



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/10/2026 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 two parcels into four parcels.

KPB File No. 2026-033

Petitioner(s) / Land Owner(s): Derrick & Maile Branson and Isaac & Reene Elhard of Seward, 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, May 11, 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.

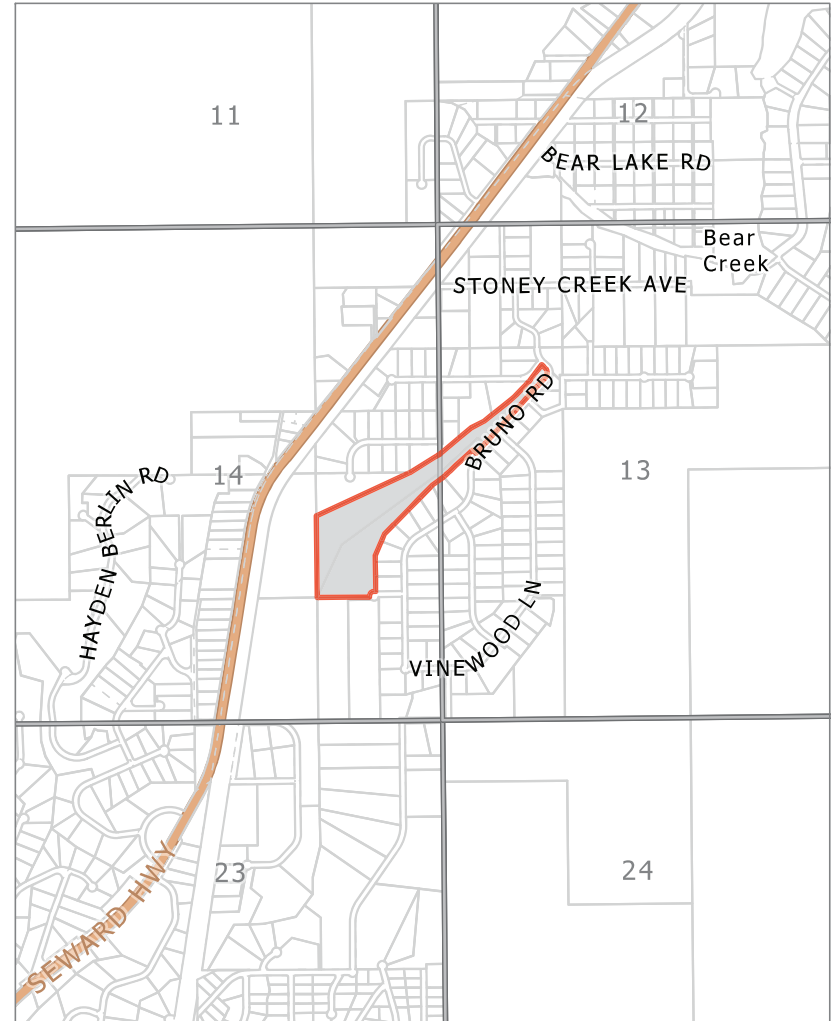
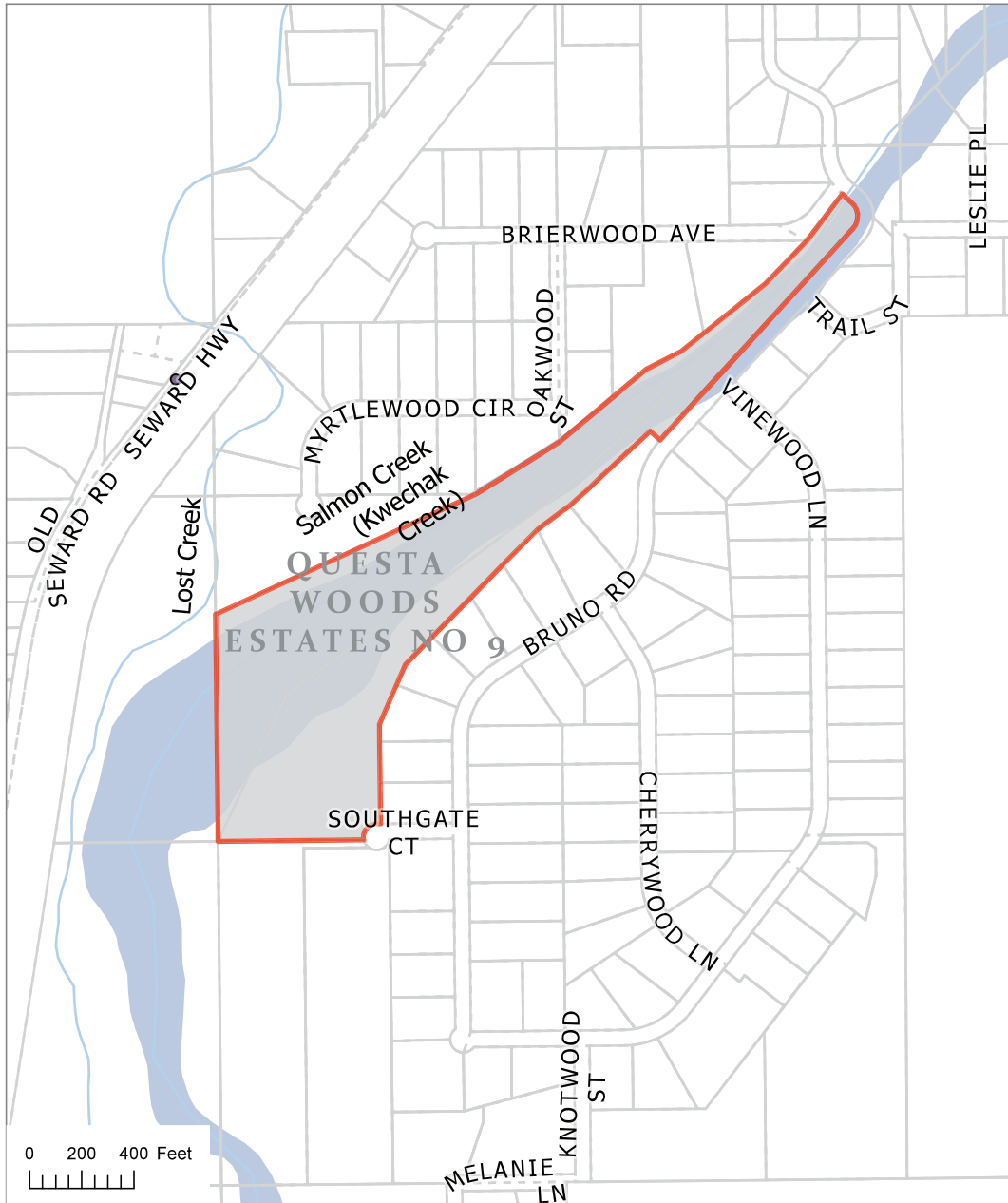
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, May 8, 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 4/21/2026



KPB File 2026-033
T01N R01W SEC13 & 14
Bear Creek

CERTIFICATE OF OWNERSHIP

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 AREA TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DERRICK BRANSON
P.O. BOX 3404
SEWARD, AK 99564

MALLE BRANSON
P.O. BOX 3404
SEWARD, AK 99564

ISAAC ELHARD
P.O. BOX 662
SEWARD, AK 99564

RENEE ELHARD
P.O. BOX 662
SEWARD, AK 99564

NOTARY'S ACKNOWLEDGEMENT

FOR: DERRICK BRANSON
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: MALLE BRANSON
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

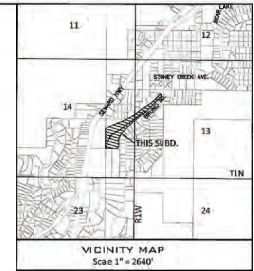
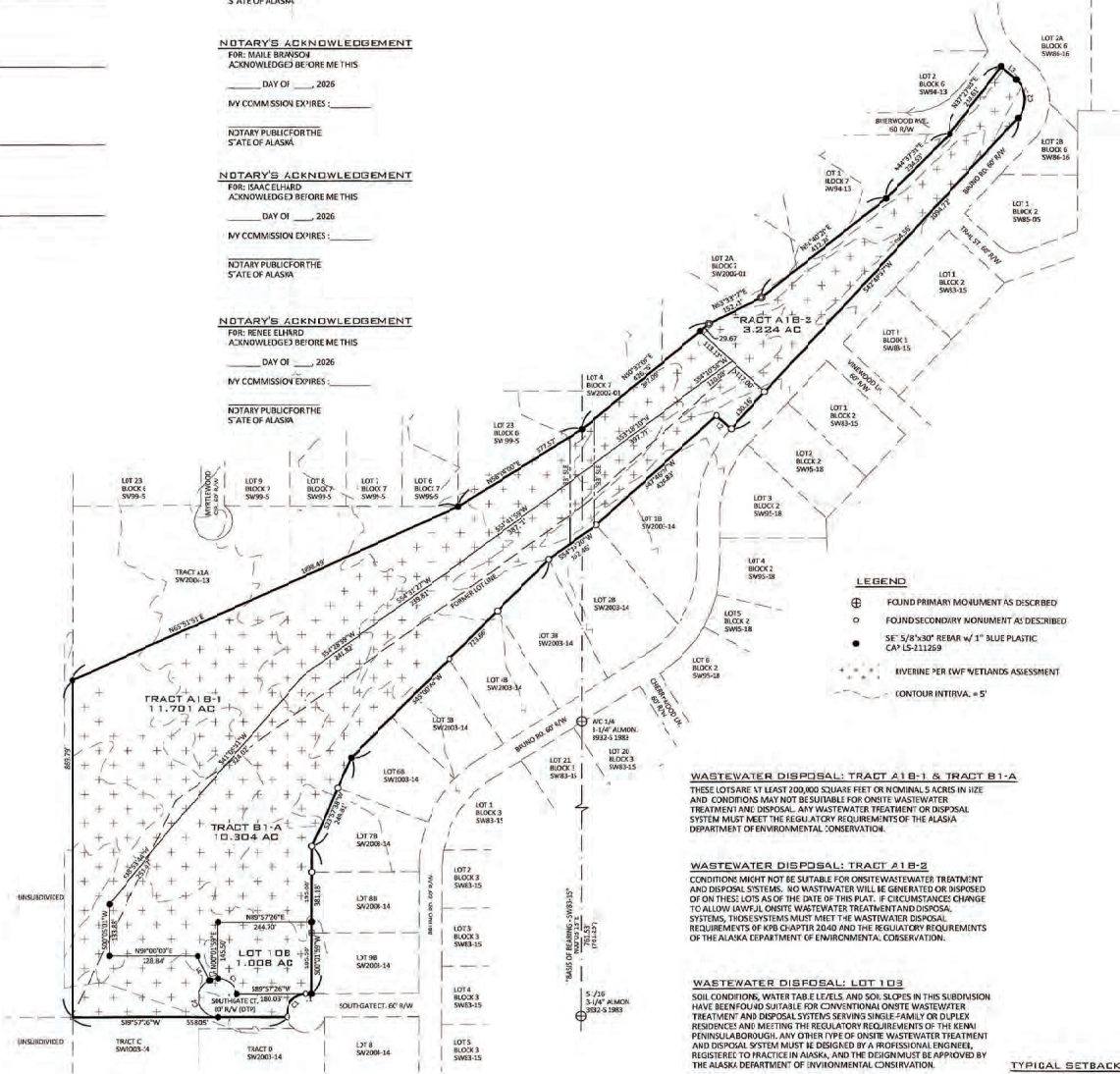
FOR: ISAAC ELHARD
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT

FOR: RENEE ELHARD
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA



NOTES

- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- BUILDING SET BACK - A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. SEE TYPICAL DETAIL.
- THE FRONT 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THESE LOT LINES IS ALSO A UTILITY EASEMENT. SEE TYPICAL DETAIL.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
- 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.
- FLOOD HAZARD NOTICE:
7.1. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD WAPPP FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PROPERTY DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR OR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.05 OF THE KENAI PENINSULA BOROUGH CODE.
- TRACT A1B-2 IS WITHIN THE DISCHARGE AREA OF KWACHAK CREEK AND IS NOT INTENDED OR SUITABLE FOR WASTEWATER/RESIDENTIAL DEVELOPMENT.
- EXCEPTION TO 20.63.200 - SURVEY AND MONUMENTATION WAS GRANTED BY THE KPE PLAT COMMITTEE MEETING AT THE MEETING DATE OF _____, 2026.
- THIS PLAN MAY BE SUBJECT TO THE FOLLOWING:
10.1. RESERVATION OF SECTION LINE EASEMENT 15 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 45 USC 303 AND REENACTED BY 13 C.F.R. 1.133.
10.2. GOVERNMENTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS RECORDED MAY 12, 2004, SERIAL NUMBER 2004-00061-4, SEWARD RECORDING DISTRICT.

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10°32'11"	50.00'	81.01'	61.24'	S 5°11'33" W	77.60'
C2	9°32'31"	70.00'	111.84'	71.91'	S 4°49'56" E	100.32'
C3	7°27'13"	50.00'	61.41'	46.77'	N 3°46'25" W	63.13'
C4	3°50'43"	50.00'	138.48'	211.24'	S 3°00'15" E	97.65'
C5	2°59'54"	50.00'	22.69'	11.54'	S 9°02'00" W	22.69'

LINE #	BEARING	DISTANCE
L1	S 89°57'20" W	11.70'
L2	N 47°07'38" W	51.65'
L3	S 48°52'32" E	56.82'
L5	S 20°09'35" E	61.65'

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊙ FOUND SECONDARY MONUMENT AS DESCRIBED
- 5" S 1/8" X 3/8" REBAR w/ 1" BLUE PLASTIC CAP 15-111259
- RIVERINE PER EWP WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'

WASTEWATER DISPOSAL: TRACT A1B-1 & TRACT B1-A

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 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.

WASTEWATER DISPOSAL: TRACT A1B-2

CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. NO WASTEWATER WILL BE GENERATED OR DISPOSED OF ON THESE LOTS AS OF THE DATE OF THIS PLAN. IF CIRCUMSTANCES CHANGE TO ALLOW LAWFUL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, THOSE SYSTEMS MUST MEET THE WASTEWATER DISPOSAL REQUIREMENTS OF KPB CHAPTER 20.40 AND THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

WASTEWATER DISPOSAL: LOT 103

SOIL CONDITIONS, WATER TABLE LEVELS AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

TYPICAL SETBACK DETAIL (NTS)



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.
DEDICATED RIGHTS-OF-WAY
AUTHORIZED OFFICIAL

Plat #

Rec. Date: _____

Date: _____

Title: _____



QUESTA WOODS ESTATES #9
REPLAT OF TRACT A18 QUESTA WOODS ESTATES #8 (RW2004-013) & TRACT 93 QUESTA WOODS ESTATES #6 (RW2003-014)

OWNERS:
DERRICK & MALLE BRANSON
P.O. BOX 3404 SEWARD, AK 99564
ISAAC & RENEE ELHARD
P.O. BOX 662, SEWARD, AK 99564

26,620 AC. M/L SITUATED IN THEMEL/4 & SE1/4 SECTION 14, & THE NW1/4 SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEER-IN-CHARGE: LESTER SURVEYING & MAPPING P.O. BOX 458 BODOTNA, AK 99569 VOICE: (907) 264-1114 FAX: (907) 383-3266 WWW.AKALANSURV.COM

KPB File No. 2026-XXX
Project No. 762009
Scale: 1" = 150' Date: 1MAE, 2026 Book: 25-01 Drawn by: AH

KPB 2026-033

CODY R. INGLARE C.E. 11510 AK DATE _____