



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/31/2026 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 two lots into six lots and dedicate portions of Moran St and Quillback Drive.

KPB File No. 2026-031

Petitioner(s) / Land Owner(s): Kevin C and Heidi Jo Morrison 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, 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.

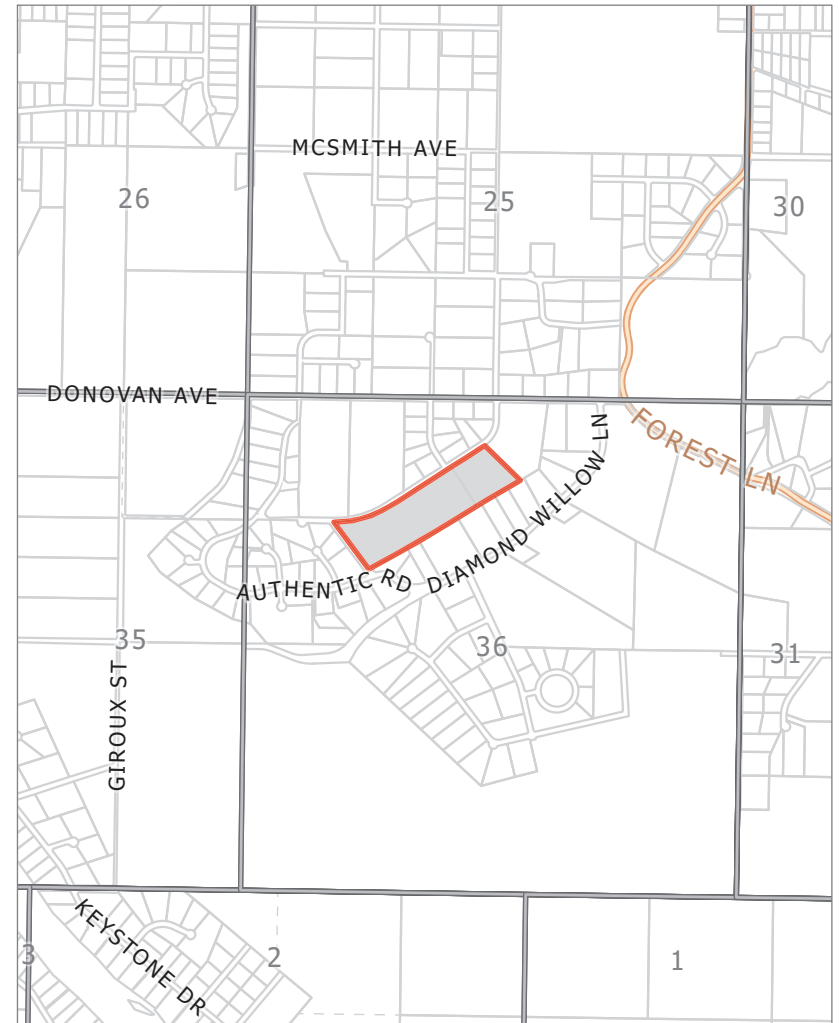
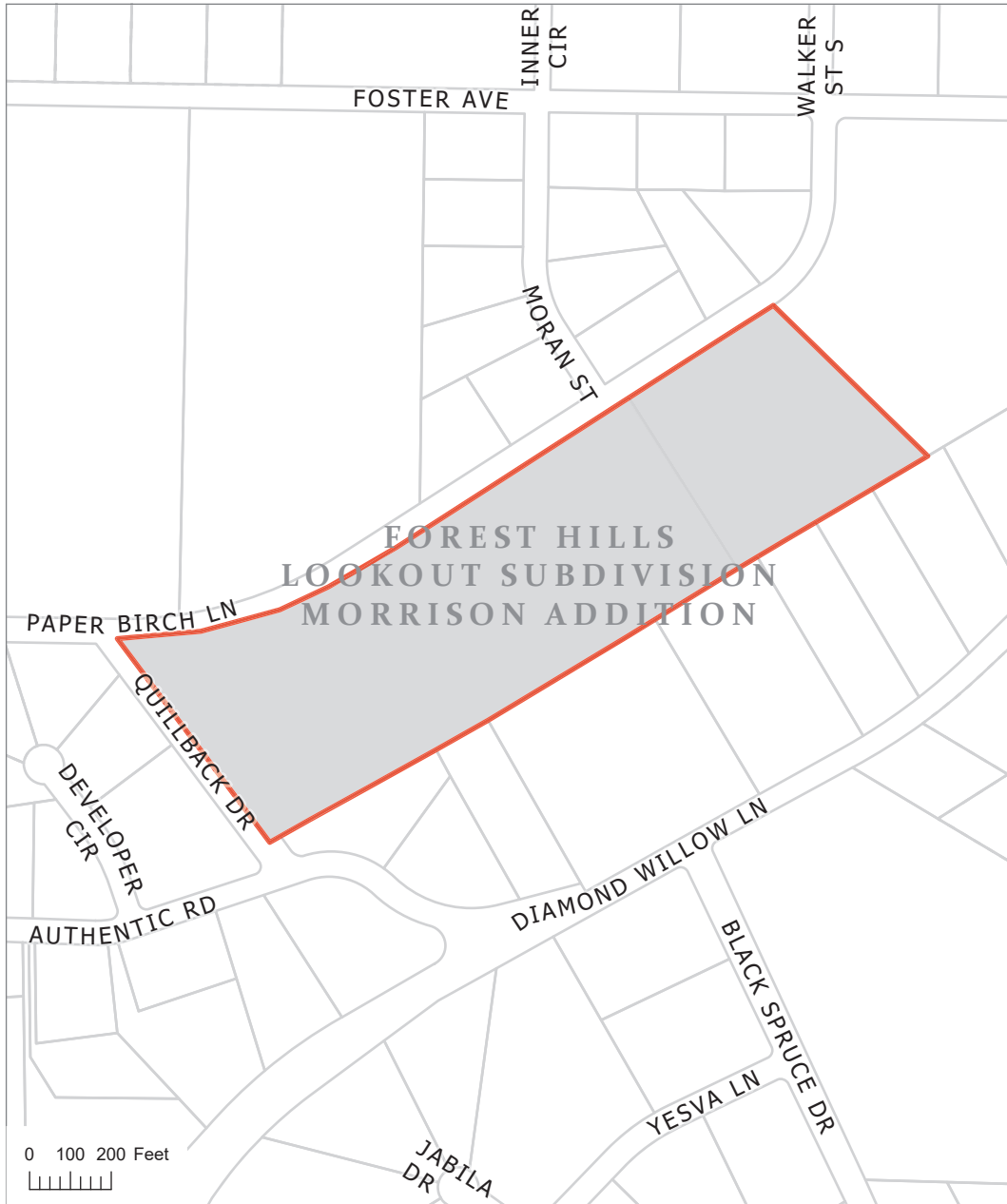
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 2026-031
T05N R10W SEC36
Sterling

Forest Hills Lookout Subdivision Morrison Addition Preliminary Plat

A subdivision of Lot 17B Forest Hills Lookout Subd Musgrove Addition (KRD 2011-61) & Lot 6 of Forest Hills Lookout Subd Amended (KRD 86-204).
Located in the NW1/4 Section 36, T5N R10W, S.M.
Kenai Recording District Kenai Peninsula Borough File

Prepared for
Kevin & Heidi Jo Morrison
1650 Pebble Beach Ct
Kenai, AK 99611

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99568
(907) 262-5772

SCALE 1" = 100'
20 March, 2026

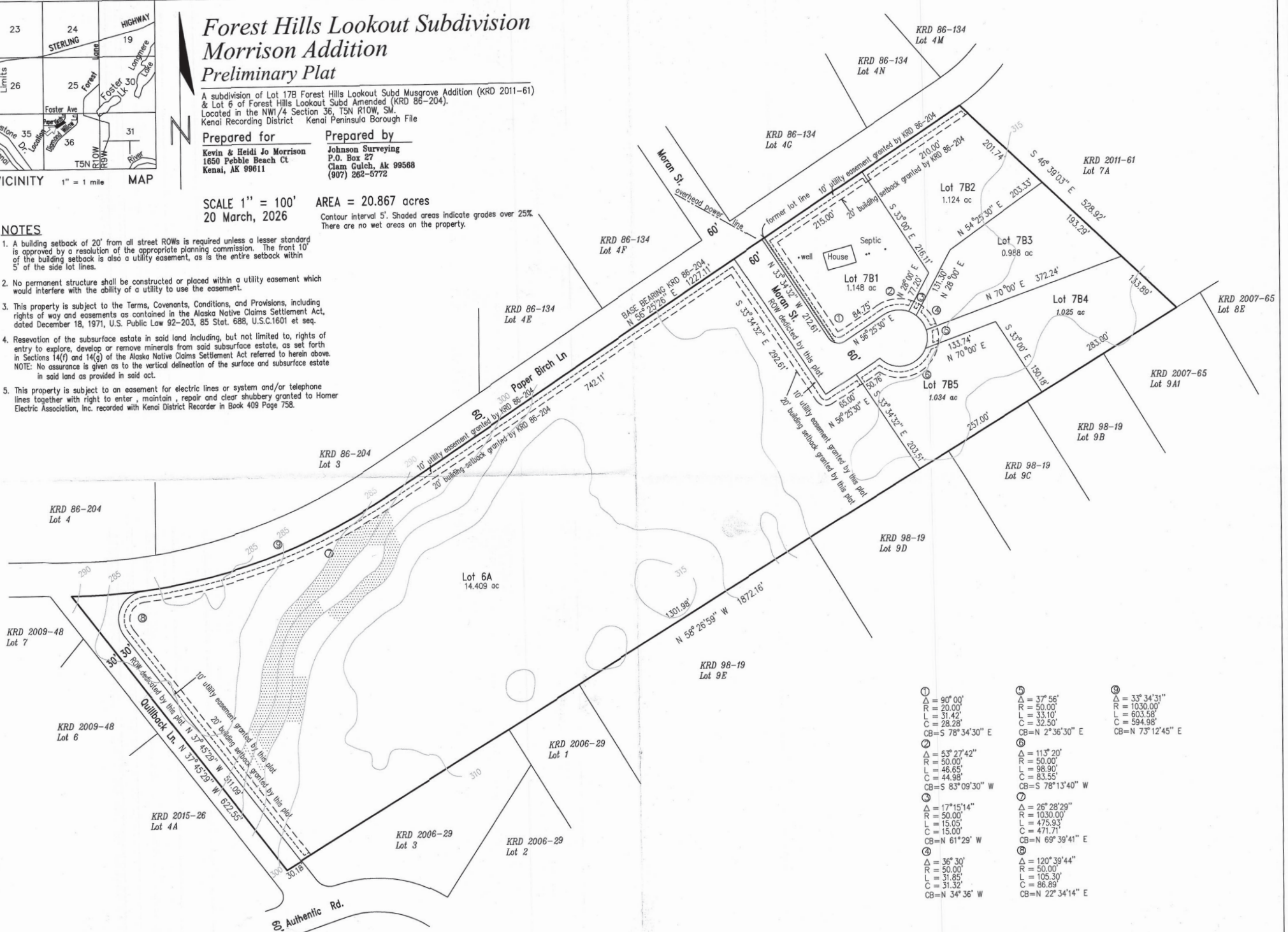
AREA = 20.867 acres
Contour interval 5'. Shaded areas indicate grades over 25%.
There are no wet areas on the property.



VICINITY 1" = 1 mile MAP

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' of the building setback is also a utility easement, as is the entire setback within 5' of the 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. This property is subject to the Terms, Covenants, Conditions, and Provisions, including rights of way and easements as contained in the Alaska Native Claims Settlement Act, dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688, U.S.C.1601 et seq.
4. Reversion of the subsurface estate in said land including, but not limited to, rights of entry to explore, develop or remove minerals from said subsurface estate, as set forth in Sections 14(f) and 14(g) of the Alaska Native Claims Settlement Act referred to herein above. NOTE: No assurance is given as to the vertical delineation of the surface and subsurface estate in said land as provided in said act.
5. This property is subject to an easement for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery granted to Homer Electric Association, Inc. recorded with Kenai District Recorder in Book 409 Page 758.



① Δ = 90° 00' R = 20.00' L = 31.42' C = 28.28' CB = S 78° 34' 30" E	② Δ = 53° 27' 42" R = 50.00' L = 46.65' C = 44.98' CB = S 83° 09' 30" W	③ Δ = 17° 15' 14" R = 50.00' L = 15.05' C = 15.00' CB = N 61° 29' W	④ Δ = 36° 30' R = 50.00' L = 31.85' C = 31.32' CB = N 34° 36' W	⑤ Δ = 37° 56' R = 50.00' L = 33.10' C = 32.50' CB = N 2° 36' 30" E	⑥ Δ = 113° 20' R = 50.00' L = 98.90' C = 83.55' CB = S 78° 13' 40" W	⑦ Δ = 26° 28' 29" R = 1030.00' L = 475.93' C = 471.71' CB = N 69° 39' 41" E	⑧ Δ = 120° 39' 44" R = 50.00' L = 105.30' C = 86.89' CB = N 22° 34' 14" E	⑨ Δ = 33° 34' 31" R = 1030.00' L = 603.58' C = 594.98' CB = N 73° 12' 45" E
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