



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/30/2025 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 subdivide one parcel into two parcels.

KPB File No. 2025-098

Petitioner(s) / Land Owner(s): Peter Allen Cooper & Elaine K Cooper of Ninilchik, 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, August 11, 2025**, 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.

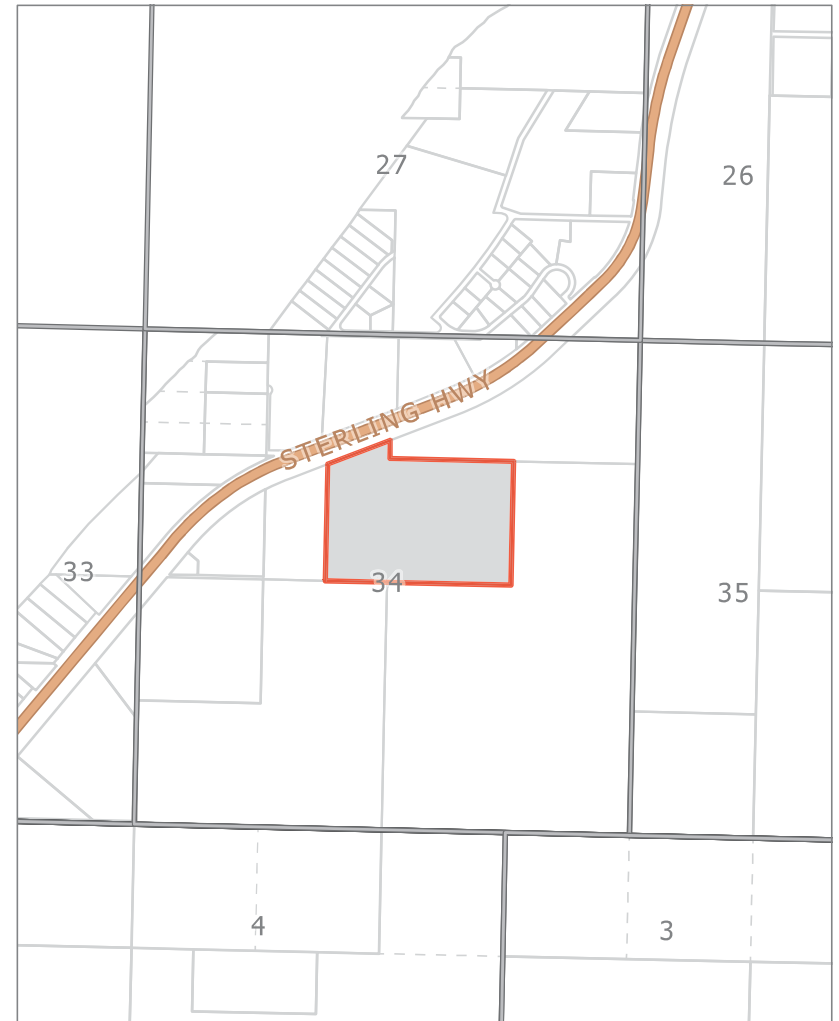
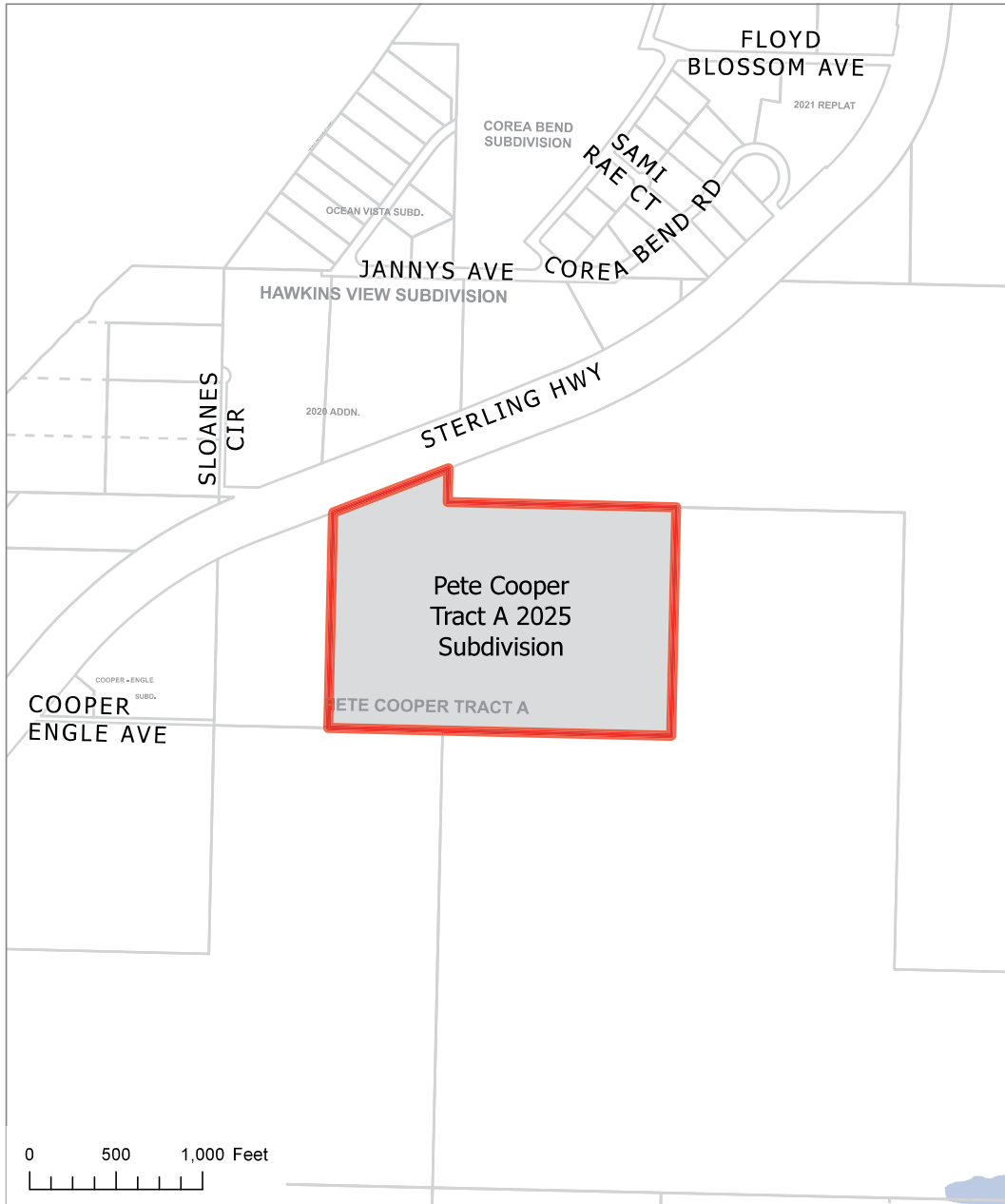
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, August 8, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

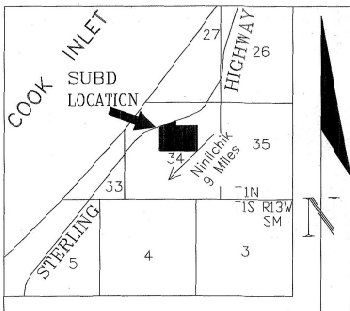
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 7/21/2025



KPB File 2025-098
T 1N R 13W Sec 34
Ninilchik



Pete Cooper Tract A 2025 Subdivision PRELIMINARY PLAT

A subdivision of Tract A Pete Cooper Tract A HRD 2303-84.
 Located in the NW 1/4 & NE 1/4 Section 34, T1N R13W, SM, Askok
 Homer Recording District Kenai Peninsula Borough

Prepared for

Peter Allen Cooper
 P.O. Box 39032
 Ninilchik, AK 99639

Elaine K Cooper
 P.O. Box 91
 Healy, AK 99743

Prepared by

Johanson Surveying
 P.O. Box 27
 Clam Gulch, AK 99568
 (907) 262-5772

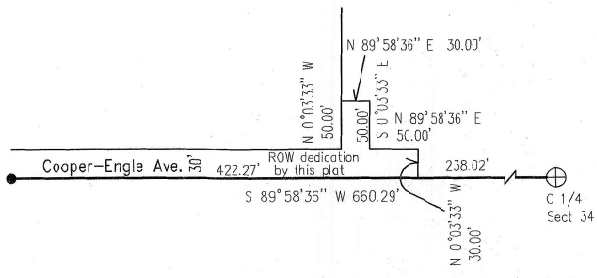
SCALE 1" = 200'
 AREA = 61.790 acres
 21 June, 2025

NOTES

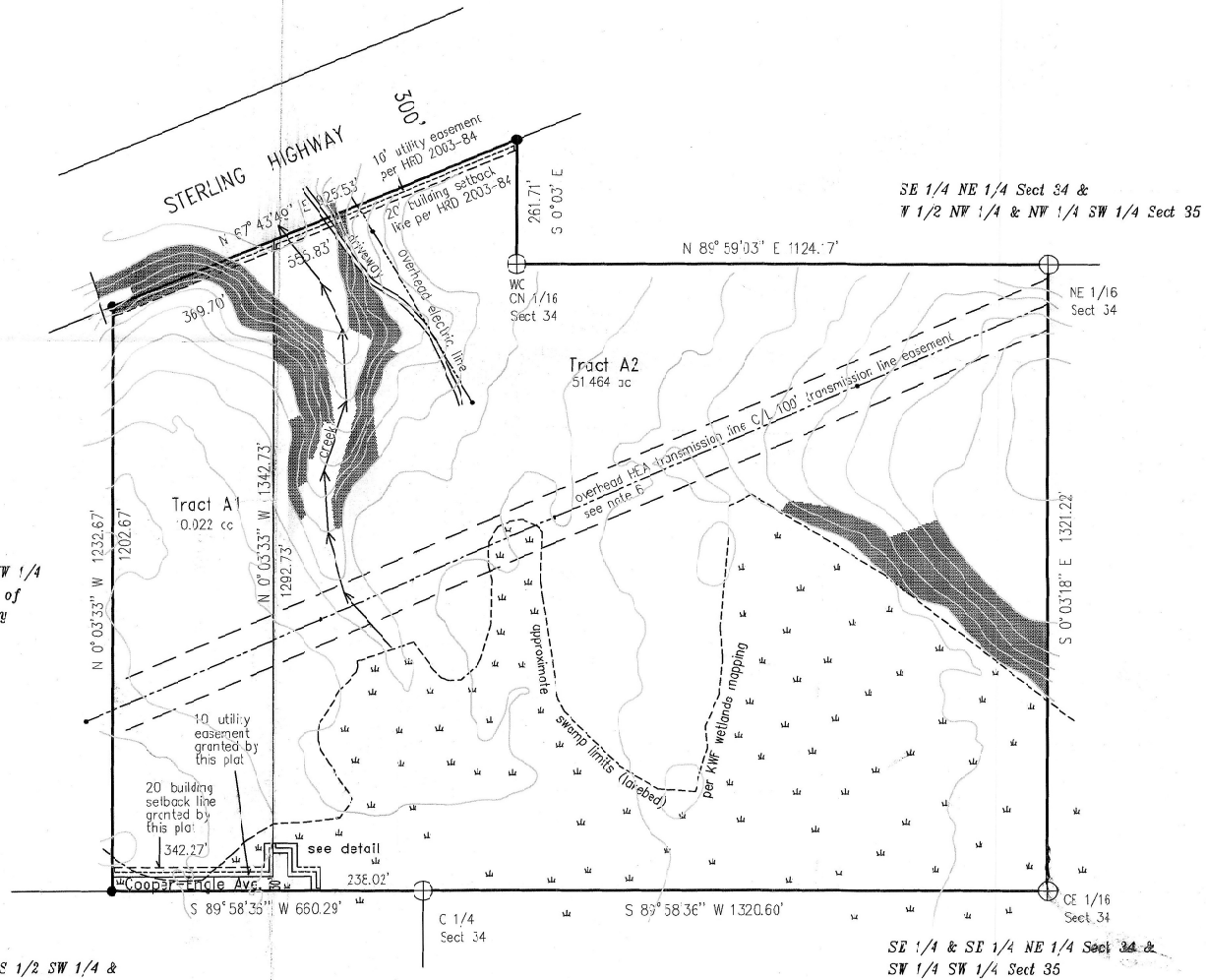
1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. No access to State maintained ROW's permitted unless approved by the State of Alaska Dept. of Transportation.
4. Sterling Highway ROW is as shown on State of Alaska Dept. of Transportation ROW Plan F-021-1(3) sheet 32 of 35.
5. Any person developing this property is responsible for obtaining all required local, state and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
6. The existing overhead electrical transmission line is the centerline of 100' wide electrical transmission line easement, including guys and anchors, granted by this plat. Construction of public roads shall be restricted to the outer 20' of one side or the other, but no both sides of the easement. Public roads or driveways crossing the easement shall be located as nearly perpendicular to the transmission line as reasonably possible. No portion of any road or driveway shall be closer than 25' to a transmission line pole/structure.
7. No excavation or fill within the easement is allowed without the express written permission of H.E.A.
7. Contour interval 5'. Shaded areas are grades over 25%.

DETAIL

1" = 100'



W 1/2 SE 1/4 NW 1/4
 Sect 34 lying S of
 Sterling Highway



KPB 2025-098