



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/15/2025 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 three lots into two lots and finalize the vacation of associated right-of-way and utility easements.

KPB File No. 2025-097

Petitioner(s) / Land Owner(s): Scott W & Amy Brown and Jacqueline Pannell 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, December 8, 2025**, 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.

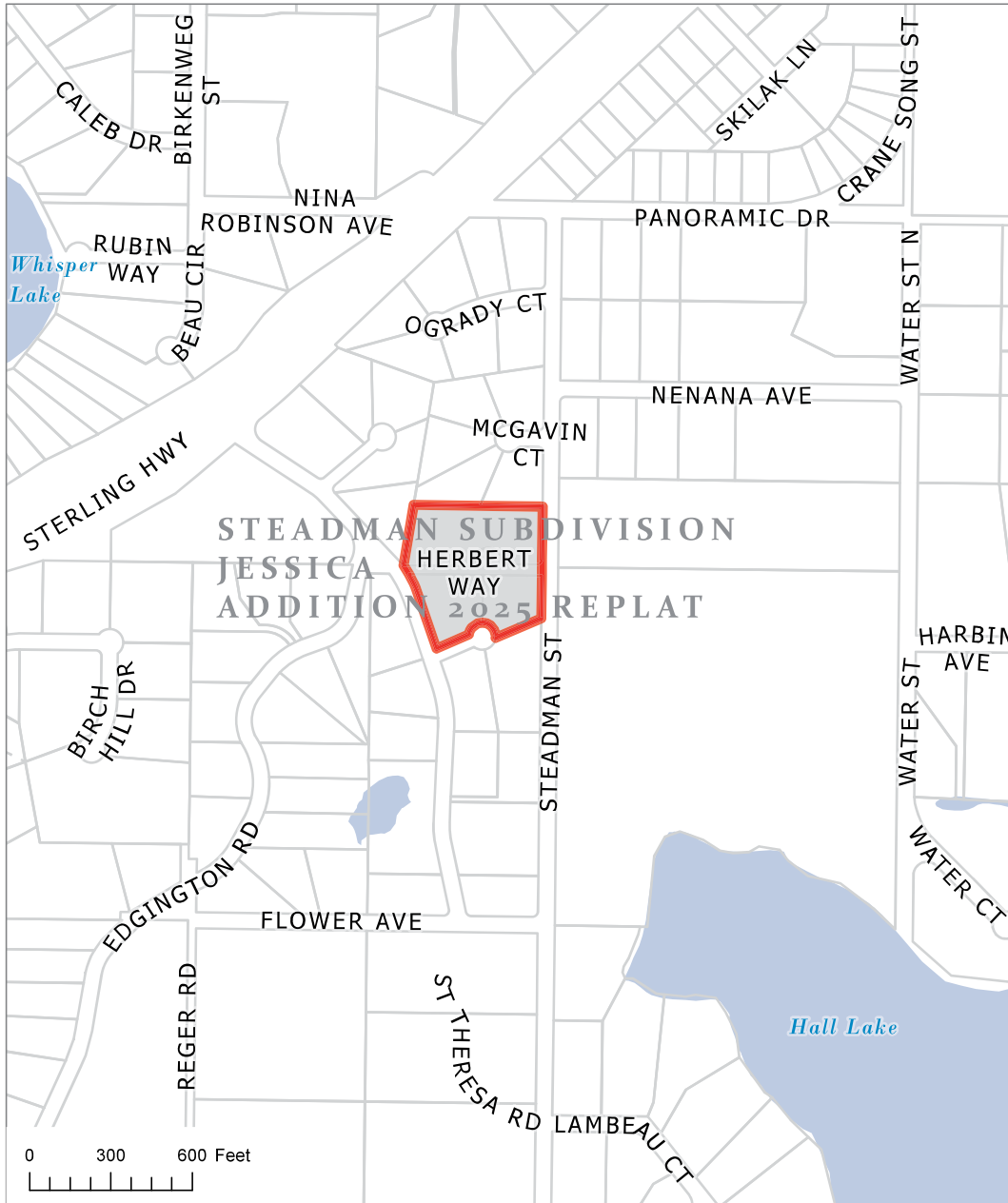
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, December 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

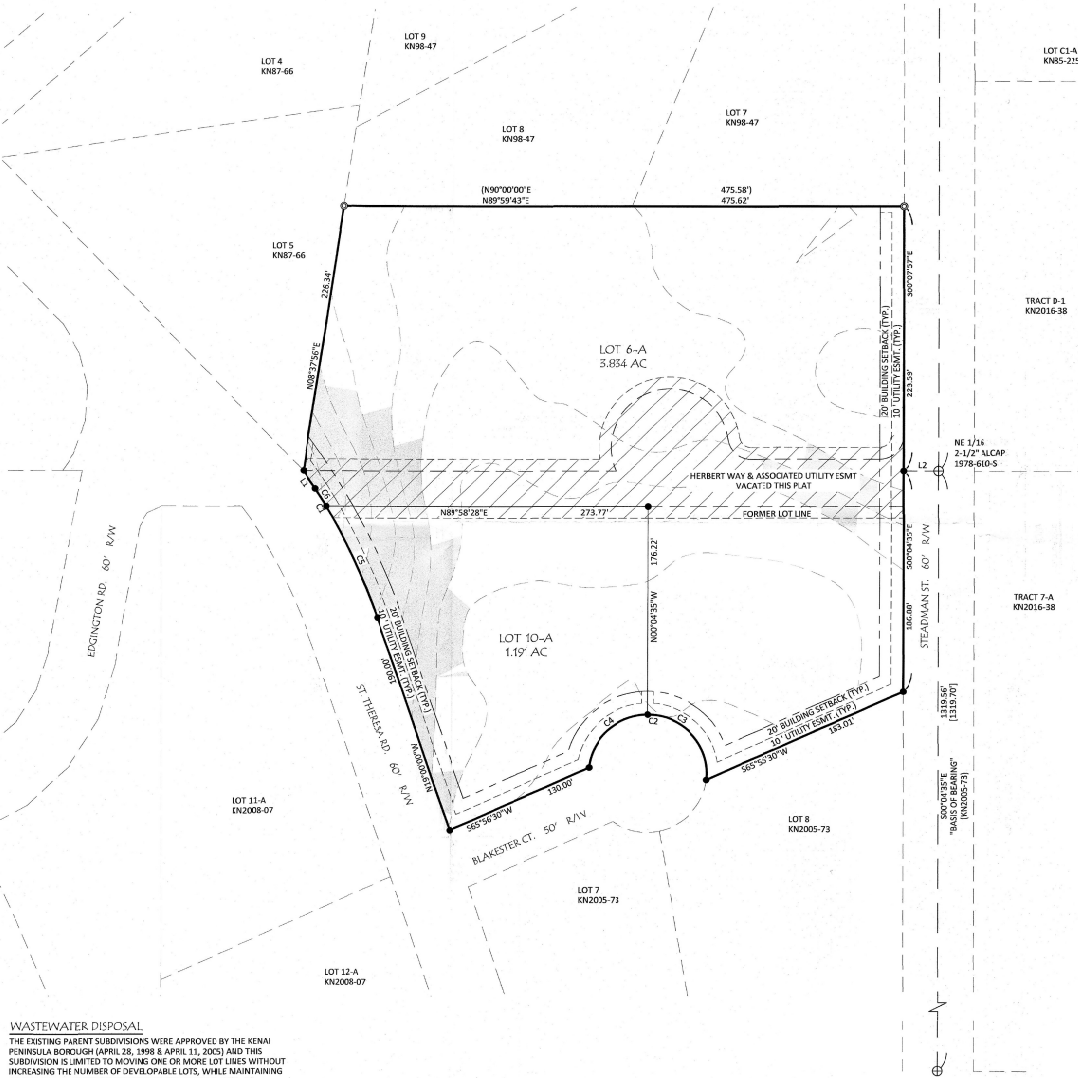
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 11/18/2025



KPB File 2025-097
T05N R09W SEC20
Sterling



WASTEWATER DISPOSAL
THE EXISTING PARENT SUBDIVISIONS WERE APPROVED BY THE KENAI PENINSULA BOROUGH (APRIL 26, 1998 & APRIL 11, 2005) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20.040(A)(4)(A), FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 20.030(1)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 5/8" REBAR w/ 2" ALCAP IS-5152
 - SETS 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAI IS-211269
 - CONTOUR INTERVAL = 5'
 - SLOPES GREATER THAN 20%

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.

SCOTT W. BROWN, OWNER LOT 6 LAKE VIEW TERRACE #1 PHASE 2 (KN98-47) & LOT 1 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73)
38252 BLAKESTER CT.
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

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.

JACQUELINE PINNELL, OWNER LOT 10 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73)
38272 BLAKESTER CT.
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.
MY COMMISSION EXPIRES: _____

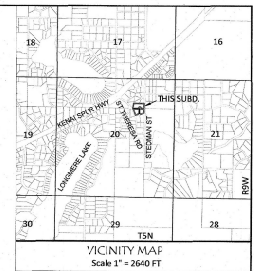
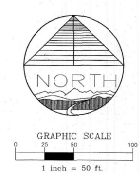
NOTARY PUBLIC FOR THE STATE OF ALASKA

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	13°49'03"	504.90'	121.38'	61.18'	N 29° 56' 32" W
C2	179°09'40"	50.00'	157.08'	5376413.53	N 84° 03' 33" W
C3	96°00'58"	50.00'	83.79'	55.55'	N 42° 04' 09" W
C4	83°58'48"	50.00'	73.29'	45.00'	S 47° 55' 58" W
C5	11°48'54"	504.90'	104.12'	52.24'	N 24° 54' 27" W
C6	2°00'09"	504.90'	17.45'	8.82'	N 31° 48' 59" W

LINE TABLE		
LINE #	Bearing	DISTANCE
L1	N 84° 03' 33" W	18.30'
L2	N 89° 58' 27" E	30.00'

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2025.

AUTHORIZED OFFICIAL



RECORD PLAT REFERENCE
() = STEADMAN SUBDIVISION JESSICA ADDITION - KN2005-73
[] = LAKE VIEW TERRACE #3 PHASE - KN98-47

NOTES

- 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.
- 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.
- 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.
- ALL BOUNDARY MONUMENTS OF RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN REMONUMENTED IN ACCORDANCE WITH KPB 20.63.200(D).
- THIS PLAT MAY BE SUBJECT TO:
S.1. A BLANKET EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION RECORDED AUGUST 4, 1961 IN BOOK 7 PAGE 32 KRD.
S.2. RESTRICTIVE COVENANTS RECORDED SEPTEMBER 22, 1998 IN BOOK 540 PAGE 843 ORD. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 21.44080(E).

Plat #
Res. Dist. _____
Date _____
Time _____



STEADMAN SUBDIVISION JESSICA ADDITION 2025 REPLAT
REPLAT OF LOT 9 & 10 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73) & LOT 6 LAKE VIEW TERRACE #3 PHASE 2 (KN98-47) & THE VACATION OF HERBERT WAY WITH THE ASSOCIATED UTILITY EASEMENTS

SCOTT W. BROWN, OWNER
38252 BLAKESTER CT., SOLDOTNA, AK 99669
JACQUELINE PINNELL, OWNER
38272 BLAKESTER CT., SOLDOTNA, AK 99669

5.024 AC. M/L SITUATED IN THE 1/2 OF SECTION 20 TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	THE ENGINEERING - TESTING SURVEYING - MAPPING FIDELITY 408 SOLDOTNA, AK 99669 PHONE (907) 283-0219 FAX (907) 283-0265 WWW.MCLANECOS.COM	KPS File No.	2025-097V
		Project No.	252013

Scale 1" = 50' Date: MAY 2025 FB: 25-07 Drawn by: BGE

KPB 2025-097