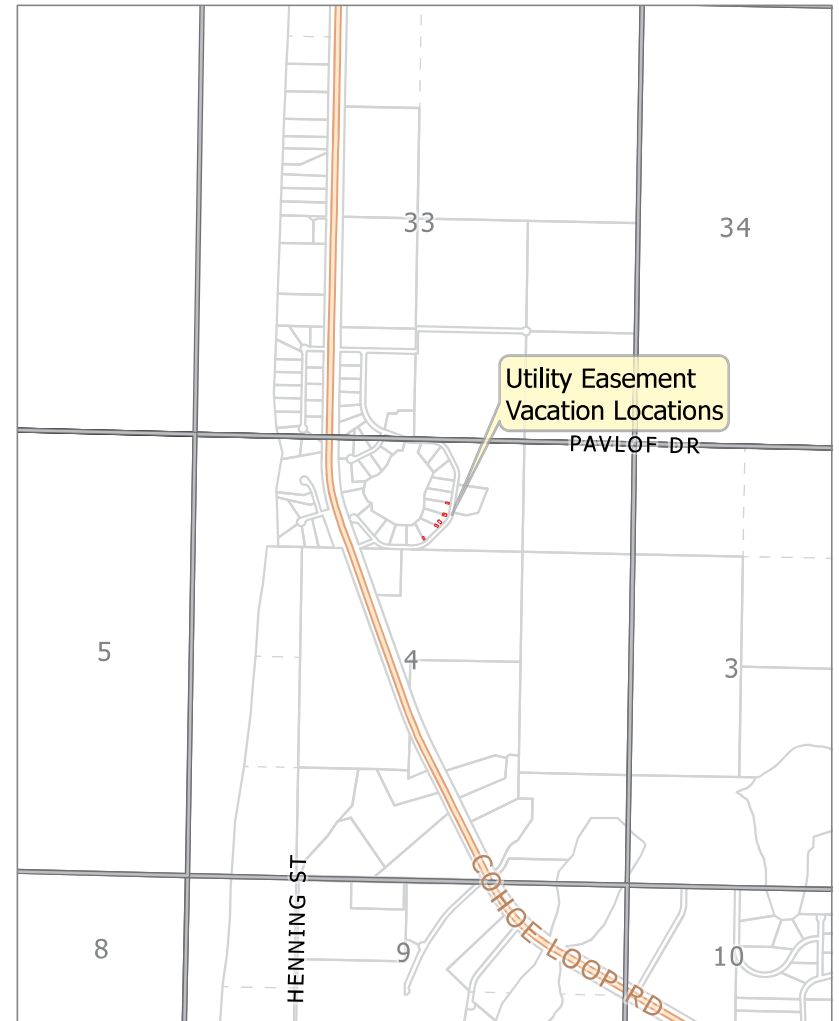
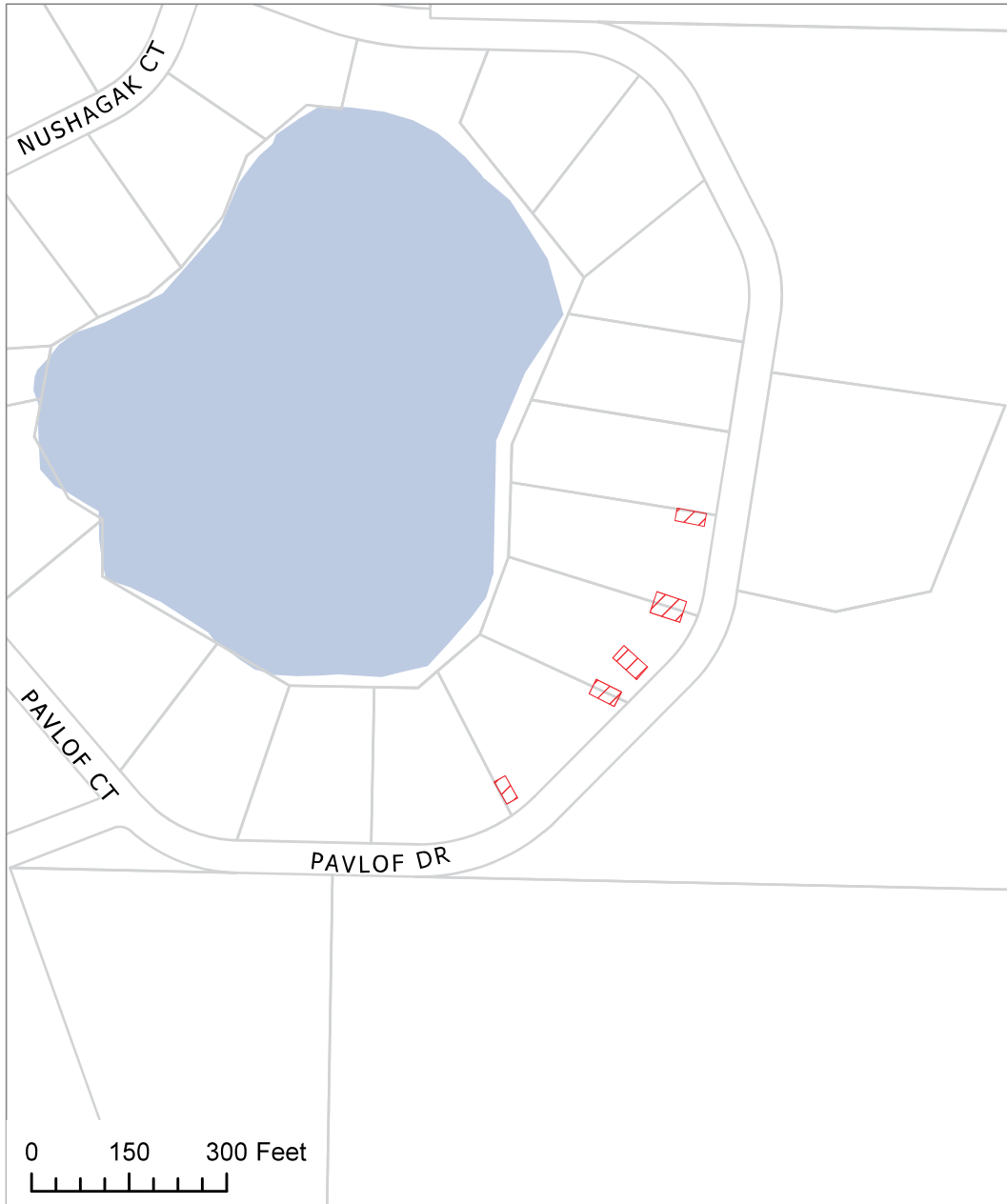


E. NEW BUSINESS

4. Utility Easement Vacation; KPB File 2025-120V

Peninsula Surveying / Quint

Request: Vacates a 10' x 20' portion of the 10' x 30' anchor easement located on Lot 8 and all the interior anchor easements adjacent to lot lines within Lots 7 – 9 , as shown by the detail on page 2 Highland Bluff Subdivision Quint Addition Plat KN 80-38 Cohoe Area



KPB File 2025-120V
T 02N R 12W SEC 04
Cohoe



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 - UTILITY EASEMENT ALTERATION

VACATES A 10-FOOT BY 20-FOOT PORTION OF THE 10-FOOT BY 30-FOOT ANCHOR EASEMENT LOCATED ON LOT 8 AND ALL INTERIOR ANCHOR EASEMENTS ADJACENT TO THE LOT LINES WITHIN LOTS 7 THROUGH 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:	Janelle Kara Quint and Kenneth David Quint of Riverside, CA
Surveyor:	Jason Young / Edge Survey & Design, LLC
General Location:	Pavlof Drive off Cohoe Loop Road, Cohoe

STAFF REPORT

Specific Request / Purpose as stated in the petition: The petitioner requests the vacation of a 10-foot by 20-foot utility easement within former Lot 8 Block 4 and the 5-foot by 20-foot utility easements along the current and former side lot lines granted by Plat 80-38, Kenai Recording District.

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

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

Staff Analysis:

Highland Bluff Subdivision (Plat HM 80-38) granted a 10-foot by 30-foot anchor easement near the eastern boundary of proposed former Lot 8 Block 4. A 10-foot by 20-foot portion of this easement is being petitioned to be vacated and is represented by a hatched area on the sketch.

Plat HM 80-38 granted 5-foot by 20-foot anchor easements on all side lot lines. The interior anchor easements adjacent to the lot lines within Lots 7, 8 & 9 Block 4 are being petitioned to be vacated as shown on the sketch.

Plat HM 80-38 granted a 10-foot utility easement adjacent to all rights-of-way.

If approved, this utility easement will be finalized by Highland Bluff Subdivision Quint Addition. This plat is scheduled to be reviewed during the September 22, 2025 Plat Committee meeting.

Utility provider review:

HEA	No Objections
ENSTAR	No Comments or objections
ACS	No Objections
GCI	No Response

Applicant Findings:

1. The utility easements are currently unused and remain vacant.
2. The proposed platting action will keep in place the 10-foot utility easement along Pavlof Drive, ensuring adequate space for future utility installation.
3. All utility providers who reviewed the request were in favor of vacating the unused portion of the easement.
4. Vacating the easement will provide the landowner with additional usable property area.

Staff Findings:

5. The petition does not state that the anchor easements proposed to be vacated is not in use by a utility company.
6. ACS and HEA and KPB RSA provided written non-objection to the proposed vacation.
7. Highland Bluff Subdivision (Plat HM 80-38) granted a 10-foot by 30-foot anchor easement near the eastern boundary of former Lot 8.
8. Plat HM 80-38 granted 5-foot by 20-foot anchor easements on all side lot lines, not including the front 10' utility easement.
9. Plat HM 80-38 granted a 10-foot utility easement adjacent to rights-of-way
10. No surrounding properties will be denied utilities.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Change utility easement to Anchor Easements in the labels being vacated

Modify the KPB File No to 2025-120V

In the title block change Homer Recording District to Kenai Recording District

More comments are with the subdivision review.

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 any 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

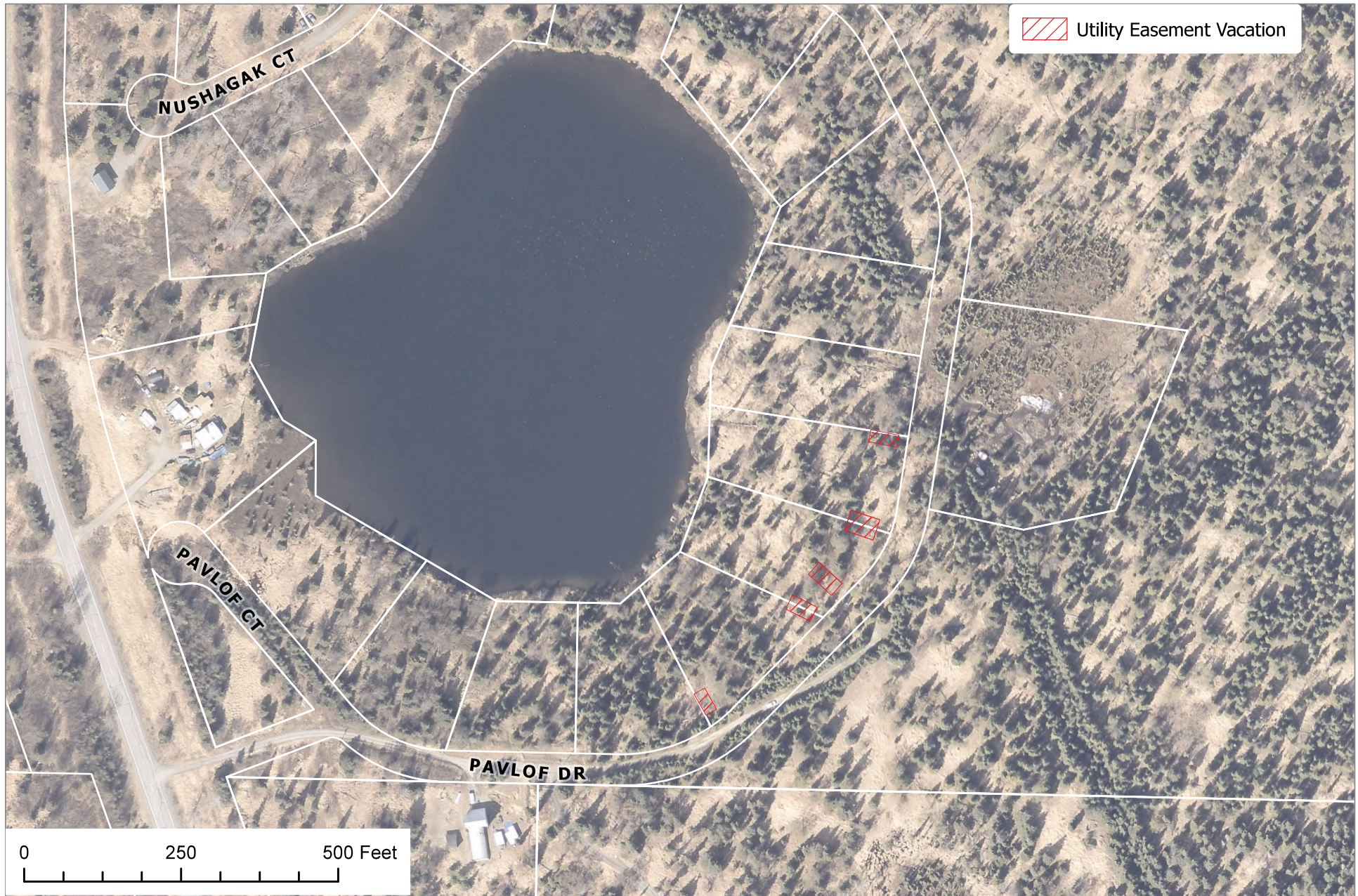
- E. A planning commission decision under this section is final. A notice of decision shall be sent to the petitioner. No reapplication or petition concerning the same alteration to platted utility easement may be filed within one calendar year of the date of the final denial action except in the case 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 of 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.*

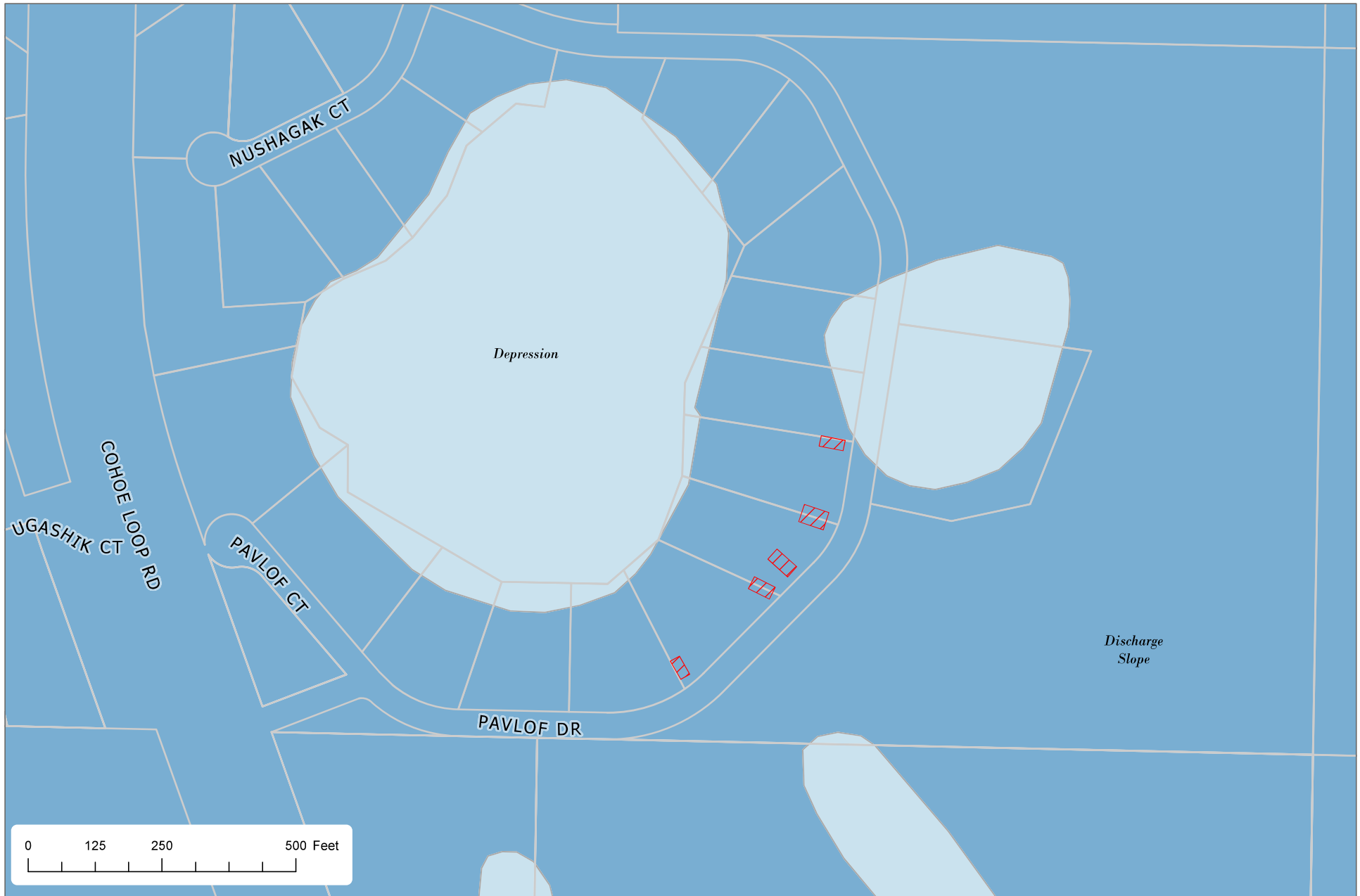
END OF STAFF REPORT



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Wetlands



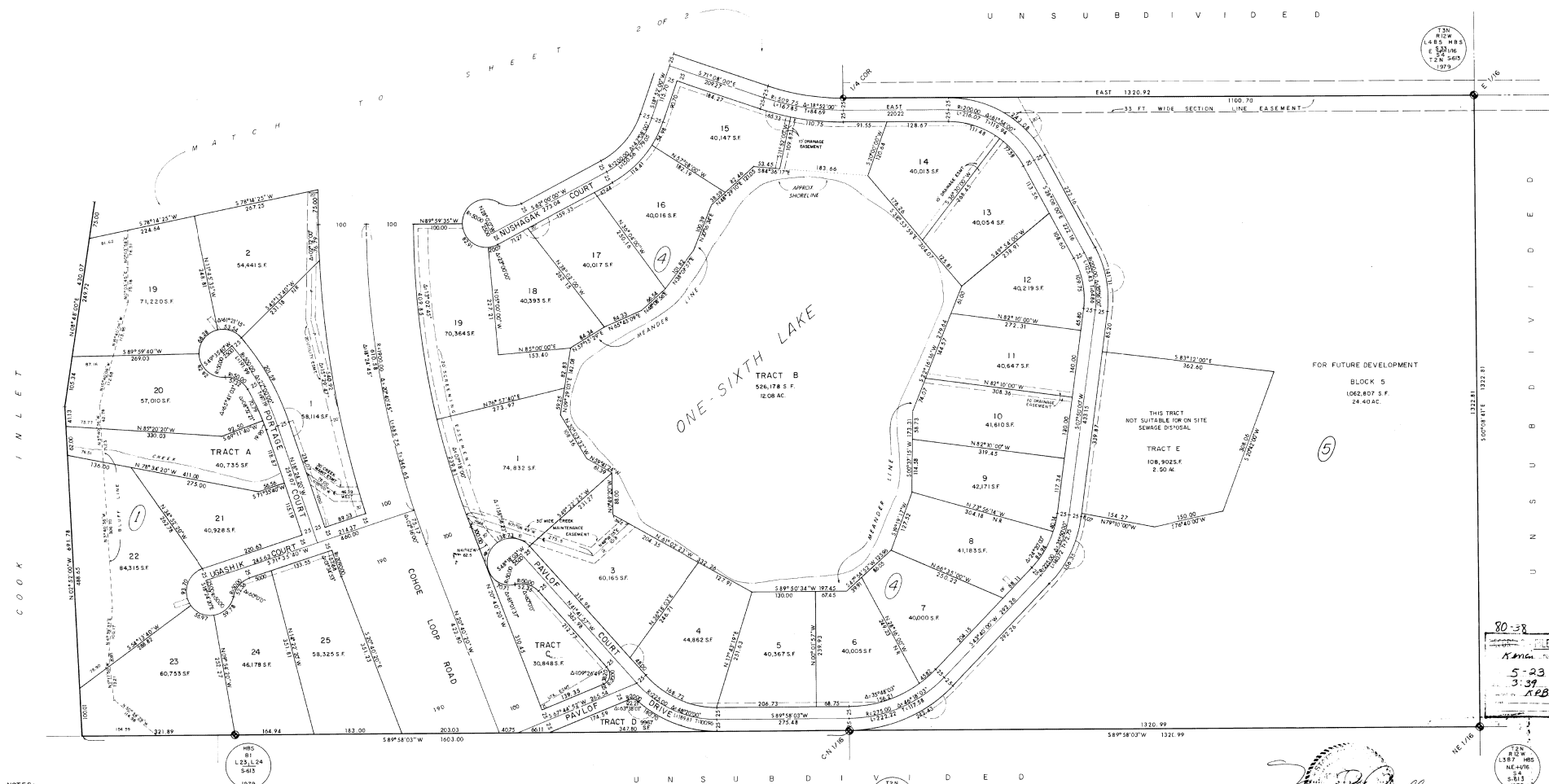
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial with 5-foot Contours



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.



NOTES:
 1. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED ON COODE LOOP ROAD FOR LOTS ADJACENT THERETO EXCEPT FOR COMMON DRIVEWAY ACCESS POINTS ON LOTS 6 & 7 AND 4 & 5. BLOCK SAID ACCESS POINTS MUST BE APPROVED BY STATE OF AK, D.O.T.
 2. A 20 FOOT BUILDING SETBACK FROM ANY RIGHT-OF-WAY LINE APPLIES TO ALL LOTS AND TRACTS IN THIS SUBDIVISION.
 3. ANY TEMPORARY TURNAROUNDS WILL BE AUTOMATICALLY VACATED WHEN THAT STREET IS EXTENDED.
 4. ALL LOT LINES INTERSECTING MEANDER LINE EXTEND RADIAL TO HIGH WATER LINE. MEANDER LINE IS FOR COMPUTATIONS ONLY.
 5. ALL LOT LINES ARE RADIAL TO INTERSECTED CURVES UNLESS NOTED BY N.N. FOR NOT RADIAL.
 6. ALL ONSITE SEPTIC SYSTEMS MUST MEET THE PERTINENT REQUIREMENTS OF THE STATE AND/OR BOROUGH WHEN BUILT.
 7. NO STRUCTURE OTHER THAN A DOCK OR SLIP SHALL BE PLACED NEARER THAN 75 FEET FROM LAKESHORE.
 8. TRACTS A, B, C, D ARE HELD IN COMMON BY AND FOR THE USE AND ENJOYMENT OF THE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.
 9. A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1:5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL IS RESERVED ADJACENT TO BECHAROF DRIVE AND PAVLOV DRIVE. THERE IS ALSO RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO REMOVE SAID SLOPES AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT TO THE CONSTRUCTED STREET AS APPROVED BY THE BOROUGH.
 10. LOT 2, BLOCK 4 WAS DELETED FROM THIS PLAT.

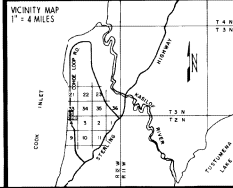
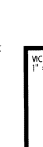
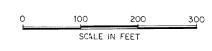
LEGEND
 1. DOWL ALUMINUM MONUMENT SET
 2. BLM BRASS CAP MONUMENT FOUND
 3. STATE BRASS CAP MONUMENT FOUND
 4. REMAINING CORNERS SET WITH 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF AUGUST 1980.
 BY: [Signature]
 NOTARY PUBLIC
 STATE OF ALASKA

CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND UTILITY EASEMENTS

BY: [Signatures]
 [Signatures]
 [Signatures]

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF December 12, 1979.
 [Signature]
 AUTHORIZED OFFICIAL FOR KENAI PENINSULA BOROUGH



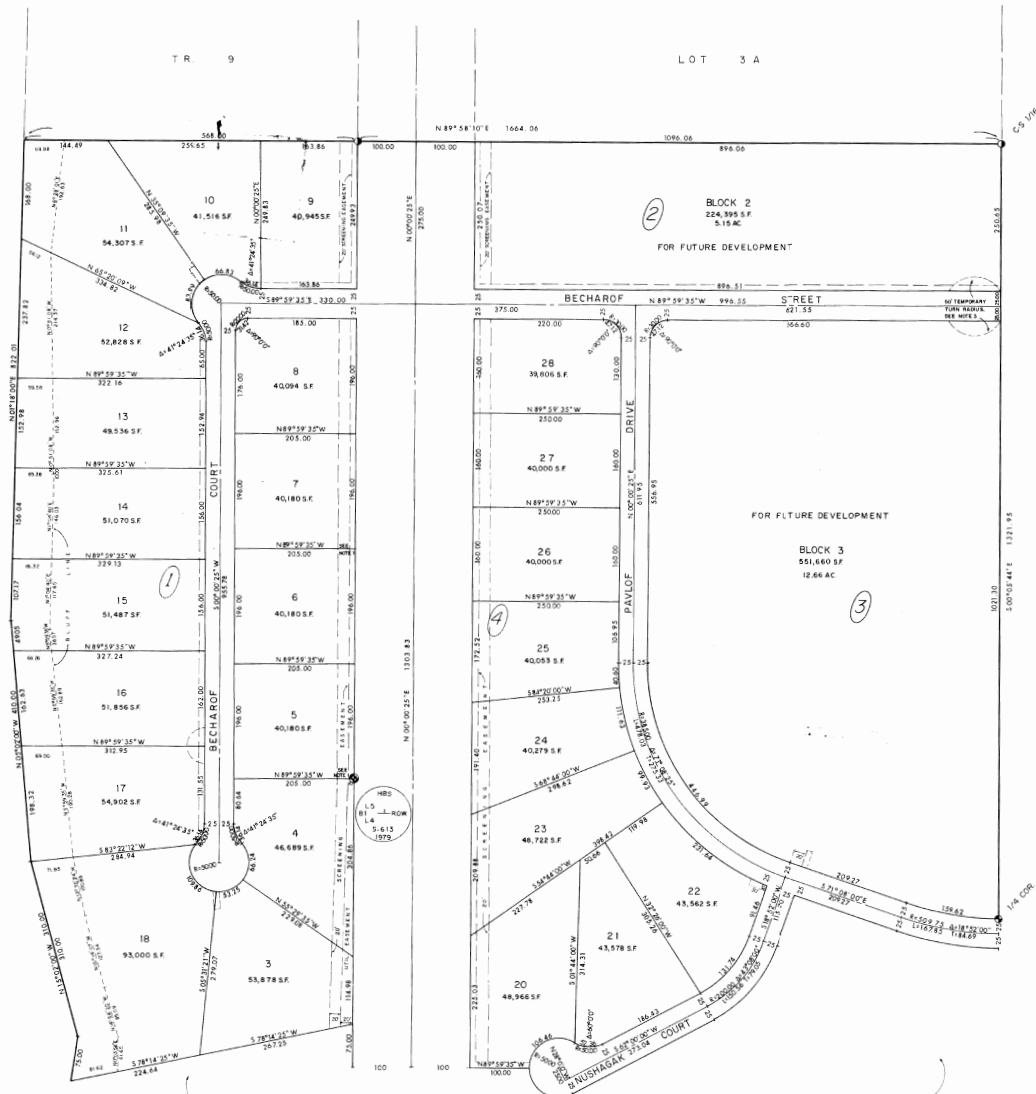
HIGHLAND BLUFF SUBDIVISION

A 139.7 ACRE SUBDIVISION OF SECTION LOT 4 SEC 33, T3N, R12W AND SECTION LOTS 2, 3 & 4 SEC 4, R2N, R12W, SEWARD MERIDIAN, ALASKA
 SHEET 1/2

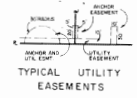
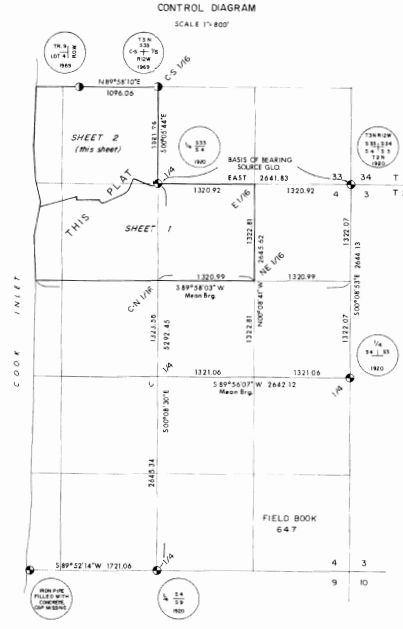
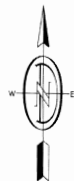
DICKINSON-OSWALD-WALCH-LEE
 ENGINEERS 4040 B ST, ANCH, AK

DRN SHOWE [C] 1101 WC11687 REF 121-39/42 DATE 8/79 131-204

COOK INLET



UNDIVIDED



80-38

5-23-80

3:37 P.M.

KPB

HIGHLAND BLUFF SUBDIVISION

SHEET 2/2

DICKINSON-OSWALD-WALCH-LEE ENGINEERS

4040 B ST, ANCH, AK

DRN STEVE [SC 1"=100'] WD 11887 REF 1213942 DATE 8/79 131-208