



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/20/2025 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 parcel into two parcels.

KPB File No. 2025-088

Petitioner(s) / Land Owner(s): Daniel R. Zimmerman and Sharon M. Zimmerman of Sterling, 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, July 14, 2025**, 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.

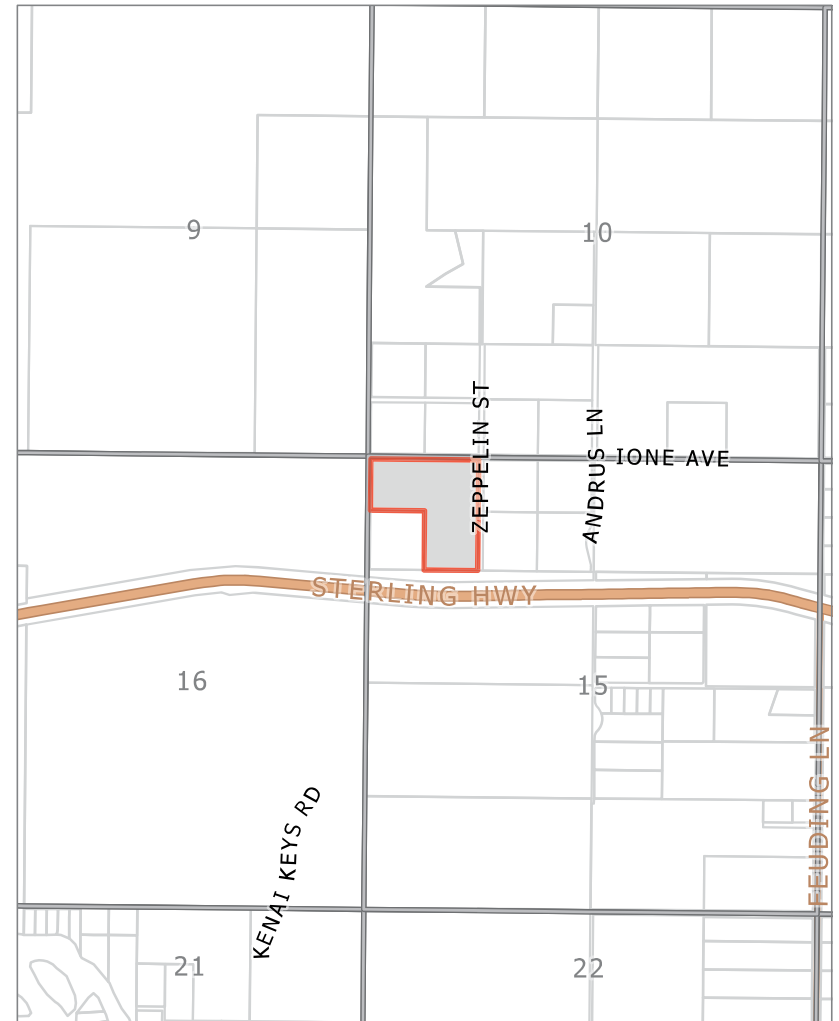
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto: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, July 11, 2025**. 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.

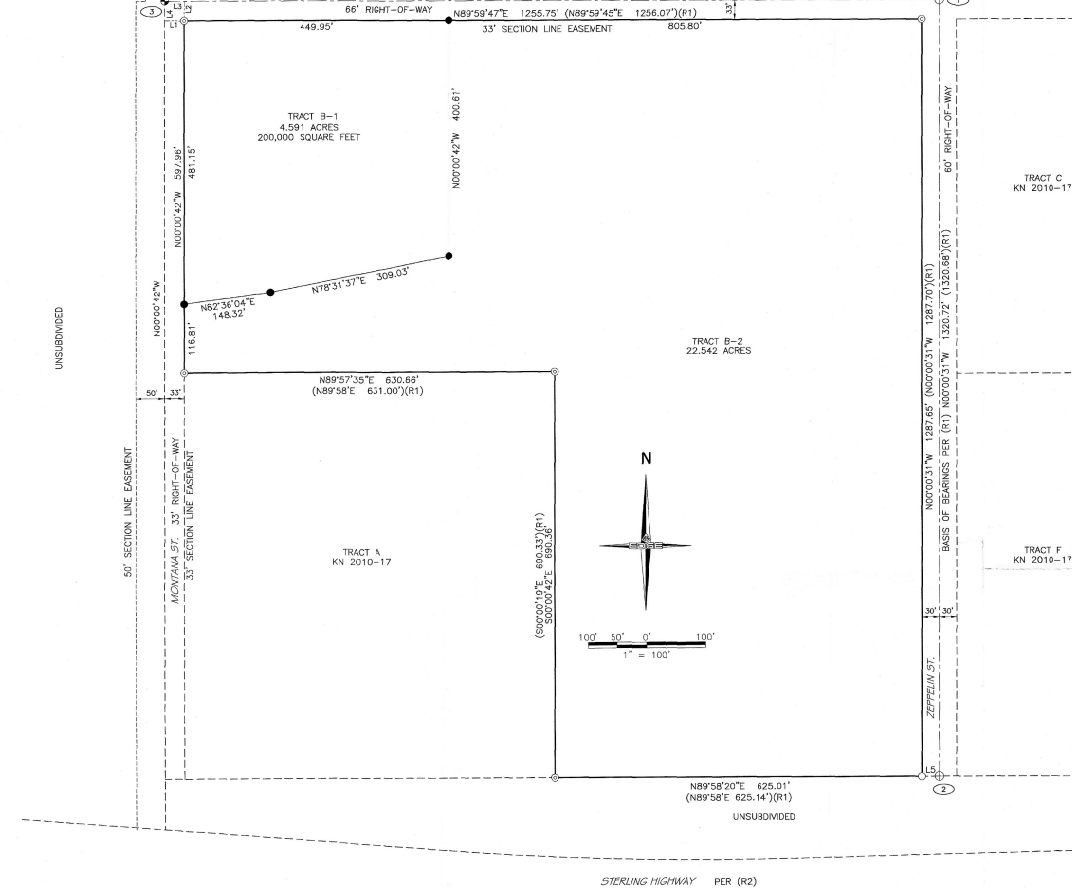
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 6/23/2025



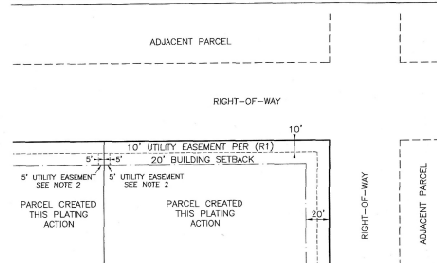
KPB File 2025-088  
T 5N R 8W Sec 15  
Sterling

SECTION CORNER FOUND DAMAGED.  
POSITION ESTABLISHED USING  
BEARING-BEARING INTERSECTION  
WITH ADJACENT SECONDARY  
MONUMENTS SET AS SHOWN.



STERLING HIGHWAY PER (R2)

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL - 1"=50'



LEGEND

- SET PRIMARY MONUMENT AS REFERENCED
- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- FOUND PROPERTY CORNER 5/8" REBAR 10 CAP
- ⊙ FOUND PROPERTY CORNER YELLOW PLASTIC CAP STAMPED 7328-S 2009
- SET PROPERTY CORNER 5/8" X 3" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-15022 2025
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- 20 FOOT BUILDING SETBACK

LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N89°58'18"E | 33.00'   |
| L2   | N0°00'13"W  | 33.00'   |
| L3   | N89°58'47"E | 33.00'   |
| L4   | S00°00'42"E | 33.00'   |
| L5   | S89°58'20"W | 30.00'   |
| L6   | N0°00'31"W  | 30.00'   |
| L7   | N0°00'42"W  | 30.00'   |

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.
- PER (R1) THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY ALONG WITH 20 FEET WITHIN 5 FEET OF SIDE LOT LINES IS A UTILITY EASEMENT. 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.
- EXCEPTIONS TO KPB CODE 20.30.170 BLOCK LENGTH WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JULY 14, 2025 MEETING.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 2.08 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANE. 021220-C395F.
- WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTARY ACKNOWLEDGEMENT

FOR: DANIEL R. ZIMMERMAN  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_



NOTARY ACKNOWLEDGEMENT

FOR: SHARON M. ZIMMERMAN  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_



REFERENCES

- (R1) BULL HOLLOW, PLAT 2010-17, KENAI RECORDING DISTRICT
- (R2) STATE OF ALASKA RIGHT OF WAY BASE MAP, PROJECT IM-0A3-3(14), PLAT 2014-34, KENAI RECORDING DISTRICT.

MONUMENT SUMMARY

- 7328-S  
W1/4  
S10  
S15  
2009  
FOUND  
2-1/2" ALUMINUM  
MONUMENT  
0.2' ABOVE GRADE  
GOOD CONDITION
- 7328-S  
NW 1/4  
S15  
2009  
FOUND  
2-1/2" ALUMINUM  
MONUMENT  
0.4' ABOVE GRADE  
GOOD CONDITION
- EDGE SURVEY  
TSN RWA  
S9, S10  
S16  
S15  
S16  
S15  
2009  
SET  
2-1/2" ALUMINUM  
MONUMENT  
0.4' BELOW GRADE

PLAT APPROVAL

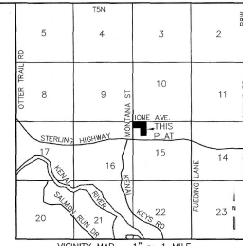
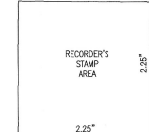
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION  
AT THE MEETING OF JULY 14, 2025.  
KENAI PENINSULA BOROUGH

BOROUGH OFFICIAL

DATE

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.



CERTIFICATE OF OWNERSHIP  
AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DANIEL R. ZIMMERMAN  
PO BOX 1260  
STERLING, ALASKA 99672

SHARON M. ZIMMERMAN  
PO BOX 1260  
STERLING, ALASKA 99672

PRELIMINARY

KPB FILE No. 2025-088

**BULL HOLLOW  
SUBDIVISION  
ZIMMERMAN  
ADDITION**

A SUBDIVISION OF  
TRACT B  
BULL HOLLOW  
PLAT 2010-17  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
NW 1/4 SECTION 15,  
T.5N., R.8W., S.15.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

OWNERS:  
DANIEL R. ZIMMERMAN AND  
SHARON M. ZIMMERMAN  
PO BOX 1260  
STERLING, ALASKA 99672

CONTAINING 27.133 ACRES



6020 KING STREET ANCHORAGE, AK 99516  
Phone (907) 544-5990 Fax (907) 544-7794  
AEC# 1392 www.edgesurvey.net

DRAWN BY: JY  
CHECKED BY: MA  
DATE: 06/02/2025  
SCALE: 1" = 100'  
PROJECT: 25-532  
SHEET: 1 OF 1

**KPB 2025-088**