



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 2/22/2026 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 parcel into nine parcels.

KPB File No. 2026-016

Petitioner(s) / Land Owner(s): Poolside Estates LLC 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, March 16, 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.

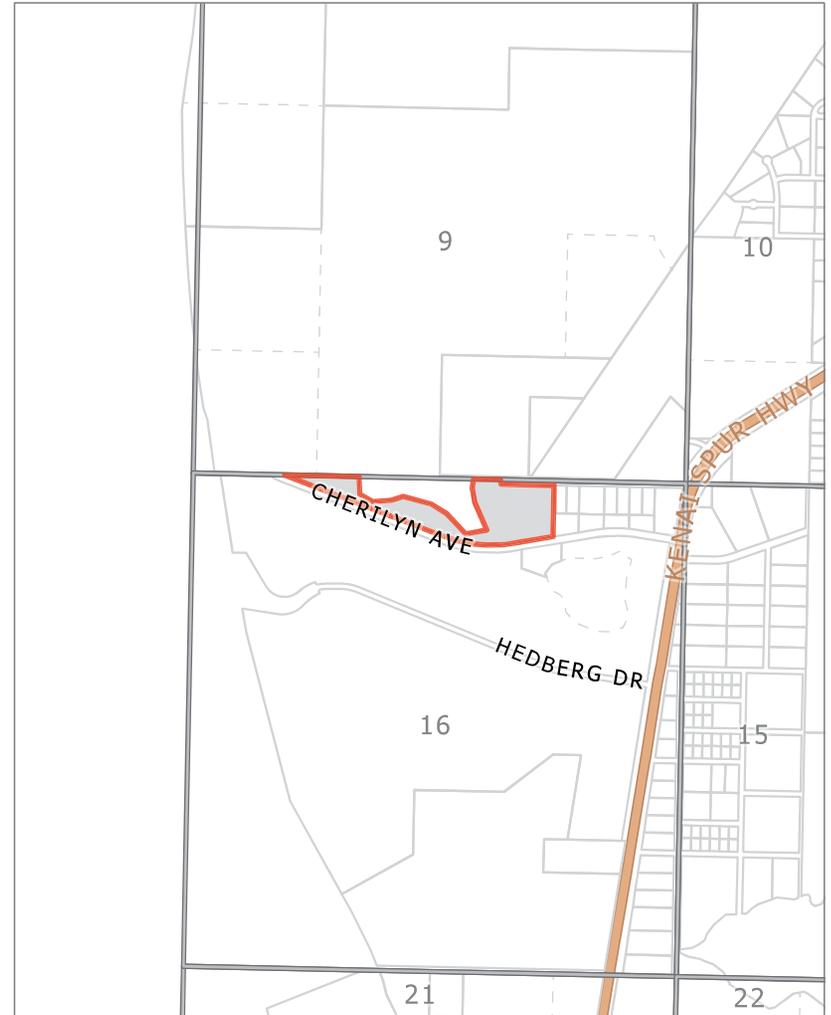
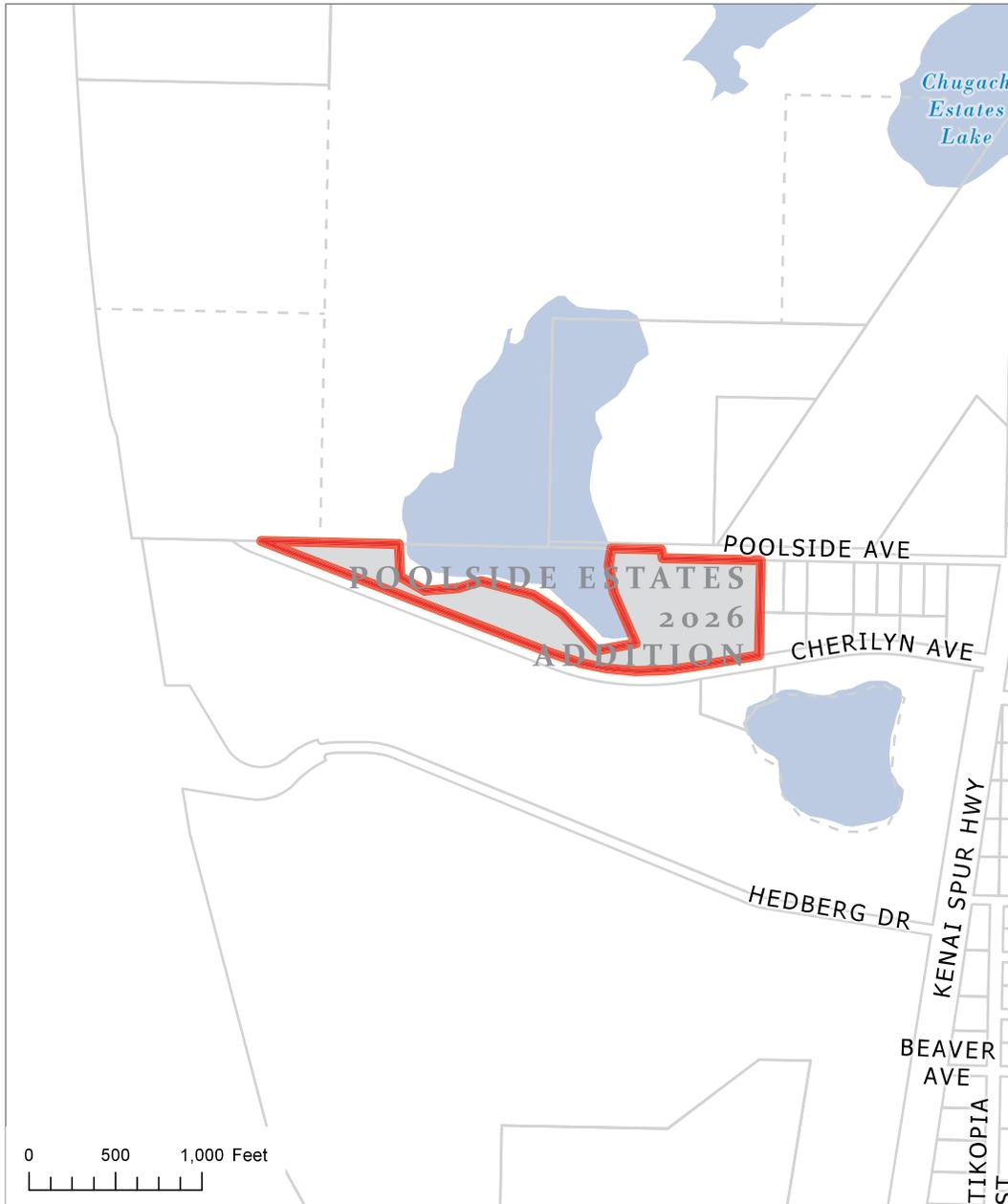
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, March 13, 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 2/24/2026



KPB File 2026-016  
T07N R12W SEC16  
Nikiski

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

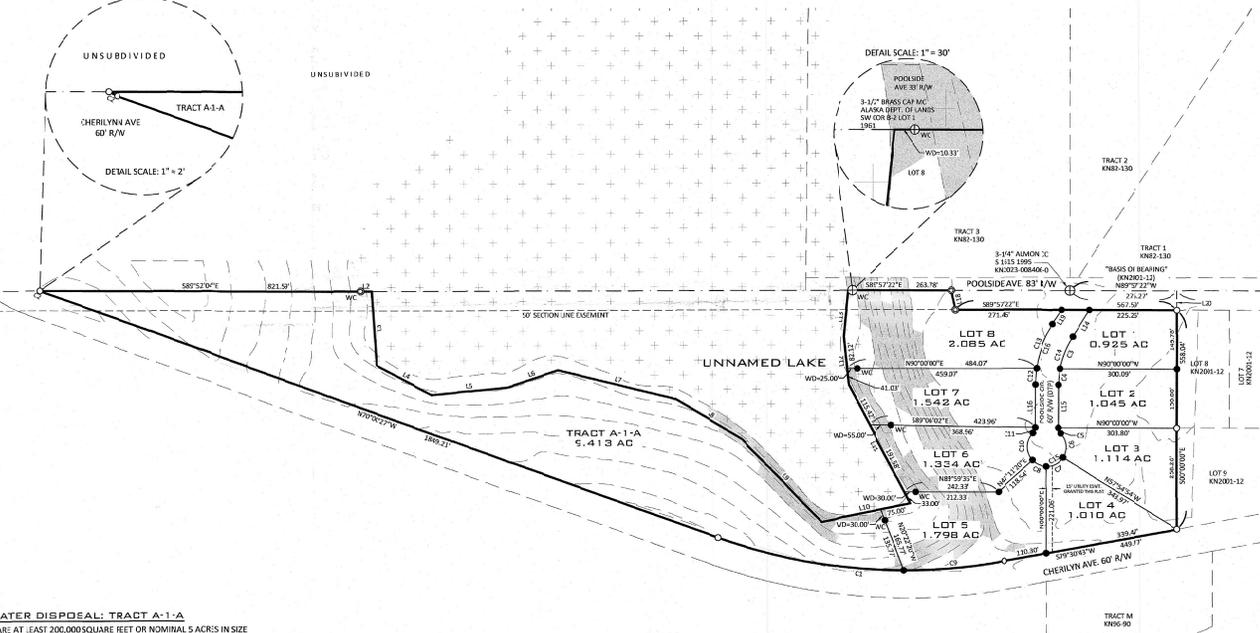
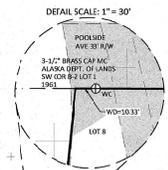
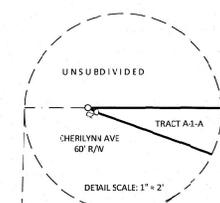
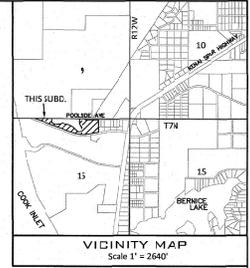
I, THE UNDERSIGNED, HEREBY CERTIFY THAT POOLSIDE ESTATES LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF POOLSIDE ESTATES LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT AL EASEMENTS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

JOHN GENSE  
125 E REDOBT AVE  
SOLDOTNA, AK 99609

**NOTARY'S ACKNOWLEDGEMENT**

FOR: JOHN GENSE  
ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA



- NOTES**
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  - 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.
  - 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.
  - 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. SEE TYPICAL DETAIL.
  - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
  - EXCEPTION TO KPB 24.30.190(J)-LOT DIMENSIONS & 20.30.030 - PROPOSED STREET LAYOUT WAS GRANTED BY THE KPB PLAT COMMITTEE MEETING OF \_\_\_\_\_, 2024.
  - 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.
  - THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
    - RESERVATION ON A SECTION LINE EASEMENT 50 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY A.L. 19-1007-D.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS NOTED
  - SET 5/8"x3" REBAR w/ 1" BLUE PLASTIC CAP LS-211260
  - KWF WETLAND ASSESSMENT - LAKE
  - CONTOUR INTERVAL = 5'
  - SLOPES GREATER THAN 20%

**WASTEWATER DISPOSAL: TRACT A-1-A**  
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 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.

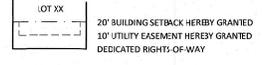
**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 1°57'00"E	51.22'
L2	S 8°57'23"E	21.77'
L3	S 5°40'04"E	198.62'
L4	S 41°43'35"E	181.65'
L5	N 14°37'33"E	196.51'
L6	N 1°10'09"E	135.08'
L7	S 1°10'38"E	311.06'
L8	S 18°44'37"E	198.05'
L9	S 4°02'09"E	284.50'
L10	N 8°14'14"E	235.51'
L11	N 7°15'33"W	340.00'
L12	N 7°57'28"W	125.15'
L13	N 5°11'32"E	132.30'
L14	N 10°12'07"E	88.99'
L15	N 0°00'00"E	108.80'
L16	S 9°00'00"E	108.88'
L18	S 1°57'30"E	51.12'
L19	S 8°12'07"W	43.27'
L20	S 9°00'00"E	58.00'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	30°28'54"	1402.40'	746.09'	382.10'	N 85° 14' 54" W	737.32'
C2	00°09'07"	353.50'	0.32'	0.10'	N 83° 07' 44" W	0.32'
C3	27°53'56"	230.00'	87.80'	44.49'	N 21° 32' 12" E	87.37'
C4	10°18'18"	230.00'	41.37'	26.74'	N 95° 00' 08" E	41.31'
C5	44°24'35"	30.00'	15.50'	8.10'	N 2° 12' 28" W	15.12'
C6	7°30'01"	30.00'	46.70'	39.42'	N 80° 09' 55" W	61.93'
C7	57°45'45"	30.00'	50.84'	21.67'	N 61° 02' 33" E	48.42'
C8	47°11'28"	50.00'	48.18'	21.84'	S 80° 24' 20" E	40.03'
C9	10°30'08"	1402.40'	219.51'	130.13'	S 80° 48' 43" W	258.14'
C10	87°13'36"	30.00'	76.12'	47.64'	S 80° 48' 07" W	68.88'
C11	44°24'35"	30.00'	15.50'	8.10'	S 22° 12' 28" W	15.12'
C12	80°9'22"	290.00'	41.28'	26.68'	S 84° 04' 41" W	41.25'
C13	24°02'45"	290.00'	121.71'	61.70'	S 20° 10' 44" W	120.82'
C14	37°12'07"	230.00'	129.27'	66.39'	N 10° 00' 03" E	127.57'
C15	26°49'59"	50.00'	234.68'	51.03'	N 90° 00' 00" E	73.45'
C16	32°12'07"	290.00'	162.29'	88.71'	S 10° 00' 03" W	160.85'

**TYPICAL SETBACK DETAIL (IN)**



CODY R. McLANE C.E. 11510 AK DATE \_\_\_\_\_

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

**Plat #**  
Date: \_\_\_\_\_  
File: \_\_\_\_\_  
Time: \_\_\_\_\_



**POOLSIDE ESTATES 2026 ADDITION**  
REPLAT OF TRACT A POOLSIDE ESTATES KN2001-12

OWNER:  
POOLSIDE ESTATES LLC  
125 E REDOBT AVE., SOLDOTNA, AK 99609  
20.88 AC. M/L SITUATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 12 WEST, Seward Meridian, Kenai Peninsula Borough, and the Kenai Recording District, Alaska.

ENGINEERING - TESTING SURVEYING - MAPPING  
P.O. BOX 608  
SOLDOTNA, AK 99609  
PHONE: (907) 264-4219  
FAX: (907) 265-5262  
WWW.MCLANESURV.COM

KPB File No. 2026-XXX  
Project No. 262003  
Scale: 1" = 150'  
Date: JAN 2026  
BOOK: XX-XX  
Drawn by: AIH

**KPB 2026-016**