



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2160 • FAX: (907) 714-2388

Toll-free within the Borough: 1-800-478-4441 Ext. 2160

Email: assemblyclerk@borough.kenai.ak.us

**JOHNI BLANKENSHIP, MMC
BOROUGH CLERK**

CERTIFICATE OF PUBLICATION AND MAILING

I, Johni Blankenship, Borough Clerk of the Kenai Peninsula Borough, do hereby certify that on the 29th day of October, 2014, I mailed, or caused to be mailed to the property owners of record of all parcels located within the proposed Diamond Willow-Fairfield Single-Family Residential R-1 Local Option Zoning District, notice of public hearing on Ordinance 2014-35. A copy of each of the notice is attached.

I further certify that a general Notice of Hearing (copy attached) was forwarded to the *Peninsula Clarion* for publication on November 13th and 20th, 2014

Dated this 23rd day of October, 2014.

Johni Blankenship, MMC
Borough Clerk



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BOROUGH CLERK

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Kenai Peninsula Borough Assembly will conduct public hearing on **Tuesday, November 25, 2014** at 6:00 p.m., or as soon thereafter as business permits in the Borough Assembly Chambers located at 144 N. Binkley Street, Soldotna, to receive public testimony on Ordinance 2014-35: Approving the Diamond Willow-Fairfield Single-Family Residential R-1 Local Option Zoning District, and Amending KPB 21.46.040. You are receiving this notice as you are a property owner of record in the proposed district.

LEGAL DESCRIPTION: The property included in the LOZ under consideration is described as follows:

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28, Fairfield Estates Subdivision, according to Plat 2000-36;

Lot 3 and 6, J and P Subdivision Aurora Addition, according to Plat 2001-21;

Lot 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, and 21, Block 1, Diamond Willow Estates Subdivision - Part One, according to Plat 75-68;

Lot 11, Block 1, Diamond Willow Estates Subdivision - Part Two, according to Plat 76-38;

Lots 12, 13, 14, and 15, Block 1, Diamond Willow Estates Subdivision – Part four, according to Plat 77-4;

Lot 26, 27, 28, and 29, Block 1, Diamond Willow Estates Subdivision – Part 5, according to Plat 81-100;

Lot 30-A, 31-A, and 32-A, Block 1, Diamond Willow Estates Subdivision Part 7, according to Plat 82-62;

Lot 33, 34, 35, 36, 37, 38, and 39, Diamond Willow Estates Subdivision Part - 9, according to Plat 2005-5;

Lot 3, Diamond Willow Estates Subdivision Part – 8 amended, according to Plat 2006-104;

Lot 2, C, D, and E, Diamond Willow Estates Subdivision Part - 10, according to Plat 2008-135;

Lot B2, Diamond Willow Estates Subdivision Part 11, according to Plat 2012-93;

Lots B2-2, B2-3, B2-4, and B2-5, Diamond Willow Estates Part 12, according to Plat 2014-38;

that portion of the Northeast $\frac{1}{4}$ Northwest $\frac{1}{4}$, Section 24, Township 5 North, Range 11 West, Seward Meridian, lying north of the northerly most boundary of Lot 15, Block1, Diamond Willow Estates Subdivision, Part Four, Plat 77-44 and east of the easterly most boundary of Lot 18, Block 1, Diamond Willow Estates Subdivision, Part one, Plat 75-68; and

that portion of the Northwest $\frac{1}{4}$, Section 24, Township 5 North, Range 11 West, Seward Meridian, described as the “46.97 acre Unsubdivided Remainder” on Diamond Willow Estates Subdivision Part - 10, according to Plat 2008-135;

all located in the Kenai Recording District, Third Judicial District, State of Alaska.

LOCATION: Parcels along Belmont Court and Lexington Court, certain parcels along the Pine Cone Way right-of-way, certain parcels along Virginia Drive, parcels along Gary Avenue, and certain parcels along Ciechanski Road.

REQUEST: A petition, signed by more than 75% of the property owners, has been received requesting that the subject property be zoned as Single-Family Residential (R-1), and be subject to the uses and development standards set forth in KPB 21.44.160.

KPB CODE: Proposed local option zoning districts are reviewed in accordance with KPB Code 21.44. A copy of Ordinance 2014-35 is available from the Clerk’s Office or on the KPB website at: <http://www.kpb.us/assembly-clerk/legislation/ordinances>.

For additional information, please contact Bruce Wall in the planning department at (907) 714-2206

ACTON KENNETH
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KENAI, AK 99611

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KENAI, AK 99611

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36894 VIRGINIA DR
KENAI, AK 99611

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529 W 3RD AVE
ANCHORAGE, AK 99501

AMEND OLIVER JEAN Jr
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AMUNDSEN EDUCATIONAL CENTER
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47132 BELMONT CT
KENAI, AK 99611

BEVER MICHAEL G
46003 CIECHANSKI RD
KENAI, AK 99611

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TIMNATH, CO 80547

CONNER GEORGE D
35555 KENAI SPUR HWY
SOLDOTNA, AK 99669

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KENAI, AK 99611

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47208 BELMONT CT
KENAI, AK 99611

CROSS JAMES S
47000 LEXINGTON CT
KENAI, AK 99611

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DAVIS JONATHAN R
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PO BOX 2114
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47207 LEXINGTON CT
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47026 BELMONT CT
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154 E REDOUBT AVE
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46738 GARY AVE
KENAI, AK 99611

PENROD TRAVIS & CRYSTAL
36860 VIRGINIA DR
KENAI, AK 99611

PIEPER JOEL SCOTT
36815 VIRGINIA DR
KENAI, AK 99611

POKRYFKI GREGORY E
47192 BELMONT CT
KENAI, AK 99611

ROSE CELESTE N
46055 CIECHANSKI RD
KENAI, AK 99611

SATTERFIELD STEVE L & SHIRLEY J
3431 EVERGREEN ST
ANCHORAGE, AK 99504

SAVAGE LIVING TRUST
SAVAGE LLC
13851 DUGGAN RD
CENTRAL POINT, OR 97502

SBC 2012 IRREVOCABLE TRUST
42115 KALIFORNSKY BEACH RD
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