



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/19/2025 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 seventeen parcels.

KPB File No. 2025-145

Petitioner(s) / Land Owner(s): Dan L France III 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, May 11, 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.

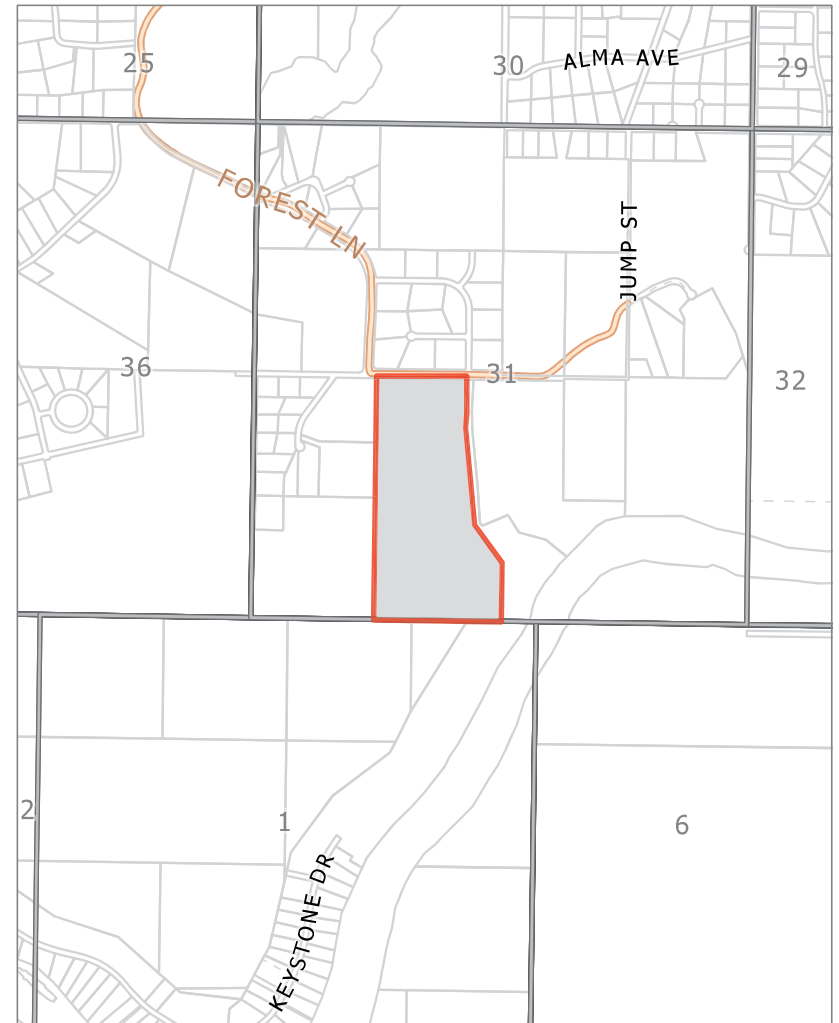
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, May 8, 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 4/21/2026



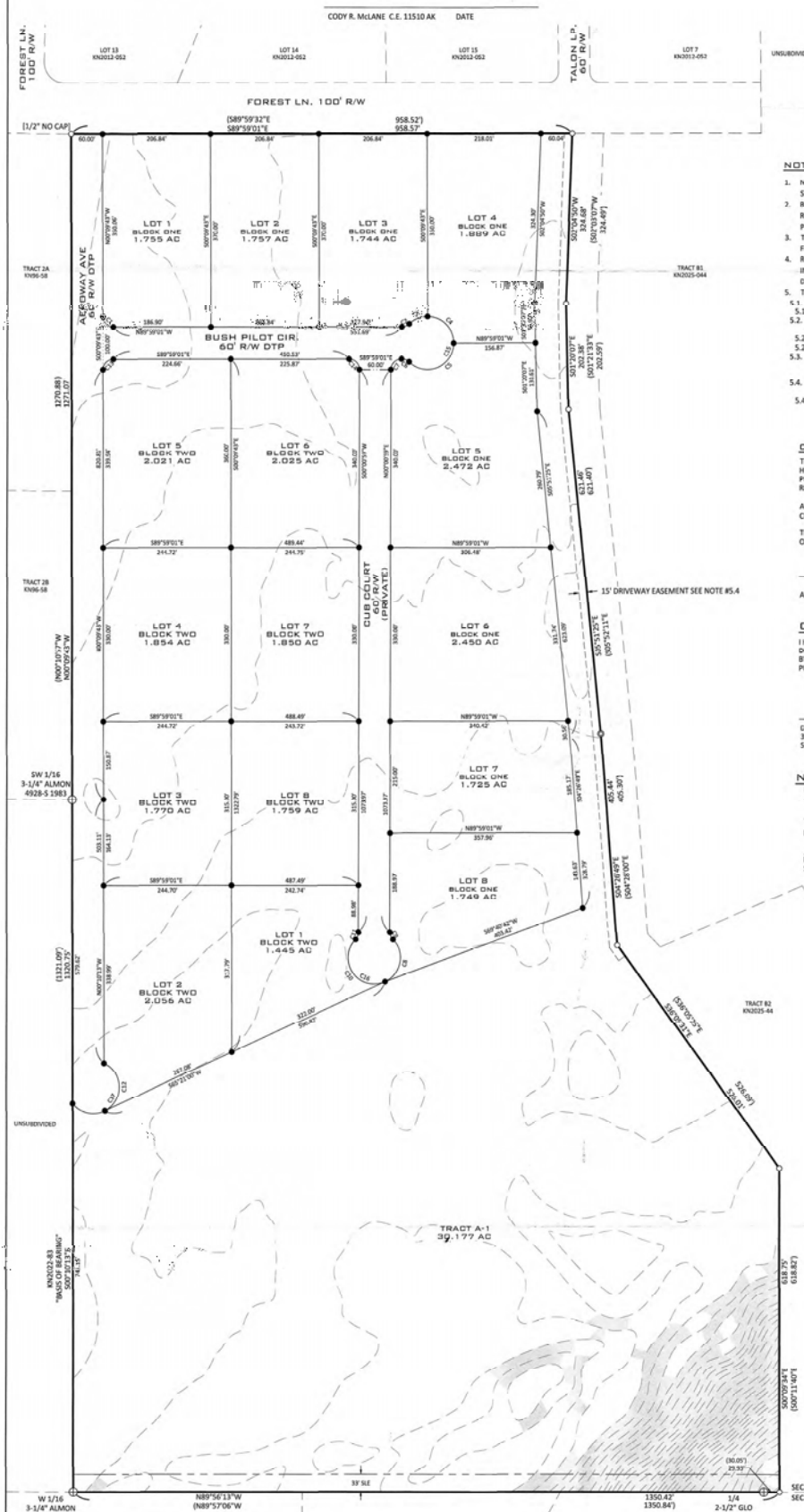
KPB File 2025-145  
T05N R09W SEC31  
Sterling

**WASTEWATER DISPOSAL TRACT A-1**

THIS LOT IS AT LEAST 200,000 SQUARE FEET IN SIZE AND MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM 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.

**WASTEWATER DISPOSAL: LOTS 1-8 BLOCK ONE & TWO**

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.



- NOTES:**
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
  - BUILDING SETBACK - A BUILDING SETBACK OF 30 FEET IS REQUIRED FROM ALL DEDICATED STREET 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 THE 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE DEPARTMENT PER KRS 14.06.
  - THIS PLAT MAY BE AFFECTED BY THE FOLLOWING:
    - A BENEFIT RIGHT OF WAY EASEMENT GRANTED TO UPSTREAM ELECTRIC ASSOCIATION, INC.
      - RECORDED: JULY 10, 1961 - MUSIC BOOK 7 PAGE 13, KRD.
      - A RIGHT OF WAY EASEMENT GRANTED TO THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, FOR ROAD CONSTRUCTION PURPOSES.
        - RECORDED: APRIL 28, 1962 - MUSIC BOOK 7 PAGE 338
        - AFFECTS: E1/2 OF SW1/4 SECTION 31, TOWNSHIP 5 NORTH, RANGE 9 WEST, S.M.
      - THE EFFECT OF ANY EASEMENT FOR COMMON USE OF DRIVEWAY, PRIVATE DRIVE/STREET, ELECTRICITY AND WELL, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED IN STATUTORY WARRANTY DEEDS ON JANUARY 31, 2007, 2007-001132-0, KRD.
      - RECIPROCAL DRIVEWAY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN DAN, L. FRANCE III AND ALAN R. CRANE AND JO ANN CRANE.
        - RECORDED: FEBRUARY 28, 2023, SERIAL NUMBER 2023-001233-0, KRD - SHOWN HEREON.

**CERTIFICATE OF ACCEPTANCE - KPB**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF KENAI PENINSULA BOROUGH FOR PUBLIC USES AND PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

- AEROWAY AVE 60' R/W
  - CUB COURT 60' R/W
- THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

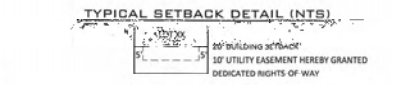
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THE PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DAN L. FRANCE III, OWNER  
39550 FOREST LN.  
SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: DAN L. FRANCE III  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR w/ RED PLASTIC CAP LS-14488
  - FOUND 5/8" REBAR w/ YELLOW PLASTIC CAP LS-8859 UNLESS NOTED
  - SET 5/8" x 30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
  - CONTOUR INTERVAL = 5'
  - SLOPES GREATER THAN 20%
  - ( ) RECORDED DATA PER KN2022-83
  - SLE SECTION LINE EASEMENT



**CRANE-FRANCE SUBDIVISION ADDITION**  
N.J. 1  
A SUBDIVISION OF TRACT A CRANE-FRANCE SUBDIVISION (KN2022-083)

OWNER:  
DAN L. FRANCE III  
39550 FOREST LN., SOLDOTNA, AK 99669

65,780 AC - SITUATED IN THE SW1/4 & SE1/4 SECTION 31, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT, ALASKA.

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_ 2025.

ENGINEERING - TESTING  
SUBDIVISION - MAPPING  
P.O. BOX 498  
SOLDOTNA, AK 99669  
VOICE: (907) 284-2244  
FAX: (907) 283-5065  
WWW.MCLANECO.COM

KPB File No. 2025-XXX  
Project No. 252014

Scale: 1" = 100' Date: AUG. 2025 BOOK: 25-07 Drawn by: AHH

**KPB 2025-145**