



NOTICE OF PROPOSED UTILITY EASEMENT VACATION

Notice is hereby given that an application to vacate a utility easement in the Funny River area was received on 4/4/2025 by the Planning Department of the Kenai Peninsula Borough.

In accordance with Chapter 20 of the Borough Code of Ordinances, all owners of properties within a 300-foot radius must be notified of the proposed vacation. According to Borough records, you are an owner of property within that radius or you are an affected party.

Request / Affected Property: Vacate a 10-foot by 30-foot utility easement along the western boundary of Lot 1

KPB File No. 2025-004V1

Petitioner(s)/ Land owner(s): Dean W. and Dolores J. Cash of Soldotna, AK.

Purpose as stated in petition: Vacate a 10'X30' utility easement along the western boundary of said lot 1 per Kenaitze Estates Subdivision (KN 75-123).

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, April 28, 2025** commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

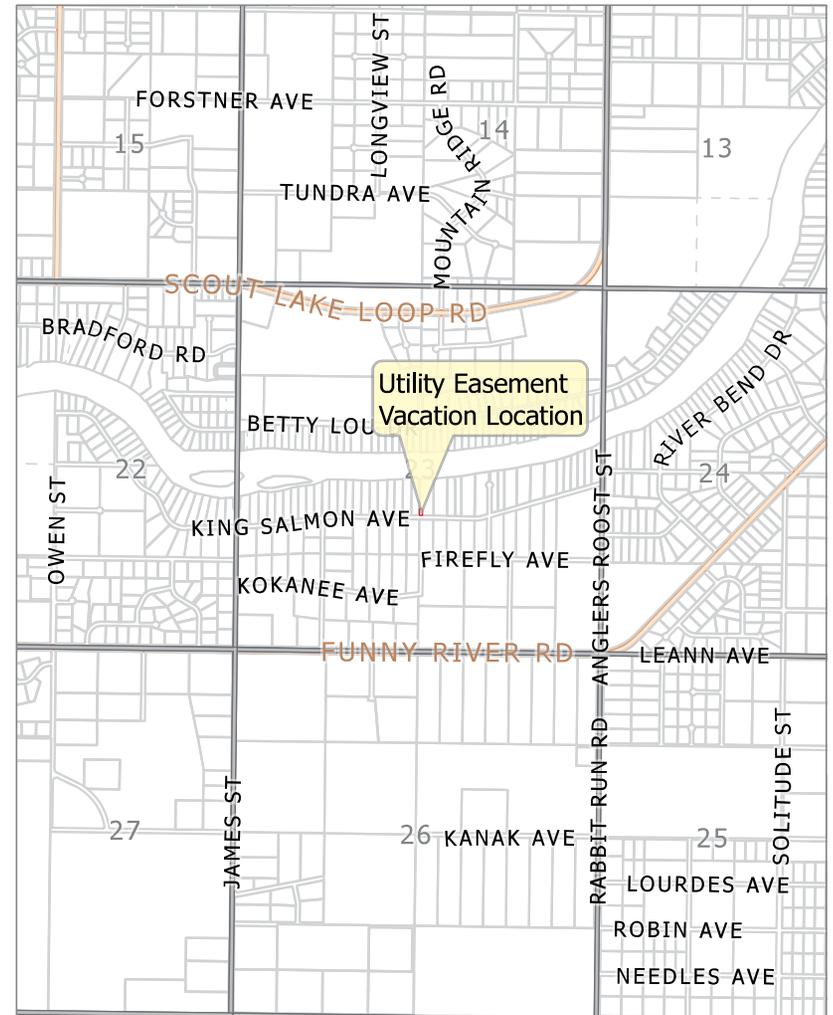
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 25, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

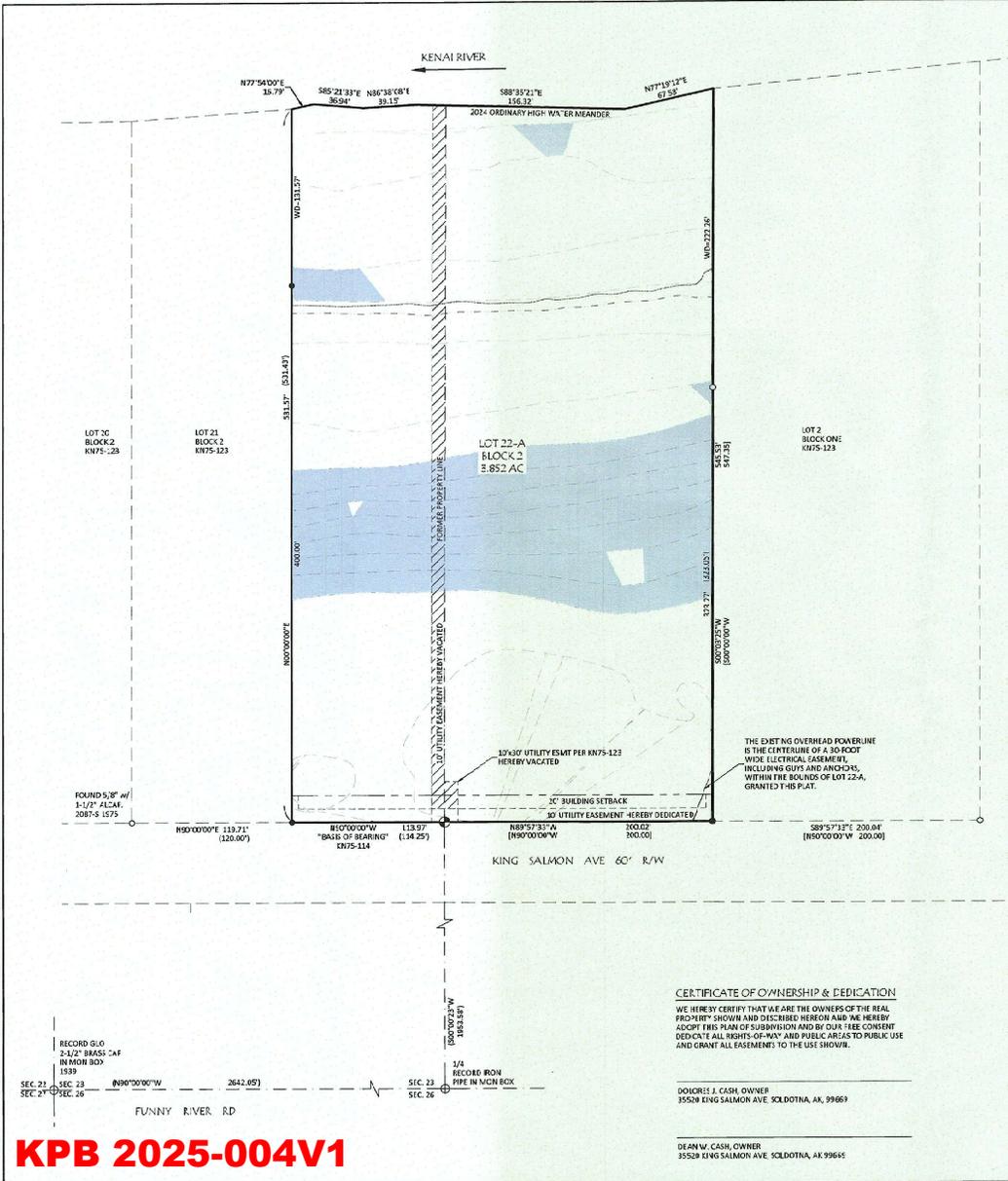
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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

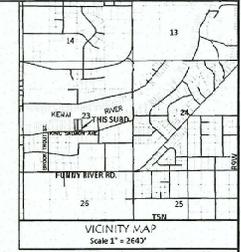
Mailed 4/10/2025



KPB File 2025-004V1
T 05N R 09W SEC 23
Funny River



KPB 2025-004V1



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 07 AND 18 AAC 08.
 2. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA. PRIOR TO THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS OFFICE, PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH-PLANNING ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 18.06 OF THE KENAI PENINSULA BOROUGH CODE.
 3. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF LOT 22-A. 2024 LINE SHOWN FOR COMPUTATION PURPOSES ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
 4. BUILDING SETBACK: A BUILDING SETBACK OF 30 FT IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 5. THE FRONT 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 3 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
 6. NO REMAINING STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT HEREBY GRANTED.
 7. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KRS TITLE 20.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT APPLY TO DEVELOPMENT IN THIS SUBDIVISION. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO 49F TITLE 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT IMPROVEMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD WATERS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
 - 9.1. THIS PARCEL MAY BE AFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 6, 1975 IN BOOK 38 PAGE 628, KENAI RECORDING DISTRICT. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KRS 28.60.170(b).



BEND IN THE RIVER SUBDIVISION 2025 REPLAT
 REPLAT OF LOT 22 BLOCK 2 BEND IN THE RIVER SUBDIVISION (KN75-124) & LOT 1 BLOCK ONE KEMATZE ESTATES SUBDIVISION (KN75-123)

DOLORES J. CASH, OWNER
 DEAN W. CASH, OWNER
 35520 KING SALMON AVE., SOLDOTNA, AK 99669

3.851 AC. MAJ. SITUATED IN THE SE 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING: 767910 SURVEYING: 889935
 P.O. BOX 608
 SOLDOTNA, AK 99669
 PHONE: (907) 261-4114
 FAX: (907) 384-0381
 WWW.KENAI-ARC.COM

KPB File No. 2025-004
 Project No. 242026

Scale 1" = 40' Date: DEC 2024 BOOK NO: 24-10 Drawn by: AHH