



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 1/14/2026 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 combine two lots into one lot.

KPB File No. 2026-004

Petitioner(s) / Land Owner(s): Jason M & Julie L Heintz 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, February 9, 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.

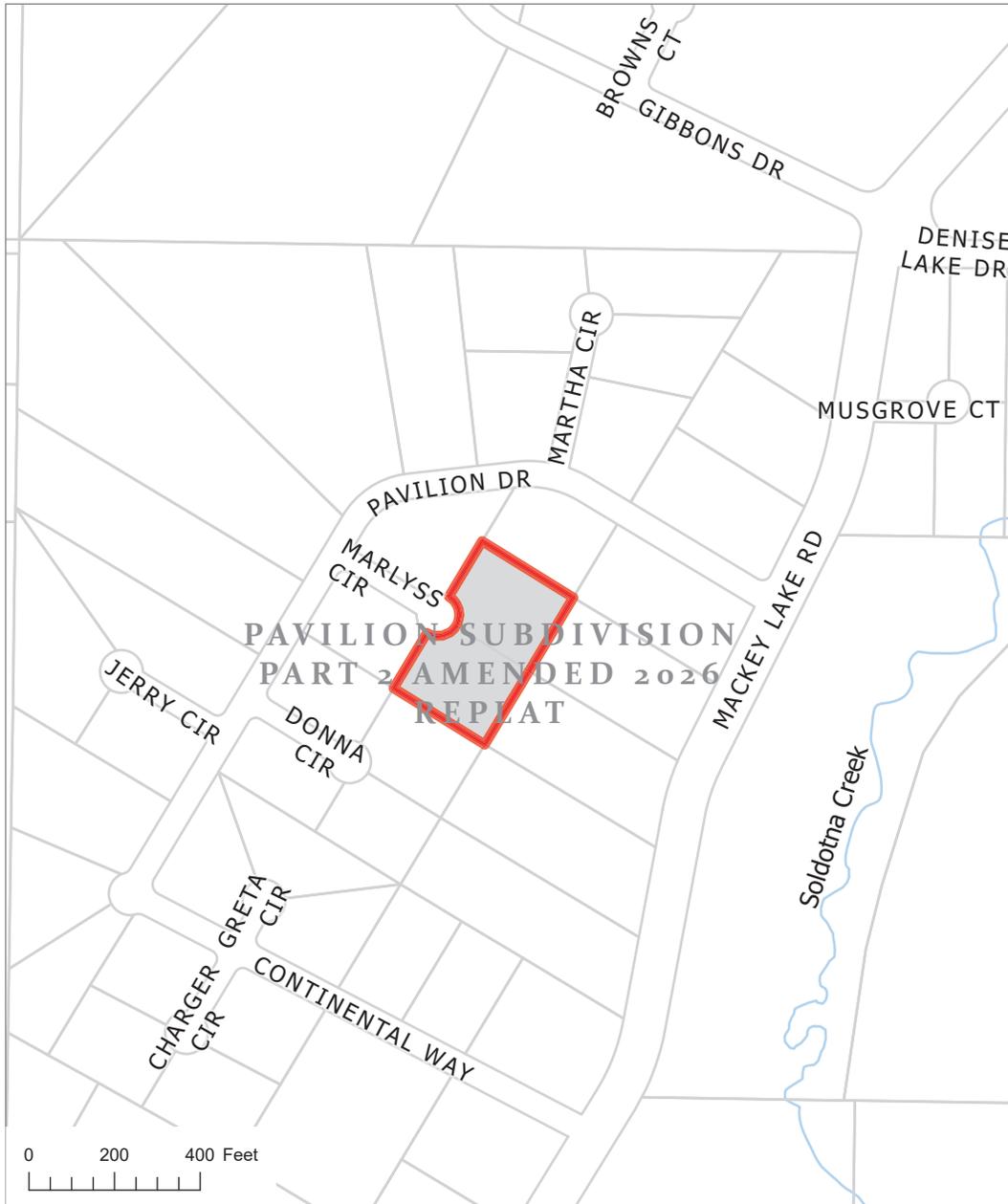
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, February 6, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

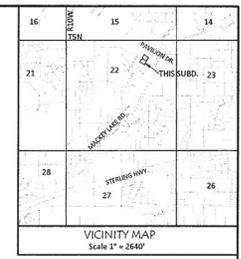
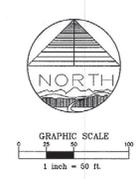
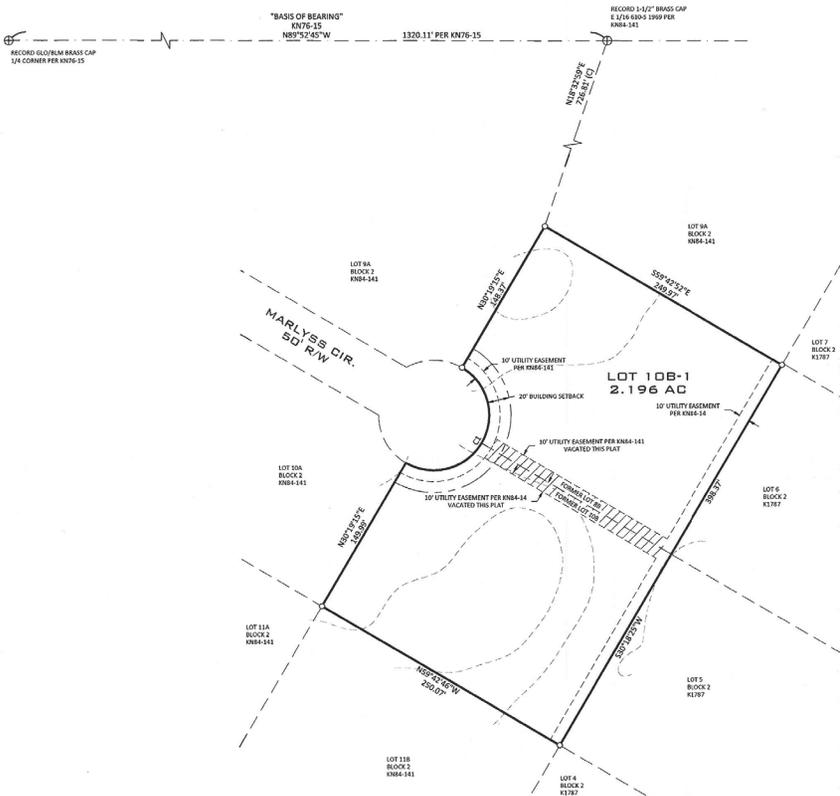
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 2026-004
T05N R10W SEC22
Ridgeway



- 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. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 3. THE FRONT 50 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT PER KN84-141.
 4. 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.
 5. THIS PLAT WAS PREPARED FROM DATA OF RECORD (KN84-141). NO ADDITIONAL FIELD SURVEY WAS REQUIRED PER KPB 20.60.2004L.
 6. UTILITY VACATION SHOWN HEREON WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

WASTEWATER DISPOSAL
 THIS PLAT INCREASES LOT SIZES BY 1,000 SQUARE FEET OR MORE OF AREA SUITABLE FOR CONVENTIONAL DEVELOPMENT AS DESCRIBED IN KPB 20.40.020(2). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊕ RECORD PRIMARY MONUMENT AS DESCRIBED
 - RECORD 5/8" REBAR w/ 1.1/2" ALCAP PER KN84-141
 - CONTOUR INTERVAL = 5'
 - ▨ UTILITY EASEMENT VACATED THIS PLAT

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	179°54'51"	50.00'	157.01'	6732.62'	N 80° 19' 51" E	300.00'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 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 AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JASON M. HEINTZ, OWNER
 PO BOX 3123, SOLDOTNA, AK 99669

JULIE L. HEINTZ, OWNER
 PO BOX 3123, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT
 FOR: JASON M. HEINTZ
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

NOTARY'S ACKNOWLEDGEMENT
 FOR: JULIE L. HEINTZ
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF ALASKA

Plat #

Rec Dist _____

Date _____/_____/20____

Time _____



PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL

PAVILION SUBDIVISION PART 2 AMENDED 2026 REPLAT
 REPLAT OF LOT 88 AND 108 PAVILION SUBDIVISION PART 2 AMENDED KN84-141

OWNERS:
 JASON M. HEINTZ
 JULIE L. HEINTZ
 PO BOX 3123, SOLDOTNA, AK 99669

2.196 AC. M/L SITUATED IN THE NE1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTED SURVEYING - MAPPING
 M.A. ANGLIC
 P.O. BOX 495
 SOLDOTNA, AK 99682
 VOICE: 907.283.4478
 FAX: 907.283.2486
 WWW.MAANGLOUMI.COM

KPB File No. 2025-XXX
 Project No. 252045

Scale 1" = 50' Date: NOVEMBER 2025 Drawn by: AHH

KPB 2026-004