

DESK PACKET

(ITEMS THAT CAME IN AFTER MEETING PACKET WAS POSTED)

12. Scenic Ridge Lee Addition; KPB File 2022-075
McLane Consulting Group / Bureau of Indian Affairs & Lee
Location: Ken Street & Margaret Drive
Nikiski Area

Quinton, Madeleine

From: Planning Dept,
Sent: Monday, August 1, 2022 2:57 PM
To: Piagentini, Vincent; Quinton, Madeleine
Subject: FW: <EXTERNAL-SENDER>RE: KPB FILE 2022-075 Scenic Ridge Lee Addition Preliminary Plat

From: Leah Jackson <mrsjacksonteaches@yahoo.com>
Sent: Monday, August 1, 2022 2:44 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>RE: KPB FILE 2022-075 Scenic Ridge Lee Addition Preliminary Plat

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

RE: KPB FILE 2022-075 Scenic Ridge Lee Addition Preliminary Plat

August 1, 2022

Dear Planning Commission Members,

My name is Leah Michele (McGahan) Jackson. I have lived south of the plat you are reviewing since I was born. I was born in 1975 when we lived on 5 acres my parents bought in the backside of my grandparent's homestead. My father, Richard C. McGahan cleared the building spot and built a road into that property, which has since been named Margaret Ave., after my grandmother. In 1976 my parents bought 80 acres to the north adjoining my grandparents homestead. My father again cleared a building spot, built a road in from the Kenai Spur Hwy., 3/10 of a mile north of my grandparent's place. That is where we moved when I was 3 years old. I married and my husband, Tony Jackson, and I built a house on the same hill where we have raised 9 children. As you can see, I understand the property and accesses involved, and the topography of the property since I have lived there all my life.

Ken St. which my grandfather built has no entrance from the Kenai Spur Hwy., and no exit. The 8.9 acres on the highway that Ken St. would need to access belonged to Ron and Louise Mika. He actually sold it to Ron, as it was part of the original homestead, and they had a handshake deal that allowed our family to cross it if we ever needed to do so. Handshake deals were common among the homesteaders on the North Road, who helped each other when needed. Ron has since passed, and the property belongs to Louise Mika now. There is other history on this piece of property that is too long to tell here, but Ron Mika and my grandfather built a post office there, and were going to name the town Gruening after Senator Ernest Gruening. The log building burnt down not long after being built. There is no recorded access across it to Ken St.

The topographical maps we have now were not available then either, but you can see now on the Borough Maps, the large jump in elevation which prohibits Ken St. from being extended.

The property my siblings and I own, and where my brother and my parents live runs along that border to the east. We live on the same hill east of my brother and parents.

There are other viable access routes to the proposed plat called Scenic Ridge Lee Addition.

As you can tell by the name, it's up on a ridge. My family calls our hill McGahan Ridge subdivision. We have no objection to Mrs. Lee obtaining this property. Our only objection is to the borough planning department even suggesting using Ken St. as an access to her property.

The best access would be to the west using section lines that come from established roads.

We are asking the Planning Commission Members to delete Ken St. as a suggested access in the recommendations from the borough.

Thank you,
Leah Jackson

Leah Jackson
52500 Leah St.
Kenai, Alaska 99611

Quinton, Madeleine

From: Planning Dept,
Sent: Tuesday, August 2, 2022 6:03 AM
To: Piagentini, Vincent; Quinton, Madeleine
Subject: FW: <EXTERNAL-SENDER>Attn Planning Commission

From: Geri Litzen <glitzen@outlook.com>
Sent: Monday, August 1, 2022 10:12 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>Attn Planning Commission

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RE: KPB FILE NO. 2022-075
SCENIC RIDGE LEE ADDITION PRELIMINARY PLAT

Dear Planning Commission Members:

I was raised on the property that my grandparents, Ken and Margaret McGahan homesteaded. Until I was 12, we lived on the end of what is now called Margaret Avenue, which was our driveway and built by my father, Richard C. McGahan. In fact, what is now the Kenai Spur Hwy. from mile 27 to their homestead was pushed in and built by my Dad when he was 18. After I was 12, we moved up to the top of the hill to the east on your plat. We enter from McGahan Ridge Trail, a private, surveyed and recorded drive to the east. I say all this so you will know that I am very familiar with the property.

My parents did an extensive search, along with the supervisor at the Alaska State Recorder's Office and were assured that there was never a recorded access from the Kenai Spur Hwy. to Ken St. They were considering seeking to vacate Ken St. at the time. However, the personnel at the K.P.B. Planning Department, including Planning Director, Max Best, also assured my parents that Ken St. could never be used to access the B.I.A. property to the north for 2 reasons: One was that there is no access to Ken St., and two was that now that the borough has topographical maps, the topography makes it impossible to build a road to the north.

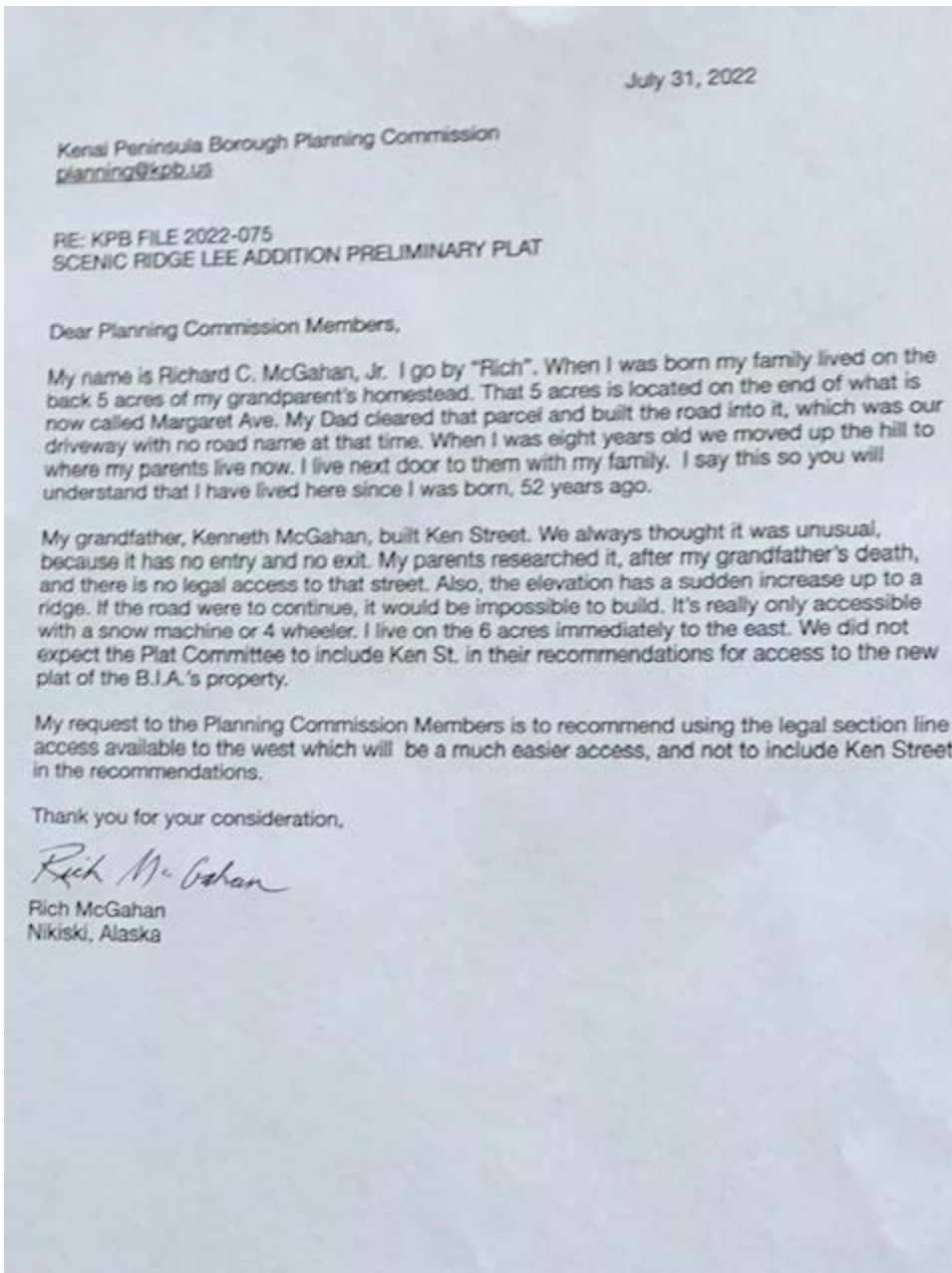
My siblings and I are property owners who would be affected by the proposed access to the plat being considered.

My request is that the Planning Commission recommend using the legal section line access available to the west.
Thank you,

Geraldine K. Litzen
Nikiski, Alaska

From: Karen Email
To: [Planning Dept.](#)
Subject: <EXTERNAL-SENDER>Resending: Re: KPB File 2022-075
Date: Monday, August 1, 2022 3:52:56 PM

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Sent from my iPhone

Kenai Peninsula Borough Planning Commission
planning@kpb.us

To whom it may concern:

I am a property owner affected by the proposed access to a proposed plat creating 2 tracts from one large parcel.

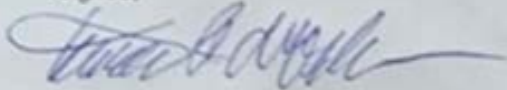
Re: KPB File No. 2022-075. Scenic Ridge Lee Addition Preliminary Plat

I was surprised that the Plat Committee did not delete Ken St. from consideration for an access to the proposed plat. I was raised on the property and Ken McGahan was my grandfather. There is no legal access to Ken St. from the Spur Highway. The north end of Ken St. topography is not suitable to build a road.

My parents, several years ago, were assured by the Kenai Peninsula Borough Planning Department that Ken St. could never be used as an access. My siblings and I own the property to the east of Ken St. and we would be impacted by any traffic.

My request is that the Planning Commission recommend using the legal access of section lines.

Signed,



Terry R. McGahan
P.O. Box 2249
Kenai, Alaska 99611