



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/19/2026 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 tract into two tracts.

KPB File No. 2026-048

Petitioner(s) / Land Owner(s): Kathryn E Foster 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 8, 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.

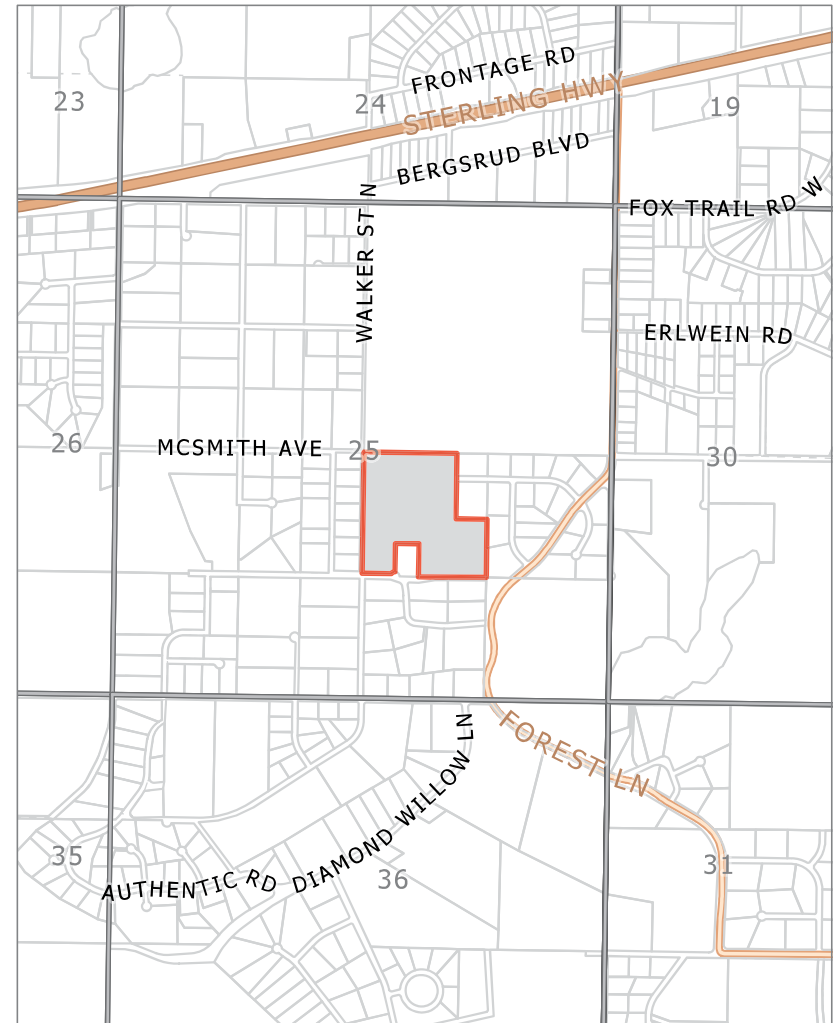
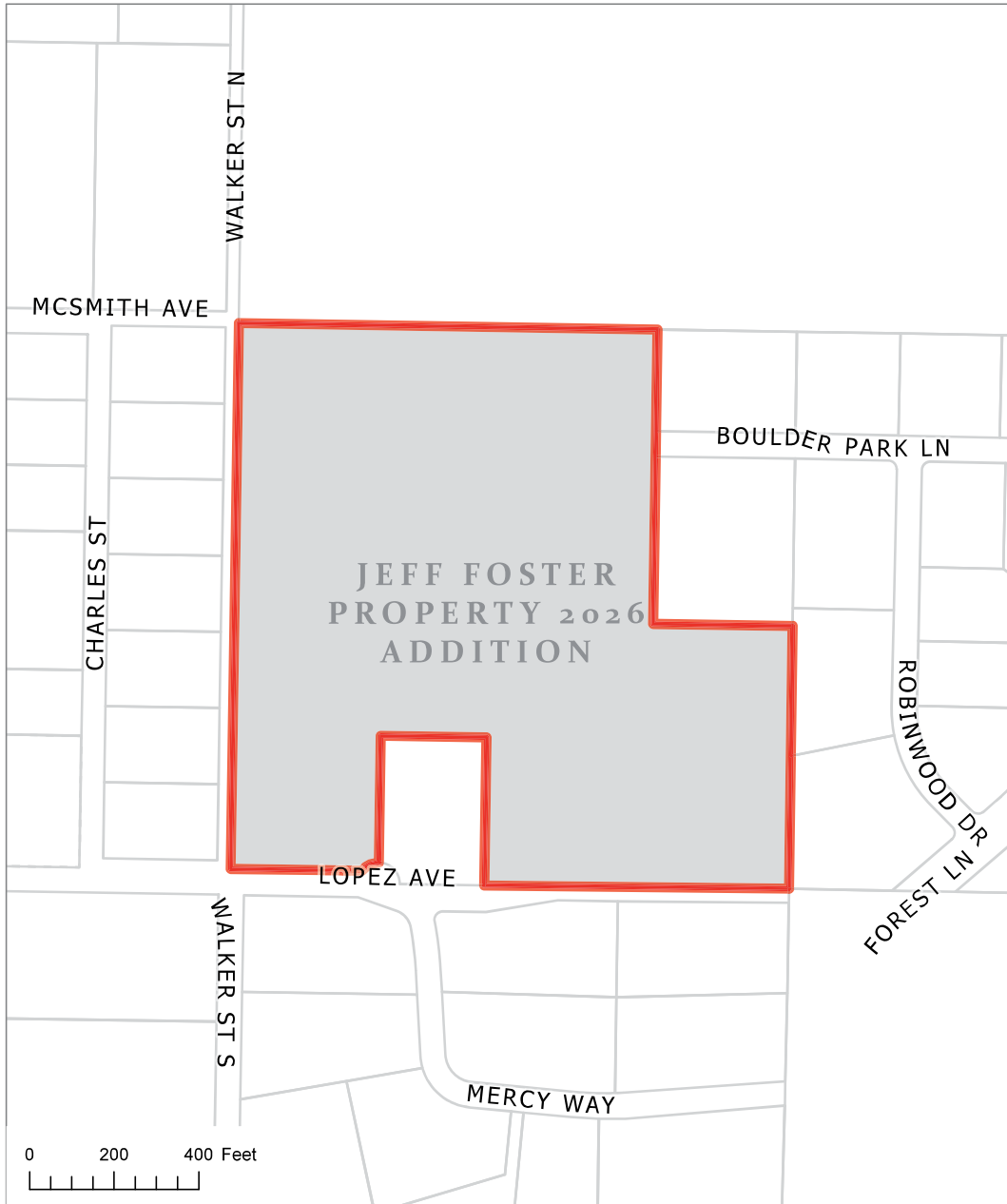
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 5, 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 5/19/2026



KPB File 2026-048
T05N R10W SEC25
Sterling

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT POOLSIDE ESTATES LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF POOLSIDE ESTATES LLC, 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.

KATHRYN E. FOSTER
PO BOX 696
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: KATHRYN E. FOSTER
ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

CERTIFICATE OF ACCEPTANCE - KPB

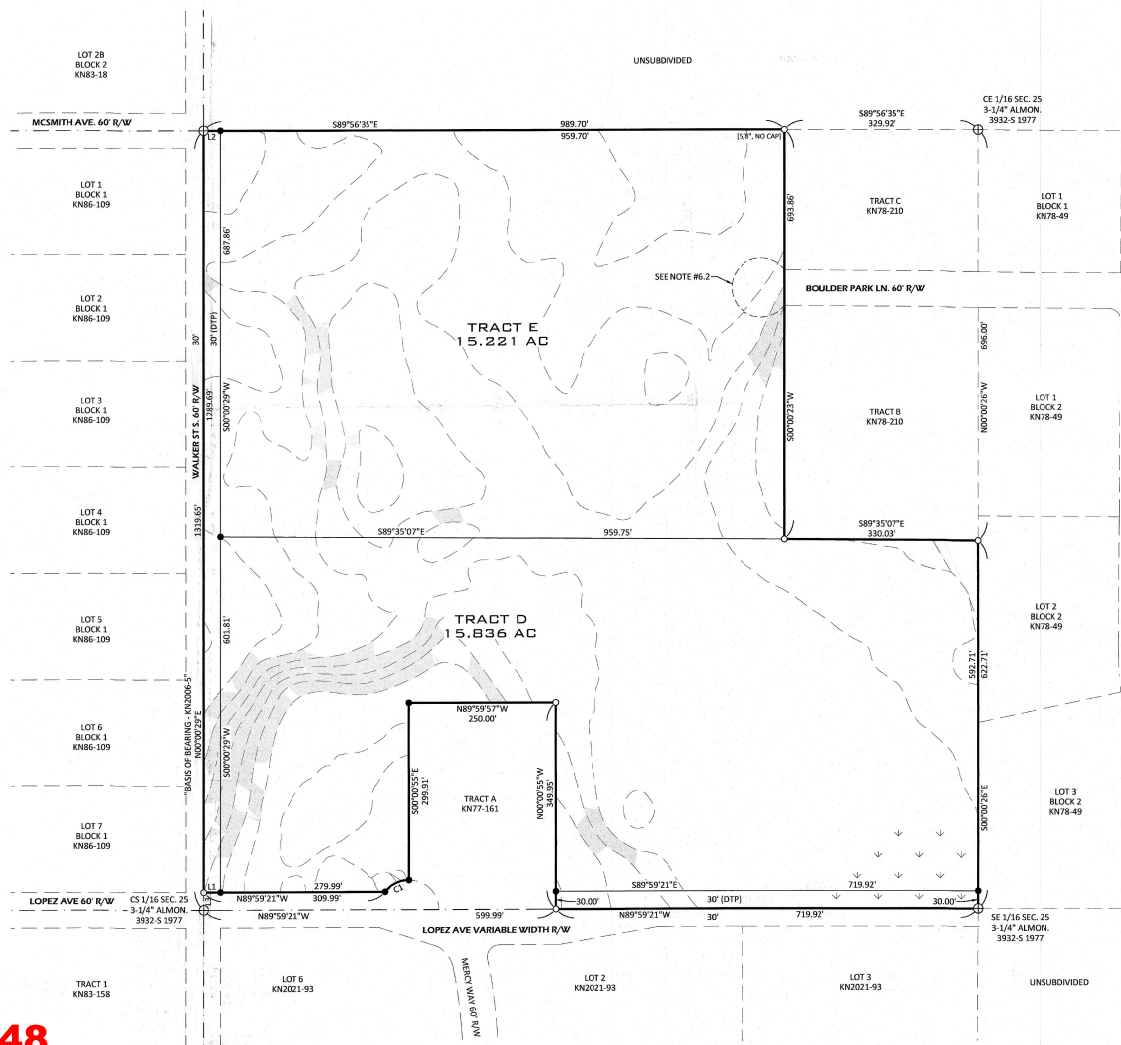
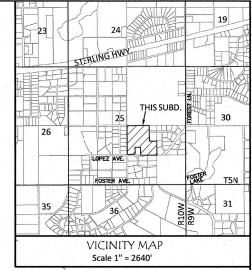
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAN, INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN IDENTIFIED AS FOLLOWS:
WALKER ST. S
LOPEZ AVE.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL _____ DATE _____



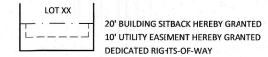
GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK - A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
4. 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.
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. THIS PLAN MAY BE SUBJECT TO THE FOLLOWING:
 - 6.1. RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JULY 10, 1961, BOOK 7 PAGE 9, KRD, BLANKET EASEMENT.
 - 6.2. TEMPORARY TURN-AROUND ACCESS EASEMENT GRANTED TO THE PUBLIC, RECORDED FEBRUARY 09, 2006, DOC NO. 2006-001285-0, KRD, SHAWN HERSON.
 - 6.3. ROAD CONSTRUCTION EASEMENT GRANTED TO STATE OF ALASKA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, RECORDED JULY 10, 1962, BOOK 7, PAGE 333, KRD, BLANKET EASEMENT.

TYPICAL SETBACK DETAIL (NTI)



WASTEWATER DISPOSAL

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- AREA SUBJECT TO INUNDATION/DEPRESSION PER KWF WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%

LINE #	BEARING	DISTANCE
L1	S 89°59'21" E	30.00'
L2	S 89°58'35" E	30.00'
L3	N 0°00'43" E	30.00'

Plat #

Plat Date: _____
Date: 20____
Title: _____



JEFF FOSTER PROPERTY 2026 ADDITION
REPLAT OF THE NW1/4 SE1/4 TOWNSHIP 5 NORTH, RANGE 10 WEST, SECTION 15, SEWARD MERIDIAN, EXCLUDING JEFF FOSTER PROPERTY TRACTS A, B & C.

OWNER:
KATHRYN E. FOSTER
PO BOX 696, SOLDOTNA, AK 99669

32.441 AC. +/- SITUATED IN THE SE1/4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 696 SOLDOTNA, AK 99669 VOICE: (907) 264-4214 FAX: (907) 264-3203 WWW.MCLANESCO.COM	KPB File No.: 2026-XXXX Project No.: 262014
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Scale: 1" = 100' Date: APR. 2026 BOOK: 26-01 Drawn by: AIH

PLAT APPROVAL

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

AUTHORIZED OFFICIAL _____

KPB 2026-048