



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/20/2025 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 reconfigure the common lot line between two lots.

KPB File No. 2025-037

Petitioner(s) / Land Owner(s): Salmon Bake Cabins LLC of Seward, 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, April 27, 2026**, commencing at **7:00 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.

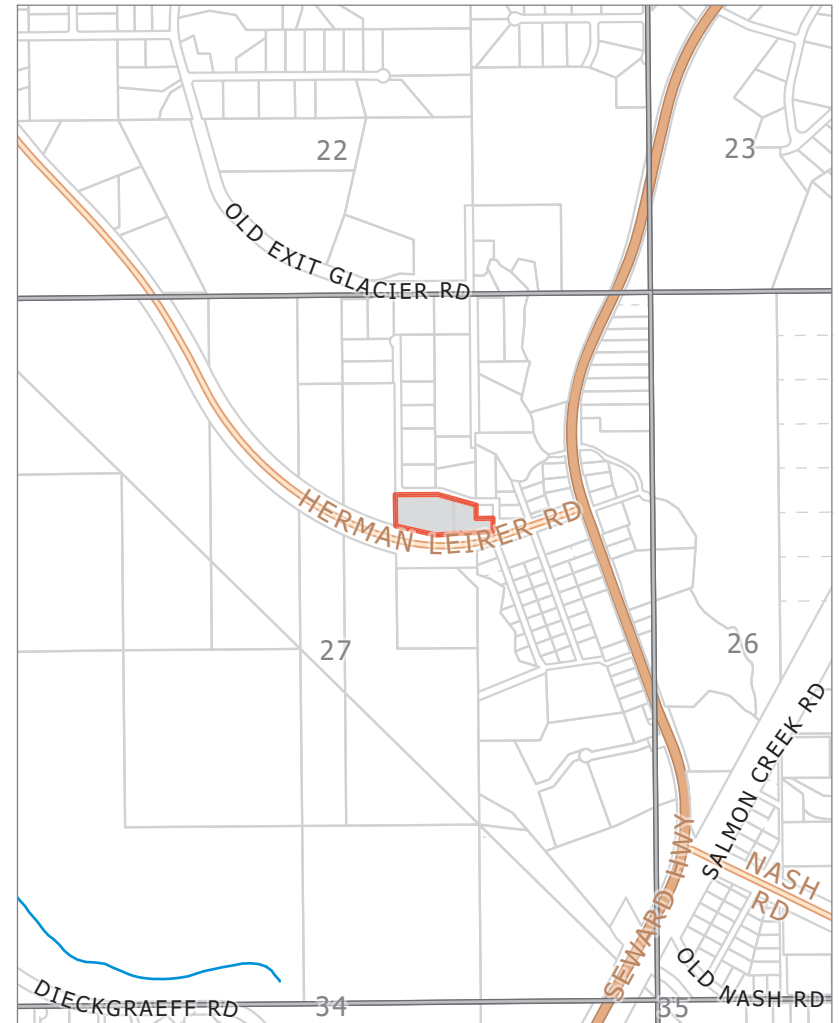
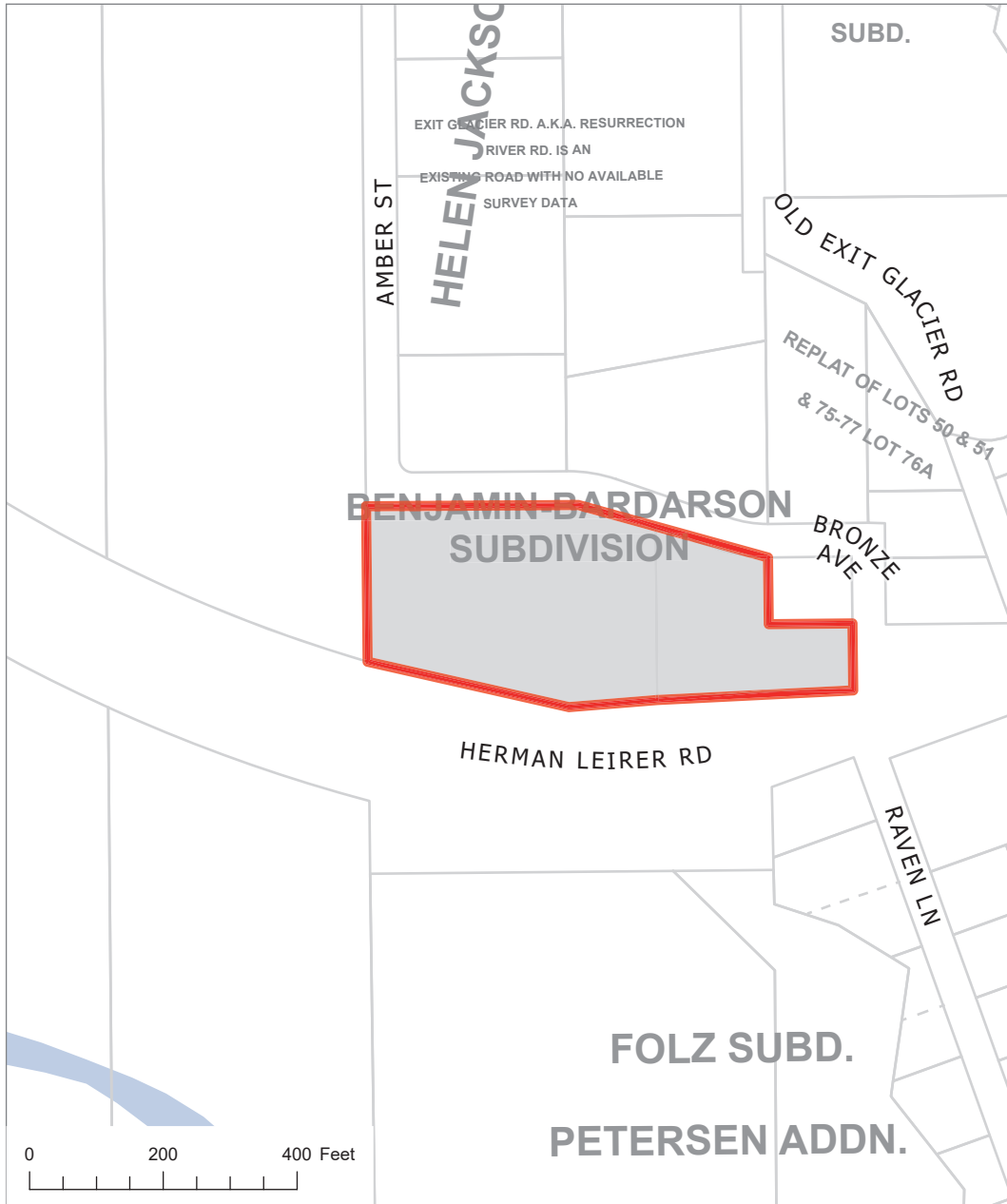
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, April 24, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

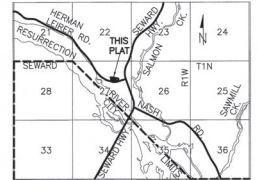
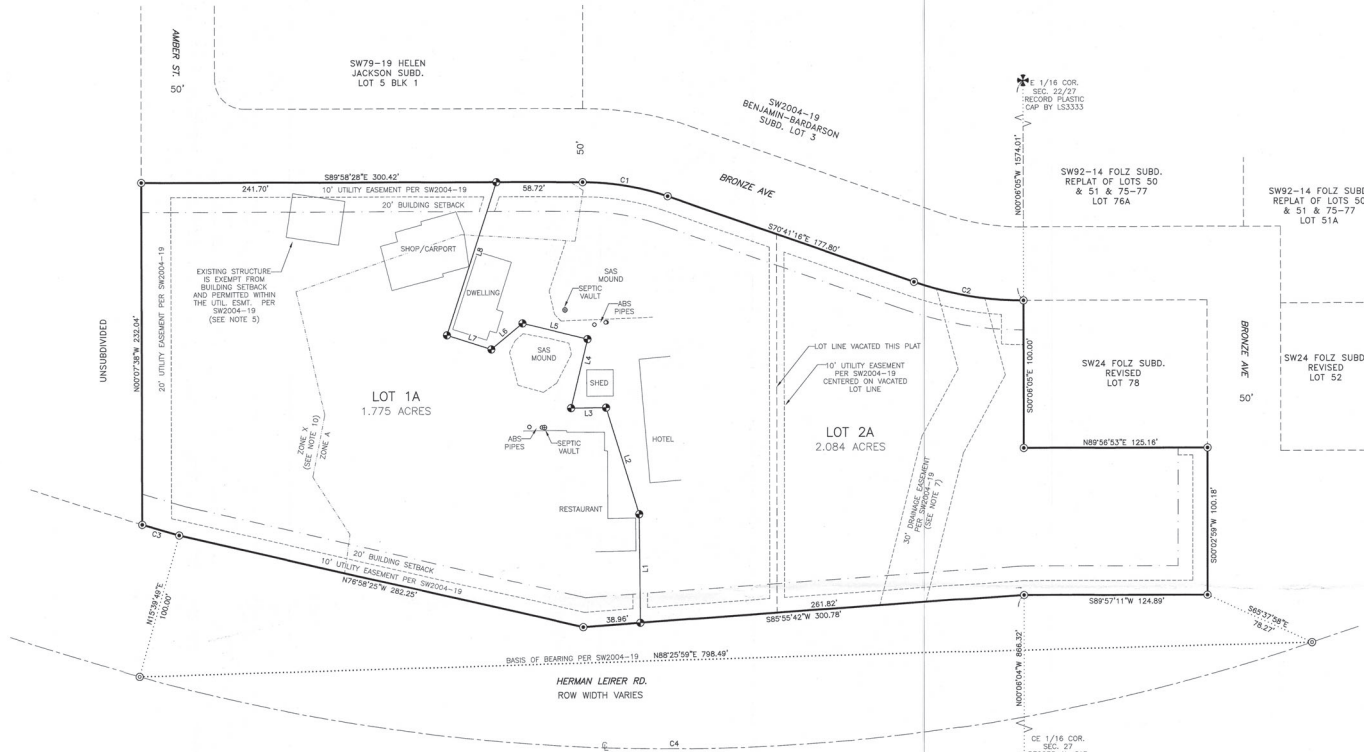
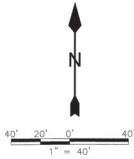
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 4/3/2026



KPB File 2025-037
T 1N R 1W Sec 27
Bear Creek



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SALMON BAKE CABINS, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SALMON BAKE CABINS, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER
SALMON BAKE CABINS, LLC.
PO BOX 3151
SEWARD, AK 99664

NOTARY ACKNOWLEDGMENT

FOR: OWNER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTES

- THE PARENT PLAT, SW2004-19, WAS GRANTED AN EXCEPTION TO 20.20.110 FOR THE 50' R.O.W. WIDTH OF TINKER TRAIL (BRONZE AVE.) BY THE KPB PLANNING COMMISSION AT THE MEETING OF JUNE 28, 2004.
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
- 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.
- THE EXISTING STRUCTURES SHOWN ON LOTS 1A (1) AND 2A (2) WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT ARE EXEMPT FROM THE SETBACK, AND ARE PERMITTED WITHIN THE EASEMENT PER PARENT PLAT SW2004-19.
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- THE DRAINAGE EASEMENT WITHIN LOT 2A IS CENTERED ON THE NATURAL MEANDERS OF THE CENTER OF THE EXISTING STREAM PER PARENT PLAT SW2004-19.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
- SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENT AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF UNNAMED CREEK AND ANY QUESTIONS OF RIGHT OF ACCESS TO SAID CREEK IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE CREEK.
- ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED FOR RESTRICTIONS THAT APPLY TO DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 0122C-4543E FOR INFORMATION ON FLOODPLAIN ZONES A & X.
- THERE ARE NO SLOPES GREATER THAN 20% PER KPB GIS CONTOUR DATA.
- NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS WETLAND DATA.

LINE	LENGTH	BEARING
L1	74.15'	S00°33'23"E
L2	75.84'	S17°18'07"E
L3	23.82'	N89°24'17"E
L4	48.21'	S13°25'32"W
L5	45.47'	S76°24'56"E
L6	27.51'	N50°17'21"E
L7	31.75'	S72°08'48"E
L8	109.28'	S17°56'11"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	58.91'	175.00'	019°17'12"	58.63'	S80°19'52"E
C2	75.74'	222.21'	019°31'51"	75.38'	S80°23'39"E
C3	26.19'	2191.83'	000°41'04"	26.19'	N73°58'44"W
C4	810.65'	1347.80'	034°27'41"	798.49'	N88°25'59"E

LEGEND

- ⊗ RECORD PRIMARY MONUMENT AS DESCRIBED
- ⊙ RECORD CENTERLINE MONUMENT
- ⊙ RECORD SECONDARY MONUMENT
- ⊙ TO SET RPC ON 5/8" X 3/8" REBAR BY LS14488

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JUNE 28, 2004. WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC 10935 KATRINA BOULEVARD, NILCHIK, AK 99639 (907)306-7065	
PLAT OF BENJAMIN-BARDARSON SUBDIVISION 2025 REPLAT	
A SUBDIVISION OF LOTS 1 & 2, BENJAMIN-BARDARSON SUBDIVISION, SW2004-19 LOCATED WITHIN THE NE1/4 OF SECTION 27, T1N, R1W, S.M. HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA, CONTAINING 3.859 ACRES	
OWNERS: SALMON BAKE CABINS, LLC PO BOX 3151 SEWARD, AK 99664	
SCALE: 1" = 40'	DATE: MARCH 19, 2025
DRAWN: BLT	CHECKED: JLS
	SHEET: 1 OF 1

KPB 2025-037