



Meeting Agenda Plat Committee

Monday, April 27, 2026

7:00 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

PLAT COMMITTEE MEMBERS:

Pamela Gillham, Kalifornsky/Kasilof District

Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District

Franco Venuti, City of Homer

Paul Whitney, City of Soldotna

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk () are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7625](#) April 13, 2026 Plat Committee Meeting Minutes

Attachments: [C3. 041326 Plat Meeting Minutes](#)

4. Grouped Plats

[KPB-7626](#) 4/27/26 Grouped Plats Staff Report

Attachments: [C4. 042726 Grouped Plats Staff Report](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-7627](#) Forest Hills Lookout Subdivision Morrison Addition; KPB File 2026-031
Johnson Surveying / Morrison
Location: Paper Birch Lane, Quillback Drive & Moran Street
Sterling Area

Attachments: [E1. Forest Hills Lookout Sub Morrison Addn Packet](#)
[PHN Forest Hills Lookout Sub Morrison Addn](#)
2. [KPB-7628](#) Benjamin Bardarson Subdivision 2025 Replat; KPB File 2025-037
Peninsula Surveying / Salmon Bake Cabins, LLC
Location: Herman Leirer Road & Bronze Avenue
Bear Creek Area

Attachments: [E2. Benjamin Bardarson Sub 2025 Replat Packet](#)
[PHN Benjamin Bardarson Sub 2025 Replat](#)
3. [KPB-7629](#) Fox River Estates 2026 Replat; KPB File 2026-030
Peninsula Surveying / Weisser
Location: Hubbard Lane & Cloverdale Circle
Fritz Creek Area

Attachments: [E3. Fox River Estates 2026 Replat Packet](#)
[PHN Fox River Estates 2026 Replat](#)

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, May 11, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:00 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

- *3. Minutes**
 - a. April 13, 2026 Plat Committee Meeting Minutes**

Kenai Peninsula Borough Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

APRIL 13, 2026
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates

Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Franco Venuti, City of Homer
Paul Whitney, City of Soldotna

Staff Present

Aaron Hughes, Land Management Officer
Vince Piagentini, Platting Manager
Britney Hoffert, LMD Technician
Ann Shirnberg, Planning Administrative Assistant

With 4 members in attendance, a quorum was present.

Election of Officers

Commissioner Venuti, seconded by Commissioner Whitney nominated Commissioner Gillham for the position of Chairman. Seeing and hearing no objections, discussion or other nominations, Commissioner Gillham was appointed Chairman.

Commissioner Venuti, seconded by Commissioner Morgan, nominated Commissioner Whitney for the position of Vice Chair. Seeing and hearing no objections, discussion or other nominations, Commissioner Whitney was appointed Vice-Chairman.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

- *3. Minutes
 - a. March 16, 2026 Plat Committee Meeting Minutes
- *4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:
 - E3. Tutl'uh Subdivision 2026 Replat; KPB File 2025-116
 - E5. Clark's Point of View CHCH ROWV Plat; KPB File 2023-061

Commissioner Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Venuti to approve the agenda, the minutes from the April, 2026 Plat Committee meeting and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Whitney, Venuti
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E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
ALASKA STATE LAND SURVEY NO 2021-11**

KPB File No.	2026-024
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	State of Alaska
Surveyor:	Willie Stoll, DOWL
General Location:	Remote
Parent Parcel No.:	193-013-23, 193-013-44, 193-013-43, & 193-013-46
Legal Description:	<ul style="list-style-type: none"> • 193-013-23: T 5S R 9W SEC 7 SEWARD MERIDIAN HM 0920046 ALASKA STATE LAND SURVEY 91-38 TRACT E • 193-013-44: T 5S R 9W SEC 18 SEWARD MERIDIAN HM 0920046 ALASKA STATE LAND SURVEY 91-38 TRACT A • 193-013-43: T 5S R 9W SEC 17 SEWARD MERIDIAN HM 0920046 ALASKA STATE LAND SURVEY 91-38 TRACT B • 193-013-46: T 5S R 9W SEC 19 & 20
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.60.200(E) – Survey & Monumentation KPB 20.40 – Wastewater Disposal

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Morgan moved, seconded by Commissioner Whitney to grant preliminary approval to Alaska State Land Survey No. 2021-11 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception to KPB 20.60.200(E) – Survey Monumentation, citing findings 1, 2 & 4 in support of standard one, findings 1, 3, 5 & 6 in support of standard two and findings 1 & 2 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Morgan moved, seconded by Commissioner Whitney to grant the exception to KPB 20.40 – Wastewater Disposal for Tract E-1, citing findings 1, 3 & 4 in support of standards one, findings 3 & 4 in support of standard two and findings 1, 3 & 4 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT
SOUTH BEND BLUFF ADDITION**

KPB File No.	2026-013
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Samuel & Cassie Wood and Best Realty, LLC
Surveyor:	Jason Young/Mark Aimonetti, Edge Survey and Design, LLC
General Location:	Augusta National Road, off River Hills Drive, off Ciechanski Road Kalifornsky Area
Parent Parcel No.:	055-423-22, 055-031-56 & 055-031-55
Legal Description:	<ul style="list-style-type: none"> • 055-423-22: T 5N R 11W SEC 23 SEWARD MERIDIAN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3 • 055-031-56: T 5N R 11W SEC 23 SEWARD MERIDIAN KN - PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318' OF E1260' PER PW RES 96-16 REC @487/70 • 055-031-55: T 5N R 11W SEC 23 SEWARD MERIDIAN KN - PW S318' OF E1260' OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD PER PW RES 96-16 REC @487/70
Assessing Use:	Residential,
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	

Staff report given by Platting Manager Vince Piagentini. Mr. Piagentini noted that this plat was being postponed and will come back to the committee once the right-of-way vacation has been approved. Public notice had been sent out and it was recommended that public comment be opened. Not action is being required by the committee

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

**ITEM #3 - PRELIMINARY PLAT
TUTL'UH SUBDIVISION 2026 REPLAT**

KPB File No.	2025-116
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Frank Gwartney
Surveyor:	Andrew Hamilton, McLane Consulting Inc.
General Location:	Between MP 16 & 17, Hope Highway Hope Area
Parent Parcel No.:	035-031-08; 035-031-09; 035-031-12
Legal Description:	<ul style="list-style-type: none"> • 035-031-08: T 10N R 02W SEC 33 SEWARD MERIDIAN SW 2021002 TUTL'UH SUBDIVISION LOT 4 • 035-031-09: T 10N R 02W SEC 33 SEWARD MERIDIAN SW 2021002 TUTL'UH SUBDIVISION LOT 5 • 035-031-12: T 10N R 02W SEC 33 SEWARD MERIDIAN SW 2022011 TUTLUH SUB CARMODY ADDN LOT 6A
Assessing Use:	035-031-08 and 035-031-09: Residential Vacant 035-031-12: Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

***PASSED UNDER THE CONSENT AGENDA**

**ITEM #4 - PRELIMINARY PLAT
WHISTLEBAIT ESTATES NO 3**

KPB File No.	2026-023
Plat Committee Meeting:	April 13, 20226
Applicant / Owner:	Whistlebait, LLC
Surveyor:	Aaron Brown, Vector Surveying LLC
General Location:	Desmidt Avenue & Valleyview Road Sterling Area
Parent Parcel No.:	063-043-79
Legal Description:	T 05N R 09W SEC 03 SEWARD MERIDIAN KN 2025071 WHISTLEBAIT ESTATES ADDN NO 2 TRACT A1
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.240 – Building Setbacks KPB 20.10.110 – Building Setback Encroachment Permits

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to grant preliminary approval to Whistlebait Estates No. 3 based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Venuti moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.240 – Building Setbacks & KPB 20.10.110 – Building Setback Encroachment Permits

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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AMENDMENT MOTION: Commissioner Venuti moved, seconded by Commissioner Whitney to attach the following finding in support of the exception request:

- Standard One: Finding 1 from the applicant justification letter dated 2/26/26 and findings 12 & 13 from the staff report .
- Standard Two: Finding 1 from the applicant justification letter dated 2/26/26 and findings 12 & 13 from the staff report.
- Standard Three: Findings 1 & 2 from the applicant justification letter dated 2/26/26.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #5 - PRELIMINARY PLAT
CLARK'S POINT OF VIEW CHCH ROW VACATION PLAT**

KPB File No.	2023-061
Plat Committee Meeting:	April 13, 2026

Applicant / Owner:	Caribou Hills Cabin Hoppers
Surveyor:	Jason Schollenberg, Peninsula Surveying, LLC
General Location:	Caribou Hills; Ninilchik Area

Parent Parcel No.:	185-508-14, 185-508-73, & 185-508-51
Legal Description:	<ul style="list-style-type: none"> • 185-508-14: T 2S R 12W SEC 2 SEWARD MERIDIAN HM NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH ROW EXCLUDING STREETS • 185-508-73: T 02S R 12W SEC 02 SEWARD MERIDIAN HM US SURVEY 7948 LOT 5 • 185-508-51: T 1S R 12W SEC 35 SEWARD MERIDIAN HM 2001080 CLARKS POINT OF VIEW ESTATES PHASE 1 LOT 30 • A PORTION OF VACATED STEIK AVENUE
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None

***PASSED UNDER THE CONSENT AGENDA**

**ITEM #6 - PRELIMINARY PLAT
BAYVIEW GARDENS BORGMAN 2025**

KPB File No.	2026-022
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Diane Marie Borgman Trust
Surveyor:	Christopher Mullikin, Mullikin Surveys, LLC
General Location:	Est Hills Road; City of Homer
Parent Parcel No.:	174-010-04, 174-010-05 & 174-010-06
Legal Description:	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0730748 BAYVIEW GARDENS SUB LOT 04, 05 & 06 BLK 01
Assessing Use:	Vacant, Residential & Vacant
Zoning:	Rural Unrestricted

Further review of the subdivision drawing, determined the plat should be submitted under a different review process per KPB Code. Surveyor was notified, the plat was removed from the agenda and placed in the proper review status. No action was required by the committee.

**ITEM #7 - PRELIMINARY PLAT
BLESSING ESTATES**

KPB File No.	2025-072R1
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Paul Roderick
Surveyor:	Christopher Mullikin, Mullikin Surveys, LLC
General Location:	Near MP 1.7 North Fork Road; Anchor Point Area
Parent Parcel No.:	165-162-76, 165-162-77, 165-162-78 & 165-162-79
Legal Description:	T 04S R 15W SEC 35 SEWARD MERIDIAN HM 2020034 BARINGER SUB LOT 1 THRU 4
Assessing Use:	Residential & Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.25.070(A)(1) KPB 20.30.130(B)

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

Christopher Mullikin, Mullikan Surveys: Mr. Mullikin was the surveyor on this project and made himself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Whitney moved, seconded by Commissioner Morgan to grant preliminary approval to Blessing Estates based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Whitney moved, seconded by Commissioner Morgan to grant the exception to KPB 20.30.130(B) – Tangent Length, citing findings 2, 3 & 5 in support of standard one, findings 2 & 3 in support of standard two and findings 5 & 6 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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EXCEPTION REQUEST B: Commissioner Whitney moved, seconded by Commissioner Morgan to grant the exception to KPB 20.5.070(A)(1) – Subdivision Name, citing finding 1 in support of standards one, findings 2 & 3 in support of standard two and finding 4 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:

EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 4	Gillham, Morgan, Venuti, Whitney
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**ITEM #8 - PRELIMINARY PLAT
PIONEER VISTAS UNIT NO 6 YOUNG SUBDIVISION**

KPB File No.	2025-135
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Thomas Martin Sonja Martin Young AKA Sonja M. Martin-Young
Surveyor:	Christopher Mullikin, Mullikin Surveys, LLC
General Location:	Herndon Drive & Svedlund Street; City of Homer
Parent Parcel No.:	177-191-18 & 177-070-17
Legal Description:	<ul style="list-style-type: none"> • 177-070-17: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0820060 PIONEER VISTAS SUB UNIT NO 6 TRACT 4 • 177-191-18: T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN NW1/4 NW1/4 BEGINNING @NE CORNER OF LT 1 TR A NILS O SVEDLUND SUB OR 456.1 FT N OF NW1/16 CORNER SEC 20; TH N0 DEG 3'W 15 FT; TH N89 DEG 57'30"W 180 FT; TH S0 DEG 3'E 62.5 FT; TH N75 DEG 15'E 186.2 FT TO POB

Upon further review of the right-of-way information, staff has determined that additional right-of-way dedication is required. Review of the plat and proposed dedication must be completed by the City of Homer prior to consideration by the Kenai Peninsula Borough Planning Commission. Staff has postponed this item until the City’s review is complete. Members of the public may still provide comment; however, no action will be taken at this time.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

G. ADJOURNMENT

Commissioner Whitney moved to adjourn the meeting at 7:12 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED

C. CONSENT AGENDA

- *4. Grouped Plats**
 - a. 04-27-26 Grouped Plats Staff Report**



April 27, 2026

Plat Committee

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building and Through

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2028

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 1 Plat

E1. Forest Hills Lookout Subdivision Morrison Addition

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

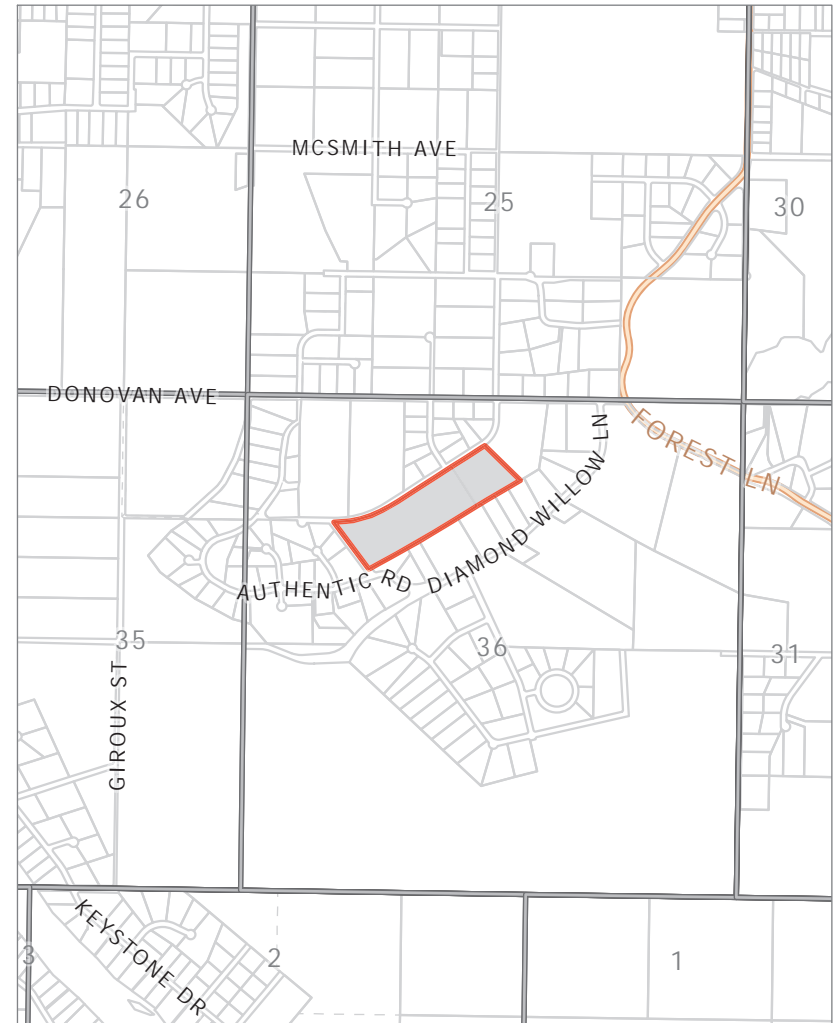
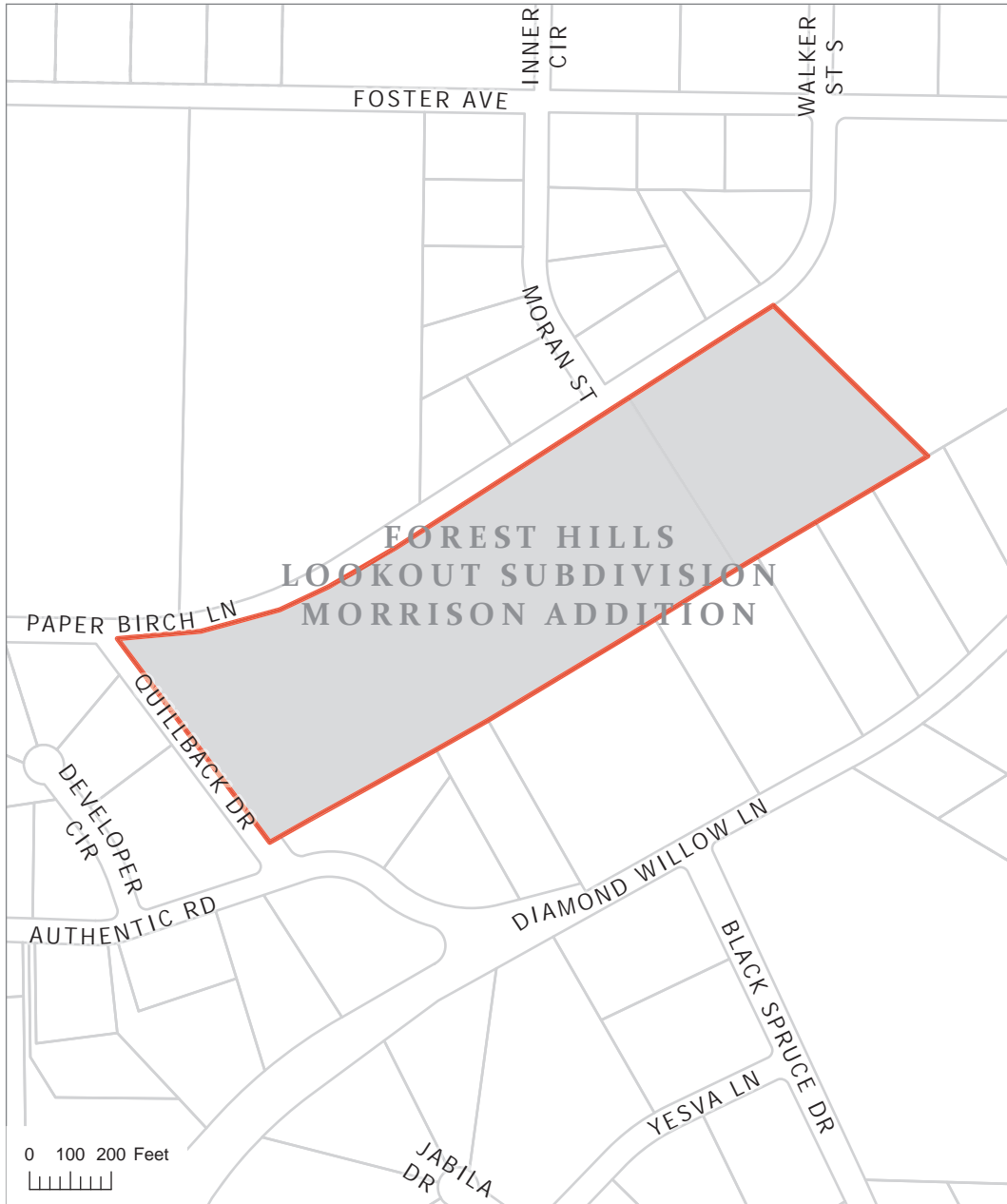
- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 2 Plats

E2. Benjamin Bardarson Subdivision 2025 Replat

E3. Fox River Estates 2026 Addiiton

E. NEW BUSINESS

1. Forest Hills Lookout Subdivision Morrison Addition
KPB File 2026-031
Johnson Surveying / Morrison
Location: Paper Birch Lane, Quillback Drive & Moran Street
Sterling Area



KPB File 2026-031
T05N R10W SEC36
Sterling

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Forest Hills Lookout Subdivision Morrison Addition Preliminary Plat

A subdivision of Lot 17B Forest Hills Lookout Subd Musgrove Addition (KRD 2011-61) & Lot 6 of Forest Hills Lookout Subd Amended (KRD 86-204), Located in the NW/4 Section 36, T5N R10W, S4, Kenai Recording District Kenai Peninsula Borough File

Prepared for
Kevin & Heidi Jo Morrison
1850 Pebble Beach Ct
Kenai, AK 99611

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, Ak 99558
(907) 262-5772

RECEIVED
APR 15 2026
KPB PLANNING DEPT.

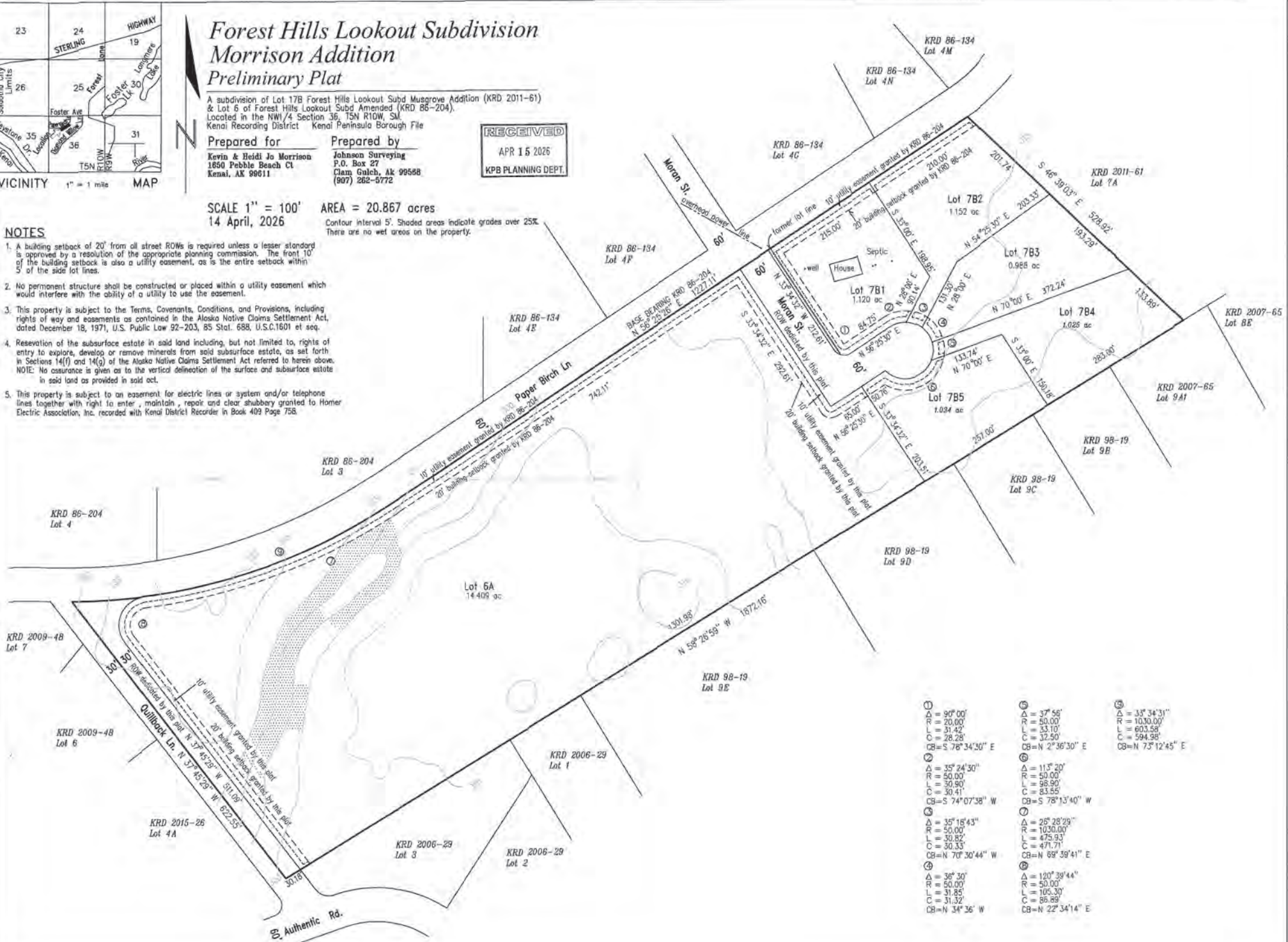
SCALE 1" = 100'
14 April, 2026

AREA = 20.867 acres

Contour interval 5'. Shaded areas indicate grades over 25%.
There are no wet areas on the property.

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. The front 10' of the building setback is also a utility easement, as is the entire setback within 5' of the 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. This property is subject to the Terms, Covenants, Conditions, and Provisions, including rights of way and easements as contained in the Alaska Native Claims Settlement Act, dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688, U.S.C.1601 et seq.
4. Reversion of the subsurface estate in said land including, but not limited to, rights of entry to explore, develop, or remove minerals from said subsurface estate, as set forth in Sections 14(f) and 14(g) of the Alaska Native Claims Settlement Act referred to herein above. NOTE: No assurance is given as to the vertical delineation of the surface and subsurface estate in said land as provided in said act.
5. This property is subject to an easement for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shabbyery granted to Homer Electric Association, Inc. recorded with Kenai District Recorder in Book 409 Page 758.



① Δ = 90° 00' R = 70.00' L = 31.42' C = 28.28' CB = S 78° 34' 30" E	⑤ Δ = 37° 58' R = 50.00' L = 33.10' C = 32.90' CB = N 2° 36' 30" E	⑨ Δ = 13° 34' 31" R = 1030.00' L = 603.58' C = 594.98' CB = N 75° 12' 45" E
② Δ = 35° 24' 30" R = 50.00' L = 30.90' C = 30.41' CB = S 74° 07' 38" W	⑥ Δ = 113° 20' R = 50.00' L = 86.90' C = 83.85' CB = S 78° 13' 40" W	⑩ Δ = 26° 28' 29" R = 1030.00' L = 475.93' C = 471.71' CB = N 69° 39' 41" E
③ Δ = 35° 18' 43" R = 50.00' L = 30.82' C = 30.33' CB = N 70° 30' 44" W	⑦ Δ = 26° 28' 29" R = 1030.00' L = 475.93' C = 471.71' CB = N 69° 39' 41" E	⑪ Δ = 120° 39' 44" R = 50.00' L = 105.30' C = 86.89' CB = N 22° 34' 14" E
④ Δ = 36° 30' R = 50.00' L = 31.85' C = 31.32' CB = N 34° 36' W	⑧ Δ = 26° 28' 29" R = 1030.00' L = 475.93' C = 471.71' CB = N 69° 39' 41" E	

**ITEM #2 - PRELIMINARY PLAT
FOREST HILLS LOOKOUT SUBDIVISION MORRISON ADDITION**

KPB File No.	2026-031
Plat Committee Meeting:	April 27, 2026
Applicant / Owner:	Heidi J. Morrison AKA Heidi Jo Morrison and Kevin C. Morrison
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Quillback Drive and Paper Birch Lane off Diamond Willow Lane, Sterling area

Parent Parcel No.:	058-360-06 and 058-362-08
Legal Description:	058-360-06: T 5N R 10W SEC 36 Seward Meridian KN 0860204 FOREST HILLS LOOKOUT SUB AMENDED LOT 6 058-362-08: T 05N R 10W SEC 36 Seward Meridian KN 2011061 FOREST-HILLS LOOKOUT SUB MUSGROVE ADDN LOT 7B
Assessing Use:	058-360-06: Residential Vacant 058-362-08: Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide two parcels of 15.31 acres and 5.557 acres into six parcels ranging in size from 0.988 acres to 14.409 acres. Additionally, the plat will dedicate 30-feet to Quillback Drive and dedicate 60-feet to Moran Street, terminating in a cul-de-sac.

Location and Legal Access (existing and proposed):

The proposed plat is located in Sterling near Forest Lane.

Legal access to the subdivision is provided by Quillback Drive and Paper Birch Lane.

Paper Birch Lane is a 60-foot platted right-of-way that is currently unconstructed. It connects to Foster Avenue to the north and Authentic Road to the west, both borough-maintained roads. Foster Avenue connects to Forest Lane, which provides access to the Sterling Highway, a state-maintained right-of-way.

The western 30 feet of Quillback Drive was dedicated by plat KN 2009-48. The proposed plat will dedicate the remaining portion, bringing the right-of-way width into compliance with KPB requirements.

The proposed plat dedicates a 60-foot right-of-way terminating in a cul-de-sac, providing access to all the proposed lots of the plat. Per KPB 20.30.150.B. Offset intersections are not allowed, the location of Moran right-of-way as comes off Paper Birch Ln should be adjusted. Across from the proposed Moran St is the dedication of Moran St, as proposed they are offset 30' center of road to center of road. Additionally, the intersection with Paper Birch Lane must include round corners. KPB RSA oppose the proposed cul-de-sac design, as it does not provide an adequate turnaround and sufficient area exists to dedicate a full cul-de-sac. **Staff recommends** the applicant work with the KPB RSA to submit a revised cul-de-sac design to suite their standards, relocate the intersection to meet code, and incorporate rounded corners at the intersection. The applicant should also confirm the new street name with the KPB Addressing Officer and provide verification to the Platting Department, as well as confirm the driveway location for Proposed Lot 6A.

No section line easements affect the proposed plat. No vacations are proposed with this platting action.

A revised patent (50-84-0415) reserved easements within the aliquot section. **Staff recommends** the applicant verify whether these easements do not affect the proposed plat. If they do, a plat note must be added addressing the easements; if not, written confirmation should be provided to the Platting Department.

Block length is compliant and is defined by Paper Birch Lane to the north and west, Quillback Drive to the west, and Authentic Road and Diamond Willow Lane to the south. The dedication of Moran Street this will further complete the block and satisfies KPB code 20.30.170 block length requirements.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: RSA objects to this plat. KPB 20.30.100. - Cul-de-sacs requires a a suitable turnaround with a minimum radius of 50 feet. There is ample room to do this at the end of Moran St. Having a 90 degree turn that leads immediately to a substandard hammer head will cause issues with future road maintenance and may affect large emergency service vehicles.
SOA DOT&PF comments	No comments

Site Investigation:

KPB data indicates that no wetlands affect the subdivision area, and a corresponding note has been added to the plat. Contours at 5-foot intervals are shown, with slopes greater than 25% shaded.

KPB reviewers have determined that the proposed plat is located within a non-regulatory X-Unshaded flood zone. No depiction is required. **Staff recommends** adding the standard Flood Hazard note referencing the flood zone and FIRM map panel 02122C-0930F.

The proposed plat is not located within a Habitat Protection District.

The submitted plat depicts an existing house on proposed Lot 7B1. There appear to be no encroachment issues. Available KPB data does not contain a record of this structure.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory X-Unshaded Zone. No depiction. Plat note should be included. Flood Zone: X (unshaded) Map Panel: 02122C-0930F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No Response

Staff Analysis

In 1986, Forest Hills Lookout Subdivision (KN 86-204) created 18 lots from the N1/2 of section 36, Township 5 North, Range 10 West, Seward Meridian.

In 2011, Forest Hills Lookout Subdivision Musgrove Addition (KN 2011-61) further subdivided Lot 7 into lots 7A and 7B.

The proposed plat will subdivide Lot 6 (KN 86-204) and Lot 7B (KN 2011-61) into six lots and will dedicate right-of-way for Quillback Drive and Moran Street.

Proposed Lots 7B2 and 7B4 are designed as flag lot. The access portions exceed 20 feet in width and do not exceed 150 feet in length. **Staff recommends** adding the standard flag lot note to the final plat.

Proposed lots 7B1 through 7B5 are each less than 200,000 square feet; therefore, a soils report is required and an engineer must sign the final plat. Proposed Lot 6A exceeds 200,000 square feet and does not require a soils report. **Staff recommends** adding the applicable waste water disposal notes to the final plat in accordance with KPB 20.40

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

Utility Easements

Forest Hills Lookout Subdivision Amended (KN 86-204) granted a 10-foot utility easement along all dedicated rights-of-way. This easement was carried forward in Forest Hills Lookout Subdivision Musgrove Addition (KN 2011-61). The proposed plat continues this easement, extending it to 20 feet within 5 feet of the side lot lines, as shown on the proposed plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

The proposed plat will grant a 10-foot utility easement adjacent to the rights-of-way being dedicated, Quillback Drive and Moran Street.

HEA has reviewed the plat and requests plat note 5 be removed, as the easement is located solely on Lot 7A, Plat KN 2011-61 and does not affect this subdivision.

Utility provider review:

HEA	See comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown.

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 35230 Paper Birch Ln, 35050 Paper Birch Ln. Existing Street Names are Correct: Yes
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	<p>List of Correct Street Names: Moran St, Paper Birch Ln, Quillback Dr, Authentic Rd.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 35230 Paper Birch Lane may need to change dependent on driveway placement. Please confirm correct street access.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add a plat note about the CCR's listed at the CTP at item 3

PLAT NOTES?

- 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 (KPB 14.06).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- o To conserve both parent plat names, please revise the subdivision name. Staff suggests "Forest Hills Lookout Musgrove Addition Morrison Replat."
- o Modify Lot 17B to Lot 7 B (KN 2011-61).

- Add KPB File # 2026-031
 - Modify Ownership information to: Kevin C. Morrison and Heidi Jo AKA Heidi J. Morrison
- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation:
- Revise the name of “Quillback Drive”
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
- Patent 50-84-0415 reserved easements within the affected aliquot section.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
- Modify Lot 4 to Lot 2 (KN 86-204)

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

20.30.030. Proposed street layout-Requirements.

- A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.
Staff recommendation:
 Comply with KPB RSA request. Provide dedications to KPB on final plat.

20.30.060. Easements-Requirements.

Staff recommendation: *The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. Grant utility easements requested by the utility providers.*
 Comply with HEA’s request.

20.30.100. Cul-de-sacs.

- A. Streets designed to have one end permanently closed shall be no more than 1000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.
- B. Hammerhead or T -type turnarounds may be allowed on a case-by-case basis. Adequate turning radii, width and depth must be provided for road maintenance and emergency vehicle access. Plans must be reviewed with a recommendation by emergency service providers and the KPB Road Service Area Board prior to submittal for planning commission review.
Staff recommendation:
 Comply with KPB RSA request.

20.30.150. Streets-Intersection requirements.

- A. Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than 60 degrees. Where acute street intersections are designed, a minimum 50-foot radius corner at the right-of-way line of the acute angle shall be provided.

- B. Offset intersections are not allowed. The distance between intersection centerline shall be no less than 150 feet.

Staff recommendation:

Offset intersection is not allowed. Align Moran St. intersections. Provide rounded corners at the intersection of Moran St. and Paper Birch Ln.

20.30.160. Streets-Name requirements. Streets shall be named to conform to KPB Chapter 14.10

Staff recommendation:

Confirm with Addressing Officer of cul-de-sac name.

20.30.190. Lots-Dimensions.

- B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

Staff recommendation: *place the standard note on the plat for the flag lot(s): No structures or wastewater disposal are permitted within the panhandle portion of the flag lot(s).*

20.30.280. Floodplain requirements.

- D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

FLOOD HAZARD NOTICE:

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area 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 Chapter 21.06 of the Kenai Peninsula Borough Code.

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED),

Page 6 of 7

KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND

- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

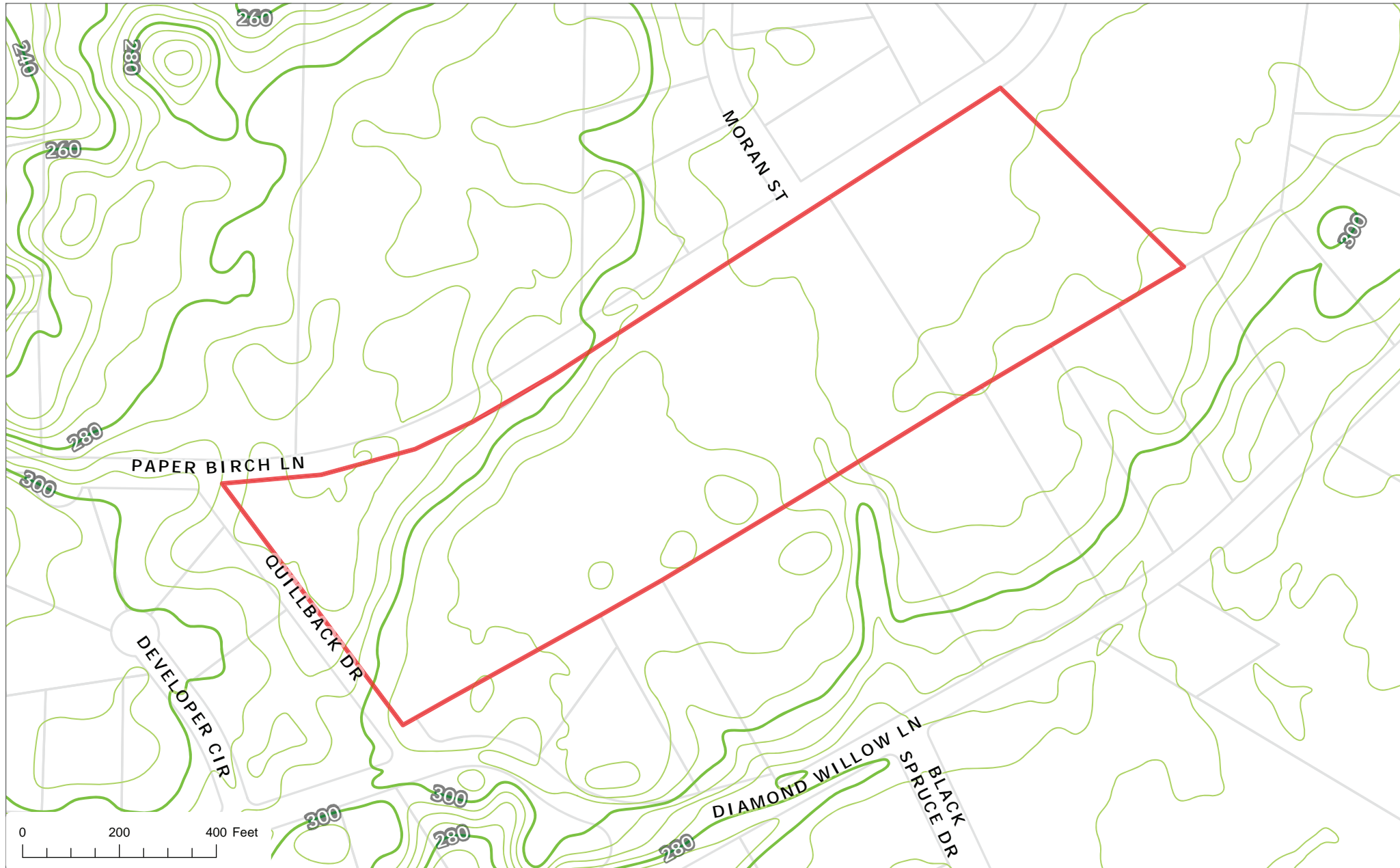
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

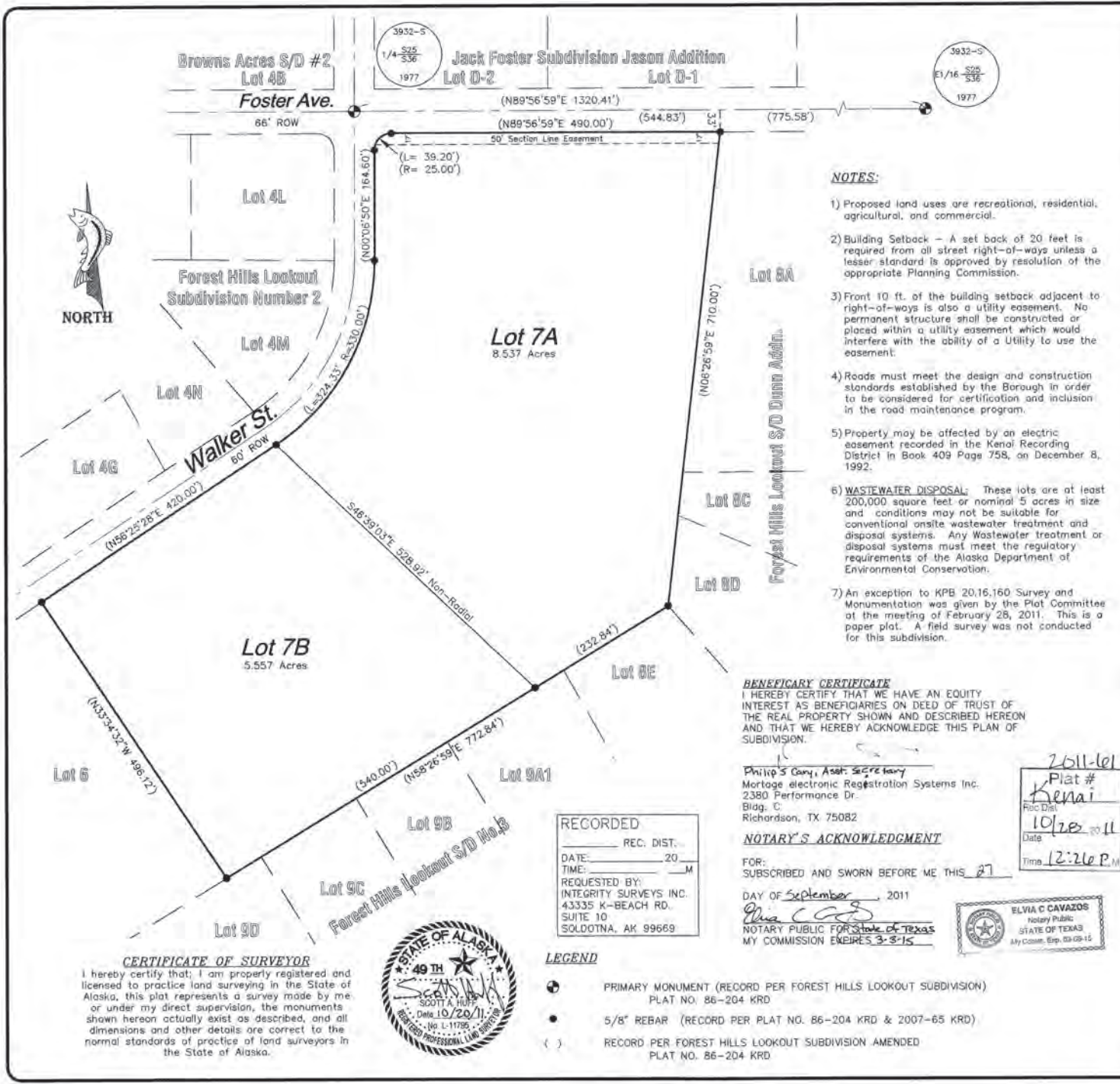
END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

Thelma J. Musgrove
 Thelma J. Musgrove

Richard L. Musgrove Jr.
 Richard L. Musgrove Jr.

40421 Foster Ave.
 Soldotna, AK 99669

NOTARY'S ACKNOWLEDGMENT

FOR: Thelma J. Musgrove and Richard L. Musgrove Jr.
 SUBSCRIBED AND SWORN BEFORE ME THIS 21ST

DAY OF JUNE 2011

Scott Huff
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 9/28/13



- NOTES:**
- Proposed land uses are recreational, residential, agricultural, and commercial.
 - Building Setback - A set back of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - Front 10 ft. of the building setback adjacent to right-of-ways is also a utility easement. 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.
 - 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.
 - Property may be affected by an electric easement recorded in the Kenai Recording District in Book 409 Page 758, on December 8, 1992.
 - WASTEWATER DISPOSAL:** These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for conventional onsite wastewater treatment and disposal systems. Any Wastewater treatment or disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
 - An exception to KPB 20.16.160 Survey and Monumentation was given by the Plot Committee at the meeting of February 28, 2011. This is a paper plat. A field survey was not conducted for this subdivision.

BENEFICIARY CERTIFICATE
 I HEREBY CERTIFY THAT WE HAVE AN EQUITY INTEREST AS BENEFICIARIES ON DEED OF TRUST OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACKNOWLEDGE THIS PLAN OF SUBDIVISION.

Philip's Copy, Asset Secretary
 Mortgage electronic Registration Systems Inc.
 2380 Performance Dr.
 Bldg. C
 Richardson, TX 75082

NOTARY'S ACKNOWLEDGMENT

FOR: SUBSCRIBED AND SWORN BEFORE ME THIS 27

DAY OF September 2011

Elvia C. Cavazos
 NOTARY PUBLIC FOR STATE OF TEXAS
 MY COMMISSION EXPIRES 3-3-15



RECORDED
 REC. DIST. _____
 DATE: _____ 20____
 TIME: _____ M
 REQUESTED BY:
 INTEGRITY SURVEYS INC.
 43335 K-BEACH RD.
 SUITE 10
 SOLDOTNA, AK 99669

LEGEND

- PRIMARY MONUMENT (RECORD PER FOREST HILLS LOOKOUT SUBDIVISION)
 PLAT NO. 86-204 KR0
- 5/8" REBAR (RECORD PER PLAT NO. 86-204 KR0 & 2007-65 KR0)
- () RECORD PER FOREST HILLS LOOKOUT SUBDIVISION AMENDED
 PLAT NO. 86-204 KR0

CERTIFICATE OF SURVEYOR
 I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.



PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 28, 2011

KENAI PENINSULA BOROUGH
Maughlin
 AUTHORIZED OFFICIAL

KPB FILE No. 2010-185

Forest Hills Lookout Subdivision Musgrove Addition

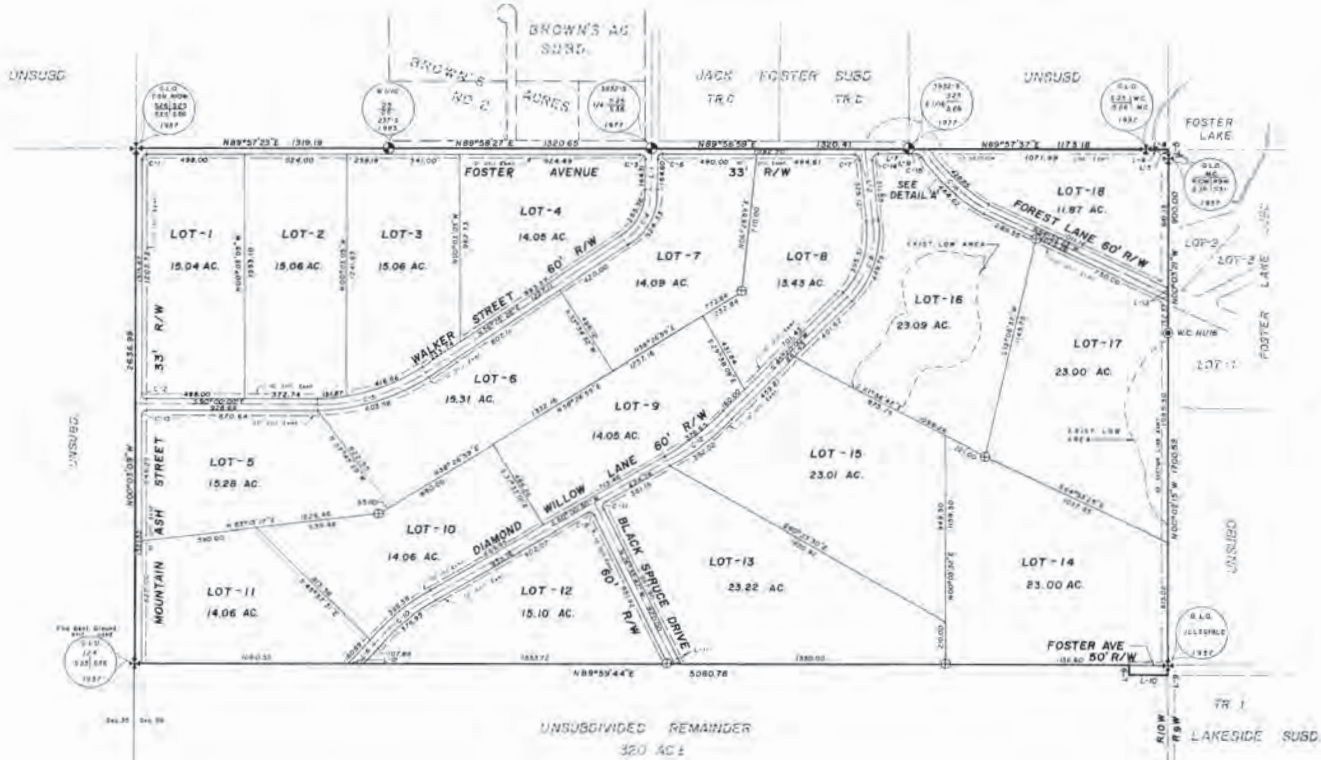
A subdivision of Lot 7 Forest Hills Lookout Subdivision Amended, Plat # 86-204 KR0
 Located within the NE1/4 NW1/4, NW1/4 NE1/4 Section 36, T5N, R10W, Seward Meridian, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 14.094 Acres

INTEGRITY SURVEYS, INC.
 43335 K-Beach Rd., Suite 10 Soldotna, AK 99669
 SURVEYORS PHONE - (907) 262-5573 PLANNERS
 FAX --- (907) 262-5574

JOB NO: 210170	DRAWN: 02 June, 2011 SH
SURVEYED: N/A	SCALE: 1" = 100'
FIELD BK: N/A	FILE: 210170 FP.dwg

FOREST HILLS LOOKOUT SUBDIVISION



Certificate of Ownership and Dedication
 WE HEREBY CERTIFY THAT WE ARE THE ORIGINAL(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DEDICATE ALL RIGHT OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Notary Acknowledgement
 For: Edgar A. Johnson and James G. Segura
 Notary Public for the State of Alaska

Plat Approval
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF Feb. 20, 1985
 (Ord. No. 375 (1985), Ord. No. 375 (2nd), 1985) By John A. O'Leary Authorized Official

Surveyor's Certificate
 I, George D. O'Leary, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE ERROR OF CLOSURE FOR FIELD TRAVELER'S DOES NOT EXCEED ONE PART IN 5000, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

Water Supply and Sewage Disposal
 NO INDIVIDUAL WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THESE SYSTEMS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT
C-1	90°00'33"	25.00	39.27	25.01
C-2	89°56'51"	25.00	39.25	24.98
C-3	90°08'23"	25.00	39.33	25.06
C-4	56°48'34"	300.00	294.84	160.55
C-5	53°34'32"	1000.00	986.00	501.68
C-6	89°50'09"	25.00	39.20	24.93
C-7	89°53'48"	30.00	43.74	28.60
C-8	51°00'03"	487.16	422.65	227.03
C-9	93°25'24"	20.00	32.61	21.23
C-10	89°33'27"	1000.00	988.67	506.05
C-11	89°54'36"	300.00	305.32	168.84
C-12	14°40'50"	1000.00	384.54	193.23
C-13	90°03'09"	25.00	39.29	25.02
C-14	90°07'07"	50.00	50.50	35.58
C-15	60°02'08"	50.00	31.64	17.47
C-16	39°24'15"	492.20	463.97	241.08

NOTES

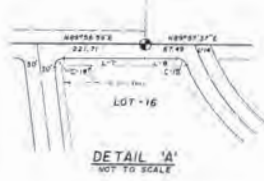
- There shall be a 20' minimum building setback from all dedicated R/W's unless a lesser standard is approved by resolution of the appropriate planning commission.
- There shall be a 10' utility easement along all dedicated Right-of-Way's.
- All water control domestic sewage systems must be designed by an Engineer registered in the State of Alaska and approved by the Alaska Dept. of Environmental Conservation prior to installation.

Amended 10-B-85

- Starting on a corner of Forest Lane shingled from 66°42'55" W to N 64°53'23" W
- Added missing dimension on Lot 5, along R/W of Walker Street - 233.74 feet
- Changed dimension on East boundary of Lot 17 from 1258.07 feet to 1085.50 feet and set the dimension of 152.57 to reflect bearing break of N 61°18'18" corner
- Changed area of Lot 14 from 20.00 acres to 25.00 acres to reflect correct area of monumentation.
- Changed dimension of curve on Lot 4 from 268.36 feet to 263.36 feet.
- Changed the title block to reflect the correct spelling of "containing".

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N00°06'50"W	222.44
L-2	N08°20'13"W	381.74
L-3	N49°27'35"E	107.88
L-4	N89°57'37"E	147.75
L-5	S00°00'01"E	59.75
L-6	N49°27'35"E	134.59
L-7	N89°57'37"E	160.00
L-8	N89°57'37"E	253.07
L-9	S00°02'38"E	50.00
L-10	N89°56'44"E	200.00
L-11	N89°56'44"E	33.54
L-12	N89°57'44"E	40.03
L-13	N00°03'07"W	33.18
L-14	N89°57'37"E	33.70



LEGEND

- FOUND OFFICIAL SURVEY MONUMENT
- FOUND 2 1/2" B.L.D. BRASS CAP MONUMENT
- SET 3" X 3" ALUMINUM MONUMENT
- FOUND 2" ALUM. CAP (N.C. N/100)

ALL LOT CORNERS, ANGLE POINTS AND P.C.'s MONUMENTED WITH 3/8" REBAR AND YELLOW CAP 2334-3.

AMENDED PLAT (see Notes)

FOREST HILLS LOOKOUT SUBDIVISION
 CONTAINING 320 1/2 ACRES, MORE OR LESS AND SITUATED WITHIN THE
 N 1/2 SECTION 36, T5N, R10W, S1M, AK, AND THE KENAI PENINSULA BOROUGH.

PREPARED FOR: SALAMATOF NATIVE ASSOCIATION INC.
 80, Box 2682, Kenai, AL, 99511

PREPARED BY: **pub** PROFESSIONAL DESIGN ASSOCIATES, INC.
 200 4406 Kenai, AK 99501

NO. 080 DATE: 5/29/83 SCALE: 1"=300'
 DRAFTED: E.R. CHECKED: G.S. P.P. FILE # 85-045



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/31/2026 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 lots into six lots and dedicate portions of Moran St and Quillback Drive.

KPB File No. 2026-031

Petitioner(s) / Land Owner(s): Kevin C and Heidi Jo Morrison of Kenai, 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, April 27, 2026**, commencing at **7:00 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.

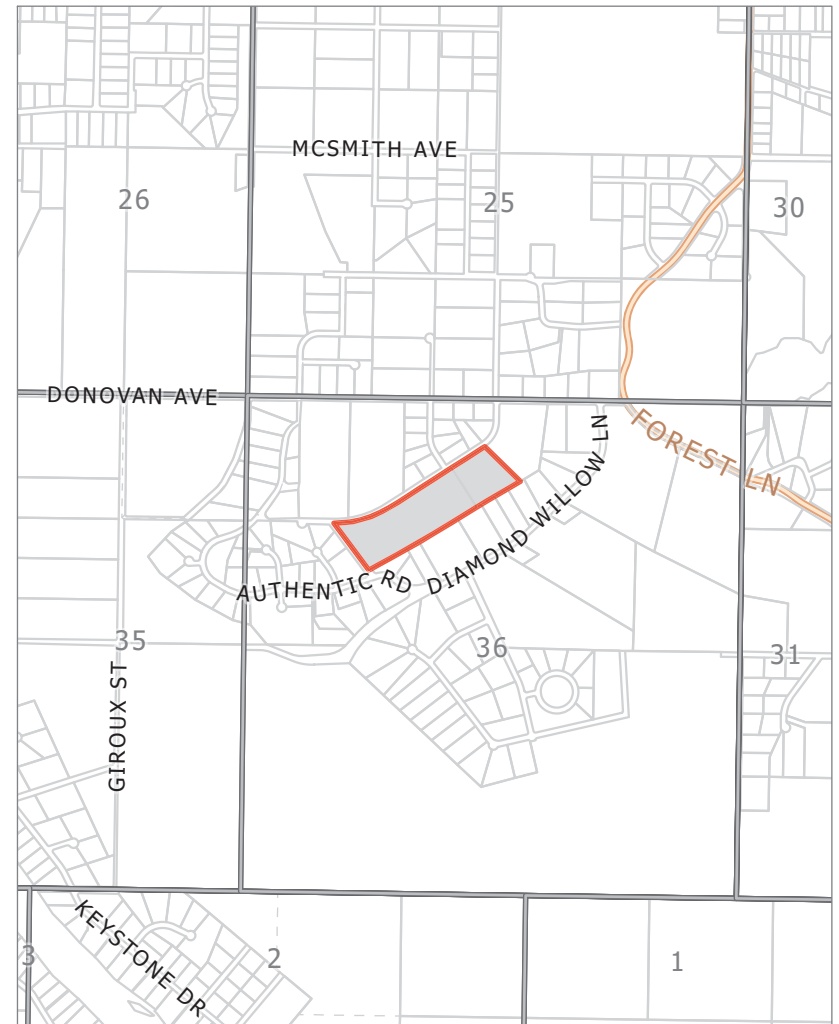
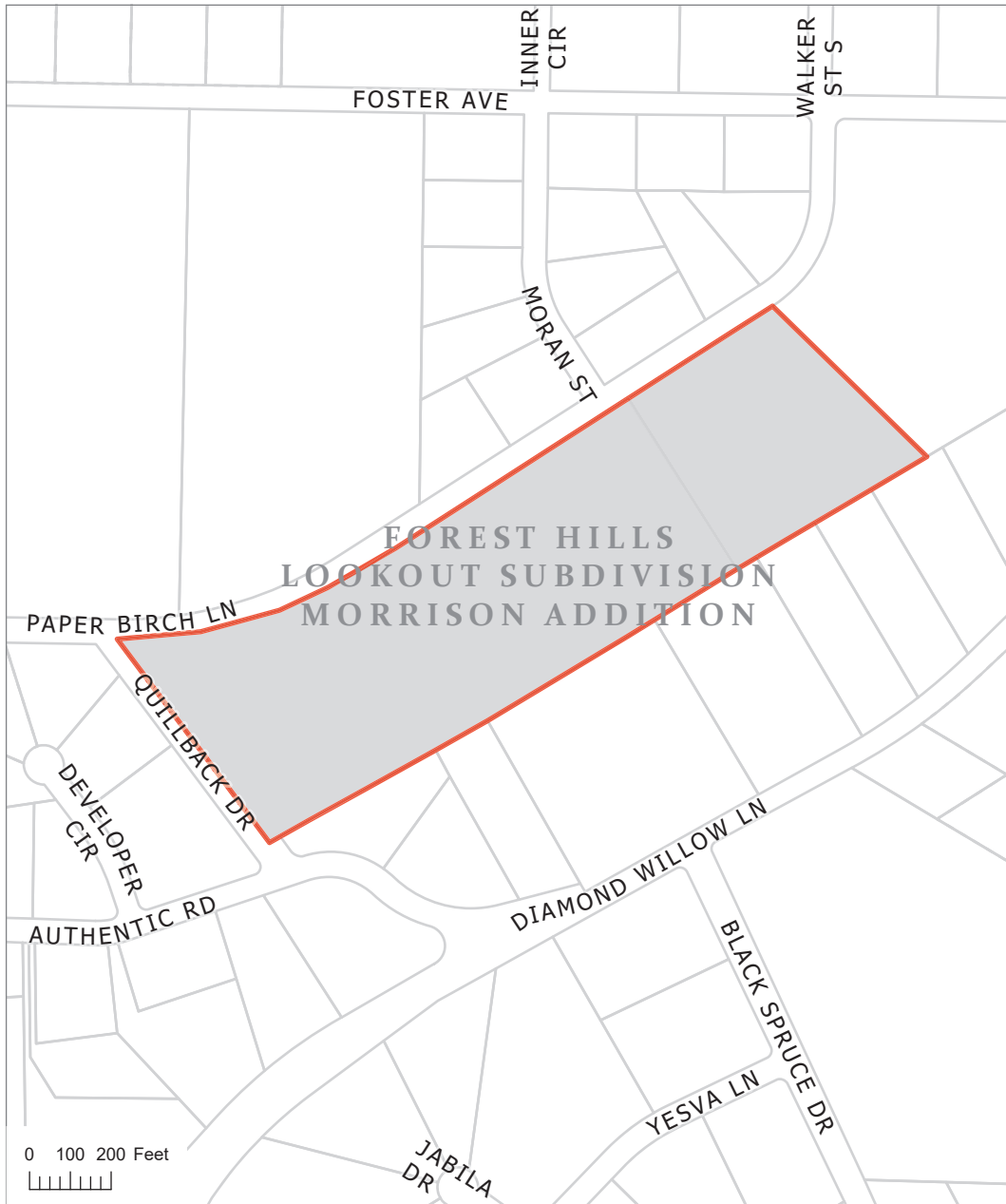
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 24, 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 4/3/2026



KPB File 2026-031
T05N R10W SEC36
Sterling

Forest Hills Lookout Subdivision Morrison Addition Preliminary Plat

A subdivision of Lot 17B Forest Hills Lookout Subd Musgrove Addition (KRD 2011-61) & Lot 6 of Forest Hills Lookout Subd Amended (KRD 86-204).
Located in the NW1/4 Section 36, T5N R10W, SM.
Kenai Recording District Kenai Peninsula Borough File

Prepared for
Kevin & Heidi Jo Morrison
1650 Pebble Beach Ct
Kenai, AK 99611

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

SCALE 1" = 100'
20 March, 2026

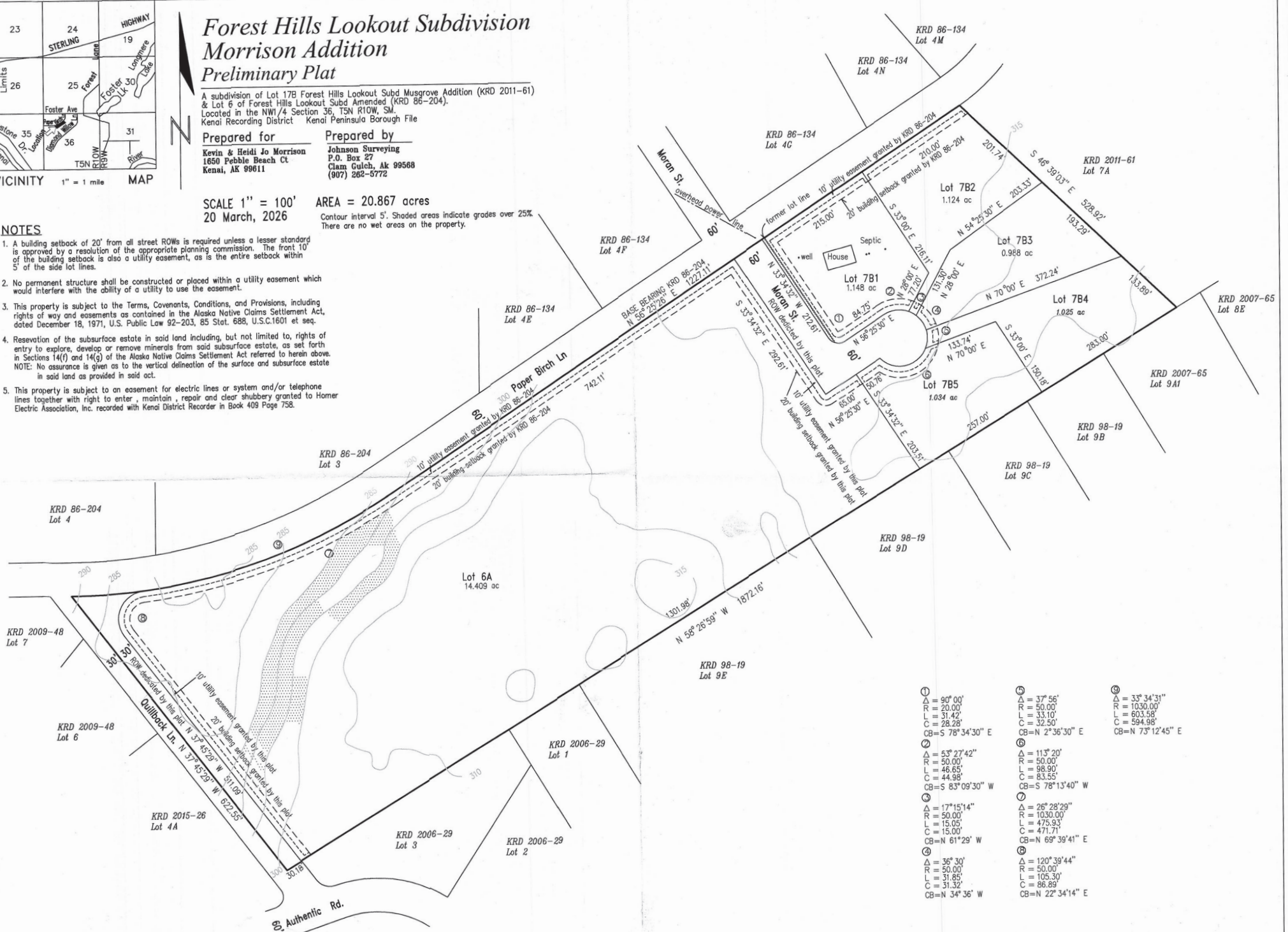
AREA = 20.867 acres
Contour interval 5'. Shaded areas indicate grades over 25%.
There are no wet areas on the property.



VICINITY 1" = 1 mile MAP

NOTES

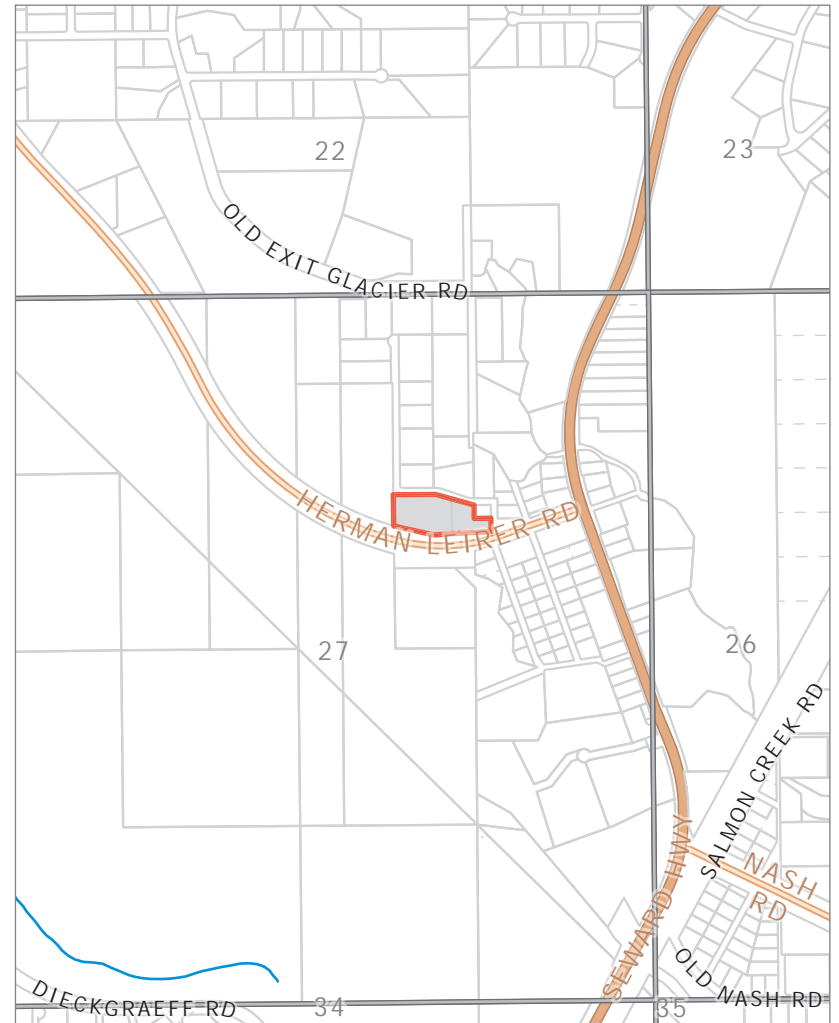
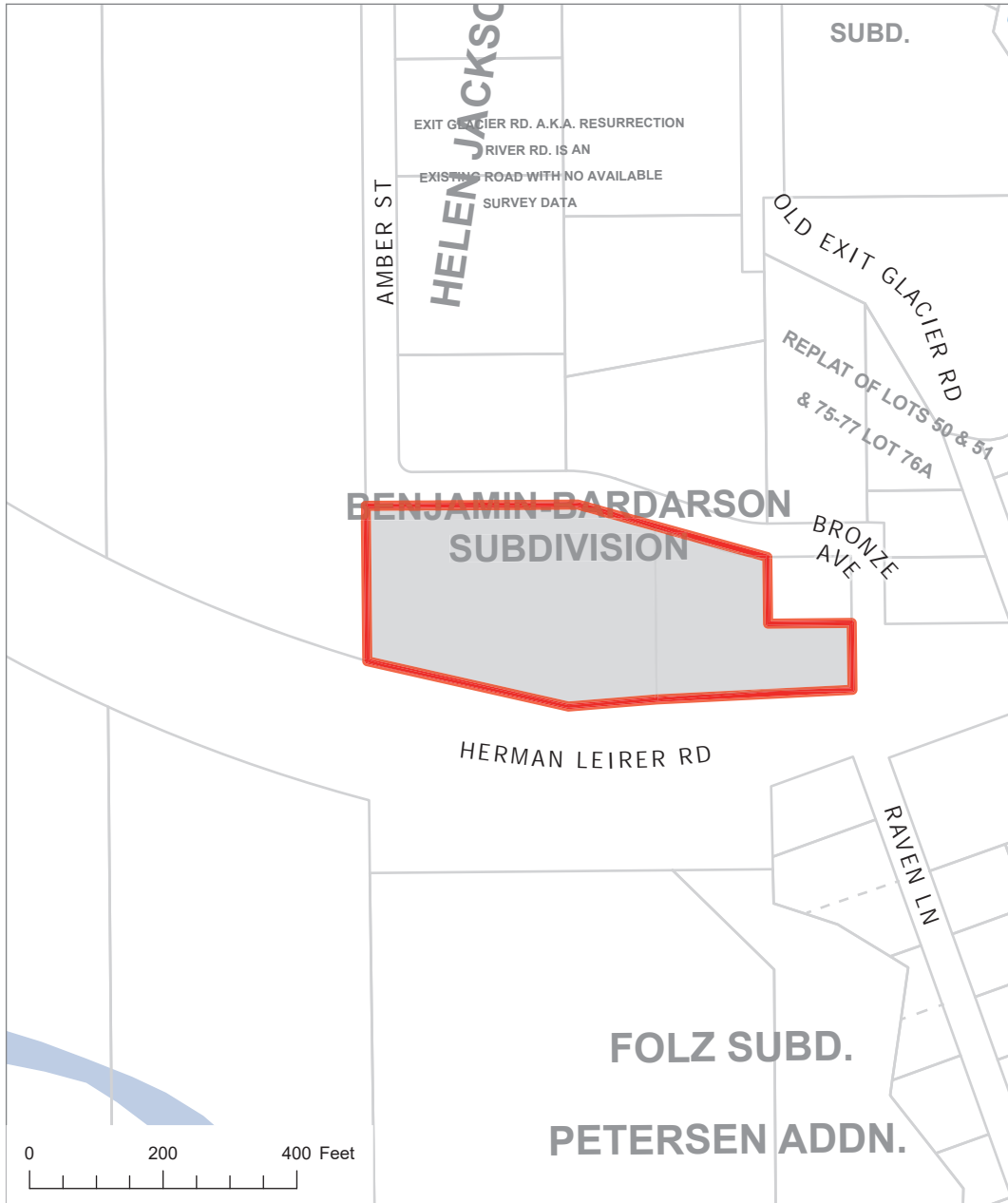
- A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' of the building setback is also a utility easement, as is the entire setback within 5' of the side lot lines.
- No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- This property is subject to the Terms, Covenants, Conditions, and Provisions, including rights of way and easements as contained in the Alaska Native Claims Settlement Act, dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688, U.S.C.1601 et seq.
- Reservation of the subsurface estate in said land including, but not limited to, rights of entry to explore, develop or remove minerals from said subsurface estate, as set forth in Sections 14(f) and 14(g) of the Alaska Native Claims Settlement Act referred to herein above.
NOTE: No assurance is given as to the vertical delineation of the surface and subsurface estate in said land as provided in said act.
- This property is subject to an easement for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery granted to Homer Electric Association, Inc. recorded with Kenai District Recorder in Book 409 Page 758.



① Δ = 90° 00' R = 20.00' L = 31.42' C = 28.28' CB = S 78° 34' 30" E	② Δ = 53° 27' 42" R = 50.00' L = 46.65' C = 44.98' CB = S 83° 09' 30" W	③ Δ = 17° 15' 14" R = 50.00' L = 15.05' C = 15.00' CB = N 61° 29' W	④ Δ = 36° 30' R = 50.00' L = 31.85' C = 31.32' CB = N 34° 36' W	⑤ Δ = 37° 56' R = 50.00' L = 33.10' C = 32.50' CB = N 2° 36' 30" E	⑥ Δ = 113° 20' R = 50.00' L = 98.90' C = 83.55' CB = S 78° 13' 40" W	⑦ Δ = 26° 28' 29" R = 1030.00' L = 475.93' C = 471.71' CB = N 69° 39' 41" E	⑧ Δ = 120° 39' 44" R = 50.00' L = 105.30' C = 86.89' CB = N 22° 34' 14" E	⑨ Δ = 33° 34' 31" R = 1030.00' L = 603.58' C = 594.98' CB = N 73° 12' 45" E
--	--	--	--	---	---	--	--	--

E. NEW BUSINESS

2. Benjamin Bardarson Subdivision 2025 Replat
KPB File 2025-037
Peninsula Surveying / Salmon Bake Cabins, LLC
Location: Herman Leirer Road & Bronze Avenue
Bear Creek Area



KPB File 2025-037
T 1N R 1W Sec 27
Bear Creek

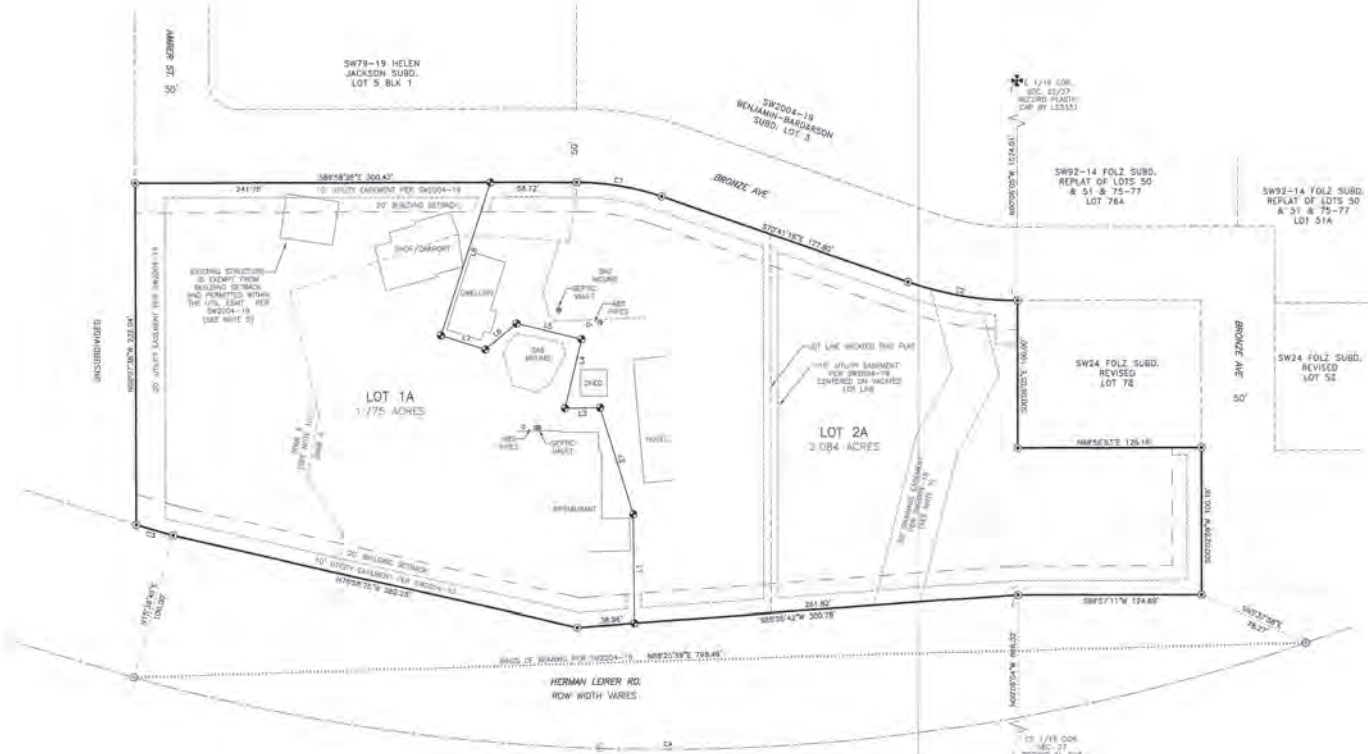
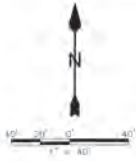
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



NOTES

1. THE PARENT PLAT, SW2004-19, WAS GRANTED AN EXCEPTION TO 20.20.110 FOR THE 50' R.O.W WIDTH OF TINKER TRAIL (BRONZE AVE.) BY THE KPB PLANNING COMMISSION AT THE MEETING OF JUNE 28, 2024.
2. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
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. THE EXISTING STRUCTURES SHOWN ON LOTS 1A (1) AND 2A (2) WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT ARE EXEMPT FROM THE SETBACK, AND ARE PERMITTED WITHIN THE EASEMENT PER PARENT PLAT SW2004-19.
6. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
7. THE DRAINAGE EASEMENT WITHIN LOT 2A IS CENTERED ON THE NATURAL MEANDERS OF THE CENTER OF THE EXISTING STREAM PER PARENT PLAT SW2004-19.
8. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
9. SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENT AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF UNNAMED CREEK AND ANY QUESTIONS OF RIGHT OF ACCESS TO SAID CREEK IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE CREEK.
10. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.04D.
11. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA 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 CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 0122C-4543E FOR INFORMATION ON FLOODPLAIN ZONES A & X.
12. THERE ARE NO SLOPES GREATER THAN 20% PER KPB DIS CONTOUR DATA.
13. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB DIS WETLAND DATA.

LINE TABLE

LINE	LENGTH	BEARING
L1	74.15'	S00°33'23"E
L2	75.84'	S17°18'07"E
L3	23.82'	N89°24'17"E
L4	48.21'	S13°20'32"W
L5	45.47'	S76°24'56"E
L6	27.51'	N50°17'21"E
L7	31.75'	S72°05'48"E
L8	109.28'	S17°56'11"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	58.91'	175.00'	019°17'12"	58.63'	S80°19'52"E
C2	75.74'	222.21'	019°31'51"	75.38'	S80°23'39"E
C3	26.19'	2191.83'	00°41'04"	26.19'	N73°58'44"W
C4	810.85'	1347.80'	034°27'41"	798.49'	N88°25'59"E

LEGEND

- ⊕ RECORD PRIMARY MONUMENT AS DESCRIBED
- ⊙ RECORD CENTERLINE MONUMENT
- ⊙ RECORD CENTERLINE MONUMENT
- ⊙ RECORD MONUMENT
- ⊕ CO-SET RMC ON 5/8" X 98' REBAR @ 1.21' @ 88'

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JUNE 28, 2024. WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SALMON BAKE CABINS, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND, ON BEHALF OF SALMON BAKE CABINS, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER
SALMON BAKE CABINS, LLC.
PO BOX 3151
SEWARD, AK 99664

NOTARY ACKNOWLEDGMENT
FOR: OWNER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2025-XXXX

PENINSULAR SURVEYING, LLC
(2035 CATERINA ROAD, ANCHORAGE, AK 99503)
(907)300-7025

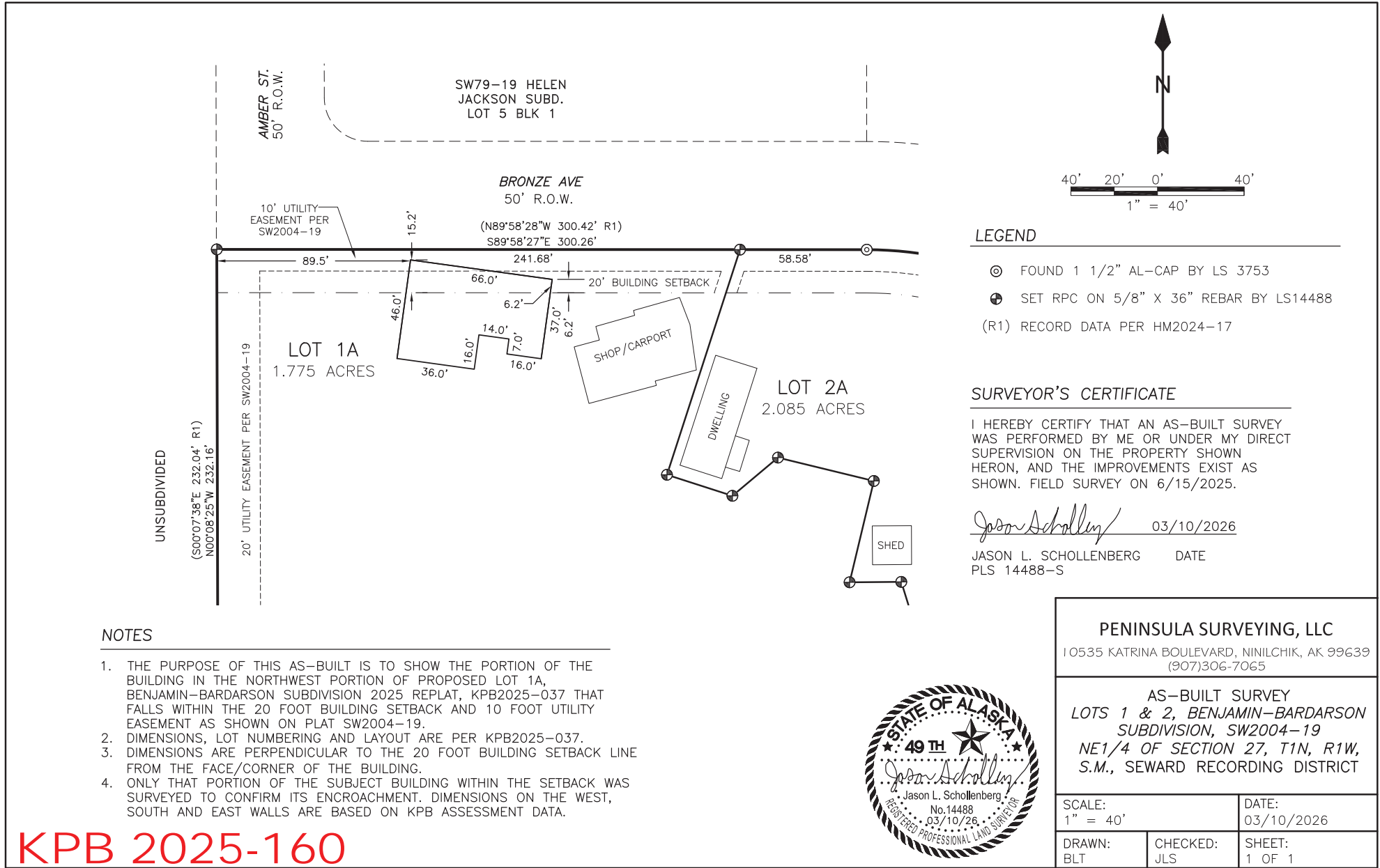
PLAT OF
BENJAMIN-BARDARSON SUBDIVISION
2025 REPLAT

A SUBDIVISION OF
LOTS 1 & 2, BENJAMIN-BARDARSON
SUBDIVISION, SW2004-19
LOCATED WITHIN
THE NE1/4 OF SECTION 27, T1N, R1W, S4M,
HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA,
CONTAINING 3.859 ACRES

OWNERS: SALMON BAKE CABINS, LLC
PO BOX 3151
SEWARD, AK 99664

SCALE: 1" = 40' DATE: MARCH 19, 2025
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

KPB 2025-037



NOTES

1. THE PURPOSE OF THIS AS-BUILT IS TO SHOW THE PORTION OF THE BUILDING IN THE NORTHWEST PORTION OF PROPOSED LOT 1A, BENJAMIN-BARDARSON SUBDIVISION 2025 REPLAT, KPB2025-037 THAT FALLS WITHIN THE 20 FOOT BUILDING SETBACK AND 10 FOOT UTILITY EASEMENT AS SHOWN ON PLAT SW2004-19.
2. DIMENSIONS, LOT NUMBERING AND LAYOUT ARE PER KPB2025-037.
3. DIMENSIONS ARE PERPENDICULAR TO THE 20 FOOT BUILDING SETBACK LINE FROM THE FACE/CORNER OF THE BUILDING.
4. ONLY THAT PORTION OF THE SUBJECT BUILDING WITHIN THE SETBACK WAS SURVEYED TO CONFIRM ITS ENCROACHMENT. DIMENSIONS ON THE WEST, SOUTH AND EAST WALLS ARE BASED ON KPB ASSESSMENT DATA.

KPB 2025-160



PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)306-7065		
AS-BUILT SURVEY LOTS 1 & 2, BENJAMIN-BARDARSON SUBDIVISION, SW2004-19 NE1/4 OF SECTION 27, T1N, R1W, S.M., SEWARD RECORDING DISTRICT		
SCALE: 1" = 40'	DATE: 03/10/2026	
DRAWN: BLT	CHECKED: JLS	SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
BENJAMIN-BARDARSON SUBDIVISION 2025 REPLAT**

KPB File No.	2025-037
Plat Committee Meeting:	April 27, 2026
Applicant / Owner:	Salmon Bake Cabins LLC / Seward, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Herman Leirer Rd, Seward

Parent Parcel No.:	144-072-06 & 144-072-07
Legal Description:	T 1N R 1W SEC 27 SEWARD MERIDIAN SW 2004019 BENJAMIN-BARDARSON SUB LOT 1 & 2
Assessing Use:	Commercial
Zoning:	commercial
Water / Wastewater	Onsite / Onsite
Exception Request	20.60.150

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots of size 1.151 acres and 2.708 acres to re-align the lot line between them creating lots of size 1.775 acres and 2.084 acres

The preliminary plat Benjamin-Bardarson Subdivision 2025 Replat was granted conditional approval at the regularly scheduled Plat Committee meeting of April 14, 2025. The final plat has been submitted for review and it was noted a structure was in the 10’ utility easement on the north line and an as-built was requested.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Building encroaches the setback.
SOA DOT&PF	o No objection to proposed plat. o Apply for driveway permit for Lot 1A and Lot 2A. o Platting actions invalidate existing access permits. Apply for driveway permits at DOT&PF’s online ePermits website: https://dot.alaska.gov/row/Login.po . Please contact DOT&PF’s ROW division

Site Investigation:

The as-built depicts multiple structures. The approximate 46-foot by 66-foot building located in the northwest portion of Lot 1 Benjamin Bardarson Subdivision SW2004-19 is shown crossing into the 10’ utility easement granted by SW2004-19; the surveyor has requested an exception to KPB 20.60.150 for the structure to remain in the location crossing into the 10’ utility easement.

The structure crossing into the 20’ building setback was approved at the April 13, 2026 Planning Commission meeting and will be resolved with the filing of Resolution 2026-23.

In 2004, the Benjamin-Bardarson Subdivision (SW 2004-19) created the lots from an unsubdivided piece of land within this subdivision (Lots 1 & 2). That plat includes a note stating: “The existing structures shown on lots 1 and 2 within the building setback and utility easement are exempt from the setback, and are permitted within the easement.” The Planning Commission approved the structure to remain in place for the life of the structure, as it

existed prior to the establishment of the required building setback. No dimensions for the structure were provided on the plat or in the associated plat report. A comparison of the structure's footprint on the parent plat with the current as-built indicates that the structure has either been replaced or expanded, and is therefore now subject to the building setback and utility limitations and now requiring exceptions to these limits.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: The structure in question is within non-regulatory X Zone but within regulatory SMFDA. No comment in regards to the structure remaining within the 20 foot setback.</p> <p>Flood Zone: A,X Zone,SMFDA Map Panel: 02122C-4543E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	

Utility Easements

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	Outside service area
ENSTAR	No comments or recommendations.
ACS	No response
GCI	Approved as Shown
SEWARD ELECTRIC	No response
CHUGACH ELECTRIC	No comment, outside service area
TELALASKA	No response

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 31832 Herman Leirer Rd</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Bronze Ave</p>
------------	--

	<p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: This action will not affect address.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comment</p>
Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Conditional Land Use Permit CLUP Resolution Number: 2023-11 CLUP Approval Date: 5/22/2023 Material Site Comments: There is an existing material site, MS2023-004, PID: 144-030-72, that is southwest of the subject parcel, on the other side of Herman Leirer Road.</p>
Assessing	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Corrections made as referenced in Letter First Paper Review on 09/16/2025.

EXCEPTIONS REQUESTED:

A. KPB 20.60.150

Surveyor's Discussion:

Surveyor's Findings:

1. The building in the northwest portion of the proposed Lot 1A is located ~5.3 into the 10' utility easement per SW2004-19
2. The Staff Report for KPB 2025-037 for the meeting dated April 14, 2025 showed either no comment or no response from any of the utility companies for this area. Considering this, there is no conflict with existing utilities near this building.
3. It would be cost prohibitive for this owner to remove and replace the building, which is a residential dwelling.
4. According to the KPB GIS, this portion of Bronze Ave is maintained by KPB Roads. The location of the physical road is offset far enough to the north of the building that maintenance and any work needed in the utility easement would not be impacted by this building.
5. The location is characterized by large, mature evergreens that are present well into the platted R.O.W. on both sides of the physical road, and for the entire length of Bronze Ave.

Staff Discussion:

KPB 20.60.150 Utility Easements

B. The following note shall be shown on the final plat:

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.

Staff Findings:

6. The northwest corner of the building is approximately 26 feet from the driving surface of Bronze Ave.
7. No utility responded with comment the easement was in use or not.
8. No surrounding properties will be denied utilities with the granting of this exception.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 & 3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 2, 4, 5, 6 & 8 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE EXCEPTION REQUEST SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.50 (EXCEPTIONS);
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

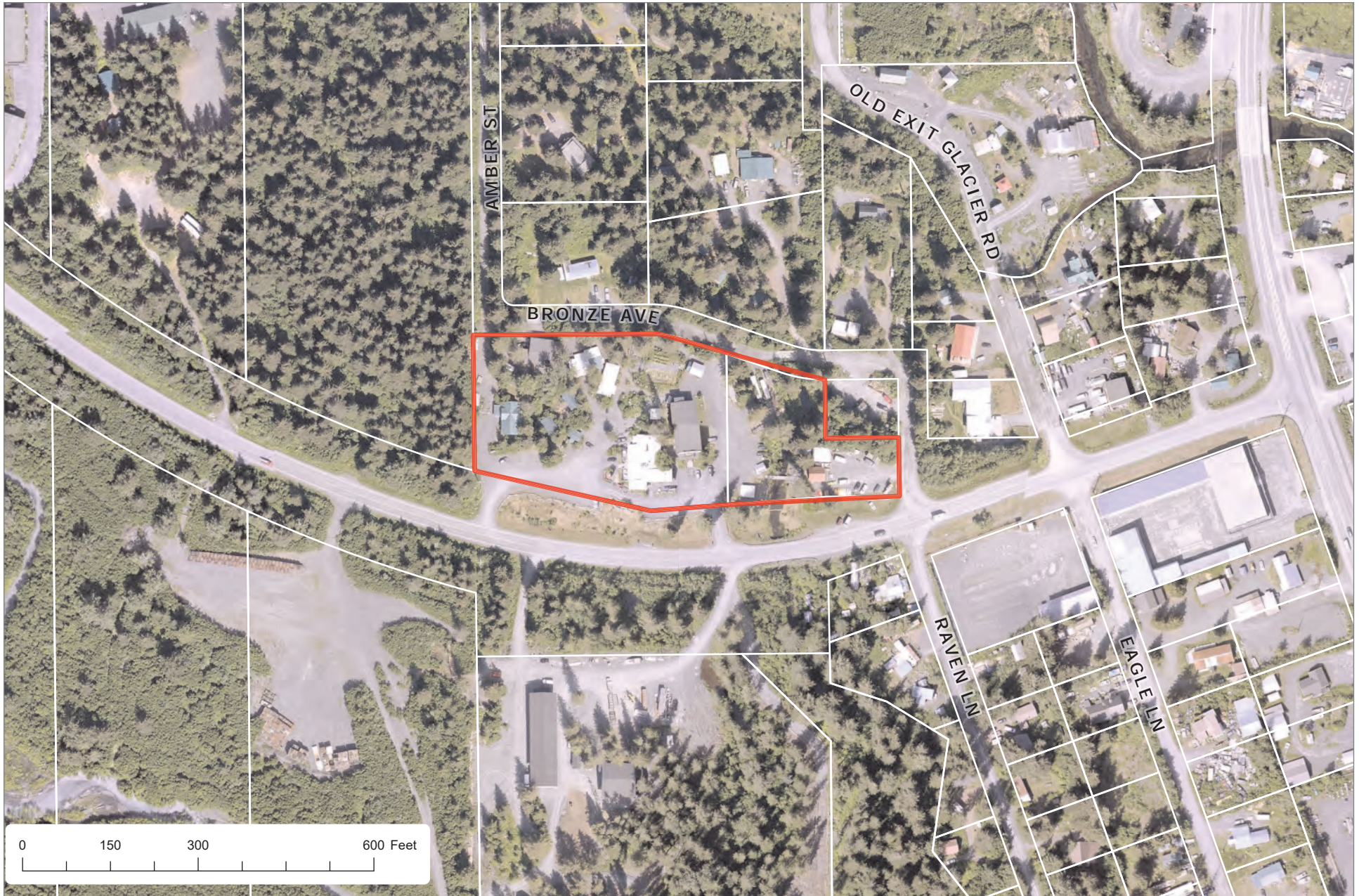
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



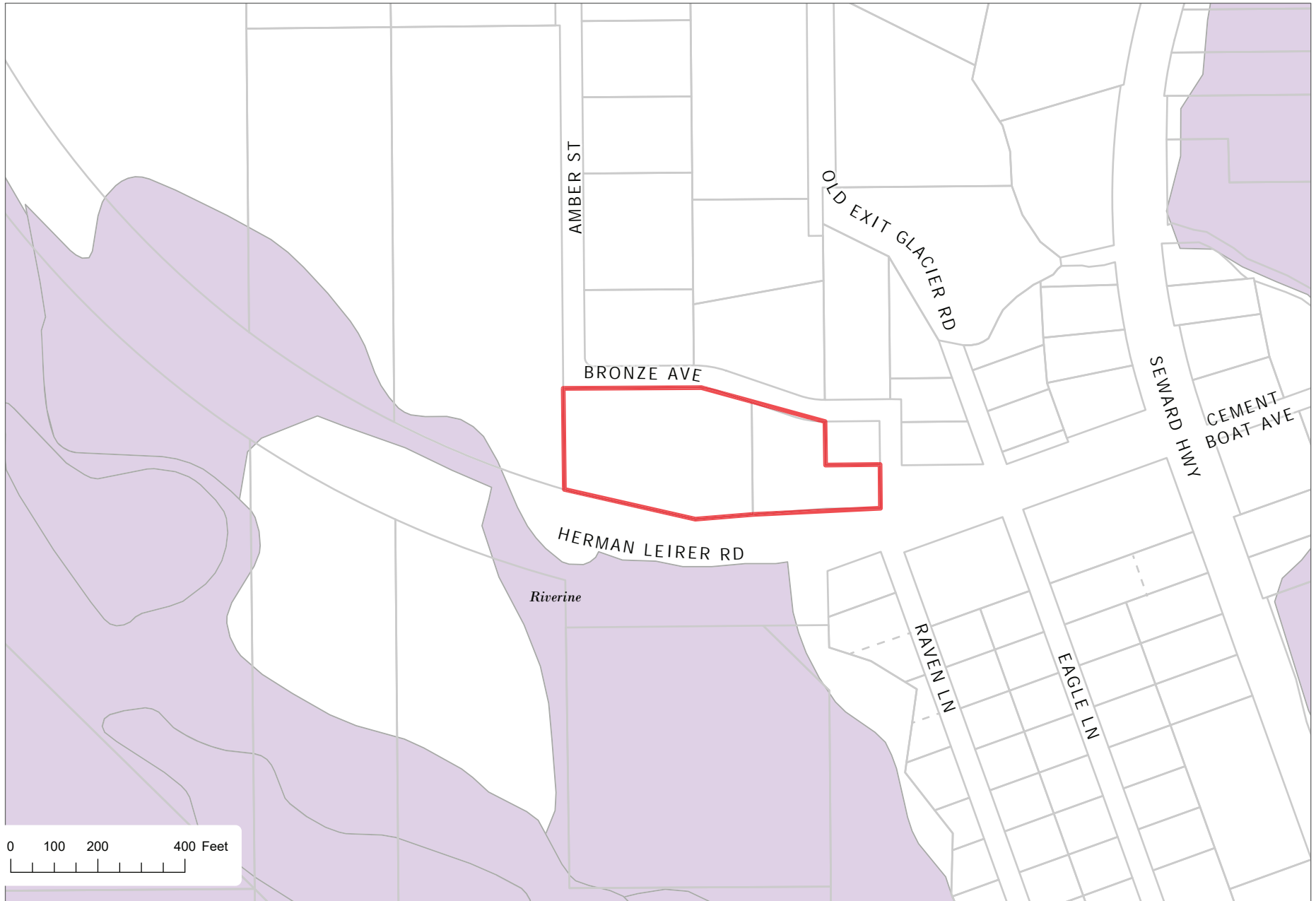
Aerial Map



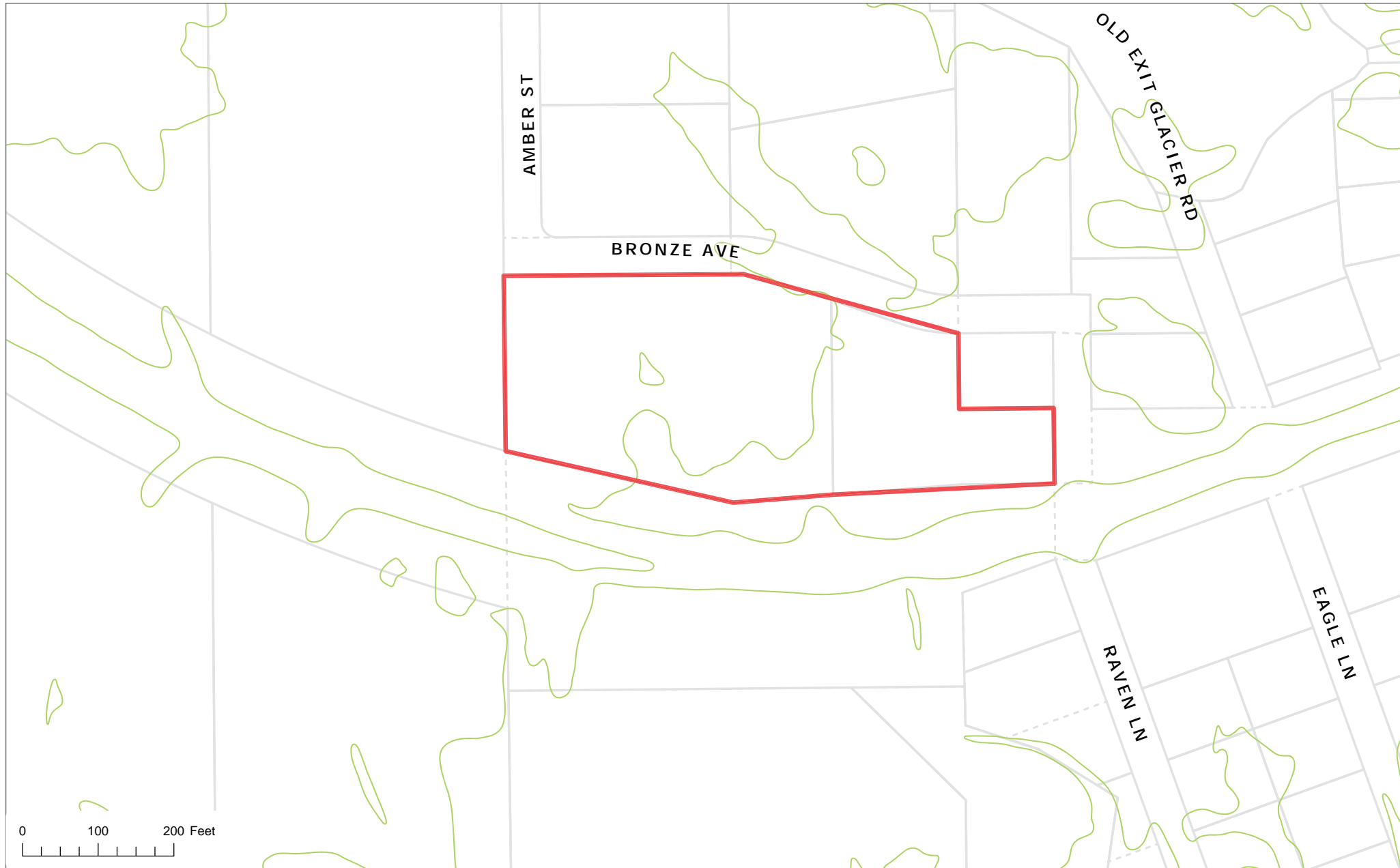
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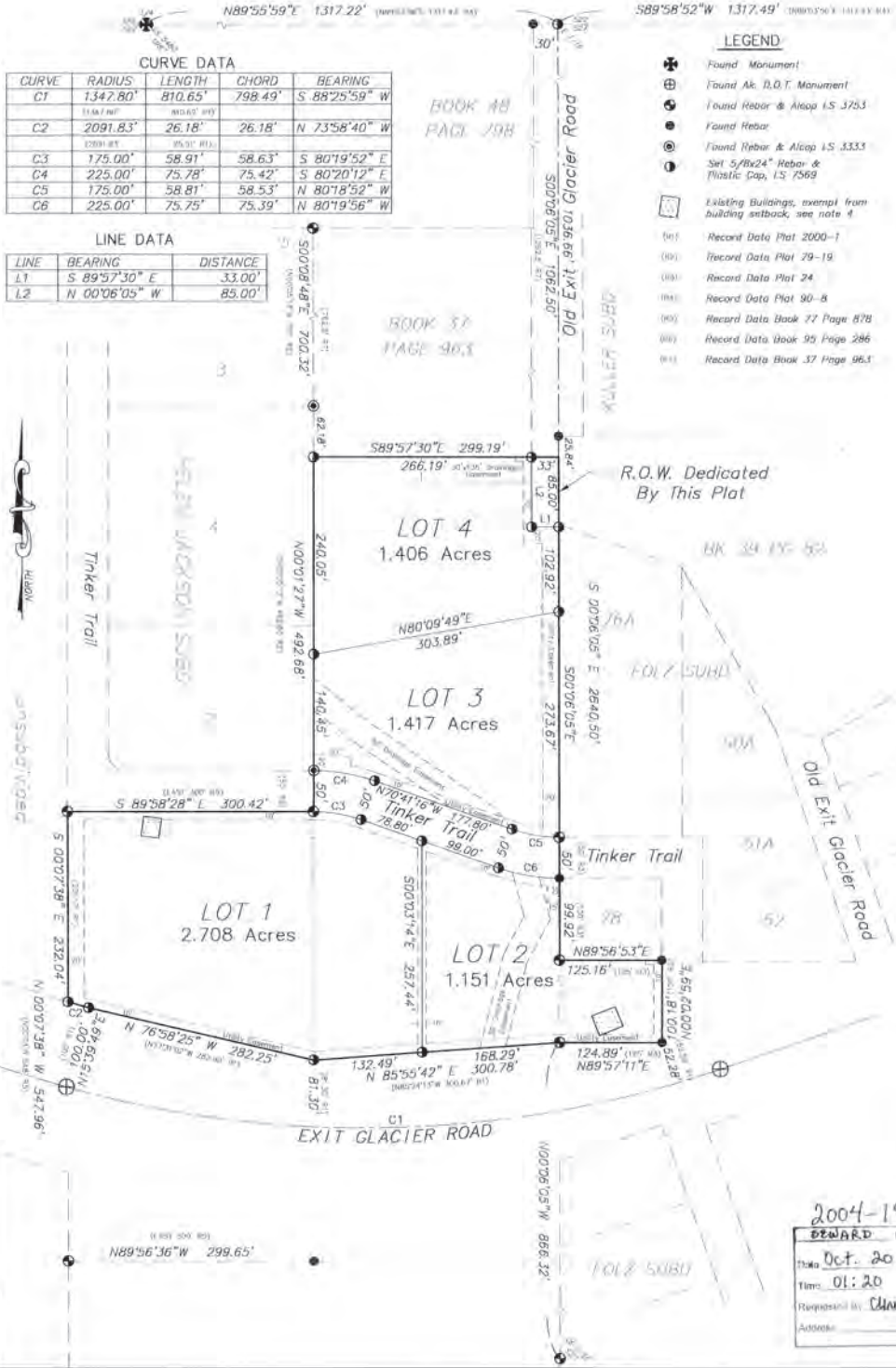
Wetlands



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CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1347.80'	810.65'	798.49'	S 88°25'59" W
C2	2091.83'	26.18'	26.18'	N 73°58'40" W
C3	175.00'	58.91'	58.63'	S 80°19'52" E
C4	225.00'	75.78'	75.42'	S 80°20'12" E
C5	175.00'	58.81'	58.53'	N 80°18'52" W
C6	225.00'	75.75'	75.39'	N 80°19'56" W

LINE DATA

LINE	BEARING	DISTANCE
L1	S 89°57'30" E	33.00'
L2	N 00°06'05" W	85.00'

LEGEND

- ⊕ Found Monument
- ⊕ Found A.K. D.O.T. Monument
- ⊕ Found Rebar & Alcap I.S. 3753
- ⊕ Found Rebar
- ⊕ Found Rebar & Alcap I.S. 3333
- ⊕ Set 5/8"x24" Rebar & Plastic Cap, I.S. 7569
- ⊕ Existing Buildings, exempt from building setback, see note 4
- (01) Record Data Plat 2000-1
- (02) Record Data Plat 79-19
- (03) Record Data Plat 24
- (04) Record Data Plat 90-8
- (05) Record Data Book 77 Page 878
- (06) Record Data Book 95 Page 286
- (07) Record Data Book 37 Page 963

WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems 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 prior to construction.

1119urcomen 3380-E 20Sep04
Date

NOTES

- This plat was granted an exception to 20.20.110 for the 50' R.O.W. width of Tinker Trail by the KPB planning commission, at the meeting of June 28, 2004.
- Except as otherwise noted or shown hereon; these lots are subject to a 20' building setback from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission. The front 10', and the entire 20' within 5' of side lot lines is reserved as a utility easement.
- No permanent structure may be constructed or placed within a utility easement which would interfere with the ability of a Utility to use the easement.
- The existing structures shown on lots 1 and 2 within the building setback and utility easement are exempt from the setback, and are permitted within the easement.
- No access to state maintained rights-of-way is permitted unless approved by the State of Alaska Dept. of Transportation.
- The drainage easement within Lots 2 and 3 is centered on the natural meanders of the center of the existing stream.
- Roads must meet the design and construction standards established by the borough in order to be considered for inclusion in the road maintenance program.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of: June 28, 2004

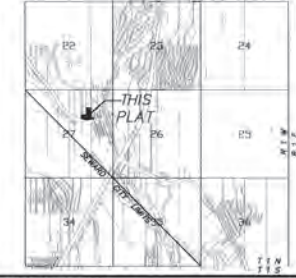
Mary Sacc
Borough Official

SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

2004-19
DATE

2004-19
SEWARD DIST. 917
Title Oct. 20 2004
Time 01:20 P. 14
Represented by Clive
Address:



VICINITY MAP 1"=1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision, and grant all easements and public right-of-ways by our free consent. We further certify that the deed of trust affecting this property does not contain restrictions that would prohibit this subdivision.

Jean M. Bardarson Blaine Bardarson
JEAN M. BARDARSON BLAINE BARDARSON
PO BOX 689 PO BOX 689
SEWARD, AK. 99664 SEWARD, AK. 99664

Vince L. Benjamin
VINCE L. BENJAMIN
PO BOX 3151
SEWARD, AK. 99664

NOTARY'S ACKNOWLEDGMENT

FOR: JEAN M. BARDARSON AND BLAINE BARDARSON
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF September 2004



Nita Hollingsworth
NOTARY FOR ALASKA

MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGMENT

FOR: VINCE L. BENJAMIN
SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF September 2004

Nita Hollingsworth
NOTARY FOR ALASKA

MY COMMISSION EXPIRES

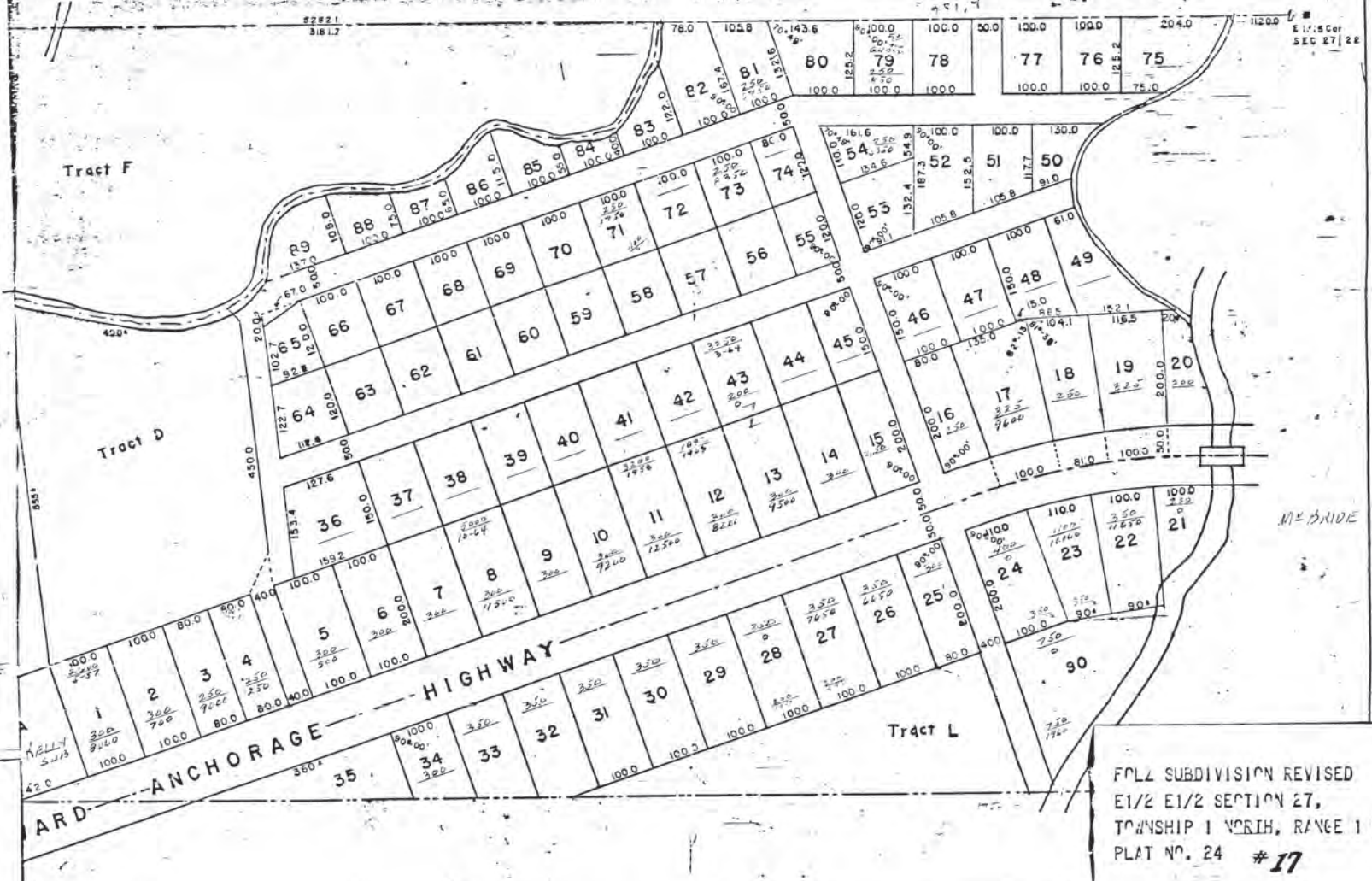
BENJAMIN-BARDARSON SUBDIVISION

A SUBDIVISION OF: LOT 79 FOLZ SUBDIVISION,
PARCEL DESCRIBED IN 95 PAGE 286, AND
PARCEL DESCRIBED IN BOOK 77, PAGE 878
SEWARD RECORDING DISTRICT
LOCATED IN THE NE 1/4 SECTION 27
TOWNSHIP 1 NORTH RANGE 1 WEST
SEWARD MERIDIAN, ALASKA
CONTAINING 7.105 ACRES

CLINE AND ASSOCIATES LAND SURVEYORS

416 4TH AVENUE PO BOX 2703 SEWARD, AK 99664
(907) 224-7328 FAX (907) 224-6088

DATE: 08/18/04	SCALE: 1"=100'
DRAWN: WNC	F.D. BK.: 04-05
DRAWING NO.: 04-13A	K.P.B. FILE #: 2004-169



FOLZ SUBDIVISION REVISED
 E1/2 E1/2 SECTION 27,
 TOWNSHIP 1 NORTH, RANGE 1 W
 PLAT NO. 24 #17

**FOLZ SUBDIVISION
 REVISED**

A PORTION OF THE E1/2, E1/2 SECTION 27
 TOWNSHIP 1 NORTH, RANGE 1 WEST, SEWARD MERIDIAN.
 SURVEY AND PLAT BY ROBERT BINERT REGISTERED CIVIL ENGR
 SEPT. 1953

#193
 This plat is based upon a true and accurate survey of the land shown on the original plat of the FOLZ SUBDIVISION filed
 in the office of the Register of Deeds on March 19, 1953, and is subject to the provisions of the Act of March 19, 1953, Chapter 193, Laws of the State of North Dakota.
 Anna B. Binert
 R. B. Binert, Registered Civil Engineer

NOTE:
 This plat is based upon a true and accurate survey of the land shown on the original plat of the FOLZ SUBDIVISION filed



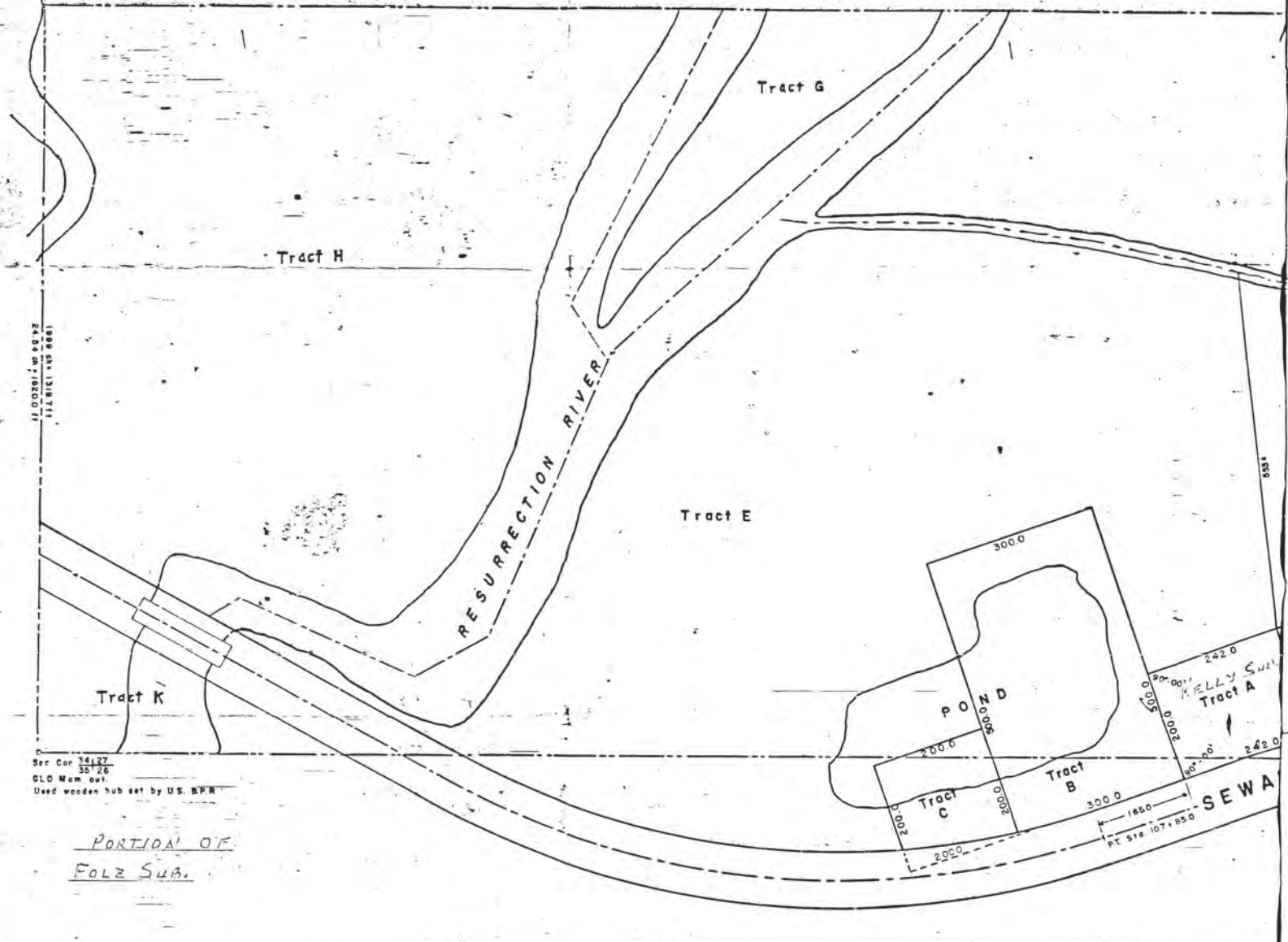
DEDICATION
 ALL MEN BY THESE PRESENTS, That the undersigned JOSEPH W. FOLZ, owner in fee simple of the tract of land delineated by this plat and that the said JOSEPH W. FOLZ has dedicated and wanted as public the use of all avenues and streets shown upon said plat as highways, and to used only as such. Said dedication is an assent only.
 Joseph W. Folz

OLD Monument
W.C. SEC. Line 34 27
400.0
100.0

1898 S.W. 1318 711
24.00 S.W. 7 18200 71

Sec Cor 34.27
35.26
OLD Mon out.
Used wooden hub set by U.S. BPR

PORTION OF
FOLZ SUB.



KNOW ALL MEN
is the Owner
plat, and th
the public &
Public Pl-
went only.

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT
BENJAMIN-BARDARSON SUBDIVISION 2025 REPLAT**

KPB File No.	2025-037
Plat Committee Meeting:	April 14, 2025
Applicant / Owner:	Salmon Bake Cabins LLC / Seward, AK
Surveyor:	Jason Schollenberg / Peninsula Surveying
General Location:	Herman Leirer Rd, Seward

Parent Parcel No.:	144-072-06 & 144-072-07
Legal Description:	T 1N R 1W SEC 27 SEWARD MERIDIAN SW 2004019 BENJAMIN-BARDARSON SUB LOT 1 & 2
Assessing Use:	Commercial
Zoning:	commercial
Water / Wastewater	Onsite / Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine two lots of size 1.151 acres and 2.708 acres to re-align the lot line between them creating lots of size 1.775 acres and 2.084 acres

Location and Legal Access (existing and proposed):

The plat is located between Herman Leirer Rd and Bronze Ave. Both lots existing lots and proposed lots will continue to have access to both roads. Bronze Ave is a 50 foot wide dedication that is borough maintained that was given an exception to 20.20.110 now KPB 20.30.120 Street – Width requirements as noted on the parent plat at the KPB Planning Commission meeting of June 28, 2004 and is carried forward as plat note 1. Herman Leirer Rd is a varied width right-of-way maintained by the State of Alaska.

This plat is not dedicating any new right-of-way nor finalizing a vacation. There is not a section line easement affecting the plat either.

Block length is not compliant with this plat with a dedication needed on the west side. This is not a viable option though as there are structures at close proximity to the west property line and overhead power poles near the property line that would be an issue to deal with for creating a dedication. **Staff recommends** the Plat Committee concur an exception to KPB 20.30.190 Block Length requirements is not needed at this time.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: No RSA comments or objections.
SOA DOT comments	No comments

Site Investigation:

There are several structures located on the property. With this platting action, the structures will be moved between lots when it is finished. The parent plat shows two structures, one on each of Lot 1 and 2 within the 20' Building Setback Line and are noted as being exempt from the setback restrictions. Looking at the KPB GIS data the

structure on Lot 2 (proposed Lot 2A) has been removed. There is a newer structure to the west of the drainage easement that appears to possibly be near the building setback line. **Staff recommends** the surveyor locate the structure to the south property line to verify its location to the setback line and if within the 20' building setback report it to staff, show on the final plat and submit a Building Setback Encroachment Permit for approval along with any other structures found to be inside the building setback line. With the reconfigured lot lines, some structures appear close to the new lines, structures close to the lines should be labeled with distances to line.

There are not wetlands on the plat according the KWF Wetlands Assessment, nor steep areas per KPB GIS data as the plat is relatively flat with a slight slope to the south and both side of the drainage towards the easement for drainage purposes.

The River Center review did identify the plat to be located in a FEMA designated flood hazard zone and the necessary note is present at plat note 11.

The River Center review notes that the plat is not in a habitat protection district, but the stream is identified by KPB data as Anadromous Stream.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Portions of this subdivision are within a regulatory mapped floodplain and within the SMFDA. Plat required plat note should be present. The A zone boundary should be shown.</p> <p>In regards to the A Zone, elevation determinations are not required based on the size of the acreage. There are flood depths available for development regulations.</p> <p>Flood Zone: A,X Zone,SMFDA Map Panel: 02122C-4543E In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: The waterbody on which these parcels lie is not a KPB anadromous stream.</p>
State of Alaska Fish and Game	No Response

Staff Analysis

The land was originally an aliquot part of the E1/2 E1/2 and the NW1/4 NE1/4 of Section 27 Township 1 North, Range 1 West S.M. Alaska. Folz Subdivision Revised SW24 subdivided a portion of the area in 1953, then Benjamin-Bardarson Subdivision sW2004-19 subdivided two deed described parcels and Lot 79 of SW24 into 4 lots and a dedication. This platting action is subdividing Lots 1 and 2 of Benjamin-Bardarson Subdivision SW2004-19 to reconfigure the lot lines.

A soils report is on file with the KPB Platting department for the parent plat and the proper note for Wastewater Disposal is located on the drawing.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat.

The property is not within an advisory planning commission and is located north of the City of Seward city limits.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements

A 10' utility easement and a 20' utility easement both granted by SW2004-19 are shown on the plat correctly. The 10' utility easement along the vacated lot is not being vacated with the lot line and is shown correctly also.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

Utility provider review:

HEA	Not located within HEA's service area
ENSTAR	No comment
ACS	No Response
GCI	No Response
SEWARD ELECTRIC	No Response
CHUGACH ELECTRIC	Not inside service area
FASTWYRE	No Response

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 31832 HERMAN LEIRER RD, 31872 HERMAN LEIRER RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: AMBER ST, BRONZE AVE, HERMAN LEIRER RD, RAVEN LN</p> <p>Existing Street Name Corrections Needed: PLEASE ADD RAVEN LN PER SN RES 97-08</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: ADDRESSES WILL REMAIN.</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:</p>

	There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Add signers name to the Certificate of Ownership and Dedications and Notary Acknowledgement in place of 'owners' on the lines

In the Plat Approval, add the date of April 14, 2025

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
 1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Modify KPB File No to 2025-037

In the legal description, the city needs to be changed to Seward from Homer Recording District.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

Add R.O.W. to the widths listed for the rights-of-way.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

If possible, add Bronze Ave and Amber St with lighter lines to the vicinity map.

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

Staff recommendation:

Structure to the west of drainage easement in proposed lot 2A looks to be in 20' setback may need a building setback encroachment permit approved, was not shown on parent plat. please locate and proceed accordingly.

Identify distance of shop/carport to new line, appears close.

Identify any other structures that may be either encroached or crossing into building setback line.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/20/2025 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 reconfigure the common lot line between two lots.

KPB File No. 2025-037

Petitioner(s) / Land Owner(s): Salmon Bake Cabins LLC 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, April 27, 2026**, commencing at **7:00 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.

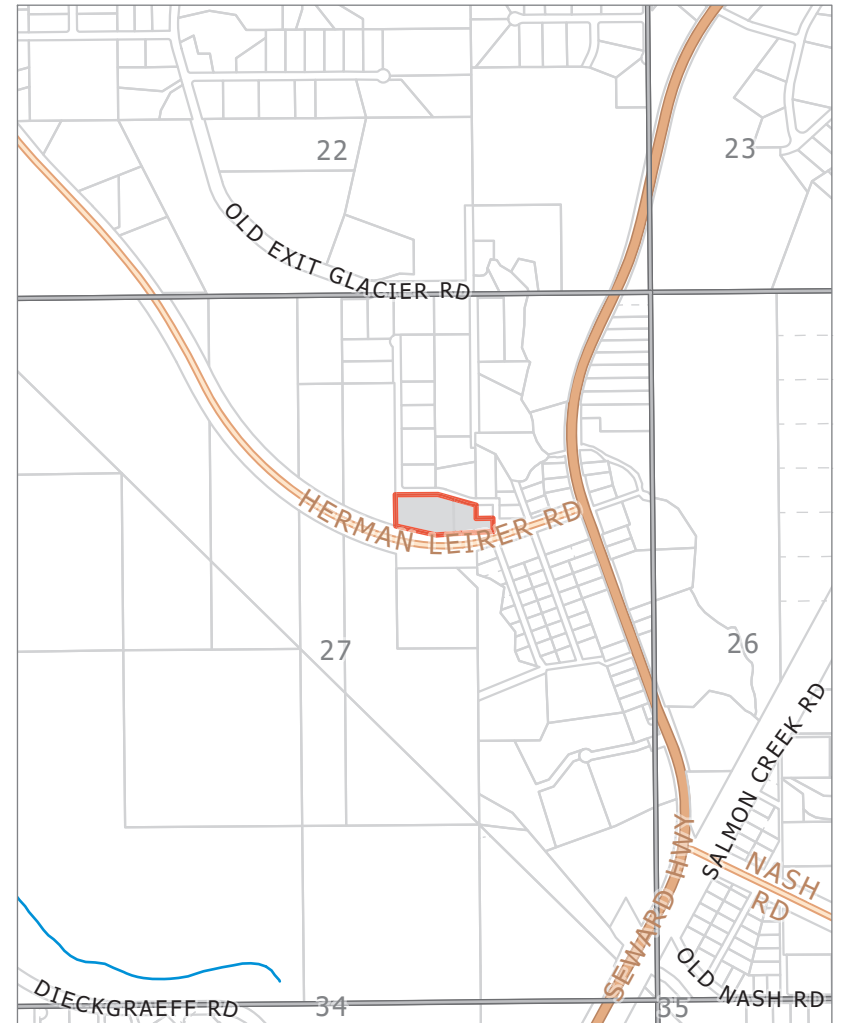
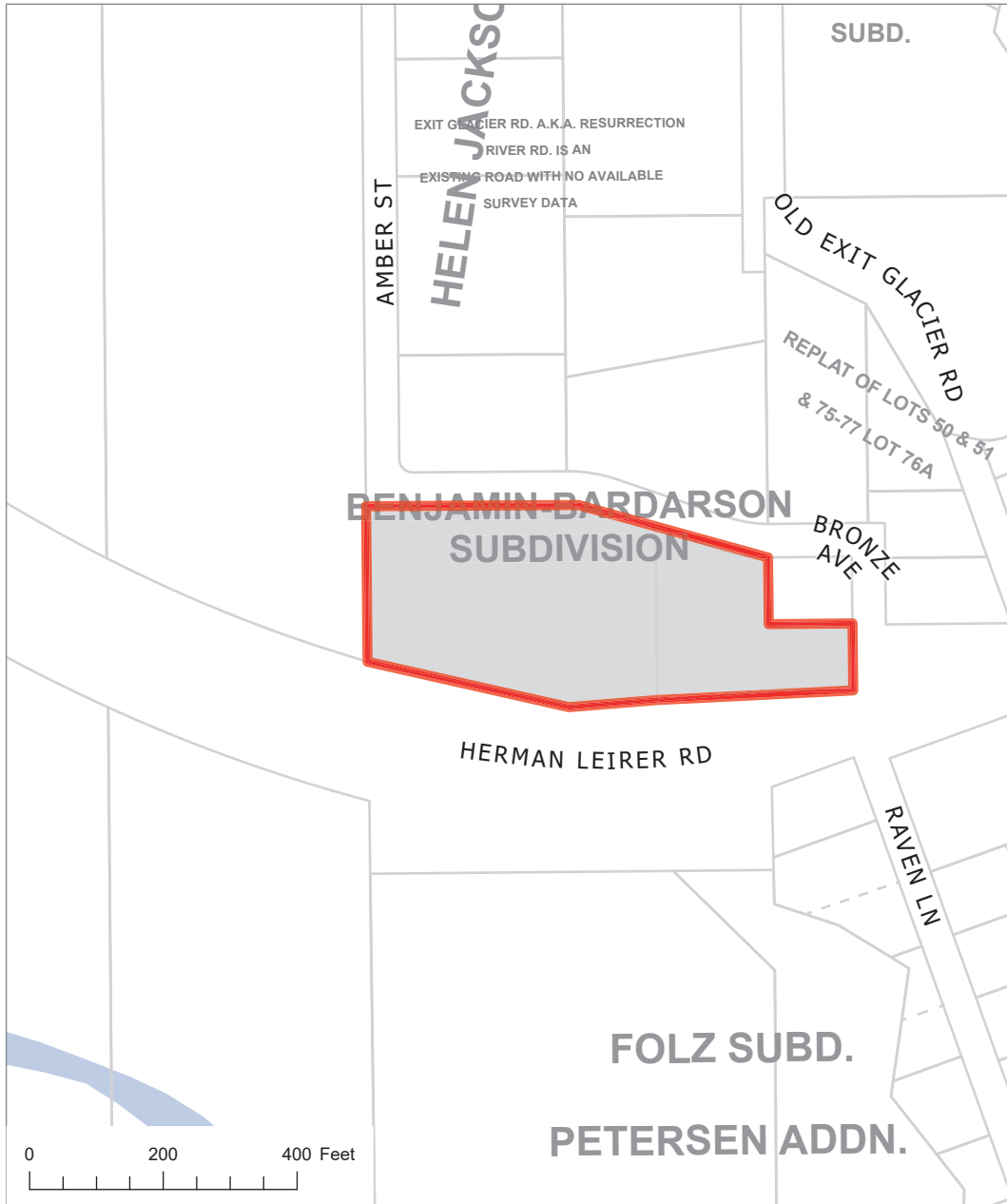
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 24, 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.

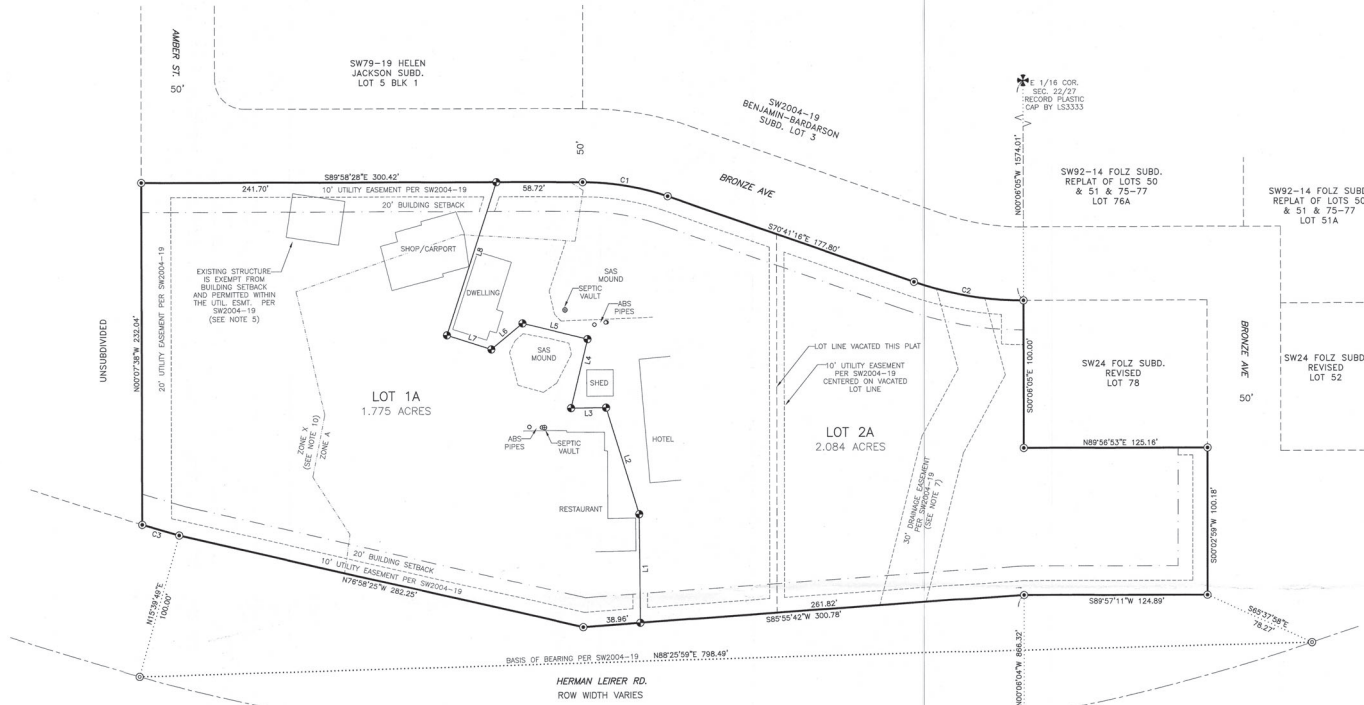
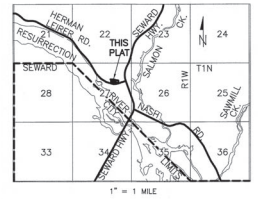
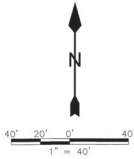
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 4/3/2026



KPB File 2025-037
T 1N R 1W Sec 27
Bear Creek

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



NOTES

1. THE PARENT PLAT, SW2004-19, WAS GRANTED AN EXCEPTION TO 20.20.110 FOR THE 50' R.O.W. WIDTH OF TINKER TRAIL (BRONZE AVE.) BY THE KPB PLANNING COMMISSION AT THE MEETING OF JUNE 28, 2004.
2. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
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. THE EXISTING STRUCTURES SHOWN ON LOTS 1A (1) AND 2A (2) WITHIN THE BUILDING SETBACK AND UTILITY EASEMENT ARE EXEMPT FROM THE SETBACK, AND ARE PERMITTED WITHIN THE EASEMENT PER PARENT PLAT SW2004-19.
6. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
7. THE DRAINAGE EASEMENT WITHIN LOT 2A IS CENTERED ON THE NATURAL MEANDERS OF THE CENTER OF THE EXISTING STREAM PER PARENT PLAT SW2004-19.
8. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
9. SUBJECT TO RIGHTS OF THE PUBLIC AND OR GOVERNMENT AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF UNNAMED CREEK AND ANY QUESTIONS OF RIGHT OF ACCESS TO SAID CREEK IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE CREEK.
10. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.04D.
11. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA 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 CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 0122C-4543E FOR INFORMATION ON FLOODPLAIN ZONES A & X.
12. THERE ARE NO SLOPES GREATER THAN 20% PER KPB GIS CONTOUR DATA.
13. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS WETLAND DATA.

LINE	LENGTH	BEARING
L1	74.15'	S00°33'23"E
L2	75.84'	S17°18'07"E
L3	23.82'	N89°24'17"E
L4	48.21'	S13°25'32"W
L5	45.47'	S76°24'56"E
L6	27.51'	N50°17'21"E
L7	31.75'	S72°08'48"E
L8	109.28'	S17°56'11"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	58.91'	175.00'	019°17'12"	58.63'	S80°19'52"E
C2	75.74'	222.21'	019°31'51"	75.38'	S80°23'39"E
C3	26.19'	2191.83'	000°41'04"	26.19'	N73°58'44"W
C4	810.65'	1347.80'	034°27'41"	798.49'	N88°25'59"E

LEGEND

- ⊗ RECORD PRIMARY MONUMENT AS DESCRIBED
- ⊙ RECORD CENTERLINE MONUMENT
- ⊚ RECORD SECONDARY MONUMENT
- ⊕ TO SET RPC ON 5/8" X 3/8" REBAR BY LS14488

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JUNE 28, 2004. WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SALMON BAKE CABINS, LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF SALMON BAKE CABINS, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER
SALMON BAKE CABINS, LLC.
PO BOX 3151
SEWARD, AK 99664

NOTARY ACKNOWLEDGMENT

FOR: OWNER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

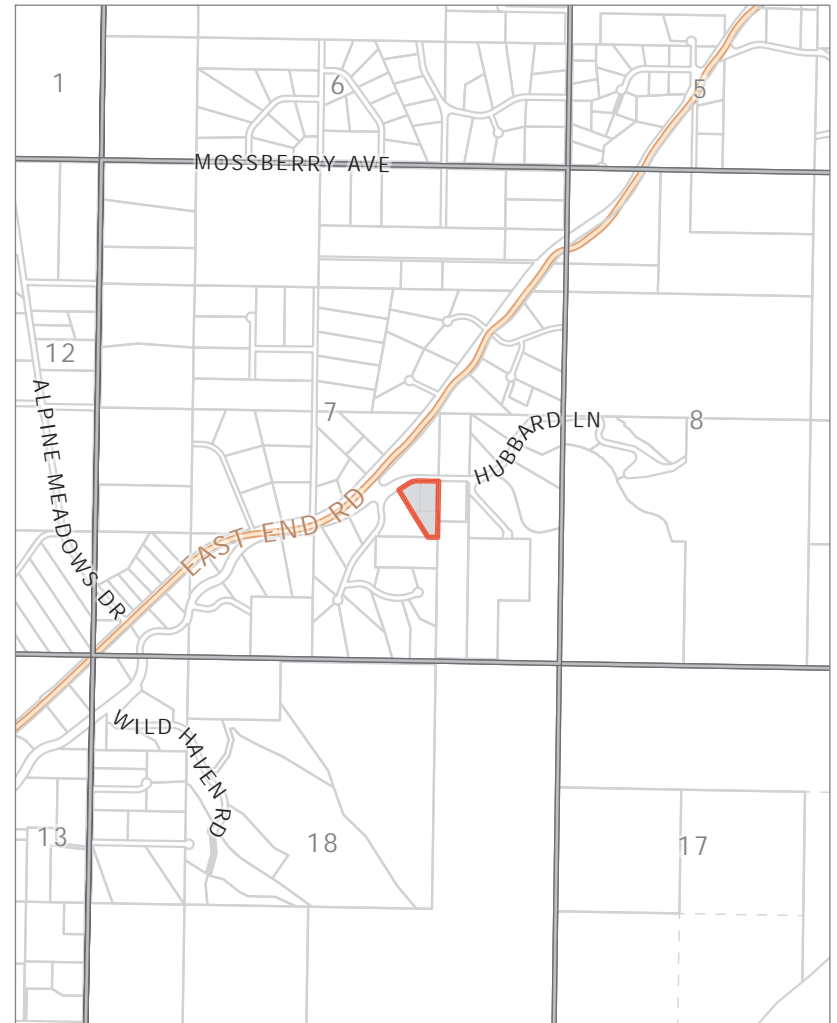
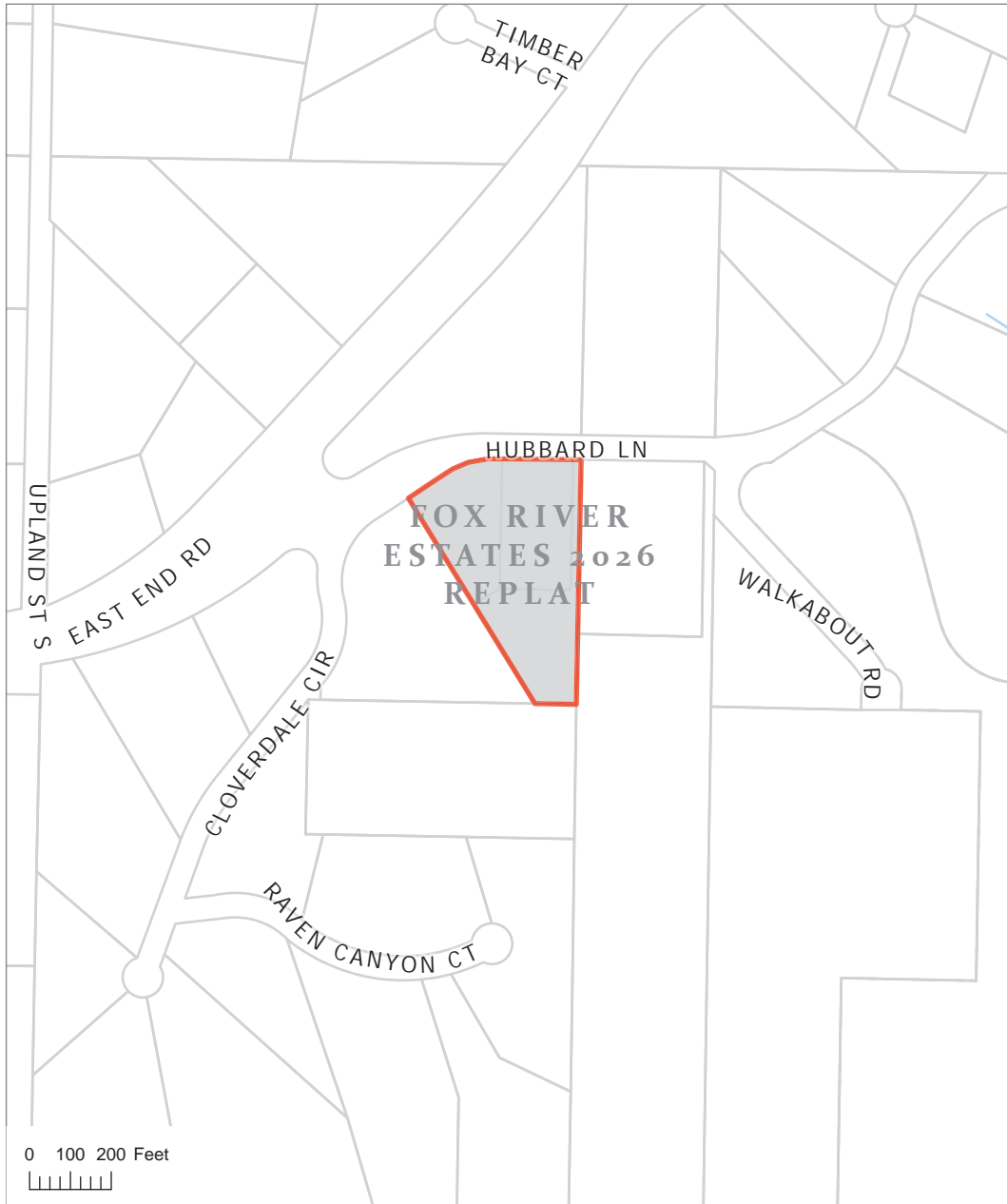
KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC 10935 KATRINA BOULEVARD, NINILCHIK, AK 99639 (907)306-7065	
PLAT OF BENJAMIN-BARDARSON SUBDIVISION 2025 REPLAT	
A SUBDIVISION OF LOTS 1 & 2, BENJAMIN-BARDARSON SUBDIVISION, SW2004-19 LOCATED WITHIN THE NE1/4 OF SECTION 27, T1N, R1W, S.M. HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA, CONTAINING 3.859 ACRES	
OWNERS: SALMON BAKE CABINS, LLC PO BOX 3151 SEWARD, AK 99664	
SCALE: 1" = 40'	DATE: MARCH 19, 2025
DRAWN: BLT	CHECKED: JLS
SHEET: 1 OF 1	

KPB 2025-037

E. NEW BUSINESS

3. Fox River Estates 2026 Replat; KPB File 2026-030
Peninsula Surveying / Weisser
Location: Hubbard Lane & Cloverdale Circle
Fritz Creek Area

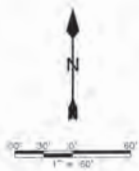


KPB File 2026-030
T05S R11W SEC07
Fritz Creek

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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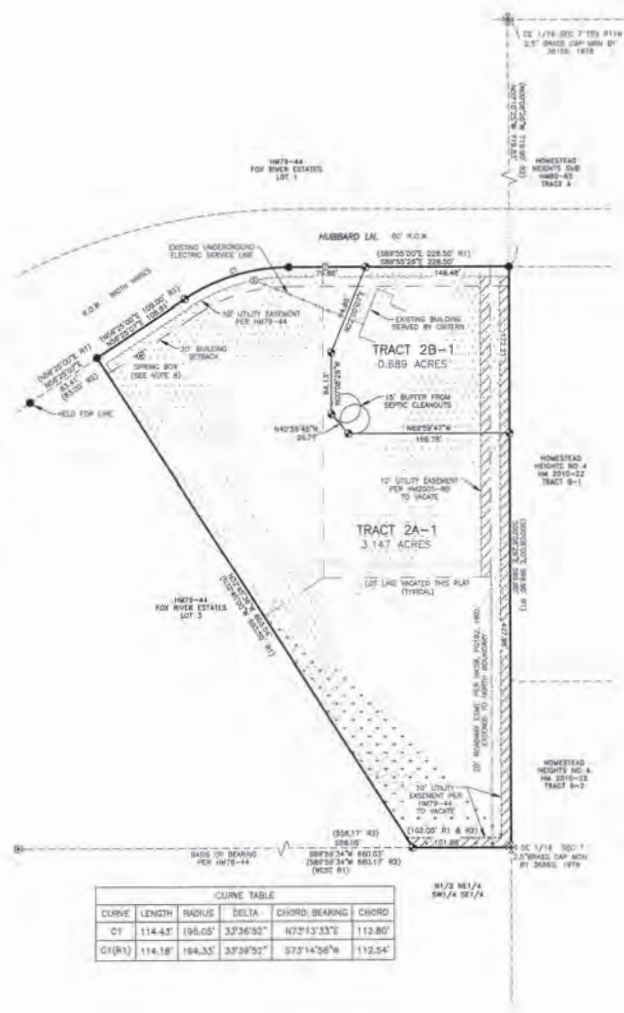


NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY, AND THE ENTIRE SETBACK WITHIN 5' OF SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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.
4. 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.
5. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 17, 1962 IN BOOK 27, PAGE 3, HOMER RECORDING DISTRICT, WITH NO DEFINITE LOCATION DISCLOSED.
6. SUBJECT TO AN AGREEMENT FOR COVENANTS, EASEMENTS, WATER RIGHTS, SUBDIVISION AND LIMITATIONS DATED NOVEMBER 9, 1976, RECORDED NOVEMBER 23, 1978 IN BOOK 88, PAGE 930, HOMER RECORDING DISTRICT.
7. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
8. SUBJECT TO A STATE OF ALASKA PERMIT AND CERTIFICATE OF APPROPRIATION OF WATER, INCLUDING TERMS AND PROVISIONS PER DOCUMENT SERIAL NO. 2023-001380-0, RECORDED MAY 31, 2025, HOMER RECORDING DISTRICT.
9. ACCEPTANCE OF THIS PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
10. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT IN A FEMA FLOOD HAZARD AREA.
11. KPB 008 SHOWS NO ANADROMOUS WATERS.

LEGEND

- ⊕ PRIMARY MONUMENT FOUND AS DESCRIBED
- FOUND 1/2" REBAR
- ⊖ FOUND 3/4" IRON PIPE W/ YPC BY 36865
- ⊙ TO SET RPC ON 5/8" X 36" REBAR BY L314488
- ⊙ SPRING BOX - 36" DIAMETER SET VERTICALLY
- ⊙ TELEPHONE PEDIESTAL
- ⊙ ELECTRIC METER
- (R1) RECORD DATA PER H42005-80
- (R2) RECORD DATA PER H4279-88
- RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 DOOR INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
CT	114.43	195.05	37°36'32"	N73°13'33"E	112.80
C1(R1)	114.18	184.33	37°39'52"	S73°14'56"W	112.54

WASTEWATER DISPOSAL
 THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 10/26/2025. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT 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.

JASON WEISSER
 BOX 2913
 HOMER, AK 99603

NOTARY ACKNOWLEDGMENT
 FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

PLAT APPROVAL
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2026-030

PENINSULA SURVEYING, LLC
 10635 KARINA BOULEVARD, SHELLEIGH, AK 99689
 (907) 506-7006

PLAT OF
FOX RIVER ESTATES 2026 REPLAT

A SUBDIVISION OF
 A REPLAT OF TRACTS 2A, 2B & 2C,
 FOX RIVER ESTATES THREE, H42005-80

LOCATED WITHIN
 SE1/4 SEC. 7, T35S, R11W, S4M,
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 3.8335 ACRES

OWNERS: JASON WEISSER
 P.O. BOX 2913
 HOMER, AK 99603



SCALE: 1" = 60' DATE: FEBRUARY 16, 2026
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

KPB 2026-030

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT
FOX RIVER ESTATES 2026 REPLAT**

KPB File No.	2026-030
Plat Committee Meeting:	April 27, 2026
Applicant / Owner:	Jason Weisser / Homer, Alaska
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Hubbard Ln, MP 15 East End Rd, Kachemak Bay APC

Parent Parcel No.:	172-300-24, 172-300-25 & 172-300-26
Legal Description:	T 5S R 11W SEC 7 SEWARD MERIDIAN HM 2005080 FOX RIVER ESTATES SUB THREE LOT 2A, 2B & 2C
Assessing Use:	Vacant, Residential & Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.200.B-Tract 2B-1

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat combines 3 tracts totaling 3.835 acres and subdivide them into two tracts of size 0.689 acres and 3.147 acres.

Location and Legal Access (existing and proposed):

Legal access to the plat is along Cloverdale Cir and Hubbard Ln on the northwest and north side of the plat. Both roads are 60-foot dedications that are borough maintained and intersects at the middle of subdivision and continues east as Hubbard Ln. Hubbard Ln comes off of East End Rd near milepost 14.3 and heads to the subdivision site to the east 0.2 miles.

The plat will not be dedicating any new right-of-way nor will it be finalizing a vacation of right-of-way.

The plat is affected by a 20' roadway easement along the east side of the plat as shown and identified on the drawing.

Block length is not compliant, as no loop is completed. The incomplete loop from the end of Walkabout Loop, to Hubbard Ln, Cloverdale Cir and ending at Raven Canyon Ct bulb is 3,700 feet with the only break at the intersection of Hubbard Ln and Cloverdale Cir as it goes to East End Rd. this plat is unable to offer relief as a road dedication on the east is not feasible with the house on that side of the plat. A road placed on the west would bring too many roads to an intersection and too congested. **Staff recommends** the Plat Committee concur an exception to KPB 20.30.170 Blocks- Length requirements is not needed at this time for this plat.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT& PF	No comments

Site Investigation:

There are steep slopes over 20% grade shown on the drawing where the dotted hatch is at. On the west side of the plat there is a creek causing the steep slopes running along the west going to the southwest corner of the plat.

There are improvements located through out the property. There are remnants of two high tower structures on the

east line, one in the southeast corner and one over half way up the east line. They both appear to be located in the 20' roadway easement and the 10-foot utility easement being vacated on the plat. These structures along with a shed type structure will be located on Tract 2A-1 when the plat is complete. Per the surveyor, the structures on the east line are in the process of being removed.

The house located on the plat will lie inside Tract 2B-1 when the plat is complete. Tract 2B-1 is shown to only be 0.689 acres which is 30,000 sq ft, the surveyor has requested exception to KPB 20.30.200.B. Lots – Minimum Size

Wetlands are shown on the drawing that match those shown on the KWF Wetlands Assessment. The wetlands are identified as Riverine.

According to the River Center review, the plat is not located in a FEMA designated flood hazard area or a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No Response

Staff Analysis

The land was originally surveyed by the Government Land Office in June of 1918. In 1979 Fox River Estates HM 79-44 subdivided land in the W1/2 SE1/4 of Section 7, Township 5 South, Range 11 West SM lying south of the Homer East Rd. including Lot 2. Fox River Estates Three HM 2005-80 subdivided Lot 2 in three tracts. Now this platting action is taking the three lots of HM2005-80 and creating two new tracts.

A soils report will not be required as the plat Fox River Estates Three HM 2005-80 was approved by the Kenai Peninsula Borough. The proper wastewater Disposal note is shown on the plat drawing. **Staff recommends** the date in the wastewater Disposal note be revised to the meeting date of June 13, 2005.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Kachemak Bay Advisory Planning Commission which is inactive at this time.

There is a driveway entering the property at the northeast corner of the plat and crossing proposed Tract 2B-1 going to Tract 2A-1 where the shed structure is. If this drive is to remain as an access, it is suggested an access easement be drawn up over the drive. Per KPB 20.60.170.B. The borough will not enforce private covenants, easements, or deed restrictions. Any access easement created between the tracts would be considered a private easement.

Utility Easements

All utility easements of record are shown on the drawing, most being granted by HM79-44 and a few by HM2005-80.

The plat does show the 10' utility easements on the east and south as being vacated. The plat will be finalizing the vacation of these easements that will be petitioned for vacation at the Planning Commission meeting of April 27, 2026 at 7:30.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA sent a comment requesting an easement this is included in the packet for viewing. The easement will cross Tract 2A-1 along the existing underground electric service line until intersecting the west line of Tract 2B-1.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 51325 Hubbard Ln</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names: Hubbard Ln, Cloverdale Cir.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 51325 Hubbard Ln will remain with Tract 2B-</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Change the date in the Wastewater Disposal note to June 13, 2005

In the Plat Approval, add the date of April 27, 2026

Add a plat note detailing the finalizing of the vacation of the utility easement and the date of the meeting approved.

Add a plat note detailing all exceptions granted with the date granted.

Label the pin to the west on the south line

Label the former lot line of Tract 2C up the flagpole portion to be more easily visible and identifiable.

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Modify the KPB File No to 2026-030

Change the Recording District to Homer

Add to the Legal Description NW1/4 making it the NW1/4 SE1/4 Sec 7

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

Show Cloverdale Cir off to the left being 60' ROW and Hubbard Ln 60' ROW as parent plat did and the actual driving surface is split.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

Add Cloverdale Cir to the vicinity map

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

Add 'unsubdivided' to the lot label to the south.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.200.B Lots – Minimum Size => Tract 2B-1 ~30,000 sf

Surveyor's Discussion:

Surveyor's Findings:

1. The existing building has been fitted with sufficient water tank volume to support the household via hauled water from an off-site public source.
2. The boundary has been drawn to provide a minimum 15' setback from the existing septic system in the southwest corner.
3. Additional area for wastewater disposal is available to the east of the existing system.
4. The owner is seeking to maintain proposed Tract 2A-1 as large as possible to facilitate development while keeping clear of steeper slopes and drainages along the west boundary.
5. The southern portion of Tract 2A-1 has been utilized for small agricultural purposes. The owner seeks to keep as much of this use intact as part of the proposed configuration.

Staff Discussion:

20.30.200 Lots – Minimum Size

B. Lots shall contain at least 40,000 square feet if both the well and wastewater disposal are to be located on the lot unless it can be demonstrated to the satisfaction of the commission that a smaller lot size is adequate for the safe location and operation of an on-site well and wastewater disposal system.

Staff Findings:

6. The location of the existing septic system allows for placement of a replacement system with plenty of room.
7. Granting of the exception will not be detrimental to the public and not cause any harm.
8. The public will not be denied any access to utilities or other facilities with the granting of the exception.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1, 3 & 4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1, 3, 4 & 5 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

Findings 7 & 8 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

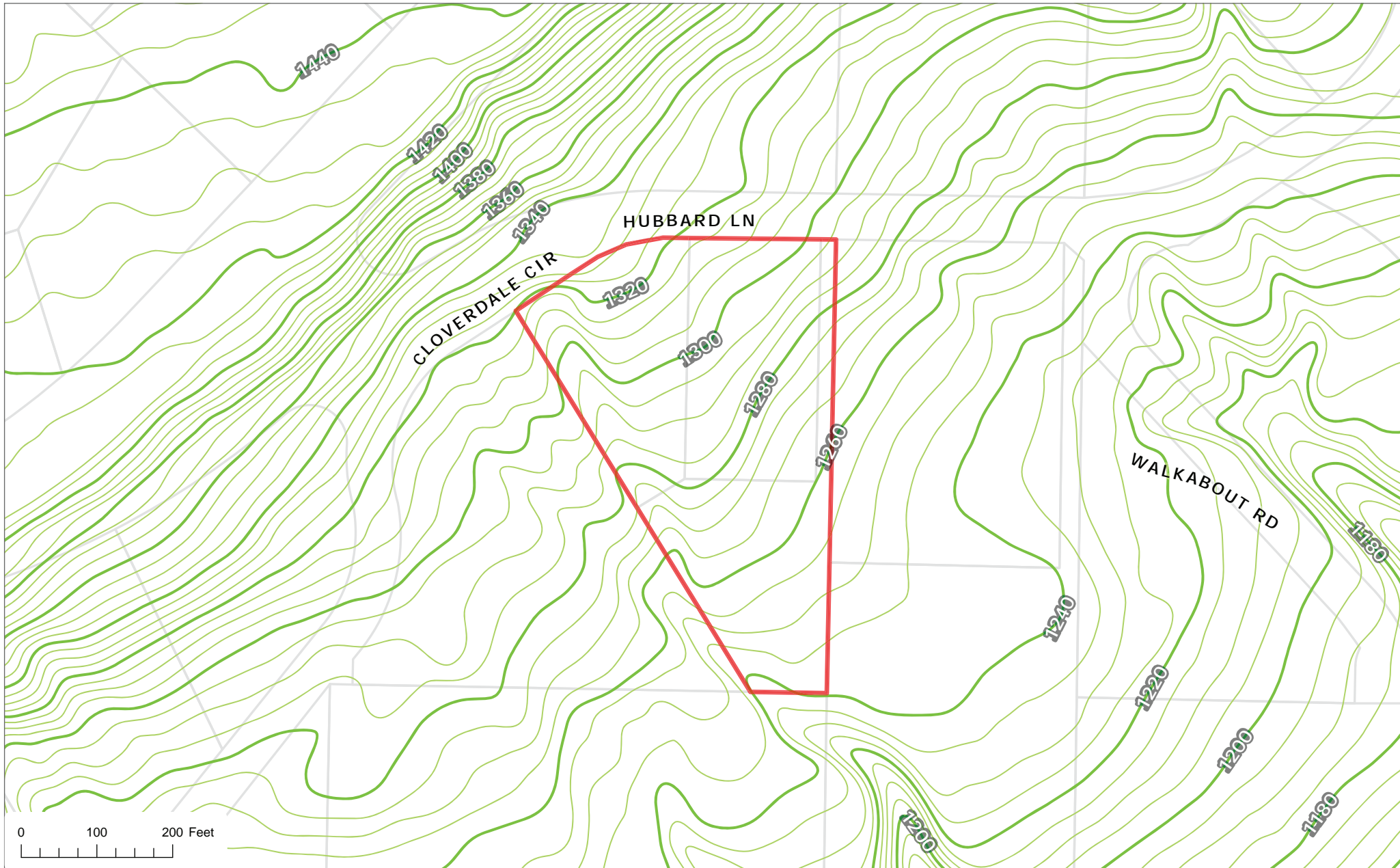
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

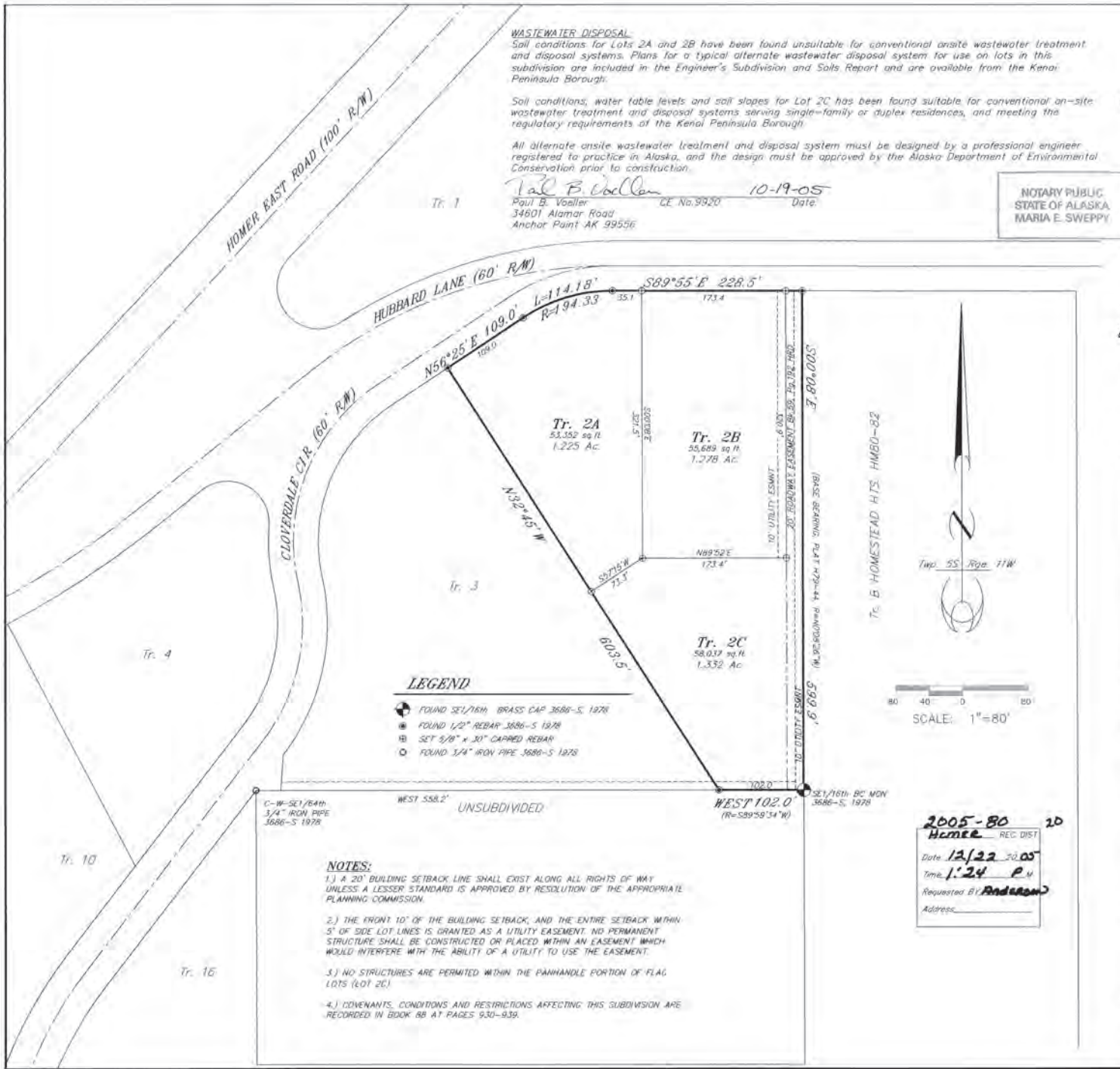




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WASTEWATER DISPOSAL
 Soil conditions for Lots 2A and 2B have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough.

Soil conditions, water table levels and soil slopes for Lot 2C has been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family or duplex residences, and meeting the regulatory requirements of the Kenai Peninsula Borough.

All alternate 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 prior to construction.

Tal B. Voeller
 Paul B. Voeller CE No. 3920 10-19-05
 34801 Alamar Road
 Anchor Point AK 99556

NOTARY PUBLIC,
 STATE OF ALASKA
 MARIA E. SWEPPY

CERTIFICATE OF OWNERSHIP
 I hereby certify that I am the owner of the real property shown and described hereon, and that I hereby assent 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.

James E. Book
 James E. Book
 P.O. Box 779
 Homer Alaska 99603

NOTARY'S ACKNOWLEDGMENT
 For James E. Book
 Subscribed and sworn to before me this 26 day of October 2005

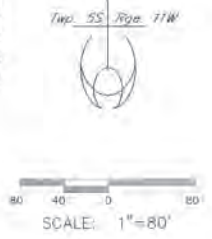
Ma E. Sweppy 1-16-07
 Notary Public for Alaska My Commission Expires:

SURVEYORS CERTIFICATE
 I hereby certify that this survey was performed by me or under my direct supervision, I declare that the information shown hereon is true and correct to the best of my knowledge and belief.
Jerry A. Anderson 01/27/2005
 Date

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of June 19, 2005

KENAI PENINSULA BOROUGH
 BY *Max A. Best*
 Authorized Official

VICINITY MAP SCALE: 1" = 1000'



- LEGEND**
- FOUND 5/16" BRASS CAP 3686-S 1978
 - FOUND 1/2" REBAR 3686-S 1978
 - FOUND 5/8" x 30" CAPRED REBAR
 - FOUND 3/4" IRON PIPE 3686-S 1978

- NOTES:**
- 1.) A 20' BUILDING SETBACK LINE SHALL EXIST ALONG ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - 2.) THE FRONT 10' OF THE BUILDING SETBACK, AND THE ENTIRE SETBACK WITHIN 5' OF SIDE LOT LINES IS GRANTED AS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - 3.) NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF FLAG LOTS (LOT 2C).
 - 4.) COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION ARE RECORDED IN BOOK 88 AT PAGES 930-939.

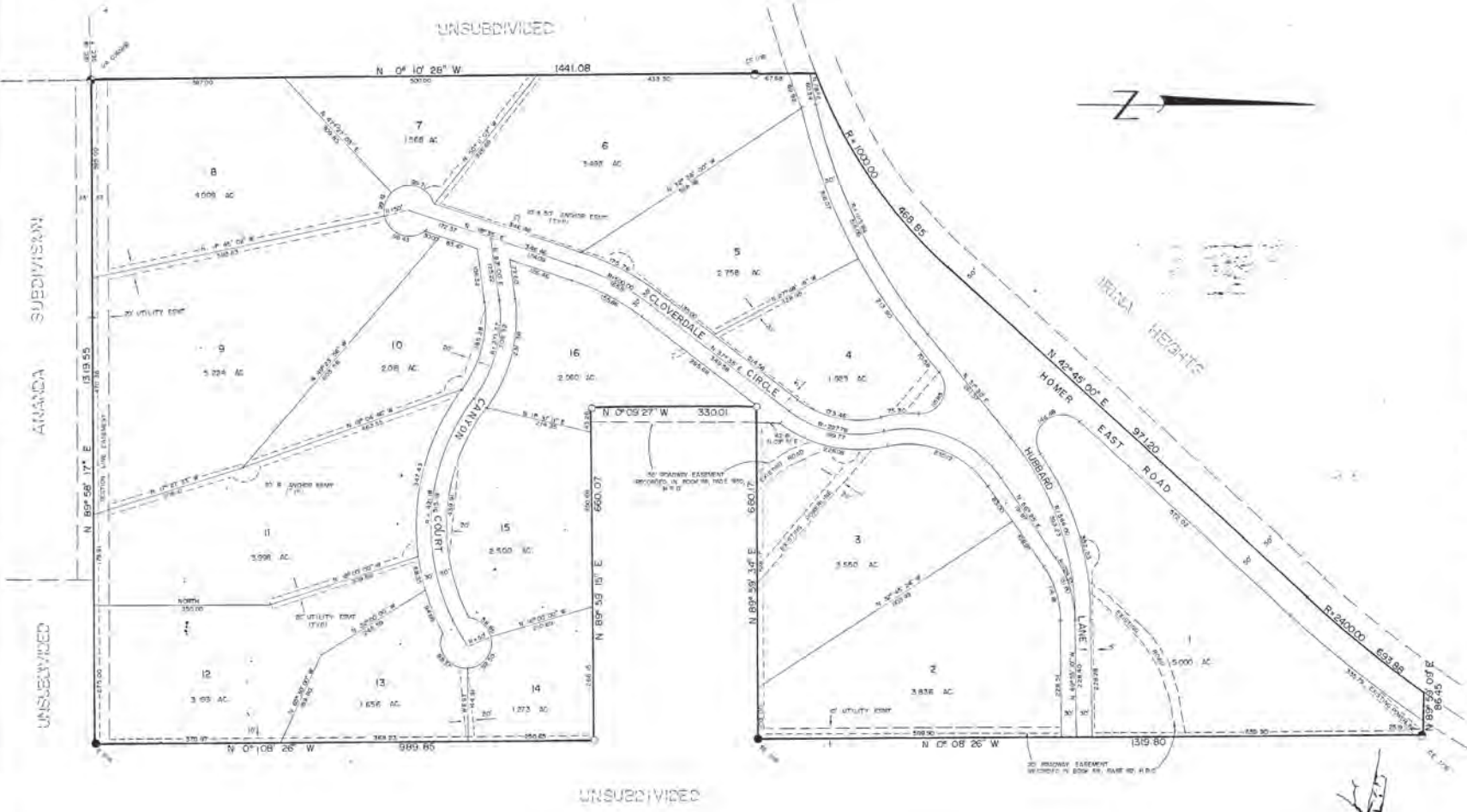
2005-80
Hornee REC DIST 20
 Date 12/22/05
 Time 1:24 P.M.
 Requested By *Anderson*
 Address _____

DATE JUNE 2005
 SCALE 1" = 80'
 GRID No. AR-39
 FLD. BK. No. 310/58
 KPFB FILE No. 2005-151
 JOB No. 2025



"FOX RIVER ESTATES THREE"
 A SUBDIVISION OF TRACT 2, FOX RIVER ESTATES,
 PLAT NM73-44 WITHIN THE NE1/4 SE1/4 OF Sec. 7,
 Twp. 55, Rge. 11W, S.M. ALASKA
 CONTAINING 3.836 ACRES AND THREE LOTS

ANDERSON DEVELOPMENT CONSULTANTS
 SURVEYORS-PLANNERS-DESIGNERS
 JERRY ANDERSON PLS
 1-800-961-6231
 P.O. BOX 18
 DORA MD 65637



CERTIFICATE OF CORRECTION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY OWNED AND DESCRIBED HEREIN, I HEREBY REQUEST ADJUSTMENT BY THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADS, ETC. DEDICATED BY ME FOR PUBLIC USE.

Alfred Owen Saxe, Jr.
FOX RIVER INVESTMENTS, A LIMITED PARTNERSHIP
ALFRED OWEN SAXE, JR., GENERAL PARTNER



NOTARIAL PUBLIC
ROBERT M. STEWART
I HEREBY CERTIFY THAT I AM THE REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORRECTIONS AND AMENDMENTS HAVE BEEN MADE AND ESTABLISHED AND THAT IMPROVEMENTS THEREON ARE TRUE AND CORRECT.

Robert M. Stewart
DATE: 07/27/1991
BY: ROBERT M. STEWART
REGISTERED SURVEYOR, MICHIGAN

PLAT APPROVAL
THIS PLAT HAS BEEN APPROVED BY THE VENUE REGISTRARS BUREAU PLANNING COMMISSION AS SHOWN IN THE OFFICIAL MINUTES OF THE MEETING OF 2/24/1991 AND IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPLICABLE THEREIN. VENUE REGISTRARS BUREAU.

Richard W. Waring



- NOTES:
1. ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
 2. THE STATE OF MICHIGAN REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 100' FROM ANY WATER SOURCE.
 3. A 10' SETBACK BETWEEN LOT LINES EXISTS ALONG ALL SIDES OF ANY LOT.
 4. 10' X 24' SEWER WILL BE SET AT ALL LOT CORNERS PRIOR TO AUGUST 14, 1991.
 5. THIS PLAT IS SUBJECT TO THE TERMS OF THE COVENANTS AND EASEMENTS OF RECORD, AS EVIDENCED BY THESE DOCUMENTS RECORDED IN BOOK 88, PAGES 470, 471, 472.

- LEGEND:
- HUBBARD RD. EASEMENT, 50' WIDE
 - HUBBARD RD. EASEMENT, 100' WIDE
 - SETBACK REQUIREMENT, THIS SURVEY
 - SETBACK (10'), THIS SURVEY

74-44
FILED 7-27-91
7:00 AM
ROBERT M. STEWART
REGISTERED SURVEYOR
MICHIGAN



DATE: NOVEMBER, 1978
SCALE: 1" = 100'
CHECKED BY: A.S.
DESIGNED BY: J.A.
DRAWN BY: S.W.
P.L.D. BK. NO.:



FOX RIVER ESTATES
BEING THAT PORTION OF THE W/4 SEC. 14, S. 7, T. 55, R. 11 W., 5th LING. SOUTH OF THE POWER LINE ROAD.
CONTAINING 16.948 ACRES.
ABILITY SURVEYS



This electric service will be crossing Tract 2A-1 to serve the structure on Tract 2B-1. Please provide a label or plot note stating, "The existing underground powerline is the centerline of a 15-foot-wide electrical easement, including pedestals, granted this plat."

NOTES

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6. SUBJECT TO AN AGREEMENT FOR COVENANTS, EASEMENTS, WATER RIGHTS, SUBDIVISION AND LIMITATIONS DATED NOVEMBER 9, 1976, RECORDED NOVEMBER 23, 1976 IN BOOK 88, PAGE 930, HOMER RECORDING DISTRICT.
7. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(b).
8. SUBJECT TO A STATE OF ALASKA PERMIT AND CERTIFICATE OF APPROPRIATION OF WATER, INCLUDING TERMS AND PROVISIONS PER DOCUMENT SERIAL NO. 2023-001380-G, RECORDED MAY 31, 2023, HOMER RECORDING DISTRICT.
9. ACCEPTANCE OF THIS PLAT BY THE BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
10. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT IN A FEMA FLOOD HAZARD AREA.
11. KPB GIS SHOWS NO ANAEROBIC WATERS.

LEGEND

- ⊛ PRIMARY MONUMENT FOUND AS DESCRIBED
- FOUND 1/2" REBAR
- ⊙ FOUND 3/4" IRON PIPE W/ YPC BY 38865
- ⊙ TO SET RVC ON 3/8" X 20" REBAR BY LS14489
- ⊙ SPRING BOX - 36" CULVERT SET VERTICALLY
- ⊞ TELEPHONE PEDESTAL
- ⊙ ELECTRIC METER
- (R1) RECORD DATA PER HM2005-80
- (R2) RECORD DATA PER HM79-44
- ▨ RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- ▨ APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	114.43'	185.05'	33°38'52"	N73°13'33"E	112.80'
C1(R1)	114.18'	194.33'	33°39'52"	S73°14'56"W	112.54'

WASTEWATER DISPOSAL

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 10/20/2005. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT 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.

JASON WEISSER
BOX 2913
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC
10335 KATONA BOULEVARD, WILHELM, AK 99525
BOTHWELL 00000

PLAT OF
FOX RIVER ESTATES 2026 REPLAT

A SUBDIVISION OF
A REPLAT OF TRACTS 2A, 2B & 2C,
FOX RIVER ESTATES THREE, HM2005-80

LOCATED WITHIN
SE 1/4 SEC. 7, T5S, R11E, S1M
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 3.833 ACRES

OWNERS: JASON WEISSER
P.O. BOX 2913
HOMER, AK 99603

SCALE: 1" = 80' DATE: FEBRUARY 16, 2026
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

HEA REVIEWED - SEE COMMENTS
Scott Huff 4/6/2026
Land Management Officer



KPB 2026-030



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/31/2026 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 lots into two lots.

KPB File No. 2026-030

Petitioner(s) / Land Owner(s): Jason Weisser of Homer, 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, April 27, 2026**, commencing at **7:00 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.

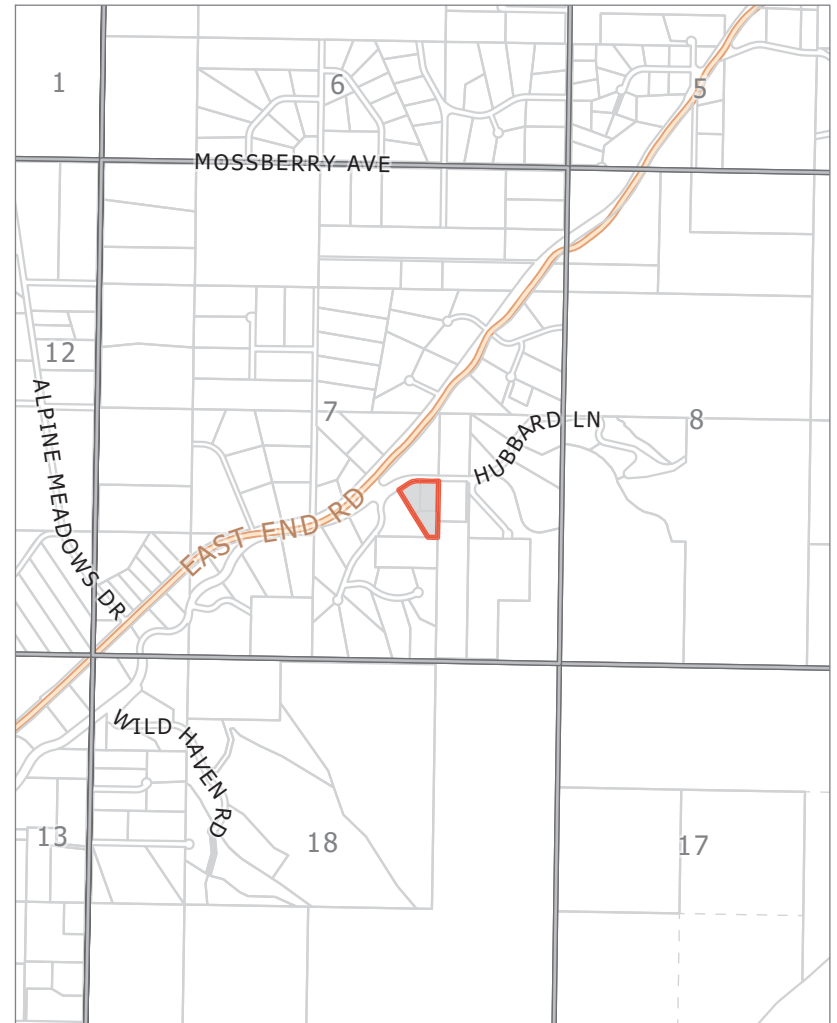
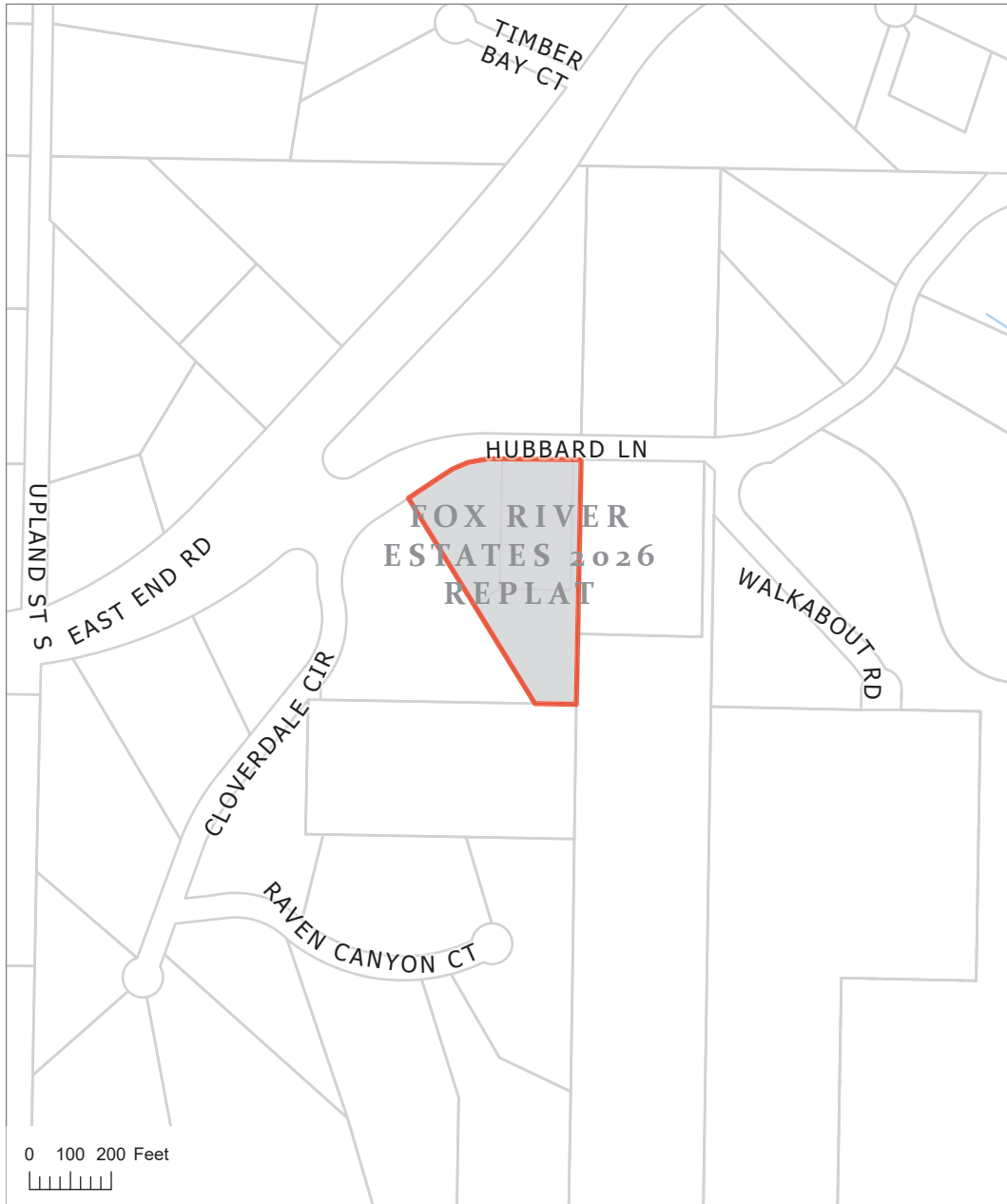
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 24, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

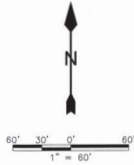
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 4/3/2026





KPB File 2026-030
T05S R11W SEC07
Fritz Creek

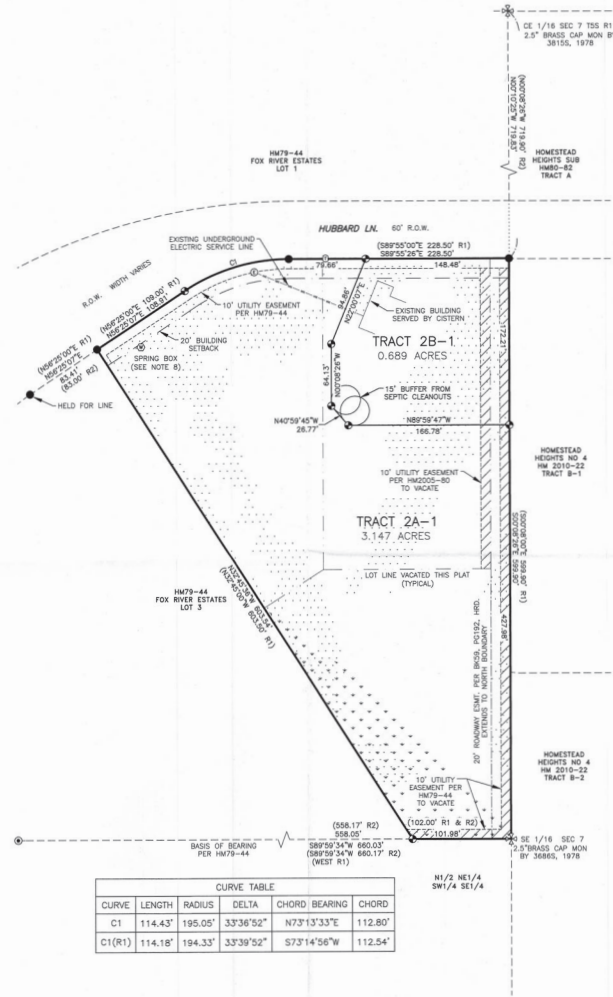


NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY, AND THE ENTIRE SETBACK WITHIN 5' OF SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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.
4. 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.
5. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 17, 1962 IN BOOK 27, PAGE 3, HOMER RECORDING DISTRICT, WITH NO DEFINITE LOCATION DISCLOSED.
6. SUBJECT TO AN AGREEMENT FOR COVENANTS, EASEMENTS, WATER RIGHTS, SUBDIVISION AND LIMITATIONS DATED NOVEMBER 9, 1976, RECORDED NOVEMBER 23, 1976 IN BOOK 88, PAGE 930, HOMER RECORDING DISTRICT.
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WASTEWATER DISPOSAL
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CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT 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.

JASON WEISSER
 BOX 2913
 HOMER, AK 99603

NOTARY ACKNOWLEDGMENT
 FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

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BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC
 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
 (907)306-7065

PLAT OF
FOX RIVER ESTATES 2026 REPLAT

A SUBDIVISION OF
 A REPLAT OF TRACTS 2A, 2B & 2C,
 FOX RIVER ESTATES THREE, HM2005-80

LOCATED WITHIN
 SE1/4 SEC. 7, T5S, R11W, S1M,
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
 CONTAINING 3.835 ACRES

OWNERS: JASON WEISSER
 P.O. BOX 2913
 HOMER, AK 99603



SCALE: 1" = 60'
 DRAWN: BLT CHECKED: JLS DATE: FEBRUARY 16, 2026 SHEET: 1 OF 1

KPB 2026-030