KENAI PENINSULA
Borough

Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 1/14/2026 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 lot into two lots.

KPB File No. 2026-003

Petitioner(s) / Land Owner(s): Dustin A. Norris of Kenai, 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, February 9, 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, February 6, 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).

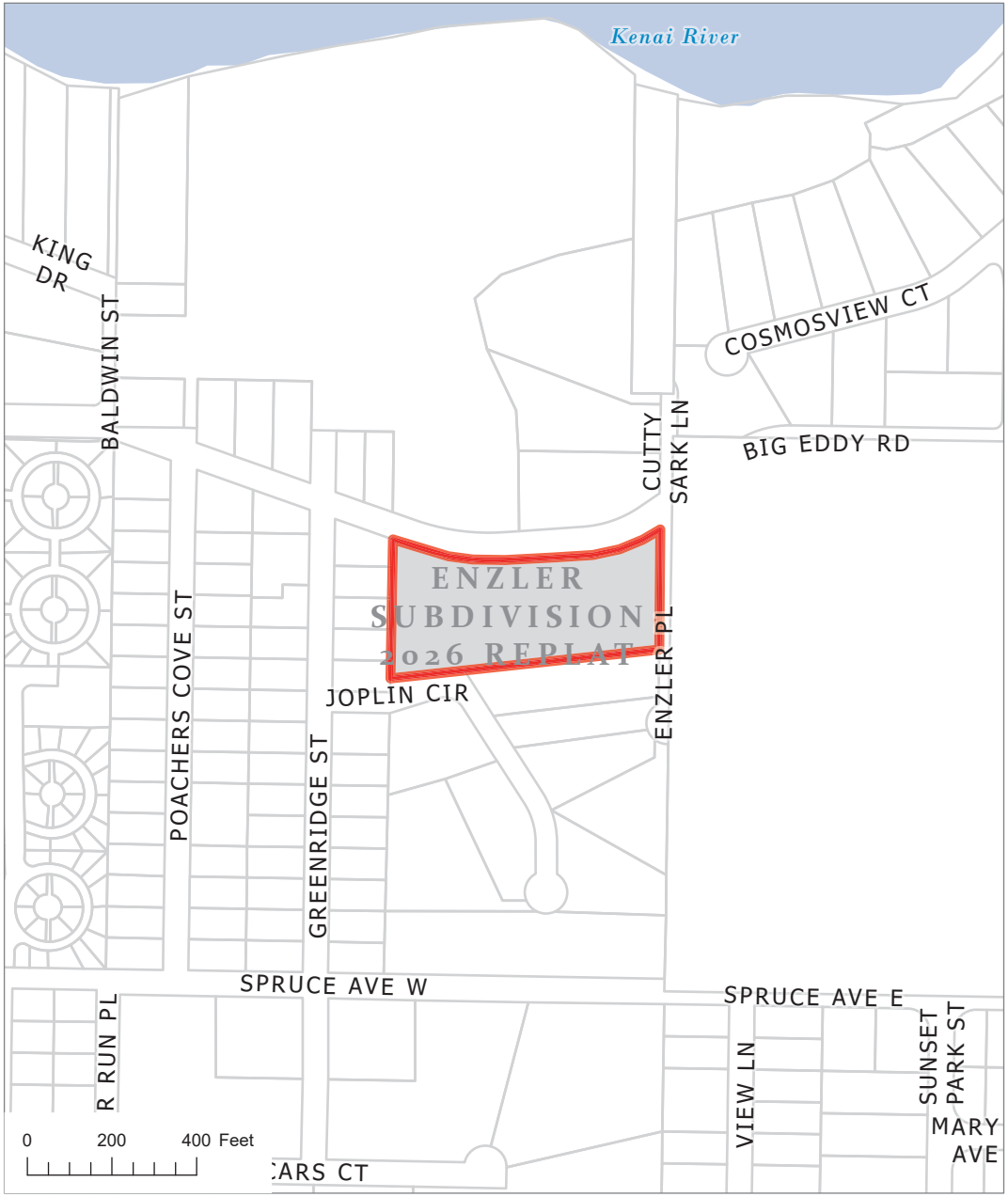
Mailed 1/20/2026

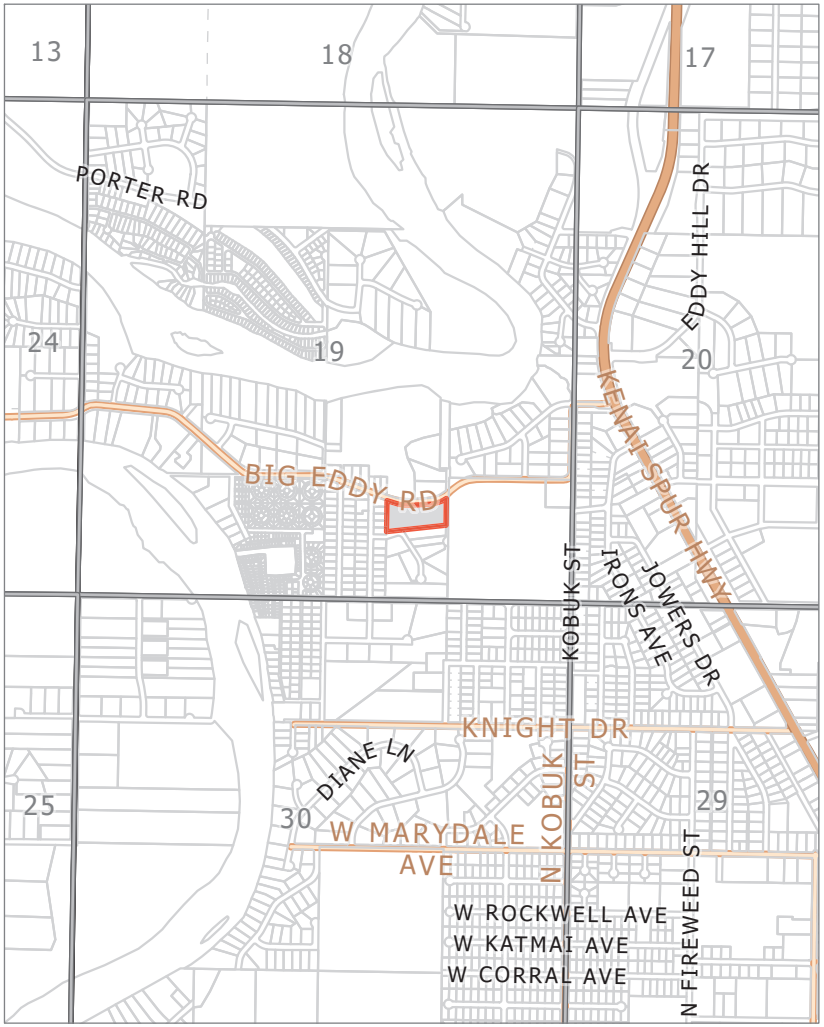
KENAI PENINSULA BOROUGH

Planning

Vicinity Map

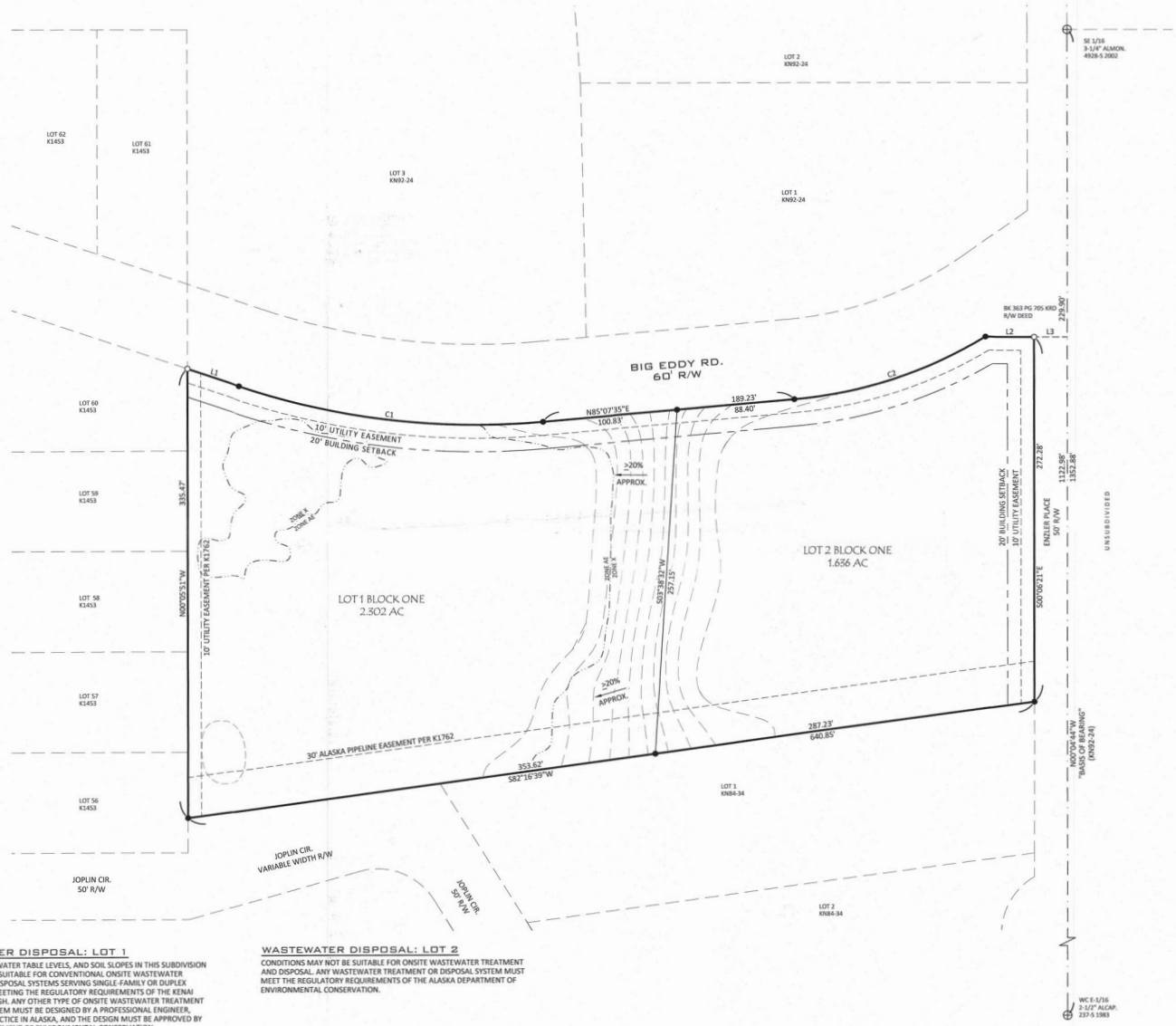
1/14/2026

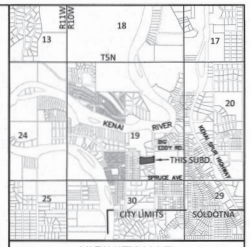




KPB File 2026-003
T05N R10W SEC19
Ridgeway

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





VICINITY MAP
Scale 1" = 2640'

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

DUSTIN A. NORRIS
507 PINE AVE
KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: DUSTIN A. NORRIS
ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF ____, 2026

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTES

1. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
2. BUILDING SET BACK- A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS 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 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. PER ENZLER SUBDIVISION (K1762) ALL RESIDENTIAL UNITS SHALL BE CONSTRUCTED OR PLACED ON THE PROPERTY IN SUCH A MANNER THAT THE FIRST FLOOR ELEVATION WILL BE NO LESS THAN TWO (2) FEET ABOVE FLOOD LEVEL.
6. FLOOD HAZARD NOTICE:
   - 6.1. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA 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 TITLE 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
   - 6.2. FLOOD ZONE: AE, X (SHOWN HEREON)
   - 6.3. MAP PANEL: 02122C-0240F
7. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
8. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. EXCEPTION TO KPB CODE 20.40.040(A)(1) - CONVENTIONAL ONSITE SOIL ABSORPTION SYSTEMS WAS GRANTED BY THE KENAI PENINSLA BOROUGH PLAT COMMITTEE AT THE MEETING OF _____, 2026.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 71°35'51" E	40.55'
L2	S 89°58'21" E	36.43'
L3	S 89°58'21" E	24.89'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	23°10'33"	570.00'	231.56'	117.40'	S 83° 14' 08" E	229.97'
C2	26°24'05"	330.00'	152.06'	77.41'	N 71° 55' 35" E	150.72'

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ○ FOUND 5/8" REBAR UNLESS NOTED
- ● SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- CONTOUR INTERVAL = 5'
- >20% APPROX. APPROXIMATE SLOPES OVER 20%
- FLOOD ZONE AE/X BOUNDARY PER FIRM 02122C0240F

Plat #
Rec Dist
Date _____ 20____
Time _____ M

STATE OF ALASKA 49TH
ANDREW HAMILTON
LS-21289
PROFESSIONAL LAND SURVEYOR

WASTEWATER DISPOSAL: LOT 1

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOT 2

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.

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.

AUTHORIZED OFFICIAL

KPB 2026-003

ENZLER SUBDIVISION 2026 REPLAT

REPLAT OF BLOCK ONE ENZLER SUBDIVISION (K1762)

OWNER:
DUSTIN A. NORRIS
507 PINE AVE, KENAI, AK 99611

3.938 AC. M/L SITUATED IN THE SE1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

McLANE Consulting Inc
ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK. 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECO.COM

		KPB File No.	2026-XXX
		Project No.	252024
Scale: 1" = 40'	Date : DEC 2025	BOOK: XX-XX	Drawn by : AHH