



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/13/2025 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 lot into two lots .

KPB File No. 2025-157

Petitioner(s) / Land Owner(s): James E. and Jeannette E. Kimes of Soldotna, 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, November 17, 2025**, 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.

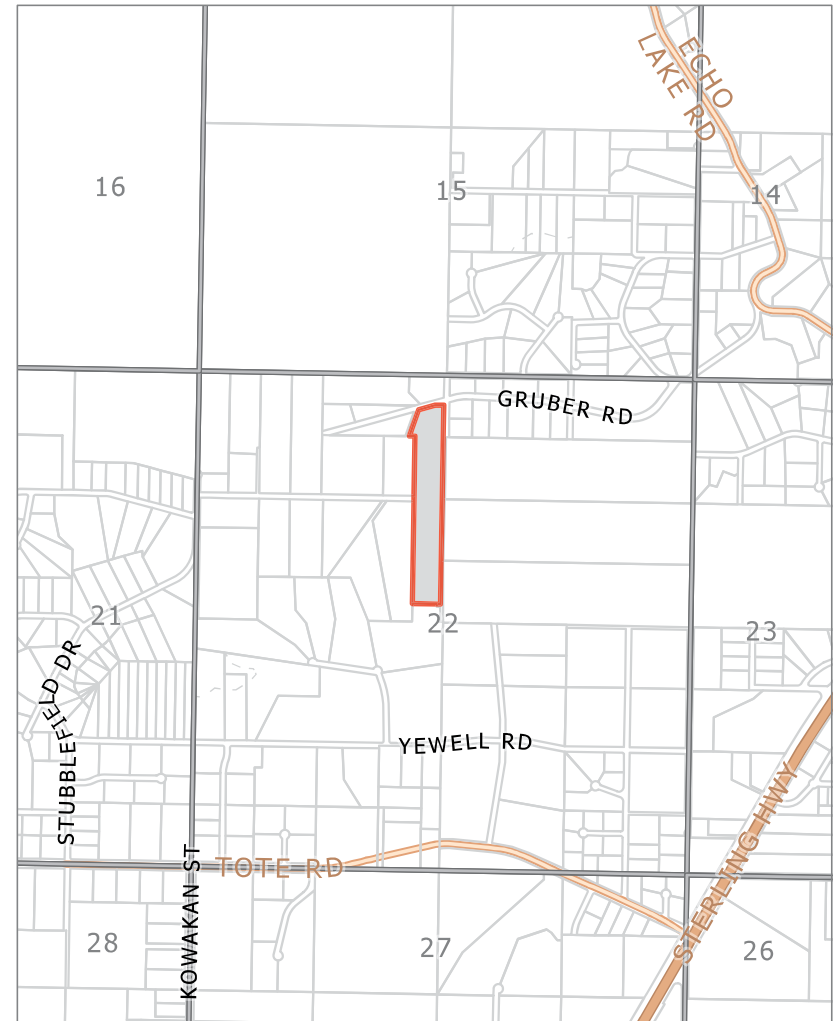
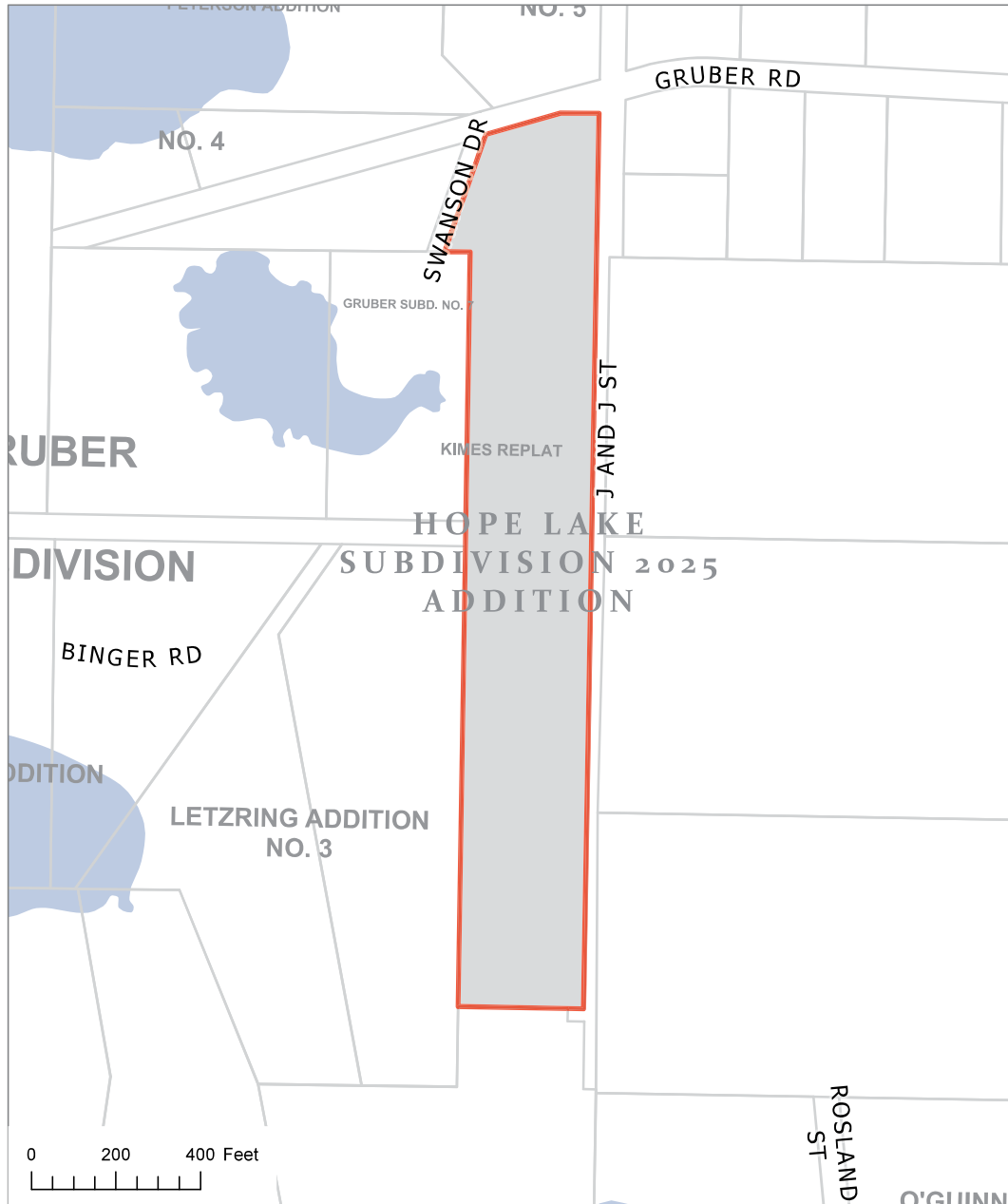
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Mailed 10/27/2025



KPB File 2025-157
T 04N R11W SEC22
Kalifornsky



Hope Lake Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract 4A-2 Hope Lake Subd., 2022 Replat, KRD 2025-54

Located in the NW 1/4 Section 22, T4N R11W, SM, Alaska.
Kenai Recording District Kenai Peninsula Borough File

Prepared for

James E & Jeannette E Kimes
P.O. Box 981
Soldotna, AK 99669

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772

SCALE 1" = 100' AREA = 14.483 acres

7 October, 2025

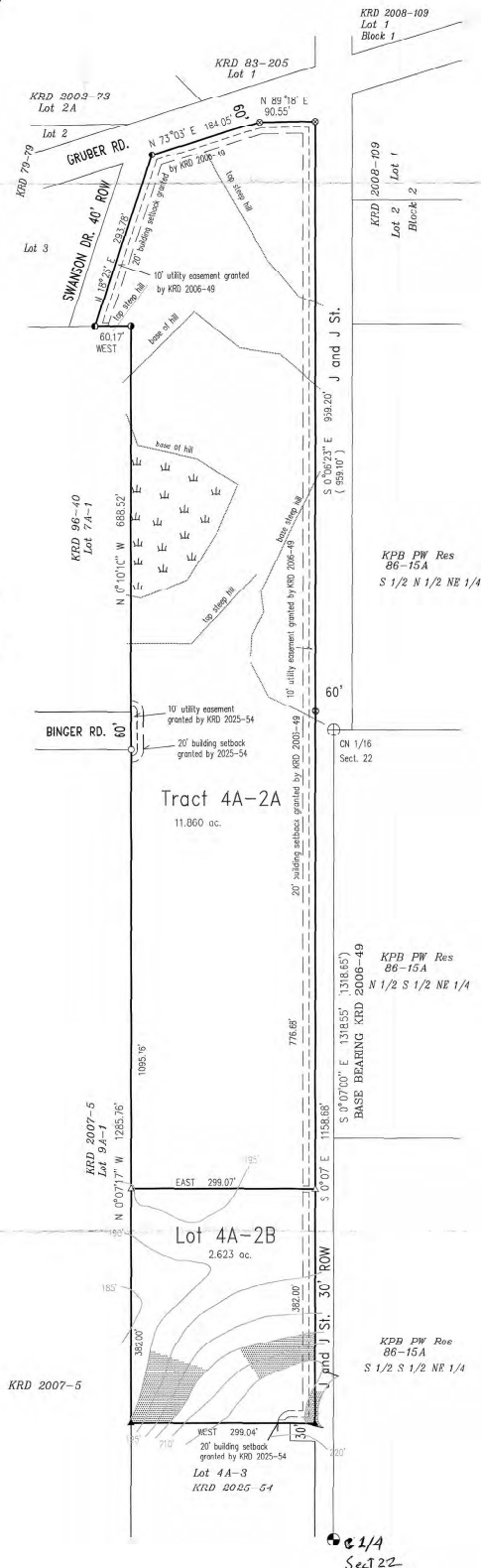
Contour interval on Lot 4A-2B is 5'
Shaded areas indicate grades over 25%

LEGEND

- - 2 1/2" brass cap monument, 237-S, 1961, found.
- ⊕ - 3 1/2" aluminum monument, 237-S, 1976, found.
- - 5/8" rebar per KRD 2006-49, found.
- - 1/2" rebar with plastic cap, 'McLane', found.
- - 2" rebar on 5/8" rebar, 1S-11798, found.
- ▲ - 1/2" rebar with plastic cap, 7328-S, found.
- ⊙ - 1/2" rebar lot corner, found.
- △ - 1/2" x 4" rebar with plastic cap, set.
- sw - indicates swamp.
- () - indicates record information, KRD 2025-54.

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. 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.
3. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. Restrictive covenants affecting former Lot 4A KRD 2006-49 are recorded with the Kenai District Recorder in Book 73 Page 609-610, and Book 68 Page 479.
Per KPB 20.60.170 the borough will not enforce private covenants, easements, or deed restrictions.
5. Affecting former tract 4A KRD 2006-49, an electrical easement was granted to Homer Electric Association, Inc. in KRD Misc. Book 25 Page 341.
This is a general easement, no specific location given.
6. Exceptions to KPB 20.30.190, Lots Dimensions, 3 : 1 depth to width ratio for Tract 4A-2 and KPB 20.30.120, street width requirement for Swanson Drive and KPB 20.30.100 Cul-de-sac at the end of Binger Rd. were granted by the KPB Planning Commission at the meeting of 22 August, 2022.
This plat is improving the dimension ratio of Tract 4A-2.
No changes involving Binger Road are being proposed with this plat.
7. All bearings and distances are measured. Where different from record data (KRD 2025-54), record data is shown in ().



KPB 2025-157