



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF BUILDING SETBACK ENCROACHMENT PERMIT

Public notice is hereby given that a building setback encroachment permit application was received on 7/9/2025. You are being sent this notice because you are within 300 feet of the subject parcel and are invited to comment.

The building setback encroachment permit application is for the following property:

Request / Affected Property: Permits a portion of the existing building to remain within the 20' building setback.

KPB File No. 2025-106

Petitioner(s) / Land Owner(s): Wanda J Kennedy and Wenda J Kennedy Living Trust of Nikiski, AK.

Purpose as stated in petition:

1. The building setback encroachment may not interfere with road maintenance.
According to Assessment records, the main building was constructed around 1970. The parking area for the building and the highway are separated by a "bar pit" - a deep drainage ditch that runs along the highway. There is a 4-wheeler/ snow machine trail and gas line easement that both run within the highway easement on the property side of the drainage ditch. There is ample on-site parking in front of the building, as well as on-site space for ingress and egress. The building improvements are barely within the twenty-foot (20') limit and do not interfere with road maintenance.
2. The building setback encroachment may not interfere with sight lines or distances.
There are no issues with the building being in any sight lines. It is situated off the highway and does not pose a visual hazard to drivers. In fact, most people passing by must look hard to even see the building since it is surrounded by forest, and the highway right-of-way on either side is overgrown.
3. The building setback encroachment may not create a safety hazard.
The main building has been in place for around fifty-five (55) years. One section of the improvements butt up to the 20-foot easement requirement. The improvement location on the lot is a non-issue concerning safety.

Building setback encroachment permit reviews are conducted in accordance with KPB Subdivision Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, August 11, 2025**, commencing at **7:30 p.m.**, 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

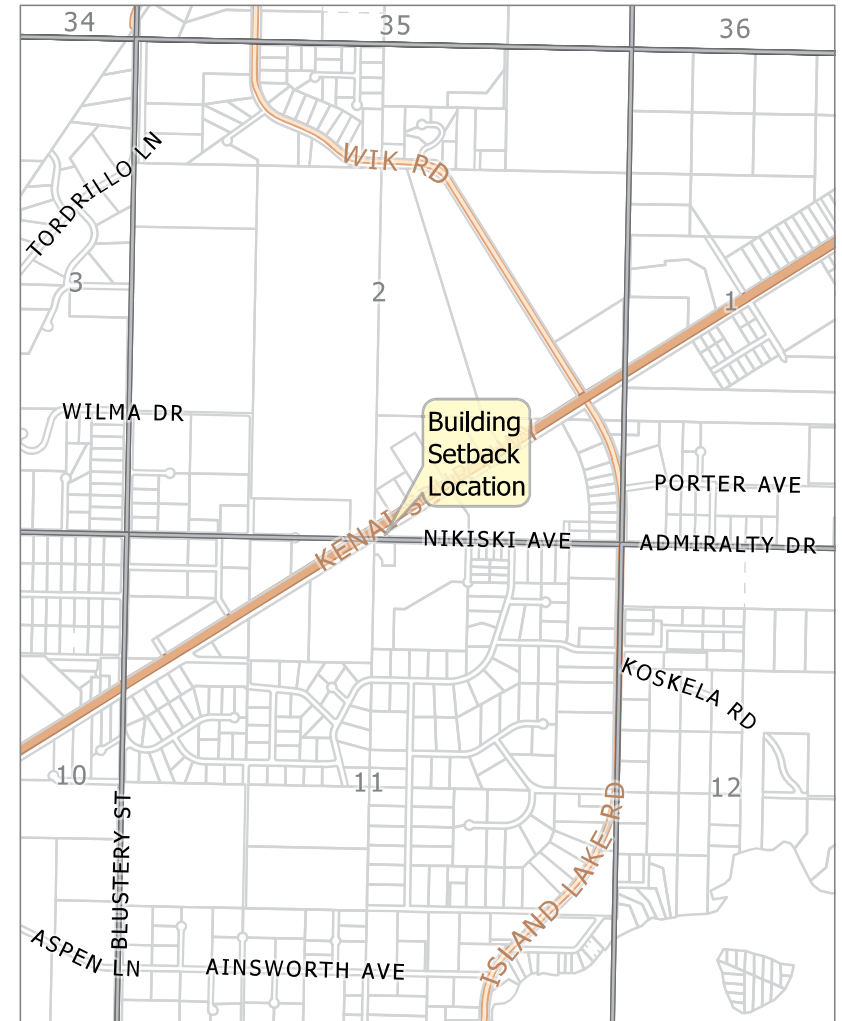
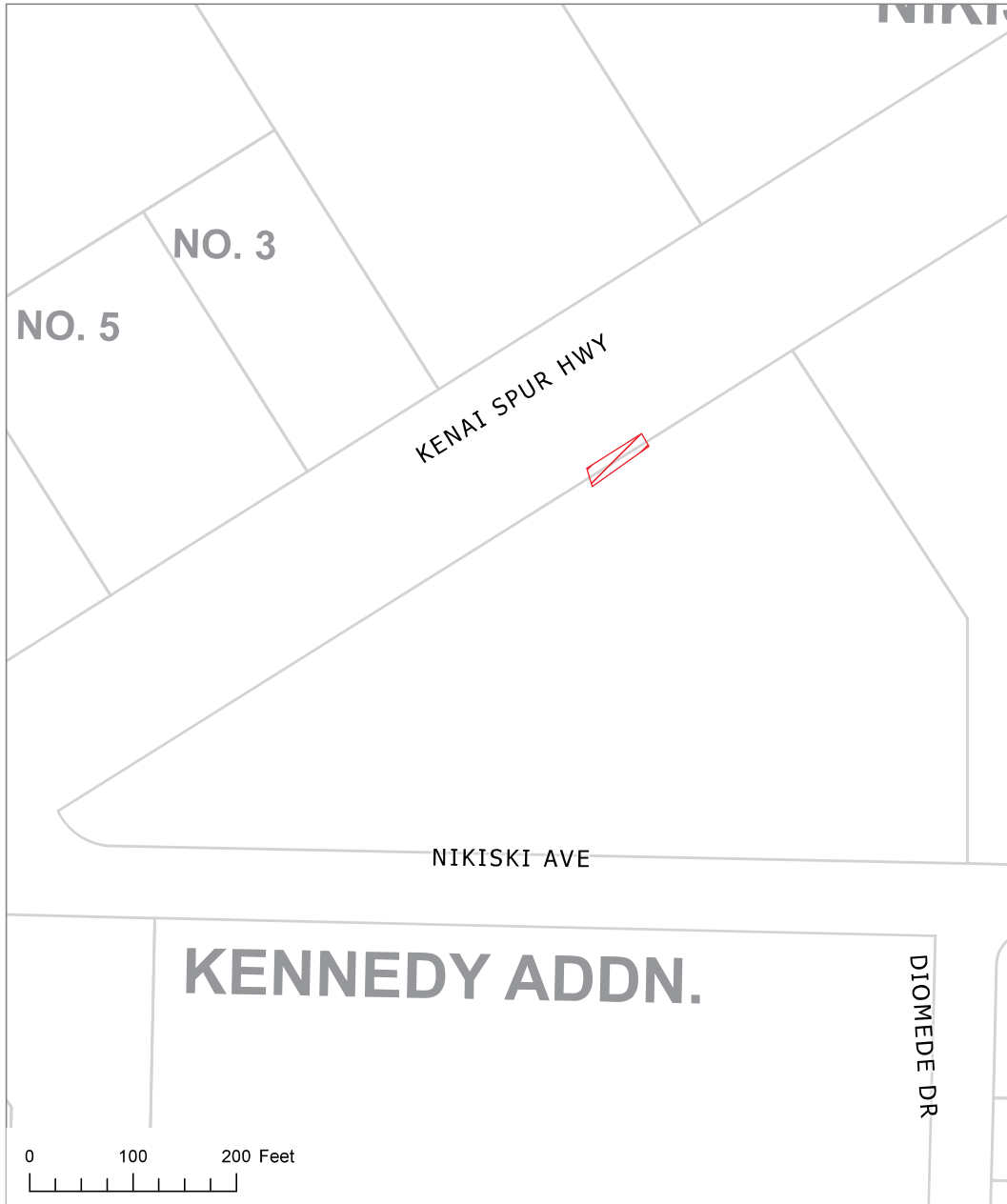
be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notice>.

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, August 8, 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.

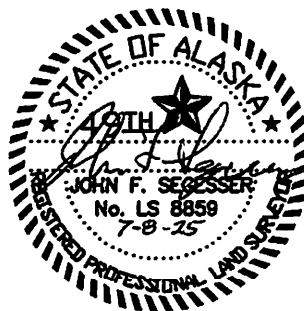
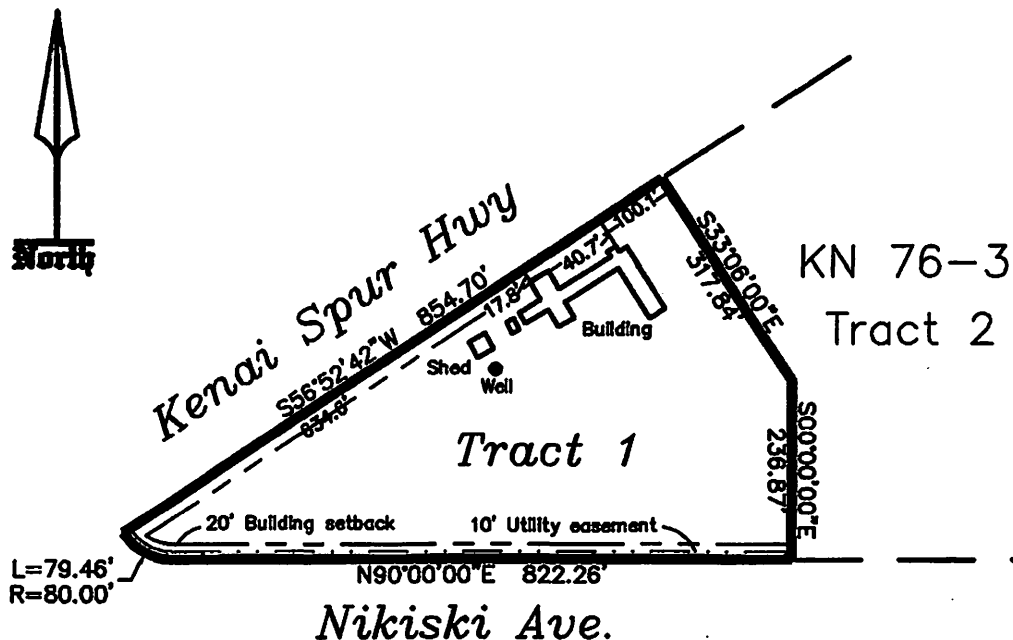
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 7/21/2025



KPB File 2025-106
T 07N R 12W Sec 02
Nikiski

KPB 2025-106



ASBUILT CERTIFICATION

LEGEND

I hereby certify that I have surveyed the following described property:

Tract 1

Nikiski Village Subdivision No. 2

and that no encroachments exist except as indicated.

Exclusion Note:

It is the responsibility of the Owner to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat. Under no circumstances should any data hereon be used for construction or for establishing boundary or fence lines.

KENAI RECORDING DISTRICT

Plat: 76-3

Date: 7-8-25

Scale: 1"=200'

Drawn: JFS

Job: 25041

Book: 24-4

SEGESSER SURVEYS

30485 ROSLAND ST.
SOLDOTNA, AK 99689
(907) 262-3909