



NOTICE OF PROPOSED UTILITY EASEMENT VACATION

Notice is hereby given that an application to vacate a utility easement in the Happy Valley area was received on 10/20/2025 by the Planning Department of the Kenai Peninsula Borough.

In accordance with Chapter 20 of the Borough Code of Ordinances, all owners of properties within a 300-foot radius must be notified of the proposed vacation. According to Borough records, you are an owner of property within that radius or you are an affected party.

Request / Affected Property: Vacates a 10' wide utility easement along the eastern lot line of Lot 1A and associated 10' wide utility easement along the western lot line of Lot 1B

KPB File No. 2025-128V

Petitioner(s)/ Land owner(s): Andrew Matthews & Katie Schollenberg Matthews of Ninilchik, AK.

Purpose as stated in petition: This petition to vacate the utility easement is going along with a proposed replat that would vacate lot lines that this easement follows. The owners would like to be able to freely use their entire lot. Alternate utility easements are in place along all four sides of the property..

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, November 17, 2025** commencing at **7:30 p.m.**, 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>.

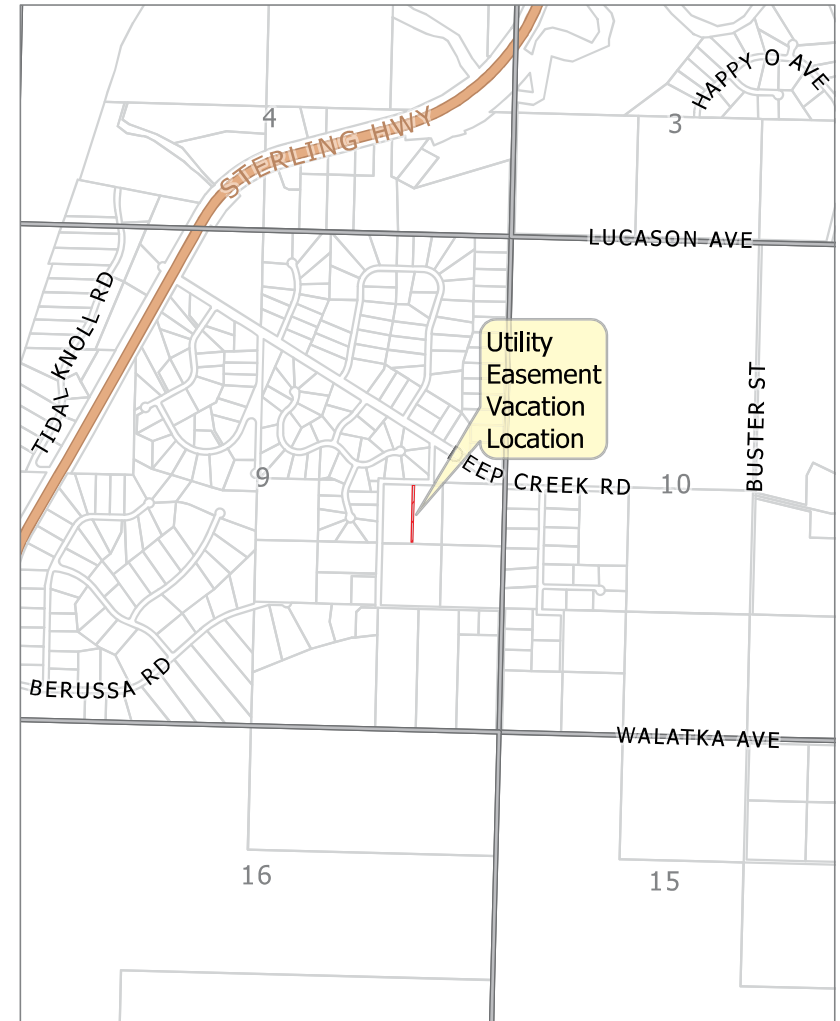
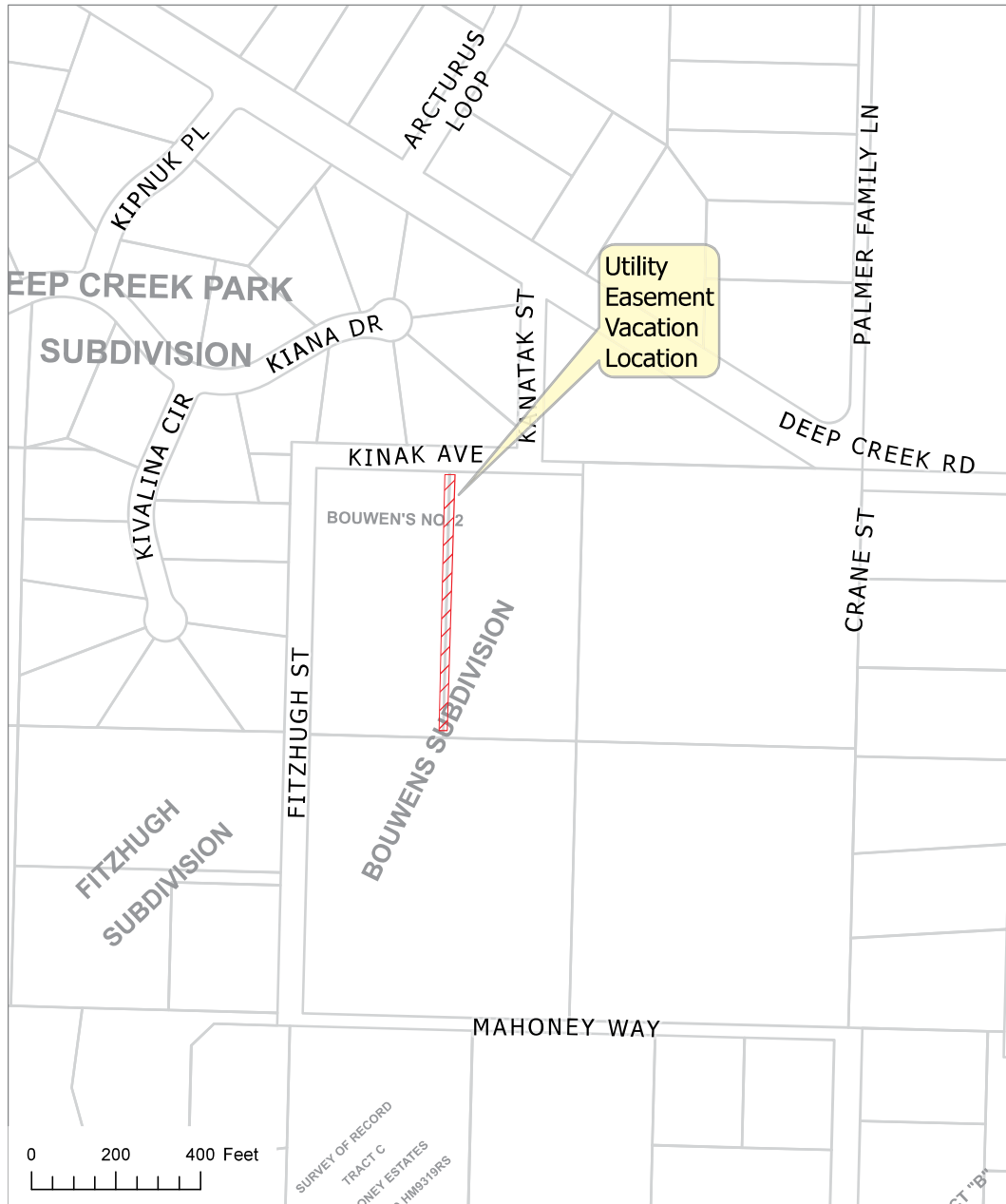
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, November 14, 2025**. The

deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

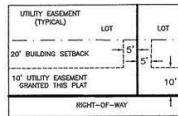
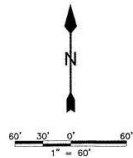
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 the Kenai Peninsula Borough).

Mailed 10/27/2025



KPB File 2025-128V
T 02S R 14W SEC 09
Happy Valley



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
5. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.05 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANELS 02122C-1815E AND 02122C-1820E, EFFECTIVE 10/20/2016 FOR INFORMATION ON FLOODPLAIN ZONES D.
6. KPB GIS DATA SHOWS THERE ARE NO STEEP SLOPES, WETLANDS OR ANADROMOUS WATERS.
7. DIMENSIONS SHOWN ARE RECORD PER HM96-B.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 5/8" REBAR
- RECORD 2" AL-CAP BY 610-S, 1984
- RECORD 2 1/4" AL-CAP BY 4725-S, 1995
- TO SET RPC ON 5/8" X 30" REBAR BY LS14488

WASTEWATER DISPOSAL

LOT 1A-1: TBD

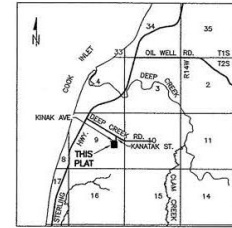
LOT 1B-1: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL

DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ANDREW MATTHEWS, OWNER LOT 1B
P.O. BOX 39148
NINILCHIK, AK 99639

KATIE SCHOLLENBERG MATTHEWS, OWNER LOT 1B
P.O. BOX 39148
NINILCHIK, AK 99639

PATRICK S. WELLS, OWNER LOT 1A
2230 SW 104TH ST
SEATTLE, WA 98146

NOTARY ACKNOWLEDGMENT

FOR: ANDREW MATTHEWS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: KATIE SCHOLLENBERG MATTHEWS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: PATRICK S. WELLS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC

10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

PLAT OF

BOUWENS SUBDIVISION NO. 3

A SUBDIVISION OF

LOTS 1A & 1B, BOUWENS SUBDIVISION NO. 2, HM96-B

LOCATED WITHIN

THE SE 1/4 SEC. 8, T2S, R14W, S.M.,
HOMER RECORDING DISTRICT, KENAI
PENINSULA BOROUGH, ALASKA
CONTAINING 9.106 ACRES

OWNERS: ANDREW MATTHEWS
P.O. BOX 39148
NINILCHIK, AK 99639
KATIE SCHOLLENBERG MATTHEWS
P.O. BOX 39148
NINILCHIK, AK 99639

PATRICK S. WELLS
2230 SW 104TH ST
SEATTLE, WA 98146

SCALE: 1" = 60'

DATE: JULY 29, 2025

DRAWN: BLT

CHECKED: JLS

SHEET: 1 OF 1

KPB 2025-128V