




KENAI PENINSULA BOROUGH

144 N. BINKLEY · SOLDOTNA, ALASKA 99669-7520
BUSINESS (907) 262-4441 FAX (907) 262-1892

JOHN J. WILLIAMS
MAYOR

MEMORANDUM

TO: Ron Long, Assembly President
Kenai Peninsula Borough Assembly Members

FROM:  Max Best, Planning Director

DATE: September 26, 2006

SUBJECT: Vacate a portion of Hank Lane (name changed from Bonnie Street Resolution SN 2004-10) centered between Tracts D and E dedicated by Coyote Hill 1985 Subdivision (Plat HM 85-70) AND vacate Hank Lane north of Tract C dedicated by Coyote Hill Subdivision Unit 4 (Plat HM 83-133) AND vacate Hank Lane north of Tract A dedicated by Coyote Hill Subdivision Unit 3 (Plat HM 82-93); within Section 28 and 29, Township 5 South, Range 12 West, Seward Meridian, Alaska; within the Kenai Peninsula Borough; KPB File 2006-225; **Note:** Alternate Right of Way is proposed to be dedicated; Location: North of East End Road in Homer

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. The Planning Commission approved the referenced vacation during their regularly scheduled September 25, 2006 meeting.

A motion to grant the vacation as petitioned citing the thirteen findings passed by unanimous consent. This petition is being sent to you for your consideration and action.

The Assembly has 30 days from September 25, 2006 in which to veto the decision of the Planning Commission. If the Commission receives no veto within the 30-day period, the decision of the Commission will stand.

Draft, unapproved minutes of the pertinent portion of the meeting and other related materials are attached.

cc: petitioners w/minutes only

AGENDA ITEM F. PUBLIC HEARINGS

2. Vacate a portion of Hank Lane (name changed from Bonnie Street Resolution SN 2004-10) centered between Tracts D and E dedicated by Coyote Hill 1985 Subdivision (Plat HM 85-70) AND vacate Hank Lane north of Tract C dedicated by Coyote Hill Subdivision Unit 4 (Plat HM 83-133) AND vacate Hank Lane north of Tract A dedicated by Coyote Hill Subdivision Unit 3 (Plat HM 82-93); within Section 28 and 29, Township 5 South, Range 12 West, Seward Meridian, Alaska; within the Kenai Peninsula Borough; KPB File 2006-225; **Note:** Alternate Right of Way is proposed to be dedicated; Location: North of East End Road in Homer

Staff Report reviewed by Mary Toll

PC Meeting: 9/25/06

Purpose as stated in petition: Existing ROW interferes with proposed new home site. The preliminary plat Coyote Hill 2006 Addition dedicates new ROW over existing roads and provides equal access to adjoiners.

Petitioner: Robin R. Connolly of Anchorage, Alaska.

Public notice appeared in the September 7 and September 14, 2006 issues of the Homer News.

Ten (10) certified mailings were sent to owners of property within 300 feet of the parcels; eight (8) receipts have been returned. One notice was returned due to an incorrect address.

Seventeen (17) regular mailings were sent to agencies and interested parties. Seven (7) notices were sent to KPB Departments. Notices were mailed to the Homer Post Office and Homer Community Library to be posted in public locations. The notice and maps were posted on the Borough web site and bulletin board.

Statement(s) of non-objection or no comment

Homer Electric Association

Statement of objection

Jean Wadland James (summarized; a copy of the letter is in the support information) -- Ms. James is a long-time owner of property adjacent to the proposed vacation. The original right-of-way was put in place to ensure appropriate access to Ms. James' property. She objects to reducing the right-of-way from 97.2 to 86.2 feet based on variation in terrain and the original width of the dedication. She believes the 10.3 percent ground slope is unacceptable. It is not acceptable for the right-of-way to exceed the slope requirement so it would not qualify for Borough Road Maintenance.

The surveyor met with Ms. James on site to review her issues. The proposal currently under review is a revision based upon the needs of Ms. James and the property survey. Additional right-of-way is being dedicated at the south boundary; the revised location of the new dedication results in a slope of approximately 9%, in compliance with Borough standards.

The proposed new dedication will not meet the existing dedication to the east. There is a short length of the road to the east that does not lie within a dedication. If the vacation is approved, **staff recommends** a contiguous right-of-way be reserved until a dedication or other public access is provided over the connecting length of constructed road. This may be a temporary access easement granted by document, referenced on the plat.

Findings:

1. Sufficient rights-of-way exist to serve surrounding properties.
2. No surrounding properties will be denied access, if access is maintained until a dedication is provided over the connecting section of road to the east.
3. Per the submittal, the right-of-way proposed for vacation is not in use for access.
4. Per the submittal, the right-of-way proposed for vacation has not been constructed.
5. The right-of-way does not appear to be in use for utilities.
6. All subdivision plats finalizing vacations are sent to utility companies for review and easement requirements.
7. To date, one utility company has provided a letter of no comment.
8. The preliminary plat is scheduled for Plat Committee review on September 25, 2006.
9. The preliminary plat dedicates new alternative right-of-way over portion of existing road.
10. Per KPB 20.20.080, the surveyor has provided a plan centerline profile to demonstrate that streets can be

- readily constructed in accordance with current borough road standards and that the grades on any such roads shall not exceed 6 percent on arterial streets and 10 percent on other streets
11. The alternate right-of-way includes additional width at the south boundary to accommodate construction into an area of extreme terrain.
 12. Per the submittal, the grade of the new alignment is approximately 9 percent ground slope.
 13. The objections voiced by an adjoining property owner appear to have been addressed and resolved with the new alignment.

STAFF RECOMMENDATION: Based on Findings 1-13, staff recommends approval of the vacation as petitioned, subject to:

1. Submittal of a final plat in accordance with Chapter 20 of the KPB Code within one year of vacation approval.

If the vacation is approved, the Kenai Peninsula Borough Assembly has thirty days in which they may veto Planning Commission approval of the vacation.

DENIAL OF A VACATION PETITION IS A FINAL ACT FOR WHICH NO FURTHER CONSIDERATION SHALL BE GIVEN BY THE KENAI PENINSULA BOROUGH. APPEALS TO PLANNING COMMISSION DENIAL OF A VACATION MUST BE TAKEN WITHIN THIRTY (30) DAYS TO SUPERIOR COURT AT KENAI, ALASKA PURSUANT TO PART VI OF THE ALASKA RULES OF APPELLATE PROCEDURES. [20.28.110 AS AMENDED BY KENAI PENINSULA BOROUGH ORDINANCE 99-43].

END OF STAFF REPORT

Chairman Bryson opened the meeting for public comment.

1. Roger Imhoff
Mr. Imhoff represented the petitioner and was available for questions.

Seeing and hearing no one else wishing to speak, Chairman Bryson closed the public comment period and opened discussion among the Commission.

MOTION: Commissioner Hutchinson moved, seconded by Commissioner Tauriainen to grant the vacation as per staff recommendations citing the 13 findings.

Findings:

1. Sufficient rights-of-way exist to serve surrounding properties.
2. No surrounding properties will be denied access, if access is maintained until a dedication is provided over the connecting section of road to the east.
3. Per the submittal, the right-of-way proposed for vacation is not in use for access.
4. Per the submittal, the right-of-way proposed for vacation has not been constructed.
5. The right-of-way does not appear to be in use for utilities.
6. All subdivision plats finalizing vacations are sent to utility companies for review and easement requirements.
7. To date, one utility company has provided a letter of no comment.
8. The preliminary plat is scheduled for Plat Committee review on September 25, 2006.
9. The preliminary plat dedicates new alternative right-of-way over portion of existing road.
10. Per KPB 20.20.080, the surveyor has provided a plan centerline profile to demonstrate that streets can be readily constructed in accordance with current borough road standards and that the grades on any such roads shall not exceed 6 percent on arterial streets and 10 percent on other streets
11. The alternate right-of-way includes additional width at the south boundary to accommodate construction into an area of extreme terrain.
12. Per the submittal, the grade of the new alignment is approximately 9 percent ground slope.
13. The objections voiced by an adjoining property owner appear to have been addressed and resolved with the new alignment.

VOTE: The motion passed by unanimous consent.

BRYSON YES	CARLUCCIO YES	CLARK YES	FOSTER YES	GROSS ABSENT	HEIMBUCH YES	HOHL YES
HUTCHINSON YES	ISHAM YES	JOHNSON YES	MARTIN YES	PETERSEN YES	TAURIAINEN YES	12 YES 1 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

3. Vacate English Court (changed to English Avenue Resolution SN 97-05) a 50-foot public right-of-way and associated public utility easement dedicated by English Estates (Plat KN 76-178); within Section 11, Township 7 North, Range 12 West, Seward Meridian, Alaska; and within the Kenai Peninsula Borough; KPB File 2006-214; Petitioners: James R. and Nora Satathite of Nikiski, Jim and Nancy Lethcoe of Arizona and Judy A. Miller of Kenai, Alaska; Location: West of Island Lake Road in Nikiski

Staff Report reviewed by Max Best

PC Meeting: 9/25/06

Purpose as stated in petition: The right-of-way (English Court) has never been constructed, never been usable or used, and since a dedicated road (English Avenue 60-foot right-of-way) dedicated by Plat (KN 83-200) runs adjacent and parallel to it, it is not necessary.

Petitioners: James R. & Nora Satathite of Nikiski, Jim and Nancy Lethcoe of Arizona and Judy A. Miller of Kenai, Alaska.

Public notice appeared in the September 7 and September 14, 2006 issues of the Peninsula Clarion.

Fourteen (14) certified mailings were sent to owners of property within 300 feet of the parcels; twelve (12) receipts have been returned. One notice was returned due to an inaccurate address.

Ten (10) regular mailings were sent to agencies and interested parties. Seven (7) notices were sent to KPB Departments. Notices were mailed to the Nikiski Post Office and Kenai Community Library to be posted in public locations. The notice and maps were posted on the Borough web site and bulletin board.

Statement(s) of non-objection or no comment

Homer Electric Association

Findings:

1. Sufficient rights-of-way exist to serve surrounding properties.
2. No surrounding properties will be denied access.
3. Per the submittal, the right-of-way proposed for vacation is not in use for access.
4. Per the submittal, the right-of-way proposed for vacation has not been constructed.
5. The right-of-way does not appear to be in use for utilities.
6. All subdivision plats finalizing vacations are sent to utility companies for review and easement requirements.
7. To date, one utility company has provided a letter of no comment.
8. English Avenue, a constructed 60-foot right-of-way, provides access to surrounding acreage parcels (KPB 20.20.030).
9. The Kenai Peninsula Borough maintains English Avenue.
10. The preliminary plat has been prepared but not yet submitted for Plat Committee review.

STAFF RECOMMENDATION: Based on the above findings, staff recommends approval of the vacation as petitioned, subject to:

1. Submittal of a preliminary plat in accordance with Chapter 20 of the KPB Code (submittal of a final plat within one year of vacation approval).

If the vacation is approved, the Kenai Peninsula Borough Assembly has thirty days in which they may veto Planning Commission approval of the vacation.

DENIAL OF A VACATION PETITION IS A FINAL ACT FOR WHICH NO FURTHER CONSIDERATION SHALL BE GIVEN BY THE KENAI PENINSULA BOROUGH. APPEALS TO PLANNING COMMISSION DENIAL OF A



Kenai Peninsula Borough
Planning Department
144 North Binkley
Soldotna, Alaska 99669-7599
907-714-2200

toll free within the Borough 1-800-478-4441, ext. 2200

FAX 907-714-2378

email: planning@borough.kenai.ak.us

September 26, 2006

**KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF DECISION**

MEETING OF SEPTEMBER 25, 2006

RE: Vacate a portion of Hank Lane (name changed from Bonnie Street Resolution SN 2004-10) centered between Tracts D and E dedicated by Coyote Hill 1985 Subdivision (Plat HM 85-70) AND vacate Hank Lane north of Tract C dedicated by Coyote Hill Subdivision Unit 4 (Plat HM 83-133) AND vacate Hank Lane north of Tract A dedicated by Coyote Hill Subdivision Unit 3 (Plat HM 82-93); within Section 28 and 29, Township 5 South, Range 12 West, Seward Meridian, Alaska; within the Kenai Peninsula Borough; KPB File 2006-225;
Note: Alternate Right of Way is proposed to be dedicated; Location: North of East End Road in Homer

The Kenai Peninsula Borough Planning Commission approved the proposed vacation during their regularly scheduled meeting of September 25, 2006.

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. The proposed vacation will be forwarded to the Borough Assembly. The Assembly shall have 30 calendar days from the date of approval in which to veto the Planning Commission decision. If the Planning Director receives no veto within the specified period, the Borough shall be considered to have given consent to the vacation.

Please contact the Borough Clerk's office (907-714-2160 or 1-800-478-4441 toll-free within the borough) to verify the date the subject vacation will be reviewed by the Assembly.

This notice and unapproved minutes of the subject portion of the meeting were sent September 26, 2006 to:

Roger Imhoff, RLS
PO Box 2588
Homer, AK 99603

Robin R. Connolly
8133 Seacliff Street
Anchorage, AK 99502

Jean Wadland James
3526 Ida Lane
Fairbanks, AK 99709-2803

AGENDA ITEM F. PUBLIC HEARINGS

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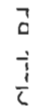
STAFF RECOMMENDATION: Based on Findings 1-13, staff recommends approval of the vacation as petitioned, subject to:

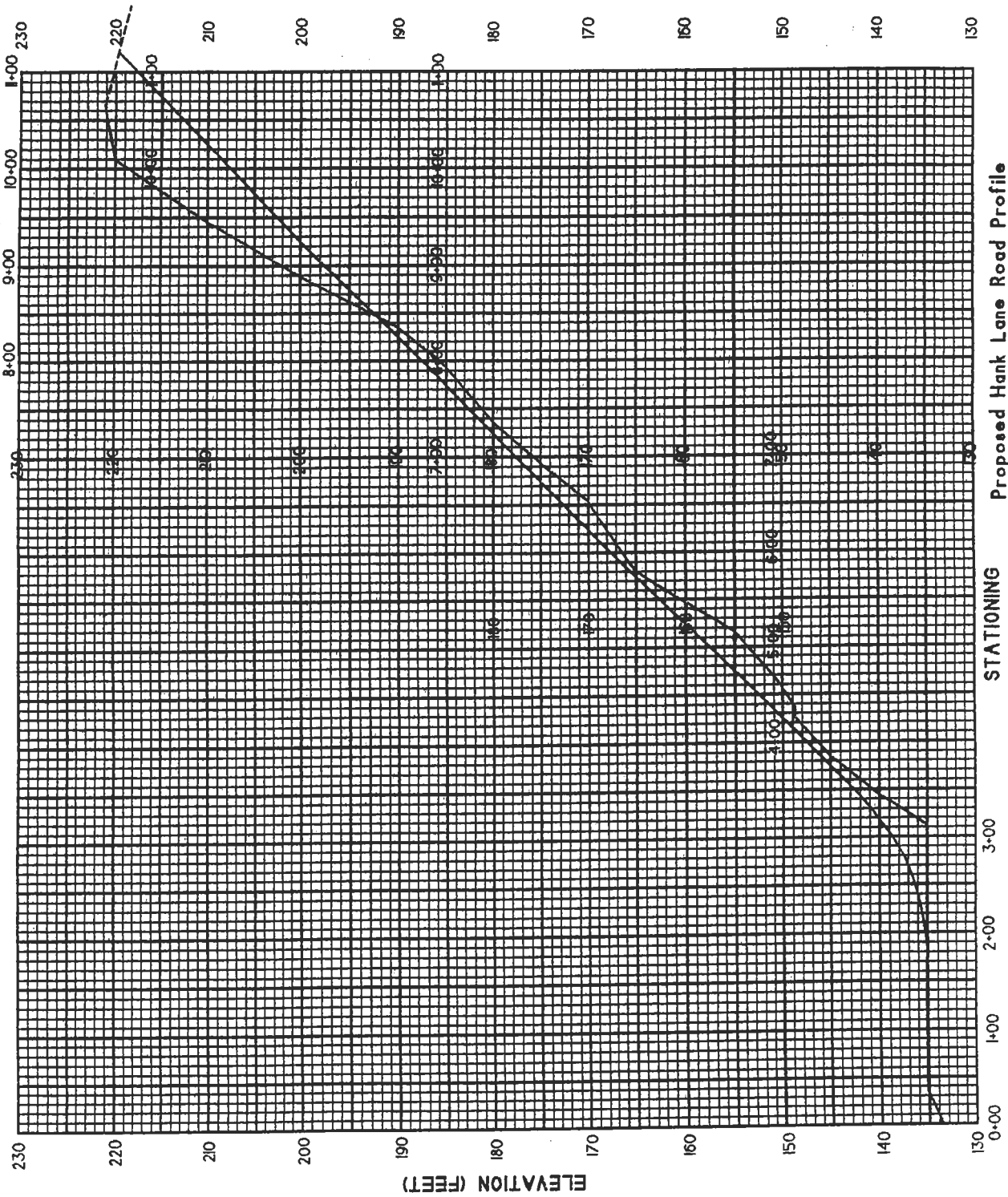
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END OF STAFF REPORT





Proposed Hank Lane Road Profile
Coyote Hill 2006 Addition
9-14-06

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of March 25, 1985.

By Richard P. Rogers 6-19-85
 AUTHORIZED OFFICIAL DATE

LEGEND

- 1917 Brass cap mon. by SLO, found
- 1977 Brass cap mon. by 268-S, found
- Aluminal mon. by 268-S, set
- 2" Iron pipe, found
- Cross on stone by 268-S, 1958, found
- 1/2" rebar, found
- 1/2" x 2' rebar, set



OWNERS' CERTIFICATE & DEDICATION

We hereby certify that we are the owners of the property shown and described herein, and that we hereby adopt this plan of subdivision, and dedicate all r.o.w.'s to public use, and grant all easements to uses shown.

Barbara E. Walker
 Barbara E. Walker, SRA box 109 Homer, AK 99603

Jean D. Wadland
 Jean D. Wadland 4734 Palo Verde Fairbanks, AK 99701

NOTARY'S CERTIFICATE

Subscribed and sworn to before me this 20 day of April, 1985.

Rene A. Clemens
 NOTARY FOR ALASKA for Barbara E. Walker
 My commission expires 4-27-15



NOTARY'S CERTIFICATE

Subscribed and sworn to before me this 20 day of April, 1985.

Sharon J. Jansen
 NOTARY FOR ALASKA for Jean Wadland
 My commission expires 5-11-88
 FV555, AK.



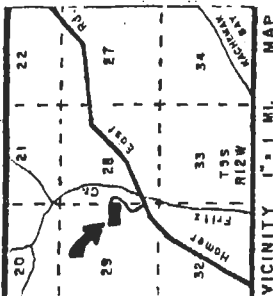
COYOTE HILL 1985 SUBDIVISION
 LOCATED IN N1/2 NE1/4 SEC. 29, T35, R12W, S.M., ALASKA
 SCALE 1" = 100' AREA = 17.470 AC. FEB. 25, 1985
 By Barbara E. Walker SRA box 109 Homer, AK 99603

NOTE

A building setback of 20' from all street r.o.w.'s is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Building setback line to be limit of utility along streets.

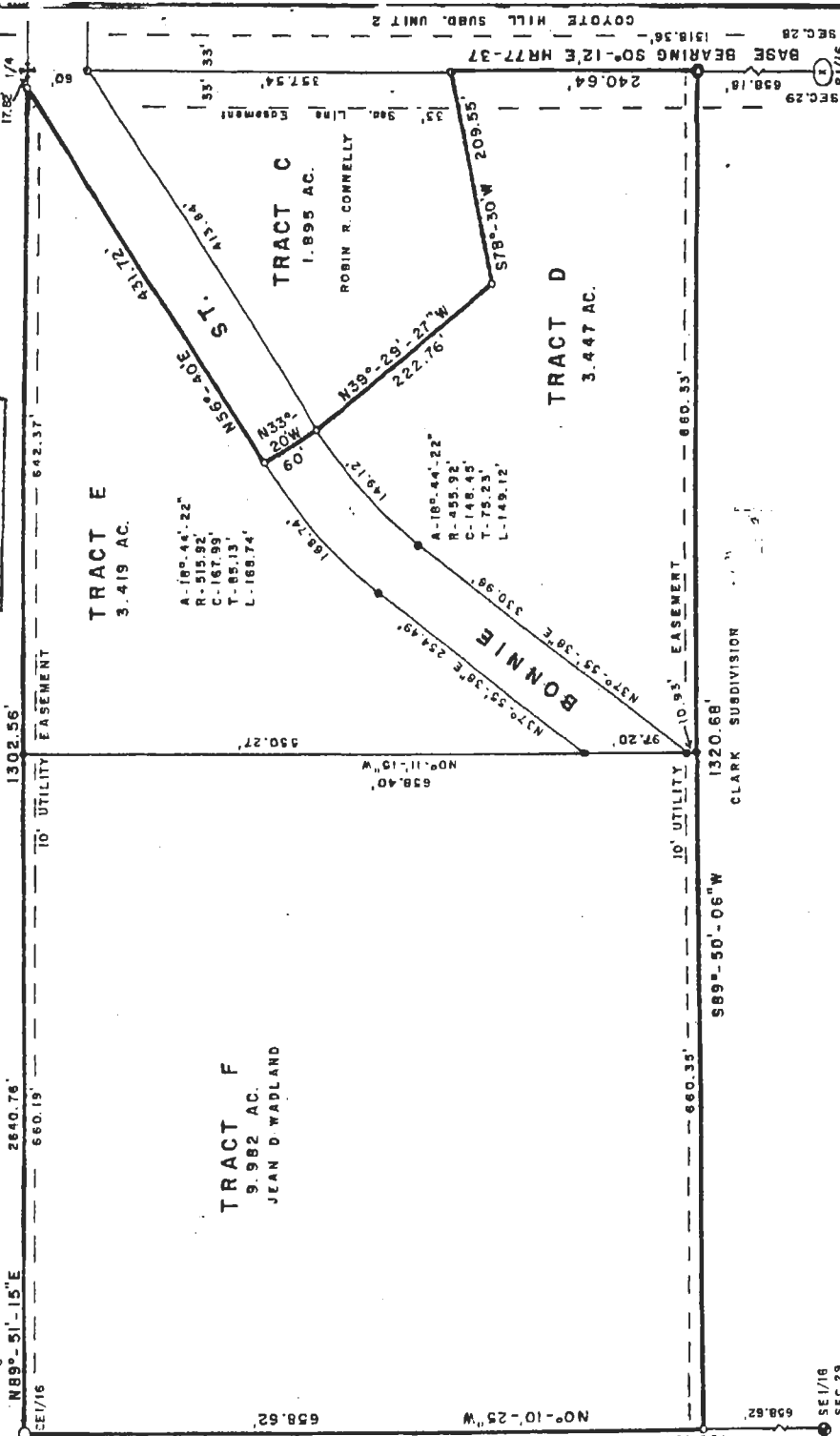
85-70

FILED 10
 HOMER REC. DIST.
 DATE 6-26-85
 TIME 3:17 P.M.
 BY KPB
 J. J. Jansen



VICINITY 1" = 1 MI. MAP

CLYMER UNSUBD.



KPB FILE No. 85-079

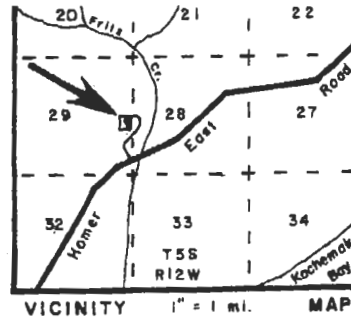
COYOTE HILL SUBDIVISION, UNIT 4

LOCATED IN NE1/4 SE1/4 SEC 29, T5S, R12W, S.M., HOMER, ALASKA
 SCALE 1" = 100' AREA = 2-490 ACRES 1-31-83

BY: Barbara E. Walker SRA Box 109 Homer, Ak. 99603

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MARCH 29 1983
 KENAI PENINSULA BOROUGH BY [Signature]
 AUTHORIZED OFFICIAL

**LEGEND**

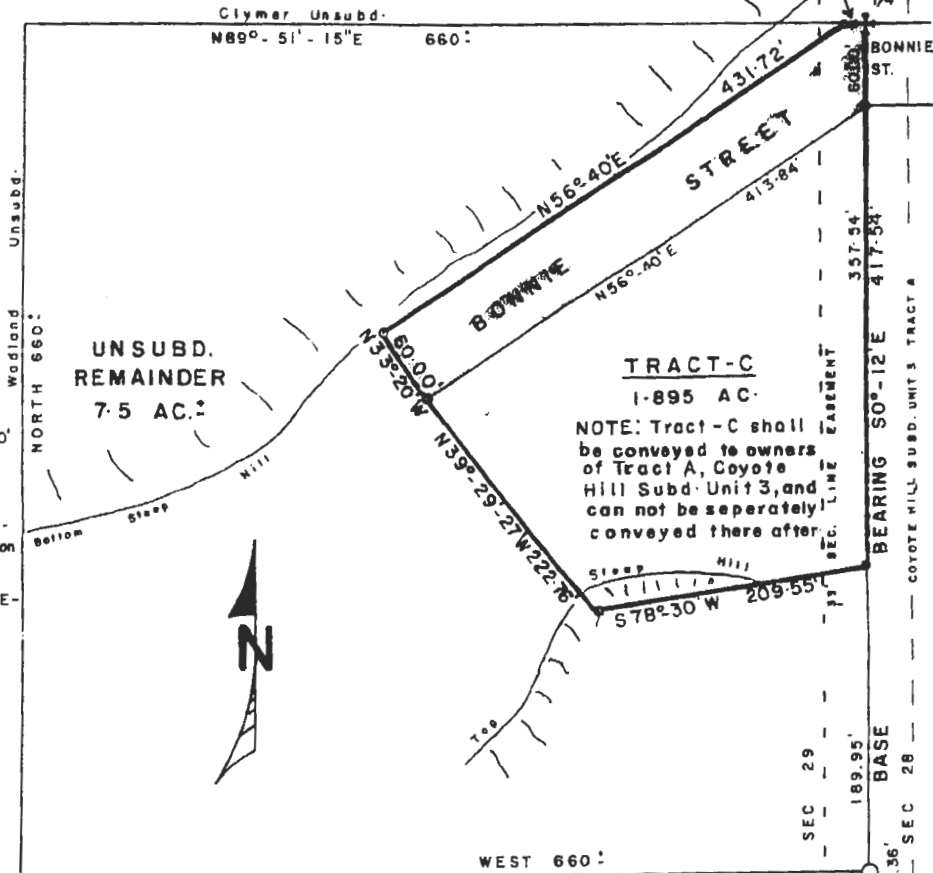
- ✕ - Brass cap man by GLO, found.
- - 1/2" rebar, found
- - 1/2"x2' rebar set
- - 2" iron pipe, found
- ⊗ - Cross on stone by 268-S 1958, found

NOTE

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. Bldg. setback line is to be limit of UTILITY EASEMENTS along streets.

ISOLATED
 SUBDIVISION
 ADEC APPLIC.
 NOT REQUIRED
 18 ACC 7200

[Signature]

**OWNERS CERTIFICATE 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 street right of ways to public use, and grant all easements to the uses shown.

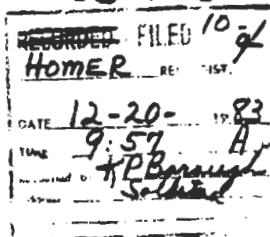
Barbara E. Walker
 BARBARA E. WALKER SRA Box 109 Homer, Ak. 99603

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this
15th day of August 1983

Kay L. Plourd
 NOTARY PUBLIC FOR ALASKA
 For Barbara E. Walker

My commission expires Oct. 1, 1986

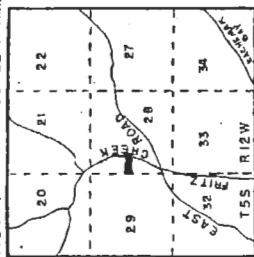


BOX 27 Clam Gulch, Ak. 99568

LEGEND:

- = Found 1/2" rebar, 4469-S, 1981
- = Found 2" iron pipe
- ⊙ = Found 1/2" rebar, 268-S, 1977
- ⊙ = Found GLO brass cap monument, 1917
- ⊙ = Found 2 1/2" brass cap on 3/4" galvanized pipe
- ⊙ = Set 5/8" rebar with 1 1/2" alum cap
- ⊙ = Found 1/2" rebar, 4469-S, 1982

VICINITY MAP SCALE 1"=1 MI.



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of December 23, 1982.
 KENAI PENINSULA BOROUGH
 By: Barbara E. Walker
 Authorized Official

OWNERSHIP CERTIFICATE

I hereby certify that I am the owner of the property shown and described herein and that I hereby adopt this plan of subdivision, and dedicate all right-of-ways to public use, and grant all easements to the use shown.
Barbara E. Walker
 Barbara E. Walker, SRA Box 109, Homer, Ak 99603

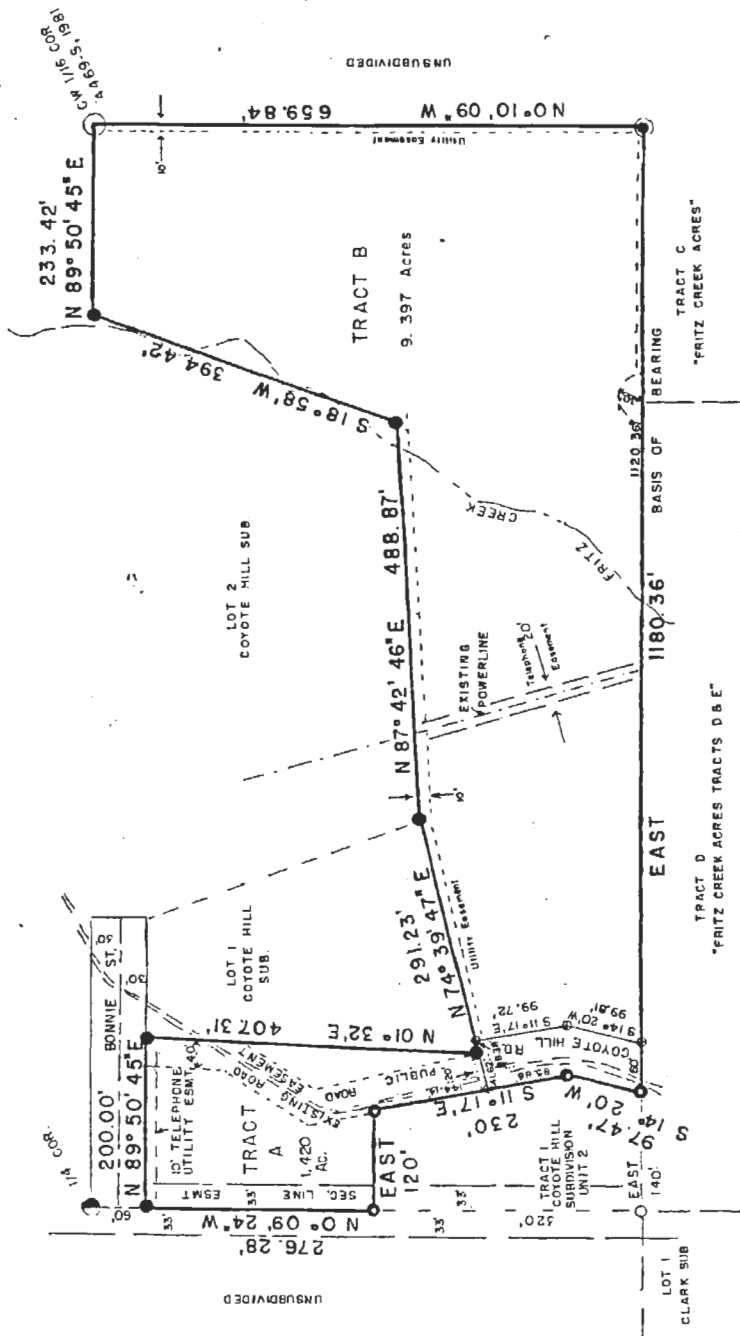
NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 23rd day of December, 1982, for Barbara E. Walker.



NOTES:

1. All wastewater disposal systems shall comply with existing applicable laws at time of construction.
2. The State of Alaska requires that all wastewater disposal systems be a minimum of 100' from any water source.
3. Building Setback - A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
4. The area 60' each side of Fritz Creek may be subject to flooding.
5. Existing blanket powerlines - Vol 17, P 295, Homer Recording District.



COYOTE HILL SUBDIVISION, UNIT 3

Located in the N1/2 NW1/4 SW1/4 Sec. 28, T5S, R12W, S.M., Kenai Peninsula Borough, Ak.

Containing 11.076 Acres



82-93
 FILED
 DEC. 23, 1982
 12-12-82
 3-19-82
 12-12-82
 3-19-82
 12-12-82
 3-19-82

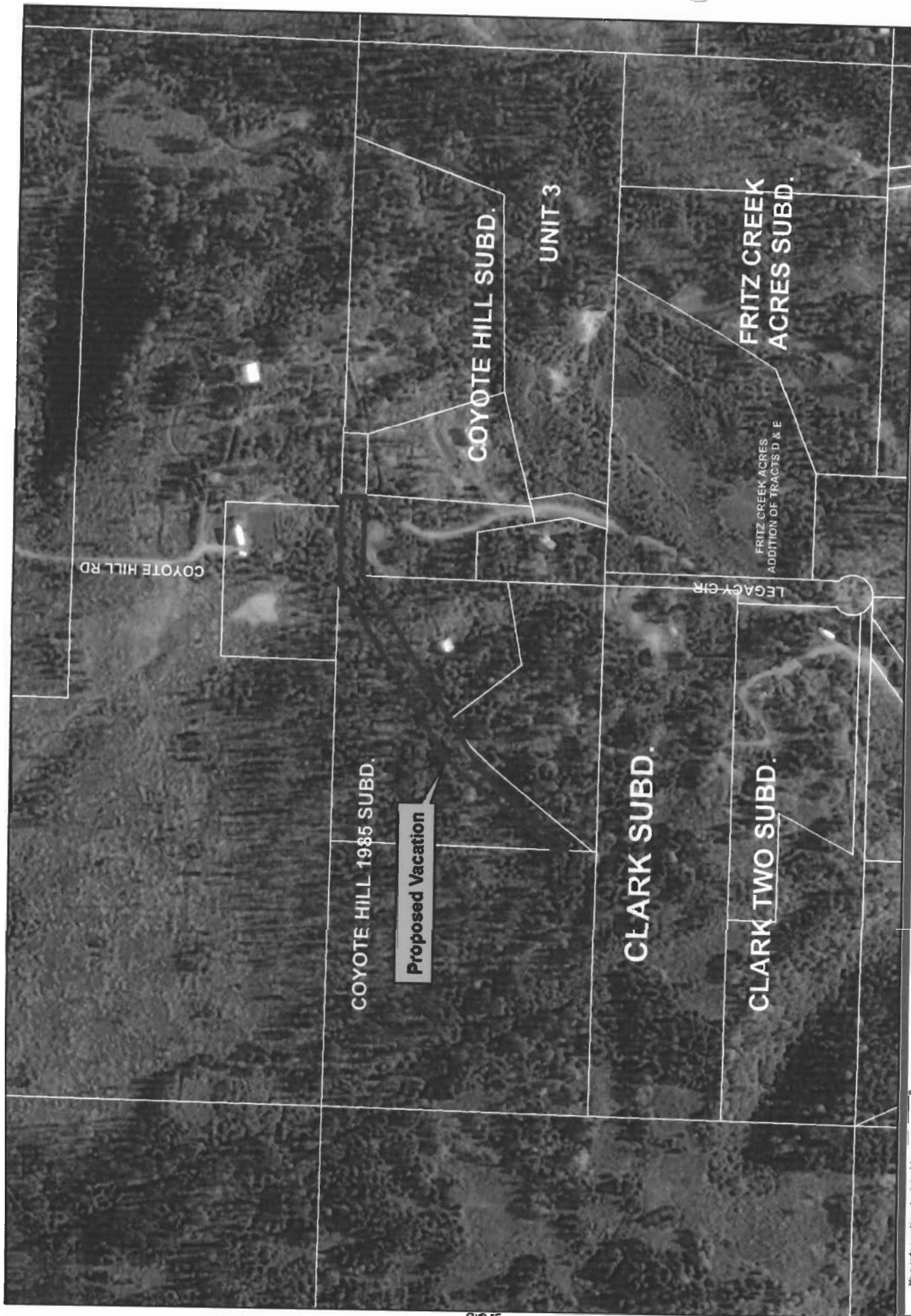
Surveyed by:
 Donald E. Mullikin, RLS
 MULLIKIN SURVEYS
 Box 790, Homer, Ak

Surveyed for:
 Barbara E. Walker
 SRA Box 109
 Homer, Ak 99603

Date: November 1982

Field Book No.

Scale: 1" = 100'



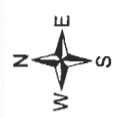
The information depicted herein is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

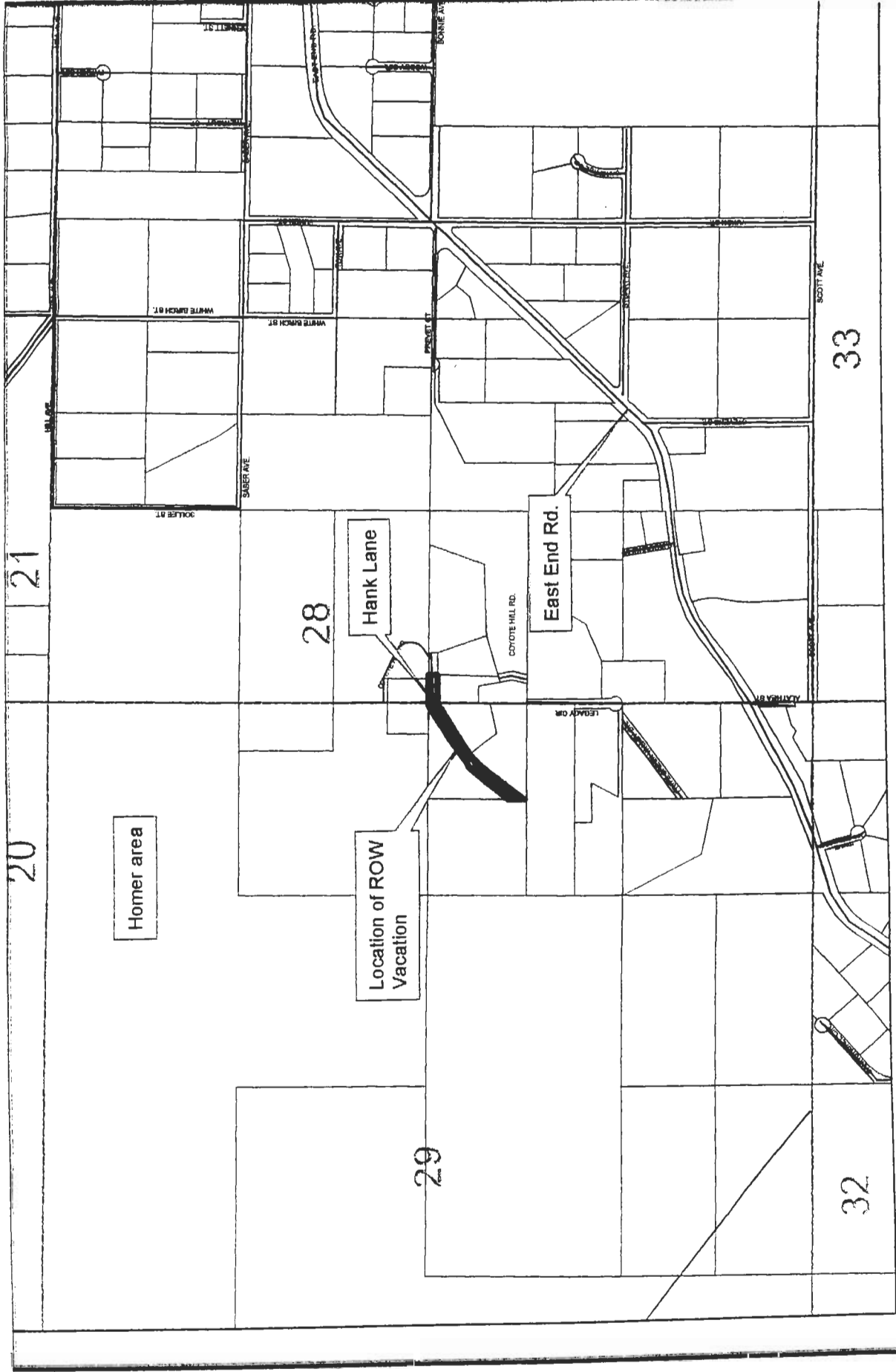


Kenai Peninsula Borough Planning Department

8/24/06

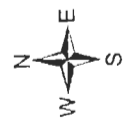
Vicinity Map





8/10/2006

500 250 0 500 Feet



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

Sweppy, Maria

From: Toll, Mary
Sent: Wednesday, September 13, 2006 11:51 AM
To: Sweppy, Maria
Subject: FW: Hank Lane Formerly Bonnie St ROW vacation Coyote Hill 2006 Addition KPB 2006-219

-----Original Message-----

From: Jean James [mailto:jeanwjames@gmail.com]
Sent: Wednesday, September 13, 2006 11:28 AM
To: MTOLL@borough.kenai.ak.us
Cc: jeanwjames@gmail.com; fnjwj@uaf.edu
Subject: Hank Lane Formerly Bonnie St ROW vacation Coyote Hill 2006 Addition KPB 2006-219

Mary Toll,

After reviewing the information submitted to the Plat committee again and the Subdivision notes for KPB 2006-219, I would like to add some additional information to the file.

The proposed new ROW (Hank Lane) does *NOT follow an existing road*, as stated in the subdivision replating information. The lower section of the proposed new ROW only follows an *existing driveway* to the original house on the site. It was never a road and only used to access the existing house. I believe this is very important difference, as I strongly believe that the new ROW should not be below borough road standards, as the current location of the ROW met borough road standards. I do agree with the dedication of for the Coyote Hills road section, as this is used by numerous people and is a road not a driveway. However, this is different than the proposed change in the ROW to my property.

I am out of the state and will not be able to attend the hearing. Thank you for your help in this matter.

Sincerely,

Jean Wadland James Trustee
3526 Ida Lane
Fairbanks, AK 99709-2803

Jean Wadland James

3526 Ida Lane
Fairbanks, AK 99709-2803
907-479-4170 (home)
907-474-7659 (work)
fnjwj@uaf.edu
10 August, 2006

Mary Toll
KPB Planning Department
144 N. Binkley St.
Soldotna, Alaska 99669

Re: Preliminary Plan and ROW Vacation; Coyote Hill 2006 Addition
Submitted by Roger W. Imhoff, RLS for Robin Connolly on 8/2/06

Please accept my comments on the proposed ROW vacation and the new alignment. I am the long time owner of the property T05S R12 W HM0850070 (Tract F Coyote Hill 1985 Subdivision) directly adjacent to Robin Connolly's property and for which the original ROW was put in place to ensure appropriate access to my property.

Background information:

The property currently owned by Robin Connolly and the property that I own immediately adjacent (HM0850070) was originally owned by my sister, Barbara Walker. I purchased the property from her in 1977. To ensure access to my property, she had the existing ROW plated (Coyote Hill 1985 Subdivision, copy attached) prior to selling Tract E & D to Robin Connolly. When the surveyor, Henning N. Johnson, prepared the Coyote Hill 1985 Subdivision, he ensured that the ROW was below the 10% grade to meet KPB road standards.

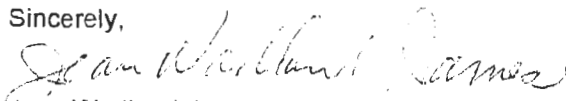
After Robin selected another home site, Barbara Walker told her she thought the site was on the existing ROW (Hank Lane formerly Bonnie St.). In the winter of 2005, I went to the site and confirmed that it was on or too close to the existing ROW. I had several discussions with Robin and provided her with the information she would need to realign the ROW with the assumption that access to my property would remain acceptable to me and not create additional difficulties. She proceeded, but unfortunately I did not see the Preliminary Plat and ROW vacation drawings until after they were submitted to the KPB Planning Department. I talked with the surveyor, Roger Imhoff, and have the following comments:

Comments:

1. *Reduction of the ROW "Frontage" from 97.2 to 86.2 feet...* This change is NOT acceptable and should be corrected to remain at 97.2 feet. This is important given the variation in terrain and that the original ROW was 97.2 feet.
2. *The measured grade of the new alignment is 10.3% ground slope from the existing cabin up to the end...* This grade is NOT acceptable. It is my understanding if the proposed ROW near C3 L=275.26 was pulled up or moved somewhat north, the ground slope from the existing cabin up to the end could be reduced to 10%. In addition the current ROW ground slope is 10% or less.
3. *Notes: 4. Portions of the ROW exceed slope allowance for the Borough and may not qualify for Borough Road maintenance.* This is NOT acceptable and should be corrected (see above).

Without these changes, the existing ROW should not be vacated. I would appreciate hearing from you regarding the process to change the ROW. I plan to be in Homer part of the week of August 14. I've attempted to contact you via phone and will continue to do so. Contacting me via email is also an easier method to reach me.

Sincerely,


Jean Wadland James

CC: Robin Connolly
Roger Imhoff, RLS

COYOTE HILL 1985 SUBDIVISION

LOCATED IN N1/2 NE1/4 SE1/4 SEC. 29, T55, R12W, S.M., ALASKA
 SCALE 1" = 100' AREA = 17.470 AC. FEB. 25, 1985
 BY BARBARA E. WALKER SRA BOX 109 HOMER, AK 99603

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MARCH 25, 1985.
 KENAI PENINSULA BOROUGH
 AUTHORIZED OFFICIAL DATE 6-19-85



LEGEND
 1- 1917 brass cap mon. by GLO, found
 2- 1977 brass cap mon. by 268-S, found
 3- Aluminum mon. by 268-S, set
 4- 2" iron pipe, found
 5- Cross on stone by 268-S, 1958, found
 6- 1/2" rebar, found
 7- 1/2" x 2' rebar, set

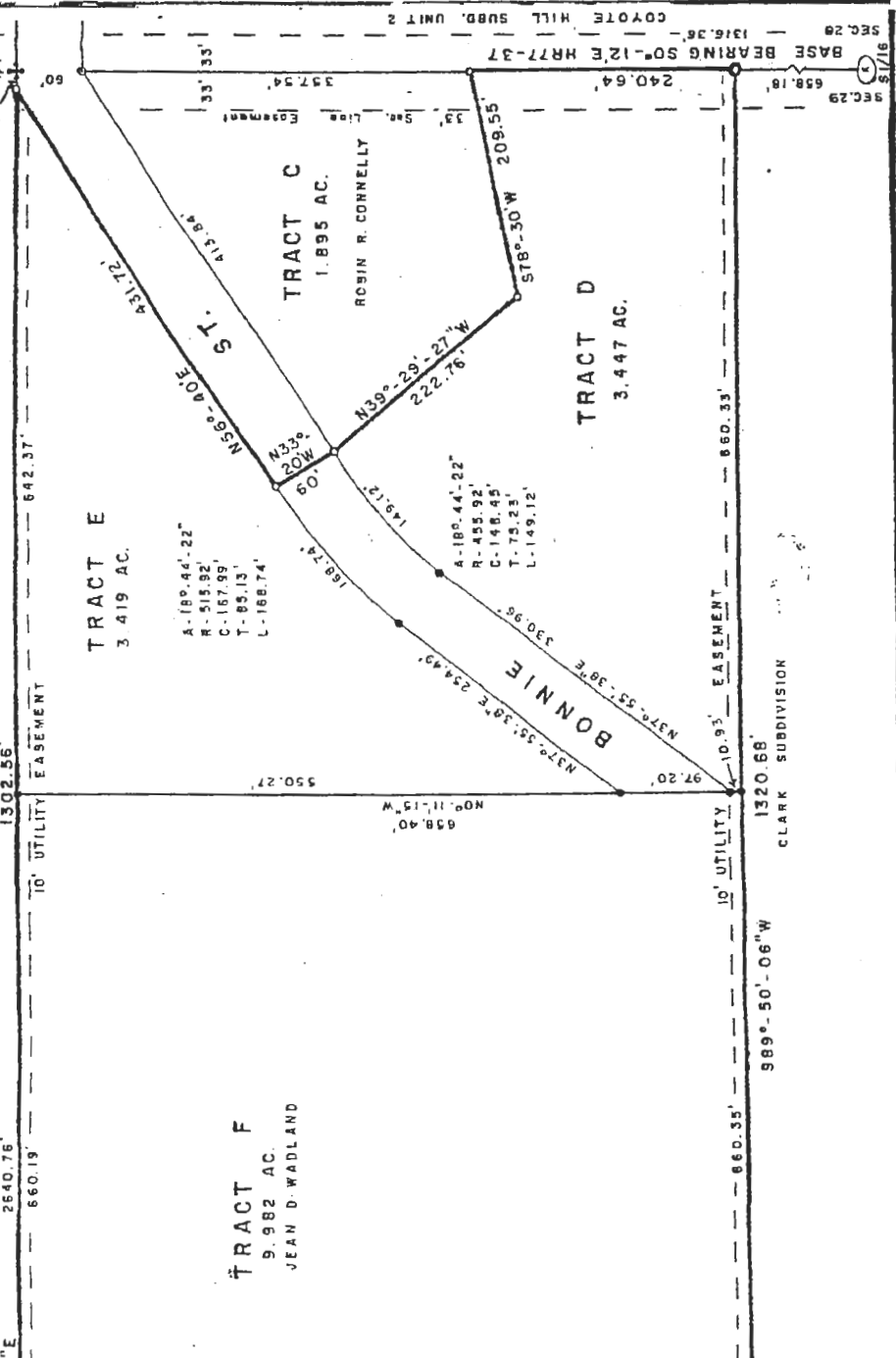
OWNERS' CERTIFICATE & DEDICATION
 We hereby certify that we are the owners of the property shown and described herein, and that we hereby adopt this plan of subdivision, and dedicate all r.o.w.'s to public use, and grant all easements to uses shown.

Barbara E. Walker
 Barbara E. Walker SRA box 109 Homer, AK 99603
 Jean D. Wadland
 Jean D. Wadland 4735 Polo Verde Fairbanks, AK 99701
 NOTARY'S CERTIFICATE
 Subscribed and sworn to before me this 10 day of April, 1985.
 Notary for Alaska for Barbara E. Walker
 My commission expires 4-27-85

NOTARY'S CERTIFICATE
 Subscribed and sworn to before me this 10 day of April, 1985.
 Notary for Alaska for Jean Wadland
 My commission expires 5-15-85, 1985
 FKS5, AK

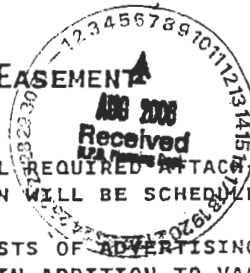
NOTE
 A building setback of 20' from all street r.o.w.'s is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Building setback line to be limit of utility along streets.

85-70
 HOMER REC. DIST.
 DATE 6-26-85
 TIME 3:17 P.M.
 RECORDED BY KPB
 INDEXED



KPB FILE NO. 85-079

**PETITION TO VACATE
PUBLIC RIGHT-OF-WAY/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.

☒ FEES - \$300 NON-REFUNDABLE FEE TO HELP DEFRAY COSTS OF ADVERTISING PUBLIC HEARING. ANY REQUIRED PLAT FEES WILL BE IN ADDITION TO VACATION FEES.

☒ PUBLIC RIGHT-OF-WAY PROPOSED TO BE VACATED IS Hank Lane; DEDICATED BY PLAT OF Coyote Hill, Coyote Hill Unit 4, Coyote Hill 15th SUBDIVISION FILED AS PLAT NO. _____ IN HOMER RECORDING DISTRICT.
Plots 82-13, 83-133, 85-70

☐ EASEMENT FOR PUBLIC ROAD OR RIGHT-OF-WAY AS SET OUT IN (SPECIFY TYPE OF DOCUMENT) _____ AS RECORDED IN BOOK _____ PAGE _____ OF THE _____ RECORDING DISTRICT. (COPY OF RECORDED DOCUMENT MUST BE SUBMITTED WITH PETITION)

☐ SECTION LINE EASEMENT

☒ SUBMIT THREE COPIES OF PLAT OR MAP SHOWING AREA PROPOSED TO BE VACATED. IF RIGHT-OF-WAY OR EASEMENT WAS GRANTED BY DOCUMENT; ONE COPY OF RECORDED DOCUMENT MUST BE SUBMITTED.

HAS RIGHT-OF-WAY BEEN FULLY OR PARTIALLY CONSTRUCTED? ☐ YES ☒ NO

IS RIGHT-OF-WAY USED BY VEHICLES/PEDESTRIANS/OTHER? ☐ YES ☒ NO

HAS SECTION LINE EASEMENT BEEN CONSTRUCTED? ☐ YES ☐ NO

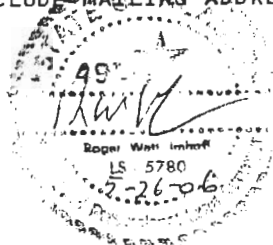
IS SECTION LINE EASEMENT BEING USED? ☐ YES ☐ NO

THE PETITIONER MUST PROVIDE REASONABLE JUSTIFICATION FOR THE VACATION.

REASON FOR VACATING Existing Row interferes with proposed new home site. The preliminary plat Coyote Hill 2006 Addn dedicates new Row over existing roads and provides equal access to adjoiners.

THE PETITION MUST BE SIGNED (WRITTEN SIGNATURE) BY OWNERS OF MAJORITY OF THE FRONT FEET OF LAND FRONTING PART OF RIGHT-OF-WAY OR SECTION LINE EASEMENT PROPOSED TO BE VACATED. EACH MUST INCLUDE MAILING ADDRESS AND LEGAL DESCRIPTION OF HIS/HER PROPERTY.

SUBMITTED BY: SIGNATURE [Signature]
NAME Roger W. Inhoff ALS
ADDRESS PO Box 2588
HOMER AK 99603
PHONE 907-235-7279



PETITIONERS:
SIGNATURE [Signature]
NAME Robin E. Connelly
ADDRESS 8133 Seacrest St
And AK 99502
OWNER OF Tract ACDE
Coyote Hill Subdivision

SIGNATURE _____
NAME _____
ADDRESS _____
OWNER OF _____

SIGNATURE _____
NAME _____
ADDRESS _____
OWNER OF _____

SIGNATURE _____
NAME _____
ADDRESS _____
OWNER OF _____