



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/14/2026 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 parcel into two parcels.

KPB File No. 2026-080

Petitioner(s) / Land Owner(s): William Francalangia of Kasilof, 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 10, 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.

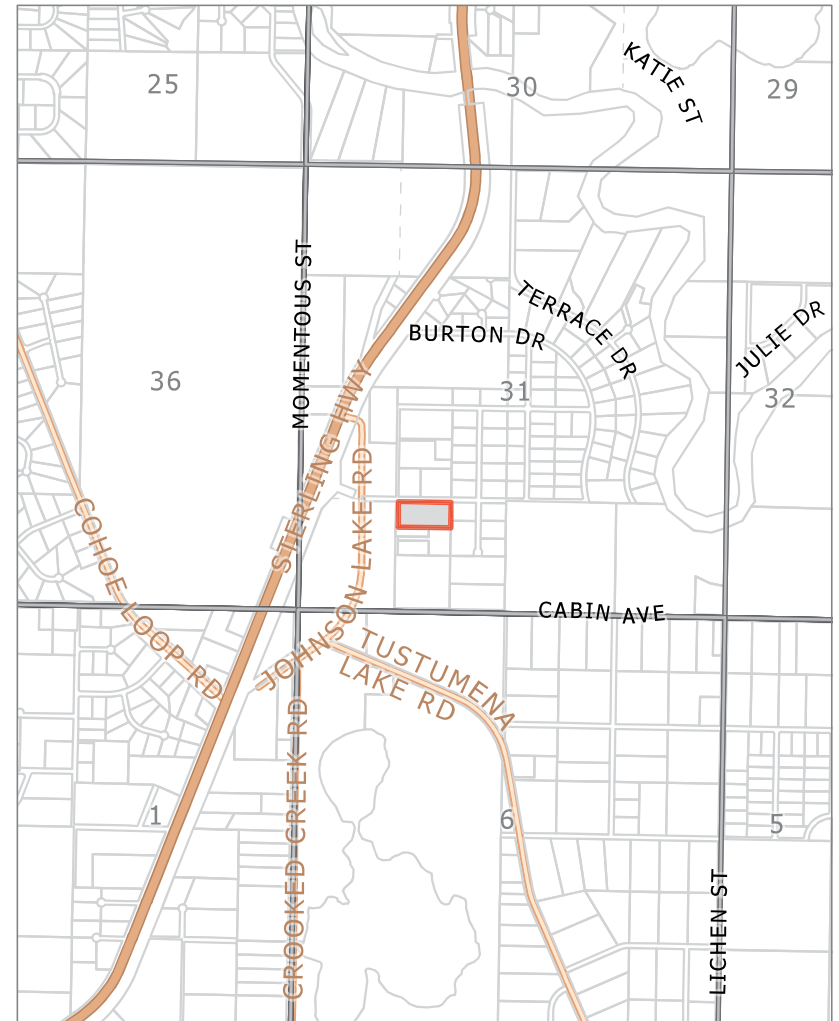
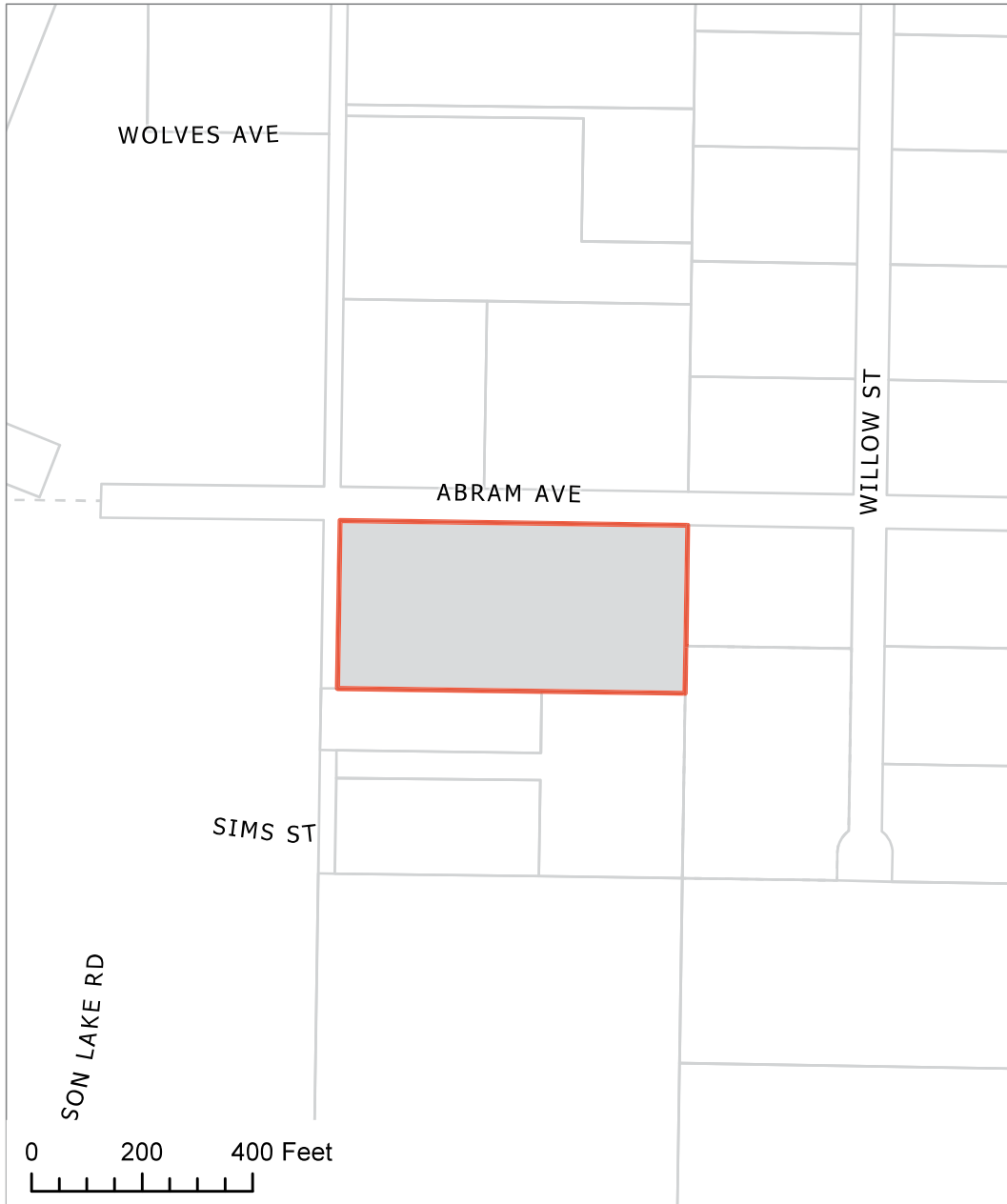
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, August 7, 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 7/24/2026



KPB File 2026-080
T 03N R11W SEC 31
Cohoe

UNSUBDIVIDED

LOT 4A
KN 84-208LOT 4B
KN 84-208LOT 15
KN 78-24

ABRAM AVENUE

BASIS OF BEARING PER (R3) N89°45'35"E 1319.64'(M) (1320.30')(R4)

50' RIGHT-OF-WAY

660.02'

10' UTILITY EASEMENT 314.92'

(N89°45'35"E 630.14')(R1)
(N89°45'35"E 629.85')(M)(Q4)

314.74'

20' BUILDING SETBACK

LOT 5A
2.171 ACRESLOT 5B
2.171 ACRESLOT 16
KN 78-24508'10" E
(500'00" E 300.42')(R1)S89°47'25"W 629.66'(M)(Q4)
(S89°46'20"W 630.11')(R1)LOT 2
KN 98-72LOT 17A
KN 2025-21

DEED PARCEL

N

40' 20' 0' 40'
1" = 40'

REFERENCES

- (R1) KASLOF RIVER HEIGHTS PLAT 77-70, KENAI RECORDING DISTRICT
(R2) ALASKA STATE LAND SURVEY NO. 78-151, PLAT 81-24, KENAI RECORDING DISTRICT
(R3) KASLOF RIVER HEIGHTS LONG ADDITION, PLAT 84-208, KENAI RECORDING DISTRICT

PLAT APPROVAL

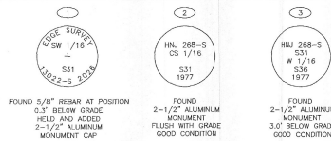
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 10, 2026.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	S20°14'22"E	36.00'
L2	S89°49'52"W	36.00'

MONUMENT SUMMARY



NOTES

- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET ADJOINING RIGHT-OF-WAYS SHALL BE DESIGNATED AS 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.
- THIS SUBDIVISION IS SUBJECT TO A ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION WITH NO DEFINED LOCATION, RECORDED ON APRIL 29, 1963 IN MISC. VOLUME 5, PAGE 138, KENAI RECORDING DISTRICT.
- WASTEWATER DISPOSAL: 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. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

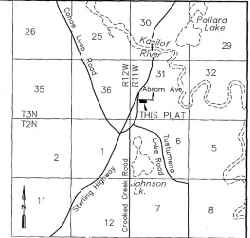
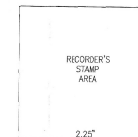
ENGINEER JCE/SE NUMBER DATE

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT
- 5/8" REBAR - NO CAP
- SET PROPERTY CORNER
- 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- (M) MEASURED
- (CA) OVER-ALL
- (R#) RECORD DATA, SEE REFERENCE

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WILLIAM FRANCELANGIA
PO BOX 411
KASLOF, ALASKA 99610

NOTARY'S ACKNOWLEDGEMENT

FOR: WILLIAM FRANCELANGIA
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES _____



KPB FILE NO. 2026-XXX

KASLOF RIVER HEIGHTS
WILL DEBEEST ADDITION

A SUBDIVISION OF
LOT 5
KASLOF RIVER HEIGHTS
PLAT NO. 77-70
KENAI RECORDING DISTRICT

LOCATED WITHIN
SW1/4 SECTION 31, T3N, R11W S.M.
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
WILLIAM FRANCELANGIA
PO BOX 411
KASLOF, ALASKA 99610

CONTAINING 4.341 ACRES



8000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5090 Fax (907) 344-7794
AEO# 1392 edgesurvey.net

DRAWN BY: JH DATE: 07/13/2026 PROJECT: 26-554
CHECKED BY: MA SCALE: 1" = 40' SHEET: 1 OF 1

KPB 2026-080

PRELIMINARY PLAT