



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF BUILDING SETBACK ENCROACHMENT PERMIT

Public notice is hereby given that a building setback encroachment permit application was received on 1/7/2026. You are being sent this notice because you are within 300 feet of the subject parcel and are invited to comment.

The building setback encroachment permit application is for the following property:

Request / Affected Property: Permits a 32' X 36' garage to remain approximately 10' within the 20' building setback located on the western lot line along Northbridge Dr.

KPB File No. 2026-001

Petitioner(s) / Land Owner(s): Stephen D and Randy M Milliron of Soldotna, AK.

Purpose as stated in petition: The building setback encroachment permit application is for a portion of a building setback that is an undeveloped wooded section between the end of North Ridge Dr and State DNR land. It is an undeveloped road and therefore no maintenance is performed. This section of the right of way is straight and relatively flat. The encroachment is on the east side with no interference of sight lines. Because there is no travel through this area there is no safety hazard created. If a road is developed in the future the garage will be 10 feet back of the right of way and not interfere with road maintenance, sight lines, or create any safety hazards

Building setback encroachment permit reviews are conducted in accordance with KPB Subdivision Ordinance.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, February 9, 2026**, 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>.

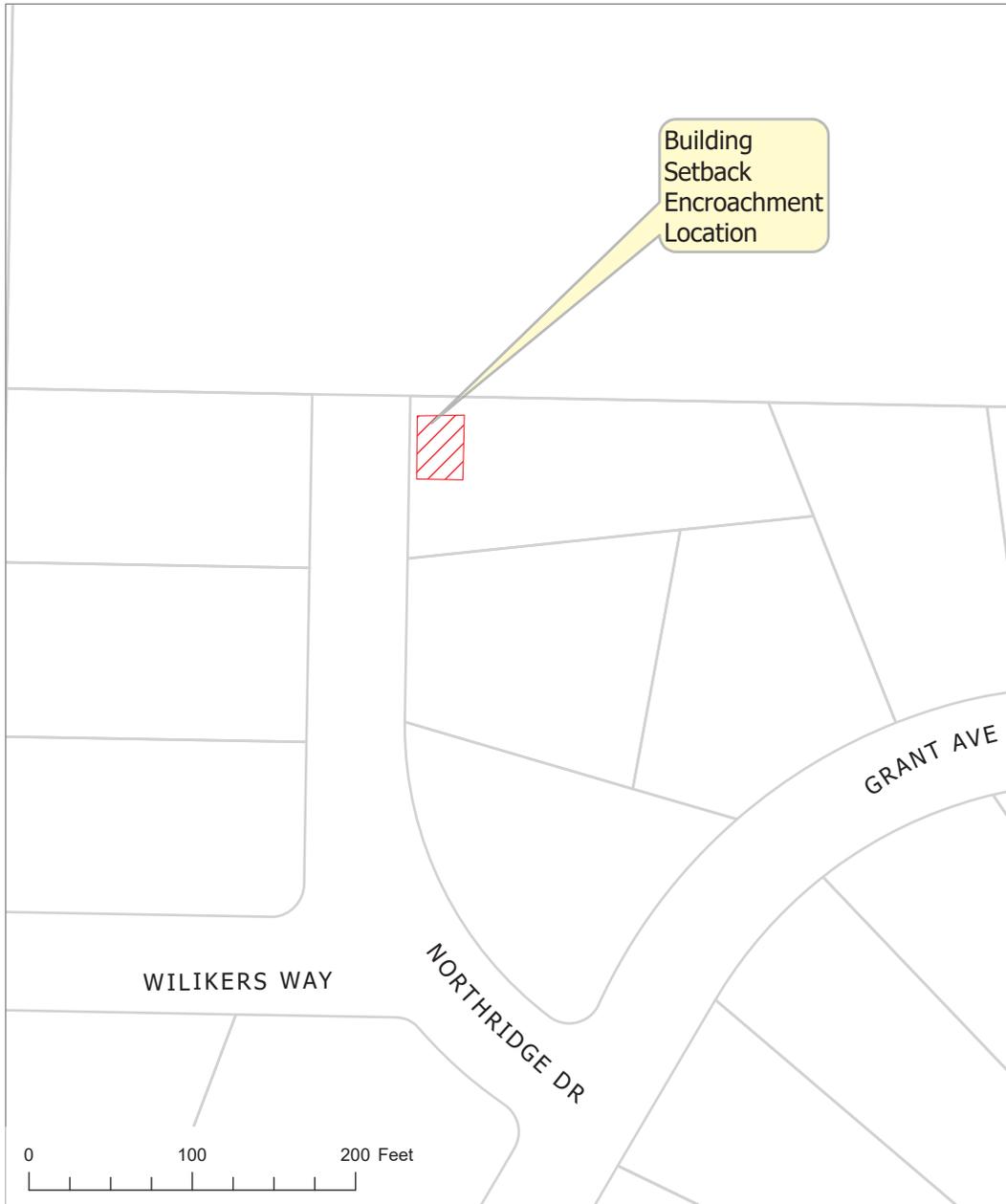
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may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

Friday, February 6, 2025. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

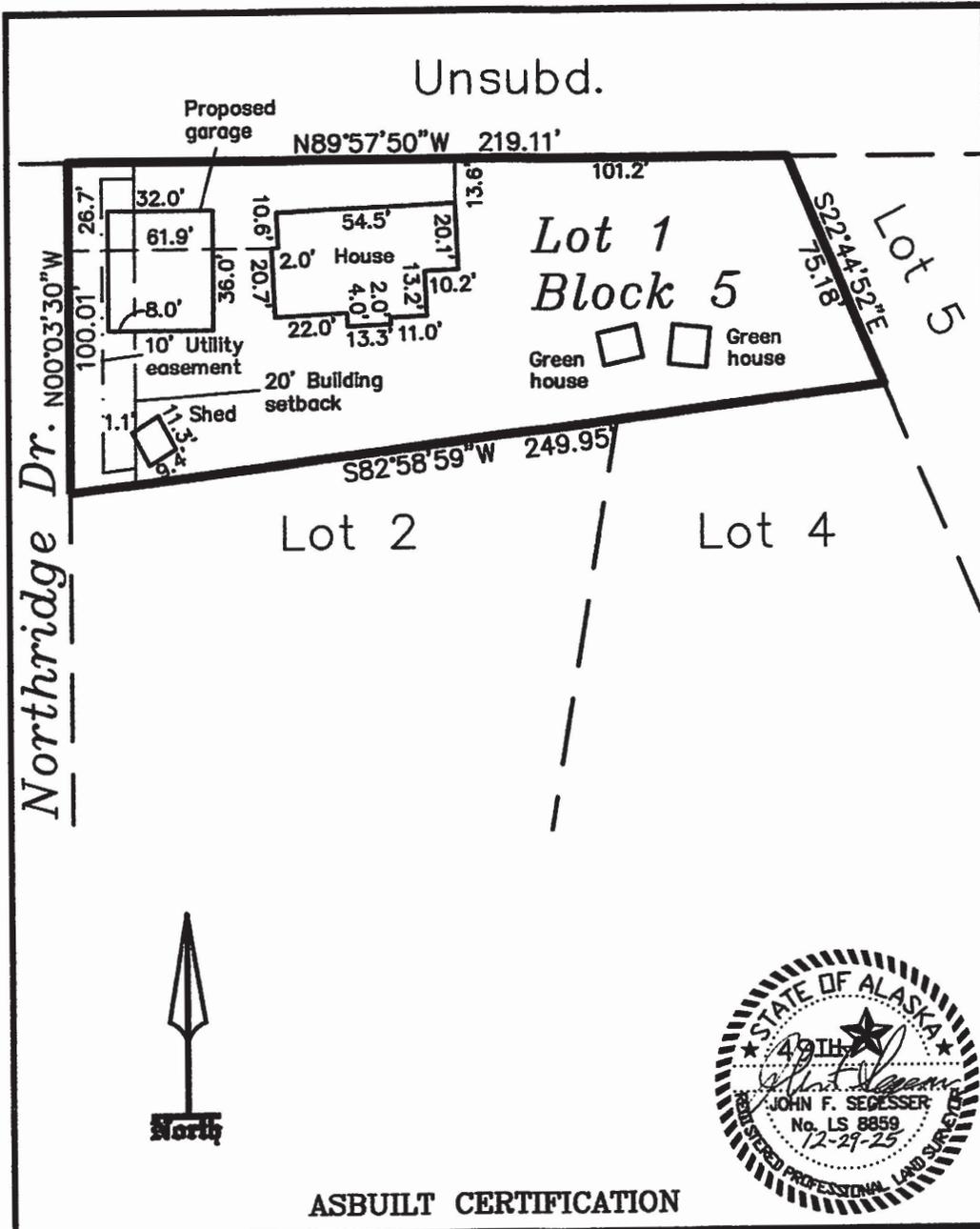
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 Kenai Peninsula Borough).

Mailed 1/20/2026



KPB File 2026-001
T05N R11W SEC15
Kalifornsky



LEGEND

● Found Rebar

KENAI RECORDING DISTRICT		Plat: 98-42
Date: 12-19-25	Scale: 1"=50'	Drawn: JFS
Job: 24174	Book: 24-2	

SEGESSER SURVEYS
 30485 ROSLAND ST.
 SOLDOTNA, AK 99889
 (907) 282-3909

I hereby certify that I have surveyed the following described property:

Lot 1 Block 5
Willow Brook North Addition

and that no encroachments exist except as indicated.

Exclusion Note:
 It is the responsibility of the Owner to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat. Under no circumstances should any data hereon be used for construction or for establishing boundary or fence lines.

KPB 2026-001