



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/19/2026 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 three unsubdivided parcels into two parcels.

KPB File No. 2026-071

Petitioner(s) / Land Owner(s): Kenai LNG, LLC and Kenai Pipe Line Company, LLC of San Antonio, TX

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, July 20, 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.

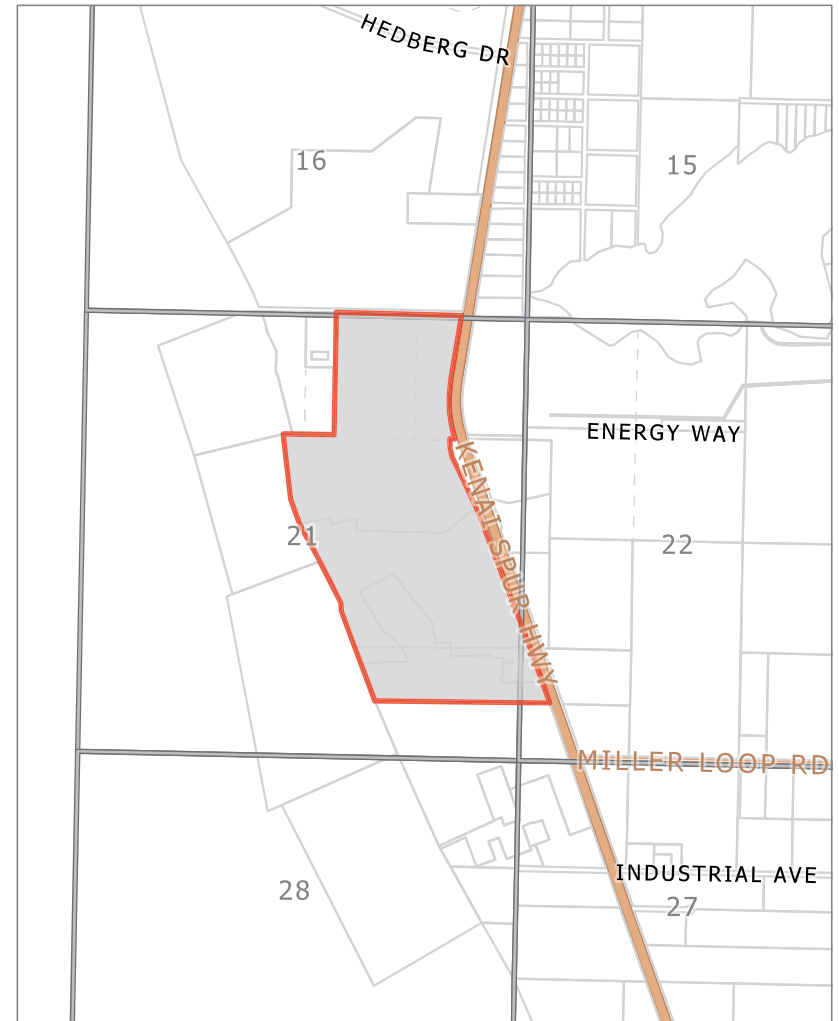
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, July 17, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

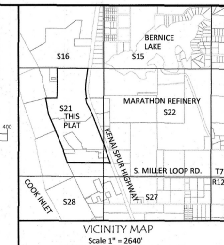
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 7/2/2026



KPB File 2026-071
T 07N R12W SEC 21 AND SEC 22
Nikiski



LEGEND

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AREA SUBJECT TO INUNDATION

NOTES

- WATER SUPPLY AND SWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- 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.
- BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 30 FEET OF THE 20 FOOT BUILDING SETBACK IS ALSO A UTILITY EASEMENT.
- 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.
- THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER OF THE COOK INLET FORM THE TRUE BOUNDS OF TRACT A AND PORTION OF TRACT B. 2023 AND 2024 MEANDER LINE PER KN2024-80 AND KN2024-37 IS SHOWN FOR SURVEY COMPUTATIONS ONLY. THE TRUE COMBINE BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- EXCEPTION TO KPL BLOCK LENGTH WAS GRANTED BY THE KPL PLAT COMMITTEE MEETING OF _____ 2025.
- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- KENAI SPUR HIGHWAY RIGHT OF WAY DERIVED FROM STATE OF ALASKA DOT&P RIGHT-OF-WAY MAP PROJECT S-049002 FROM WILLOWWOOD NORTH.
- THESE PARCELS MAY BE SUBJECT TO THE FOLLOWING:
 - RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR LINES THEREOF FOR RECREATIONAL UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 401, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 18, 1959; PUBLIC LAND ORDER NO. 1513, DATED APRIL 7, 1956; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1, DATED JULY 17, 1952 AND AMENDMENT NO. 2, DATED SEPTEMBER 11, 1956 FILED IN THE FEDERAL REGISTER.
 - ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., ON DECEMBER 5, 1958, RECORDED IN BK 2 PG 78, KRD, LOCATION NOT DEFINED.
 - ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., ON JULY 14, 1960, RECORDED IN BK 6 PG 40, KRD, LOCATION NOT DEFINED.
 - PIPELINE RIGHT-OF-WAY EASEMENT AGREEMENT BETWEEN PHILLIPS PETROLEUM COMPANY AND PHILLIPS GAS SUPPLY CORPORATION GRANTED MAY 16, 1969, RECORDED IN BK 35 PG 50, LOCATION NOT DEFINED.
 - ELECTRICAL EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., ON APRIL 14, 1970, RECORDED IN MISC. BK 37 PG 85, KRD, SHOWN HEREON.
 - LICENSE AND ACCESS EASEMENT GRANTED TO KENAI PENINSULA BOROUGH GRANTED SEPTEMBER 25, 1989, RECORDED BK 344 PG 184, KRD, SHOWN HEREON.
 - A NATURAL GAS PIPELINE EASEMENT GRANTED TO ALASKA PIPELINE COMPANY ON MAY 3, 2005 RECORDED AS DOCUMENT NO. 2005-000557-0, W.D.
 - NOTICE OF ENVIRONMENTAL CONTAMINATION RECORDED FEBRUARY 4, 2016 AS DOCUMENT NO. 2016-00974-0, RRD.

CERTIFICATE OF OWNERSHIP AND DEDICATION: TRACT A

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI LNG LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI LNG LLC, 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.

KENAI LNG LLC,
19100 RIDGEWOOD PARKWAY,
SAN ANTONIO, TX 78259

CERTIFICATE OF OWNERSHIP AND DEDICATION: TRACT B

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI PIPE LINE COMPANY LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF KENAI PIPE LINE COMPANY LLC, 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.

KENAI PIPE LINE COMPANY LLC,
19100 RIDGEWOOD PARKWAY,
SAN ANTONIO, TX 78259

NOTARY'S ACKNOWLEDGEMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____ 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF _____

NOTARY'S ACKNOWLEDGEMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____ 2025

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF _____

Plat

Rev. Date _____

Date _____

Time _____



CERTIFICATE OF ACCEPTANCE - KPB

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

PLAT APPROVAL

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

AUTHORIZED OFFICIAL _____

DATE _____

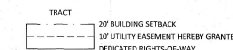
AUTHORIZED OFFICIAL _____

KPB 2026-071

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	27°09'20"	1037.50	714.49	364.06'	53°27'59"E
C2	11°13'12"	1145.92	265.00	138.13'	52°07'21"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°13'30" W	46.63'
L2	N 0°13'47" E	79.74'
L3	N 48°05'55" E	8.22'

TYPICAL SETBACK DETAIL (NTS)



WASTEWATER DISPOSAL

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS ARE NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

W-1/1E
ADOT&P
2-1/2" ALCP
4928-5-2004

1/4
ADOT&P
2-1/2" ALCP
4928-5-2004

KENAI LNG SUBDIVISION
A SUBDIVISION OF A TRACT OF LAND OUT OF R.L.S. NO. 74 (N672), LYING WEST OF THE KENAI SPUR HIGHWAY, GOVERNMENT LOTS 8-13 OF SECTION 21 AND PORTION OF SECTION 21, T1N, R12W, KENAI PENINSULA BOROUGH, SEWARD MERIDIAN, ALASKA.

PORTIONS OF GOVERNMENT LOTS 1 AND 6, PORTIONS OF TRACTS 1 AND 2 OF H.E.S. NO. 74 WITHIN SECTION 21, T1N, R12W, KENAI PENINSULA BOROUGH, SEWARD MERIDIAN, ALASKA.

OWNER:
KENAI LNG LLC
19100 RIDGEWOOD PARKWAY, SAN ANTONIO, TX 78259

OWNER:
KENAI PIPE LINE COMPANY LLC
19100 RIDGEWOOD PARKWAY, SAN ANTONIO, TX 78259

195,281 AC. MA. SITUATED IN SECTION 21 & THE SW 1/4 SECTION 22, TOWNSHIP 7 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING: TESTER
IMPROVING: SHAPIRO
DATE: 04-08-2025
SHEET: 01 OF 01
PROJECT: 25/2004
DRAWN BY: AHH

Scale: 1" = 200' Date: APR. 2025 BOOK: XX-XX Drawn by: AHH