



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/18/2026 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. 2026-050

Petitioner(s) / Land Owner(s): Terry and Deborah Russ of Kenai, 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 8, 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.

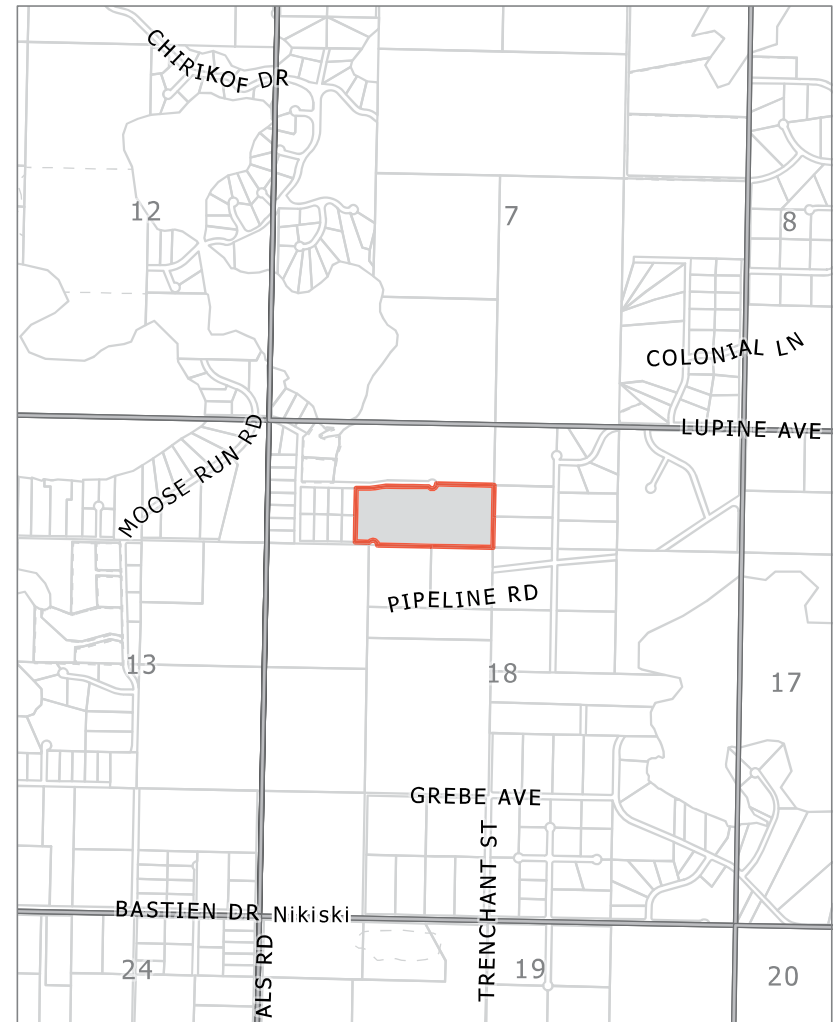
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 5, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

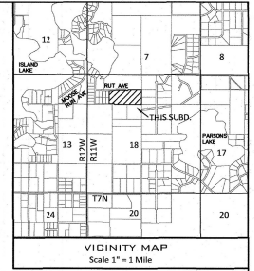
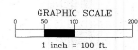
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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).

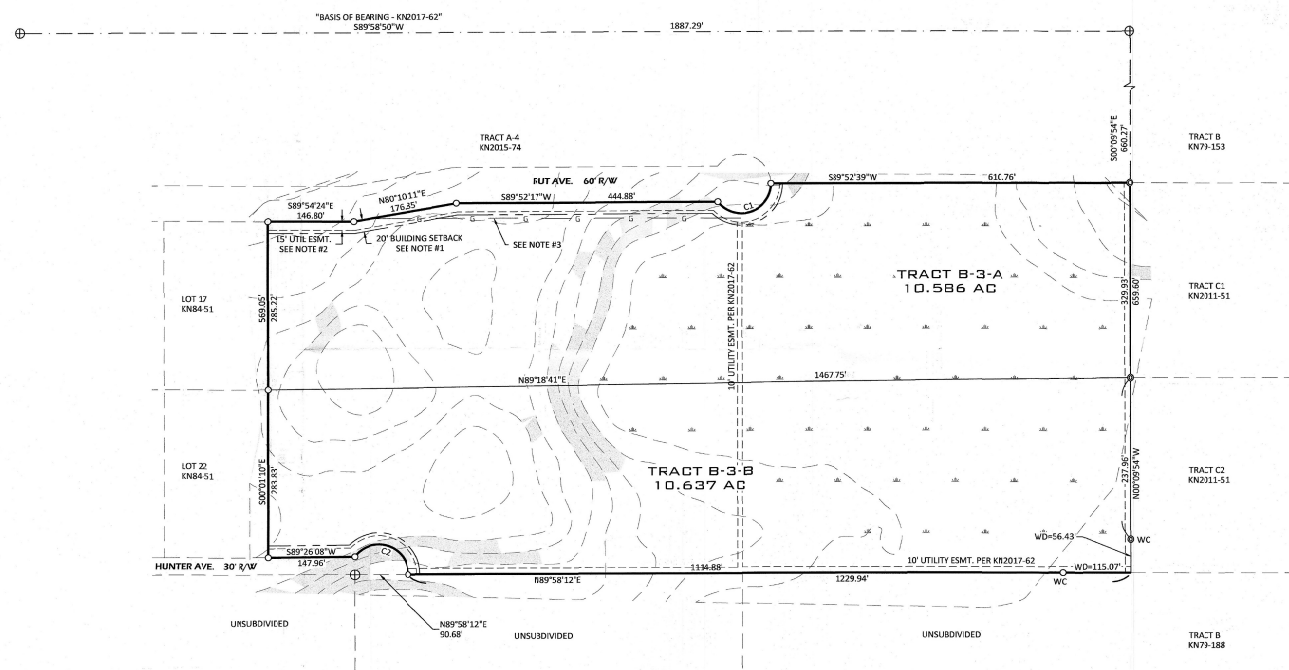
Mailed 5/19/2026



KPB File 2026-050
T07N R11W SEC18
Nikiski



VICINITY MAP
Scale 1" = 1 Mile



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.
- FRONT 11 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY IS ALSO 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.
- A 10 FOOT WIDE NATURAL GAS EASEMENT IS CENTERED ON THE EXISTING GAS LINE, PER PLAT NO. 2015-74 KRD AS WELL AS RIGHT OF WAY EASEMENT RECORDED UNDER SERIAL NO. 2017-022535-0 KRD ON JUNE 6, 2017. THE APPROXIMATE LOCATION OF THE GAS LINE IS SHOWN ON THIS PLAT PER KN2017-62.
- 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.
- AN EXCEPTION TO KPB 20.30170 - BLOCK LENGTH - WAS GRANTED AT THE KPB PLAT COMMITTEE MEETING ON JULY 3, 2015 FOR MOOSE RUN ESTATES 2015 ADDITION. THE EXCEPTION IS CARRIED FORWARD FOR THIS PLATTING ACTION.
- THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JUNE 9, 1964, BOOK 10 PAGE 177 KRD, BLANKET EASEMENT.
 - COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS RECORDED JANUARY 25, 1967, BOOK 104 PAGE 238, KRL.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-211269
- DEPRESSION PER IWF WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	149°51'31"	50.00'	135.26'	151.82'	N 71° 12' 48" E	96.98'
C2	149°35'51"	50.00'	137.07'	161.59'	N 71° 07' 31" W	95.53'

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS
51715 RUT AVE, KENAI, AK 99611

TERRY RUSS AKA TERRY L RUSS
51715 RUT AVE, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: TERRY RUSS AKA TERRY L RUSS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

WASTEWATER DISPOSAL
THESE LOTS ARE AT LEAST 300,000 SQUARE FEET OR NOMINALLY 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Plat #
Rec. Dist. _____
Date _____ 20____
Time _____



MOOSE RUN ESTATES 2026 ADDITION
A REPLAT OF TRACT B-3 MOOSE RUN ESTATES 2017 ADDITION (KN2117-62)

OWNER:
DEBORAH RUSS AKA DEBBIE RUSS AKA DEBBIE L RUSS
TERRY RUSS AKA TERRY L RUSS
51715 RUT AVE, KENAI, AK 99611
21,224 AC, N/2 SITUATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 498 SOLDOTNA, AK 99689 VOICE: (907) 284-4211 FAX: (907) 285-2055 WWW.MELANC.COM	KPB File No. 2026-050 Project No. 262321
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Scale: 1" = 100' Date: APR 2024 BOOK: 26-02 Drawn by: AHH

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

AUTHORIZED OFFICIAL _____

KPB 2026-050