



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 12/30/2025 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 two parcels into six parcels and dedicate a right-of-way.

KPB File No. 2025-185

Petitioner(s) / Land Owner(s): Karen A Burger & Rhys W Burger aka Rhys Wayne Burger of Kasilof, 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-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, 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

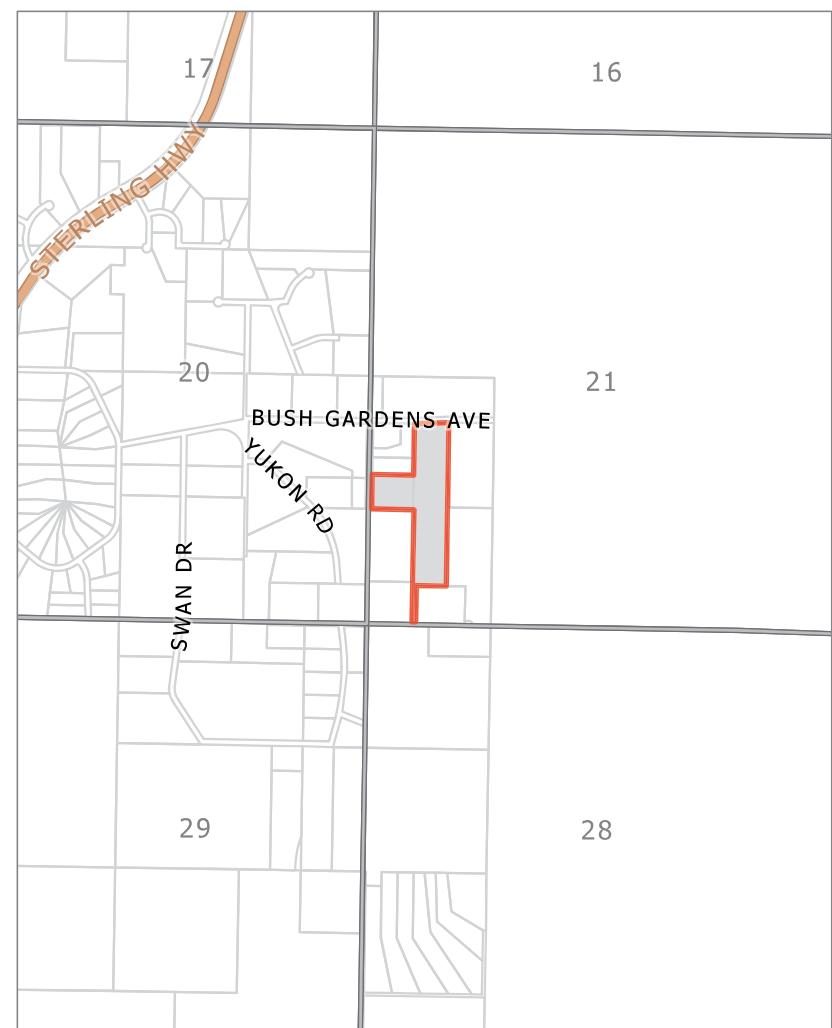
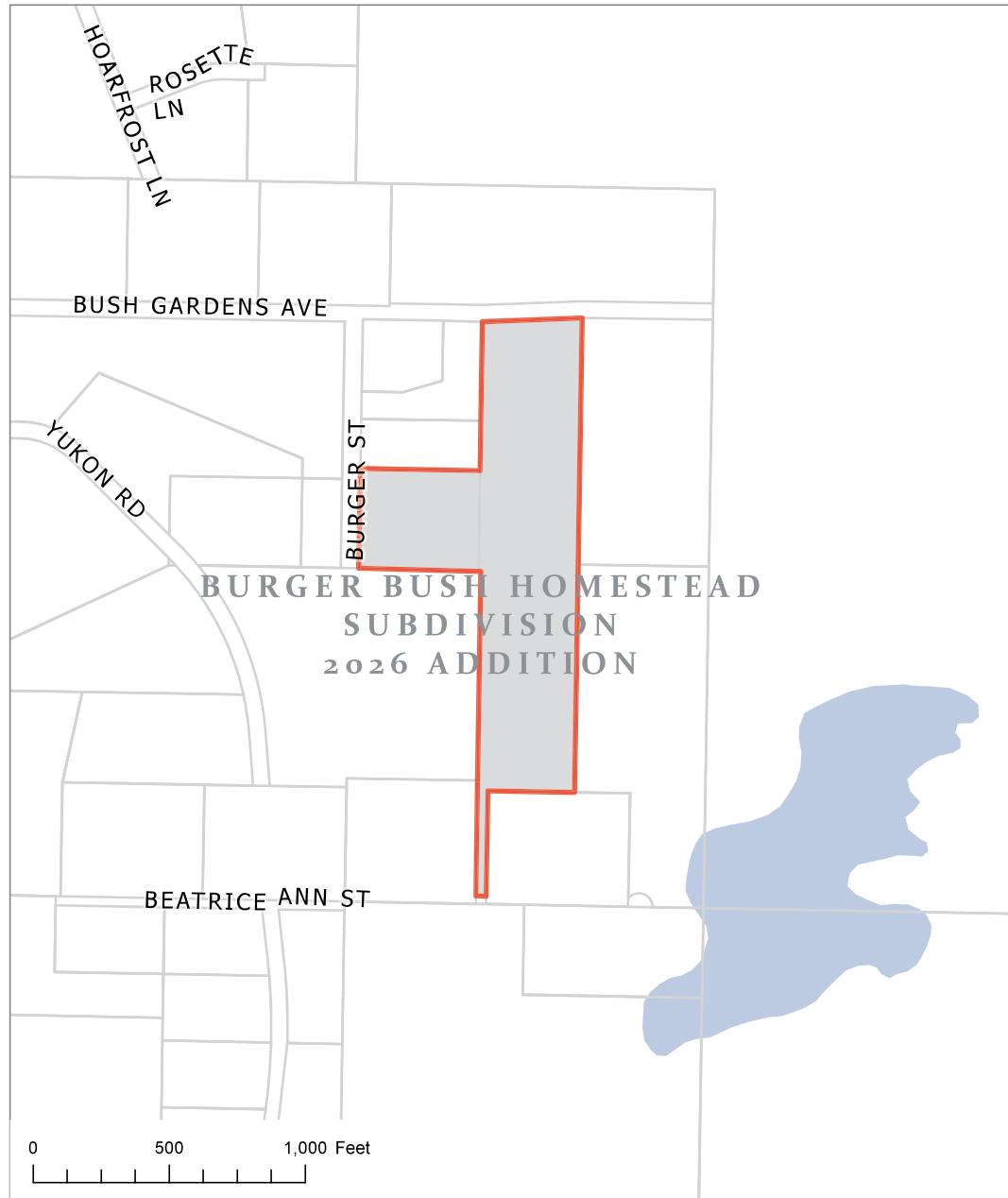


KENAI PENINSULA BOROUGH

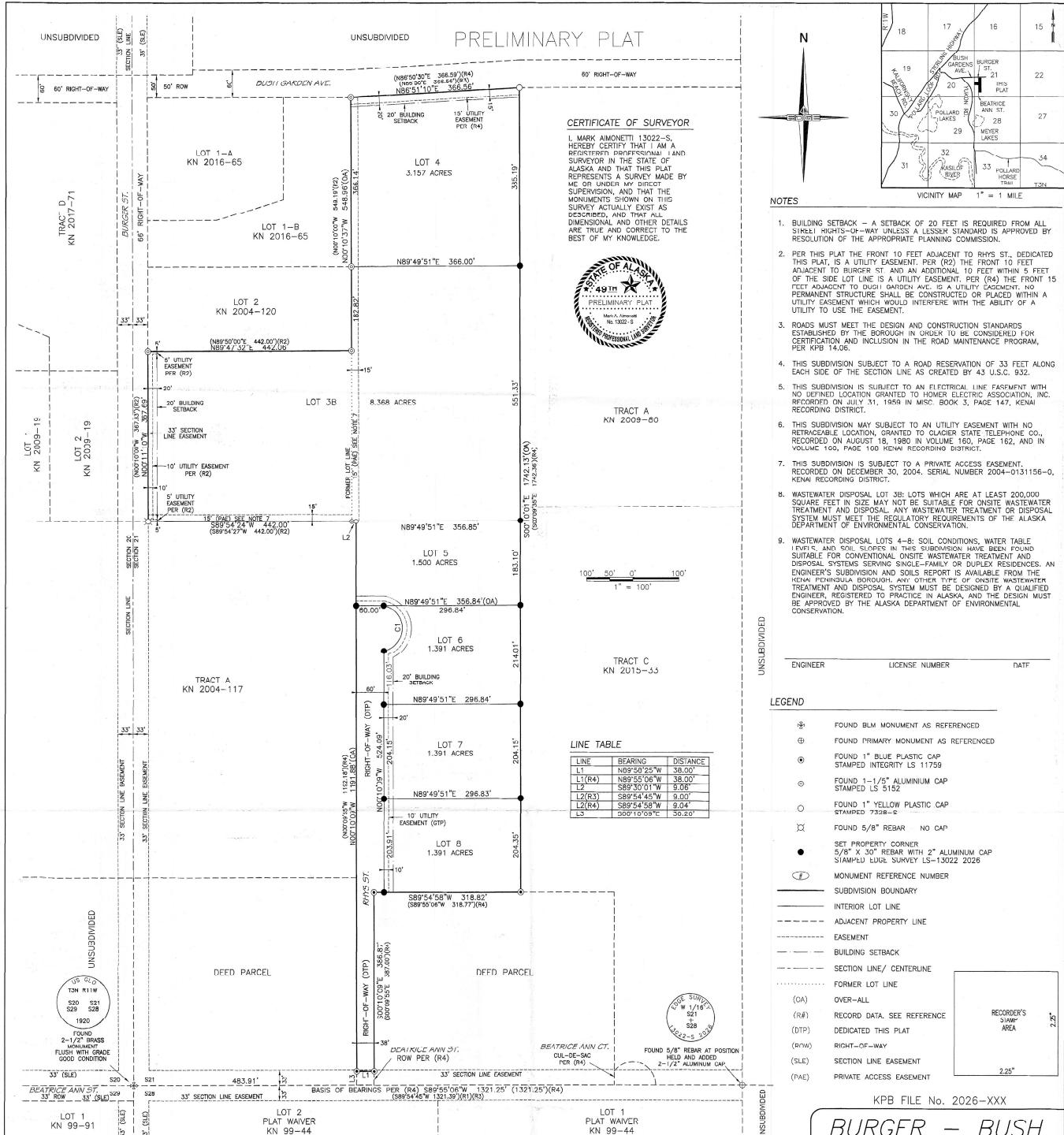
Planning

Vicinity Map

12/30/2025



KPB File 2025-185
T03N R11W SEC21
Kasilof



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.

KAREN A. BURGER
P.O. BOX 93
KASILOF, ALASKA 99610

RHYS WAYNE BURGER
A.K.A. RHYS W. BURGER
P.O. BOX 93
KASLIA, ALASKA 99610

NOTARY ACKNOWLEDGEMENT

FOR: KAREN A. BURGER
ACKNOWLEDGED BEFORE ME

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

186 *CHIANG YUAN-CHANG*

NOTARY
STAMP
AREA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF
JANUARY 26, 2008.

KRR

KPB 2025-185

KPB FILE No. 2026-XXX

*BURGER - BUSH
HOMESTEAD
SUBDIVISION
2026 ADDITION*

A SUBDIVISION OF
LOT 3 BURGER SUBDIVISION
PLAT 2004-120
KENAI RECORDING DISTRICT
AND
TRACT B
BUSH HOMESTEAD 2015 ADDITION
PLAT 2015-33

LOCATED WITHIN:
SW 1/4 SECTION 21
T.3N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH

OWNER:
KAREN A. BURGER
AND
RHYS WAYNE BURGER
A.K.A. RHYS W. BURGER
P.O. BOX 93
KASILOF, ALASKA 99610

8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7777
ACLU# 1392 www.edgesurvey.net