



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/29/2026 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 five lots.

KPB File No. 2026-058

Petitioner(s) / Land Owner(s): Rawley Atkinson of Soldotna, 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, June 22, 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.

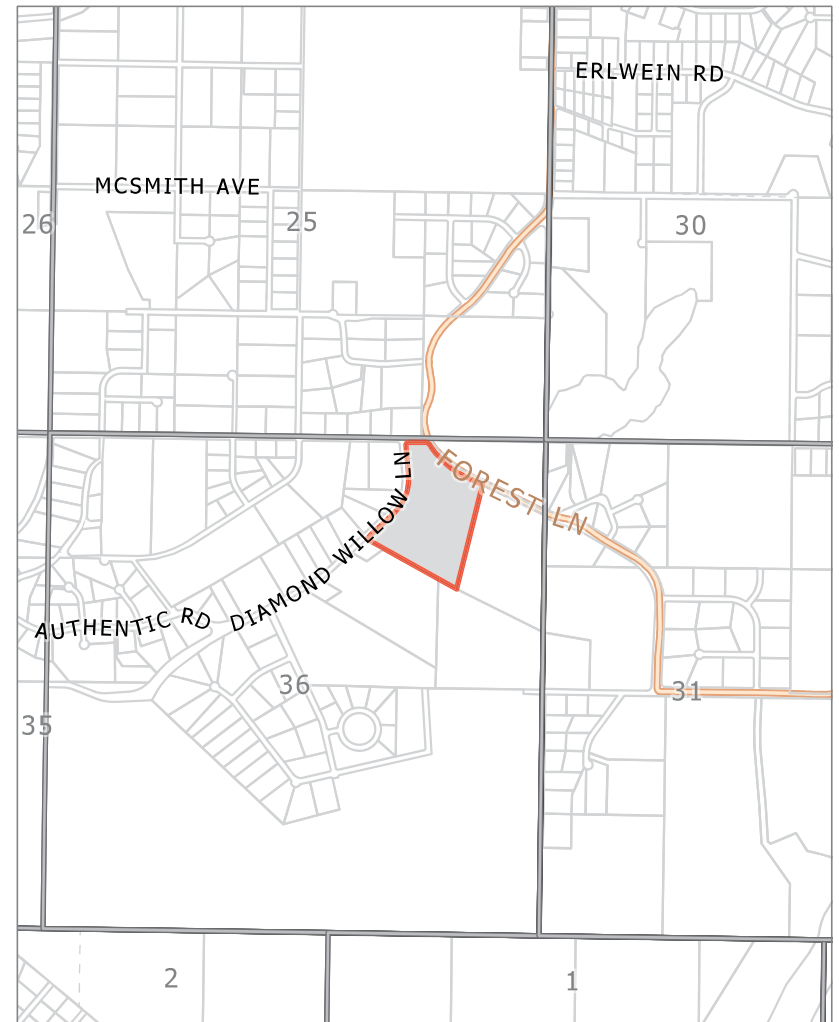
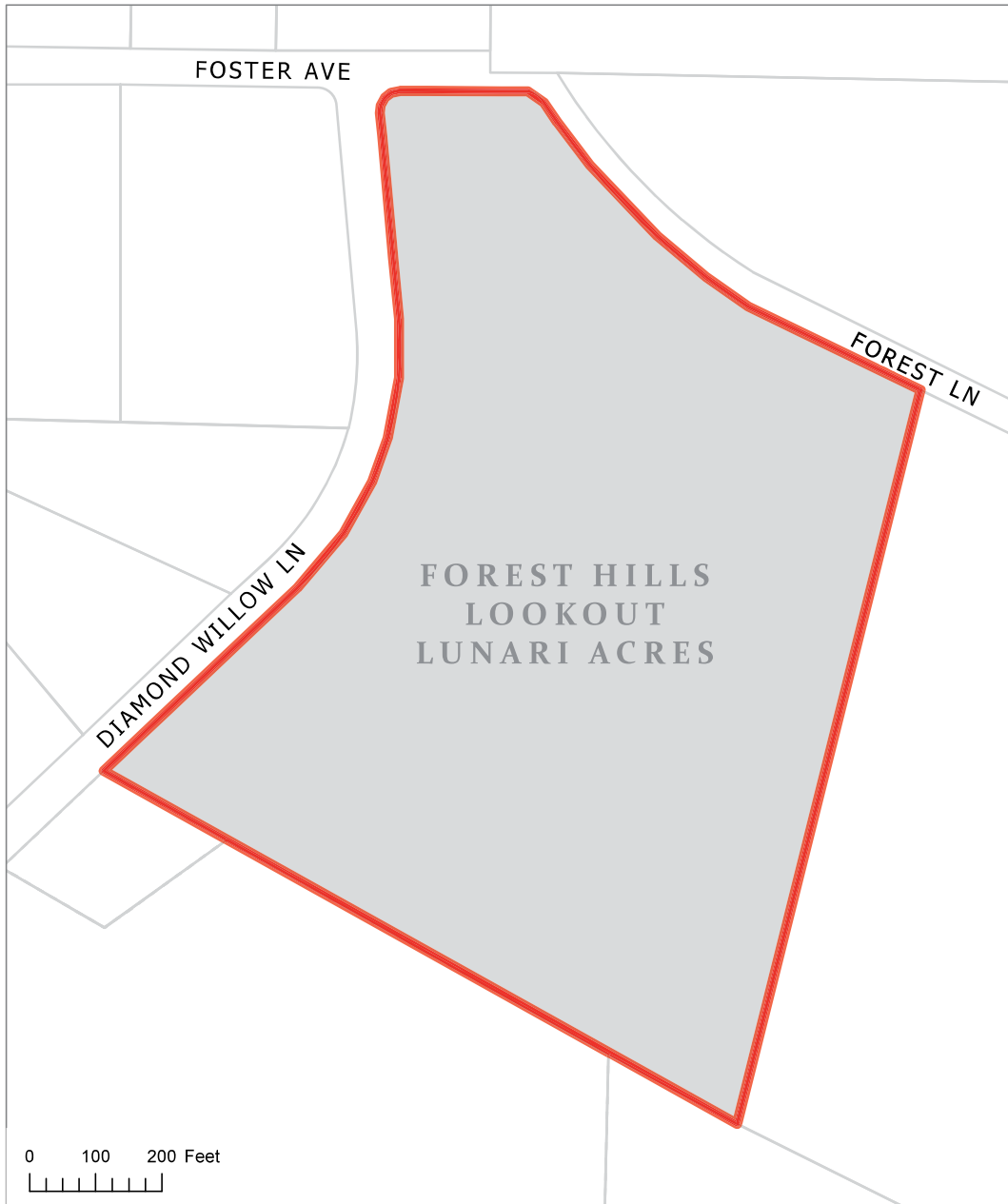
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, June 19, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

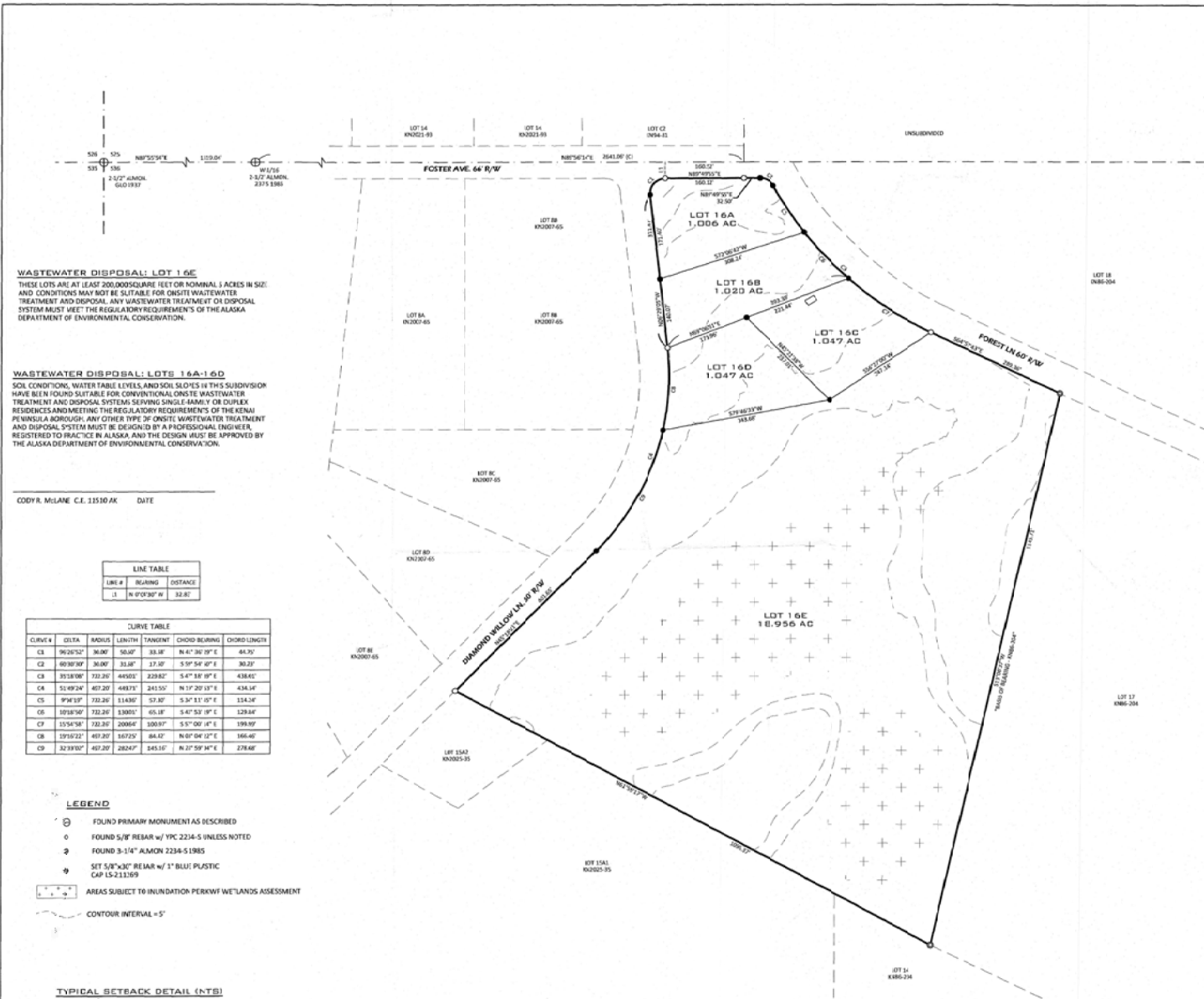
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 6/2/2026



KPB File 2026-058
T05N R10W SEC36
Sterling



WASTEWATER DISPOSAL: LOT 16E
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 3 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOTS 16A-16D
 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 AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CODY R. McLANE C.I. 11510 AK DATE

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|--------------|----------|
| 1 | N 7°03'30" W | 32.87 |

CURVE TABLE

| CURVE # | DELTA | ADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|---------|-----------|--------|--------|---------|-----------------|--------------|
| C1 | 96°25'27" | 36.00 | 50.07 | 33.38 | N 4° 30' 00" E | 44.30 |
| C2 | 40°30'00" | 36.00 | 33.88 | 17.30 | S 5° 54' 00" E | 30.27 |
| C3 | 35°18'00" | 732.26 | 44902 | 22882 | S 4° 18' 00" E | 43845 |
| C4 | 51°49'24" | 407.20 | 48871 | 24150 | N 1° 20' 13" E | 43414 |
| C5 | 9°34'19" | 732.26 | 11430 | 57.30 | S 3° 11' 05" E | 134.24 |
| C6 | 10°18'36" | 732.26 | 13095 | 65.18 | S 4° 53' 09" E | 129.88 |
| C7 | 15°45'00" | 732.26 | 20862 | 100.97 | S 5° 00' 41" E | 199.99 |
| C8 | 19°12'12" | 407.20 | 32720 | 164.27 | N 62° 06' 17" E | 166.46 |
| C9 | 32°18'00" | 407.20 | 28247 | 145.10 | N 27° 59' 34" E | 278.68 |

- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR w/ YPC 2234-S UNLESS NOTED
 - FOUND 3-1/4" ALMON 2234-S 1985
 - ⊕ SET 5/8"x3" REBAR w/ 1" BLUE PLASTIC CAP LS-211359
 - AREAS SUBJECT TO INUNDATION PERKWF WETLANDS ASSESSMENT
 - CONTOUR INTERVAL = 5'



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 8 AAC 72 AND 18 AAC 80.
 2. 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.
 3. BUILDING SET BACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
 4. THE FRONT 30 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
 5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 6. ALL BOUNDARY MONUMENTS OF RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN REMONUMENTED IN ACCORDANCE WITH KRS 20.06.200(5).

CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RAWLEY ATKINSON
 PO BOX 2624
 SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
 FOR: RAWLEY ATKINSON
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC FOR THE STATE OF ALASKA

Plat #

Sheet: _____
 Date: _____
 Title: _____



FOREST HILLS LOOKOUT LUNAR ACRES
 RE-PLAT OF LOT 16 FOREST HILLS LOOKOUT SUBDIVISION AMENDED (N86-204)
 OWNER:
 RAWLEY ATKINSON
 PO BOX 2624, SOLDOTNA, AK 99669
 23,072 AC. +/- SITUATED IN THE NE 1/4 OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 13 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.
 AUTHORIZED OFFICIAL

ENGINEERING - TESTING - SURVEYING - MAPPING
 P.O. BOX 488
 SOLDOTNA, AK 99669
 VOICE: (907) 261-4219
 FAX: (907) 261-3288
 WWW.MCLANESD.COM

KPB File No. 2026-XXX
 Project No. 262020

Scale: 1" = 100' Date: MAY 2026 BOOK: 26-02 Drawn by: AHH

KPB 2026-058