


Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Brent Johnson, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Sam Lopez, Acting Planning Director 

DATE: January 23, 2024

RE: Vacate the easternmost approximately 30-foot by 660-foot portion of Glacier Avenue West right-of-way

In accordance with AS 29.40.140, no vacation of a Borough right-of-way and/or easement may be made without the consent of the Borough Assembly.

During their regularly scheduled meeting of January 22, 2024 the Kenai Peninsula Borough Planning Commission granted approval of the above proposed vacation by unanimous vote (9-Yes, 0-No) based on the means of evaluating public necessity established by KPB 20.70. This petition is being sent to you for your consideration and action.

A draft copy of the unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

January 22, 2024 Planning Commission Draft Meeting Minutes
January 22, 2024 Agenda Item E1 Meeting Packet Materials

AGENDA ITEM E. NEW BUSINESS

Chair Brantley asked Ms. Shirnberg to read the public hearing procedures into the record.

**ITEM #1 - RIGHT OF WAY VACATION
VACATE THE EASTERNMOST APPROXIMATELY 30-FOOT PORTION OF
GLACIER AVENUE WEST RIGHT-OF-WAY**

KPB File No.	2024-KPB 002V
Planning Commission Meeting:	January 22, 2024
Applicant / Owner:	Chris & Simone Owens / Sterling Alaska
Surveyor:	None
General Location:	Sterling Area
Legal Description:	Glacier Road between Lot 1A Jimmee Lake Sub #2 KN 2017-79 and W1/2 NW1/4 NE1/4 Sec 14 T5N R9W SM AK

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley open the item for public comment.

Chris Owens; P.O. Box 972, Sterling, AK 99672: Mr. Owens is the applicant and requested that the commission approve his petition.

Michael Lund; P.O. Box 1214, Sterling, AK 99672: Mr. Lund is a neighboring landowner and spoke in support of approving this vacation.

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

MOTION: Commissioner Epperheimer moved, seconded by Commissioner Staggs to approve the vacation as petitioned based on the means of evaluating public necessity established by KPB 20.70, based on staff recommendations and subject to the four 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, Epperheimer, Fikes, Gillham, Morgan, Slaughter, Staggs, Tautfest, Venuti
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**ITEM #2 - RIGHT OF WAY VACATION
VACATE OUTSIDE WAY RIGHT-OF-WAY AND ASSOCIATED UTILITY EASEMENTS
LOCATED BETWEEN LOT 4 BLOCK 18 ORIGINAL TOWNSITE OF KENAI KN-2970 AND
LOT 5A BLOCK 18 KENAI TOWNSITE OILERS ADDITION KN93-11**

KPB File No.	2024-004V
Planning Commission Meeting:	January 22, 2024
Applicant / Owner:	Peninsula Oilers Baseball Club Inc. / Kenai, Alaska
Surveyor:	Mark Aimonetti / Edge Survey and Design, LLC
General Location:	Cook Ave & Main St in Kenai Alaska
Legal Description:	Outside Way between Lot 4 Blk 18 Original Townsite of Kenai and Lot 5A Blk 18 Kenai Townsite Oilers Addition

Staff report given by Platting Manager Vince Piagentini.

Chair Brantley open the item for public comment.

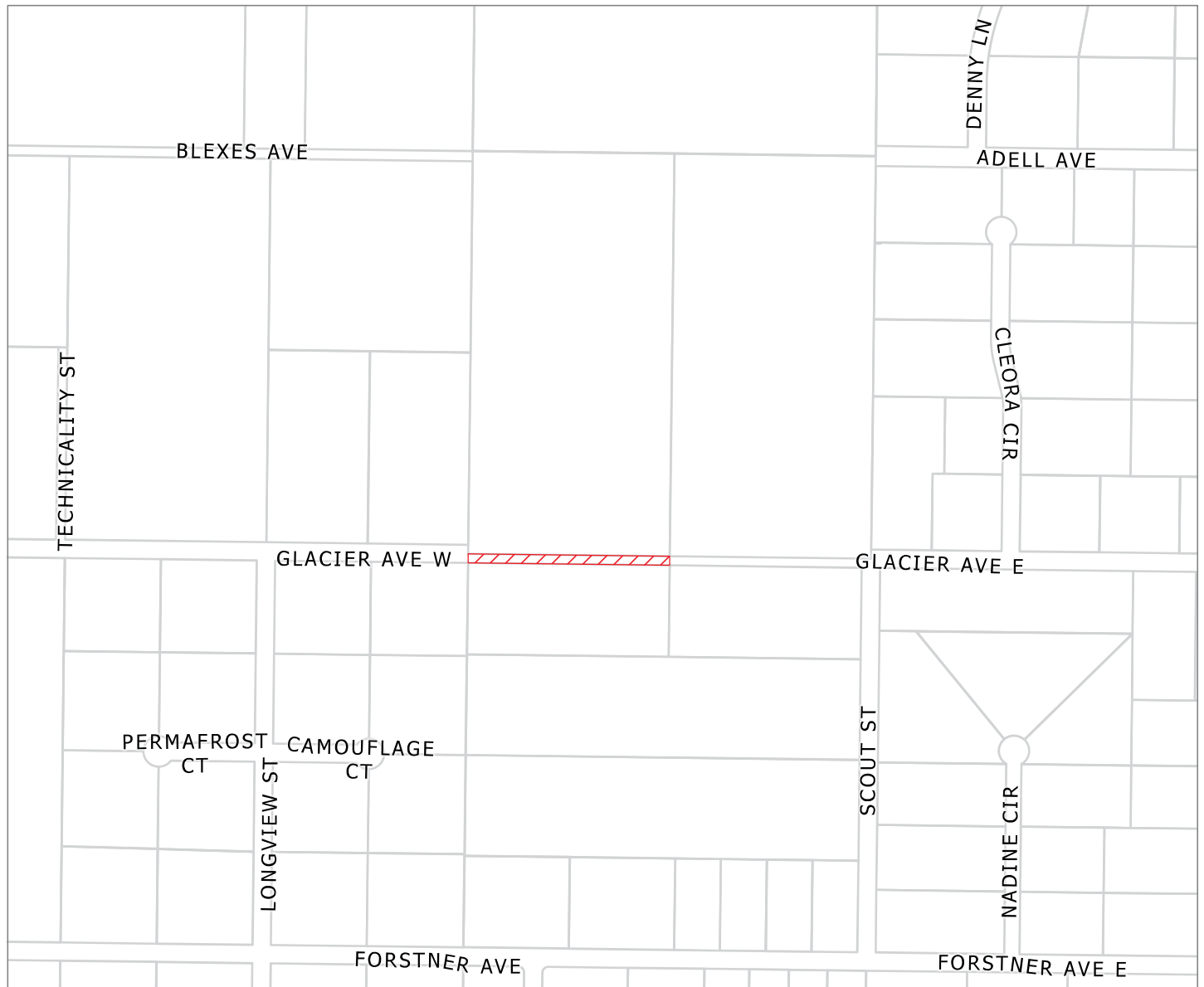
E. NEW BUSINESS

1. Right-of-Way Vacation; KPB File 2024-002V

Petitioner: Owens (No Surveyor)

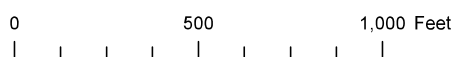
**Request: Vacates the easternmost approximately 30' by 660'
portion of Glacier Avenue West ROW**

Sterling Area



KPB File 2024-002V
T 05N R 09W SEC 14
Sterling

1/2/2024





KPB 2024-002V

CLIXES AVE

ADRI AVE

Offer new 30'
Easement here

GLACIER AVE W

GLACIER AVE W

GLACIER AVE E

GLACIER AV

Vacate
30' Easement

SCOUT ST

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - RIGHT OF WAY VACATION

Vacate the Easternmost approximately 30-foot by 660-foot portion of Glacier Avenue West Right-of-way

KPB File No.	2024-KPB 002V
Planning Commission Meeting:	January 22, 2024
Applicant / Owner:	Chris & Simone Owens / Sterling Alaska
Surveyor:	None
General Location:	Sterling Area
Legal Description:	Glacier Rd between Lot 1A Jimmee Lake Subdivision #2 KN 2017-79 and W1/2 NW1/4 NE1/4 Sec 14 T5N R9W SM AK

STAFF REPORT

Specific Request / Purpose as stated in the petition: I would like to vacate the 30' ROW that runs between my 2 lots (Parcel 06357026 and 06357059). These were the last 2 properties that did not have access or utilities to them. All properties around mine are developed so I paid to have Glacier Avenue extended 850' from the corner of Longview so that I could build. I also had to pay for power and gas to be extended from Longview totaling over \$50,000 in development. I am the only one maintaining this road year-round as well. *(Full request is in packet)*

Notification: The public hearing notice was published in the January 18th issue of the Peninsula Clarion 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 Soldotna

Post Office of Soldotna

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

Public hearing notices were sent by regular mail to three owners within 600 feet of the proposed vacation.

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

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

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

Legal Access (existing and proposed):

Current access to the property is by Glacier Avenue, from Diane Street coming from Scout Lake Loop Road from Sterling Highway at mile marker 85.8. Sterling Highway and Scout Lake Loop Road are both state maintained dedications. Glacier Avenue is Borough maintained until the intersection of Longview Street and then is privately maintained.

To the east end of Glacier Avenue is a wetland as designated by the KPB GIS data, labeling it as drainage way. This area appears to be half way across the requested vacation area and also further to the east. This wetland appears to prohibits the development of the road economically to the east.

A new 30 foot dedication is being proposed on the north end of the requester's property. The applicant has proposed a half dedication on the north side of their property which would be an extension of Blexes Avenue from the west. This area according to KPB GIS data show a wetland designation of kettle in a portion of the proposed dedication area. **Staff recommends:** a turn around be supplied to end Glacier Avenue and provide a turnaround point to be added when the subdivision is submitted.

The proposed dedication is in the location of a 33 foot section line easement to be shown on the plat when submitted. The plat to the west Dayton Subdivision KN81-147 has a dedication of 33 feet due to the SLE. **Staff recommends:** when the subdivision is submitted, the dedication matched the subdivision to the west at 33 feet in width.

Block length is not compliant, the block is longer than allowed by code. Since Borough maintenance of Glacier Avenue ends a Longview Street to the west, request of a north / south street dedication would not be feasible from this property and request a on adjacent properties is not in line with this application.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Griebel, Scott - Comments: No RSA comments
SOA DOT Comments	No comments

Site Investigation:

There are steep areas located at the end of the constructed Glacier Avenue and along the edge of the wetlands. These should be shown on the subdivision when submitted.

KPB data indicates there are wetlands on the property as stated above. **Staff recommendation:** *place a note on the subdivision submittal indicating 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.*

KPB River Center Review	<p>A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p> <p>C. State Parks Reviewer: None Comments: None</p>
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Staff Analysis: The north portion of the property is an aliquot part of Section 14 Township 5 North, Range 9 West SM Alaska. It was granted a subdivision waiver by Resolution 91-3 filed in Bk 91-31W to be divided from the 40 acres NW1/4 NE1/4 as the W1/2 NW1/4 NE1/4 Sec 14 T5N R9W SM AK.

The south portion was an aliquot part known at the SW1/4 NE1/4 Sec 14 T5N R9W SM AK. Jimmee Lake Subdivision KN 76-140 subdivided the 40 acres into four lots and three 30' dedications, one being Glacier Avenue. Jimmee Lake Subdivision #2 KN2017-79 subdivided Lot 1 of KN 76-140 in Tracts 1A and 1B, 1A lying south of the current vacation request.

Lands to the east, south and west have all been subdivided and are of residential designation. To the north is a 40 acres unsubdivided parcel. The only parcel with a residence on it is the parcel directly to the west on Glacier Avenue.

The only utility provider requesting an easement has been HEA requesting a 30 foot easement along the overhead power line. This should cover any easement locate close to the power line. **Staff recommends:** with submittal of the subdivision, the HEA request and any other utility request received be fulfilled to satisfaction.

The applicant proposed to finalize the vacation with a subdivision that combines the vacated land and their two parcels into one large tract with a dedication on the north for road purposes. The dedication with be an equal or superior access as the location will allow for a better location to construct a road.

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;
Staff comments: The current ROW is not in use other than my driveway portion to access my home, (from applicant).
2. A road is impossible or impractical to construct, and alternative access has been provided;
Staff comments: The road would be very costly, and I have offered a better alternative route, (per applicant).
3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
Staff comments: All parcels in the area are developed and all utilities are in place, (per applicant).
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 comments: There are no lake or river interest, just marsh and swamp, (per applicant).
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
Staff comments: All parcels are accessed and developed, (per applicant).
6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Staff comments: No other public access exist, (per applicant).
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 comments: I have offered to allow a private property utility easement, (per applicant).

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

Staff comments: Unaware of any other factors, (per applicant).

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 February 6, ,2024 meeting.

If approved, a to be submitted subdivision will finalize the proposed right of way vacations.

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses: 35480 GLACIER AVE W</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: GLACIER AVE W, GLACIER AVE E, BLEXES AVE</p> <p>Existing Street Name Corrections Needed: No</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names: None</p> <p>List of Street Names Denied: None</p> <p>Comments: ADDRESS WILL NOT BE AFFECTED.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>
Advisory Planning Commission	No APC

Utility provider review:

HEA	Depict and label the overhead power line. (Comment in packet)
ENSTAR	No comments or recommendations
ACS	No Comment
GCI	Approved as shown

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.
 3. Grant utility easements requested by the Planning Commission 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 20.70.130).
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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*

- *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

Request to Vacate ROW

I would like to vacate the 30' ROW that runs between my 2 lots (Parcel: 06357026 and 06357059). These were the last 2 properties that did not have access or utilities to them. All properties around mine are developed so I paid to have Glacier Avenue extended 850' from the corner of Longview so that I could build. I also had to pay for power and gas to be extended from Longview totaling over \$50,000 in development. I am the only one maintaining this road year-round as well.

What I am requesting is since I am at the end of this road extension, I would like to unsplit my 2 properties to make it 1 large parcel so that I can build a mother-in-law cabin on the 4.5-acre lot. That lot has very little buildable land so, by eliminating the 30' ROW this would allow me a lot more area for building and make use of my current driveway for access.

Having the borough put a road through would be extremely costly since most of this is swamp/marsh that is part of the natural drainage in the area that eventually drains to the Kenai River. There are even small fish in pockets of this drainage so again this would be very expensive and not very practical for the borough to build a road through properly.

I have spoken to HEA (email correspondence attached), and they are fine with the road vacation but would like for there to be a private property utility easement left in place for any future extensions that may or may not be needed. The natural gas line follows the power poles as well so this would satisfy both utility company's needs.

What I would like to offer in exchange for the vacation of the ROW is an exact equal 30' ROW on the North end of my 20-acre lot. This stretch of my property is all solid ground that is superior to the current swamp section on the current South end. This would be an equal exchange minus the quality of the land types, but I am fine with this so that I can improve my use of the 4.5-acre lot.

I believe that all my points have covered your section D 1-8 check list:

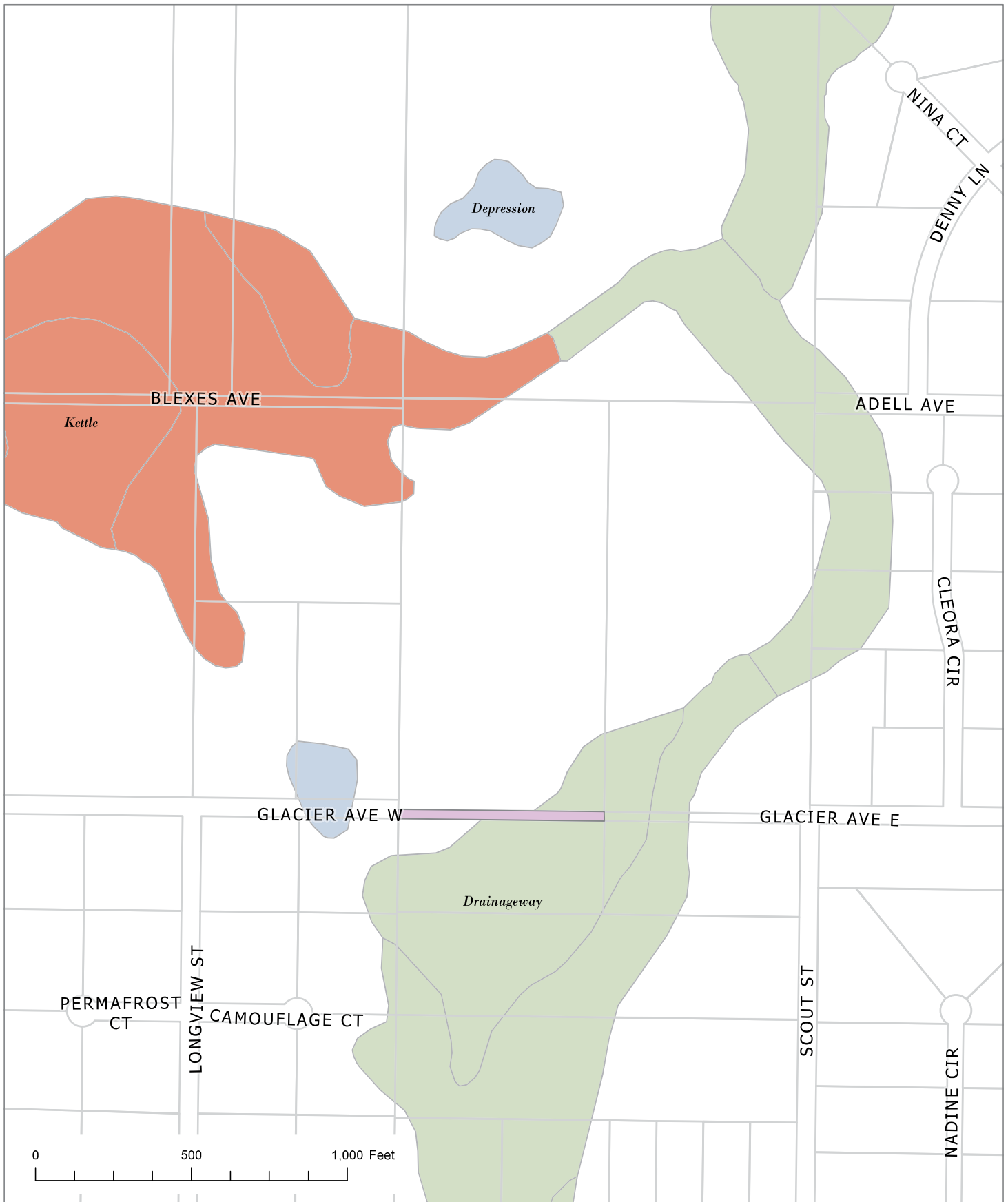
- D1) The current ROW is not in use other than my driveway portion to access my home.
- D2) The road would be very costly, and I have offered a better alternative route.
- D3) All parcels in the area are developed and all utilities are in place.
- D4) There are no lake or river interests, just marsh and swamp.
- D5) All parcels are accessed and developed.
- D6) No other public access exist.
- D7) I have offered to allow a private property utility easement.
- D8) Unaware of any other factors.

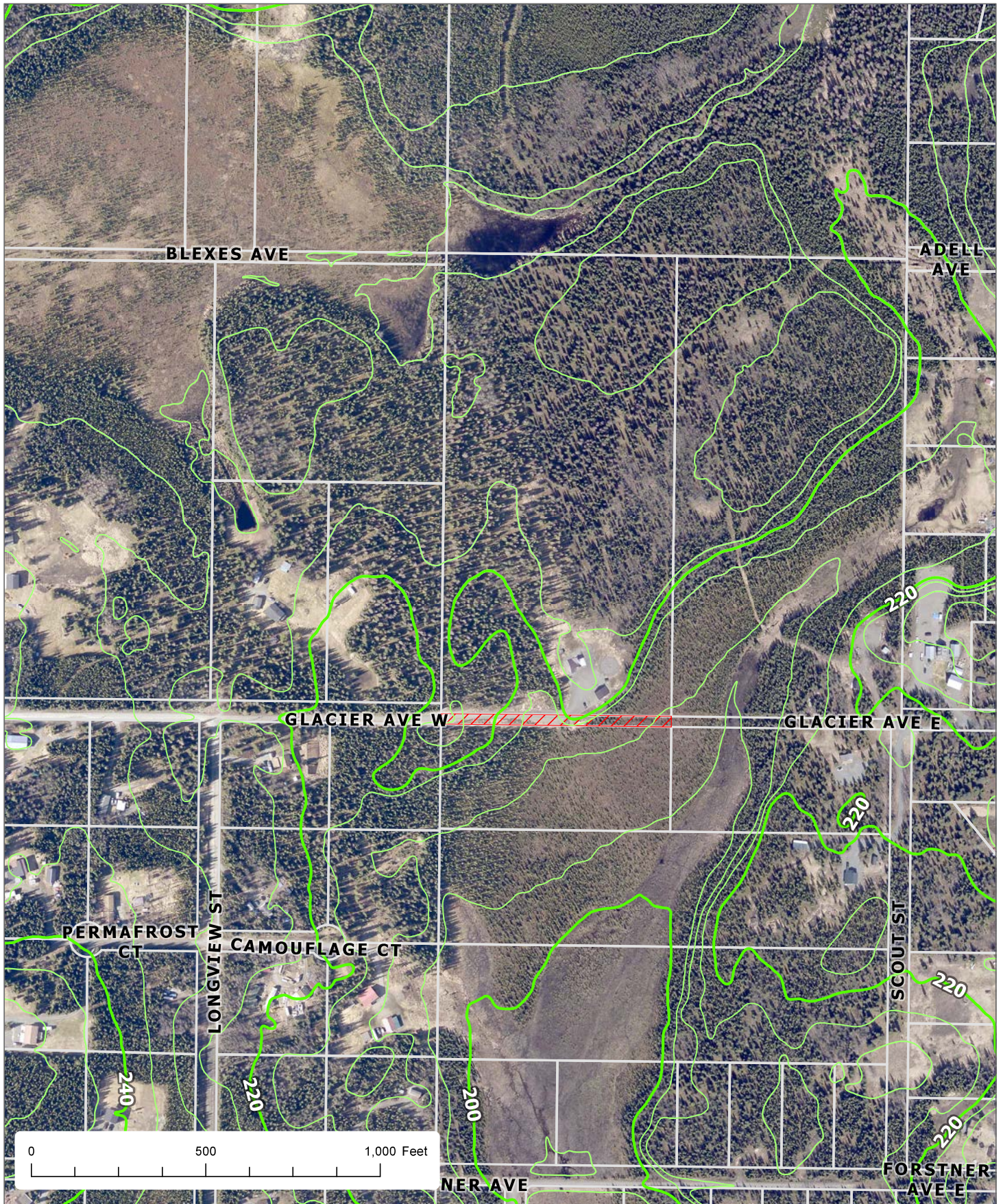
Thank you for your consideration,

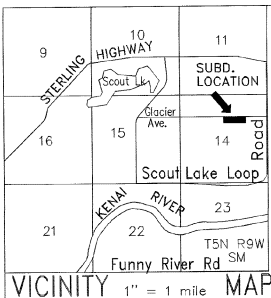
Chris Owens

35480 Glacier Ave. W., Sterling, AK 99672 (907)953-5926







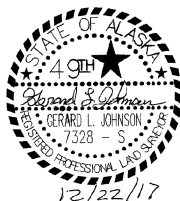


JIMMEE LAKE SUBDIVISION #2

A Subdivision of Tract 1 Jimmie Lake Subd., KRD 76-140.
Located in the NE 1/4 Section 14, T5N R9W, SM, Sterling, Alaska.
Kenai Recording District Kenai Peninsula Borough File 2017-102

Prepared for
David A Justus
P.O. Box 649
Sterling, AK 99672

Prepared by
Johnson Surveying
Box 27
Clam Gulch, AK 99568



SCALE 1" = 100' Area = 8.879 acres 1 July, 2017

LEGEND

- ⊕ - 2 1/2" brass cap monument, 3815-S, 1977, found.
- ⊙ - 3 1/2" alcap monument, 610-S, 1977, found.
- ⊗ - 2 1/2" x 30" aluminum monument, set.
- - 1/2" rebar lot corner, found.
- - 1/2" x 4" rebar with plastic cap, set.

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 15' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. 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.
3. An exception to KPB 20.30.170, Block Length, was granted by the KPB Planning Commission at the meeting of 14 August, 2017.
4. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination if applicable.
5. A electrical utility easement affecting this property was granted to Homer Electric Association by Kenai Records Book 5 Page 99. This is a general easement, no definite location given.

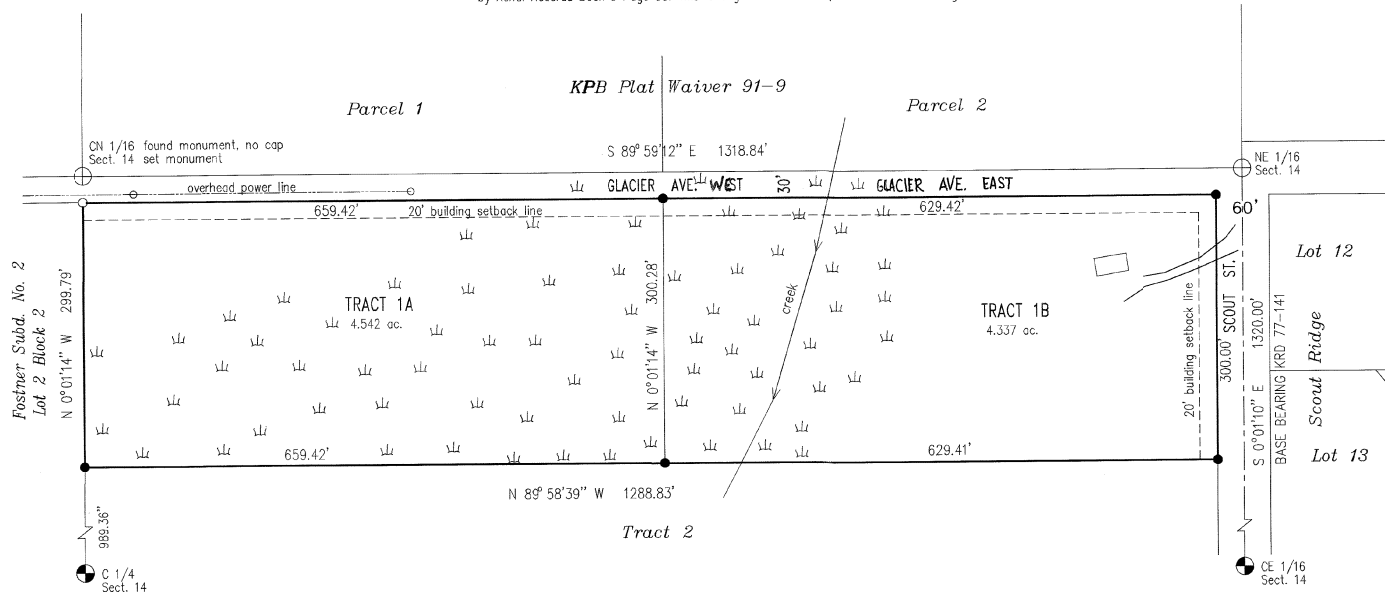
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 14 August, 2017.

KENAI PENINSULA BOROUGH

By: *Max M. Best*
Authorized Official

Dec. 27, 2017
Date



Notary Public
PEGGY CLEMENTS
State of Alaska
My Commission Expires July 31, 2018

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described hereon; and that I hereby adopt this plan of subdivision and by my free consent grant all easements to the use shown.

David Justus
David A. Justus
P.O. Box 649
Sterling, AK 99672

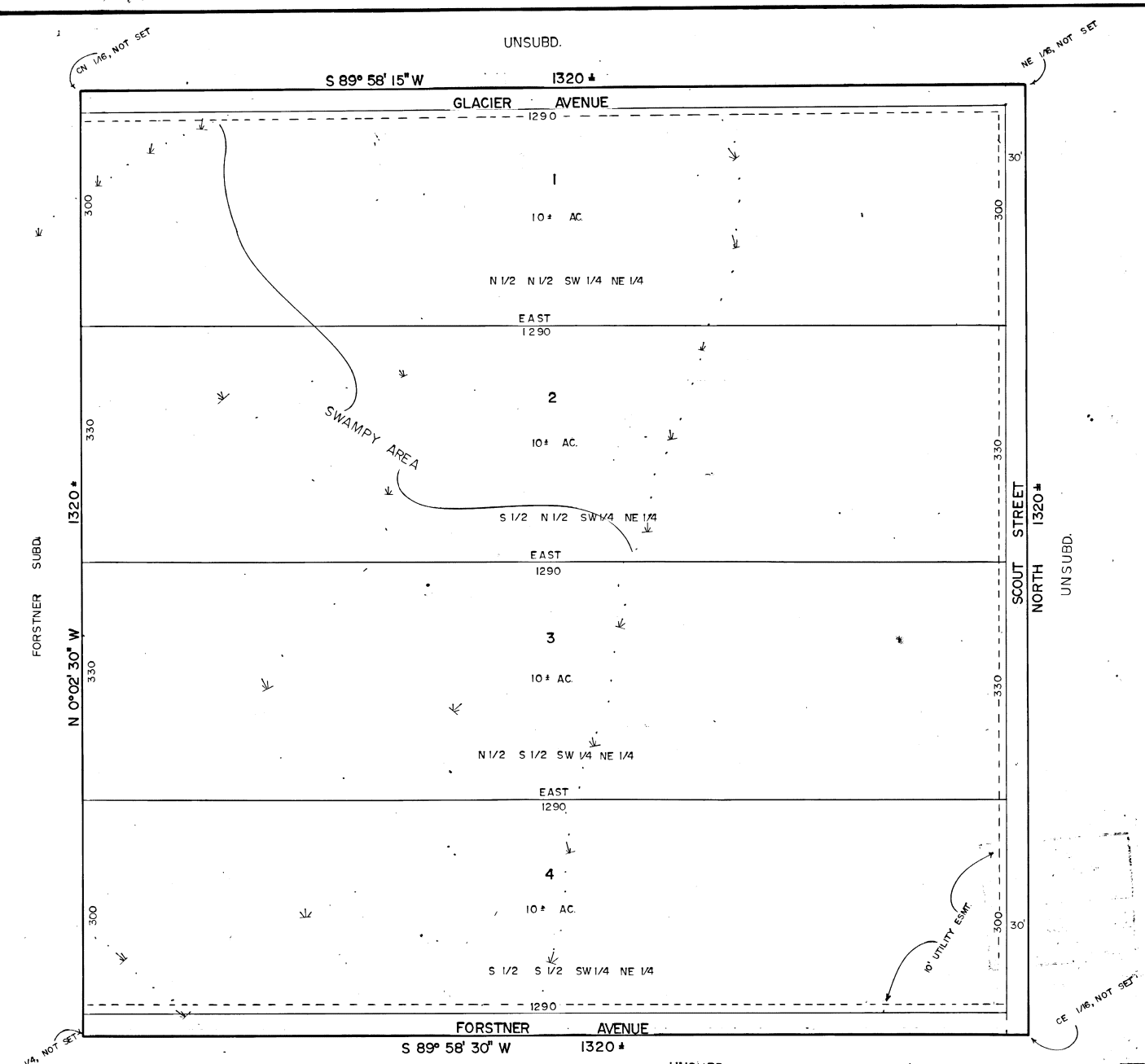
NOTARY'S JURAT

For: David A. Justus
Subscribed and sworn to before me this 22nd
day of December, 2017.

Peggy Clements
Notary Public for Alaska
My commission expires 7-31-2018

WASTEWATER DISPOSAL

20.40.030
These Tracts are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.



- NOTES:
1. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS.
 2. A 20' BLDG. SETBACK LINE EXISTS ALONG ALL R.O.W.
 3. NO SURVEY WAS MADE NOR WERE ANY STAKES OR MON. SET.

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

Jimmie Lake Subd.
 JAMES E. LAKE
 13021 BATES CIRCLE
 ANCHORAGE, ALASKA 99507

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF June 1976

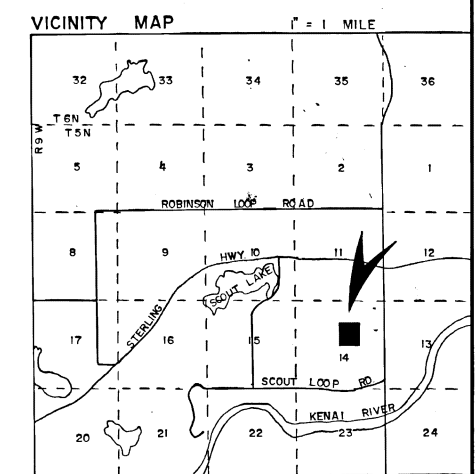
Jerry A. Anderson
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 12/17/80

SURVEYOR'S CERTIFICATE
 I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS BASED UPON THE MOST RECENT PLATS OF THE PROPERTIES SHOWN, AND THAT NO SURVEY WAS PERFORMED.

Jerry A. Anderson
 JERRY ANDERSON, 3686-S

PLAT APPROVAL
 PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS 17 DAY OF June 1976.

Ed Best
 BOROUGH ENGINEER, Planning Director



DATE: MAY, 1976	
SCALE: 1" = 100'	
CHECKED BY: S.W.	
DRAWN BY: S.W.	
DESIGNED BY: J.A.	
FLD. BK. NO.:	

JIMMIE LAKE SUBDIVISION
 AN ALIQUOT PARTS PLAT
 SITUATED IN THE SW 1/4 NE 1/4, S. 14, T. 9 N,
 R. 9 W, S. M.

CONTAINING 40+ ACRES

ABILITY SURVEYS
 JERRY ANDERSON, L.S. BOX 1263 HOMER, ALASKA

76-140

FILED

9/28/76

TIME 8:27 A.M.

Address: KPB

BLEVES AVE

ADRIEL AVE

Offer new 30'
Easement here

HEA REVIEWED - SEE COMMENTS

Scott Huff

Scott Huff 1/5/2024
Land Management Officer

Depict and label the overhead powerline.
Provide a label or plat note stating, "The
existing overhead powerline is the centerline
of a 30-foot-wide electrical easement,
including guys and anchors, and extends to
the east boundary, granted this plat.

GLACIER AVE W

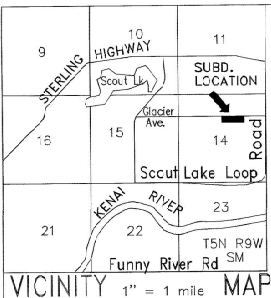
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GLACIER AVE E

GLACIER AV

Vacate
30' Easement

SCOUT ST

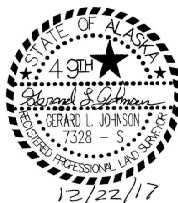


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3. An exception to KPB 20.30.170, Block Length, was granted by the KPB Planning Commission at the meeting of 14 August, 2017.
4. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination if applicable.
5. A electrical utility easement affecting this property was granted to Homer Electric Association by Kenai Records Book 5 Page 93. This is a general easement, no definite location given.

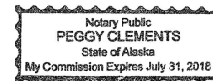
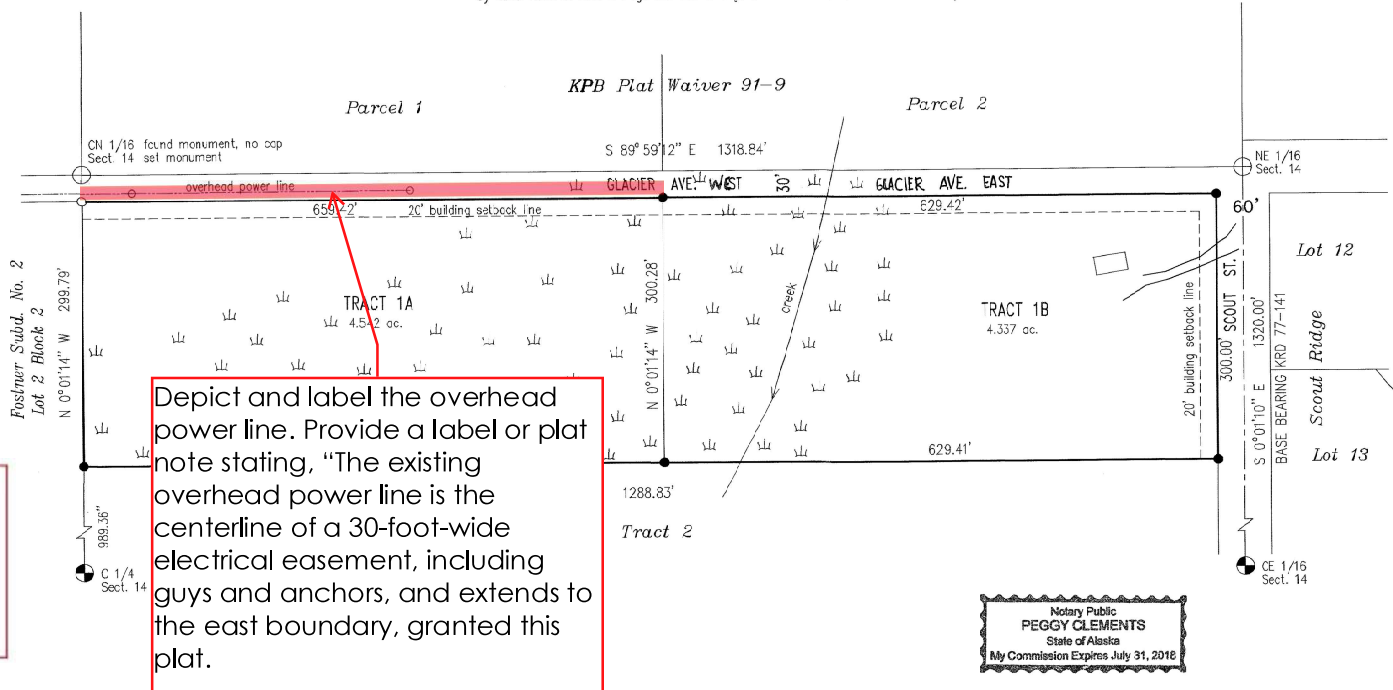
PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 14 August, 2017.

KENAI PENINSULA BOROUGH

BY: *Max A. Burt*
Authorized Official

Dec. 27, 2017
Date



OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the real property shown and described hereon; and that I hereby adopt this plan of subdivision and by my free consent grant all easements to the use shown.

David Justus
David A. Justus
P.O. Box 649
Sterling, AK 99672

NOTARY'S JURAT

For: David A. Justus
Subscribed and sworn to before me this 22nd
day of December, 2017.
Peggy Clements
Notary Public for Alaska
My commission expires 7-31-2018

HEA REVIEWED - SEE COMMENTS

Scott Huff

Scott Huff 12/20/2023
Land Management Officer

WASTEWATER DISPOSAL

20.40.030
These Tracts are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for on-site wastewater treatment disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

E. NEW BUSINESS

1. Right-of-Way Vacation; KPB File 2024-002V
Petitioner: Owens (No Surveyor)
Request: Vacates the easternmost approximately 30' by 660' portion
of Glacier Avenue West ROW
Sterling Area

Piagentini, Vincent

From: Planning Dept,
Sent: Friday, January 19, 2024 6:22 AM
To: Piagentini, Vincent; Carpenter, Beverly
Subject: FW: <EXTERNAL-SENDER>KPB File No. 2024-002V

From: Leah Handley <leah.fernwood@gmail.com>
Sent: Thursday, January 18, 2024 9:14 PM
To: Planning Dept, <planning@kpb.us>
Subject: <EXTERNAL-SENDER>KPB File No. 2024-002V

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.

Dear Planning Commission,

As co-owners of Parcel ID 06364017, which abuts Parcel ID 06357026, we wish to register our disagreement with the proposal put forth by Chris and Simone Owens.

Regarding Section D 1-8 check list:

D2) The road connecting Blexes Ave. and Adell Ave. would be equally costly to construct as the road which the Owens wish to vacate.

D3) Parcel 06364017 (our back 40) is not developed, with no utilities, and no development in the near future is planned. We do not wish a through road.

D5) Our southern section of parcel 06364017 can be accessed off of Adell Ave. by ATV, but the parcel has yet to be developed. (aerial view show roofline of an uninhabitable structure-due to black mold and rot)

D6) We own the entire parcel to the north that would be accessed by a through street connecting Adell Ave. to Blexis Ave. We already have dedicated access from Adell Ave which could be developed in future. We need no other access.

D8) Other mitigating factors would be that the adjacent landowner (Handleys) neither agree to nor desire that ROW be given on the south side of our property for a connecting road.

We are the original homestead owners who sold parcel 06357026 in 1992. We put in a rough road prior to the sale and we kept the parcel large (20 acres) in order to minimize future development.

A connecting road, or dedication for such, on our southern boundary is neither needed nor wanted.

Thank you for giving us the opportunity to state our case. We regret that we will not be able to attend the Planning Commission meeting on Jan. 22, 2024 and voice our concerns in person. If you have any questions, please do not hesitate to call.

Robert and Leah Handley-co owners with Tyler Handley
PO Box 900
Homer, AK
Bob-907-299-6117
Leah-907-299-6114