



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

Public notice is hereby given that a preliminary plat was received on 7/24/2026 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 seven parcels and dedicate thirty feet to Ashley Avenue.

KPB File No. 2026-089

Petitioner(s) / Land Owner(s): Michael A. Huston of Eagle River, 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 24, 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.

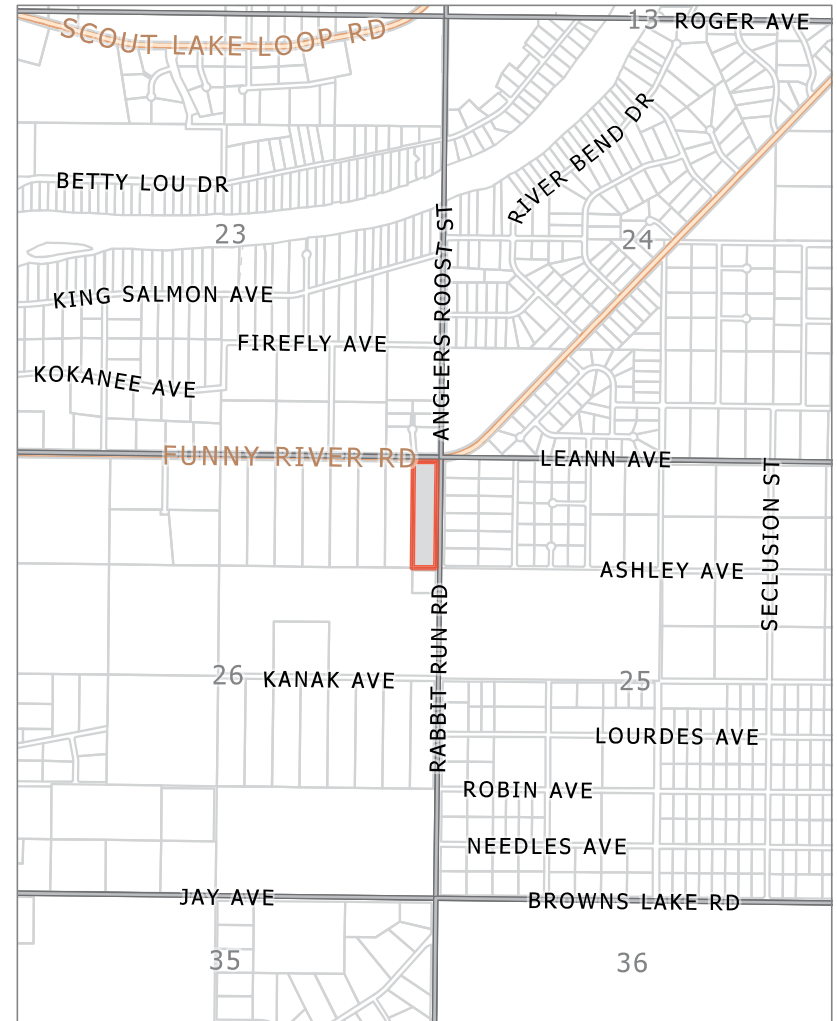
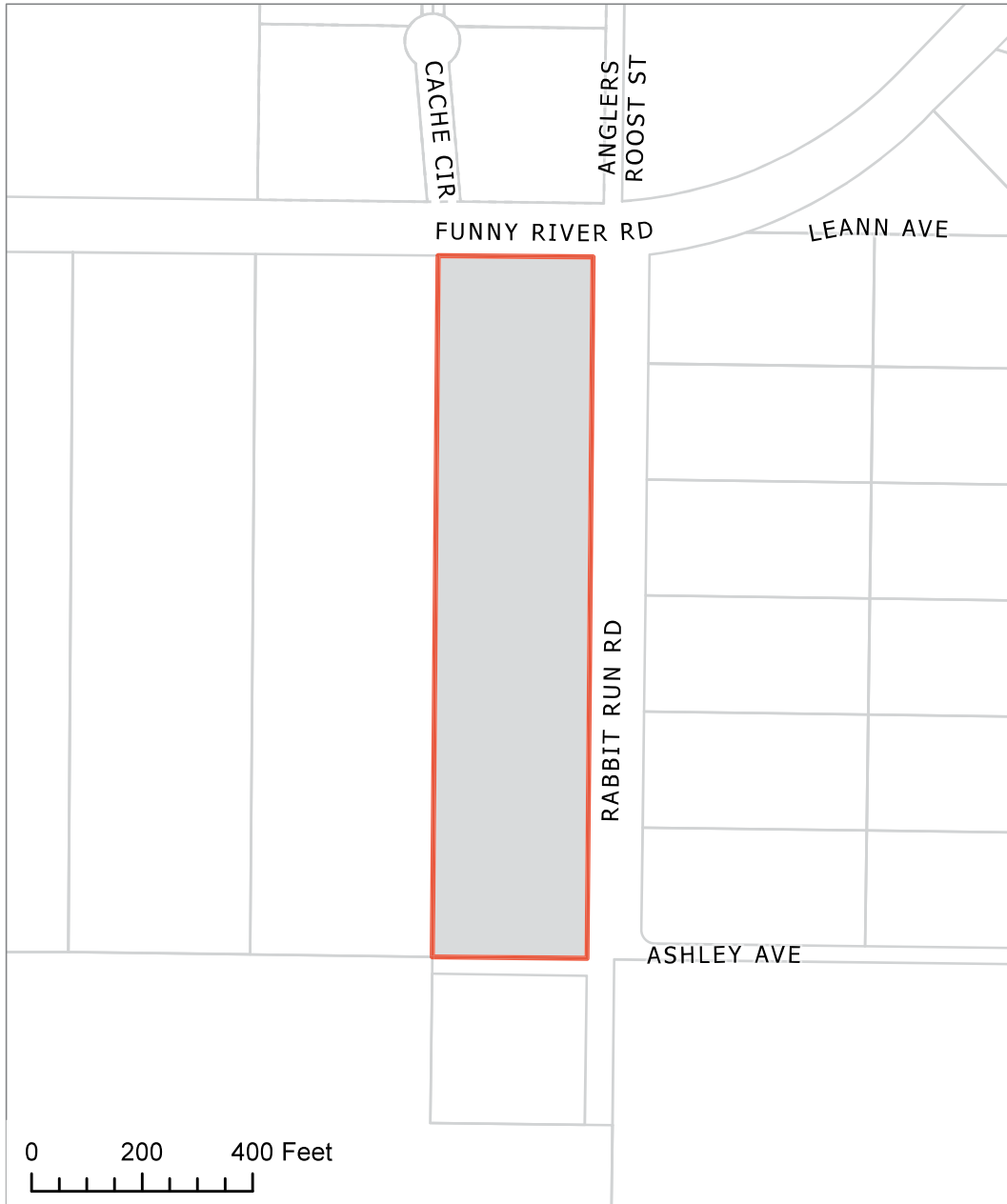
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](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, August 21, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

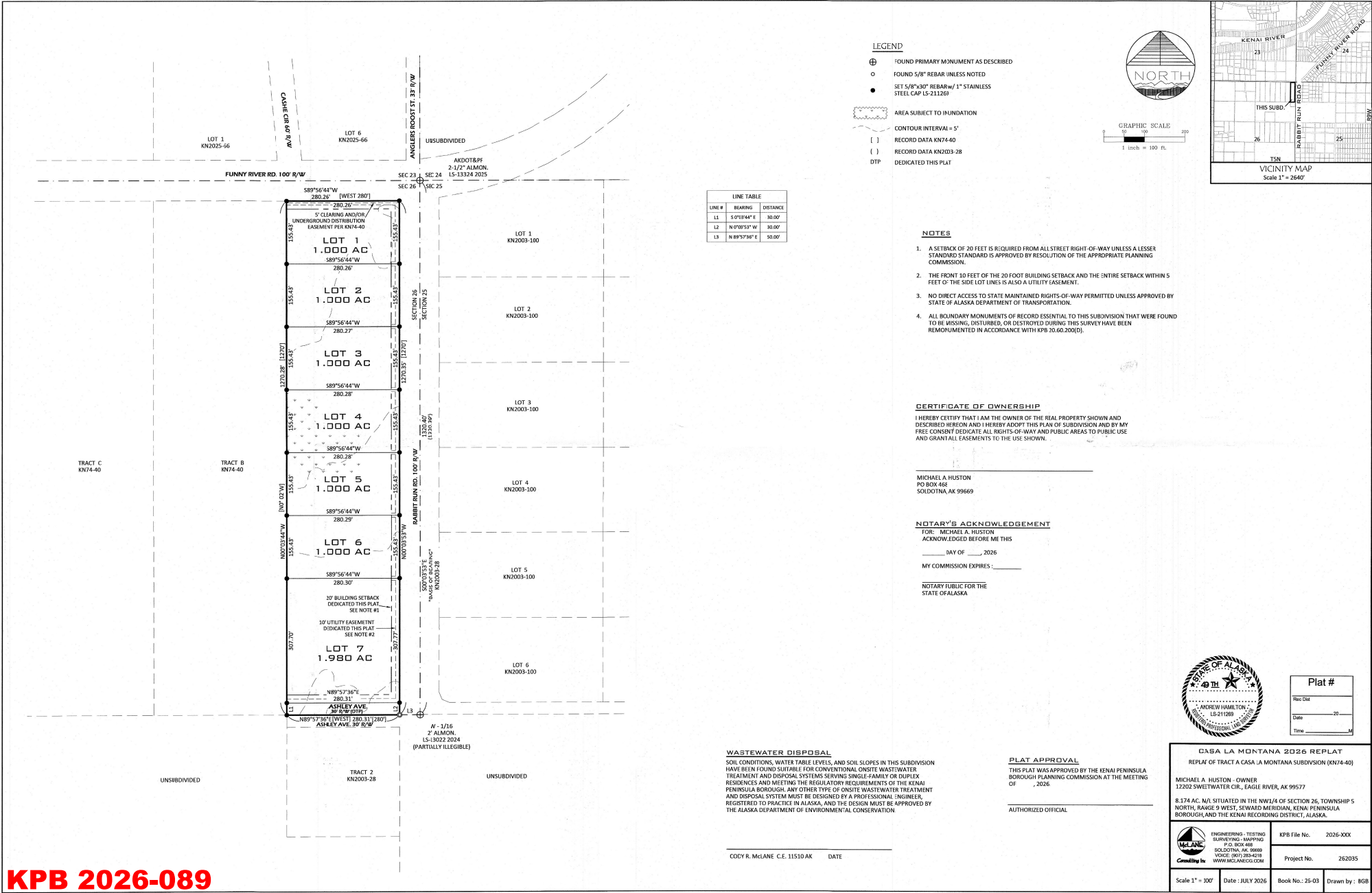
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 8/6/2026

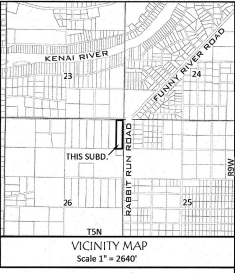


KPB File 2026-089  
T 05N R09W SEC 26  
Funny River



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP LS-211200
- AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 5'
- [ ] RECORD DATA KN74-40
- [ ] RECORD DATA KN2003-28
- DTP DEDICATED THIS PLAT



**Plat #**

Rec. Dist. \_\_\_\_\_

Date \_\_\_\_\_ 20\_\_

Time \_\_\_\_\_

**CASA LA MONTANA 2026 REPLAT**  
REPLAT OF TRACT A CASA LA MONTANA SUBDIVISION (KN74-40)

MICHAEL A. HUSTON - OWNER  
12202 SWEETWATER CR., EAGLE RIVER, AK 99577

8.374 AC, N/4 SITUATED IN THE NW1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 9 WEST, Seward Meridian, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

|                                                                                                                                                                                                                                   |                  |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------|
| <br>ENGINEERING • TESTING<br>SURVEYING • MAPPING<br>P.O. BOX 468<br>SOLDOTNA, AK 99609<br>VOICE: (907) 263-4218<br>WWW.MCLANEENGINEERING.COM | KPB File No.     | 2026-XXX                       |
|                                                                                                                                                                                                                                   | Project No.      | 262035                         |
| Scale 1" = 200'                                                                                                                                                                                                                   | Date : JULY 2026 | Book No.: 25-03 Drawn by : BSB |