



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/4/2025 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 two lots into four lots.

KPB File No. 2025-017R1

Petitioner(s) / Land Owner(s): Catherine Louise Conklin Johnson and Alan James Johnson and Brent James Johnson of North Plains, OR

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, April 28, 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.

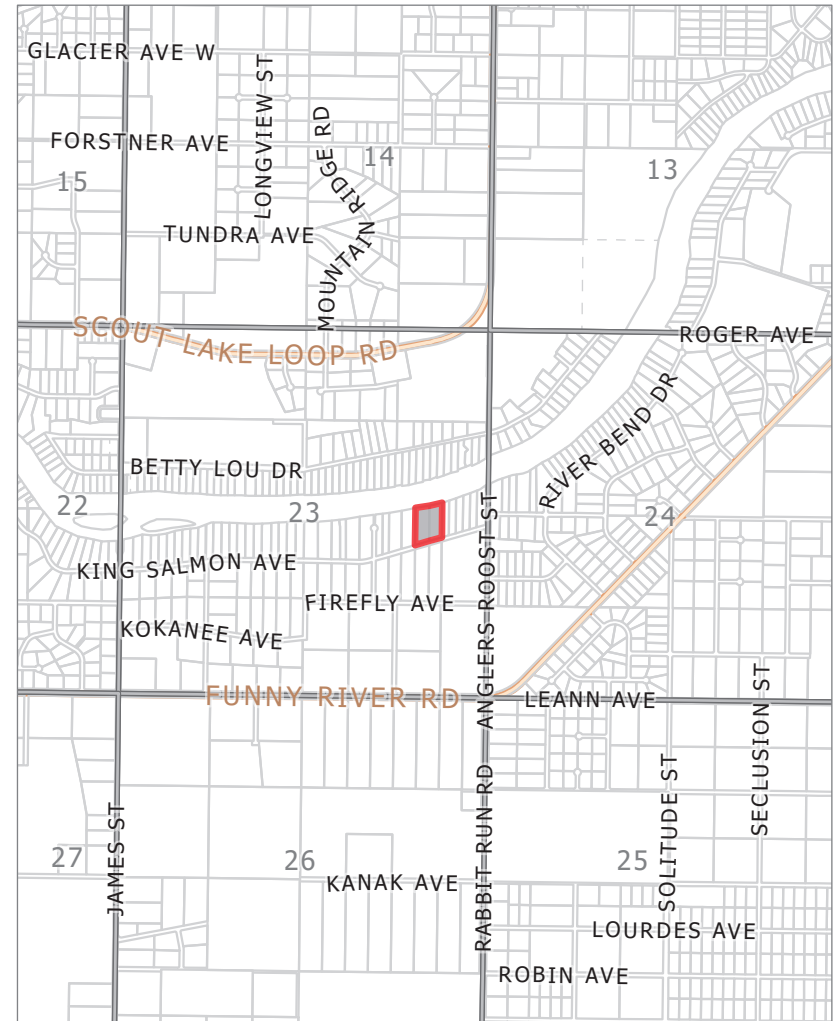
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, April 25, 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 4/10/2025



KPB File 2025-017R1
T 05N R 09W SEC 23
Funny River

CERTIFICATE OF OWNERSHIP & DEDICATION: LOTS 5A & 5B

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALAN JAMES JOHNSON, OWNER
14880 NW JACKSON SCHOOL RD, NORTH PLAINS, OR 97133

CATHERINE LOUISE CONKLIN JOHNSON, OWNER
14880 NW JACKSON SCHOOL RD, NORTH PLAINS, OR 97133

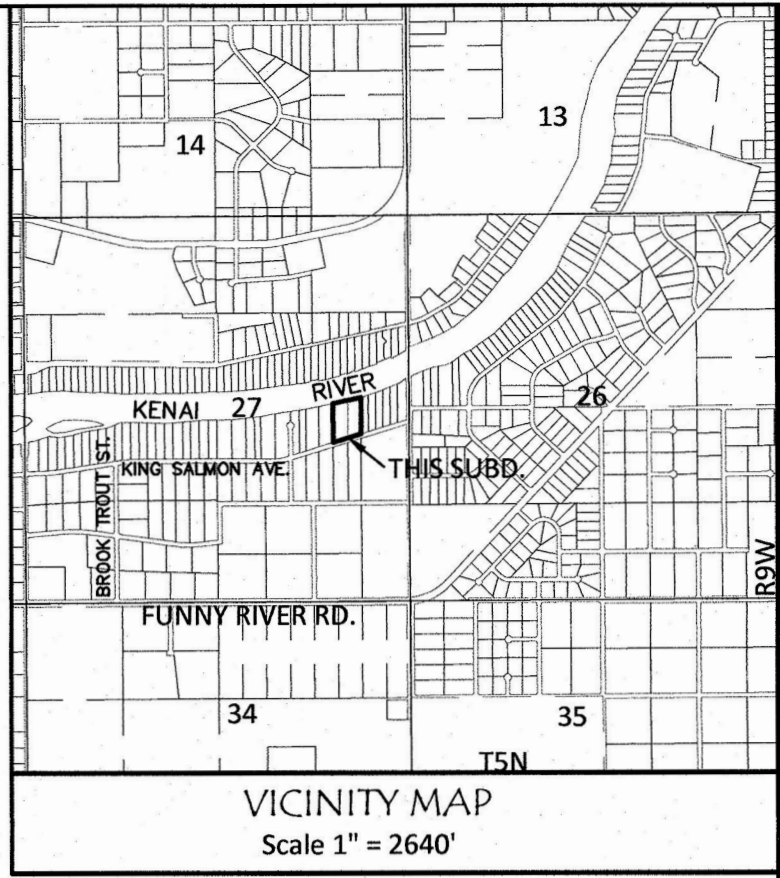
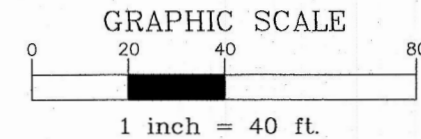
NOTARY'S ACKNOWLEDGEMENT

FOR: ALAN JAMES JOHNSON & CATHERINE LOUISE CONKLIN JOHNSON
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF _____



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA 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 TITLE 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
3. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF THIS SUBDIVISION. RECORD MEANDER LINE PER KN75-123 SHOWN IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
4. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
5. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
6. 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 HEREBY GRANTED.
7. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB TITLE 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB TITLE 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
9. EXCEPTION TO KPB 20.30.190 - LOT DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF APRIL 28, 2025.

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- ⊗ RECORD PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- () RECORD DATA PER KN75-123
- FLOOD ZONE X PER FIRM 02122C0390F
- FLOOD ZONE AE PER FIRM 02122C0390F
- APPROXIMATE SLOPES OVER 20%

Plat #
Rec Dist
Date
Time



KENAITZE ESTATES SUBDIVISION 2025 REPLAT
REPLAT OF LOTS 4 AND 5 BLOCK TWO, KENAITZE ESTATES SUBDIVISION (KN75-123)

ALAN JAMES JOHNSON, OWNER
CATHERINE LOUISE CONKLIN JOHNSON, OWNER
14880 NW JACKSON SCHOOL RD, NORTH PLAINS, OR 97133

BRENT JAMES JOHNSON, OWNER
10055 SW KILLARNEY LN, TUALATIN, OR 97062

4.544 AC. M/L SITUATED IN THE SE1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.



ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3285
WWW.MCLANECS.COM

KPB File No. 2025-XXX

Project No. 242024

Scale 1" = 40'	Date: FEB 2025	BOOK NO: 24-10	Drawn by: AHH
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CERTIFICATE OF OWNERSHIP & DEDICATION: LOTS 4A & 4B

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BRENT JAMES JOHNSON, OWNER
10055 SW KILLARNEY LN, TUALATIN, OR 97062

NOTARY'S ACKNOWLEDGEMENT

FOR: BRENT JAMES JOHNSON
ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF _____

WASTEWATER DISPOSAL

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.

CODY R. McLANE C.E. 11510 AK DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2025.

AUTHORIZED OFFICIAL