, Jr., 4003 Kenai, AK 99501.

STATE OF ALASKA
NOTARY PUBLIC
MICHAEL P. HALL
My Commission Expires 12/31/86
[Signature]
Harry H. Swenson, Jr.

COLLEGE ESTATES SUBDIVISION NO. 2

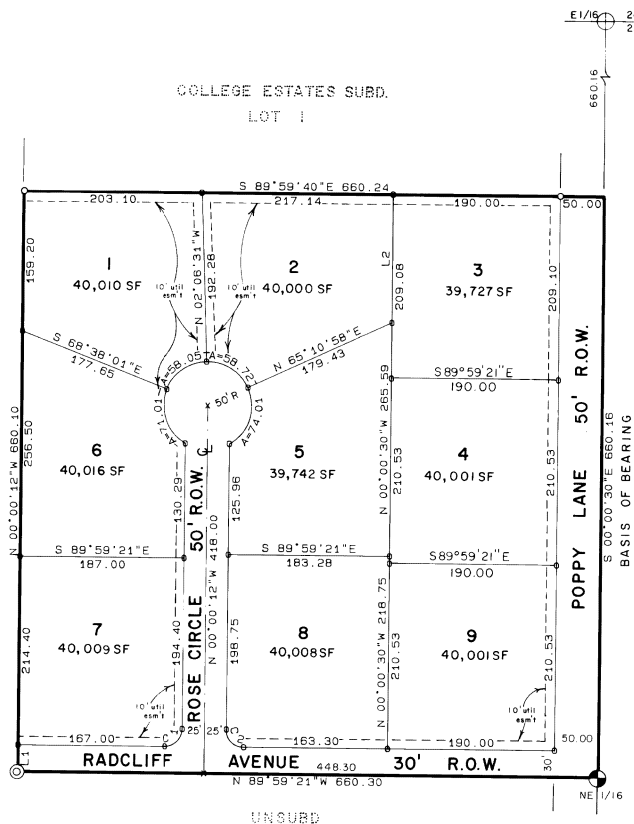
Loretta Swenson and Harry Swenson, Jr.
Box 4003
Kenai, AK 99501
13.9 ACRES IN THE SE 1/4 SEC 25, T10N 24S, R10E 10E AND NE 1/4 SEC 25, T10N 24S, R10E 10E AND THE KENAI PENINSULA

Prepared by: Michael and Associates, Inc.
Kenai, Alaska

Date: 10/10/82



COLLEGE ESTATES SUBD. NO. 2
LOT 3 BLOCK ONE



LINE TABLE

LINE	BEARING	DISTANCE
1	N 00°00'12"W	30.00
2	N 00°00'30"W	145.80

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	90°00'51"	20.00	31.42	20.00	28.29	N 45°00'13"E
2	89°59'09"	20.00	31.41	20.00	28.28	S 44°59'47"E

STATE OF ALASKA
NOTARY PUBLIC
MARY TOLL

My Commission Expires 9/20/86

NOTARY'S ACKNOWLEDGEMENT

FOR: Beverly F. Brewer

Subscribed and sworn before me this
12th day of May, 1983.

My commission expires 9/20/86

Mary Toll
Notary Public for the State of Alaska

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and / or streets dedicated by us for use shown.

Beverly F. Brewer
Beverly F. Brewer



PLAT APPROVAL

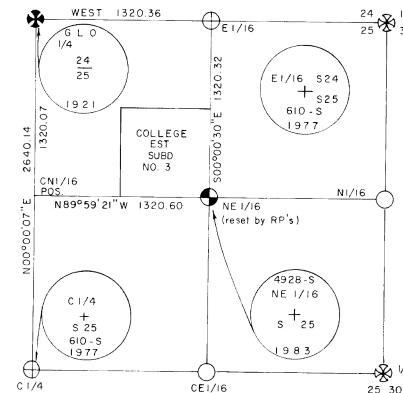
This plat was approved by the KENAI PENINSULA BOROUGH PLANNING COMMISSION at the meeting of

April 11, 1983.

KENAI PENINSULA BOROUGH

By [Signature] Authorized Official

1/4 SECTION BREAKDOWN SECTION 25, T5N, R11W, S.M., AK.



LEGEND

- BLM or GLO monument recovered
- BLM or GLO monument not recovered
- Found official survey monument
- Set Bernstein 3 1/4" x 30" aluminum survey monument
- Monument of record not recovered
- Found 5/8" rebar
- Set 5/8" x 30" rebar with 1/2" aluminum cap
- Found 1/2" rebar
- Set 1/2" x 24" rebar

NOTES

- All wastewater treatment and disposal systems shall comply with existing law at the time of construction.
- BUILDING SET BACK - A building set back of 20 ft. is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- Lots 1, 2, 5, 6, 7 and 8 are restricted to interior access only.
- I hereby certify that the lot design and associated building restrictions as shown will assure adequate area for each lot and meets those standards as set forth in 18AAC72.010 - 72.100 in force at the time of this plat.

Beverly F. Brewer
Bruce C. Robson CE # 5174 5-16-83

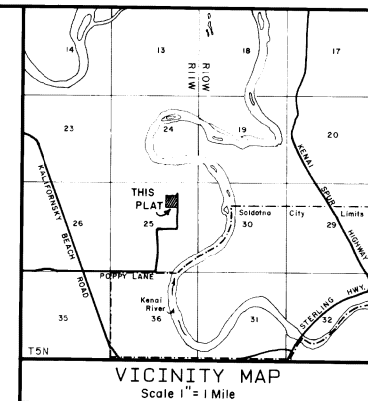
COLLEGE ESTATES SUBDIVISION NO. 3 (A SUBDIVISION OF LOT 2 COLLEGE EST. SUBD.)

Beverly F. Brewer, owner
Box 1324
Kenai AK 99611

LOCATION
10.006 AC. M/L LOCATED IN THE E1/2 NW1/4 NE1/4 SECTION 25 T5N, R11W, S.M. AK. AND THE KENAI PENINSULA BOROUGH.

Surveyed by: McLANE & ASSOCIATES, INC.
Soldotna, AK 99669

Date	Scale	Bk. No.
May 5, 1983	1" = 100'	81-13



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADVERTISE THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

James A. Wentworth
James A. Wentworth
16402 Wilbank Drive
Tomball, TX 77377

Robert L. Hudson
Robert L. Hudson
Hudson Family Trust
902 Vista Del Mar
Sequim, WA 98282

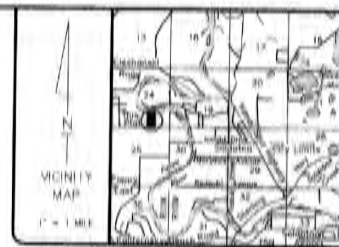
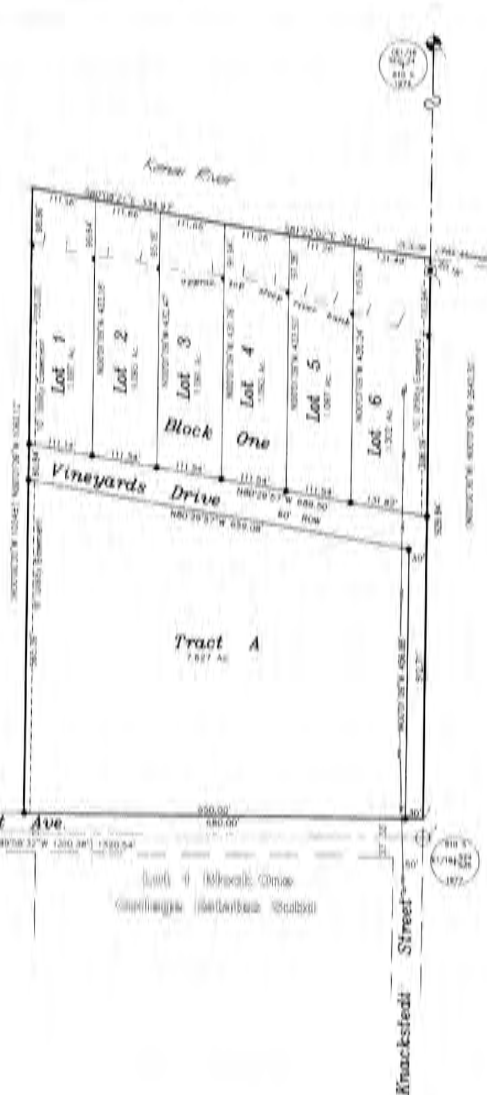
Thomas P. Miller
Thomas P. Miller, Trustee
Miller Revocable Trust
P. O. Box 110733
Anchorage, AK 99511

1342 Zarus Place
Anchorage, AK 99508

3540 Tanglewood Place
Anchorage, AK 99517

NOTES

- 1) Proposed fence line is approximately 100 feet, 100 feet, and 100 feet.
- 2) Building setback - A setback of 20 feet is required from all street rights of way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 3) Front to R. of the building setback adjacent to rights-of-way with an additional 10 ft. within 5 ft. of the side property line is set at utility easement. No sidewalk structure and no construction of a utility to use the easement.
- 4) Easements of this subdivision are within the Kenai Peninsula Borough 50 ft. Abandonment Street Right-of-Way Protection Area. Development may be restricted under Chapter 21.18 Kenai Peninsula Borough Code of Ordinances.
- 5) All easements were granted by the Plat Committee to RFP 20.20.180 on 14 November 2006.
- 6) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
- 7) Existing City Pipeline is the centerline of a 20 ft. wide electric distribution line easement.
- 8) Due to the steep river bank, located by field survey, the area subject to flooding is within a few feet of the meander line shown. Lots within this subdivision may be located within a designated flood hazard area, if such is the case, development must comply with Title 11 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
- 9) WASTEWATER DISPOSAL: Tract A is at least 200,000 square feet or minimum 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 10) WASTEWATER DISPOSAL: Lot conditions, water table levels, and soil slopes for Lots 1-6 have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered in practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF November 14, 2006
KENAI PENINSULA BOROUGH
APPROVED OFFICIAL _____

LEGEND

- 2-1/2" Brass Cap (10 Movement) (found)
- 2-1/2" Brass Cap Movement (found)
- 2-1/2" Alum. Cap Movement (found)
- 2-1/2" Alum. Cap Movement (set)
- 1/2" Rebar (found)
- 5/8" Rebar (set)
- Point on LHP
- 5/8" Rebar (set)
- Existing City Pipeline
- Revised Datum - College Estates Subdivision No. 2
Post # 82-44 RPL
- Revised Datum - College Estates Subdiv. No. 1
Post # 9104-72 WPL
- Existing (road) station

CERTIFICATE OF SURVEYOR

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



KPB FILE No. 2005-285

College Estates
Kenai River Vineyards

A subdivision of Lot 4 Block 2 College Estates Subdivision No. 2
Plat No. 82-44 RPL

Located within the SE 1/4 of Section 24, 15N, 81W, 8E, Kenai Peninsula Borough, Alaska

Containing 15.660 Acres

Integrity Surveys

8155 Kenai Spur Hwy Kenai, Alaska 99511-8802
(SURVEYOR) Phone: (907) 985-8847 FAX: (907) 985-8805 PLANNERS

JOB NO.	29136	DRAWN	28 JUNE 2006	FB
SURVEYED	Sept. 05 - Apr. 06	SCALE	1" = 100'	
FIELD BY	2005-2, Pg. 41	DIST.	College Estates	

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF July, 2006 FOR James A. Wentworth and Robert L. Hudson

James A. Wentworth
James A. Wentworth
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 2/1/07

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF JULY, 2006 FOR JOHN A. GIVRA AND ALICE J. CALVIN

John A. Givra
John A. Givra
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES May 2, 2008

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF July, 2006 FOR James A. Wentworth and Charles A. Wentworth

James A. Wentworth
James A. Wentworth
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 2/1/07

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF July, 2006 FOR Thomas A. Miller and Shelia A. Miller

Thomas A. Miller
Thomas A. Miller
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 5/1/07

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF June, 2006 FOR Robert L. Hudson and Marcella A. Hudson

Robert L. Hudson
Robert L. Hudson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 2/1/07

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF July, 2006 FOR David L. Hudson and Kelly L. Hudson

David L. Hudson
David L. Hudson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 2/1/07



ENSTAR Natural Gas Company, LLC

Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

May 8, 2026

Kenai Peninsula Borough, Platting Division
144 North Binkley Street
Soldotna, Ak 99669

To whom it may concern:

ENSTAR Natural Gas Company, LLC (ENSTAR) & Alaska Pipeline Company, LLC (APC) have reviewed the preliminary plat COLLEGE ESTATES SUBDIVISION 2026 ADDITION (KPB 2026-035V) and advises:

1. ENSTAR has existing natural gas distribution pipeline facilities located within the proposed twenty feet (20 FT) wide partial Right of Way vacation of Knackstedt Street. If vacated, the facilities will be located within proposed Lots 1A & 1B.
2. APC operates two high pressure natural gas transmission pipelines located within the existing thirty feet (30 FT) wide easement along the north edge of proposed Lots 1A & 1B.

ENSTAR & APC object to this plat unless the following conditions are met:

1. Owner signs an ENSTAR Natural Gas Easement for a fifteen foot (15 FT) wide natural gas easement centered over the existing natural gas distribution pipeline within proposed Lots 1A & 1B.
2. Add a plat note stating "30' Alaska Pipeline Co. easement per KRD 75-109 is in no way altered, vacated, or otherwise changed by the vacation of Knackstedt St. ROW & associated utility easement"
3. Add a plat note stating:

"In compliance with Alaska Statute 42.30.400-42.30.490 - Alaska Underground Utility Facilities Damage Prevention Act, any Landowner/Contractor working near ENSTAR gas facilities shall contact the Alaska Digline, Inc., (907) 278-3121 or 811 for line locating a minimum of two (2) business days prior to any related excavation. Additionally, ENSTAR requires mandatory on-site inspection and standby by qualified personnel for any excavation within 10 feet of a natural gas transmission pipeline or 5 feet of a natural gas distribution pipeline. This service is free of charge."

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Brandon Echols". The signature is fluid and cursive, with the first name "Brandon" and last name "Echols" clearly visible.

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC



A Subdivision of Lot 1 College Estates Subd., KRD 75-109
Including a partial vacation of Knackstedt St. ROW & associated utility easement.
Located in the NE1/4 Section 25, T5N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough

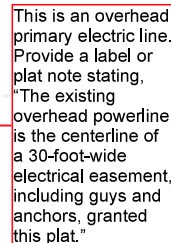
Prepared by _____
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

SCALE 1" = 100' AREA = 9.065 acres
3 April, 2026

NOTE : Topography is flat. There are no wet areas on the property.
 - indicates ROW proposed for vacation

Scott Huff 4/22/2026
Land Management Officer

KRD 2006-55
Tract A



This is an overhead primary electric line. Provide a label or plat note stating, "The existing overhead powerline is the centerline of a 30-foot-wide electrical easement, including guys and anchors, granted this plat."

HEA agrees to the vacation of the 5 foot clearing easement (which is for overhead electric lines) on the condition that a 30 foot wide easement, centered on the actual location of the overhead power line, be granted with this platting action.

E5-37