



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Monday, October 13, 2025

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

The hearing procedure for the Planning Commission public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.*

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

1. Time Extension Request - None
2. Planning Commission Resolutions - None
3. Plats Granted Administrative Approval

[KPB-7220](#)

- a. Bayview Subdivision Lighthouse Village Replat; KPB File 2024-131
- b. Black Gold Estates 2025 Replat; KPB File 2025-048
- c. Bend in the River Subdivision 2025 Replat; KPB File 2025-004
- d. Butler-Church Subdivision Galley Addition No. 3; KPB File 2024-105
- e. Clan Maxwell Estates Lyon Addition; KPB File 2024-122
- f. Dunham Subdivision Two Hands 2024 Replat; KPB File 2024-108
- g. Forest Knolls Subdivision 2025 Addition; KPB File 2025-051
- h. H&H Sister Subdivision; KPB File 2025-026
- i. Kenaitze Estates Subdivision Fall Addition No. 2; KPB File 2024-058
- j. Pearl Subdivision; KPB File 2025-015
- k. Shadura Subdivision Piccolo Addition; KPB File 2025-036
- l. Sterling Meadows Subdivision Reutov Addition; KPB File 2024-143
- m. Valhalla Heights Subdivision Conan Replat; KPB File 2025-002

Attachments:[C3. Administrative Approvals](#)

4. Plats Granted Final Approval (KPB 20.10.040)

[KPB-7221](#)

- a. Forest Hills Lookout Subdivision Boulder Heights 2025 Replat
KPB File 2025-089
- b. Lower Winding Trails Subdivision 2025 Replat; KPB File 2025-087
- c. Saddle Ridge Subdivision 2025 Replat; KPB File 2025-066
- d. Stoneburr Subdivision Daily Addition; KPB File 2025-035
- e. Terra B Subdivision 2025 Replat; KPB File 2025-103

Attachments:[C4. Final Approvals](#)

5. Plat Amendment Request - None

6. Commissioner Excused Absences - None

7. Minutes

[KPB-7222](#) September 22, 2025 Planning Commission Minutes

Attachments: [C7. 092225 PC Meeting Minutes](#)

D. OLD BUSINESS - None

E. NEW BUSINESS

1. [KPB-7223](#) Conditional Use Permit; PC Resolution 2025-23
Petitioner: Hilcorp Alaska LLC
Request: To construct a bridge within the 50' Habitat Protection District of Stariski Creek
PIN: 15917001
Happy Valley Area
Staff Person Responsible: Planner Morgan Aldridge

Attachments: [E1. CUP Hilcorp Bridge Packet](#)
[PHN_CUP Hilcorp Bridge 2025-23](#)

2. [KPB-7224](#) Utility Easement Vacation; KPB File 2025-047V1
McLane Consulting Group / Davis
Request: Vacate a 20' wide utility easement near the midpoint of the west lot line & running diagonally southeast to the southern lot line on Lot 2 Erlwein Subdivision No 3., Plat KN 81-144
Sterling Area
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E2. UEV Lot 2 Erlwein Subd No 3 Packet](#)
[PHN UEV-Erlwein Sub No. 4 Birch Forest Addn](#)

3. [KPB-7225](#) POSTPONED Building Setback Encroachment Permit
KPB 2025-147
Johnson Surveying / Jackson
Request: Permits a carport & portions of two green houses and two cabins to remain the 20' building setbacks on Tract D1, Block 1 Peaceful Acres Sub Jackson Garden Replat, Plat KN 2006-112 Kalifornsky Area
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E3. BSEP Peaceful Acres Sub Jackson's Garden Replat Tract D1 Block 1](#)
[PHN_BSEP-Peaceful Acres Jackson's Garden Replat](#)
4. [KPB-7226](#) Section Line Easement Vacation; KPB File 2025-144V
Seabright Survey & Design / Flynn, Jellicoe
Request: Vacates a 66' section line easement – 33' in T06S R14W SEC 12 and 33' in T06S R14W SEC 13, running west to west through Lot 2 of Arno Subdivision, Plat HM 2001-78
Diamond Ridge Area
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E4. SLEV Lot 2 Arno Sub Packet](#)
[PHN_SLEV-Arno Sub Lot 2](#)
5. [KPB-7227](#) Right-Of-Way Vacation; KPB File 2025-143V
Johnson Surveying / Whitcomb
Request: Vacate Corona Court & Hidden Valley Circle and associated utility easements per Stephen Subdivision, Plat KN 76-111
Nikiski Area
Staff Person Responsible: Platting Manager Vince Piagentini

Attachments: [E5. ROWV Corona Ct & Hidden Valley Cir Packet](#)
[PHN_ROWV-Stephens Sub Whitcomb 2025 Replat](#)
6. [KPB-7228](#) Street Naming Resolution 2025-01
Request: Rename a private road in the Salamatof area (ESN201) to Roots Loop
Salamatof Area
Staff Person Responsible: Addressing Officer Rhea Pace

Attachments: [E6. SN 2025-02 Roots Loop Packet](#)
[PHN_Roots Loop](#)

F. PLAT COMMITTEE REPORT

G. OTHER**H. PUBLIC COMMENT/PRESENTATION**

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

I. DIRECTOR'S COMMENTS**J. COMMISSIONER COMMENTS****K. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS****NO ACTION REQUIRED****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, October 27, 2025n the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

CONTACT INFORMATION**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, 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.

C. CONSENT AGENDA

***3. Administrative Approvals**

- a. Bayview Subdivision Lighthouse Village Replat; KPB File 2024-131
- b. Black Gold Estates 2025 Replat; KPB File 2025-048
- c. Bend in the River Subdivision 2025 Replat; KPB File 2025-004
- d. Butler-Church Subdivision Galley Addition No. 3; KPB File 2024-105
- e. Clan Maxwell Estates Lyon Addition; KPB File 2024-122
- f. Dunham Subdivision Two Hands 2024 Replat; KPB File 2024-108
- g. Forest Knolls Subdivision 2025 Addition; KPB File 2025-051
- h. H&H Sister Subdivision; KPB File 2025-026
- i. Kenaitze Estates Subdivision Fall Addition No. 2; KPB File 2024-058
- j. Pearl Subdivision; KPB File 2025-015
- k. Shadura Subdivision Piccolo Addition; KPB File 2025-036
- l. Sterling Meadows Subdivision Reutov Addition; KPB File 2024-143
- m. Valhalla Heights Subdivision Conan Replat; KPB File 2025-002



ADMINISTRATIVE APPROVAL

Subdivision: Bayview Subdivision Lighthouse Village Replat
KPB File 2024-131
Homer Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on February 24, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, September 24, 2025.

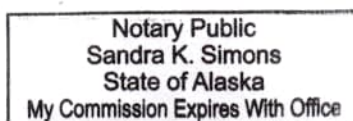
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 24th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.



ADMINISTRATIVE APPROVAL

Subdivision: Bend in the River Subdivision 2025 Replat
KPB File 2025-004
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on March 24, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, September 24, 2025.

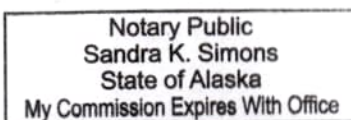
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

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Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



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ADMINISTRATIVE APPROVAL

Subdivision: Black Gold Estates 2025 Replat
KPB File 2025-048
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on April 28, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 1, 2025.

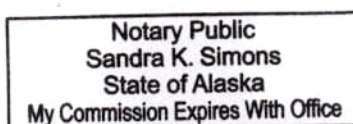
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 1st day of October 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



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ADMINISTRATIVE APPROVAL

Subdivision: Butler-Church Subdivision Galley Addition # 3
KPB File 2024-105
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on October 28, 2024. Approval for the plat is valid for two years from the date of approval.

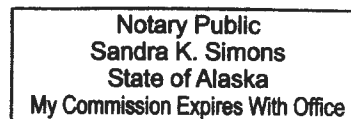
The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, September 17, 2025.

Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 17th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska



My commission expires: with office

The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.



ADMINISTRATIVE APPROVAL

Subdivision: Clan Maxwell Estates Lyon Addition
KPB File 2024-122
Seward Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on December 16, 2024. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Thursday, September 11, 2025.

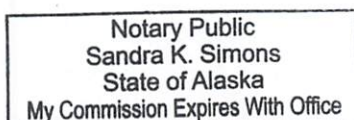
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 11th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.



ADMINISTRATIVE APPROVAL

Subdivision: Dunham Subdivision Two Hands 2024 Replat
KPB File 2024-108
Homer Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on October 28, 2024. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, September 24, 2025.

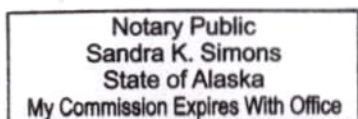
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 24th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.

My Commission Expires With Office
State of Alaska
Sandra K. Simmons
Notary Public



STATE OF ALASKA
NOTARY PUBLIC
SANDRA K. SIMMONS



ADMINISTRATIVE APPROVAL

Subdivision: Forest Knolls Subdivision 2025 Addition
KPB File 2025-051
Homer Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on April 28, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, September 24, 2025.

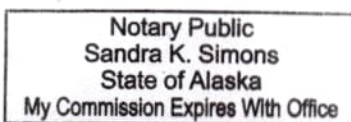
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 24th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



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ADMINISTRATIVE APPROVAL

Subdivision: H&H Sister Subdivision
KPB File 2025-026
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on April 14, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 1, 2025.

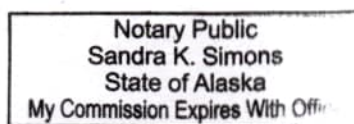
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 1st day of October 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



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ADMINISTRATIVE APPROVAL

Subdivision: Kenaitze Estates Subdivision Fall Addition No. 2
KPB File 2024-058
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on June 24, 2024. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 1, 2025.

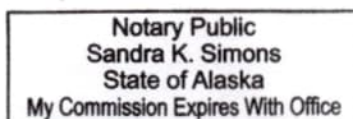
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 1st day of October 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



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ADMINISTRATIVE APPROVAL

Subdivision: Pearl Subdivision
KPB File 2025-015
Homer Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on March 24, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, September 24, 2025.

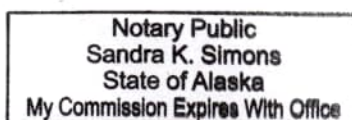
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 24th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



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ADMINISTRATIVE APPROVAL

Subdivision: Shadura Subdivision Piccolo Addition
KPB File 2025-036
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on April 14, 2025. Approval for the plat is valid for two years from the date of approval.

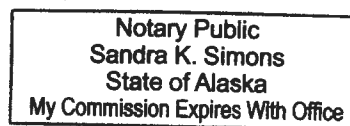
The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, September 17, 2025.

Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 17th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska



My commission expires: with office

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ADMINISTRATIVE APPROVAL

Subdivision: Sterling Meadows Subdivision Reutov Addition
KPB File 2024-143
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on January, 27, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, October 1, 2025.

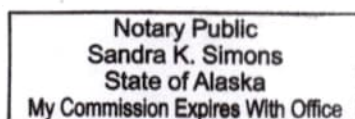
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 1st day of October 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



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ADMINISTRATIVE APPROVAL

Subdivision: Valhalla Heights Subdivision Conan Replat
KPB File 2025-022
Kenai Recording District

The Kenai Peninsula Borough Planning Commission conditionally approved the preliminary subdivision plat on March 24, 2025. Approval for the plat is valid for two years from the date of approval.

The final plat complied with conditions of preliminary approval and KPB Title 20 (Subdivisions); therefore, per KPB 20.60.220, administrative approval has been granted by the undersigned on Wednesday, September 17, 2025.

Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 17th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

Notary Public Sandra K. Simons State of Alaska My Commission Expires With Office

My commission expires: with office

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C. CONSENT AGENDA

***4. Final Approvals**

- a. Forest Hills Lookout Subdivision Boulder Heights 2025 Replat; KPB File 2025-089
- b. Lower Winding Trails Subdivision 2025 Replat; KPB File 2025-087
- c. Saddle Ridge Subdivision 2025 Replat; KPB File 2025-066
- d. Stoneburr Subdivision Daily Addition; KPB File 2025-035
- e. Terra B Subdivision 2025 Replat; KPB File 2025-103



FINAL APPROVAL OF PLAT SUBMITTED UNDER 20.10.040

Subdivision: Forest Hills Lookout Subdivision Boulder Heights 2025 Replat
KPB File 2025-089
Kenai Recording District

The Kenai Peninsula Borough Planning Department has reviewed the above referenced subdivision plat in accordance with 20.10.040 Borough Code of Ordinances. The final plat meets the conditions of the preliminary approval and complies with KPB Title 20; therefore, final approval has been granted by the undersigned on Wednesday, September 24, 2025.

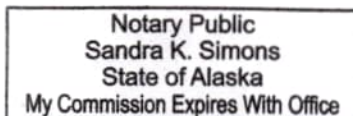
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

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Notary Public for the State of Alaska

My commission expires: with office



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FINAL APPROVAL OF PLAT SUBMITTED UNDER 20.10.040

Subdivision: Lower Winding Trails Subdivision 2025 Replat
KPB File 2025-087
Homer Recording District

The Kenai Peninsula Borough Planning Department has reviewed the above referenced subdivision plat in accordance with 20.10.040 Borough Code of Ordinances. The final plat meets the conditions of the preliminary approval and complies with KPB Title 20; therefore, final approval has been granted by the undersigned on Wednesday, September 24, 2025.

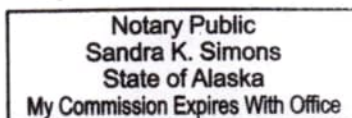
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Platting Manager

State of Alaska
Kenai Peninsula Borough

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Notary Public for the State of Alaska

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FINAL APPROVAL OF PLAT SUBMITTED UNDER 20.10.040

Subdivision: Saddle Ridge Subdivision 2025 Replat
KPB File 2025-066
Kenai Recording District

The Kenai Peninsula Borough Planning Department has reviewed the above referenced subdivision plat in accordance with 20.10.040 Borough Code of Ordinances. The final plat meets the conditions of the preliminary approval and complies with KPB Title 20; therefore, final approval has been granted by the undersigned on Thursday, September 11, 2025.

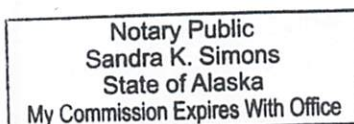
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 11th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.



FINAL APPROVAL OF PLAT SUBMITTED UNDER 20.10.040

Subdivision: Stoneburr Subdivision Daily Addition
KPB File 2025-035
Kenai Recording District

The Kenai Peninsula Borough Planning Department has reviewed the above referenced subdivision plat in accordance with 20.10.040 Borough Code of Ordinances. The final plat meets the conditions of the preliminary approval and complies with KPB Title 20; therefore, final approval has been granted by the undersigned on Thursday, September 11, 2025.

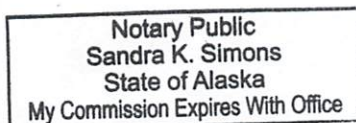
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 11th day of September 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.



FINAL APPROVAL OF PLAT SUBMITTED UNDER 20.10.040

Subdivision: Terra B Subdivision 2025 Replat
KPB File 2025-103
Kenai Recording District

The Kenai Peninsula Borough Planning Department has reviewed the above referenced subdivision plat in accordance with 20.10.040 Borough Code of Ordinances. The final plat meets the conditions of the preliminary approval and complies with KPB Title 20; therefore, final approval has been granted by the undersigned on Wednesday, October 1, 2025.

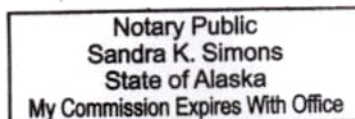
Vince Piagentini
Platting Manager

State of Alaska
Kenai Peninsula Borough

Signed and sworn (or affirmed) in my presence this 1st day of October 2025 by
Vince Piagentini.

Notary Public for the State of Alaska

My commission expires: with office



The survey firm has been advised of additional requirements, if any, to be complied with prior to recording. After the original mylar has been signed by the KPB official, it must be filed with the appropriate district recorder within ten business days by the surveyor or the Planning Department.

C. CONSENT AGENDA

***7. Minutes**

a. September 22, 2025 Planning Commission Meeting Minutes

Kenai Peninsula Borough Planning Commission

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

SEPTEMBER 22, 2025
7:30 P.M.
UNAPPROVED MINUTES

AGENDA ITEM A. **CALL TO ORDER**

Commissioner Brantley called the meeting to order at 7:30 p.m.

AGENDA ITEM B. **ROLL CALL**

Commissioners Present

Jeremy Brantley, Sterling / Funny River
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Dawson Slaughter, Southern Peninsula District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Karina England, City of Seward
Diane Fikes, City of Kenai
Paul Whitney, City of Soldotna
Franco Venuti, City of Homer

With 9 members present, a quorum was present.

Staff Present

Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Jenny Robertson, LM Administrative Assistant
Ann Shirnberg, Planning Administrative Assistant

AGENDA ITEM C. **CONSENT & REGULAR AGENDA**

***7. Minutes**

- a. September 9, 2025 Planning Commission Meeting Minutes

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record. He then asked if anyone wished to speak to any of the items on the consent agenda. Seeing and hearing no one wishing to comment, Chair Brantley brought it back to the commission for a motion.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to approve the consent and regular agendas.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
---------	--

AGENDA ITEM E. NEW BUSINESS**ITEM #1 - SECTION LINE EASEMENT VACATION**

VACATE THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE NORTH LINE OF GOVERNMENT LOTS 2 AND 3 AND THE ENTIRE 50-FOOT SECTION LINE EASEMENT ON THE WEST LINE OF GOVERNMENT LOTS 3 & 4 IN SECTION 27; AND THE ENTIRE WEST 50 FEET AND THE ENTIRE 50 FEET OF THE S1/2 SW1/4 OF SECTION 22 ALL BEING LOCATED IN T03N, R12W

KPB File No.	2025-058V
Planning Commission Meeting:	September 22, 2025
Applicant / Owner:	Alaska Mental Health Trust Authority
Surveyor:	Dave Hale / R&M Consultants Inc.
General Location:	Coho Area
Legal Description:	T 3N R 12W SEC 22 S.M.KN S1/2 SW1/4 & T 3N R 12W SEC 27 S.M. KN GOV'T LOTS 2, 3 & 4

Staff report given by Platting Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the five conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
---------	--

ITEM #2. – BUILDING SETBACK ENCROACHMENT PERMIT

PERMITS A 32.3' X 24.3' SHOP TO REMAIN ENTIRELY WITHIN THE 20' BUILDING SETBACK ON LOT 1-D, GRANTED BY OLD KASILOF SUBDIVISION ADDITION NO 1, PLAT KN 87-117

KPB File No.	2022-167
Planning Commission Meeting:	September 22, 2025
Applicant / Owner:	Gretchen & Jeffrey Druhot
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Linda Sue Court – Kalifornsky Area
Parent Parcel No.:	133-590-07
Legal Description:	T 3N R 11W SEC 6 Seward Meridian KN 0870117 OLD KASILOF SUB ADDN NO 1 LOT 1-D
Assessing Use:	Residential Dwelling
Zoning:	Unrestricted
PC Resolution	2025-22

Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini noted there was a public comment that was submitted before the deadline that did not make it into the desk packet. The comment was from Stacey Clark, a neighboring landowner (51855 Linda Sue Court, Kasilof AK 99610). The comment read as follows:

"Dear Planning Commission Members,

I am writing to express my concerns about the encroachment permit application submitted by my neighbor, Gretchen and Jeffrey Druhot, regarding the property located at 51891 Linda Sue Ct, Kasilof Ak 99610.

It has come to my attention that when Gretchen and her husband first acquired the property, they were actively removing items from it. During this time, my husband bought a boat in a truck from the previous

owner and was there taking it off when they informed my husband that they were aware the garage building was encroaching on the property line. They mentioned that obtaining a permit from the borough to remedy the situation would not be a problem. At that moment, we were completely unaware of the encroachment or that it was even possible to apply for a permit to resolve such issues.

As a real estate agent, Gretchen Druhot, should be well-acquainted with the law and the necessity of performing due diligence. Granting her a permit to move the encroachment without any financial responsibility seems unfair and could set a concerning precedent for our community.

I respectfully urge the Commission to reconsider this application and require that any necessary modifications be financed by the property owner, as is customary. It is crucial for the integrity of property boundaries and adherence to established regulations that all residents follow the set processes.

Thank you for considering my position on this matter. I appreciate your attention to this issue and look forward to your response."

Chair Brantley opened the item for public comment.

Gretchen Druhot; 64760 Leandra Road, Unit A, Homer AK 99603: Ms. Druhot is the landowner and made herself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Whitney moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2025-22 granting a building setback encroachment permit to Lot 1-D, Old Kasilof Subdivision Addition No. 1, Plat KN 0820060, citing findings 3, 4 & 9 in support of standard one, findings 3, 4, 10 & 11 in support of standard two and findings 3, 4, 8-11 in support of standard three.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
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ITEM #3 - UTILITY EASEMENT ALTERATION

VACATE AN APPROXIMATE 3,550 SQUARE FOOT PORTION OF THE TWO 10' UTILITY EASEMENTS GRANTED ON LOTS 2, 3, 4, 8 & 9, BLOCK 6 PER PLAT HM 56-2936, EXCLUDING THE WEST 20' OF SAID EASEMENT AS CARRIED FORWARD ON LOT 2A, BLOCK 6, IN FAIRVIEW SUBDIVISION FLYUM ADDITION, PLAT HM 2005-61

KPB File No.	2025-127V
Planning Committee Meeting:	September 22, 2025
Applicant / Owner:	Raymond Property Management, Inc. of Homer, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Between Cityview Avenue & W Danview Avenue west of Hohe Street City Homer
PC Resolution:	2025-21

Staff report given by Platting Vince Piagentini.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

Commissioner Venuti informed the commission that he had voted on this item in his capacity as a planning commissioner for the City of Homer and requested to be recused. Chair Brantley granted his request.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2025-21 approving the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the two conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 8	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney
Recused - 1	Venuti

ITEM #4 - UTILITY EASEMENT ALTERATION

VACATES A 10' BY 20' PORTION OF THE 10' BY 30' ANCHOR EASEMENT LOCATED ON LOT 8 & ALL INTERIOR ANCHOR EASEMENTS ADJACENT TO THE LOT LINES WITHIN LOTS 7 - 9 BLOCK 4, AS SHOWN BY THE DETAIL ON PAGE 2, PLAT HIGHLAND BLUFF SUBDIVISION, KN 80-38

KPB File No.	2025-120V
Planning Committee Meeting:	September 22, 2025
Applicant / Owner:	Janell & Kenneth David Quint
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Pavlof Drive off Cohoe Loop Road – Cohoe Area

Staff report given by Platting Vince Piagentini.

Chair Brantley opened the item for public comment.

Jason Young, Edge Survey & Design; P.O. Box 208, Kasilof AK 99610: Mr. Young was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.65, adopting and incorporating by reference the staff report, staff recommendations and subject to the two conditions as set forth in the staff report.

Hearing no objection or further discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE:

Yes - 9	Brantley, England, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
---------	--

AGENDA ITEM H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA

Chair Brantley asked if there was anyone who wished to comment on anything that was not on the agenda. There was no one who wished to comment.

AGENDA ITEM K. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 8:03 P.M.

Ann E. Shirnberg
Administrative Assistant

E. NEW BUSINESS

1. Conditional Use Permit; PC Resolution 2025-23

Petitioner: Hilcorp Alaska LLC

**Request: To construct a bridge within the 50' Habitat Protection
District of Stariski Creek**

PIN: 15917001

Happy Valley Area

Staff Person Responsible: Planner Morgan Aldridge

Multi-Agency Permit Application

Kenai Peninsula Borough

River Center

514 Funny River Road
Soldotna, Alaska 99669
KenaiRivCenter@kpb.us

Phone: (907) 714-2460
Fax: (907) 260-5992

Fees Received: \$ _____

☐ Cash

☐ Check # _____

CREDIT CARDS NOT ACCEPTED
FOR APPLN FEES

PROPERTY OWNER:

Name: Applicant: Hilcorp Alaska, LLC
Mailing: 3800 Centerpoint Drive, Suite 1400
Anchorage, AK 99524
Phone: 907-564-4665
Email: stetson.sannes@hilcorp.com

AGENT: (if applicable)

Name: _____
Mailing: _____
Phone: _____
Email: _____

PROJECT LOCATION:

KPB Parcel ID: 15917001
Physical Address: T 3S R 14W SEC 24 SEWARD MERIDIAN
Subdivision: _____
Lot: _____ Block: _____ Addition/No.: _____

WATERBODY INFORMATION:

Waterbody: Unnamed Stariski Creek Tributary
River Mile: _____
Riverbank: ☐ Left ☐ Right (looking downstream)

PERMIT FEES:

☐ \$50 - Staff Permit

OR

☐ \$300 - Conditional Use or Floodway Analysis

PROJECT:

☒ New Project

OR

☐ Extension/Amendment to **RC#** _____

Please select all activities that apply to your project:

- | | | |
|--|--|---|
| ☐ Bank Stabilization | ☐ Fish & Wildlife Management | ☒ Road Construction |
| ☐ Boat Launch | ☐ Floating Dock | ☐ Structure (Accessory) |
| ☒ Bridge | ☐ Fuel Storage Green Infrastructure | ☐ Structure (Residential) |
| ☐ Coir Logs | ☐ In-Stream Structures (Weir) | ☐ Spruce Tree Revetment |
| ☐ Culvert | ☒ Oil & Gas | ☐ Stream Crossing |
| ☐ ELP Structures | ☐ On-Site Utilities | ☐ Utility Line/Easement |
| ☐ Equipment Stream Crossing | ☐ Prior-Existing Structure | ☐ Veg Mat |
| ☐ Excavation, Dredging, and/or Fill | ☐ Revegetation | ☐ Vegetation Removal |
| ☐ Fence Installation | ☐ Root Wads | ☐ Water Withdrawal |
| | | ☐ Other: _____ |

PROJECT DESCRIPTION: *Provide a detailed description of your project, attach additional pages if necessary.*

See attached project description.

COST-SHARE: Is this project funded by the ADFG-USFWS Cost-Share Program? ☐ Yes ☒ No

KPB TAX CREDIT PROGRAM: KPB provides a tax credit as partial reimbursement for new habitat protection and restoration projects within 150 feet of anadromous streams. If you would like to pre-qualify for this credit, please provide your estimated project cost(s) below. Do not include grants or other funding assistance:

Elevated Light-Penetrating Structures \$ _____ Other Activities \$ _____
Habitat Restoration & Protection \$ _____ Green Infrastructure \$ _____

PROJECT QUESTIONS:

1. Start date: ~Oct/Nov 2025 End date: _____ Estimated Days of Construction: 90 days
2. Is any portion of the work already complete? If yes, please describe: _____ ☐ Yes ☒ No
3. Is your project located on land or waters of an Alaska State Park? ☐ Yes ☒ No

If yes, you must fill out an Alaska State Parks application at: dnr.alaska.gov/parks/permit

Ordinary High Water (OHW) and Mean High Water (MHW):

4. Is the project located within 50 feet of OHW or MHW a waterbody? ☒ Yes ☐ No
5. Does any portion of the project extend below the OHW or MHW of the waterbody? ☐ Yes ☒ No
6. Does any portion of the project cantilever or extend over the MHW of the waterbody? ☒ Yes ☐ No
7. Will anything be placed below OHW or MHW of the waterbody? ☐ Yes ☒ No

Regulatory Floodplains:

8. Is the property where the project is taking place near or within a regulatory floodplain? ☐ Yes ☒ No
- a. Is this project within or adjacent to a regulatory floodway? ☐ Yes ☒ No
- b. Is this project within or adjacent to a coastal high hazard zone? ☐ Yes ☒ No
- c. For new buildings and/or additions, list all project costs (labor, materials, etc.): \$ N/A

Excavation, Dredging, and Fill:

9. Will material be excavated or dredged from the site? ☒ Yes ☐ No
- a. Type of material(s): Unclassified excavation (root mat & silt)
- b. Area to be dredged below OHW or MHW:
Length: 0 (ft) Width: 0 (ft) Depth: 0 (ft) Total Cubic Yards: 0
- c. Area to be excavated above OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: 115
- d. Location materials will be deposited: _____
10. Will any material (including soils, debris, and/or overburden) be used as fill? ☒ Yes ☐ No
- a. Type of material(s): Gravel
- b. Is this fill permanent or temporary? ☒ Permanent ☐ Temporary
- c. Area to be filled above OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: 693
- d. Area to be filled below OHW or MHW:
Length: 0 (ft) Width: 0 (ft) Depth: 0 (ft) Total Cubic Yards: 0

Motorized Equipment:

11. Will you be using motorized equipment for this project? If yes, please list all equipment: ☒ Yes ☐ No
Excavators, bulldozer, compactor, dump trucks, crane, ect. TBD
- a. Will you be crossing a stream or waterbody? ☒ Yes ☐ No
- b. How long will equipment be used below OHW or MHW? 15 min (just to cross)

SIGNATURE & CERTIFICATION:

This application is hereby made requesting permit(s) to authorize the work described in this application form. I certify the information in this application is complete and accurate to the best of my knowledge and that my site plans or drawings are attached. If applying for a tax credit, I certify that I have not begun construction of the project and that the project will be constructed to the standards in KPB 5.12 Real Property and Personal Property Taxes, KPB 5.14 Habitat Protection Tax Credit, and other applicable federal, state, and local regulations.

Owner Signature (required)

9/9/2025
Date

Agent Signature (if applicable)

Date

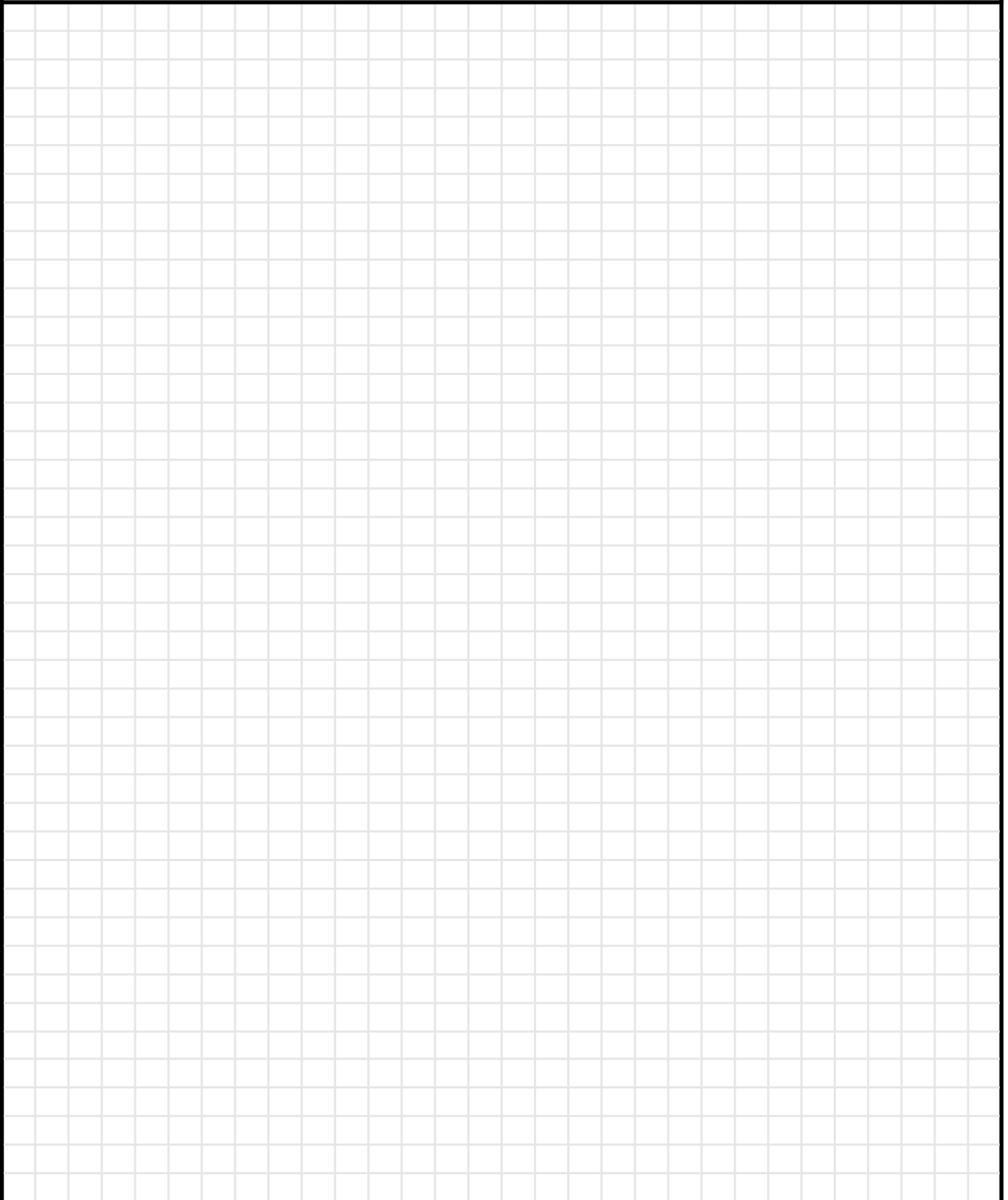
Project Drawings: Top View

Drawings do not have to be to scale, but **must** show the following:

- Property boundaries
- Floodplain zone(s)
- OHW or MHW line
- Dimensions for all structures
- 50-foot Habitat Protection District
- Length, width, height



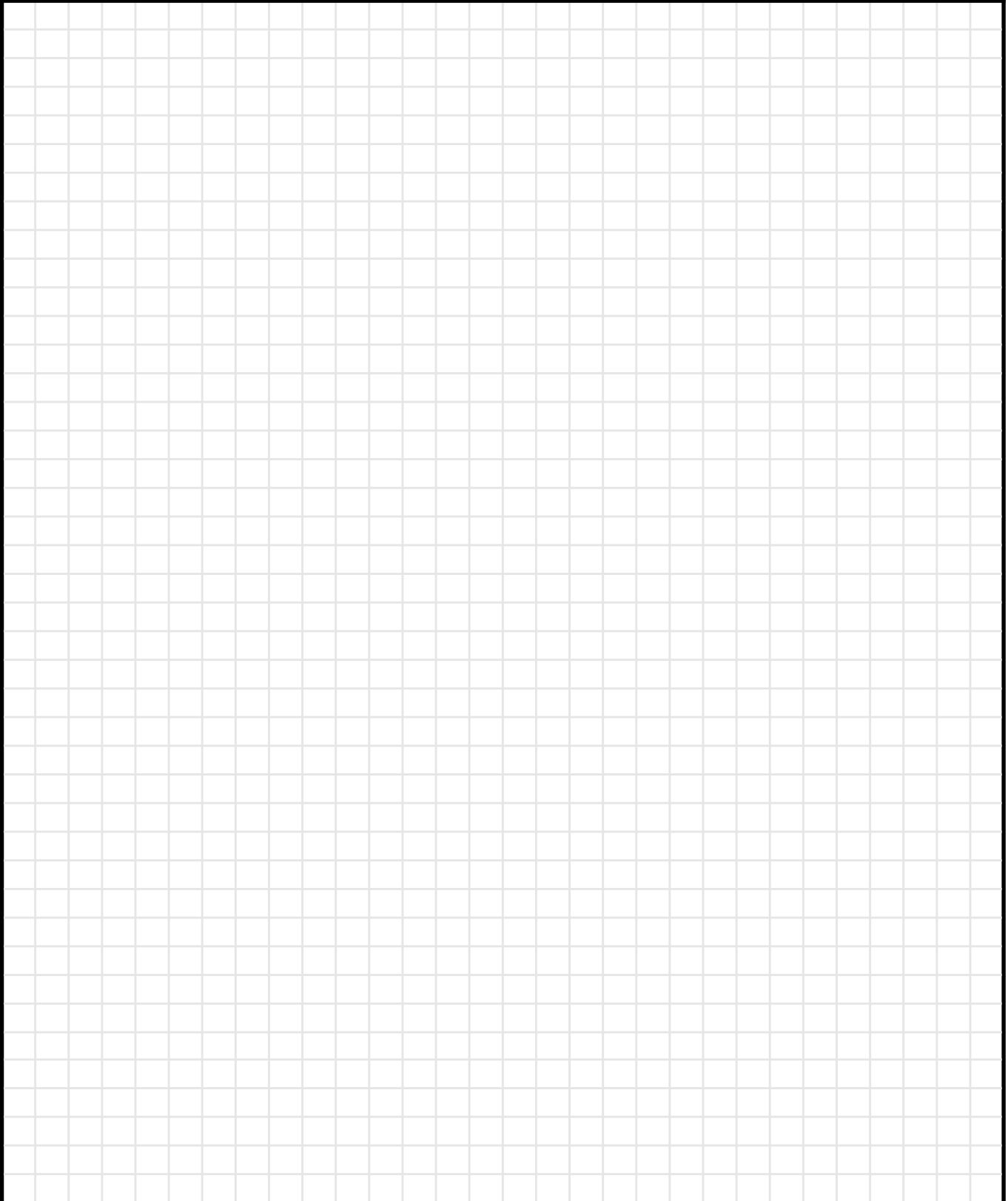
North



Project Drawings: Side View

Drawings do not have to be to scale, but **must** show the following:

- Property boundaries
- Floodplain zone(s)
- OHW or MHW line
- Dimensions for all structures
- 50-foot Habitat Protection District
- Length, width, height



Hilcorp Happy Valley Middle Road and Pad Project

Multi-Agency Permit Project Question Supplement

Subject: Stariski Creek Bridge Crossing

Excavation, Dredging, and Fill:

9. Will materials be excavated or dredged from the site? Yes

- a. **Type of materials(s):** Unclassified excavation, which will mostly consist of root mat, grubbing debris, and silt with organics.
- b. **Area to be dredged below OHW or MHW:** There will be no excavation (0 CY) below OHW or MHW.
- c. **Area to be excavated above OHW or MHW:** There will be excavation above or outside OHW or MHW. All excavation will occur in uplands a minimum of 4 feet back from the top of Stariski Creek bank, which is the approximate limits of OHW or MHW. On the north bank, the mean excavation width is 36.4 feet, the mean length is 41.0 feet to the 50-foot setback from the top of the bank, and the mean excavation depth is 0.75 feet. Total north bank excavation volume is 42 CY within the 50-foot setback. On the south bank, the mean excavation width is 48.1 feet, the mean length is 54.6 feet to the 50-foot setback from the top of the bank, and the mean excavation depth is 0.75 feet. Total south bank excavation volume is 73 CY within the 50-foot setback. Total excavation on both bank areas within the 50-foot setback to OHW is 115 CY.
 - o Mean excavation length of the south bank area exceeds 50 feet due to a skew in the road alignment versus the limits of the south top of the bank.

10. Will any material (including soils, debris, and/or overburden be used as fill? Yes

- a. **Type of materials(s):** Geotextile, gravel borrow fill, and steel components of the bridge, including piling and abutment wingwalls.
- b. **Is the fill permanent or temporary?** Permanent
- c. **Area to be filled above OHM or MHW:** There will be fill above or outside OHW or MHW. All fill will be placed in uplands a minimum of 4 feet back from the top of Stariski Creek bank, which is the approximate limits of OHW or MHW. On the north bank, the mean fill width is 36.4 feet, the mean length is 41.0 feet to the 50-foot setback from the top of the bank, and the mean fill depth is 3.9 feet. Total north bank gravel fill volume is 216 CY within the 50-foot setback. On the south bank, the mean fill width is 48.1 feet, the mean length is 54.6 feet to the 50-foot setback from the top of the bank, and the mean fill depth is 4.9 feet. Total south bank gravel fill

PROJECT DESCRIPTION

Happy Valley Middle Pad and Road Project



**Hilcorp Alaska, LLC
3800 Centerpoint Drive, Suite 1400
Anchorage, AK 99503**

September 2025

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Appendices

Appendix A

Figures

1.0 APPLICANT

Hilcorp Alaska, LLC
3800 Centerpoint Drive, Suite 1400
Anchorage, AK 99503

Point of Contact: Stetson Sannes
Direct: (907) 564-4665
E-mail: stetson.sannes@hilcorp.com

2.0 PROJECT OVERVIEW

Hilcorp Alaska, LLC (Hilcorp) is proposing to construct a new gravel pad and road on state and privately-owned land approximately 50 air miles southwest of Anchorage, Alaska, within the Kenai Borough. This project is called the Happy Valley Middle Pad and Road. It will include a new 300 x 400-foot gravel pad and an approximately 26-foot x 3-mile-long access drive connecting to an existing logging road. This project will support natural gas development happening in the area.

An estimated 0.41 acres of wetlands will be impacted as a result of this project. The project has been designed to minimize wetland impacts as much as possible, with the majority of the infrastructure occurring in non-jurisdictional uplands. See Appendix A for more details.

Construction activities are anticipated to start in October 2025 and conclude by February 2025. These dates are dependent upon receipt of all applicable permits and no other major weather or project delays.

3.0 PROJECT LOCATION

Location data is provided in the following table:

Table 1: Project Location Information

Project Name	Latitude	Longitude	MTRS	USGS Quadrangle
Middle Happy Valley Road and Pad	59.931083	-151.569317	T3S R14W Sec 24 T3S R13W Sec 18 T3S R14W Sec 13 T3S R13W Sec 7 Seward Meridian	Seldovia D-5

4.0 PROJECT PURPOSE AND NEED

The purpose of the Middle Happy Valley Pad and Road is to support natural gas development in the area.

5.0 DEVELOPMENT SCHEDULE

The proposed schedule developed by Hilcorp is dependent on obtaining necessary permit authorizations, weather, and associated factors of gravel mining, movement, and placement. Vegetation clearing and grubbing activities will occur in Fall 2025 to ensure work occurs outside of the bird nesting window, per US Fish and Wildlife recommendations. Gravel will be obtained from a currently permitted material site; Hilcorp is not proposing to open a new mine site for this activity. Gravel will be transported to the project area via existing gravel road infrastructure. The gravel is proposed to be placed starting October 2025.

In summary, the development schedule is as follows:

- October 2025: Obtain permit authorizations
- November 2025: Begin clearing and grubbing of project area
- December 2025: Gravel haul, placement, and installation of road and pad
- February 2025: Complete proposed project

6.0 PROJECT COMPONENTS

The Middle Happy Valley Pad and Road will be constructed to reduce the fill footprint to the minimum necessary to accomplish the purpose and need. The Middle Happy Valley Pad and Road will require the fill of 0.41 acres of wetlands. The ~3-mile road will impact 0.38 acres of wetlands requiring 1,326 cubic yards of material fill. The 300-foot X 400-foot pad will impact 0.03 acres of wetlands requiring 178 cubic yards of material fill. A bridge will be built to avoid any impacts to Stariski Creek. There will be a 24-inch X 38-foot culvert placed on uplands in the roadway. The location and design of the Happy Valley Middle Pad and Road is shown in Appendix A: Figures.

Pre-construction vegetation clearing is required to provide room for project construction equipment. Typical equipment will be used but may include chainsaws, excavators, and dozers to pull stumps, stack trees, and move organic overburden material. All vegetation clearing activities will fall within the area of disturbance outlined in Figure 1 below.

6.1 MATERIAL SITE

The material required for project construction is currently available; therefore, the project will not involve the development of a new material source. The gravel fill required for construction of the Middle Happy Valley Pad and Road will be obtained from an already permitted source. Excavated overburden material will be stored on site adjacent to the pad in non-jurisdictional uplands.

7.0 CONTINGENCY PLANS

Hilcorp has a Spill Prevention, Control and Counter-measure Plan (SPCC). The SPCC plan complies with federal EPA regulations set forth in 40 Code of Federal Regulations (CFR) Part 112. This plan

documents Hilcorp's abilities and procedures to prevent oil and hazardous materials spills. It also documents response actions in the event of a spill of oil and/or hazardous materials.

8.0 WILDLIFE ACCESS

The Happy Valley Middle Pad and Road will not result in any barriers to wildlife access or movement other than the physical presence of the Middle Happy Valley Pad and Road gravel and overburden pile. A desktop analysis for endangered species was performed; no species are believed to be present in the project area.

9.0 AIR EMISSIONS

Air emissions from the equipment used for the construction of the Happy Valley Middle Pad and Road are characterized as non-point mobile sources. No specific construction or operating air permits are required from the Alaska Department of Environmental Conservation. The equipment slated for use for the Happy Valley Pad Middle and Road includes bulldozers, loaders, gravel haul trucks, light duty vehicles, a compactor, and other similar emission sources. These emission sources are standard equipment that has been used on numerous other construction projects in the past.

10.0 ARCHAEOLOGICAL AND CULTURAL RESOURCES

An archaeological and cultural resource survey of the project area has been completed. It is believed that no historic properties would be affected. The State office of History and Archaeology will be notified immediately if prehistoric, historic, cultural, traditional, paleontological, or archaeological sites or objects are discovered. Project work in that specific area would be suspended and buffered pending receipt of guidance from the applicable agencies and entities.

11.0 ADDITIONAL ENVIRONMENTAL INFORMATION

The wetlands habitats in the project area have been verified by a field delineation as palustrine emergent wetlands that are ubiquitous to wetland habitats of the area. These wetlands are separated from Stariski Creek by uplands and lack a continuous indistinguishable surface connection. Impacts to Stariski Creek will be avoided by building a bridge above the ordinary highwater mark. Non-jurisdictional uplands are present as well. The project is not located in designated critical habitat. A field delineation report has been completed and can be found in report.

Table 3, below, shows all anticipated approvals required to construct the Happy Valley Middle and Road.

Table 3. Key Permits, Approvals, and Other Potential Requirements for Project

Agency	Permits, Approvals, and Other Requirements
Federal Agencies	
United States Army Corps of Engineers	- Nationwide Permit 14 – Linear Transportation for Access Road (Road) - Nationwide Permit 18 – Minor Discharges (Pad)
State Agencies	
Alaska Department of Natural Resources	Cultural Resource Coordination/Consultation with State Office of History and Archaeology
Alaska Department of Natural Resources Division of Oil and Gas	Unit Plan of Operations

12.0 APPLICANT MITIGATION STATEMENT

12.1 AVOIDANCE

Complete wetlands avoidance is not practicable. Hilcorp proposes to include the following practicable avoidance measures:

- The project footprint and design were created to reduce the impacts and minimize fill requirements in area wetlands, including the placement of most project infrastructure in non-jurisdictional uplands.
- Vegetation clearing activities will occur outside of the USFWS recommended timeframe to accommodate any bird nesting activities.
- Project limits will be delineated with silt fencing or similar material to avoid impacts outside the proposed pad area.
- Building a bridge will avoid impacts to Stariski Creek.

12.2 MINIMIZATION

Hilcorp will incorporate the following minimization measures into project design and construction to reduce overall impacts on Waters of the United States:

- The pad and road will be constructed with a minimum 2V:1H side slopes to minimize fill area and impacts to wetlands.
- Regular surface watering will occur during operation to minimize fugitive dust deposition to the area.
- The pad will be built with a perimeter containment berm to prevent runoff impacts outside the proposed pad area.
- Existing gravel sources will be used for project infrastructure.

12.3 COMPENSATORY MITIGATION

Hilcorp evaluated the proposed Happy Valley Middle Pad and Road project using the USACE Alaska District's Compensatory Mitigation Considerations "Thought Process" document dated January 22, 2025, which provides practical guidance in satisfying the regulations provided in the Alaska District's internal guidance regarding the need for compensatory mitigation. In the "Thought Process," the Alaska District identifies four instances where compensatory mitigation may be required:

1. Direct and indirect impacts to wetlands or other waters known to support species listed under the Endangered Species Act or are within critical habitat designated under the Endangered Species Act, wetlands or other waters within Important Bird Areas (Audubon Alaska 2024), wetlands or other waters within or adjacent to National Wild and Scenic River segments, wetland types identified in Wetlands of Conservation Concern in Alaska according to Wetlands across Alaska: Statewide wetland map and Assessment of rare wetland ecosystems (Flagstad et al. 2018), and wetlands or other waters with exceptionally high performance of functions or services. Exceptionally high performing wetlands or other waters are those that receive high ratings or scores for at least two grouped functions or several individual functions as indicated by a regionally appropriate functions assessment method.
2. Direct and indirect impacts to tidal waters or tidally influenced waters that are special aquatic sites or are adjacent to special aquatic sites. Tidally influenced waters are subject to the ebb and flow of the tides though they are positioned above the mean high-water mark of tidal waters. Special aquatic sites are defined as sanctuaries and refuges, wetlands, mudflats, vegetated shallows, coral reefs, and riffle and pool complexes (see 40 CFR §230.40 through §230.45).
3. Direct and permanent impacts to waters including wetlands that fish are known to inhabit or are likely to inhabit at least periodically.
4. Direct and permanent impacts to >1/10 of an acre of wetlands and/or other waters or >3/100 of an acre of stream where the encompassing watershed or other appropriately sized review area is significantly degraded or under imminent threat of becoming significantly degraded.

Significant degradation may be indicated by one or more of the following factors (note that there may be other indicators not listed here):

- Waters within the encompassing area are listed as impaired (Category 4 or 5) by the Alaska Department of Environmental Conservation under CWA Section 303(d).
- Cover of impervious and nearly impervious surfaces such as paved and gravel roads, building foundations, laydown areas, etc. is >5 percent (NOAA 2022, Schueler et al. 2009, Ourso and Frenzel 2003, Booth and Jackson 1997, Kim et al. 2016, Kaplan and Ayers 2000).

- Extensive mining, logging, farming, or other resource extraction that has not been significantly mitigated via reclamation or watershed restoration.

Hilcorp performed the “Thought Process” using the maximum estimated footprint for all project features. Hilcorp’s response to each of the above four items are shown below:

1. The project is not located in wetlands known to support species listed under the Endangered Species Act or are within wetlands or other waters within Important Bird Areas (Audubon Alaska 2024), wetlands or other waters within or adjacent to National Wild and Scenic River segments, wetland types identified in Wetlands of Conservation Concern in Alaska according to Wetlands across Alaska: Statewide wetland map and Assessment of rare wetland ecosystems (Flagstad et al. 2018), and wetlands or other waters with exceptionally high performance of functions or services. rare, difficult to replace, or threatened wetlands or areas of designated Critical Habitat.
2. The project does not impact tidal waters or tidally influenced waters and occurs in 0.142-acres of wetlands fill that are ubiquitous in the area.
3. There will be a bridge built over Stariski Creek to avoid any impact on fish bearing waters. There does not appear to be any surface water connection from impacted wetlands to Stariski Creek.
4. New permanent impacts to the watershed are expected to be 0.41 acres. The overall watershed is not appear to be significantly degraded or under threat of becoming significantly degraded as the cover of impervious surfaces is less than 5%.

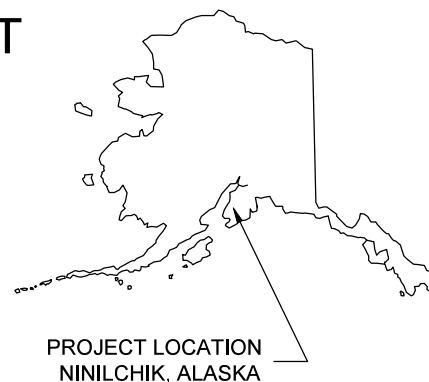
Based on the Thought Process above, Hilcorp is not proposing any compensatory mitigation for the project. If the USACE determines compensatory mitigation is necessary, Hilcorp will work with the Corp to determine appropriate mitigation.

Appendix A: Figures

HILCORP ALASKA, LLC HAPPY VALLEY MIDDLE NATURAL GAS EXPLORATION PROJECT

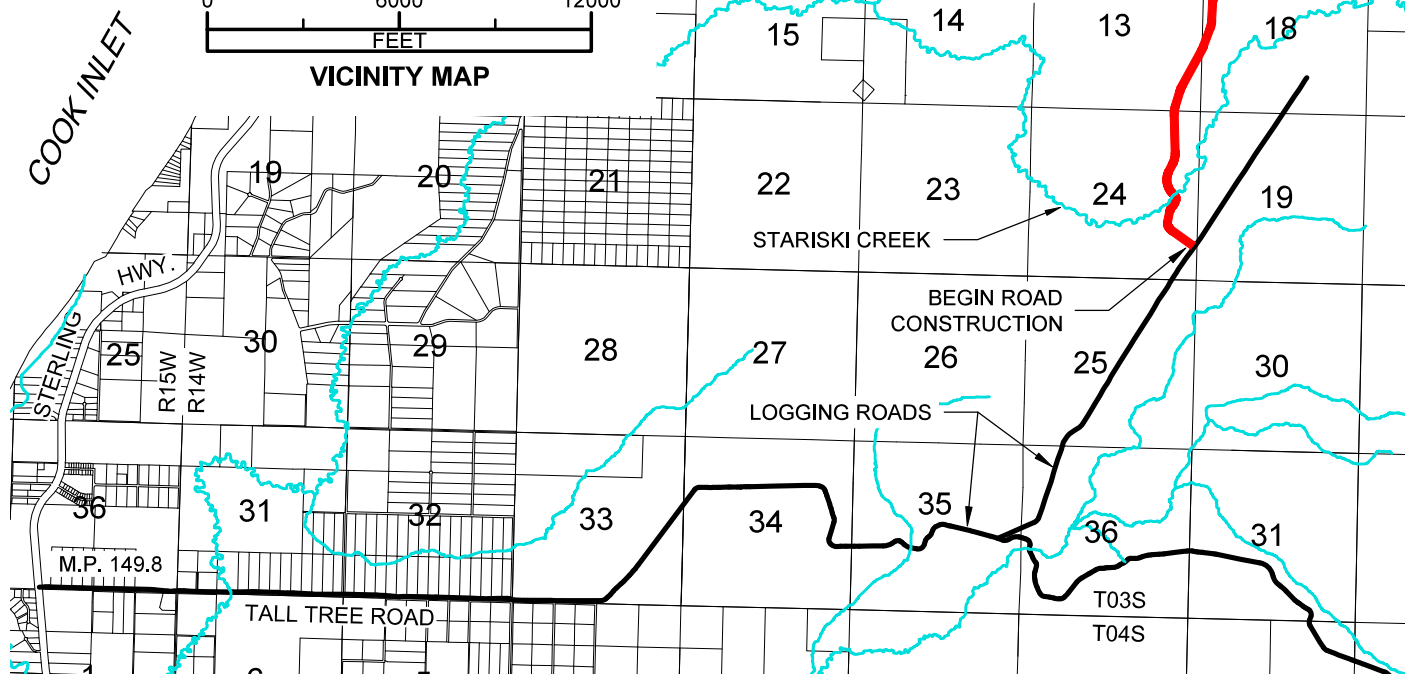
INDEX OF SHEETS

SHEET #	DESCRIPTION
1	COVER & VICINITY MAP
2	PROJECT LOCATION MAP
3 - 6	DETAILS & TYPICAL SECTIONS
7	STARISKI CREEK BRIDGE CROSSING PLAN VIEW
8	ACCESS ROAD WETLAND CROSSING 90+10 - 95+76 PLAN VIEW
9	EXPLORATION PAD WETLAND
10	BRIDGE DETAIL PLAN VIEW
11	FILL AREA & VOLUME SUMMARY



SCALE
0 6000 12000
FEET

VICINITY MAP



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LOCATION

SEC 24 T3S R14W, SEC 13 T3S R14W,
SEC 18 T3S R13W, SEC 7 T3S R13W

PROJECT

HAPPY VALLEY MIDDLE
NATURAL GAS EXPLORATION PROJECT

APPLICANTS

HILCORP ALASKA

3800 CENTERPOINT DRIVE, STE. 100, ANCHORAGE, AK 99503



REVISION: -

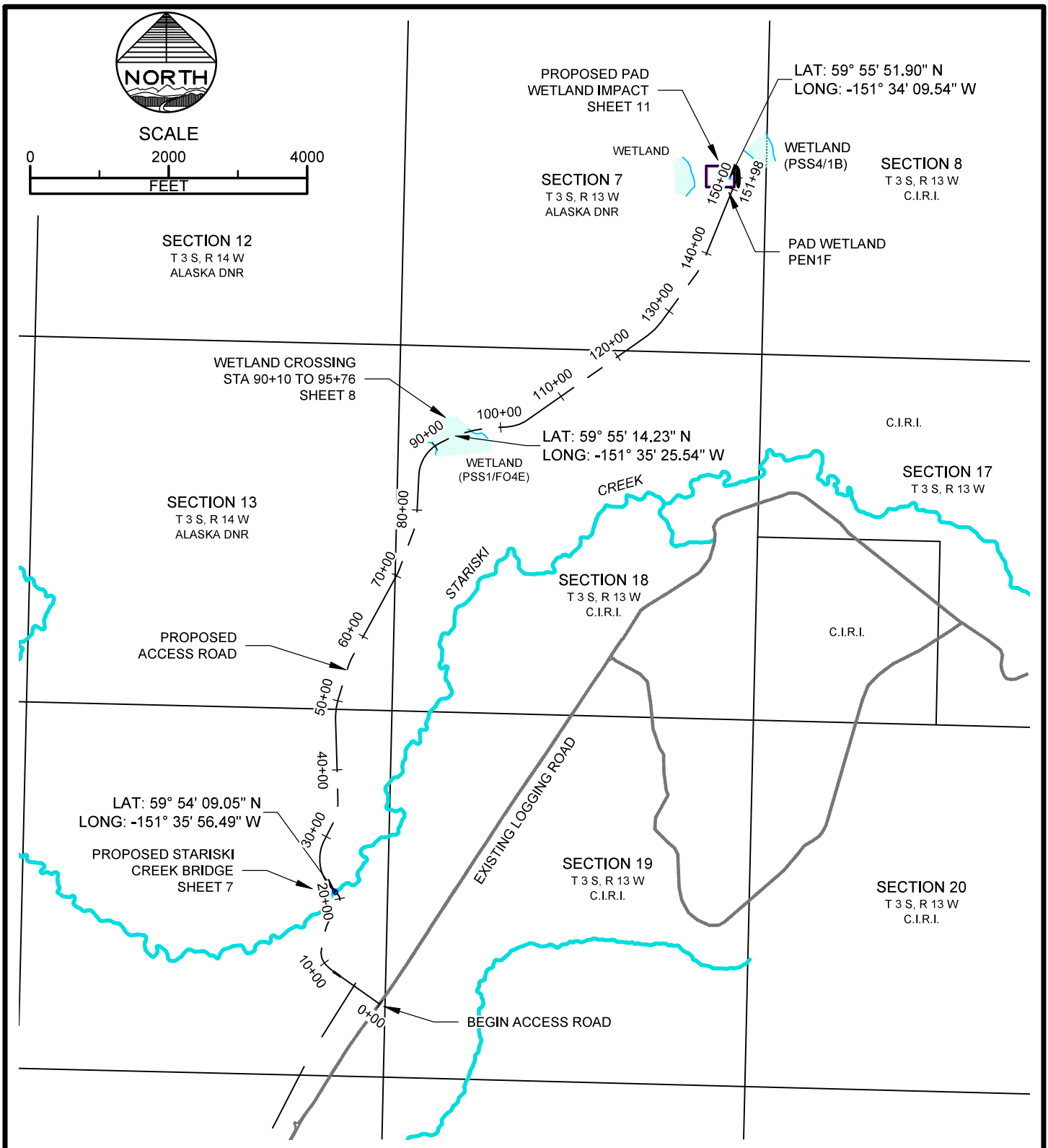
DATE: 8/8/2025

DRAWN BY: BGB/CRM

SCALE: 1" = 6000'

PROJECT NO. 257005

SHEET
1 OF 11



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PROJECT

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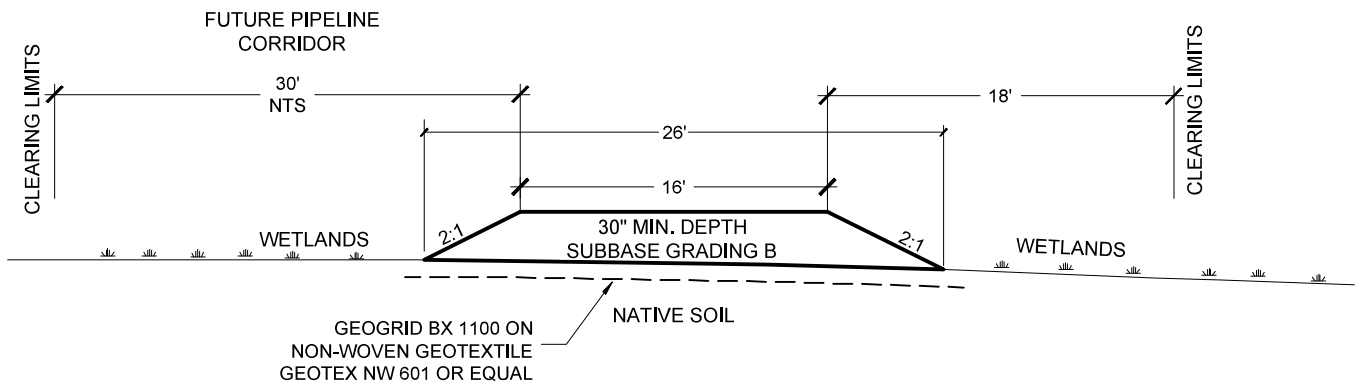
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SCALE: 1" = 6000'

PROJECT NO. 257005

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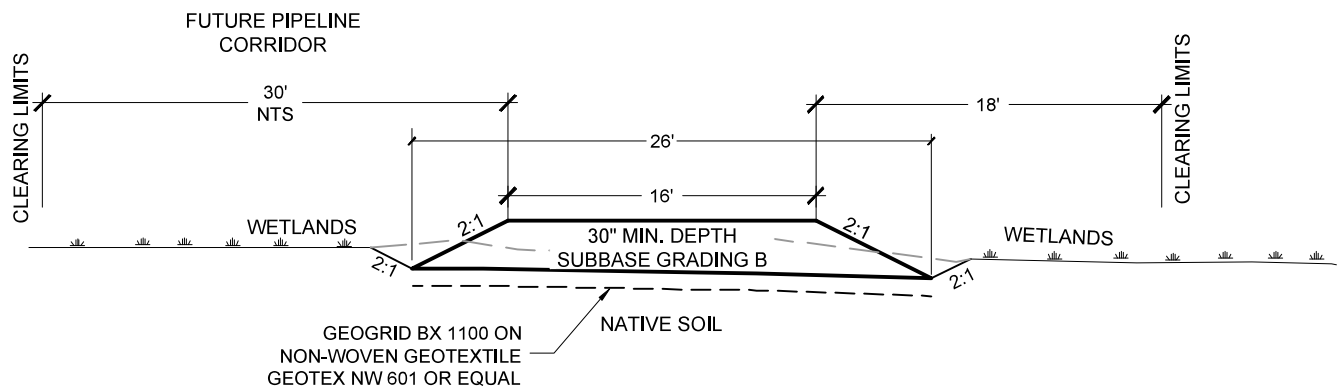
2 OF 11



- NOTES:
1. GRAVEL FILL SHALL BE PLACED IN NO GREATER THAN 12" LIFTS AND COMPACTED TO 95% OF MAXIMUM DENSITY, AS DETERMINED BY AASHTO T 180, METHOD D.
 2. GRAVEL FILL SHALL BE UNDERLAIN WITH NON-WOVEN GEOTEXTILE, GEOTEX NW 601 OR EQUAL OVER BX 1100 OR EQUAL.
 3. IN WETLAND AREAS CONTRACTOR MAY NOT PLACE FILL, REMOVE NATIVE MATERIAL, OR RUN EQUIPMENT OUTSIDE DESIGNATED CONSTRUCTION ZONE AS MARKED IN FIELD BY THE ENGINEER.

A 16' WIDE ROAD SECTION - WETLANDS - FILL SECTION

SCALE: 1" = 10'



- NOTES:
1. GRAVEL FILL SHALL BE PLACED IN NO GREATER THAN 12" LIFTS AND COMPACTED TO 95% OF MAXIMUM DENSITY, AS DETERMINED BY AASHTO T 180, METHOD D.
 2. GRAVEL FILL SHALL BE UNDERLAIN WITH NON-WOVEN GEOTEXTILE, GEOTEX NW 601 OR EQUAL OVER BX 1100 OR EQUAL.
 3. IN WETLAND AREAS CONTRACTOR MAY NOT PLACE FILL, REMOVE NATIVE MATERIAL, OR RUN EQUIPMENT OUTSIDE DESIGNATED CONSTRUCTION ZONE AS MARKED IN FIELD BY THE ENGINEER.

B 16' WIDE ROAD SECTION - WETLANDS - CUT SECTION

SCALE: 1" = 10'



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PROJECT

HAPPY VALLEY MIDDLE
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APPLICANTS

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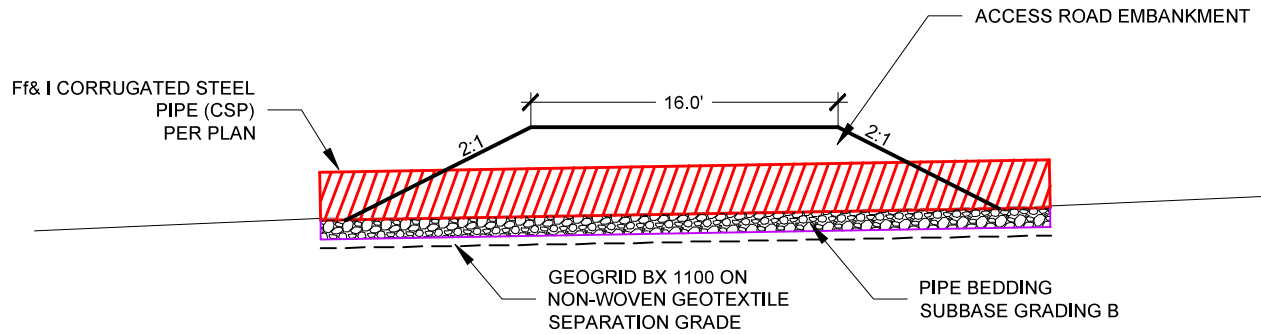
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PROJECT NO. 257005

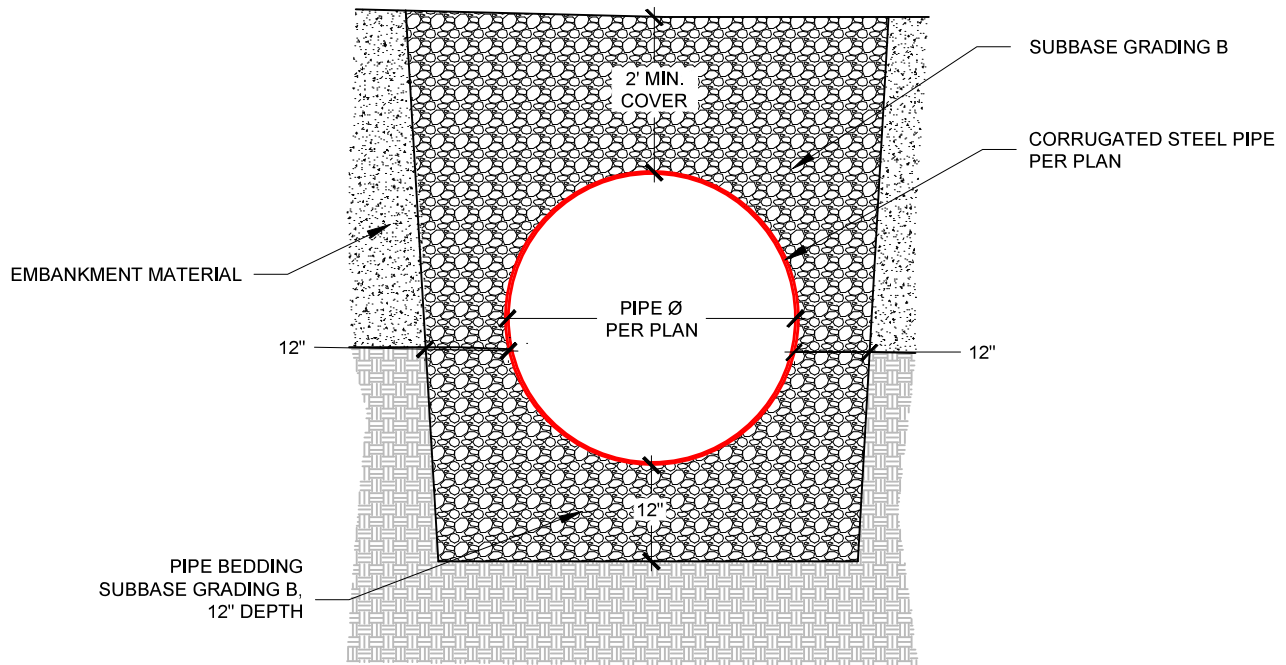
SHEET

3 OF 11

PROFILE VIEW
1" = 10'



SECTION VIEW
1" = 2'



NOTE:
1. INSTALL PIPE AT SPECIFIED GRADE AND LOCATION.

A CORRUGATED PIPE TYPICAL SECTION
4



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PROJECT

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APPLICANTS

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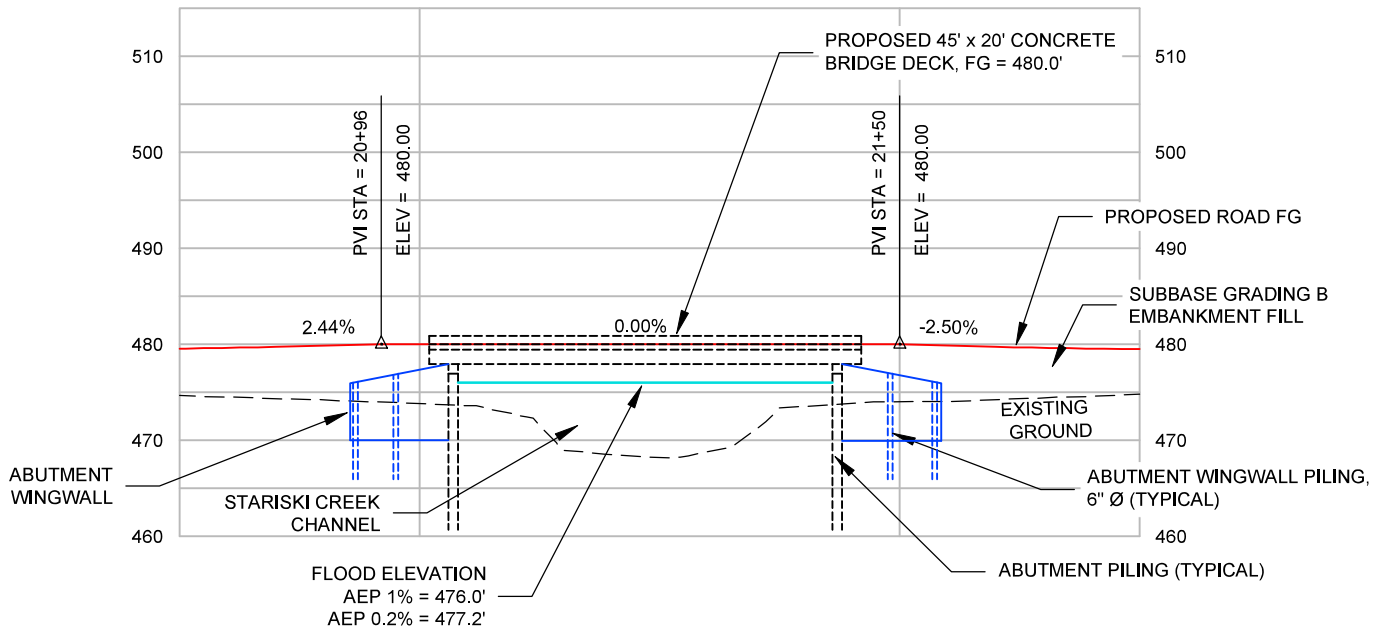
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SCALE: AS SHOWN

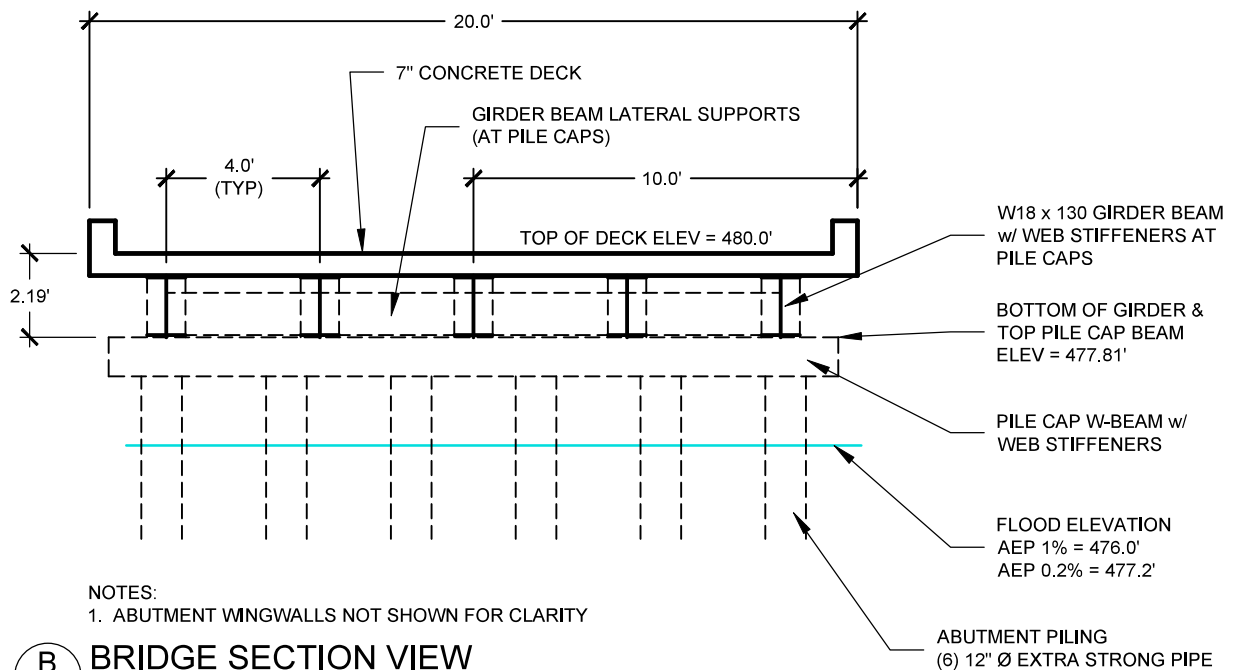
PROJECT NO. 257005

SHEET

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A
5 **BRIDGE PROFILE VIEW**
SCALE: 1" = 20'



NOTES:
1. ABUTMENT WINGWALLS NOT SHOWN FOR CLARITY

B
5 **BRIDGE SECTION VIEW**
SCALE: 1" = 5'



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LOCATION

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PROJECT

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NATURAL GAS EXPLORATION PROJECT

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DATE: 8/8/2025

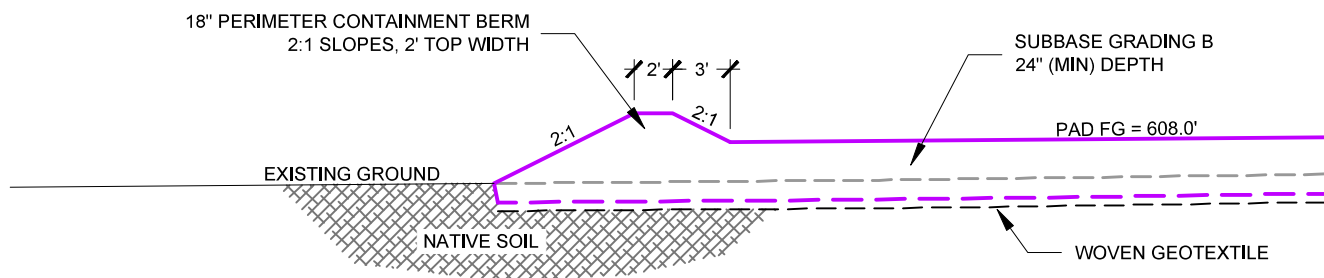
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SCALE: N/A

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B
3

PAD FILL SECTION

SCALE: 1" = 10'



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PROJECT

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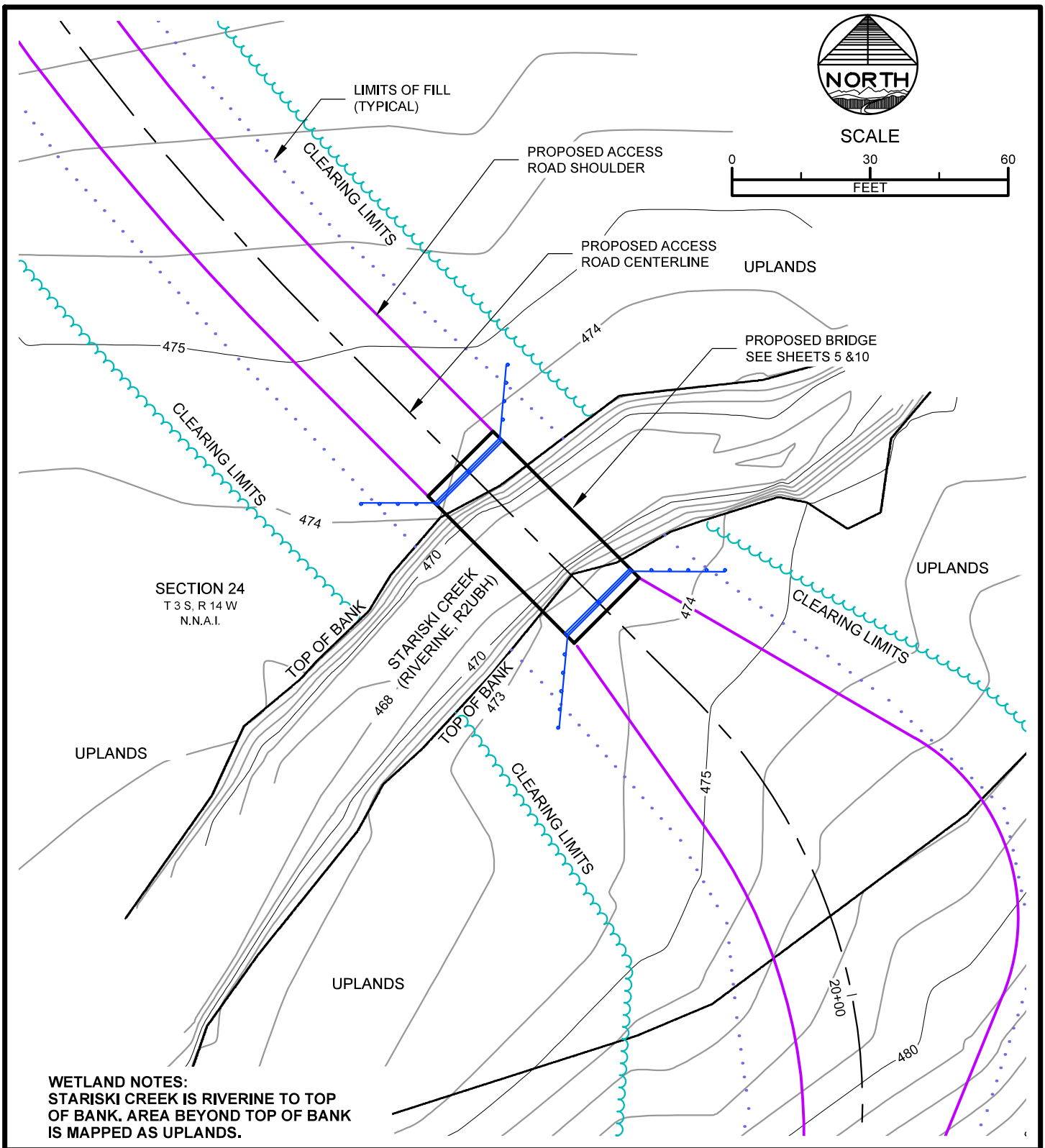
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SCALE: 1" = 10'

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PROJECT
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NATURAL GAS EXPLORATION PROJECT

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REVISION: -

DATE: 8/8/2025

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SCALE: 1" = 30'

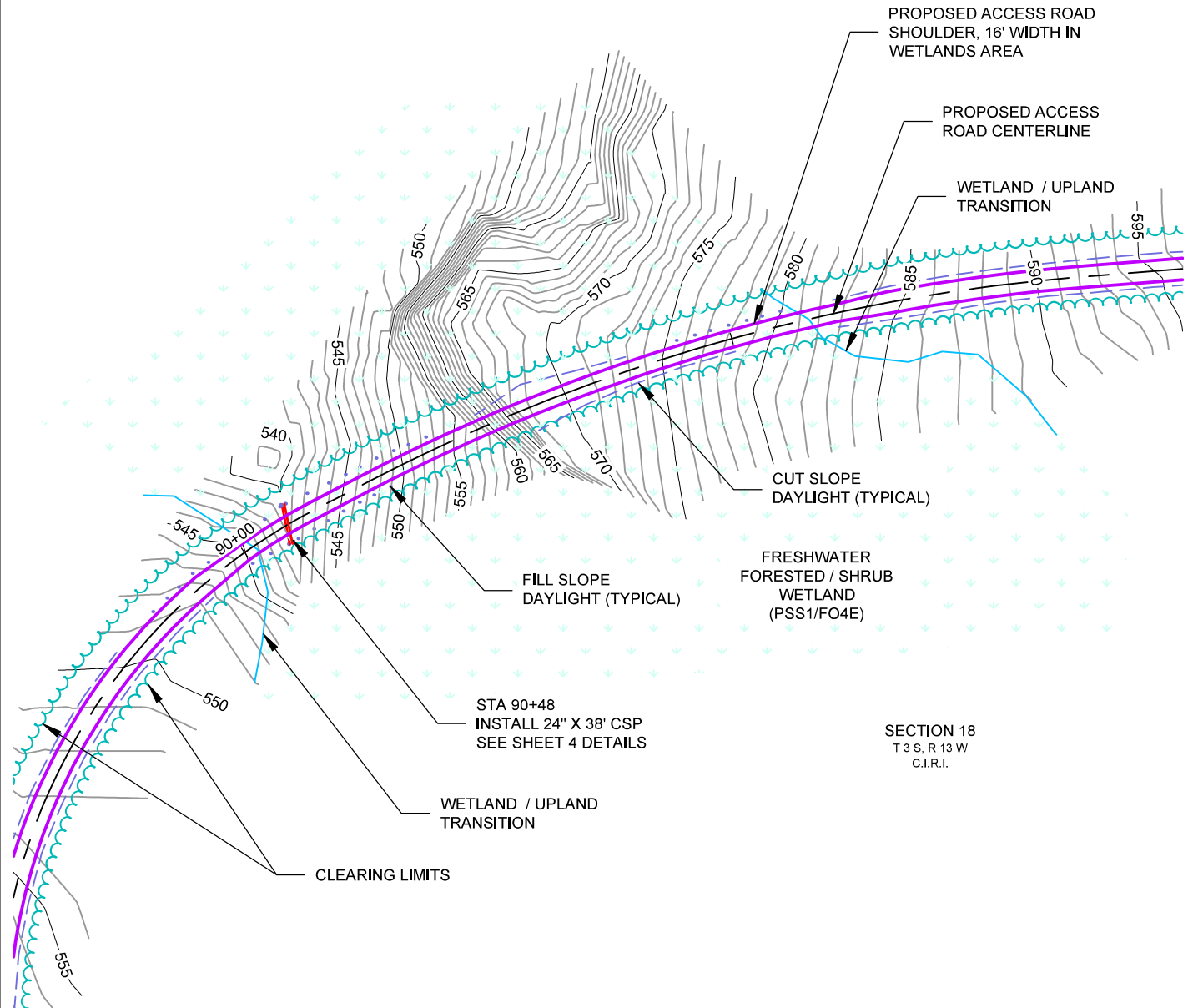
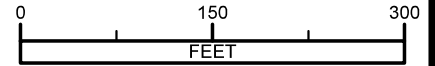
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SHEET
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WETLAND NOTE:
MAPPED WETLANDS FRESHWATER
FORESTED / SHRUB



SCALE



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Hilcorp Alaska, LLC

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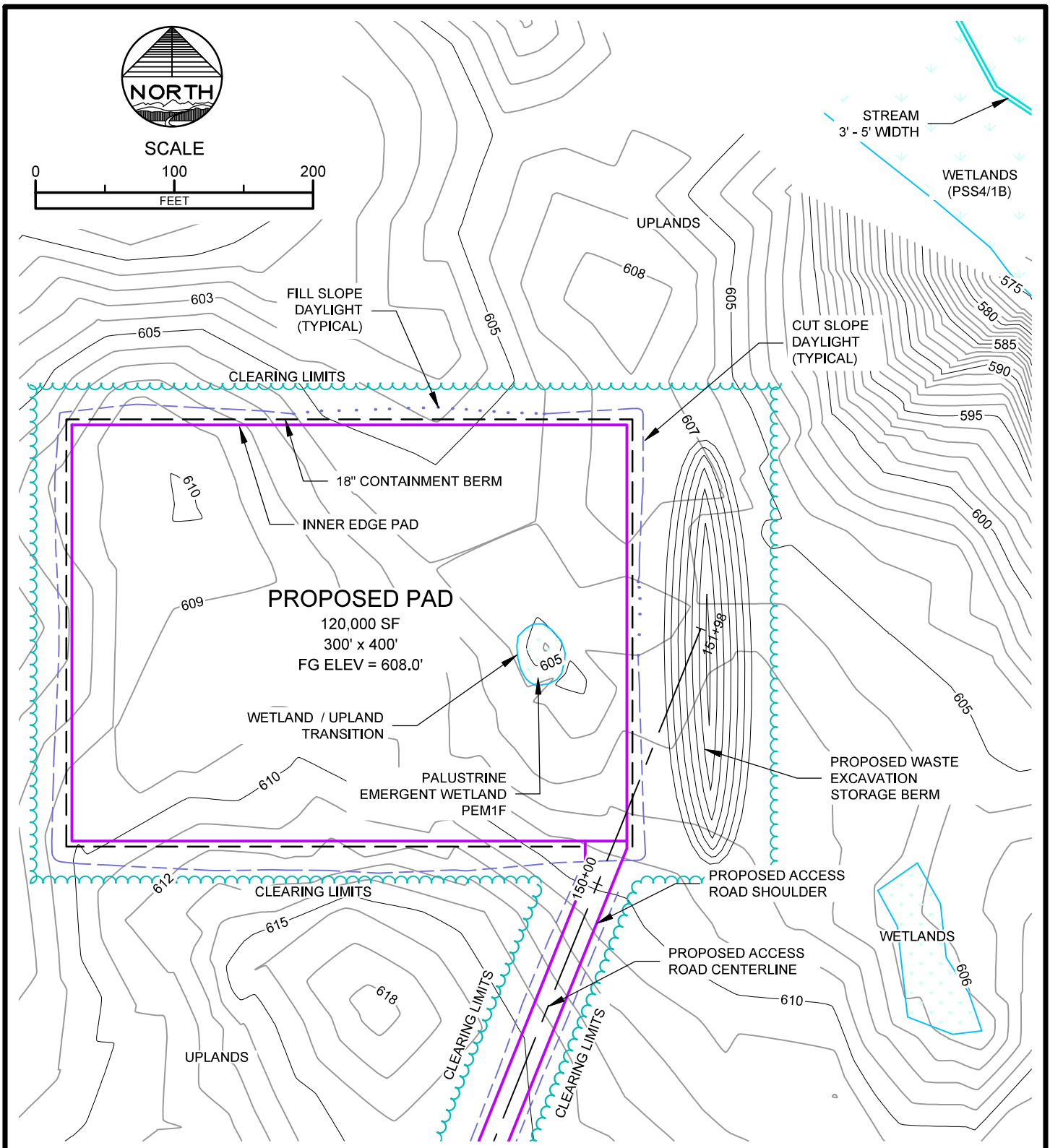
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3800 CENTERPOINT DRIVE, STE. 100, ANCHORAGE, AK 99503



Hilcorp Alaska, LLC

REVISION: -

DATE: 8/8/2025

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SCALE: N/A

PROJECT NO. 257005

SHEET

9 OF 11

STARISKI CREEK CROSSING - STATION 21+23 BRIDGE			
IMPACTED WETLAND AREA	WETLAND EXCAVATION	TOTAL FILL	WETLAND FILL
0.0 SF	0.0 CF	0.0 CF	0.0 CF
0.0 AC	0.0 CY	0.0 CY	0.0 CY

ACCESS ROAD WETLAND CROSSING STATION 90+10 TO 95+76		
IMPACTED WETLAND AREA	WETLAND EXCAVATION	WETLAND FILL
16754 SF	17847 CF	35802 CF
0.38 AC	661 CY	1326 CY

24" X 38' CULVERT STATION 90+48			
CULVERT DIAMETER	CULVERT LENGTH	PIPE BEDDING FILL IN CHANNEL	EXCAVATION
24 IN	38 FT	189 CF	189 CF
		7 CY	7 CY

PAD WETLAND IMPACT		
IMPACTED WETLAND AREA	WETLAND EXCAVATION	WETLAND FILL
1199 SF	11985 CF	4793 CF
0.03 AC	45 CY	178 CY



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PROJECT

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NATURAL GAS EXPLORATION PROJECT

APPLICANTS

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REVISION: -

DATE: 8/8/2025

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SCALE: N/A

PROJECT NO. 257005

SHEET

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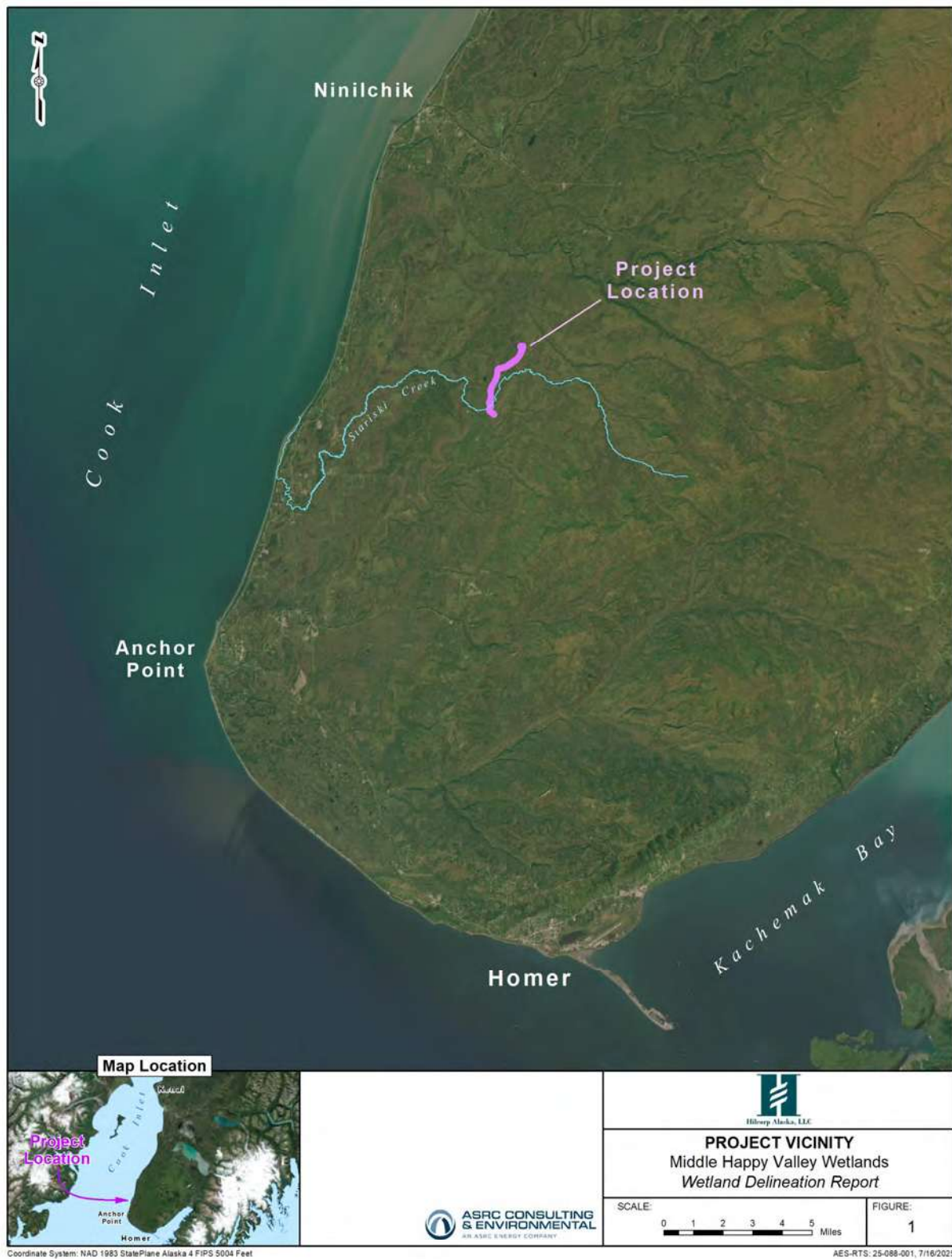
Figure 1 Vicinity Map

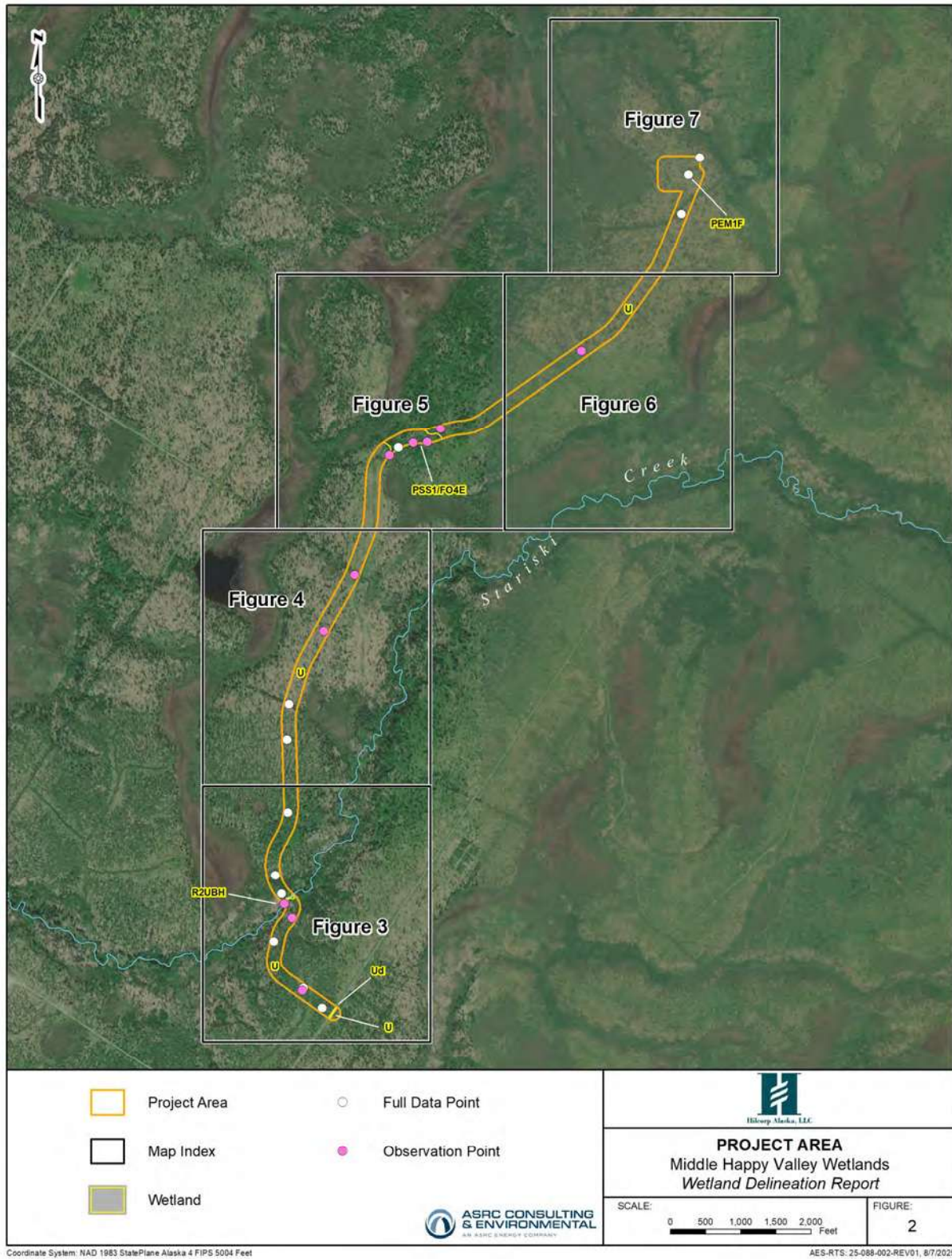
Figure 2 Project Area

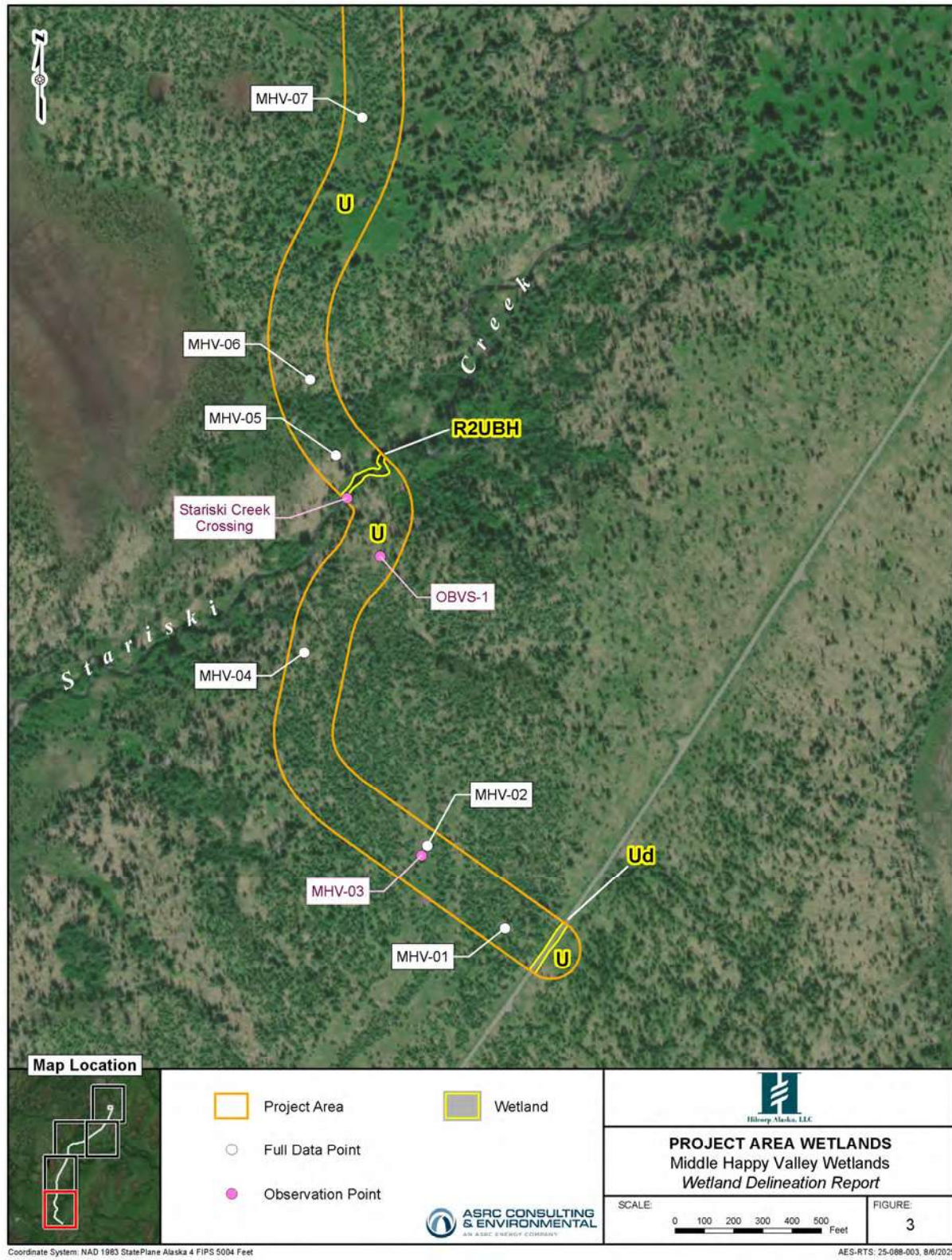
Figure 3 Project Area Wetlands

Figure 4 Project Area Wetlands

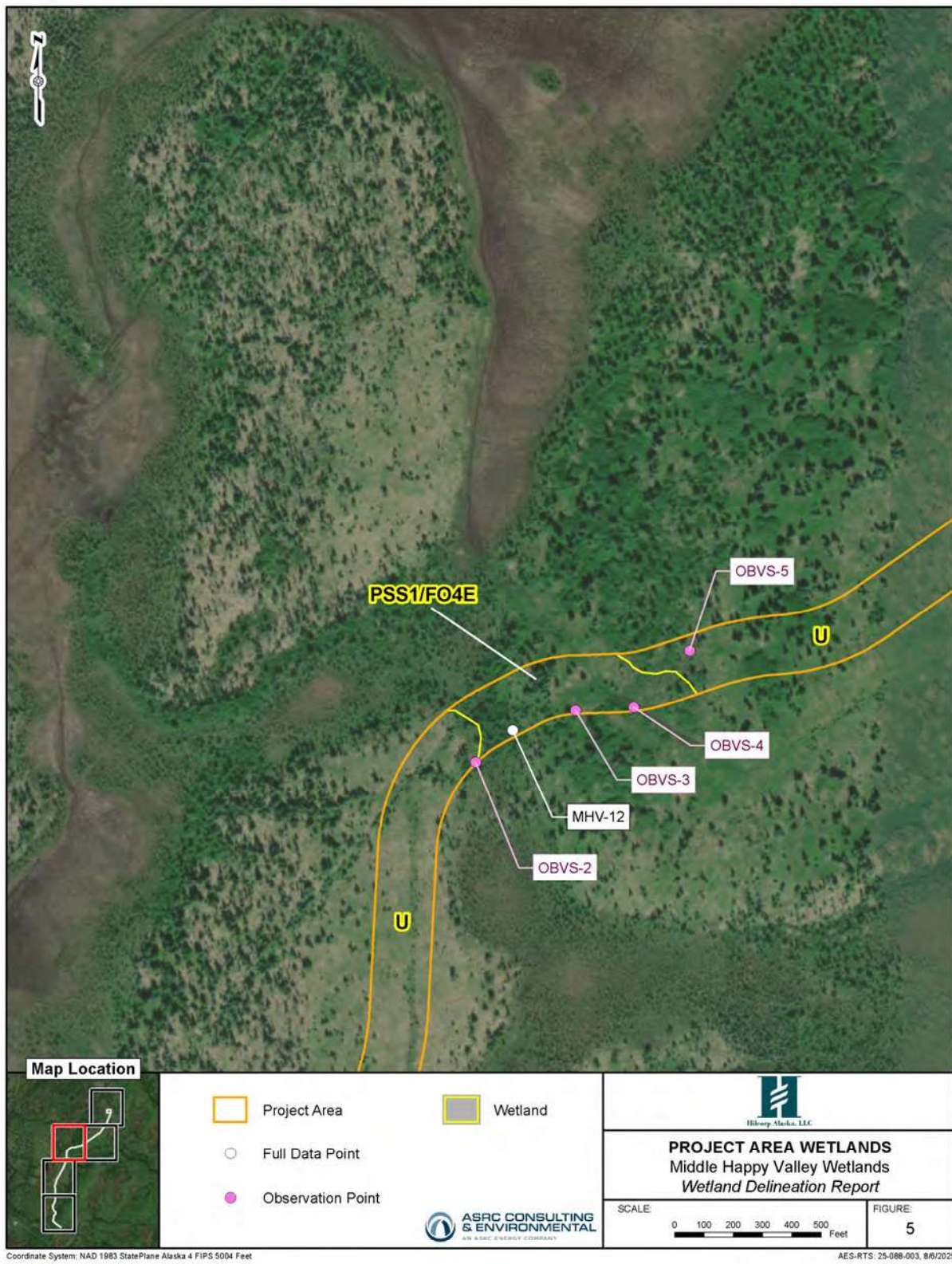
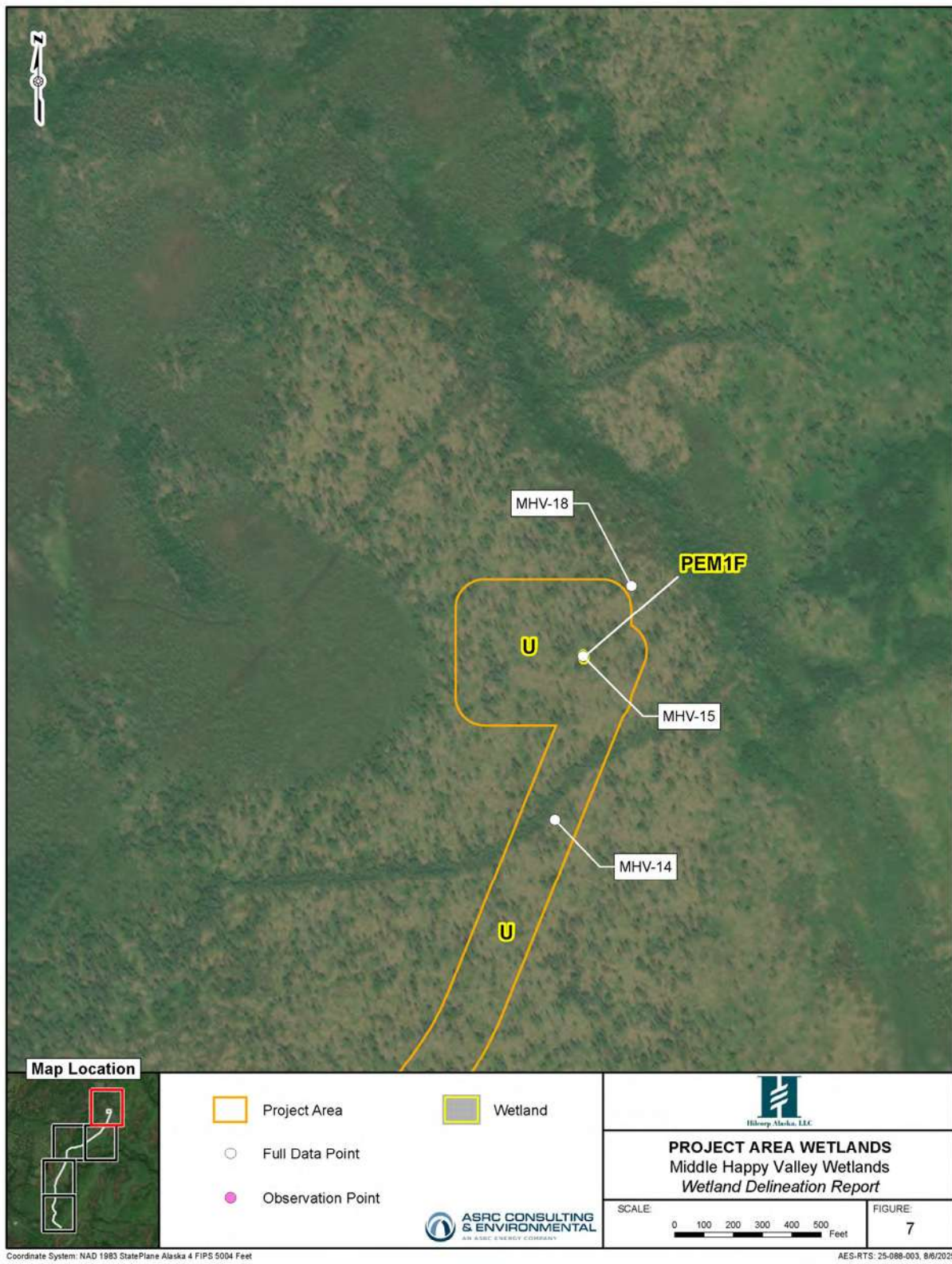
Figure 5 Project Area Wetlands

Figure 6 Project Area Wetlands

Figure 7 Project Area Wetlands

**Conditional Use Permit
Anadromous Waters Habitat Protection District
Staff Report**

PC Res No.	2025-23
Planning Commission Meeting:	Monday, October 13, 2025
Applicant	Hilcorp Alaska LLC
Mailing Address	3800 Centerpoint Drive STE 1400 Anchorage, AK 99524
Legal Description	T 3S R 14W SEC 22 & 23 & 24 SM HM
KPB Parcel Number	15917001

Project Description

A Conditional Use Permit is sought pursuant to KPB 21.18 for the construction of bridge within the 50-foot Habitat Protection District of the Stariski Creek, as established in KPB 21.18.040.

Background Information

Hilcorp Alaska LLC is constructing a 3 mile road which will cross the Stariski Creek and place to place a pad for exploratory drilling.

Project Details within the 50-foot Habitat Protection District

Project includes the placement of a 20 foot by 45 foot bridge over Stariski Creek, excavation of 115 cubic yards of overburden materials and placement of 693 cubic yards of gravel for the road.

Findings of fact pursuant to KPB 21.18.081 Conditional Use Permit

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(5), construction of a bridge may be approved as a conditional structure/use within the habitat protection district.
3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.

4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. The bridge will span the creek and allow for vegetation growth along the riparian zone.
7. The bridge will meet ADFG standards for construction over an anadromous stream with the attached engineering plans.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Pursuant to KPB 21.18.140 ORD 2025-12, the proposed project meets the definition for water dependent.
10. The River Center found the application complete and scheduled a public hearing for Monday, October 13, 2025.
11. Agency review was distributed on 9/26/2025. No comments or objections have been received from resource agencies to date.
12. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on 9/26/2025. A total of 2 mailings were sent.
13. Pursuant to KPB 01.08.180 (B) (1) (3), public notice was posted.
14. The applicant is currently in compliance with Borough permits and ordinances.

Permit Conditions

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Stariski Creek.
2. The bridge must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within one calendar year from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the

deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).

10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

General Standards

Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1, 3 and Finding 4 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Conditions 6, 11 and Findings 1-5 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Finding 8 appears to support this standard.**
4. The proposed use or structure is water-dependent; **Finding 1 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements; **Conditions 11, 12 and Finding 15 appear to support this standard.**

Attachments

Multi-Agency Application
Draft Resolution 2025-23

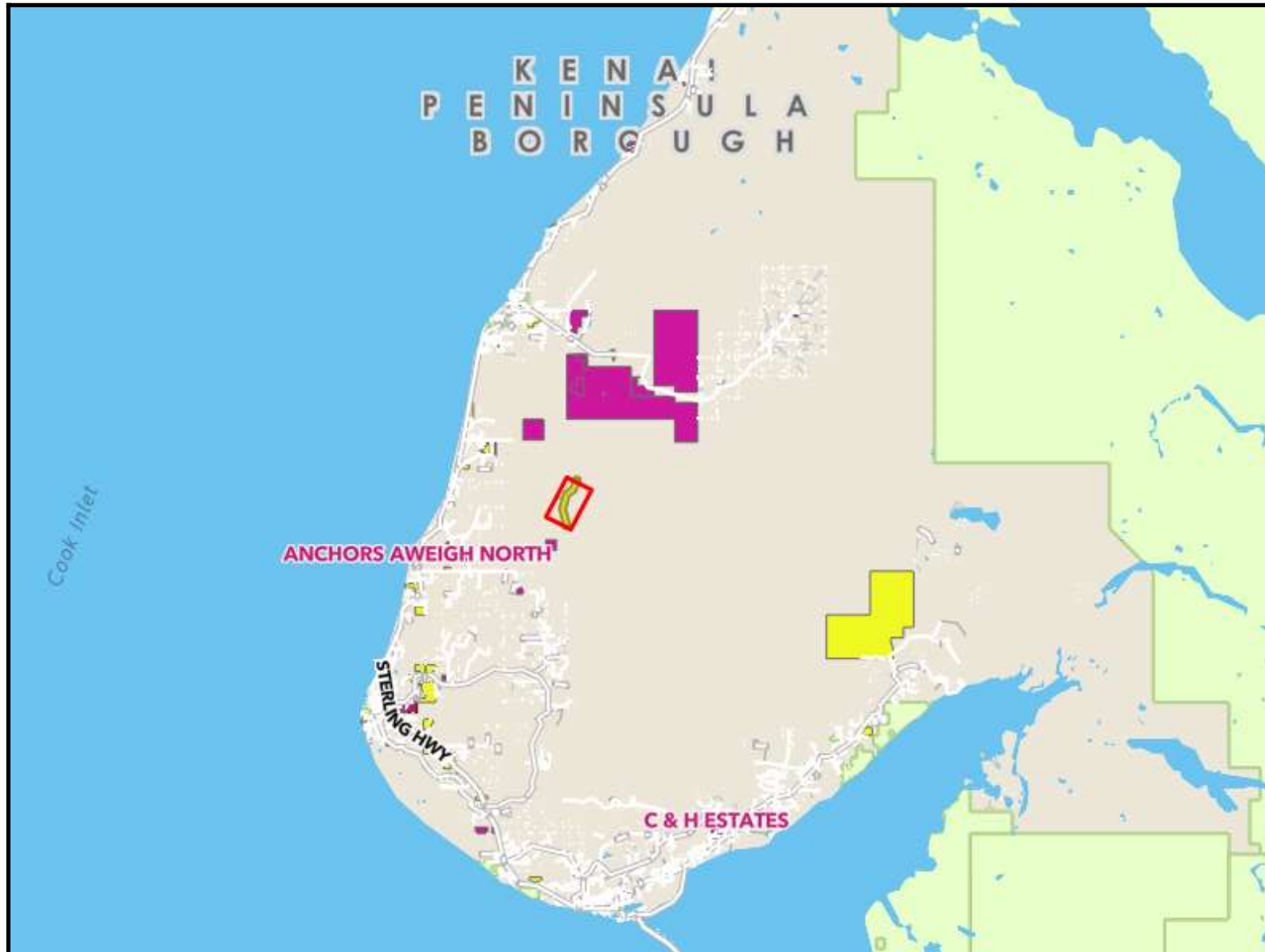
Recommendation

Based on the findings, staff finds that the proposed project meets the five general standards of KPB 21.18.081. The Planning Commission could consider additional permit conditions to mitigate for any habitat loss if it chooses.

Staff recommends the Planning Commission grant a Conditional Use Permit for the proposed project details subject to adopted conditions as set forth in 2025-23.

Note: An appeal of a decision of the Planning Commission may be filed to the Hearing Officer, in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.

END OF STAFF REPORT



 Project Area

KPB Parcel(s):

..

Regulatory

Material Sites

 Conditional Land Use

Permit

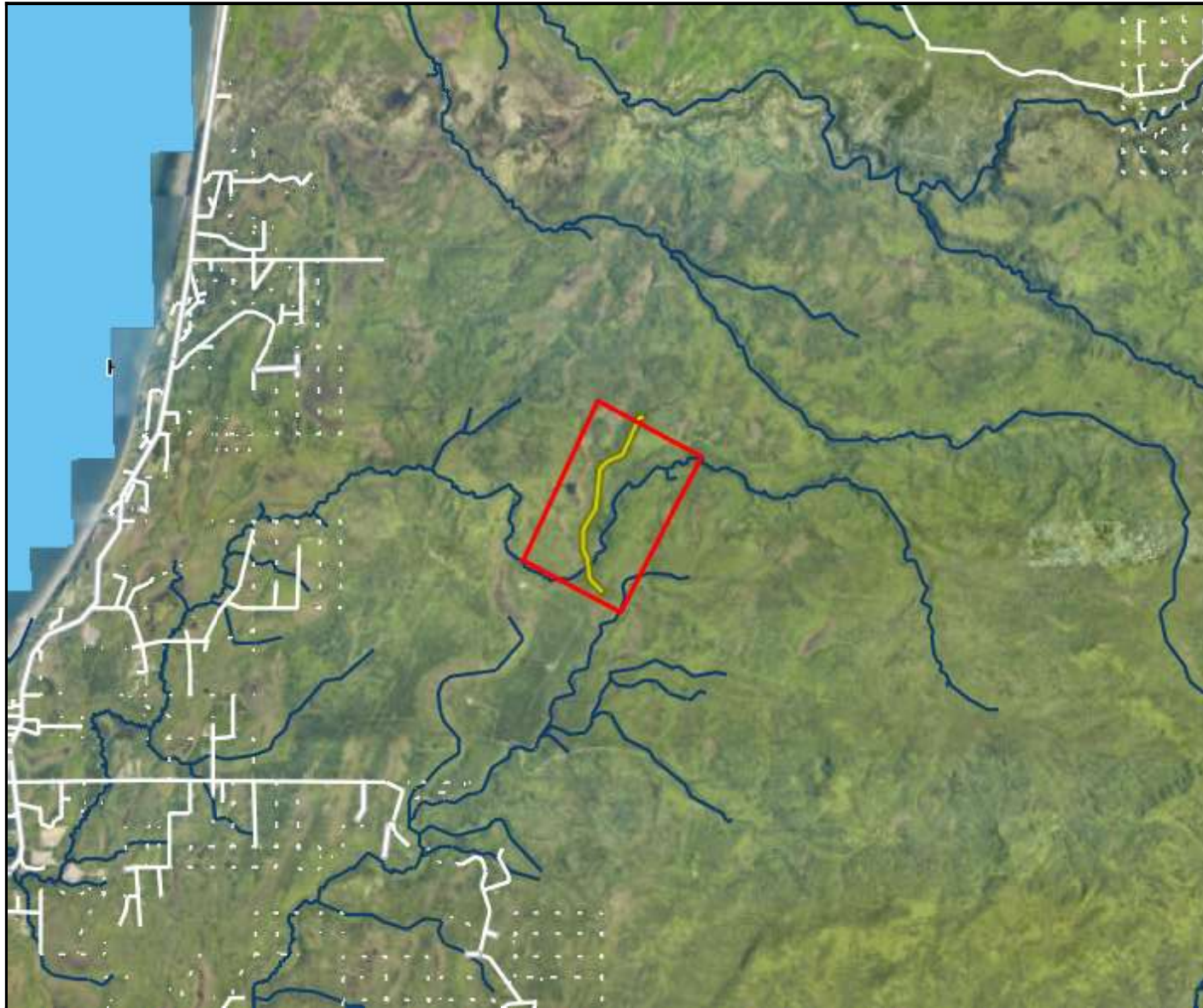
 Counter Permit

 Prior Existing Use

Local Option Zones







0 5 10
mi

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.

Hilcorp Bridge

 **Project Area**

KPB Parcel(s):

11

Project Description:

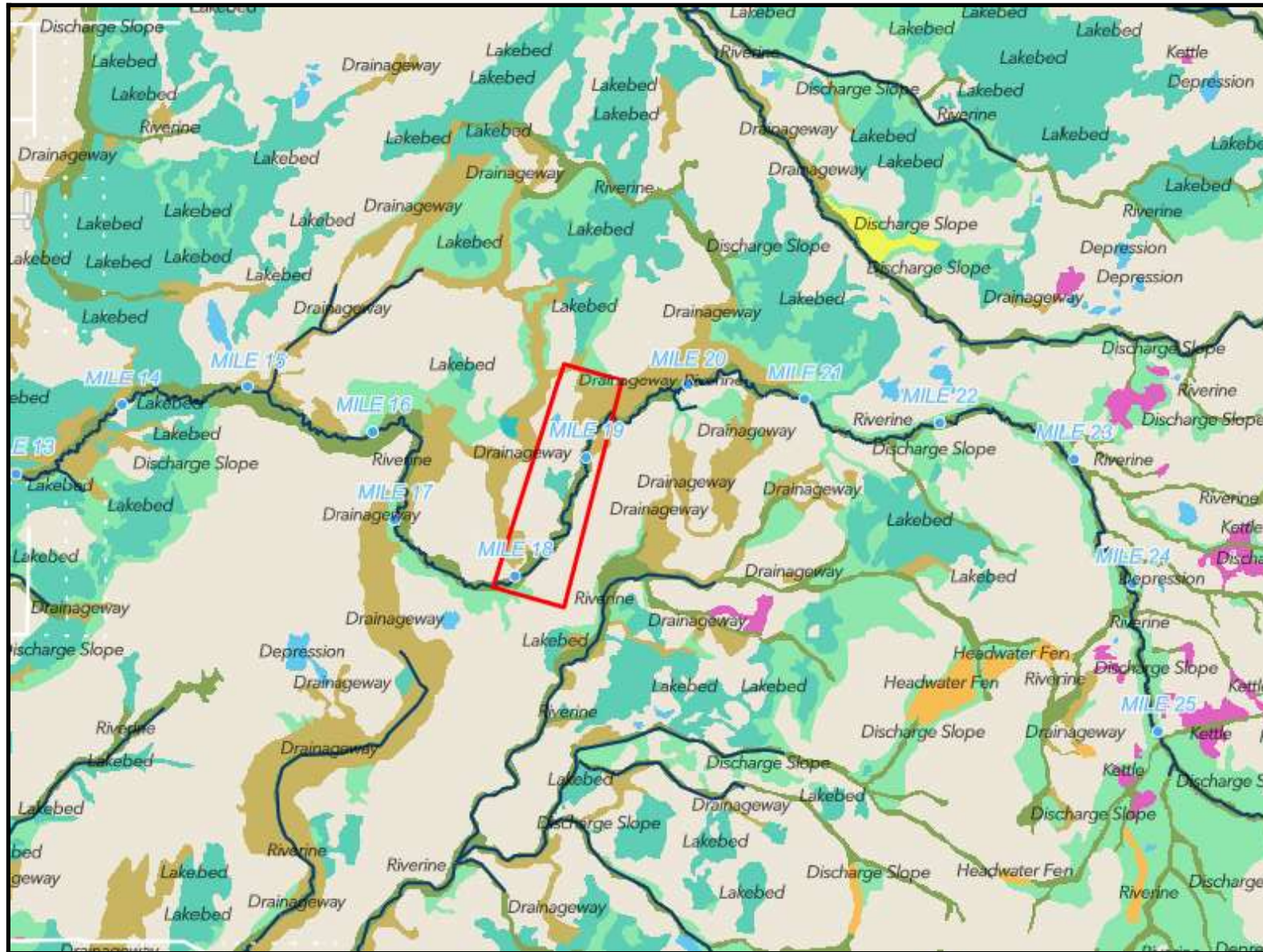
construction of a road with a bridge over Stariski Creek
to access new pad

Vicinity: Happy Valley



Map created by Aldridge, Morgan
Tuesday, September 30, 20





 **Project Area**
KPB Parcel(s):
..

Regulatory
Anadromous
Western Cook Inlet Updates 2025

- WCI2025 line
- Exempt- Removed
 - Exempt- Unchanged
 - Managed- Removed
 - Managed- Unchanged
 - Proposed- New Addition
 - Proposed- Re- Substantiated Addition
 - Unregulated- New Addition
 - Unregulated- Removed
 - Unregulated- Unchanged
 - Exempt- New
- WCI2025 poly
- ..

Map created by Aldridge, Morga
Tuesday, September 30, 2025



KENAI PENINSULA BOROUGH PLANNING COMMISSION

RESOLUTION 2025-23

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR
THE CONSTRUCTION OF A BRIDGE WITHIN THE 50-FOOT HABITAT PROTECTION
DISTRICT OF THE STARISKI CREEK.**

- WHEREAS,** Chapter 21.18 provides for the approval of Conditional Use Permits for certain activities within the habitat protection district; and
- WHEREAS,** KPB 21.18.081 provides that a conditional use permit is required for construction not meeting the standards of KPB 21.18.071; and
- WHEREAS,** KPB 21.18.091 provides for mitigation measures by the planning department staff to address impacts to the Habitat Protection District from a proposed, ongoing, or completed project; and
- WHEREAS,** public notice was sent to all property owners within a 300-foot radius of the proposed activity as provided in Section 21.11.030; and
- WHEREAS,** public notice was posted as provided in Section 01.08.180 (B) (1) (3); and
- WHEREAS,** public testimony was received at the Monday, October 13, 2025 meeting of the Kenai Peninsula Borough Planning Commission;

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

That the Planning Commission makes the following findings of fact pursuant to KPB 21.18:

Section 1. Project Details Within the 50-foot Habitat Protection District

Construction of a 20 foot by 45 foot bridge over Stariski Creek and placement of a gravel road, portions of which will be within 50 feet of the streambank on either side.

Section 2. Findings of fact pursuant to KPB 21.18.081

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.

2. Pursuant to KPB 21.18.081(B)(5), construction of a bridge may be approved as a conditional structure/use within the habitat protection district.
3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.
4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. The bridge will span the creek and allow for vegetation growth along the riparian zone.
7. The bridge will meet ADFG standards for construction over an anadromous stream with the attached engineering plans.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Pursuant to KPB 21.18.140 ORD 2025-12, the proposed project meets the definition for water dependent.
10. The River Center found the application complete and scheduled a public hearing for Monday, October 13, 2025.
11. Agency review was distributed on 9/26/2025. No comments or objections have been received from resource agencies to date.
12. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on 9/26/2025. A total of 2 mailings were sent.
13. Pursuant to KPB 01.08.180 (B) (1) (3), public notice was posted.
14. The applicant is currently in compliance with Borough permits and ordinances.

Section 3. Permit Conditions

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Stariski Creek.
2. The bridge must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.

7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within one calendar year from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

Section 4. Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1, 3 and Finding 4 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Conditions 6, 11 and Findings 1-5 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Finding 8 appears to support this standard.**
4. The proposed use or structure is water-dependent; **Finding 1 and 9 appear to support this standard.**

5. Applicant's or owner's compliance with other borough permits and ordinance requirements; **Conditions 11, 12 and Finding 15 appear to support this standard.**

THIS CONDITIONAL USE PERMIT EFFECTIVE ON _____ DAY OF _____, 2025.

Jeremy Brantley, Chairperson
Planning Commission

ATTEST:

Ann Shirnberg
Administrative Assistant

Note: An appeal of a decision of the Planning Commission may be filed to the hearing officer, in accordance with the requirements of the KPB Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.



KENAI PENINSULA BOROUGH RIVER CENTER NOTICE OF PUBLIC HEARING NOTICE

The Kenai Peninsula Borough received an application for a Conditional Use Permit under KPB 21.18.081 for a project within the 50-foot Habitat Protection District (HPD) of the Stariski Creek. This project has been scheduled for a public hearing before the Kenai Peninsula Borough Planning Commission.

Why are you receiving this notice?

Per code, property owners within 300 feet of the proposed project must receive notice of the public hearing. This project is located at Anchor Point, Alaska, Parcel ID 15917001. Our records indicate that you are a property owner within 300 feet of that parcel.

Project Description:

Hilcorp Alaska LLC is proposing to construct a bridge within the 50-foot HPD of the Stariski Creek.

How can you look at the application?

The meeting packet will be posted the week prior to the meeting. Once it has been posted it can be viewed at <https://kpb.legistar.com/Calendar> or by scanning this QR code with your phone:



How do you attend the Planning Commission meeting?

When: Monday, October 13, 2025 at 7:30 pm or as soon thereafter as business permits
Where: This meeting will be held in the Betty J. Glick Chambers, George A. Navarre Borough Administration Building located at 144 North Binkley Street, Soldotna.
Zoom: Meeting ID 907 714 2200
<https://us06web.zoom.us/j/9077142200>
1-888-788-0099 or 1-877-853-5247
Or other audio or video conferencing means whenever technically feasible

How do I comment on the project?

You can provide verbal comment at the meeting (see information above). You may also submit written comments. **Written comments must be received by 1:00 pm Friday, October 10, 2025.**

Mail comments to:
Donald E. Gilman River Center
514 Funny River Road
Soldotna, Alaska 99669

Email comments to:
KenaiRivCenter@kpb.us

For additional information, please contact Morgan Aldridge at MAldridge@kpb.us or 907-714-2465.

E. NEW BUSINESS

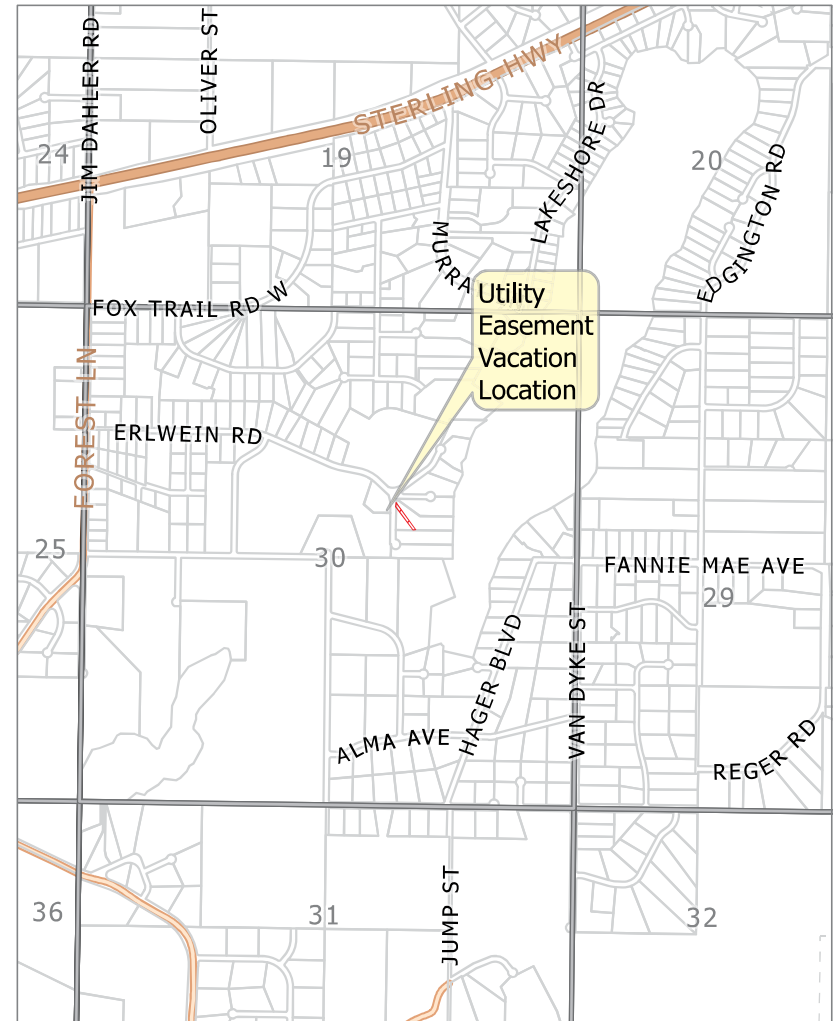
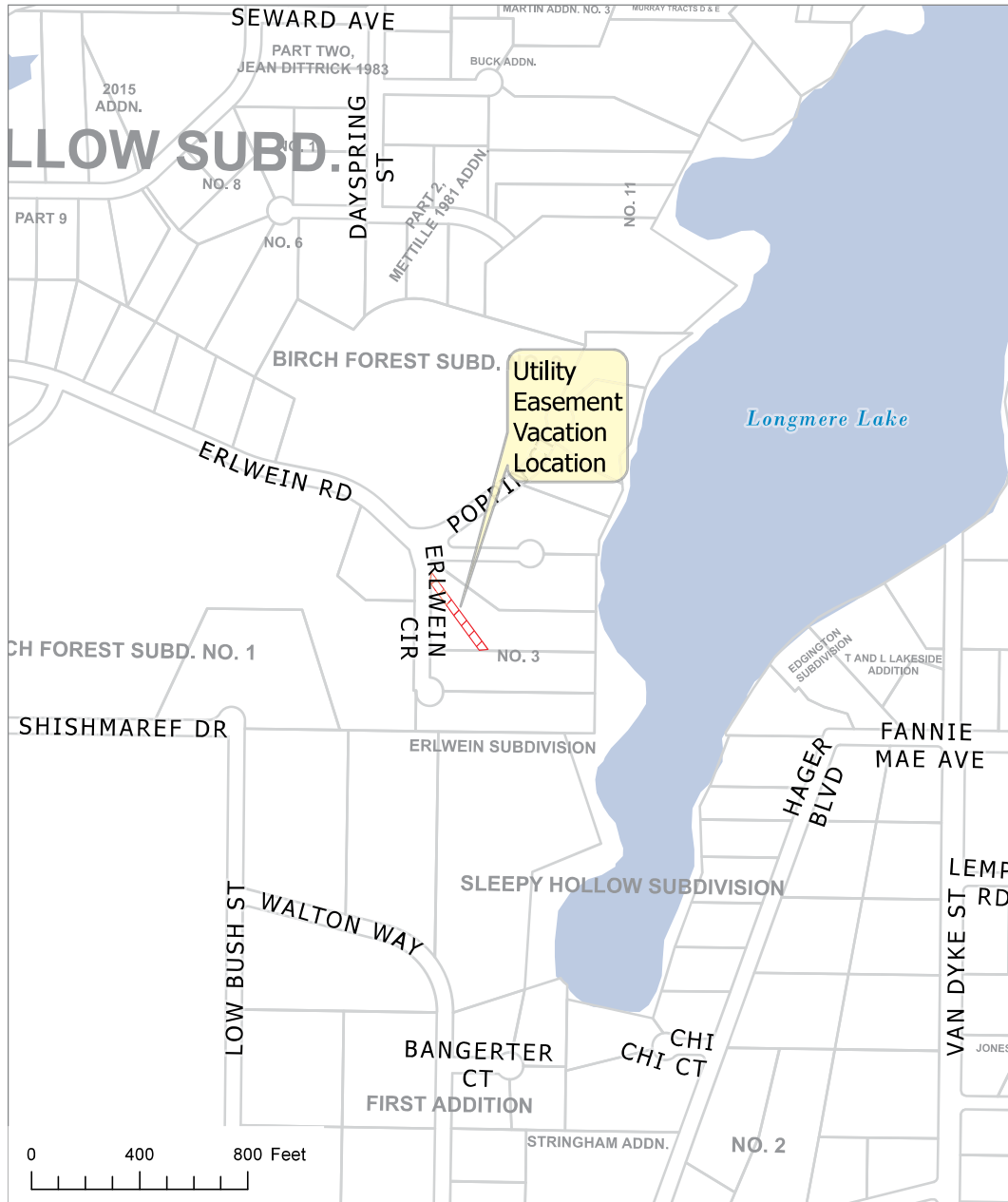
2. Utility Easement Vacation; KPB File 2025-047V1

McLane Consulting Group / Davis

Request: Vacate a 20' wide utility easement near the midpoint of the west lot line & running diagonally southeast to the southern lot line on Lot 2 Erlwein Subdivision No 3., Plat KN 81-144

Sterling Area

Staff Person Responsible: Platting Manager Vince Piagentini



KPB File 2025-047V1
T 05N R 09W S30
Sterling



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.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 2 KN81-144

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GARY L. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. DAVIS AND SUSAN M. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	53°02'53"	30.00'	27.77'	14.90'	N 26° 24' 48" E
C2	23°55'57"	30.00'	13.58'	6.93'	S 12° 51' 28" W
C3	27°06'39"	30.00'	14.20'	7.32'	S 39° 22' 44" W

WASTEWATER DISPOSAL

THIS PLAN INCREASES LOT SIZES BY 1,000 SQUARE FEET OR MORE OF AREA SUITABLE FOR CONVENTIONAL DEVELOPMENT. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

108°57'30"W (1320.13')
CW 1/16 N89°57'53"W 1320.20'
C 1/4
FOUND 2-1/2" ALUMIN. SEC. 30 237-5 1968

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1 BLOCK TWO KN2019-80

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GARY L. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. MULLER AND LELA K. MULLER
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

RECORD PLAT REFERENCE

- () ERLWEIN SUBDIVISION NO. 3 (KN81-144)
- () BIRCH FOREST NO. 2 KN2019-80
- () BIRCH FOREST NO. 3 PHASE 1 KN2024-78

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" w/ ORANGE PLASTIC CAP IS-13022
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-211269
- DEPRESSION
- R/W/UTILITY EASEMENT VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 28, 2025.

AUTHORIZED OFFICIAL _____



GRAPHIC SCALE
1 inch = 40 ft.

NOTES

- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FOR LONGMERE LAKE FORM THE TRUE BOUNDS OF THE SUBDIVISION. 2025 MEANDER LINE IS SHOWN FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- BUILDING SET BACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT EXCEPT WHERE SHOWN OTHERWISE.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF ERLWEIN RD. 50' R/W AND THE ASSOCIATED UTILITY EASEMENT AT THE MEETING OF APRIL 28, 2025.
- EXCEPTIONS TO KPB 20.30.180(A) LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF APRIL 28, 2025.
- ACCEPTANCE OF THIS PLAT DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
- SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 23.06 OF THE KENAI PENINSULA BOROUGH CODE.
- FEMA MAP PANEL: 22122C-00519
- FLOOD ZONE: X (NOT DEPICTED)
- THE PARCELS WITHIN THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION JULY 10, 1961, RECORDED IN BOOK 7 PAGE 10, KRD, LOCATION NOT DEFINED.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1961, RECORDED IN BOOK 7 PAGE 16, KRD, LOCATION NOT DEFINED.
 - A PRIVATE INGRESS AND EGRESS EASEMENT RECORDED JUNE 17, 1971 IN BOOK 62 PAGE 294 AND SEPTEMBER 16, 1971 IN BOOK 63 PAGE 242, KRD.
 - A RIGHT OF WAY ACCESS EASEMENT RELATED TO GRAVEL EXTRACTION GRANTED TO THE DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS RECORDED APRIL 20, 1962, KRD.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1 KN81-144

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT 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.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

NOTARY'S ACKNOWLEDGEMENT

FOR: BRIAN L. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #

Rec. Dist.

Date

Time



ERLWEIN SUBDIVISION NO. 4 BIRCH FOREST ADDITION
REPLAT OF LOTS 1 & 2 ERLWEIN SUBDIVISION NO. 3 (KN81-144) & LOT 1 BLOCK TWO BIRCH FOREST NO. 2 (KN2019-80) & RIGHT OF WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS OF ERLWEIN ROAD.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

GARY L. MULLER & LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

GARY L. DAVIS & SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

7.625 AC. NW/4 SITUATED IN THE NE1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99669
VOICE: (907) 263-4218
FAX: (907) 263-4205
WWW.MCLANES2G.COM

KPB File No. 2025-047

Project No. 242025

Scale: 1" = 40'

Date: APR. 2025

BOOK: 24-10

Drawn by: ABH

KPB 2025-047V1

AGENDA ITEM E. NEW BUSINESS

ITEM #2 - UTILITY EASEMENT ALTERATION

VACATE A 20-FOOT-WIDE UTILITY EASEMENT NEAR THE MIDPOINT OF THE WEST LOT LINE AND RUNNING DIAGONALLY TO THE SOUTHERN LOT LINE OF ERLWEIN SUB NO 3, LOT 2 PER KN 0810144

KPB File No.	2025-047V1
Planning Committee Meeting:	October 13, 2025
Applicant / Owner:	Gary L. and Susan M. Davis of Soldotna, AK
Surveyor:	Andrew Hamilton, McLane Consulting, Inc.
General Location:	Erlwein Circle off Erlwein Road, Sterling Area

STAFF REPORT

Specific Request / Purpose as stated in the petition:

A 20 foot wide utility easement centered on the approximate former location of an HEA power line per KN81-144. Proposed vacation is approximately 6,995± square feet.

Notification: Notice of vacation mailings were sent by regular mail to nine owners of property within 300 feet. Notice of the proposed vacation was emailed to five agencies and interested parties.

The public notice was posted on the Planning Department's bulletin board at the KPB Administration Building.

Staff Analysis:

Erlwein Subdivision No. 3 KN81-144 granted a 20-foot-wide HEA powerline easement crossing the southwest corner of former Lot 2. HEA confirmed that the platted utility easement is no longer in use by HEA.

If approved, this utility easement vacation will be finalized by the plat Erlwein Subdivision No. 4. Erlwein Subdivision No. 4 was granted conditional preliminary approval during the Plat Committee's April 28, 2025 meeting.

The proposed plat will grant a 10-foot utility easement adjoining Poppin Court and Erlwein Circle.

As requested by HEA, the sketch submitted for the utility easement vacation includes the overhead powerline easements to be granted with the recording of the plat located along the existing power lines.

Staff recommends the final plat comply with staff recommendations from the associated preliminary plat staff report and comments from the first final and subsequent submittals.

Utility provider review:

HEA	No objections
ENSTAR	Approved as shown
ACS	Approved as shown
GCI	No response

Applicant Findings:

1. Per HEA the platted utility easement is no longer being used.
2. This plat will grant a 30 foot wide easement over the existing overhead electric.
3. HEA provided confirmation that the platted utility easement from plat 81-14 is no longer being used.

Staff Findings:

1. The petition does not state that the utility easement proposed to be vacated is in use by a utility company.
2. ACS, ENSTAR, and HEA provided written non-objection to the proposed vacation.

3. Erlwein Subdivision No. 3 granted a 20-foot-wide HEA powerline easement crossing the southwest corner of former Lot 2.
4. The proposed plat to finalize the vacation has been granted conditional approval.
5. No surrounding properties will be denied utilities.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Comply with staff recommendations from the associated plat staff report.

If this vacation is approved, Add a note to the plat with reference to the vacation of the easement approval by the Planning Commission and date of approval.

Make the following corrections:

RECOMMENDATION:

Based on consideration of the merits as outlined by Staff comments and Staff findings, Staff recommends **APPROVAL** of the utility easement alteration as petitioned, subject to:

1. Grant utility easements requested by utility providers.
2. Finalizing the approval of the easement alteration by either;
 - a. The recording of a subdivision plat within 12 months, compliant with the requirements of Chapter 20 of KPB Code or,
 - b. The recording of a utility easement alteration resolution within 90 days of the adoption of the resolution by the Planning Commission, with the following requirements:
 - i. An exhibit drawing showing, and dimensioning, the utility easement alteration area, prepared, signed and sealed by a licensed land surveyor. The exhibit drawing will be attached to, and recorded with, the resolution.
 - ii. The applicants will provide the recording fee for the resolution and its attachment to the Planning Department.
 - iii. The Planning Department is responsible for filing the Planning Commission resolution.

20.65.070 Alteration of platted utility easements

- E. A planning commission decision under this section is final. A notice of decision shall be sent to the petitioner. No reapplication or petition concerning the same alteration to platted utility easement 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. If the reasons for denial are resolved, the petitioner may submit a new petition for alteration of platted utility easement with documentation that the issues have been resolved, accompanied by a new fee.**
- F. An appeal of the planning commission decision under this section 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*
 - *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.*

END OF STAFF REPORT



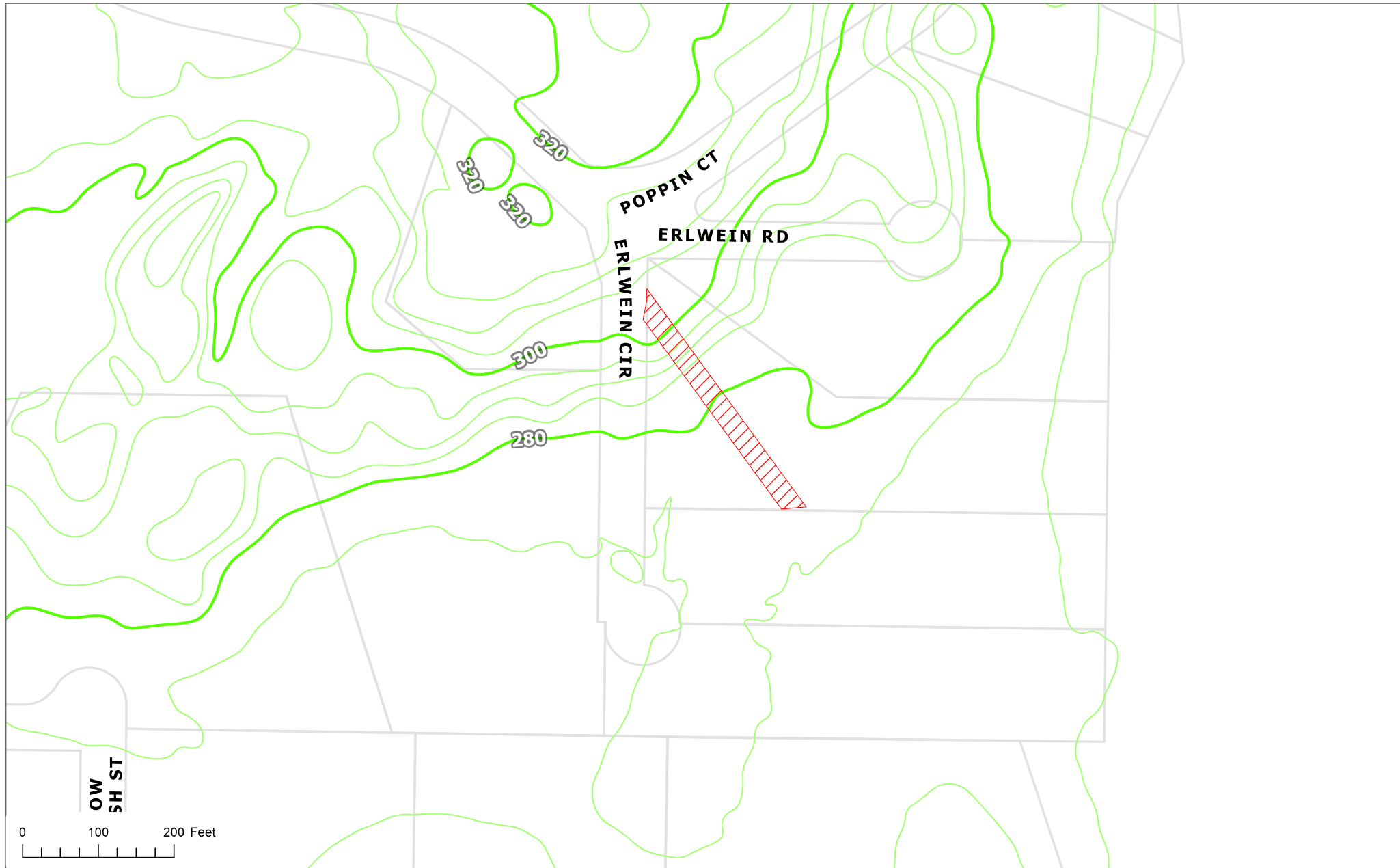
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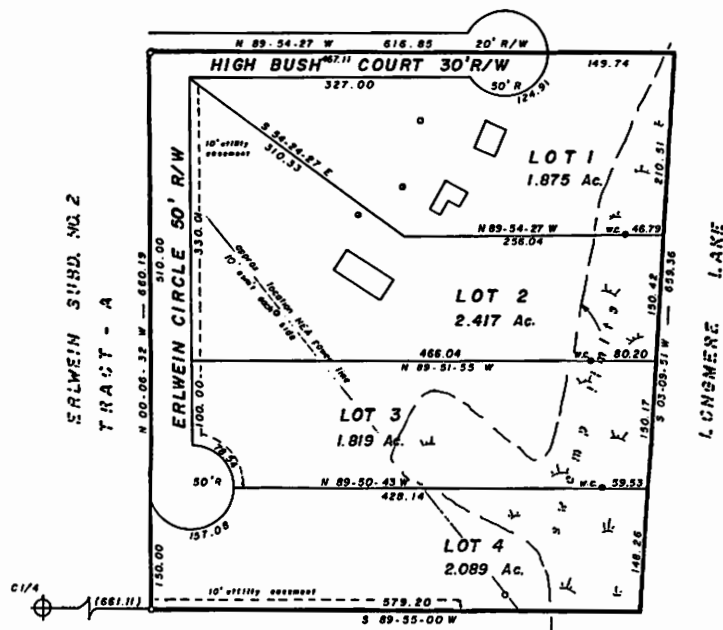
Wetlands



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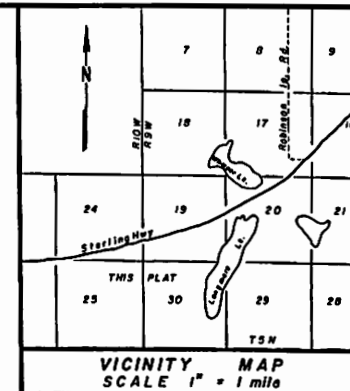
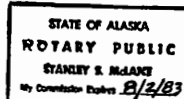
ERLWEIN SHED. NO. 2
TRAY - A



TRACT A
SLEEPY HOLLOW SUBD.

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.

Gary L. Davis Susan M. Davis
Gary L. Davis & Susan M. Davis
Box 2426 Soldotna, Ak. 99669



- ⊕ Record Position Official Survey monument.
- Found 1/2" X 24" steel rebar.
- ⊥ Set 1/2" X 24" steel rebar at all lot corners.

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

Building set back—A building set back of 20' is required from all street rights of ways unless a lesser standard is approved by resolution of the appropriate planning commission.

All bearings refer to the West boundary of
Tr - B Erlwien Subdivision No. 2.

81-144

7-FILED 10th

Kma REC. DEPT.

DATE 10-23 - 11 81

TIME 3:43 P.M.

KPB

This plot was approved by the Kenai Peninsula Borough Planning Commission at the meeting of JUNE 22, 1981.

Kenai Peninsula Borough
By: [Signature]
Authorized Official
ADMINISTRATIVE OFFICER

Gary Davis, owner
Box 2426 Soldotna, Ak. 99669
LOCATION
9.051 Ac. located in the SW 1/4 NE 1/4 Sec. 30
T5N, R9W-S.M. Ak. and the Kenai Peninsula
Borough.

Surveyed By: McLane & Associates, Inc.
Soldofna, Ak. 99669

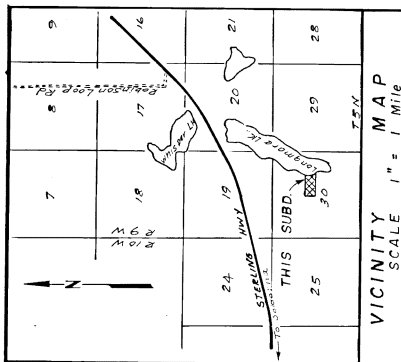
Date of Survey	Scale	Bk. No.
6 / 8 / 81	1" = 100'	80 - 27

NOTARY'S ACKNOWLEDGEMENT
Notary for Gary L. Davis and Susan M. Davis
Subscribed and sworn before me this
24th day of Aug., 1981..
My commission expires 8/2/83..
Stanley M. McLean
notary public for Alaska

DEC 27 3 57 PM '71

DEC 27 3 57 PM '71
REQUESTED BY KENAI PEN. BORO
ADDRESS BY FCC
Feldman, ab

UNSUBD. REMAINDER OF LOT 4 = 20 ± AC.



LEGEND AND NOTES.

- ⊙ Found U.S.G.L.Q. brass cap monument.
- ⊙ Found official survey brass cap (237-S)
- Set 1/2" x 24" Rebar
- ⊙ H.E.A. Power Pole

This is a paper plot subdivision by aliquot parts of a portion of the T.D. Erlwein homestead, however the south line of Tracts A and B was surveyed Aug. 27, 1971.

All bearings refer to the E-W center line of Sec. 30 as being N 89° 55' E as established by C.L. Parker (237-S) as shown on Smith-Slater subd. plat K-1548.

LAKE

LONGMARE

TRACT B

S 1/2 OF LOT 4 OF SEC. 30 LESS THE
ADJOINING TRACT A
9⁺ Acres inc. Rd. R/W

TRACT A

SW 1/4 SW 1/4 NE 1/4 OF SEC. 30, AND
SITUATED IN LOT 4 OF SEC. 30
10⁺ Acres inc. Rd R/W

HEAP LINE

Meander line of lake shore

Diagram showing a line segment with a bearing of $N 89^{\circ} 55' E$ and a distance of 264.46 . The line is labeled "BASE LINE". At the bottom left, there is a right-angle symbol and a label "C 1/4 sec." with a "30'" mark. The line segment is labeled "- 661.11 -".

UNSUBD.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE REQUEST THE APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND OR STREETS DEDICATED BY US FOR PUBLIC USE.

DATE Dec 27 1971 W.F. Appin Georgia & Robert
DATE Dec 27 1971 W.F. Appin Georgia & Robert

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF December, 1971.

My Commission Expires: 7-22-72

Francis R Bryner

PLAY APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION.
THIS 13th DAY OF OCTOBER, 1971. *For and By*

ERLWEIN SUBDIVISION NO. 2

T. D. Erlwein P. O. Box 3138
N. J. Poppin Rt. 3
Kenai, Ak.
Kenai, Ak.

DESCRIPTION

DESCRIPTION
S 1/2 OF LOT 4 OF SECTION 30, T5N, R9W,
S.M., AK. CONTAINING 19± ACRES IN THE
KENAI PENINSULA BOROUGH.

PREPARED BY: S. S. McLane R.L.S.
Soldotna, Ak.

DATE	SCALE	BK. NO.
Sept. 29, 1971	1" = 100'	37-70



NOTICE OF PROPOSED UTILITY EASEMENT VACATION

Notice is hereby given that an application to vacate a utility easement in the Sterling area was received on 9/17/2025 by the Planning Department of the Kenai Peninsula Borough.

In accordance with Chapter 20 of the Borough Code of Ordinances, all owners of properties within a 300-foot radius must be notified of the proposed vacation. According to Borough records, you are an owner of property within that radius or you are an affected party.

Request / Affected Property: Vacate a 20-foot wide utility easement near the midpoint of the west lot line and running diagonally to the southern lot line

KPB File No. 2025-047V1

Petitioner(s)/ Land owner(s): Gary L and Susan M Davis of Soldotna, AK.

Purpose as stated in petition: Per HEA the utility easement is no longer being used. This plat will grant a 30 foot wide easement over the existing overhead electric..

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 13, 2025** commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

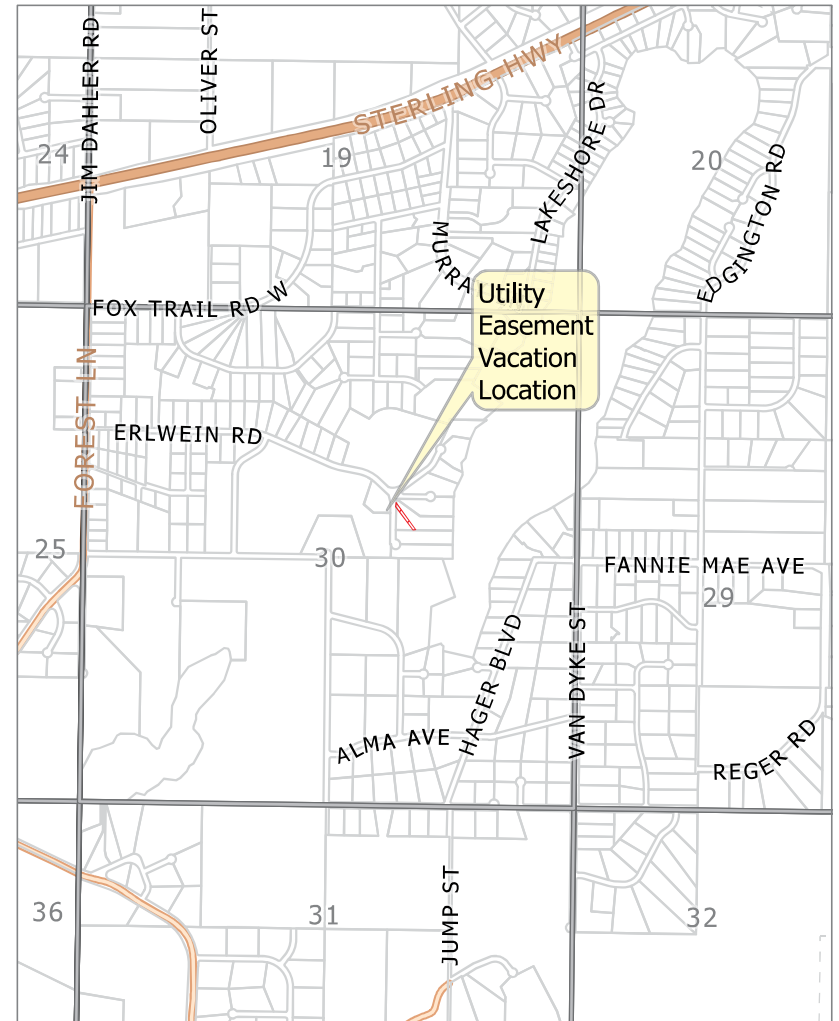
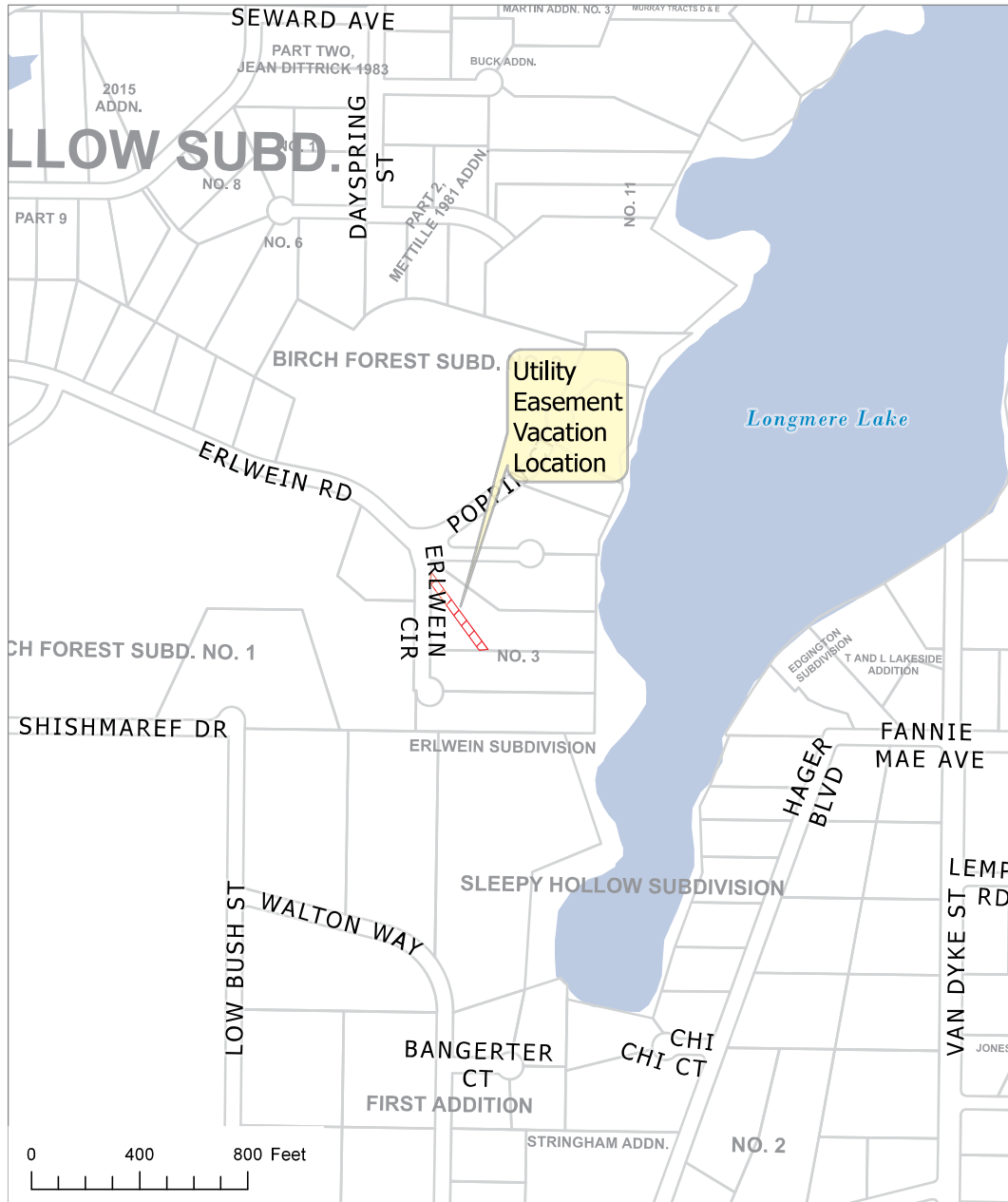
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notice>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information, contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 Toll Free within the Kenai Peninsula Borough).

Mailed 9/23/2025



KPB File 2025-047V1
T 05N R 09W S30
Sterling

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 2 KN81-144

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GARY L. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. DAVIS AND SUSAN M. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	53°02'53"	30.00'	27.77'	14.90'	N 26° 24' 48" E
C2	23°55'57"	30.00'	13.58'	6.93'	S 12° 51' 28" W
C3	27°06'39"	30.00'	14.20'	7.32'	S 39° 22' 44" W

WASTEWATER DISPOSAL

THIS PLAN INCREASES LOT SIZES BY 1,000 SQUARE FEET OR MORE OF AREA SUITABLE FOR CONVENTIONAL DEVELOPMENT. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

108°57'30"W (1320.13')
CW 1/16 N89°57'53"W 1320.20'
C 1/4
FOUND 2-1/2" ALUMINUM SEC. 30 237-5 1968

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1 BLOCK TWO KN2019-80

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GARY L. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: GARY L. MULLER AND LELA K. MULLER
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

RECORD PLAT REFERENCE

- () ERLWEIN SUBDIVISION NO. 3 (KN81-144)
- () BIRCH FOREST NO. 2 KN2019-80
- () BIRCH FOREST NO. 3 PHASE 1 KN2024-78

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" w/ ORANGE PLASTIC CAP LS-13022
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- DEPRESSION
- R/W/UTILITY EASEMENT VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 28, 2025.

AUTHORIZED OFFICIAL _____



GRAPHIC SCALE
1 inch = 40 ft.

NOTES

- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FOR LONGMERE LAKE FORM THE TRUE BOUNDS OF THE SUBDIVISION. 2025 MEANDER LINE IS SHOWN FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- BUILDING SET BACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT EXCEPT WHERE SHOWN OTHERWISE.
- THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF ERLWEIN RD. 50' R/W AND THE ASSOCIATED UTILITY EASEMENT AT THE MEETING OF APRIL 28, 2025.
- EXCEPTIONS TO KPB 20.30.180(A) LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF APRIL 28, 2025.
- ACCEPTANCE OF THIS PLAT DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS BY THE KENAI PENINSULA BOROUGH.
- SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 23.06 OF THE KENAI PENINSULA BOROUGH CODE.
- FEMA MAP PANEL: 22122C-00519
- FLOOD ZONE: X (NOT DEPICTED)
- THE PARCELS WITHIN THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION JULY 10, 1961, RECORDED IN BOOK 7 PAGE 10, KRD, LOCATION NOT DEFINED.
 - AN ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION AUGUST 4, 1961, RECORDED IN BOOK 7 PAGE 16, KRD, LOCATION NOT DEFINED.
 - A PRIVATE INGRESS AND EGRESS EASEMENT RECORDED JUNE 17, 1971 IN BOOK 62 PAGE 294 AND SEPTEMBER 16, 1971 IN BOOK 63 PAGE 242, KRD.
 - A RIGHT OF WAY ACCESS EASEMENT RELATED TO GRAVEL EXTRACTION GRANTED TO THE DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS RECORDED APRIL 20, 1962, KRD.

CERTIFICATE OF OWNERSHIP AND DEDICATION: LOT 1 KN81-144

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT 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.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507

NOTARY'S ACKNOWLEDGEMENT

FOR: BRIAN L. DAVIS
ACKNOWLEDGED BEFORE ME THIS

DAY OF 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

Plat #

Rec. Dist.

Date

Time



ERLWEIN SUBDIVISION NO. 4 BIRCH FOREST ADDITION
REPLAT OF LOTS 1 & 2 ERLWEIN SUBDIVISION NO. 3 (KN81-144) & LOT 1 BLOCK TWO BIRCH FOREST NO. 2 (KN2019-80) & RIGHT OF WAY VACATION INCLUDING ASSOCIATED UTILITY EASEMENTS OF ERLWEIN ROAD.

BRIAN L. DAVIS, OWNER
7000 TRAVIS CIR., ANCHORAGE, AK 99507
GARY L. MULLER & LELA K. MULLER, OWNER
198 W MARYDALE AVE., SOLDOTNA, AK 99669

GARY L. DAVIS & SUSAN M. DAVIS, OWNER
PO BOX 535, SOLDOTNA, AK 99669
7.605 AC. NW/4 SITUATED IN THE NE1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99669
VOICE: (907) 263-4218
FAX: (907) 263-4295
WWW.MULLERENGINEERING.COM

KPB File No. 2025-047

Project No. 242025

Scale: 1" = 40'

Date: APR. 2025

BOOK: 24-10

Drawn by: ABH

KPB 2025-047V1

E. NEW BUSINESS

3. BSEP; KPB 2025-147 *POSTPONED*

Johnson Surveying / Jackson

Request: Permits a carport and portions of 2 green houses and 2 cabins to remain the 20' building setbacks on Tract D1, Block 1

Peaceful Acres Sub Jackson Garden Replat, Plat KN 2006-112

Kalifornsky Area

Staff Person Responsible: Platting Manager Vince Piagentini

AGENDA ITEM E. NEW BUSINESS

ITEM #4. – BUILDING SETBACK ENCROACHMENT PERMIT

BUILDING SETBACK ENCROACHMENT PERMIT TO A PORTION OF THE TWENTY-FOOT BUILDING SETBACK FOR TRACT D1 BLOCK 1 PEACEFUL ACRES JACKSON’S GARDEN REPLAT KN2006-112

KPB File No.	2025-147
Planning Commission Meeting:	October 13, 2025
Applicant / Owner:	Harold A Jackson III & Bobbie Jean Jackson
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Marty Lane & Liisia Dawn Street off Johns Road

Parent Parcel No.:	131-360-58
Legal Description:	T 4N R 11W SEC 34 SEWARD MERIDIAN KN 2006112 PEACEFUL ACRES SUB JACKSON'S GARDEN REPLAT TRACT D1

STAFF REPORT

Upon review of the submittal and application, staff, with the consent of the applicant, has postponed this application for a building setback encroachment permit for tonight’s meeting due to an insufficient application. Once the requested information has been received from the applicant the building setback encroachment permit will be put on the next available meeting. If there is anyone here wishing to speak on the item, they may do so, but no decision will be made by the Committee.



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF BUILDING SETBACK ENCROACHMENT PERMIT

Public notice is hereby given that a building setback encroachment permit application was received on 9/22/2025. You are being sent this notice because you are within 300 feet of the subject parcel and are invited to comment.

The building setback encroachment permit application is for the following property:

Request / Affected Property: Permits a 28' x 100' greenhouse and a 31' x 72' greenhouse both on the west boundary of Tract D1 to remain approximately 1' into the building setback, permits a 12' x 55' carport located in Tract D1 west of the northwestern greenhouse to remain .5' into right-of-way; permits a 28.3' x 20.3' cabin on the southeast boundary of Tract D1 to remain 4.3' into setback and associated porch to remain 6.3' into setback; permits an additional 14.3' x 28.1' cabin on the east boundary of Tract D1 whose porch will remain 1.9' into setback and porch stairs will remain 2.7' into setback.

KPB File No. 2025-147

Petitioner(s) / Land Owner(s): Harold A. Jackson III and Bobbie Jean Jackson of Soldotna, AK.

Purpose as stated in petition: Northern greenhouse along Marty Lane built in 1999 sits on concrete pillars, does not interfere with road maintenance is very minimally over the building setback. There is ample room for utilities and to develop a road in the future. Southern greenhouse along Marty Lane is not on a permanent foundation is minimally over the setback, does not create a safety hazard and does not interfere with line of sight. The northern carport was built prior to 2001, I request a conditional permit to keep the carport in place until such time as a Borough Road would be constructed down Marty Lane. Cabin 5 at 28235 Liisia Dawn St. Deck corner over the 20ft setback built in 2002 is on a permanent foundation of poured concrete pilers see drawings for distances to ROW, does not interfere with road maintenance or line of sight. There is no interference with public utilities. There are stairs to deck on Cabin 6 extending over setback. The stairs do not interfere with road maintenance, sight lines or create a safety hazard.

Building setback encroachment permit reviews are conducted in accordance with KPB Subdivision Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 13, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may

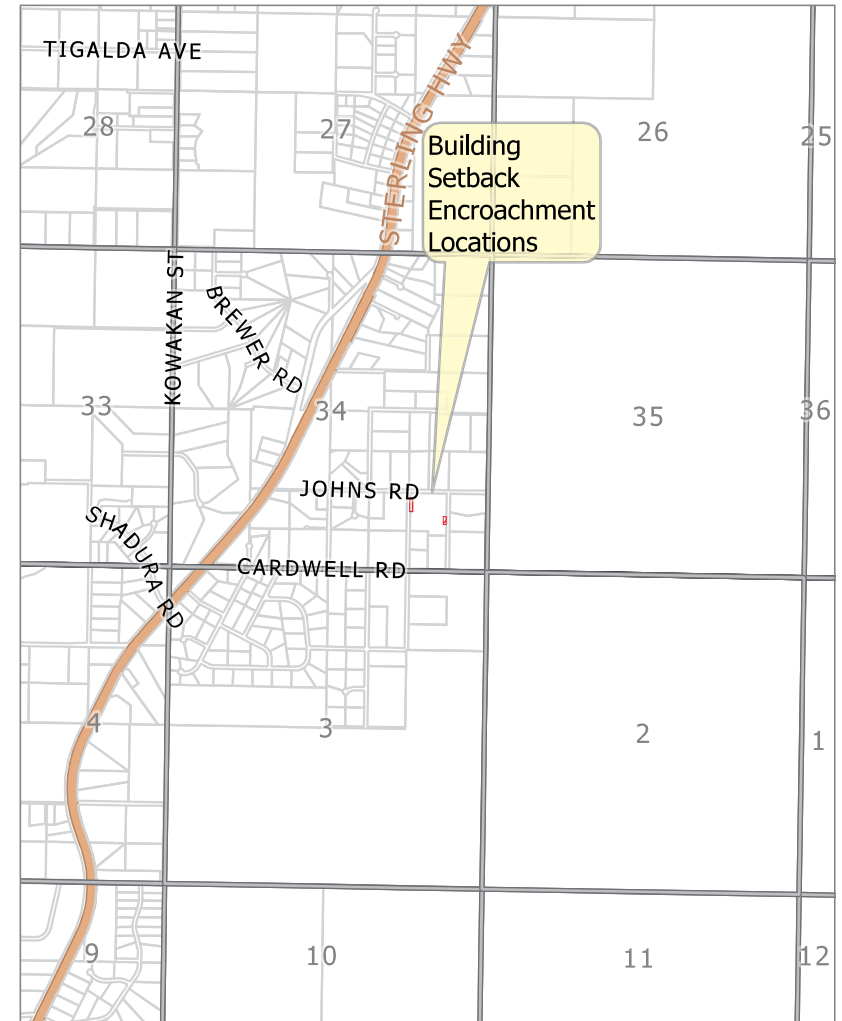
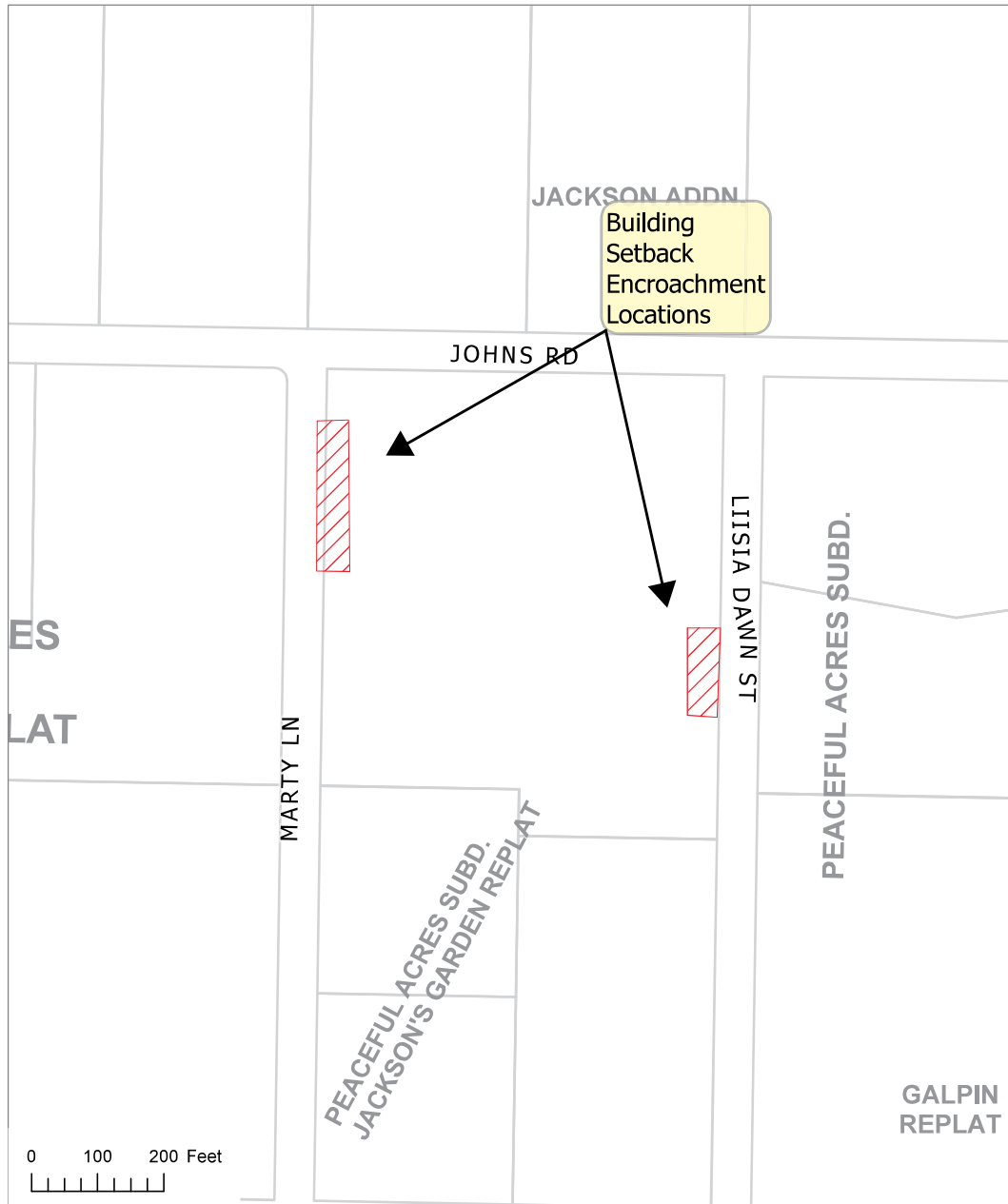
be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notice>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

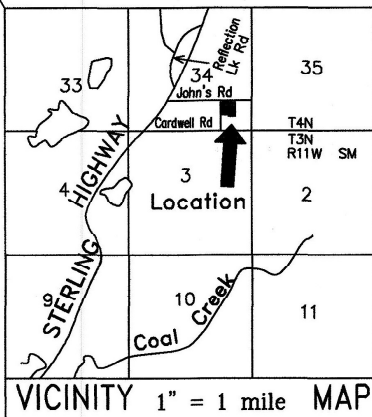
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 9/23/2025



KPB File 2025-147
T 04N R 11W S34
Kalifornsky



Peaceful Acres Jackson's Garden Replat As-Built of building encroachments

Within Tract D1 Block 1 Peaceful Acres Jackson's Gardens Replat, KRD 2006-112
Located in the SE1/4 Section 34, T4N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough

Prepared for

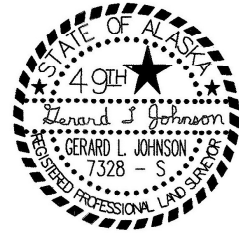
Harold Arthur Jackson III
Bobbie Jean Jackson
48195 John's Rd
Soldotna, AK 99669

Prepared by

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

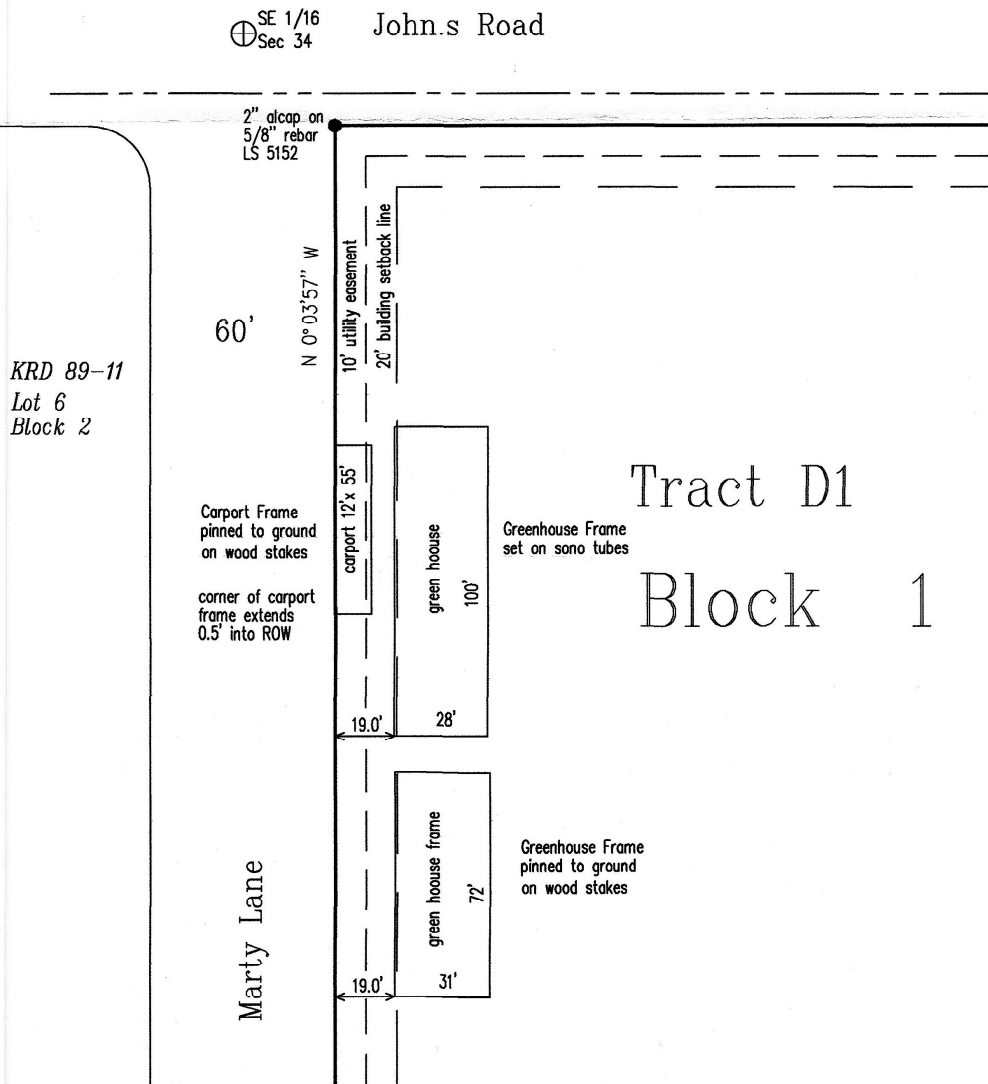
SCALE 1" = 40'

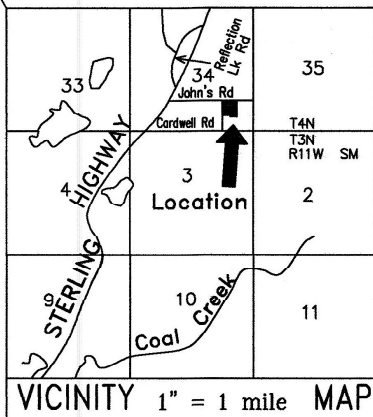
14 April, 2025



KRD 74-18
Tract B
Block 5

KRD 2002-49
Tract 5





Peaceful Acres Jackson's Garden Replat As-Built of building encroachments

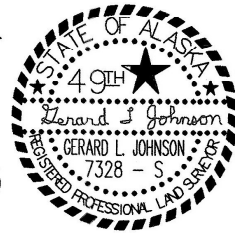
Within Tract D1 Block 1 Peaceful Acres Jackson's Gardens Replat, KRD 2006-112
Located in the SE1/4 Section 34, T4N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough

Prepared for

Harold Arthur Jackson III
Bobbie Jean Jackson
48195 John's Rd
Soldotna, AK 99669

Prepared by

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



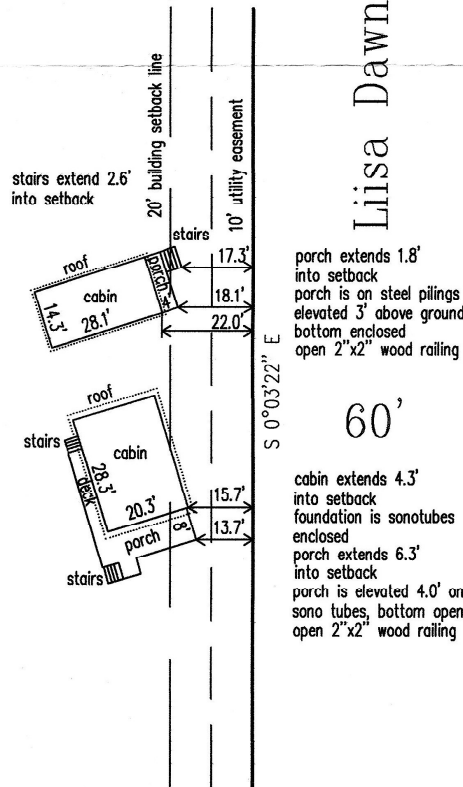
SCALE 1" = 30'

14 April, 2025

Tract D1

Street

Liisa Dawn



KRD 97-49

Lot 2 Block 1

E. NEW BUSINESS

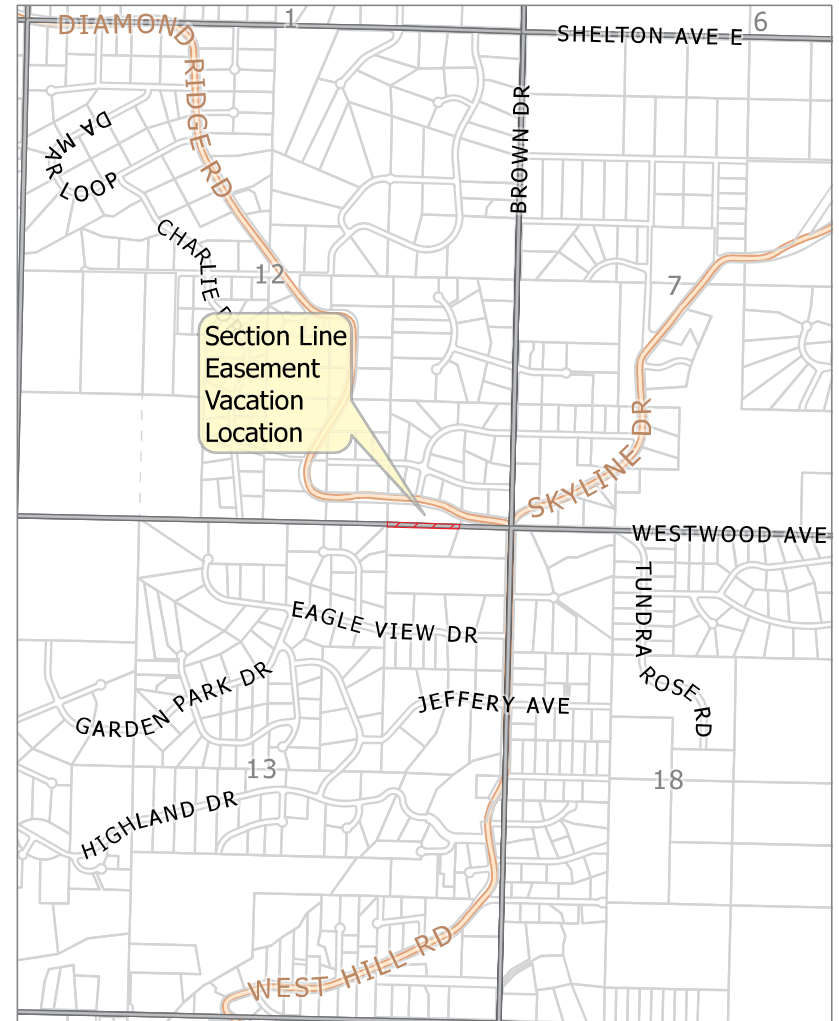
4. Section Line Easement Vacation; KPB File 2025-144V

Seabright Survey & Design / Flynn, Jellicoe

Request: Vacates a 66' section line easement – 33' in T06S R14W SEC 12 and 33' in T06S R14W SEC 13, running east to west through Lot 2 of Arno Subdivision, Plat HM 2001-78

Diamond Ridge Area

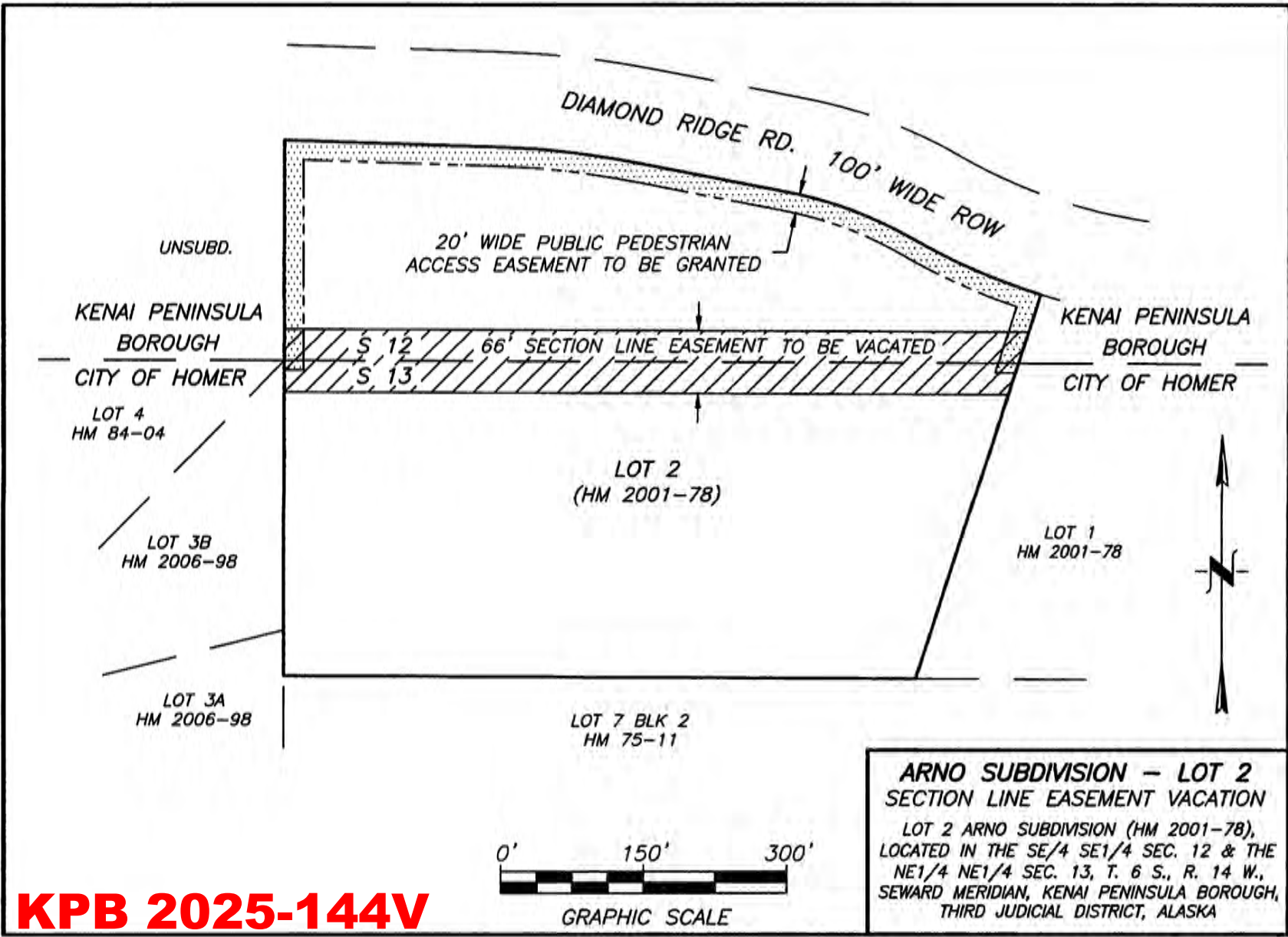
Staff Person Responsible: Platting Manager Vince Piagentini



KPB File 2025-144V
T 06S R 14W S12 & S13
Diamond Ridge and Homer



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.







AGENDA ITEM E. NEW BUSINESS

ITEM #4 - SECTION LINE EASEMENT VACATION

VACATE THE ENTIRE 66-FOOT SECTION LINE EASEMENT WITHIN LOT 2, ARNO SUBDIVISION, PLAT HM 2001-78, LOCATED WITHIN SECTIONS 12 AND 13, TOWNSHIP 6 SOUTH, RANGE 14 WEST

KPB File No.	2025-144V
Planning Commission Meeting:	October 13, 2025
Applicant / Owner:	Lauren Flynn and Cory Jellicoe of Homer, Alaska
Surveyor:	Katherine Kirsis, Seabright Survey and Design
General Location:	City of Homer Diamond Ridge Road Area
Parcel(s):	Northern Portion: 173-570-78 Southern Portion: 173-570-79
Legal Description:	173-570-78: T 6S R 14W SEC 12 Seward Meridian HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING OUTSIDE HOMER CITY LIMITS 173-570-79: T 6S R 14W SEC 13 Seward Meridian HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS

STAFF REPORT

Specific Request / Purpose as stated in the petition:

The petition proposes to vacate the section line easement as depicted in submittal documents. The southerly portion of the easement and underlying property is located within Homer City limits, while the northerly portion is within the Kenai Peninsula Borough.

Vacate the section line easement as depicted in the submittal documents. The section line easement effectively splits the subject parcel into two halves. The easement vacation will allow for the unification of the property while maintain public legal access across the lot.

Notification: The public hearing notice was published in the October 3rd issue of the Peninsula Clarion and the October 2nd 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.

Library of Homer

Post Office of Homer

Eighteen certified mailings were sent to owners of property within 300 feet of the proposed vacation. Five receipts had been returned when the staff report was prepared.

Twelve notifications 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
Emergency Services of Homer and Kachemak
City of Homer

Homer Kenai Peninsula Borough Office
Ninilchik Traditional Council
Alaska Communication Systems (ACS)
ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed):

The location of the section line easements is located on Lot 2, Arno Subdivision (Plat HM 2001-78). The Northern section of the parcel is outside city limits and the south portion is within the City of Homer. For assessment tax purposes, the borough assigned two parcel numbers to Lot 2.

Legal access to the property is provided by Diamond Ridge Road and the section line easements by code. Diamond Ridge Road is a 100-foot state-maintained dedication abutting Lot 2 to the north.

33-foot section line easements are located on the north and south sides of the section line between Sections 12 and 13, Township 6 South, Range 14 West. These easements are proposed to be vacated and are labeled and depicted on the exhibit being a total width of 66-feet. The portion of the section line easement petitioned to be vacated is undeveloped. There is a structure located to the south of the section line easement on the property. Staff recommends the structures be accurately shown on the drawing.

A 20-foot-wide pedestrian access easement is proposed to be granted with the finalization of the section line easement vacation plat. The easement is located along the northern boundary, adjacent to Diamond Ridge Road and extends along the east and west lot boundaries to the section line easement location. The easement is depicted and labeled on the preliminary plat.

Block length is not compliant with no roads coming back to a connection to complete a block. The vacation of the section line easement has no effect on the block length compliancy.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	DNR & DOT have joint authority over section line easements. A section line easement, once established, can only be vacated by the proper authority. A section line easement vacation will not be valid without DNR & DOT approval on the plat. Please go through the DNR Easement Vacation process to pursue a section line easement vacation.

Site Investigation:

There appears to be a shared driveway from Diamond Ridge Road that provides access to the affected lot and property to the east. Structures are located on the southern portion of the property, near the section line easement but do not appear to be encroaching. The driveway within lot two crosses the affected section line easement. No other improvements appear to be situated within the section line easement to be vacated.

Per KPB GIS Imagery KWF Wetlands layer, wetlands classified as riverine is located on the northern boundary of the lot. No wetlands are within the section line easement petitioned to be vacated.

Diamond Ridge Creek is located within the adjacent parcel to the south and crosses the section line easement to the east approximately 0.32 miles and to the west approximately 1.23 miles. The creek does not intersect with the portion of the section line easement to be vacated.

According to the KPB GIS Imagery topography layer, steep topography affects the subject parcel. Slopes exceeding 20% are located within the section line easement proposed to be vacated.

The River Center review determined the lot is in a FEMA Flood Hazard Zone but no depiction and no note is necessary for the Section line Easement Vacation drawing. if this does come back as a plat the River Center would like to review the plat again. City of Homer noted the south portion is in Zone D, flood hazards undetermined.

The proposed plat is not located within an Anadromous Waters Habitat Protection District according to the River

Center review.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: The northern portion is within KPB jurisdiction and within a non-regulatory X-Zone, which has minimal flood risk. The southern portion is within the City of Homer jurisdiction. If the plat is only a section line easement vacation plat with not other platting action, no depiction or notes are required or requested. If the City of Homer requests plat notes, allow staff the opportunity to review and determine if an additional KPB note should then be added. Flood Zone: X Zone Map Panel: 02122C-2015E In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis:

Originally the land consisted of the SE1/4 of the SE1/4, of Section 12 and the NE1/4 of the NE1/4 of Section 13, all located within Township 6 South, Range 14 West, Seward Meridian. The land was divided by deed, Book 271, Page 580 in 1997. A corrective deed was recorded in 1998 correcting the legal description. In 2001, Arno Subdivision subdivided the land into Lots 1 and 2.

According to information provided by the Kachemak Nordic Ski Club website, a portion of the Lower Baycrest trail is located to the west approximately 0.54 miles to the west along the common section line 12 and 13. At this time, access to the trail is by Roger's Loop Road. The trail system does not connect to the portion of the section line easements petitioned to be vacated.

The neighboring parcels are all privately owned and currently have legal access by existing roads. A couple of the adjacent parcels contain enough area to be subdivided in the future; however, the locations of Diamond Ridge Road and Diamond Creek would need to be considered in the design.

A 10-foot utility easement including 20-feet within 5-feet of the side lot lines was granted by the parent plat, Arno Subdivision (HM 2001-78) adjacent to Diamond Ridge Road. **Staff recommends** the surveyor depict and label the easement. Relocate the proposed pedestrian easement south of the existing utility easement.

According to the sketch and non-objection comments by Utility Agencies, no utilities exist within the affected section line easement.

The Homer Advisory Planning Commission heard the vacation request during the August 20, 2025 meeting and granted approval by unanimous consent. The City of Homer staff report states that city water and sewer are not available at this time and public works has no objections.

A plat finalizing the section line easement shall follow if the vacation is approved by the Planning Commission. **Staff recommends** the surveyor confirm with the city and KPB Platting Department, what requirements are needed on the final plat for the proposed pedestrian easement.

20.65.020. - Planning commission recommendation on state easements.

The planning commission serving as the platting authority has no authority to vacate public easements under the jurisdiction of the state. The planning commission will provide a recommendation on proposed vacations of state-managed easements within the borough. Applications to vacate a section line easement or other state-managed easement must comply with KPB 20.65.040 and will be considered in accordance with KPB 20.65.050. The applicant is responsible for all submittals required by the state. Final authority for approval and platting of the vacation of any public easement under the jurisdiction of the state rests with the state.

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;

Surveyor comments: The section line easement affecting Sections 12 & 13 (T. 6 S., R. 14 W.) is entirely undeveloped.

Staff comments: The portion of the section line easement petitioned to be vacated is undeveloped. The driveway within lot two crosses the affected section line easement.

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

Surveyor comments: This petition proposes to maintain legal public access by granting a 20' wide public pedestrian access easement adjacent to the exterior boundary of the property, while maintaining connectivity with the section line easement on either side of the subject parcel.

Staff comments: No wetlands are within the section line easement petitioned to be vacated. Slopes exceeding 20% are located within the section line easement proposed to be vacated. Relocate the proposed pedestrian easement south of the existing utility easement.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Surveyor comments: Diamond Ridge right-of-way is fully constructed and provides access through Section 12. Westwood Avenue is fully constructed and provides access to the east. There are no existing utilities within the easement area to be vacated.

Staff comments: The neighboring parcels are all privately owned and currently have legal access by existing roads. A couple of the adjacent parcels contain enough area to be subdivided in the future; however, the locations of Diamond Ridge Road and Diamond Creek would need to be considered in the design. According to the sketch and non-objection comments by Utility Agencies, no utilities exist within the affected section line easement. The City of Homer staff report states that city water and sewer are not available at this time and public works has no objections.

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;

Surveyor comments: The Roger's Loop trail system is located approximately 1.25 miles to the west of the subject property.

Staff comments: A portion of the Lower Baycrest trail is located to the west approximately 0.54 miles to the west along the common section line 12 and 13. At this time, access to the trail is by Roger's Loop Road. The trail system does not connect to the portion of the section line easements petitioned to be vacated. Diamond Ridge Creek is located within the adjacent parcel to the south and crosses the section line easement to the east approximately 0.32 miles and to the west approximately 1.23 miles. The creek does not intersect with the portion of the section line easement to be vacated.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Surveyor comments: This petition proposes to maintain legal public access by granting a 20' wide public pedestrian access easement adjacent to the exterior boundary of the property, while maintaining connectivity with the section line easement on either side of the subject parcel.

Staff comments: A couple of the adjacent parcels contain enough area to be subdivided in the future; however, the locations of Diamond Ridge Road and Diamond Creek would need to be considered in the design.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Surveyor comments: This petition proposed to maintain legal public access by granting a 20' wide public pedestrian access easement adjacent to the exterior boundary of the property, while maintaining connectivity with the section line easement on either side of the subject parcel.

Staff comments: Connection to creek or public trails

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.

Surveyor comments: The section line easement affecting Sections 12 & 13 (T. 6 S., R. 14 W.) is entirely undeveloped. There are no existing utilities within the easement area to be vacated.

Staff comments: According to the sketch and non-objection comments by Utility Agencies, no utilities exist within the affected section line easement. The City of Homer staff report states that city water and sewer are not available at this time and public works has no objections.

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

Surveyor comments: The section line easement effectively splits the subject parcel into two halves. The easement vacation will allow for the unification of the property while maintaining public access across the lot.

Staff comments:

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 of the northern portion of the section line easement at their scheduled October 28, 2025 meeting

The City Council will hear the vacation of the southern portion of the section line easement at their scheduled October 27th, 2025 meeting.

KPB department / agency review:

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. Review Not Required
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 1145 DIAMOND RIDGE RD Existing Street Names are Correct: Yes List of Correct Street Names: DIAMOND RIDGE RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: CITY OF HOMER WILL ADVISE ON ADDRESS
Assessing	Reviewer: Windsor, Heather Comments: No comment

Utility provider review:

HEA	No comments
ENSTAR	Approved as shown
ACS	No objections
GCI	Approved as shown

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by Homer City Council AND KPB Assembly.

2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
 3. Grant utility easements requested by the Homer City Council and utility providers.
 4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

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

- 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.*

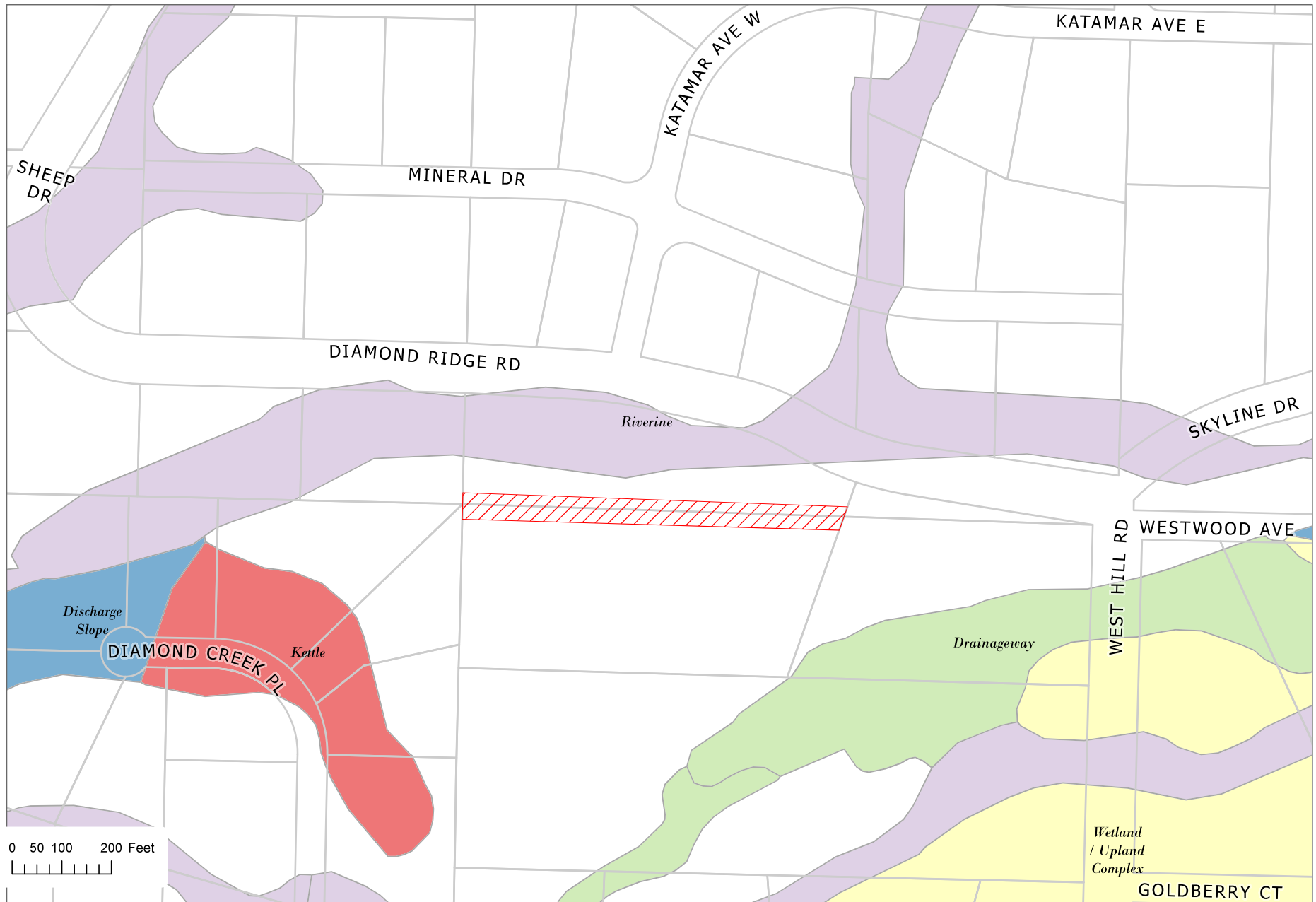
END OF STAFF REPORT



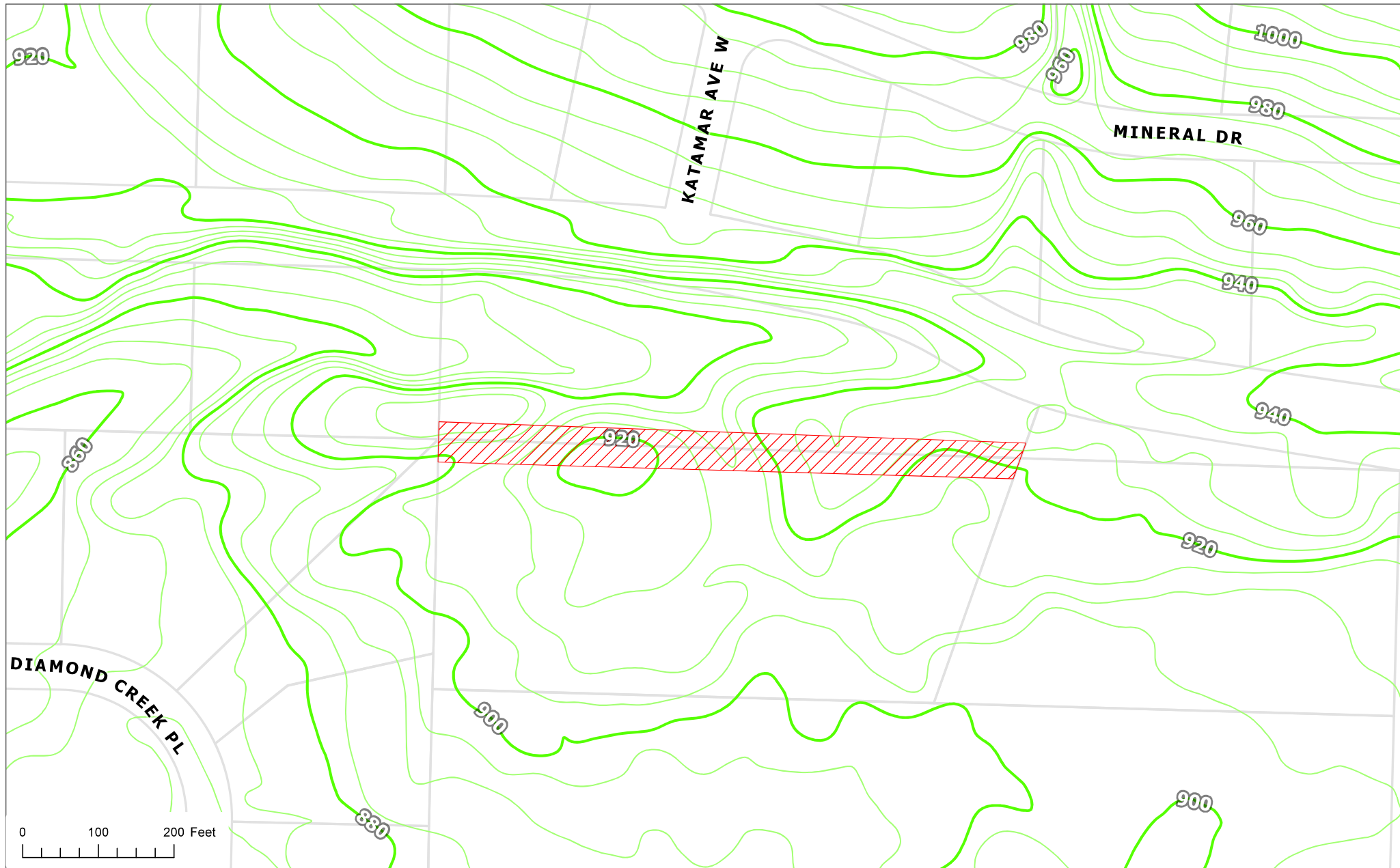
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



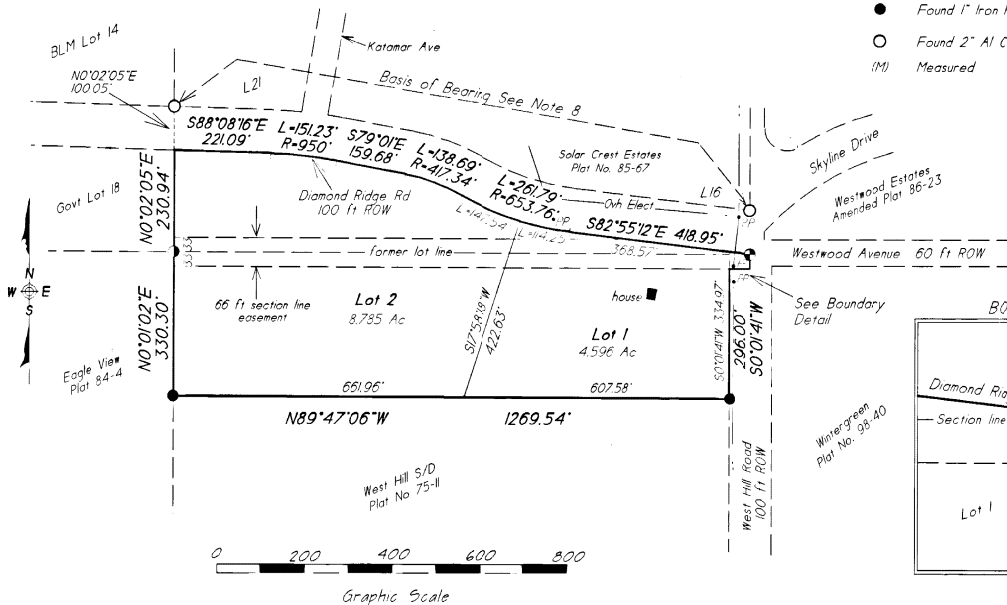
Wetlands



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.



LEGEND

- Found Cor for Sections 7, 18, 12, & 13
GLO BC 1917 as per Plat No. 98-40 HRD
- Found E 1/16 cor Secs 12 & 13
3 1/4" BLM BC on 2 1/2" iron post, 1952
- Found 1" Iron Pipe as per Plat 75-11 HRD
- Found 2" Al Cap on 5/8" rebar 4469-S, 1985
- (M) Measured

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

Peter J. Arno 12/19/99 Melissa A. Cobb 12/19/99
Peter J. Arno Date Melissa A. Cobb Date
PO Box 237
Homer AK 99603

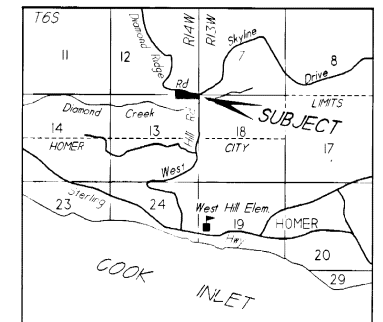
Notary's Acknowledgement
Subscribed and sworn to me before me this 2nd day of December, 1999

for Peter J. Arno and Melissa A. Cobb

Notary Public for Alaska
My Commission Expires 7-30-02



Vicinity Map 1" = 1 Mile



NOTES

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
2. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
4. The front 10 ft. and the entire building setback within 5 ft. of side lot lines is also a utility easement.
5. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
6. Set 2" self identifying Aluminum cap on 5/8" x 36" long steel rebar at all lot corners unless noted otherwise.
7. Centerline and 50 ft dedication of West Hill Road matches West Hill S/D, Plat No. 75-11 and Wintergreen S/D, Plat No. 98-40. Source of data for Diamond Ridge Rd is Solar Crest Estates Plat No. 85-67.
8. Basis of Bearing is the calculated inverse between the SE corner of Lot 16 and the SW corner of Lot 21 as shown on Solar Crest Estates Plat No. 85-67; N79°50'17"W 1340.40' Record 1340.06' Measured.

WASTEWATER DISPOSAL:

These lots are at least 200,000 square feet or nominal 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.

Roger W. Imhoff 10-18-99
Roger W. Imhoff LS-5780 Date

PLAT APPROVAL

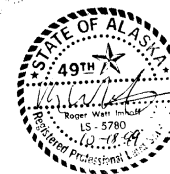
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

October 26, 1998
KENAI PENINSULA BOROUGH
By: Max J. Best
Authorized Official

SURVEYORS CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Roger W. Imhoff 10-18-99
Roger W. Imhoff LS-5780 Date



ARNO SUBDIVISION

Being a Subdivision of that parcel of land described in Book 277 Page 506 Homer Recording District

Located in the SE 1/4 SE 1/4 Sec 12 and the NE 1/4 NE 1/4 Sec 13, T6S, R14W, S13

Third Judicial District, State of Alaska
Contains 13.422 Acres, more or less.

Clients: Pete Arno Melissa Cobb PO Box 237 Homer AK 99603	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer AK 99603	FB 98-5/98-7 Drawn RWI SCALE 1" = 200 ft.
Date 10-01-98	File arno.vcd	KPB File No. 98-244



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 25-37

TO: Homer Advisory Planning Commission
THROUGH: Ryan Foster, City Planner
FROM: Ed Gross, Associate Planner
DATE: August 20, 2025
SUBJECT: Section Line Easement Vacation, Lot 2 Arno Subdivision

Requested Action: Conduct a public hearing and make a recommendation on the vacation of a Section Line Easement.

General Information:

Applicants:	Surveyor: Seabright Survey + Design Katherine A. Kirsis, PLS 1044 East End Road Suite A Homer, AK 99603	Land Owners: Lauren Flynn & Cory Jellicoe PO Box 429 Homer, AK 99603
Location:	Diamond Ridge Road and West Hill Road	
Parcel ID:	Northern Portion- 17357078, Southern Portion- 17357079	
Zoning Designation:	Northern Portion- Kenai Peninsula Borough, Southern Portion- Homer City Limits: Rural Residential	
Existing Land Use:	Single Family home and detached garage/ shop.	
Surrounding Land Use:	North: Residential South: Residential East: Residential West: Residential/vacant	
Comprehensive Plan:	2024 Transportation Plan: no motorized routes are shown using this area of the Section Line. Diamond Ridge Road is located directly to the north of the subject property.	
Wetland Status:	KPB GeoHub indicates potential riverine wetland	
Flood Plain Status:	Zone D, flood hazards undetermined.	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 18 property owners of 14 parcels as shown on the KPB tax assessor rolls.	

Analysis: The petition proposes to vacate the section line easement as depicted on the submitted vacation petition diagrams. The petition proposes to maintain legal public access by granting a 20' wide public pedestrian access easement along the northern lot line, adjacent to Diamond Ridge Road, See attached plat. This lot is one legal lot split by City of Homer boundary. For Borough tax assessment purposes, the borough indicates two lots; one in and one out of Homer City Limits.

The section line easement affecting 12 & 13 (T. 6 S., R. 14 W.) is entirely undeveloped. Diamond Ridge Road right-of-way is fully constructed and provides access through Section 12. Westwood Avenue is fully constructed and provides access to the east. The lands to the east have been subdivided and have constructed, maintained access. There are no existing utilities within the easement area to be vacated.

KPB Code

20.65.050(D)(1-8) - Vacations

The (Kenai Peninsula Borough) planning commission shall consider the merits of each vacation request. A platted dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use and in all cases the planning commission shall deem the area being vacated to be of value 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;

Staff Response: The section line easement is not being used.

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

Staff Response: A road is impractical to construct, alternative access has been provided with the adjacent Diamond Ridge Road to the north.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

Staff Response: The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed or provided for future construction.

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;

Staff Response: The vacated right-of-way does not provide access to a lake, river, or other area with public interest or value.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;

Staff Response: The proposed vacation would not limit opportunities for interconnectivity with adjacent parcels.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;

Staff Response: The subdivider has granted a 20' wide public pedestrian access easement.

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.

Staff Response: Public Works has no objection.

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

Staff Response: The subdivider has granted a 20' wide public pedestrian access easement.

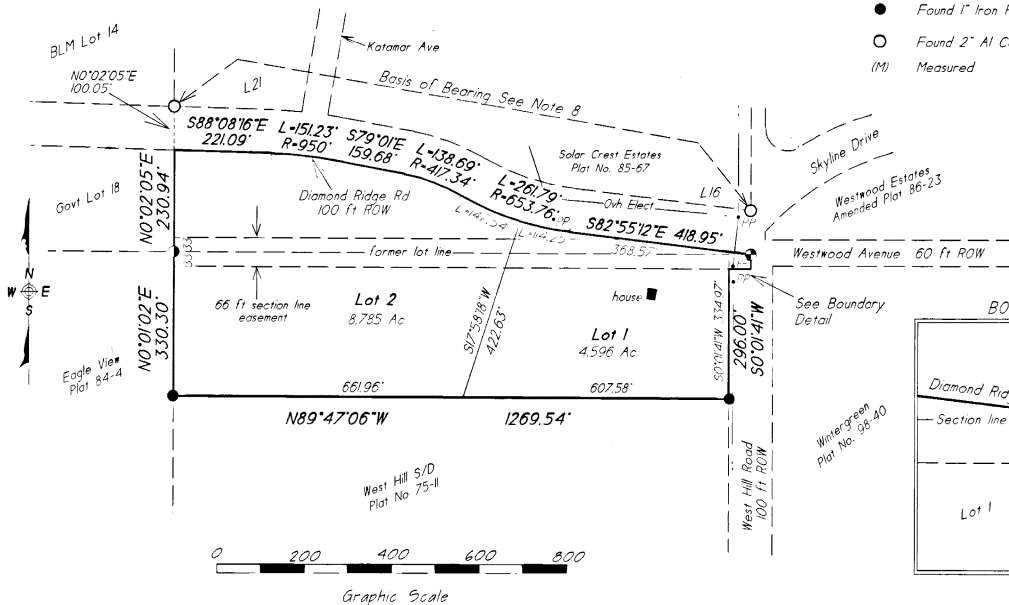
Public Works Comments: Public works has no objection to the vacation of the section line easement.

Staff Recommendation:

Planning Commission recommend approval of the vacation.

Attachments:

1. Arno Subdivision Plat
2. Vacation petition
3. Vacation petition Diagram (with and without imagery)
4. Public Notice
5. Aerial Map



NOTES

1. All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
2. No permanent structures shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
4. The front 10 ft. and the entire building setback within 5 ft. of side lot lines is also a utility easement.
5. No access to State maintained rights-of-way permitted unless approved by State of Alaska Department of Transportation.
6. Set 2" self identifying Aluminum cap on 5/8" x 36" long steel rebar at all lot corners unless noted otherwise.
7. Centerline and 50 ft dedication of West Hill Road matches West Hill S/D, Plat No. 75-II and Wintergreen S/D, Plat No. 98-40. Source of data for Diamond Ridge Road is Solar Crest Estates Plat No. 85-67.
8. Basis of Bearing is the calculated inverse between the SE corner of Lot 16 and the SW corner of Lot 21 as shown on Solar Crest Estates Plat No. 85-67; N79°50'17"W 1340.40' Record 1340.06' Measured.

WASTEWATER DISPOSAL:

These lots are at least 200,000 square feet or nominal 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.

R. W. Imhoff 10-18-99
Roger W. Imhoff LS-5780 Date

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

October 26, 1998
KENAI PENINSULA BOROUGH
By: *M. J. Best*
Authorizing Official

SURVEYORS CERTIFICATE

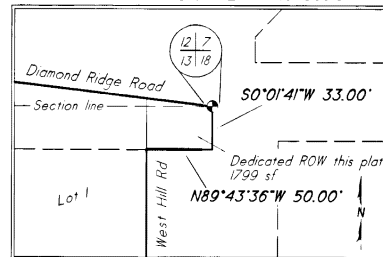
I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

R. W. Imhoff 10-18-99
Roger W. Imhoff LS-5780 Date

LEGEND

- Found Cor for Sections 7, 18, 12, & 13
GLO BC 1917 as per Plat No. 98-40 HRD
- Found E 1/16 cor Secs 12 & 13
3 1/4" BLM BC on 2 1/2" iron post, 1952
- Found 1" Iron Pipe as per Plat 75-II HRD
- Found 2" Al Cap on 5/8" rebar 4469-S, 1985
- (M) Measured

BOUNDARY DETAIL - No Scale



OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

Peter J. Arno 12/19/99 *Melissa A. Cobb* 12/19/99
Peter J. Arno Date Melissa A. Cobb Date
PO Box 237
Homer Ak 99603

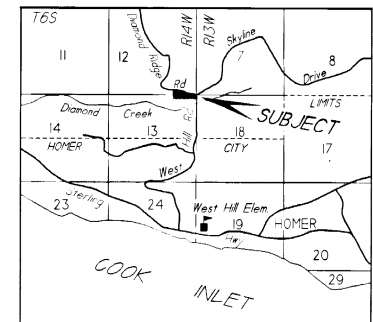
Notary's Acknowledgement
Subscribed and sworn to me before me this 2nd day of December, 1999

for *Peter J. Arno and Melissa A. Cobb*

Naughton Dave
Notary Public for Alaska
My Commission Expires 7-30-02



Vicinity Map 1" = 1 Mile



ARNO SUBDIVISION

Being a Subdivision of that parcel of land described in Book 277 Page 506 Homer Recording District

Located in the SE 1/4 SE 1/4 Sec 12 and the NE 1/4 NE 1/4 Sec 13, T6S, R14W, SM

Third Judicial District, State of Alaska
Contains 13.422 Acres, more or less.

Clients: Pete Arno Melissa Cobb PO Box 237 Homer Ak 99603	Surveyor: Roger W. Imhoff, RLS PO Box 2588 Homer Ak 99603	FB 98-5/98-7 Drawn RWI SCALE 1" = 200 ft.
Date 10-01-98	File arno.vcd	KPB File No. 98-244



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

PETITION TO VACATE SECTION LINE EASEMENT

PUBLIC HEARING REQUIRED

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

The Kenai Peninsula Borough is advisory to the State of Alaska Department of Natural Resources regarding Section Line Easement Vacations. The State of Alaska has the final authority regarding vacation of Section Line Easements.

Initially, a sketch may be included with the vacation petition for review by the Planning Commission. After the Planning Commission takes action on the vacation, a Section Line Easement Vacation Plat must be prepared by a licensed land surveyor. The plat will be processed in accordance with KPB 20.10.080. Platting authority is vested in the Planning Director.

SUBMITTAL REQUIREMENTS

A Section Line Easement Vacation (SLEV) application will be scheduled for the next available planning commission meeting after a complete application has been received.

- ☐ \$500 non-refundable fee to help defray costs of advertising public hearing. Plat fees will be in addition to the vacation fees.
- ☐ City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- ☐ Is the section line easement in use by any utility company? If so, which company _____
- ☐ Width of easement proposed to be vacated must be shown on the sketch.
- ☐ 3 copies of the plat or map showing the section line easement to be vacated. Must not exceed 11 x 17 inches in size. Proposed alternative public access to be shown and labeled on the sketch
- ☐ REASON FOR VACATING The petitioner must attach a statement with reasonable justification for the vacation of the section line easement.

Has the section line easement been fully or partially constructed?	☐ Yes	☐ No
Is the section line easement used by vehicles / pedestrians / other?	☐ Yes	☐ No
Is alternative right-of-way being provided?	☐ Yes	☐ No

LEGAL DESCRIPTION OF AREA TO BE VACATED:

Lot 2 Arno Subdivision (HM 2001-78)	
Section, township, range Section 12 & 13, T. 6 S., R. 14 W.	
City (if applicable) Homer	General area Diamond Ridge

The petition must be signed by owners of a majority of the land affected by the section line easement proposed to be vacated. Each petitioner must include address and legal description of his/her property. Attach additional signature sheets if needed.

Submitted by: ☐ Petitioner ☐ Representative	
Name (printed): <u>Laurer Flynn</u>	Signature: <u>[Signature]</u>
e-mail: <u>chamato4@gmail.com</u>	Address: <u>PO Box 429 Homer AK 99603</u>
Owner of:	

Petitioners:	
Name (printed): <u>Cory Jelline</u>	Signature: <u>[Signature]</u>
e-mail: <u>jelline22@gmail.com</u>	Address: <u>PO Box 3555 Homer AK 99603</u>
Owner of:	

Name (printed):	Signature
e-mail:	Address:
Owner of:	

Name (printed):	Signature
e-mail:	Address:
Owner of:	

FOR OFFICE USE ONLY

RECEIVED BY _____ DATE SUBMITTED _____ KPB FILE # _____

RECEIVED

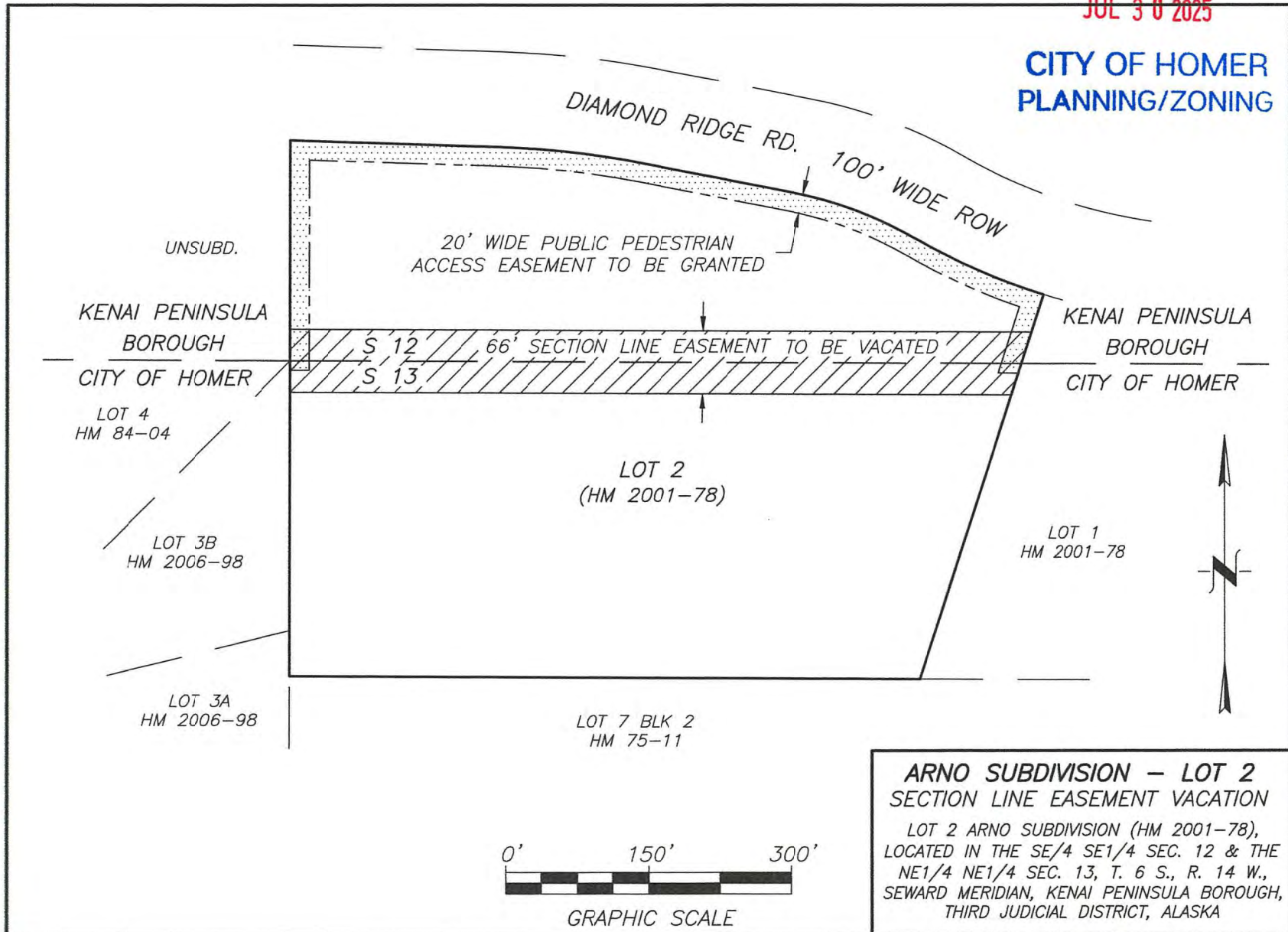
JUL 30 2025

CITY OF HOMER
PLANNING/ZONING

RECEIVED

JUL 30 2025

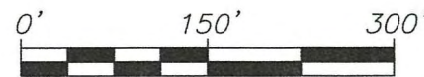
CITY OF HOMER
PLANNING/ZONING



RECEIVED

JUL 30 2025

CITY OF HOMER
PLANNING/ZONING



GRAPHIC SCALE

ARNO SUBDIVISION – LOT 2
SECTION LINE EASEMENT VACATION

LOT 2 ARNO SUBDIVISION (HM 2001-78),
LOCATED IN THE SE/4 SE1/4 SEC. 12 & THE
NE1/4 NE1/4 SEC. 13, T. 6 S., R. 14 W.,
SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, August 20, 2025 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A REQUEST TO VACATE THE 66 FOOT WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903
Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for August 15, 2025 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

.....



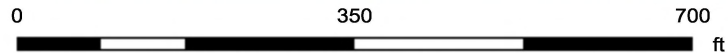
Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK II
DATE: AUGUST 20, 2025
SUBJECT: SUPPLEMENTAL

8. PUBLIC HEARINGS

8. A. A REQUEST TO VACATE THE 66-FOOT-WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD, STAFF REPORT 25-37

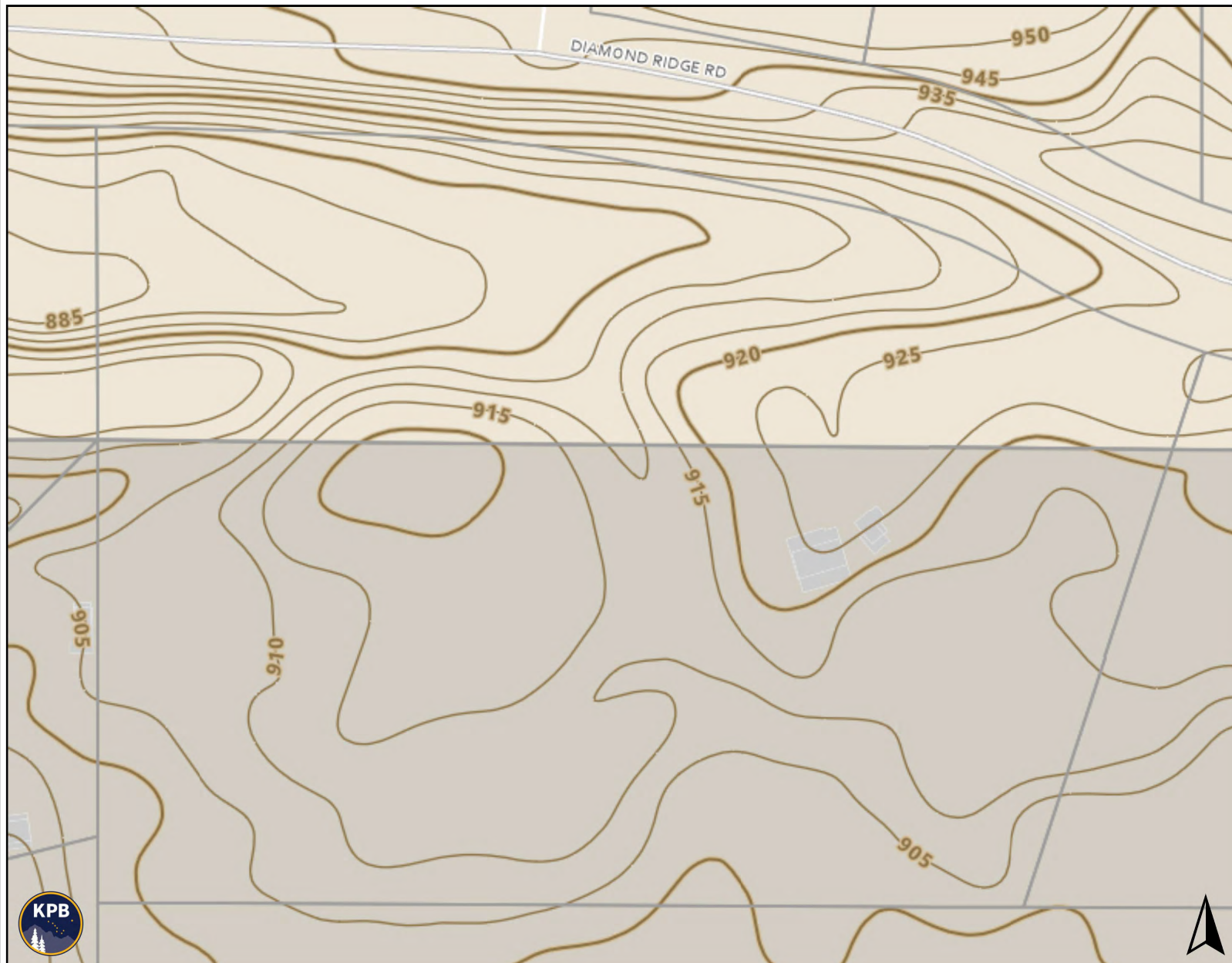
1. SLE Vacation – Topography 5’ Intervals **Page 3**

2. SLE Vacation Lot 2 Arno Subdivision – Topography with Elevation Profile **Page 4**

8. B. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

1. 2045 Homer Comprehensive Plan Update Slideshow **Page 5**

2. Public Comments Received **Page 25**



Legend

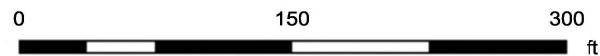
Transportation

Mileposts



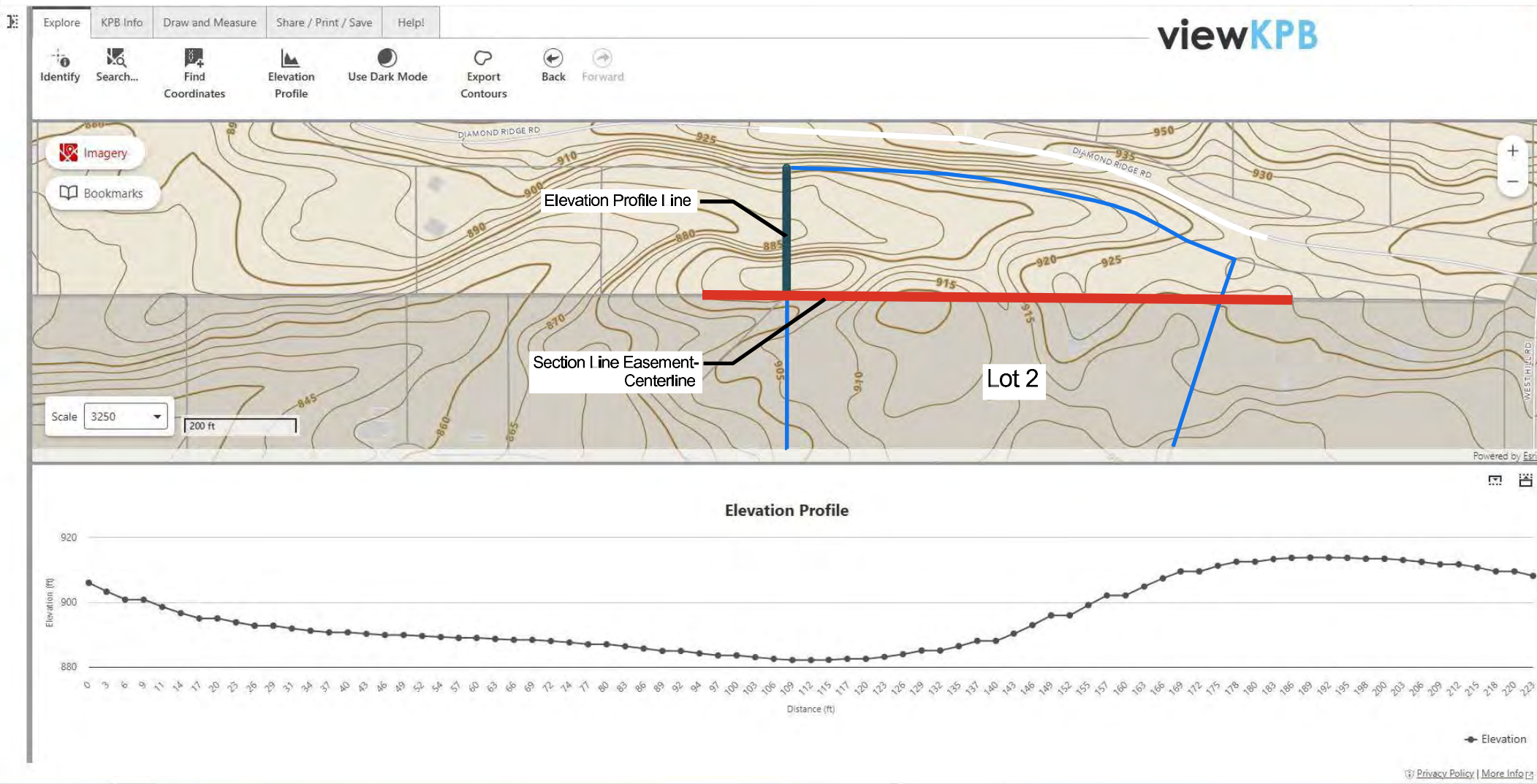
Parcels and PLSS

Tax Parcels



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SLE Vacation Lot 2 Arno Subd. - Topography with Elevation Profile



CALL TO ORDER

Session 25-14, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on August 20th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, HARNESS, SCHNEIDER, H. SMITH, S. SMITH & VENUTI

ABSENT: COMMISSIONER WALKER (EXCUSED)

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record. He then requested a motion and second to approve the agenda as amended.

HARNESS/BARNWELL MOVED TO AMEND THE AGENDA BY TAKING UP PLAT CONSIDERATIONS AFTER RECONSIDERATION.

There was a brief conversation as to where on the agenda inserting the plat consideration made the most sense.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

HARNESS/BARNWELL MOVED TO ADOPT THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of August 6, 2025

SCHNEIDER/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 25-35

City Planner Foster provided a summary of his staff report in the packet, noting the following:

- Ordinance 25-54 has been referred to the Planning Commission and the Economic Development Advisory Commission.
- Next Regular Meeting is scheduled for Wednesday, September 3, 2025.
- Next Commissioner report to Council on August 25, 2025.

There was a brief discussion regarding the United States Army Corps of Engineers fill permit down at the Spit.

PUBLIC HEARINGS

- A. A REQUEST TO VACATE THE 66-FOOT-WIDE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION, T 6S R 14W SEC 13 SEWARD MERIDIAN HM 2001078 ARNO SUB LOT 2 THAT PORTION LYING INSIDE HOMER CITY LIMITS, KNOWN AS 1145 DIAMOND RIDGE RD, Staff Report 25-37

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary of his staff report in the packet.

Chair S. Smith opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor for the project and made herself available for any questions.

Chair S. Smith then opened the public hearing. With no one coming forward to speak, Chair S. Smith closed the public hearing. He then opened the floor to questions from the Commission.

Commissioner Harness questioned why the pedestrian easement was only 20 feet instead of 66 feet similar to the section line easement. Ms. Kirsis stated it's not likely a trail would be constructed through that area, and therefore 20 feet is a reasonable width to reserve for public access.

Commissioner H. Smith asked if the easement would affect what is defined as inside or outside city limits. Ms. Kirsis stated that it wouldn't affect the legal boundaries.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 25-37 AND RECOMMEND APPROVAL OF THE VACATION OF THE SECTION LINE EASEMENT ACROSS LOT 2 ARNO SUBDIVISION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. AN ORDINANCE OF THE HOMER CITY COUNCIL ADOPTING THE 2025 HOMER COMPREHENSIVE PLAN AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH, Memorandum PL 25-038

With no other nominations called out, Vice Chair Barnwell declared Commissioner S. Smith re-elected as Chair.

INFORMATIONAL MATERIALS

- A. 2025 Planning Commission Calendar
- B. 2025 Planning Commission Meeting Dates & Submittal Deadlines
- C. Memorandum from City Clerk re: Call for the Question & Open Meeting vs Quorum Requirements

Chair S. Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Foster thanked everyone for their hard work and great conversations regarding the Comprehensive Plan.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

Councilmember Aderhold thanked the Commission for the thoughtful deliberation in regards to the Comprehensive Plan, noting that she agreed with much of what was said.

COMMENTS OF THE COMMISSION

Commissioner Venuti opined that the Commission should've been involved in the Comprehensive Plan process from the very beginning. He commended Ms. Wade and Agnew::Beck for a great job in developing the plan.

Commissioner Harness thanked everyone for a great meeting, noting that the Commission worked through a lot of details tonight.

Commissioner S. Smith apologized for his recent absence. He stated he understands the importance of the Comprehensive Plan and that he's hopeful it can be representative of the community. He gave thanks to the Commission and Agnew::Beck.

Commissioner Schneider noted that he's impressed with the Comprehensive Plan and thanked everyone involved in the process.

Commissioner Barnwell thanked Agnew::Beck and City Planner Foster for their extensive work on the Comprehensive Plan.

Commissioner S. Smith echoed all the sentiments made by the Commission. He suggested the Commission come back to the next meeting with their comments written down and ready to discuss them. He noted that there are unique perspectives and unique voices that make the Comprehensive Plan great.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 9:45 p.m. The next Regular Meeting is scheduled for **Wednesday, September 3rd, 2025 at 6:30 p.m.** All meetings



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 9/17/2025 to vacate a Section Line easement in the City of Diamond Ridge. Area under consideration is described as follows:

Request / Affected Property: Vacates a 66' Section Line Easement - 33' in Section 12 Township 6 South and Range 14 West and 33' in Section 13 Township 6S Range 14 West running East to West through Lot 2 of Plat HM 2001-78

KPB File No. 2025-144V.

Petitioner(s) / Land Owner(s): Lauren Flynn and Cory Jellicoe of Homer, AK.

Purpose as stated in petition: This petition proposes to vacate the section line easement as depicted in the documents. The southerly portion of the easement and underlying property is located within Homer City limits while the northerly portion is within the Kenai Peninsula Borough. The easement vacation will allow for the unification of the property while maintaining public legal access across the lot. The section line easement affecting Sections 12 & 13 (T. 6 S., R. 14 W.) is entirely undeveloped. Diamond Ridge right-of-way is fully constructed and provides access through Section 12. Westwood Ave is fully constructed and provides access to the east. There are no existing utilities within the easement area to be vacated.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 13, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

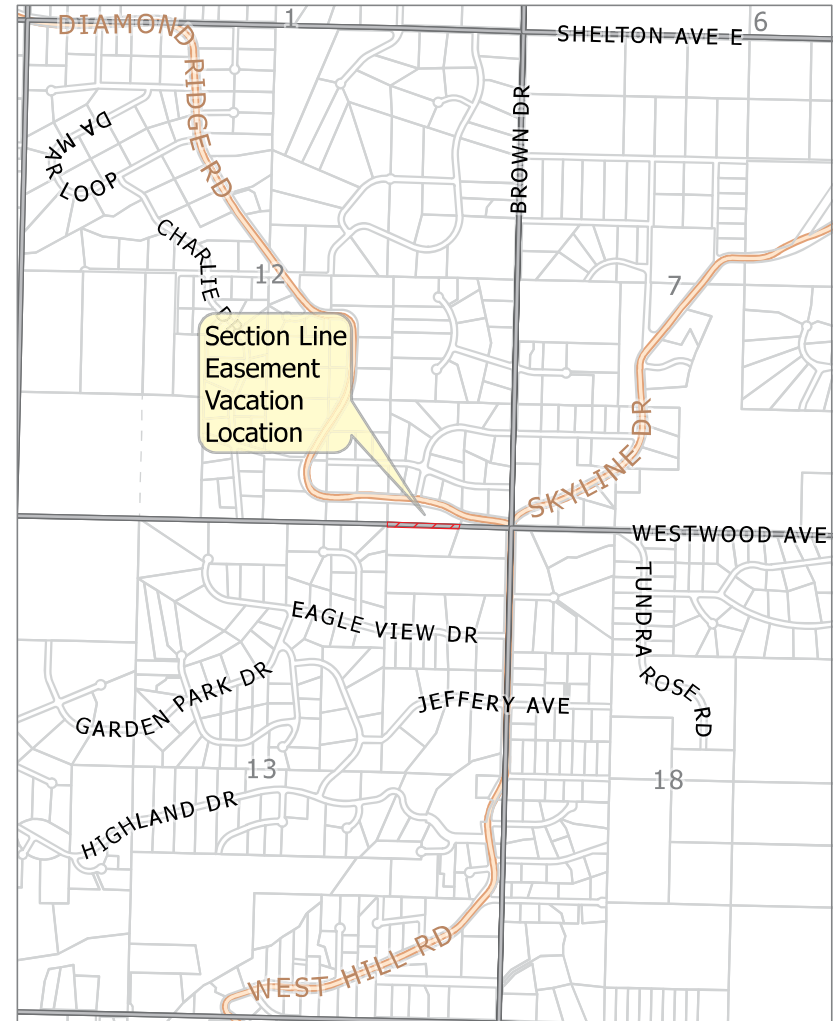
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

If the Planning Commission approves the vacation, the Homer City Council has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

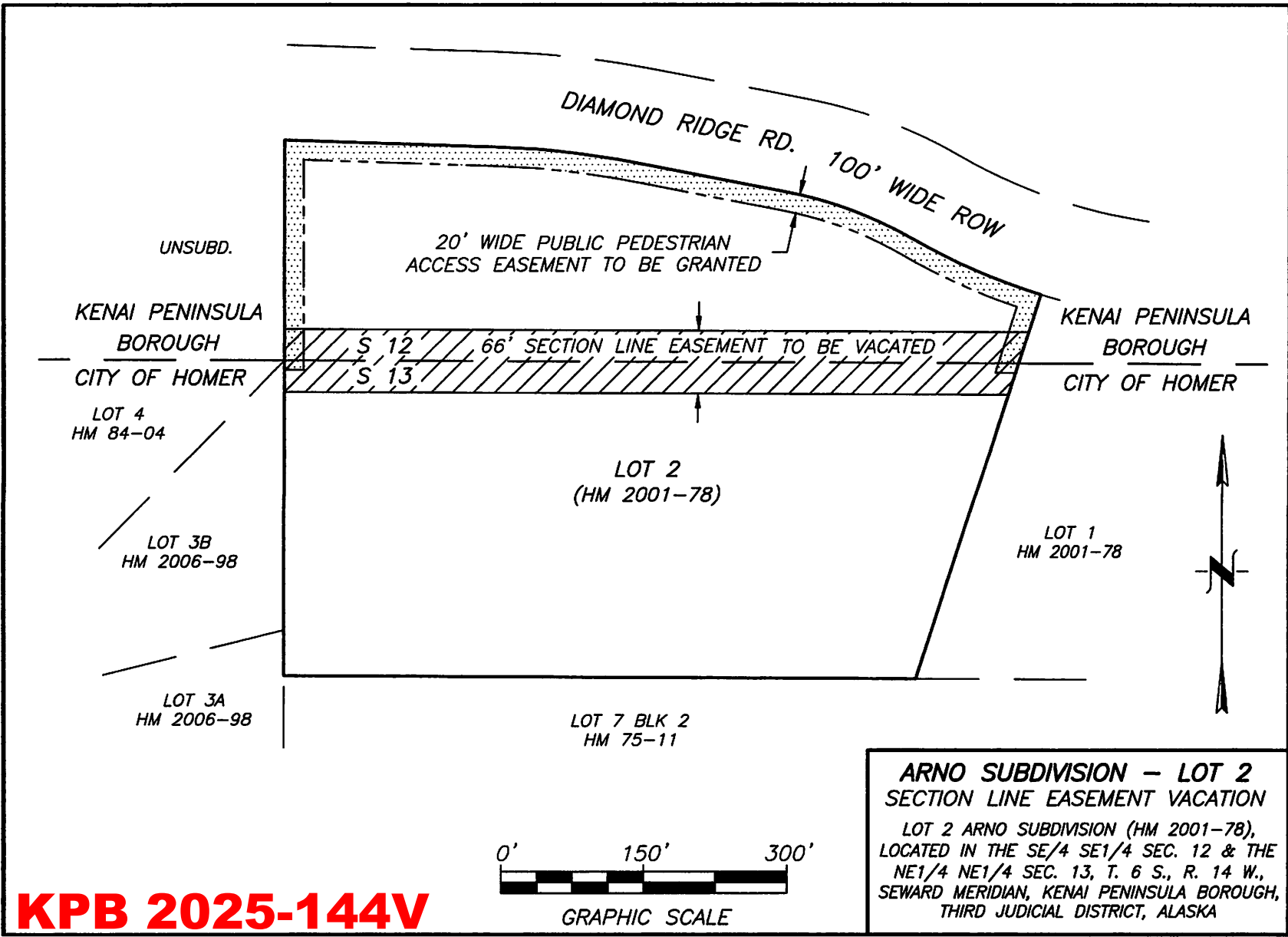
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough) or email planning@kpb.us.

Mailed 9/23/2025



KPB File 2025-144V
T 06S R 14W S12 & S13
Diamond Ridge and Homer



KPB 2025-144V



E. NEW BUSINESS

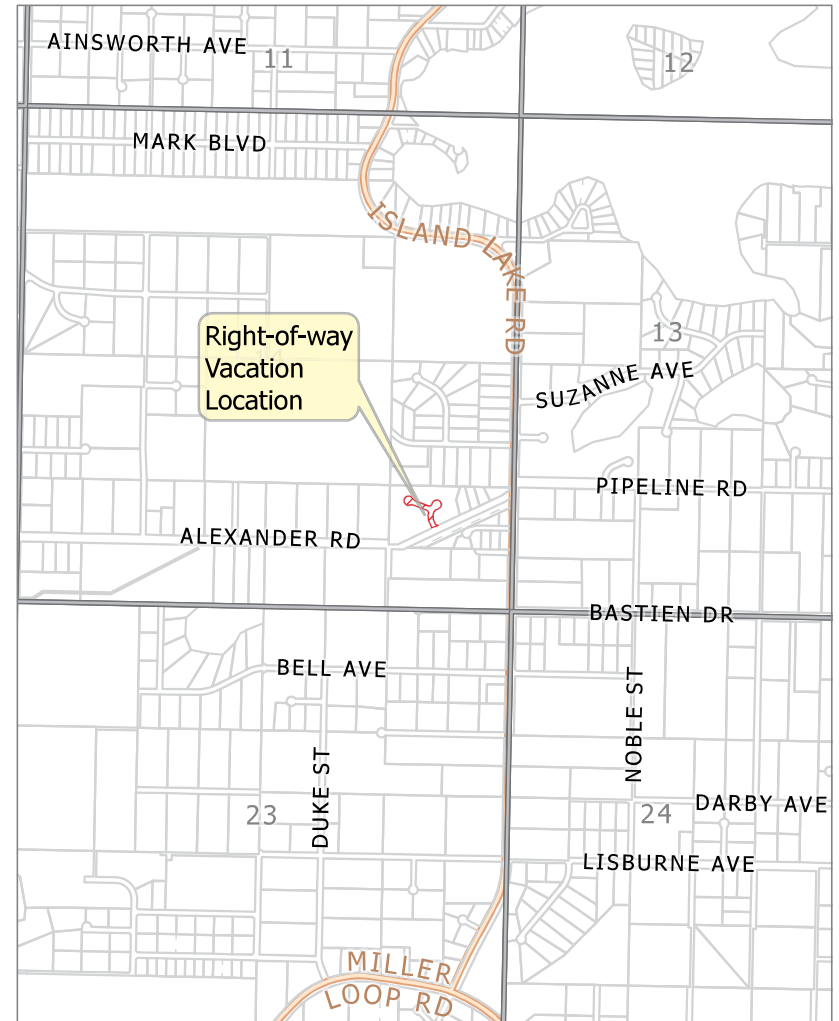
5. Right-Of-Way Vacation; KPB File 2025-143V

Johnson Surveying / Whitcomb

Request: Vacate Corona Ct & Hidden Valley Cir & associated utility easements per Stephen Subdivision, Plat KN 76-111

Nikiski Area

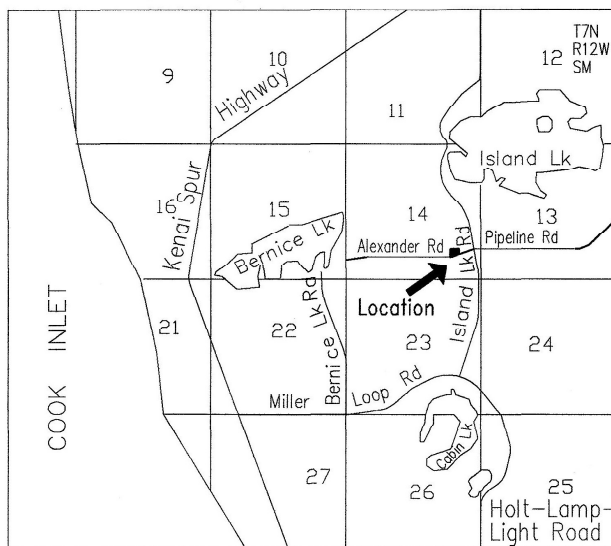
Staff Person Responsible: Platting Manager Vince Piagentini



KPB File 2025-143V
T 07N R 12W S14
Nikiski



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.



Stephens Subdivision Whitcomb 2025 Replat

Preliminary Plat

Located in the SE 1/4 Section 14, T7N R12W, SM, Nikiski, Alaska
A vacation of Corona Ct & Hidden Valley Cir. ROWs and associated utility easements
& Replat of Lot 5A Block 2 Stephens Subd. Whitcomb Replat, KRD 2023-53.
Kenai Recording District Kenai Peninsula Borough

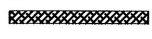
Prepared for
Robert & Deanna Whitcomb
P.O. Box 1475
Kenai, AK 99611

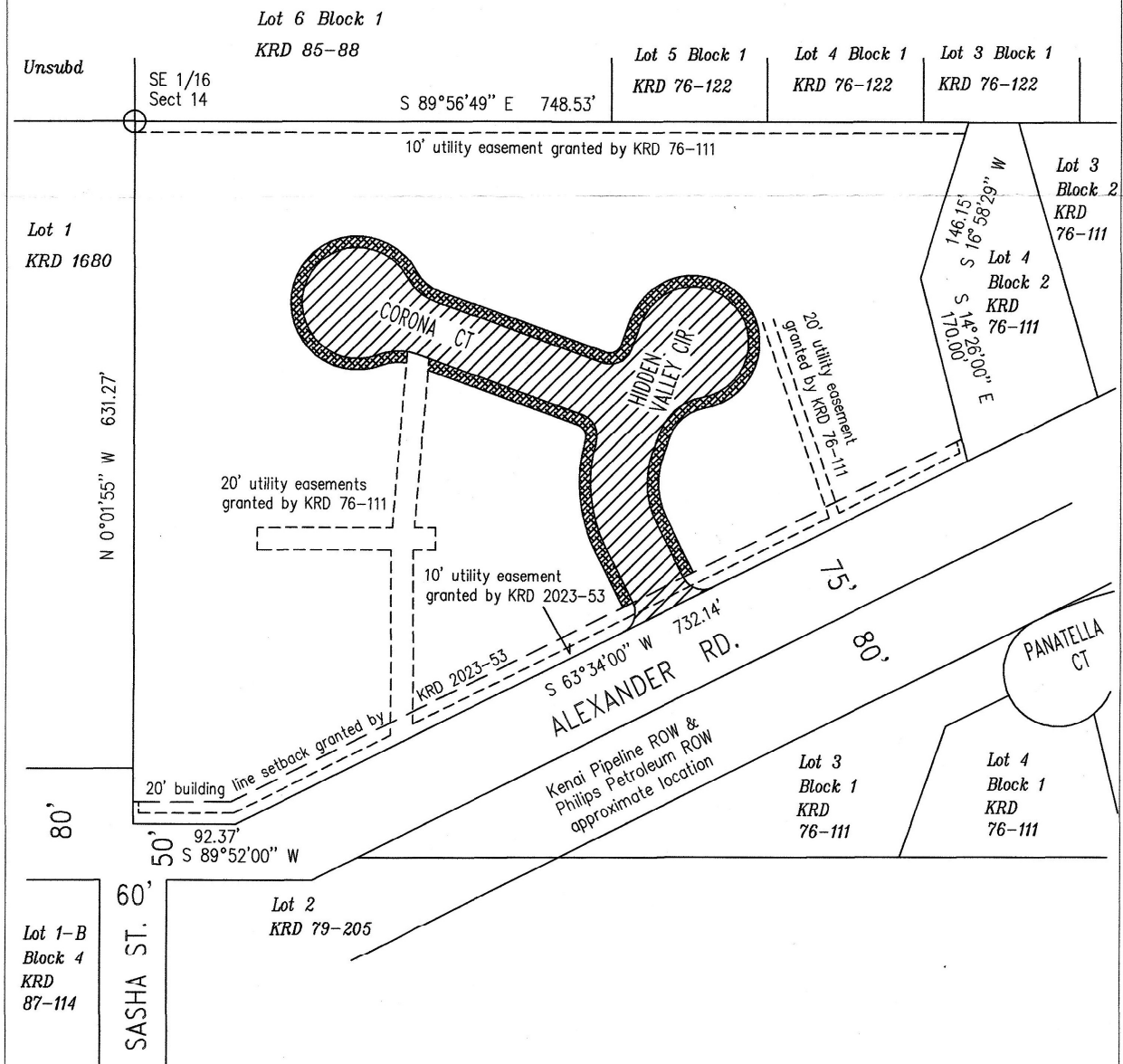
Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

Scale 1" = 100'
18 August, 2025

Area = 8.231 acres

VICINITY 1" = 1 mile MAP

-  - indicates right of way being vacated
-  - indicates utility easement being vacated



AGENDA ITEM E. NEW BUSINESS

ITEM #5 - RIGHT OF WAY VACATION

VACATE THE ENTIRE CORONA COURT RIGHT-OF-WAY AND HIDDEN VALLEY CIRCLE RIGHT-OF-WAY AS DEDICATED BY PLAT KN 76-111, AND INCLUDING ADJACENT UTILITY EASEMENTS; AND EXCEPTING THE 10-FOOT UTILITY EASEMENT PARALLEL TO ALEXANDER ROAD AS GRANTED BY PLAT KN 2023-53

KPB File No.	2025-143V
Planning Commission Meeting:	October 13, 2025
Applicant / Owner:	Deanna Whitcomb and Robert Whitcomb of Kenai, Alaska
Surveyor:	Jerry Johnson, Johnson Surveying
General Location:	Between Bernice Lake and Island Lake, Nikiski Area
Legal Description:	Corona Court and Hidden Valley Circle, T 07N R 12W SEC 14 Seward Meridian KN 2023053 STEPHENS SUB WHITCOMB REPLAT LOT 5A BLK 2

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Right-of-way (ROW) is completely within 1 parcel of property and provides no access to any other properties. Vacation will allow the owner of the surrounding property to make use of the ROW and prevent existing trespass issues.

Notification: The public hearing notice was published in the October 3, 2025 issue of the Peninsula Clarion and the October 2, 2025 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.

Library of Nikiski

Post Office of Nikiski

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

Eleven 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
Nikiski Advisory Planning Commission
Emergency Services of Nikiski

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

Legal Access (existing and proposed):

Alexander Road, Corona Court and Hidden Valley Circle provide legal access to the subject parcel.

Stephens Subdivision (Plat KN 76-111) dedicated Corona Court and Hidden Valley Circle in 1976 serving nine parcels at the time. Stephens Subdivision Whitcomb Replat (Plat KN 2023-53) combined Lots 5-16 Block 2 of KN 76-111 causing the two cul-de-sacs to only serve one parcel.

Alexander Road is a 75-foot-wide right-of-way that is state-maintained and provides access to the subject parcel, Corona Ct, Hidden Valley Cir and adjacent parcels to the east and west. Rambling Road provides access to parcels north of the affected parcel.

The block is defined by Rambling Road and Arctic Circle to the north, Island Lake Road to the east, Alexander Road to the south and Freda Dr 2650 feet to the west. The dedication of Corona Court and Hidden Valley Circle currently provides relief to KPB 20.30.170 Block Length for they are approximately 929.14 feet from Island Lake Road to the east. Future subdivision of the parcel could provide new right-of-way design to adhere to code length and utilization of the parcel.

No section line easements are present within the subject area. No new access is proposed.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT comments	No response
SOA DNR Survey Section	No comments

Site Investigation:

Wetlands classified as a depression per KWF wetlands assessment layer on KPB GIS Imagery is located on the east boundary of the parcel and slightly within Corona Court right-of-way. The parcel abutting to the northwest and east include depressions.

The parcel is affected by steep topography and some steep slopes are present near the depression with slopes exceeding 20%.

The affected parcel is not located with a flood hazard area nor in a habitat protection district according to the KPB River Center reviewers.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
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Staff Analysis:

Originally the land was an aliquot section of the N1/2 SE1/4 SE1/4 of Section 14, Township 7 North, Range 12 West, Seward Meridian. In 1976, Stephens Subdivision subdivided the land and dedicated Corona Court right-of-way which included both cul-de-sacs. According to the KPB Road Inventory list, Hidden Valley Circle was assigned by Street Naming Resolution SN 1997-05 for the cul-de-sac to the east. There was no adjacent utility easement on the cul-de-sac per the plat. Utility easement were along the lot lines. In 2023, Stephens Subdivision Whitcomb Replat KN2023-53 combined Lots 5-16 Block 2 into one parcel. And created a 10' utility easement along a right-of-way dedication.

HEA has provided a comment requesting a utility easement to be granted along the overhead powerline on the plat finalizing the vacation of the right-of-way. **Staff recommends** the surveyor include the easement requested by HEA on the plat finalizing the vacation along with a plat note.

No proposed future development is planned.

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;
Surveyor comments: The right-of-way is being used by the public at this time to trespass on the petitioner's property.

Staff comments: Corona Court and Hidden Valley Circle only serve one parcel currently.

2. A road is impossible or impractical to construct, and alternative access has been provided;
Surveyor comments: The roads are constructed facilitating the trespass use mentioned.

Staff comments: Alexander Road provides access to the subject parcel. Wetlands classified as a depression is located on the east boundary of the parcel and slightly within Corona Court right-of-way. The parcel is affected by steep topography and some steep slopes are present near the depression with slopes exceeding 20%.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
Surveyor comments: The roads are closed cul-de-sacs contained entirely within the petitioner's property.

Staff comments: Alexander Road provides access to the subject parcel and adjacent parcels to the east and west. Rambling Road provides access to parcels north of the affected parcel. HEA requested an easement be granted with the finalization of the plat. Other Utility agencies provided no objections or no response was received.

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;
Surveyor comments: No lakes, rivers, or public interest features are provided access by these ROWs.

Staff comments: Corona Court and Hidden Valley Circle only serve one parcel currently.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
Surveyor comments: No connectivity with adjacent parcels will be affected by this vacation.

Staff comments: Future subdivision of the parcel could provide new right-of-way design to adhere to code length and utilization of the parcel. All existing parcels have current legal access and the proposed vacation will not limit that access.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Surveyor comments: This vacation does not affect the existing general road use in the area.

Staff comments:

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.

Surveyor comments: It is not intended to vacate any utility easements that are in use and identified by a utility company.

Staff comments: HEA requested an easement be granted with the finalization of the plat. Other Utility agencies provided no objections or no response was received.

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

Surveyor comments: ROW is completely within 1 parcel of property and provides no access to any other properties. Vacation will allow the owner of the surrounding property to make use of the ROW and prevent existing trespass issues.

Staff comments:

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 October 28, 2025 meeting.

If approved, Stephens Subdivision Whitcomb 2025 Replat will finalize the proposed right of way vacations. The preliminary plat will be scheduled for review by the Plat Committee once a complete submittal and application have been submitted to the Planning Department.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 53216 CORONA CT Existing Street Names are Correct: Yes List of Correct Street Names: CORONA CT, HIDDEN VALLEY CIR, ALEXANDER RD Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: UPON PLAT RECORDING 53216 CORONA CT WILL BE DELETED AND NEW ALEXANDER RD ADDRESS WILL BE ASSIGNED.
------------	---

Code Compliance	Reviewer: Ogren, Eric Comments: No comments
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
Advisory Planning Commission	

Utility provider review:

HEA	See comment in packet
ENSTAR	No comment or recommendation
ACS	No objections
GCI	Approved as shown

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

- Add lot number to drawing
 - Revise the utility hatching to correct area of vacations. Area below name of Corona Ct is combination of two easements from parent subdivision KN76-111 along the old lot line and utility easement adjacent to ROW from KN2023-53
 - Add ROW width to cul-de-sacs
 - ROW width of Alexander to the west is 100'
 - Add ROW to the right-of-way of the width on roads for designation of the ROW widths
-

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends **APPROVAL** as petitioned, subject to:

1. Consent by KPB Assembly.
 2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
 3. Grant utility easements requested by utility providers.
 4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).
-

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

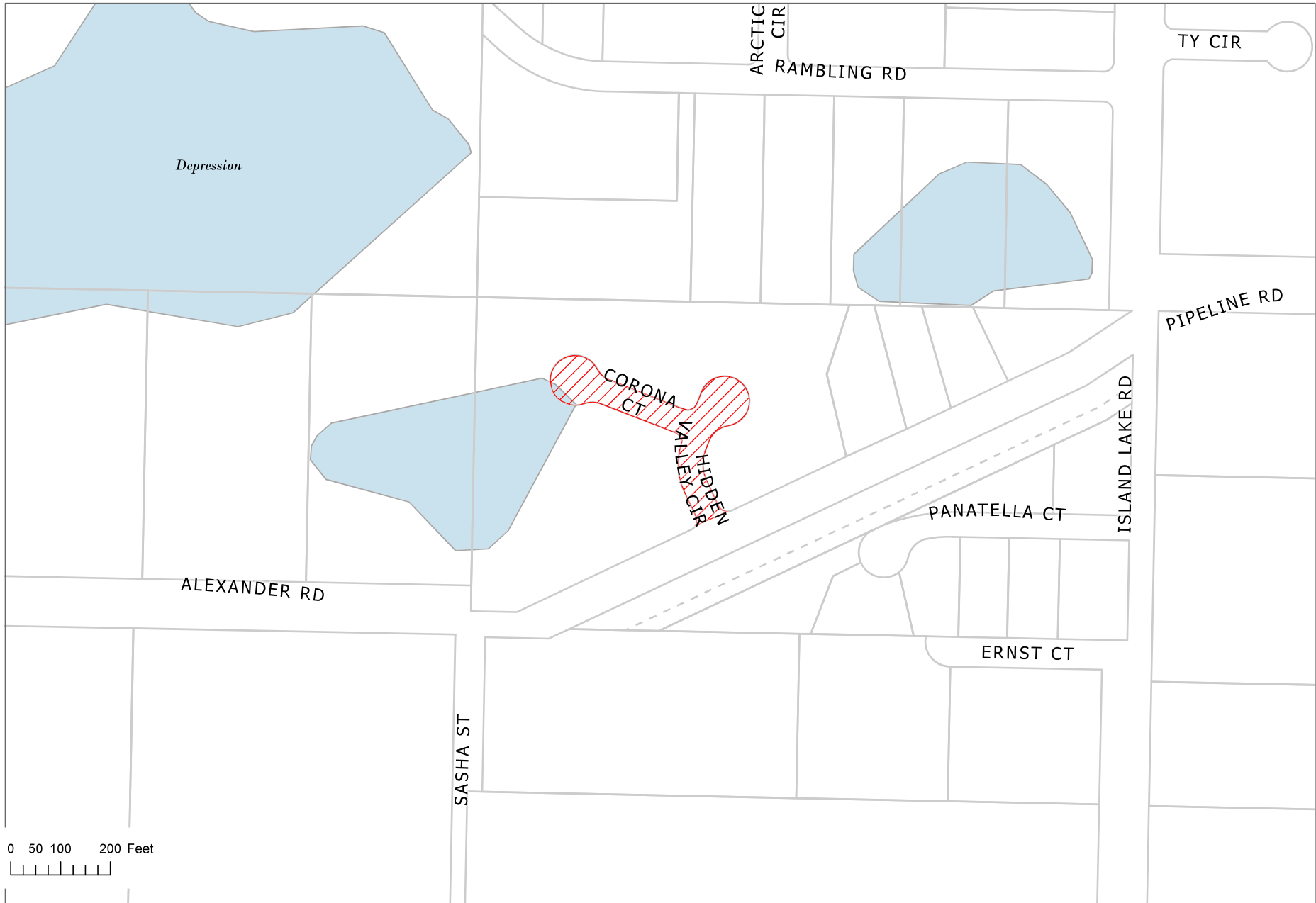
- *Focus Area: Transportation*
 - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*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

END OF STAFF REPORT

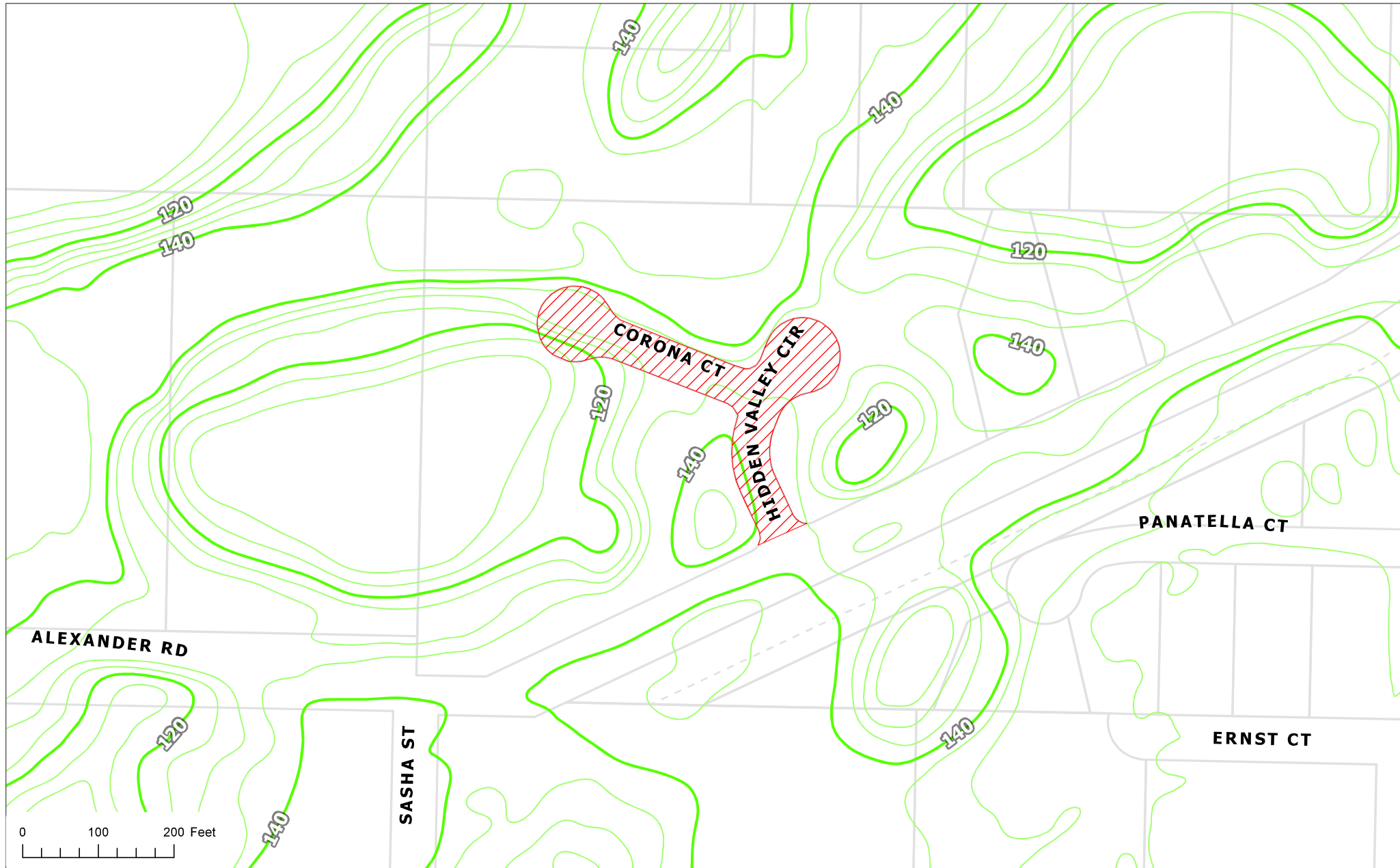




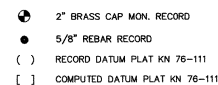
Wetlands



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.



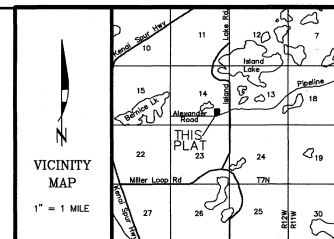
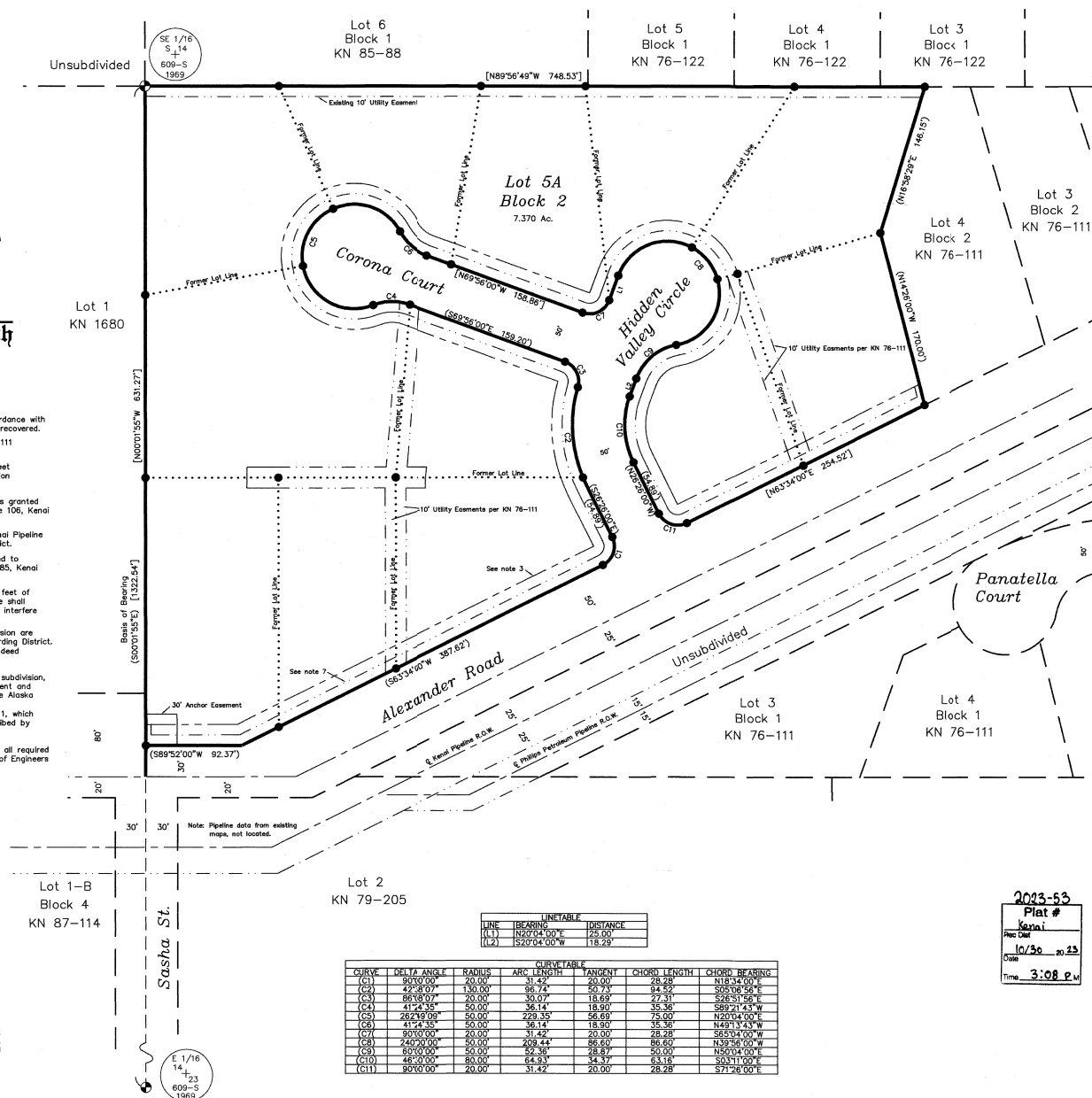
Lot 1
KN 1680

- 1) This is a paper plot. A field survey was not performed in accordance with PHB 20.60.20.0(A). Monumentation shown is of record and not recovered.
- 2) Basis of bearing taken from Stephens Subdivision, Plot KN 76-111 Kental Recording District.
- 3) Building Setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser standard is provided by resolution by the appropriate Planning Commission.
- 4) An easement for electric lines or system and/or telephonic lines granted to Homer Electric Association, Inc. is recorded in Misc. 31 Page 106, Kental Recording District.
- 5) An easement for pipelines and related purposes granted to Kental Pipeline Company is recorded in Book 6 Page 17, Kental Recording District.
- 6) A right-of-way grant for pipelines and related purposes granted to Nikiski Alaska Pipeline Company is recorded in Book 92 Page 885, Kental Recording District.
- 7) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of all side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 8) Easements, covenants and other interests which affect this subdivision are recorded on March 15, 1968, in Book 50 Page 221, Kental Recording District. The borough will not enforce private covenants, easements, or deed restrictions per PHB 20.60.70.10.
- 9) No Engineer's Subdivision and Sols Report is available for this subdivision, nor is there a condition for on-site wastewater treatment, or disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 10) The purpose of this subdivision action is to combine 12 lots into 1, which will provide greater available wastewater disposal area as described by 20.40.020(A).
- 10) Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers



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

Date 9-5-23



WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN

ROBERT WHITCOMB DEANNA WHITCOMB
LOTS 5-16, BLOCK 2 LOT 8 & LOTS 10-16, BLOCK 2

P.O. BOX 1475
KENAI, AK 99611

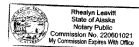
FOR Robert Waitcomb
ACKNOWLEDGED BEFORE ME THIS 9 DAY OF October 2023

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES with office



FOR Deanna Whitcomb
ACKNOWLEDGED BEFORE ME THIS 9 DAY OF October 2023

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES with office



THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH
IN ACCORDANCE WITH KPB 20.10.040.

KENAI PENINSULA BOROUGH
Karen Peterson
AUTHORIZED OFFICIAL

KPB FILE No. 2023-049

2023-53
Plat #
Kenai
Prec Dist
10/30 202
Date
Time 3:08 p

Stephens Subdivision
Whitcomb Replat

A Replat of Lots 5-16, Block 2, Stephens Subdivision
Plat No. KN 76-111, Kenai Recording District.

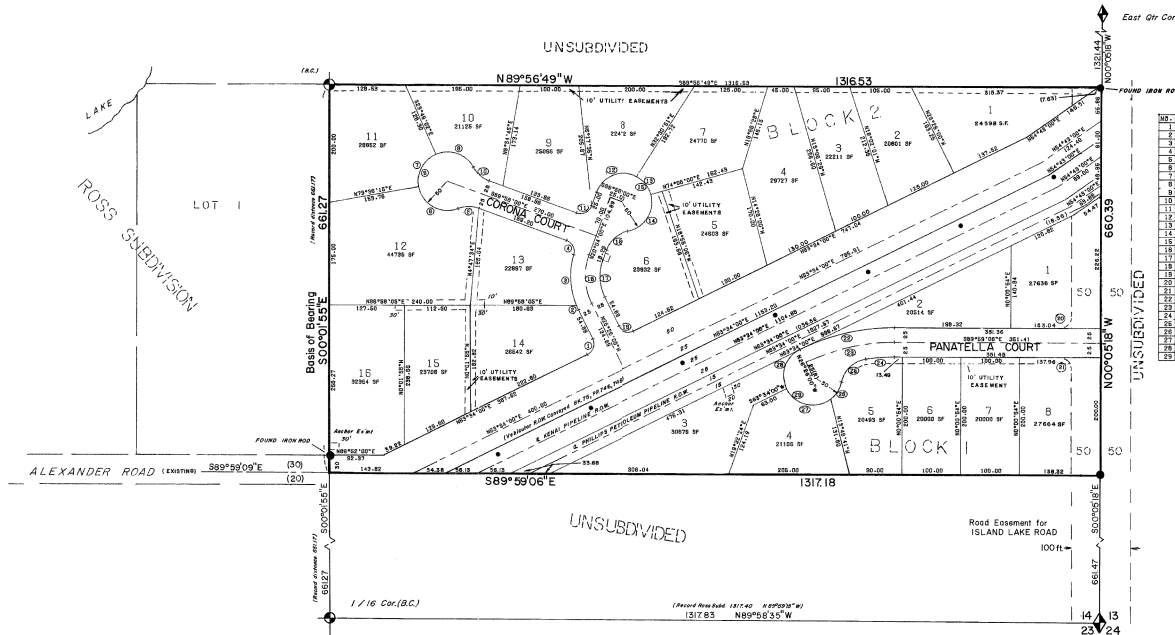
Located in N1/2 SE1/4 SE1/4 Sec 14 T7N R12W SM
Kenai Peninsula Borough, Alaska

Containing 7,370 Acres

Surveyor
Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669
(907) 262-3909

Owner	Robert & Deanna Whitcomb P.O. Box 1475 Kenai, AK 99611
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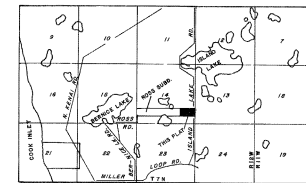
JOB NO.	23037	DRAWN:	5-24-23
SURVEYED:	N/A	SCALE:	1"=50'
FIELD BOOK:	N/A	SHEET:	1 of 1



East Qtr Corner Sec 14 (S.C.)

CURVE SCHEDULE

NO.	DELTA	ADIUS	LENGTH	TANGENT	CHORD	CHORD BEING	BEARING
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00	100.00	100.00	100.00
26	100.00	100.00	100.00	100.00	100.00	100.00	100.00
27	100.00	100.00	100.00	100.00	100.00	100.00	100.00
28	100.00	100.00	100.00	100.00	100.00	100.00	100.00
29	100.00	100.00	100.00	100.00	100.00	100.00	100.00
30	100.00	100.00	100.00	100.00	100.00	100.00	100.00



VICINITY MAP
Scale 1 inch = 1 mile

CERTIFICATE OF OWNERSHIP & DEDICATION
We hereby certify that we are the owners of the property shown & described hereon; that we adopt this plan of subdivision with our free consent & do hereby dedicate to public, & the use of public utilities, the streets as shown.

Glen Stevens *John Belarde*
GLEN STEVENS JOHN BELARDE
604 KURAU PLACE 806 W TUDOR
KAILUA, HAWAII ANCHORAGE, ALASKA
96734 99503

NOTARY'S ACKNOWLEDGEMENT
Subscribed & sworn to before me this 17 day of July, 1976.

Donna M. Arnold
Notary for Alaska

My commission expires April 11 - 1979

- LEGEND**
- GLO BC MON. Found.
 - ⊕ Set I.R. With BC
 - Iron Rod
 - 5/8" Rebar set at each lot corner unless otherwise noted.



SURVEYORS CERTIFICATE
I hereby certify that I am a registered professional land surveyor & that this plat represents a land survey completed by me or under my direct supervision & that corners & monuments have been located & established & that the dimensions shown hereon are true & correct.
July 18, 1976.

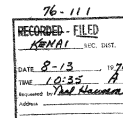
PLAT APPROVAL
Plat approved by the Kona Peninsula Borough Planning Commission this 16 day of July, 1976.

Donna E. Helmer
Mayor

NOTES:

1- This subdivision, at the time of filing, is not served by public water &/or sewage facilities. No on-site water &/or sewage disposal facilities may be constructed without prior approval of the Alaska Department of Environmental Conservation.

2- A minimum 20' building setback exists along all road rights of ways.



PLAT OF
STEPHENS SUBDIVISION
Located in N/2 SE/4 SE/4 Sec 14 T7N R2W S4M
Containing 20 acres, 24 Lots, No tracts

NEAL A. HAUSAM
REGISTERED CIVIL ENGINEER AND LAND SURVEYOR
ANCHORAGE, ALASKA

DATE	MAY 1976	SCALE	1" = 100'
DRAWN	A E S	SHEET	1 OF 1
CHECKED	N A H	GRID	



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 9/19/2025 to vacate a public right-of-way in the Nikiski area. Area under consideration is described as follows:

Request / Affected Property: Vacates Corona Ct and Hidden Valley Cir and associated utility easements per Stephens Subdivision KN 76-111

KPB File No. 2025-143V.

Petitioner(s) / Land Owner(s): Robert and Deanna Whitcomb of Kenai, AK.

Purpose as stated in petition: The right-of-way is being used by the public at this time to trespass on the petitioner's property. The roads are constructed facilitating the trespass use mentioned.

The roads are closed cu-de-sacs contained entirely within the petitioner's property. No lakes, rivers, or public interest features are provided access by these ROWs. No connectivity with adjacent parcels will be affected by this vacation. This vacation does not affect the existing general road use in the area. It is not intended to vacate any utility easements that are in use and identified by a utility company.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 13, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

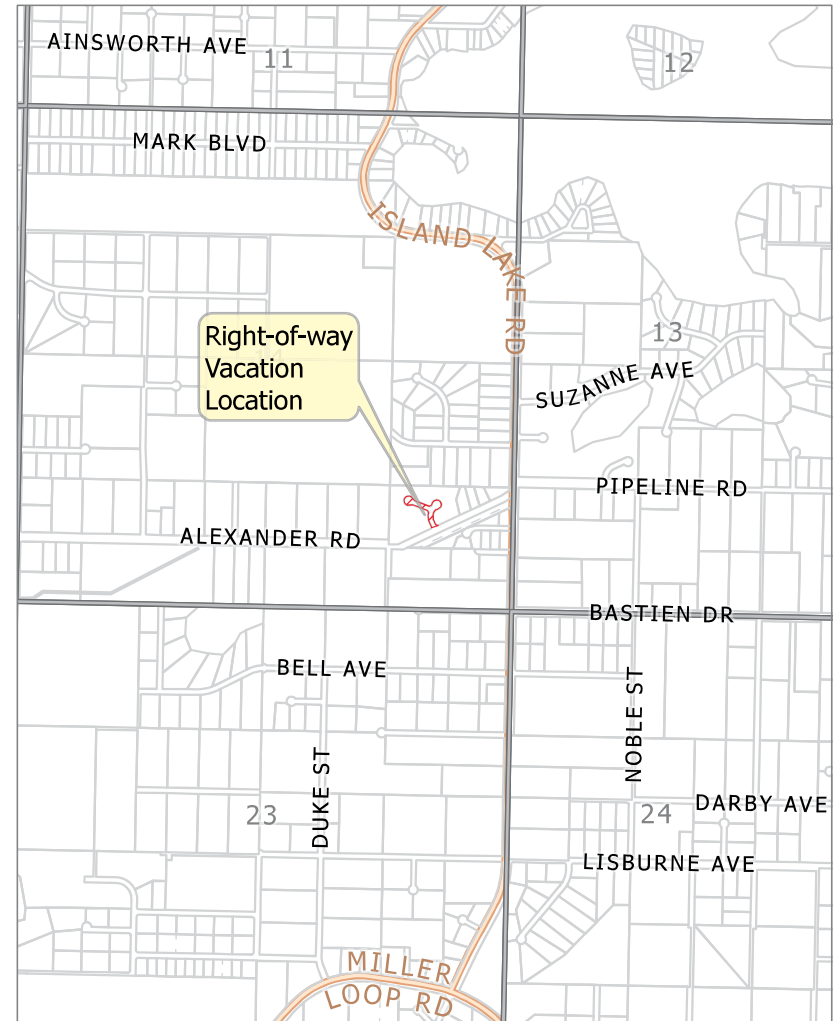
If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

Additional information such as staff reports and comments are available online. This information is available

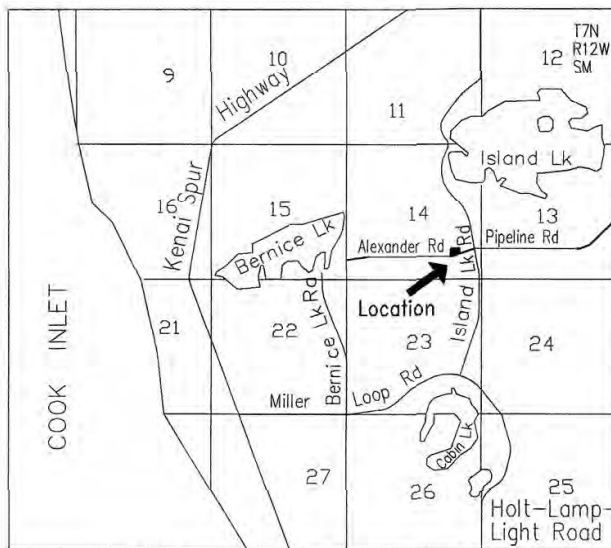
the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough) or email planning@kpb.us.

Mailed 9/23/2025



KPB File 2025-143V
T 07N R 12W S14
Nikiski



Stephens Subdivision Whitcomb 2025 Replat

Preliminary Plat

Located in the SE 1/4 Section 14, T7N R12W, SM, Nikiski, Alaska
A vacation of Corona Ct & Hidden Valley Cir. ROWs and associated utility easements
& Replat of Lot 5A Block 2 Stephens Subd. Whitcomb Replat, KRD 2023-53.
Kenai Recording District Kenai Peninsula Borough

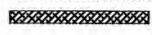
Prepared for
Robert & Deanna Whitcomb
P.O. Box 1475
Kenai, AK 99611

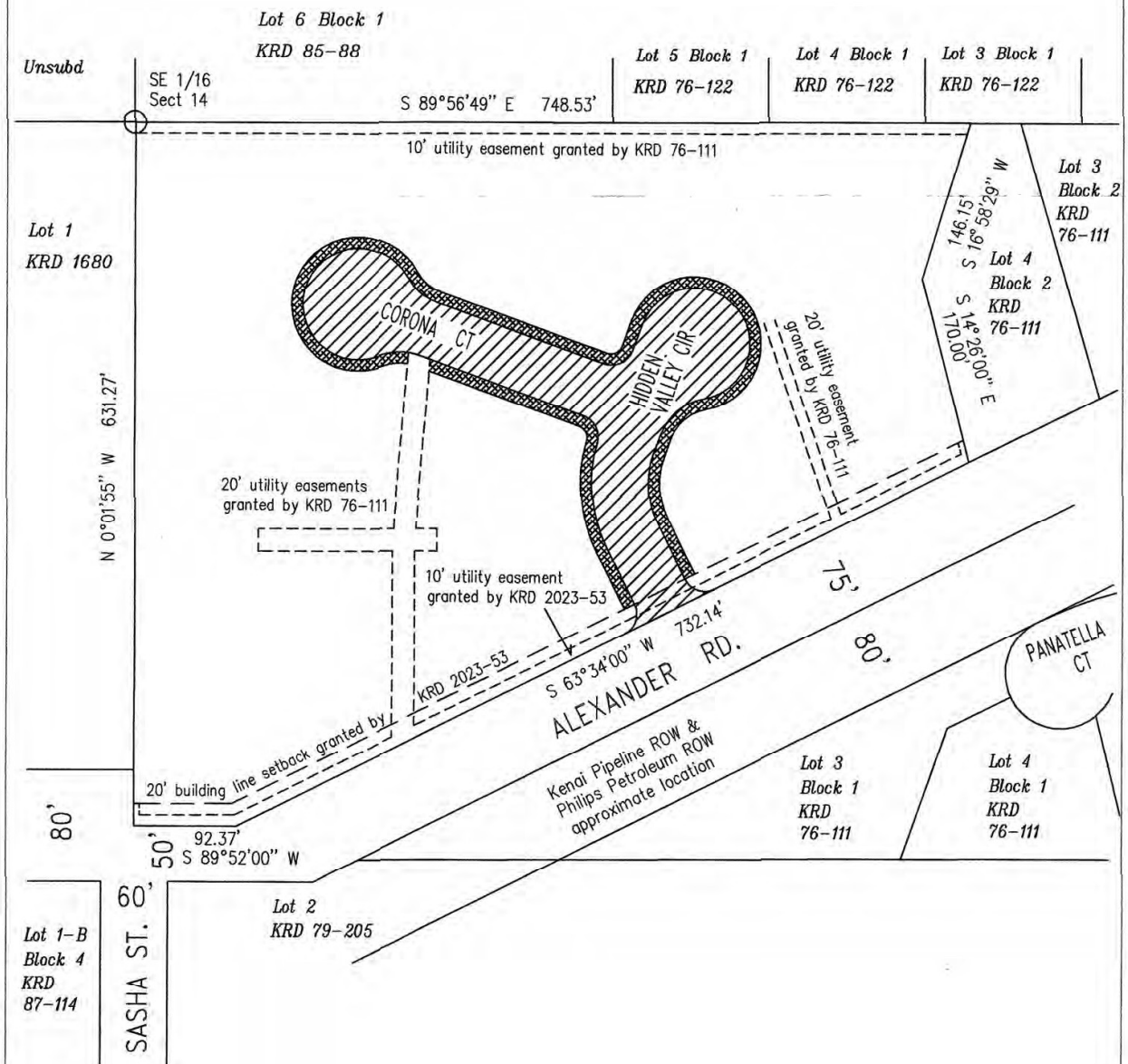
Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

Scale 1" = 100'
18 August, 2025

Area = 8.231 acres

VICINITY 1" = 1 mile MAP

-  - indicates right of way being vacated
-  - indicates utility easement being vacated



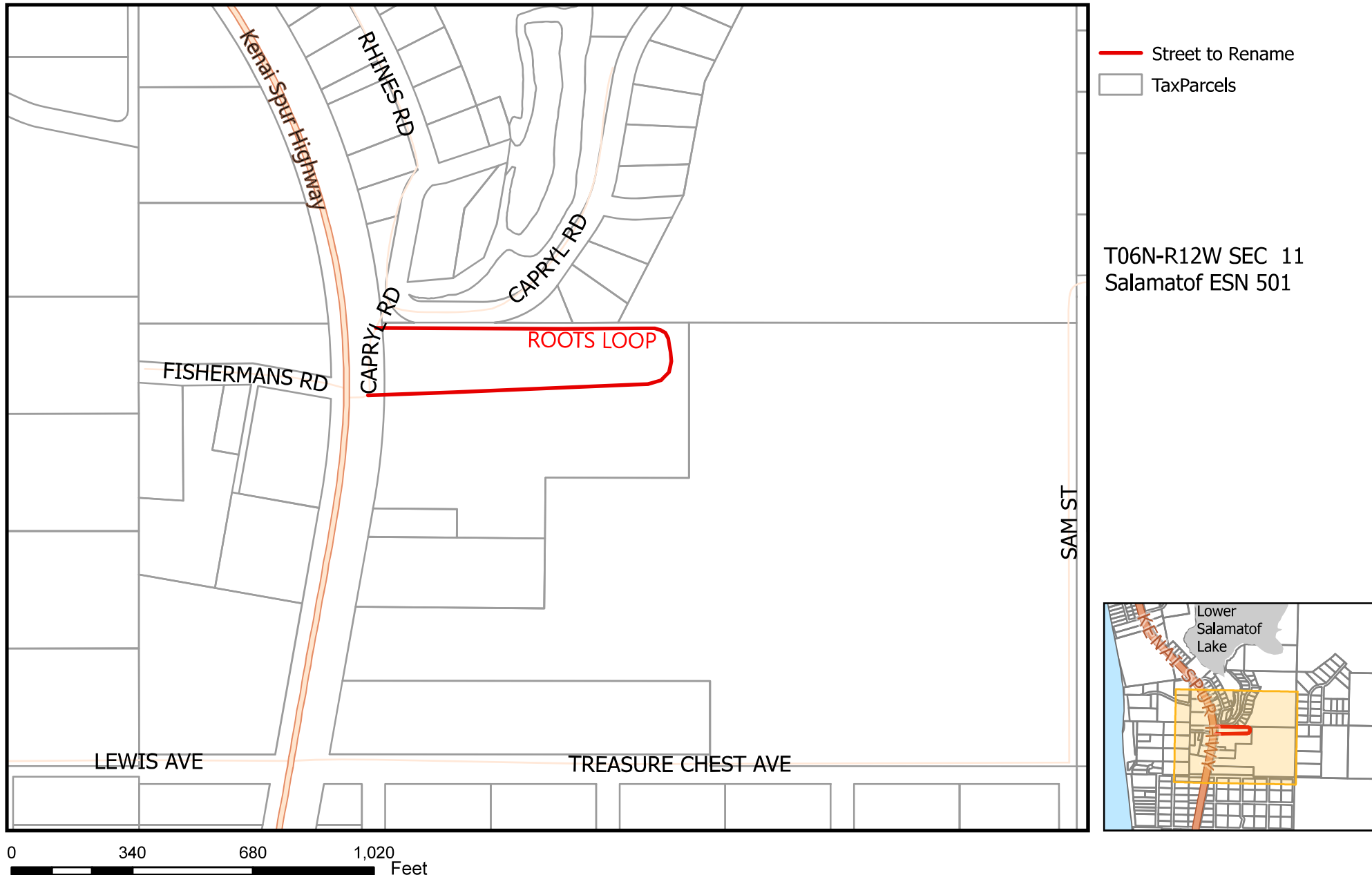
E. NEW BUSINESS

6. Street Naming Resolution 2025-01

**Request: Rename a private road in the Salamatof area (ESN201)
to Roots Loop**

Salamatof Area

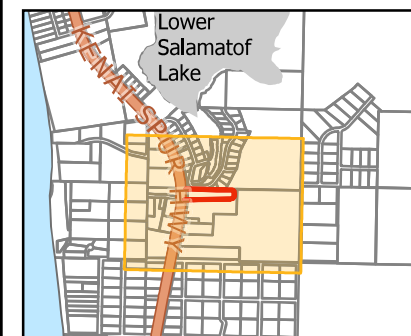
Staff Person Responsible: Addressing Officer Rhea Pace





- Street to Rename
- TaxParcels

T06N-R12W SEC 11
Salamatof ESN 501



0 340 680 1,020 Feet

AGENDA ITEM E NEW BUSINESS

3. Name an unnamed private road; Section 11, T06N, R12W; Seward Meridian, Kenai Peninsula Borough, AK; in the Salamatof Community ; ESN 501

STAFF REPORT

PC MEETING: October 13, 2025

Applicant: Jessica Ranguette

Existing right-of-way names: None

Name proposed by petitioner: Roots Loop

Reason for Change: Petition from property owner

Background:

Name	unnamed
ESN	501
Community	Salamatof
YR Named	n/a
Constructed	Yes
Total Lots	1
Residential	0
Commercial	0
E911 Address	1
Mailing	0
Decision	

Review and Comments:

Notice was sent by regular mail to the property owner of the affected parcel containing the unnamed private road, as listed on the KPB tax roll.

No further comment from the property owner was received by the writing of this staff report.

The road name request was emailed to the Kenai Peninsula Borough Road Service Area (RSA) and Nikiski Emergency Services for review. No comments were received by the writing of this report

Staff Discussion:

A petition was received from the property owner of the lot containing the private road. The petition stated that road will service multiple structures/ businesses. A road name is recommended if a private road is serving more than three structures.

STAFF RECOMMENDATION: Name the unnamed private road to **Roots Loop** by adoption of Resolution SN 2025-02.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH
PLANNING COMMISSION RESOLUTION

RESOLUTION SN 2025-02

NAMING A CERTAIN PRIVATE ROAD WITHIN SECTION 11, T06N, R12W; SEWARD MERIDIAN;
WITHIN EMERGENCY SERVICE NUMBER (ESN) 501

WHEREAS, a procedure has been developed to help implement the Enhanced 9-1-1 Street Naming and Addressing project; and

WHEREAS, naming private roads that provide access to three or more structures will enable 9-1-1 Emergency Services to respond to emergencies in an efficient timely manner, thereby avoiding delays in providing necessary emergency services; and

WHEREAS, per KPB 14.10.060, the naming of an unnamed road will not constitute a legal dedication for public right-of-way or for road maintenance purposes; and

WHEREAS, on October 13, 2025 public hearings were held by the Kenai Peninsula Borough Planning Commission to address all concerns about the proposed private road naming; and

WHEREAS, Chapter 14.10 of the Kenai Peninsula Borough Code of Ordinances authorizes the Planning Commission to accomplish private road naming by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1. That the private road listed below is named as follows:

DESCRIPTION	FROM	TO	BASE MAP
a. An unnamed private road in Section 11, T06N, R11W; Seward Meridian, Kenai Peninsula Borough, AK; in the Salamatof community; ESN 501	Unnamed	Roots Loop	NK28

Section 2. That according to Kenai Peninsula Borough Code of Ordinance 14.10.030, the official street name map, 1:500 scale series base map, Seward 3; is hereby amended to reflect these changes.

Section 3. That the map showing the location of the named private road be attached to, and made a permanent part of this resolution.

Section 4. That this Resolution takes effect immediately upon adoption.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH THIS 13th DAY OF OCTOBER 2025.

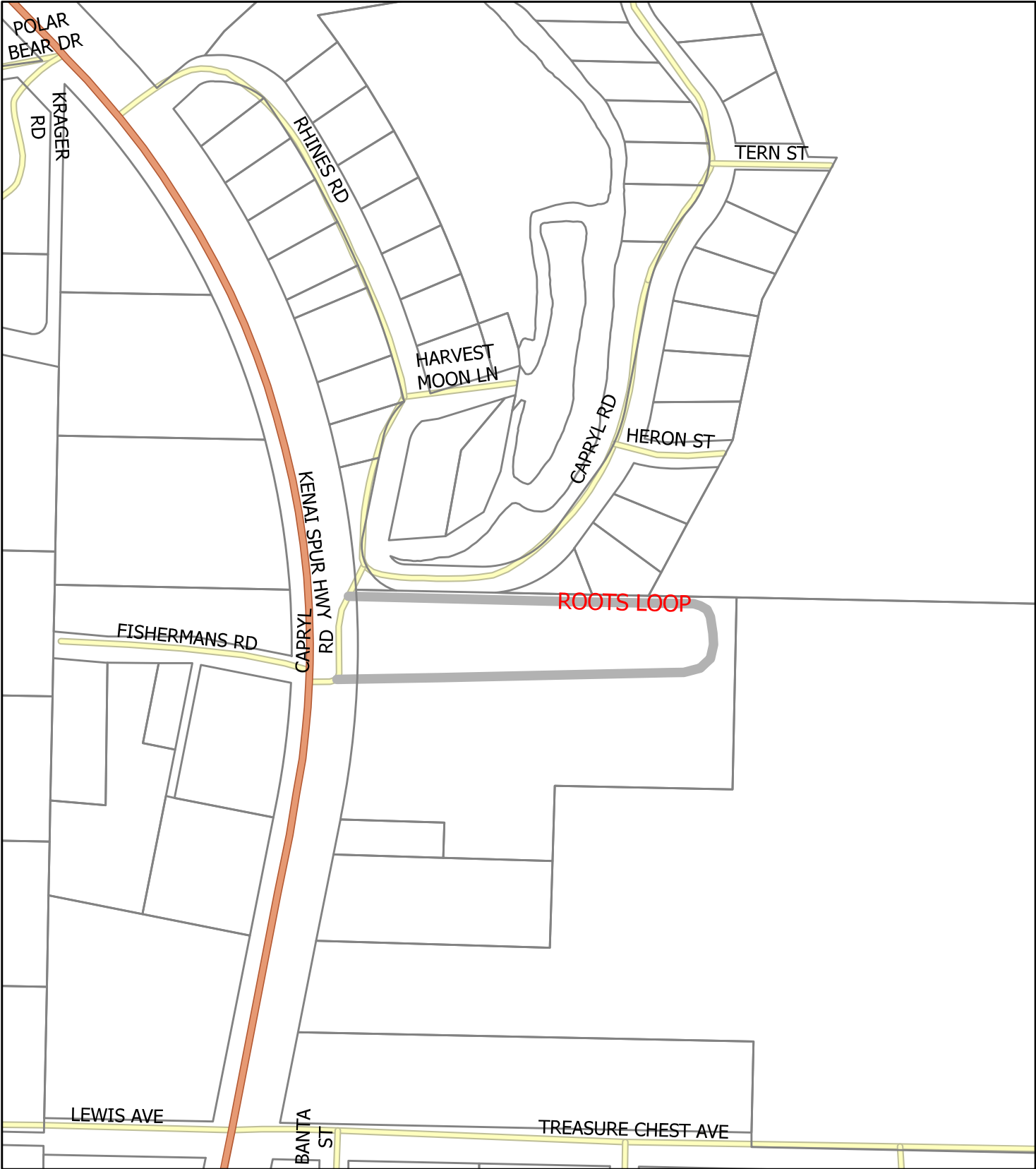
Jeremy Brantley, Chairperson
Planning Commission

State of Alaska
Kenai Peninsula Borough

Signed and sworn to (or affirmed) in my presence this _____ day of _____ 2025 by
_____.

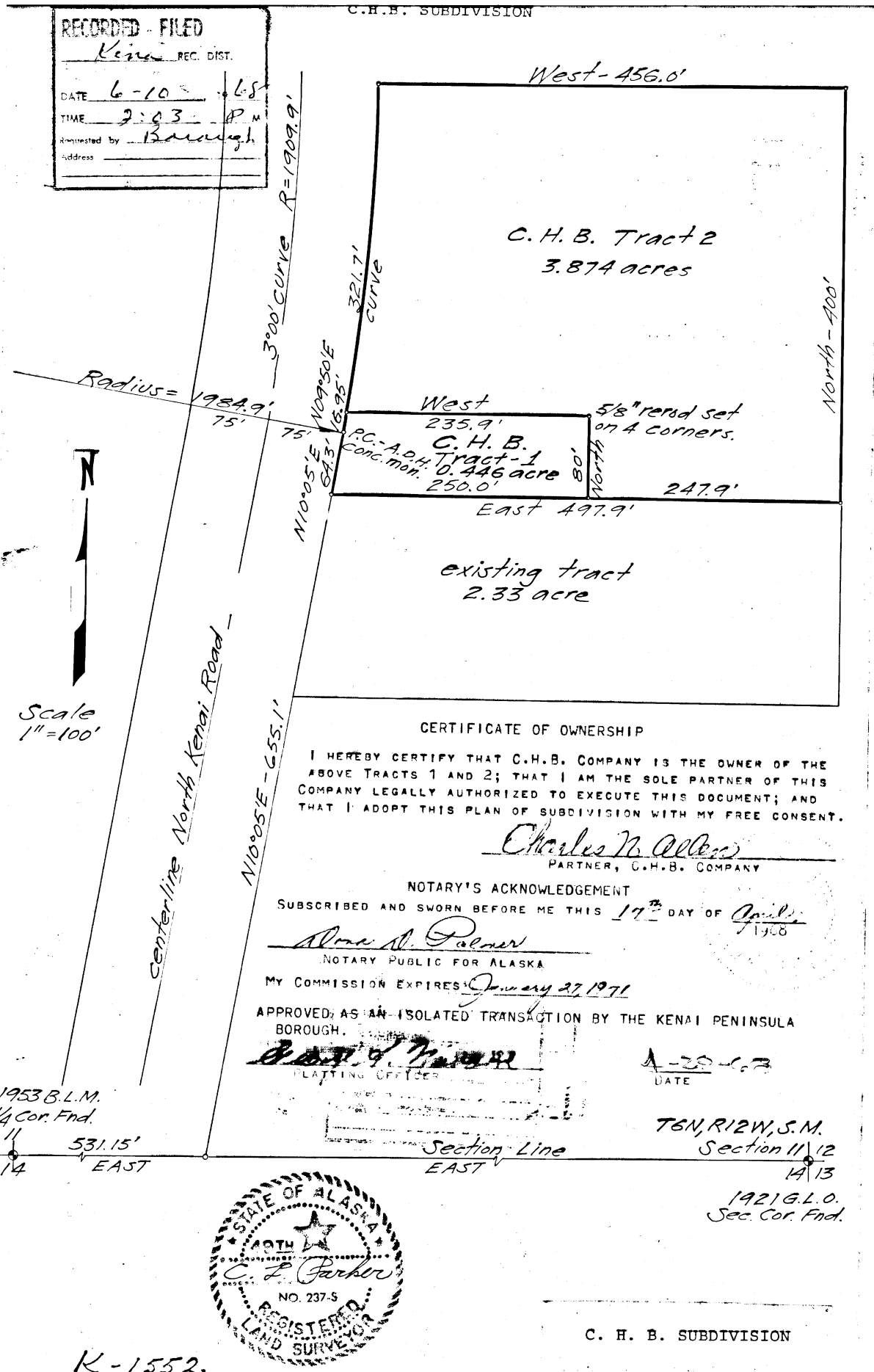
Notary Public

My Commission expires _____



T06N R12W Section 11 ESN 501 Salamatof

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.



RECORDED - FILED
Kenai REC. DIST.
DATE 6-10-68
TIME 2:03 P.M.
Requested by Barough
Address

C.H.B. SUBDIVISION

C. H. B. Tract 2
3.874 acres

West 235.9'
C. H. B. Tract-1
250.0' East 497.9'
80' North
5/8" road set on 4 corners.
existing tract 2.33 acre

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT C.H.B. COMPANY IS THE OWNER OF THE ABOVE TRACTS 1 AND 2; THAT I AM THE SOLE PARTNER OF THIS COMPANY LEGALLY AUTHORIZED TO EXECUTE THIS DOCUMENT; AND THAT I ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

Charles N. Allen
PARTNER, C.H.B. COMPANY

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF April, 1968

Alma N. Palmer
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES January 27, 1971

APPROVED AS AN ISOLATED TRANSACTION BY THE KENAI PENINSULA BOROUGH.

Barrough
PLATTING OFFICER

4-20-68
DATE

1953 B.L.M.
1/4 Cor. Fnd.
11 531.15'
14 EAST

T6N, R12W, S.M.
Section 11/12
14/13

1921 G.L.O.
Sec. Cor. Fnd.



C. H. B. SUBDIVISION



KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF PUBLIC HEARING TO NAME A PRIVATE ROAD

Public notice is hereby given that a petition was received to name a private road in the Salamatof area. Area under consideration is described as follows:

Location: Near Kenai Spur Hwy and Capryl Road Section 11, T06N, R12W; Seward Meridian, Kenai Peninsula Borough, AK; in the Salamatof Community; ESN 501

Reason for Renaming: *Petition from property owners.* The owners plan to develop multiple structures on the property.

Proposed Name: **ROOTS LOOP**

The location of the proposed road naming is provided on the attached map. Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, October 13, 2025**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska and remotely through zoom.

To attend the meeting using Zoom from a computer, visit <https://us06web.zoom.us/j9077142200>. You may also connect to Zoom by telephone, by calling toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

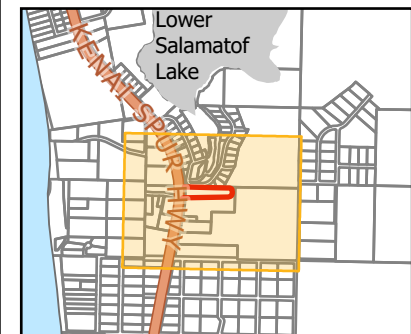
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to addressing@kpb.us, or mailed to the attention of Addressing, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378.] All written comments or documents must be submitted by **1:00 PM, Friday, October 10, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

PLEASE NOTE: Upon adoption of a street name change resolution, no reapplication or petition concerning the name of the same street may be filed within one calendar year of the final adoption, except in the case where new evidence or circumstances exist that were not available, present or reasonably ascertainable when the original resolution was adopted (KPB 14.10.050)



- Street to Rename
- TaxParcels

T06N-R12W SEC 11
Salamatof ESN 501



0 340 680 1,020 Feet