



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/29/2026 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 tract into two tracts.

KPB File No. 2026-056

Petitioner(s) / Land Owner(s): Ronald W Wilson of Hope, 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, June 22, 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.

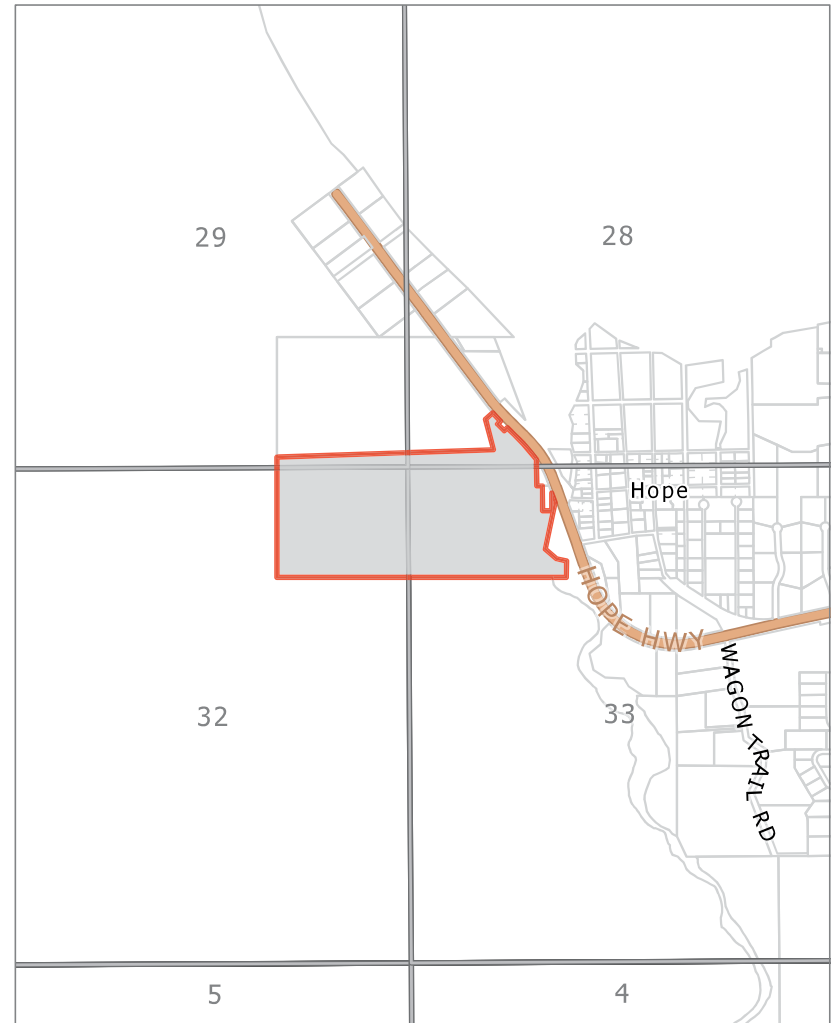
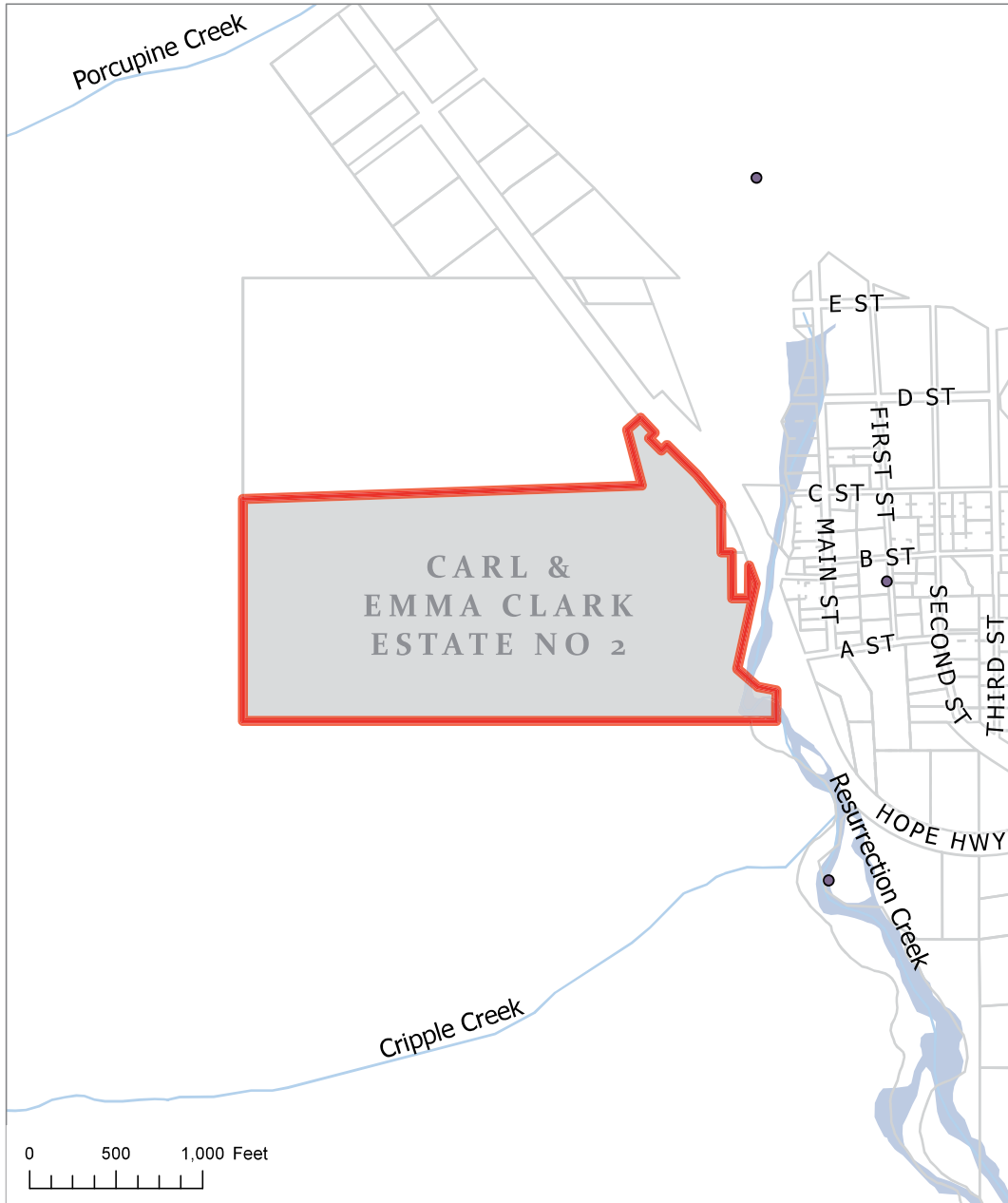
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, June 19, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

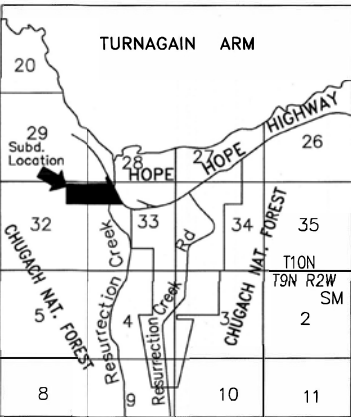
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 6/2/2026



KPB File 2026-056
T10N R02W SEC28, 32 & 33
Hope



VICINITY 1" = 1 mile MAP

Carl & Emma Clark Estate #2 Preliminary Plat

A subdivision Tract B Carl & Emma Clark Estate, SWD 2001-8.
 Located in the SW1/4 Section 28, NE1/4 Section 32, &
 NW1/4 Section 33, T10N R2W, SM, Hope, Alaska.
 Seward Recording District Kenai Peninsula Borough

Prepared for

Ronald W. Wilson
 P.O. Box 124
 Hope, AK 99805

Prepared by

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

SCALE 1" = 200' AREA = 88.275 acres 11 May, 2026

LEGEND

- ⊗ -1990 USDA 3 1/2" brass cap monument, found.
- ⊕ - 2 1/2" alcap monument, 7328-S, 2001, found.
- -1/2" rebar with plastic cap, 7328-S, found.
- -1/2" x 48" rebar with plastic cap, set.
- ⚡ -indicates swamp.

FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as Flood Hazard Area District as of the date this plat is filed with the District Recorders Office. Prior to development, the Kenai Peninsula Borough Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. A survey to determine the elevation of the property may be required prior to construction. The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 020012 Panel 1125 suffix A. FLOODWAY NOTICE: Portions of this subdivision are within the Floodway. Pursuant to KPB Chapter 21.06, (including fill) in the floodway is prohibited unless certification by an Engineer or Architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence

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' adjoining ROWs is also a utility easement, extending to 20' within 5' of 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. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. No direct access to State maintained ROWs permitted unless approved by State of Alaska Dept. of Transportation.
5. Hope Highway ROW is as shown on State ROW Plat FH-14--(1).
6. Lots in this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Area of this subdivision within the Resurrection Creek floodway is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
8. Subdivision topography slopes upward toward the west, some slopes around 15%. The area rising from Resurrection Creek between approximate base & top steep hill shown may have slopes over 25%.

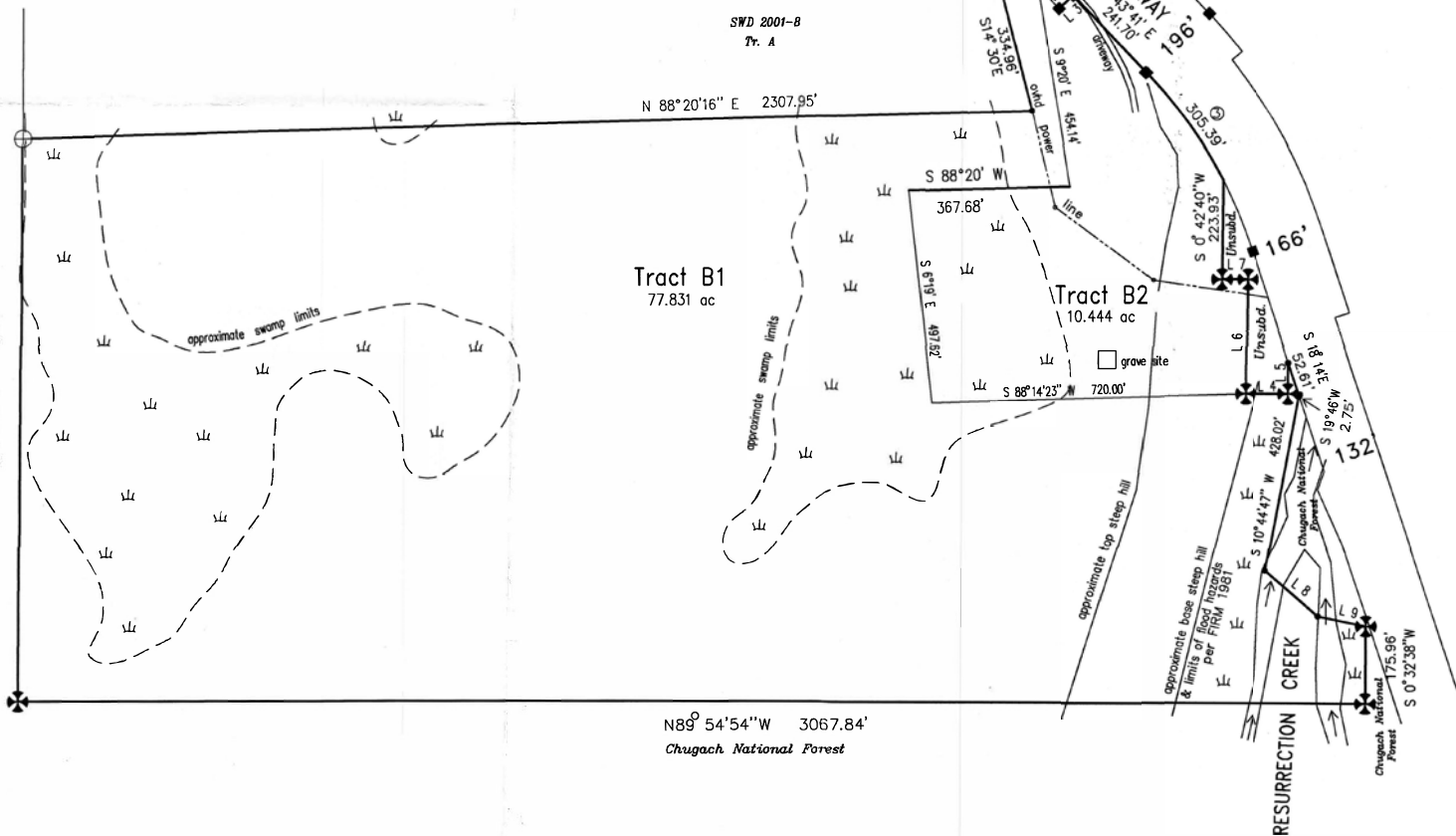
CURVES

- ① Δ = 1° 48' 48"
 R = 1975.84'
 L = 62.53'
 C = 62.53'
 CB = S44° 58' E
- ② Δ = 0° 48' 12"
 R = 2019.84'
 L = 28.32'
 C = 28.32'
 CB = S43° 17' E
- ③ Δ = 16° 12' 10"
 R = 1079.62'
 L = 305.39'
 C = 304.37'
 CB = S35° 35' E

Lines

- L 1 S 47° 07' 12" W 44.00'
- L 2 S 43° 41' E 73.22'
- L 3 N 46° 19' E 44.00'
- L 4 N 89° 53' 10" E 98.15'
- L 5 N 0° 26' 22" E 67.32'
- L 6 S 0° 36' 48" W 262.48'
- L 7 S 89° 57' 41" E 59.69'
- L 8 S 49° 09' 24" E 158.82'
- L 9 S 78° 29' 02" E 111.37'

Chugach National Forest
 BASE BEARING SWD 2001-8
 N 0° 16' 23" E 1281.73'



WASTEWATER DISPOSAL

KPB 20.40.030
 These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

KPB 2026-056