



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 12/29/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one lot into three lots.

KPB File No. 2025-167

Petitioner(s) / Land Owner(s): Debra M. Hansen of Kenai, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department.

Comments should be guided by the requirements of that Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, January 26, 2026**, commencing at **6:30 pm**, 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.

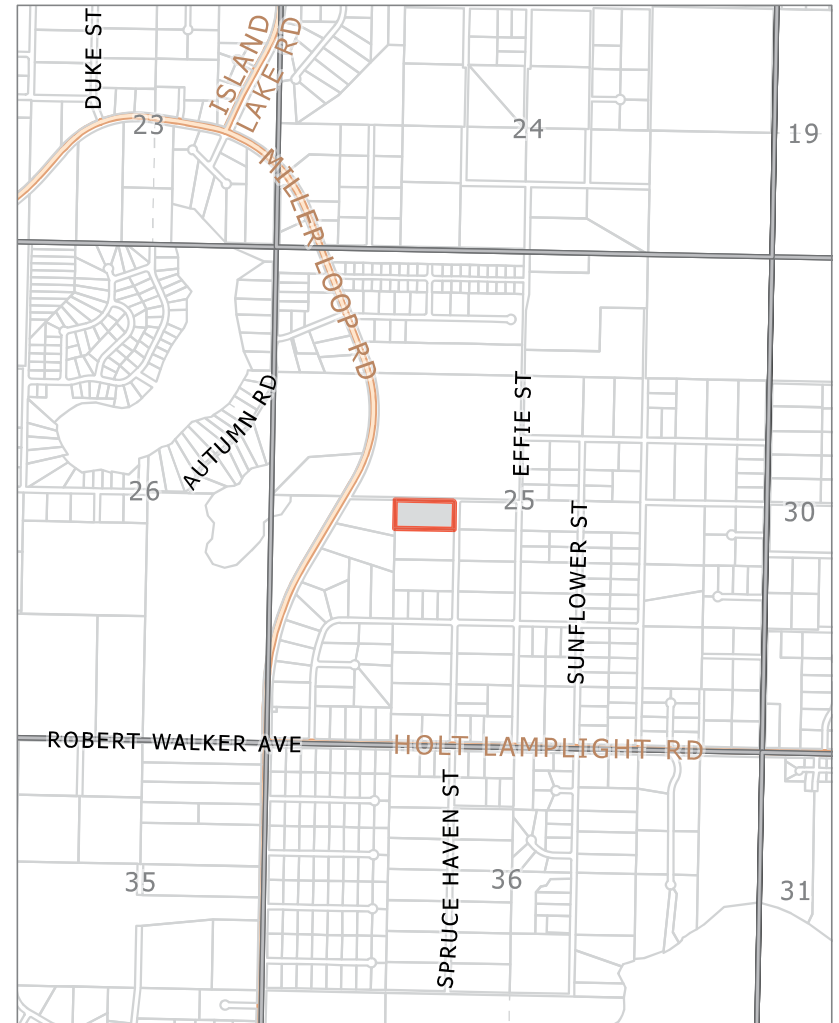
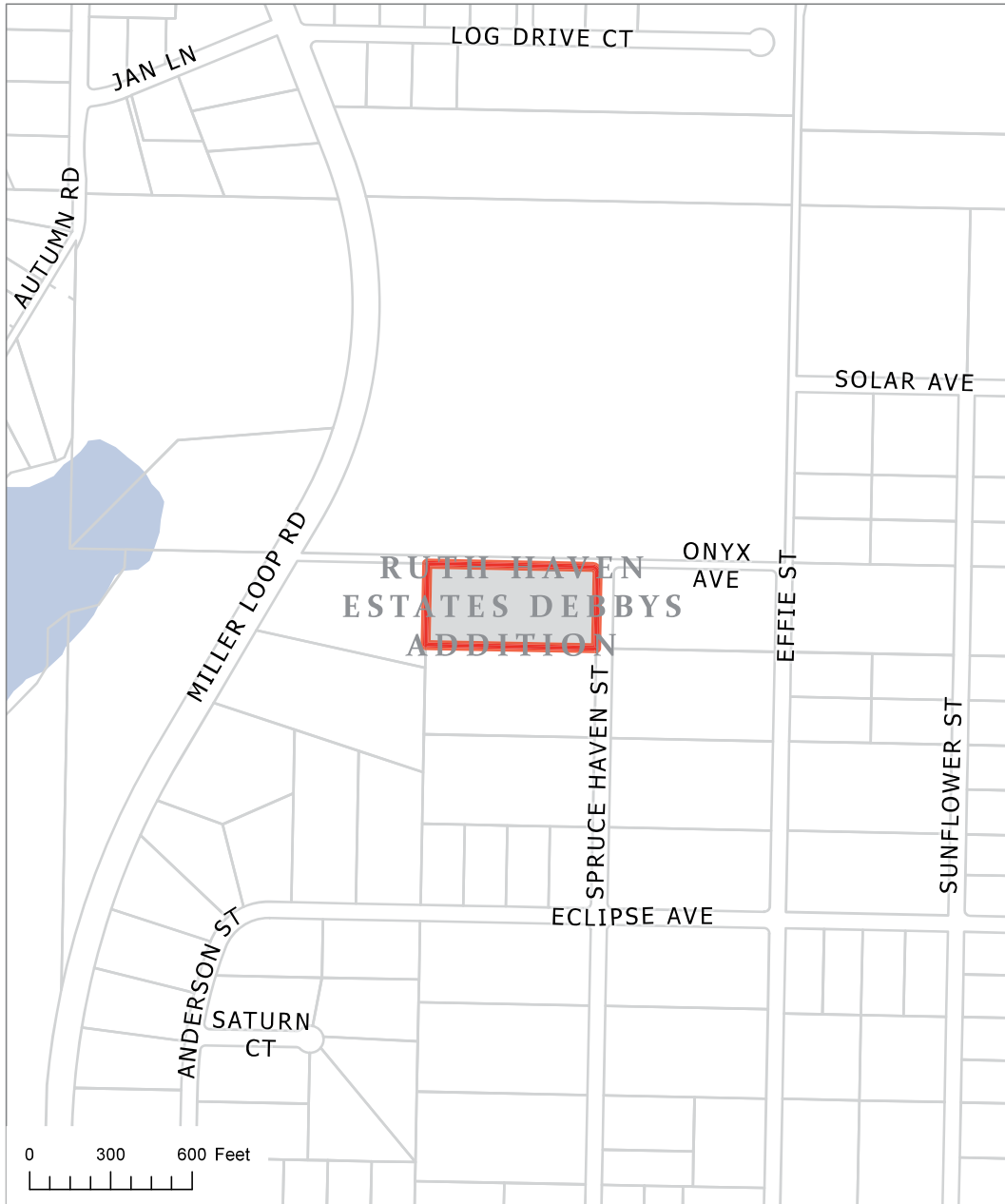
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, January 23, 2026**. 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.

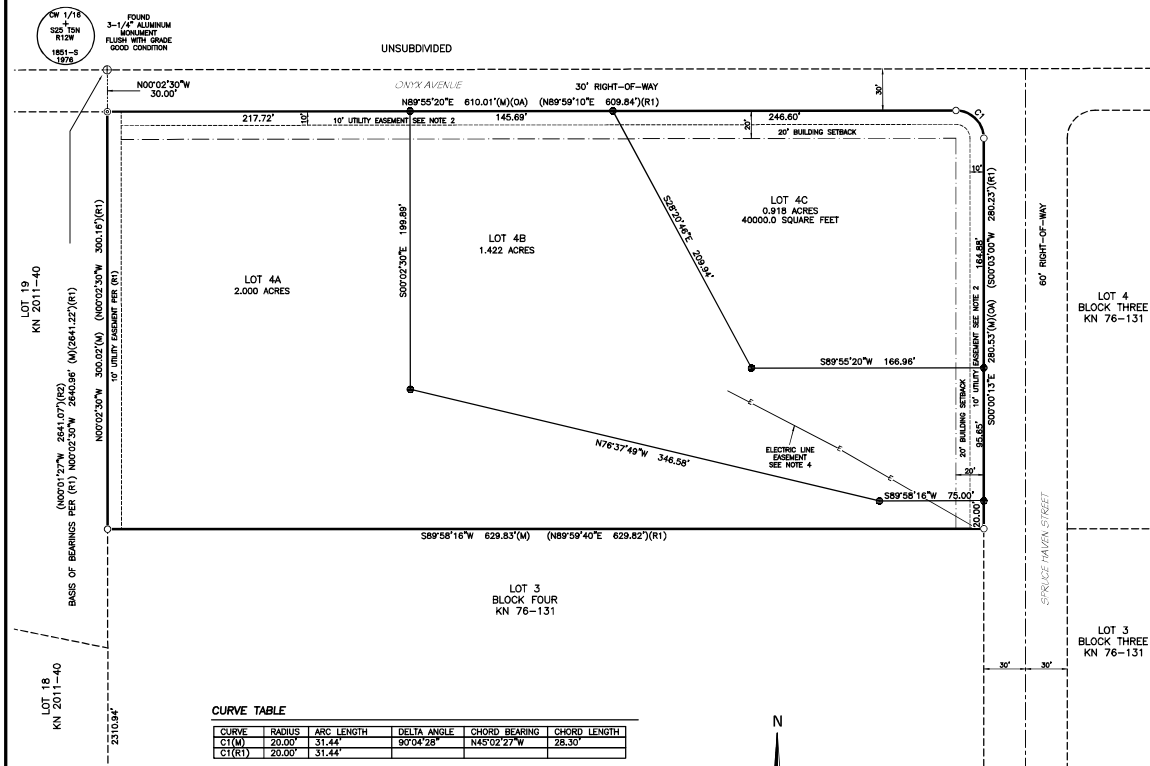
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 1/2/2026



KPB File 2025-167
T07N R12W SEC25
Nikiski

PRELIMINARY PLAT



CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|--------|--------|------------|-------------|---------------|--------------|
| C1(M) | 20.00' | 31.44' | 90°04'28" | N45°02'27"W | 28.30' |
| C1(R1) | 20.00' | 31.44' | | | |

REFERENCES

- (R1) RUTH HAVEN ESTATES, PLAT 76-131, KENAI RECORDING DISTRICT
 (R2) NORTH STAR SUBDIVISION NO. THREE, PLAT 2011-40, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 8, 2025.
 KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

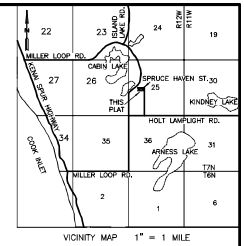
I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. PLAT 76-131 DEDICATED A 5 FOOT UTILITY EASEMENT ALONG SPRUCE HAVEN STREET. THIS PLATING ACTION WILL DEDICATE AN ADDITIONAL 5 FEET OF UTILITY EASEMENT, BRING THE EASEMENT WIDTH TO 10 FEET IN TOTAL. A 10 FOOT UTILITY EASEMENT ALONG ONLY AVENUE BEING DEDICATED THIS PLAT. 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.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE.
- THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 15 FOOT-WIDE ELECTRICAL EASEMENT, INCLUDING GUYS AND ANCHORS, GRANTED THIS PLAT.
- EXCEPTIONS TO KPB CODE 20.30.100 - CUL-DE-SAC WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JANUARY 12, 2026 MEETING.
- WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL, ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT
5/8" REBAR - NO CAP
- ⊙ FOUND SECONDARY MONUMENT
5/8" REBAR WITH YELLOW PLASTIC CAP
STAMPED INTEGRITY LS 6101
- SET PROPERTY CORNER
5/8" X 3/4" REBAR WITH 2" ALUMINUM CAP
STAMPED EDGE SURVEY LS-13022 2025
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- MONUMENT TIE LINE
- E— OVERHEAD ELECTRIC LINE
- (M) MEASURED AND HELD
- (OA) OVER-ALL
- (R#) RECORD DATA, SEE REFERENCE



CERTIFICATE OF OWNERSHIP AND DEDICATION

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 DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DEBRA M. HANSEN
 47465 SPRUCE HAVEN STREET
 KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: DEBRA M. HANSEN
 ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

NOTARY
 STAMP
 AREA

KPB FILE No. 2025-XXX

RUTH HAVEN ESTATES DEBBY'S ADDITION

A SUBDIVISION OF
 LOT 4 BLOCK FOUR
 RUTH HAVEN ESTATES
 PLAT NO. 16-131
 KENAI RECORDING DISTRICT
 LOCATED WITHIN
 SW1/4 SECTION 25, T7N, R12W, S.M.
 KENAI RECORDING DISTRICT
 KENAI PENINSULA BOROUGH
 STATE OF ALASKA

OWNER:
 DEBRA M. HANSEN
 47465 SPRUCE HAVEN STREET
 KENAI, ALASKA 99611

CONTAINING 4.341 ACRES



8000 KING STREET ANCHORAGE, AK 99518
 Phone (907) 344-5950 Fax (907) 344-7794
 AEDL# 1392

| | | |
|------------------|---------------------|--------------------|
| DRAWN BY JY | DATE: 11/26/2025 | PROJECT: 25-627 |
| CHECKED BY MA | SCALE: 1" = 40' | SHEET: 1 OF 1 |

KPB 2025-167