



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 2/12/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide three parcels into two parcels .

KPB File No. 2025-016

Petitioner(s) / Land Owner(s): Peter J. and Mary L. Stokes and Rueben C. Demidoff of Anchorage, 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, March 24, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

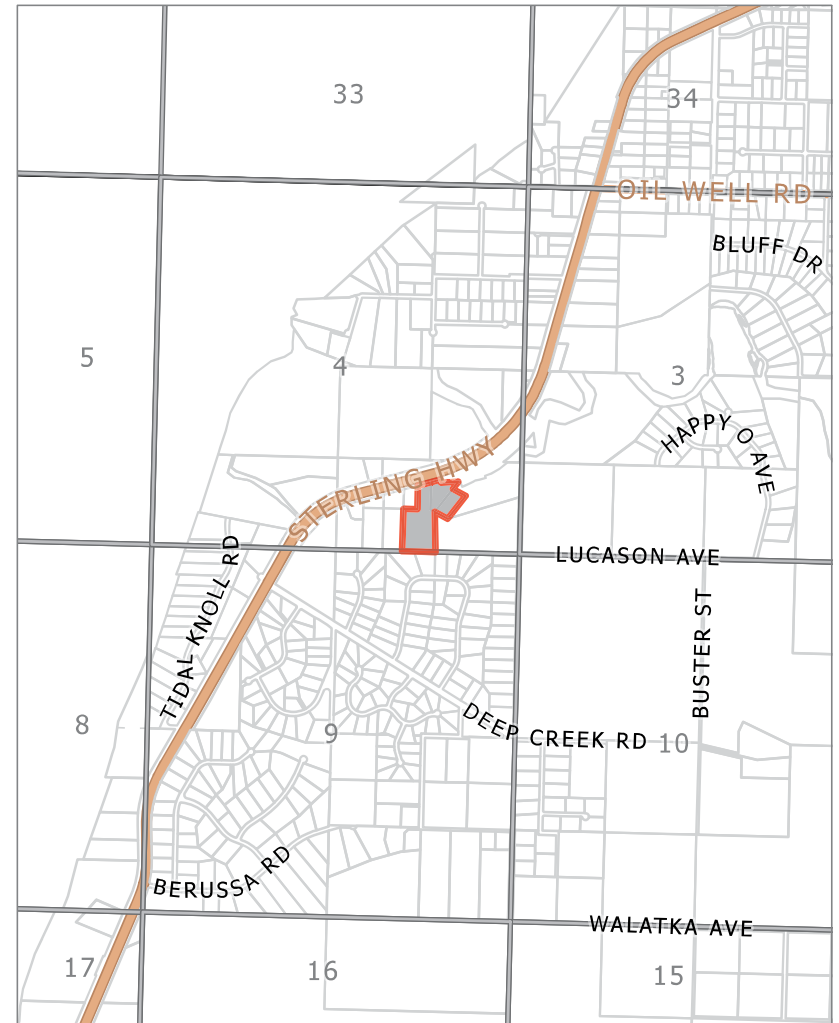
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, March 21, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

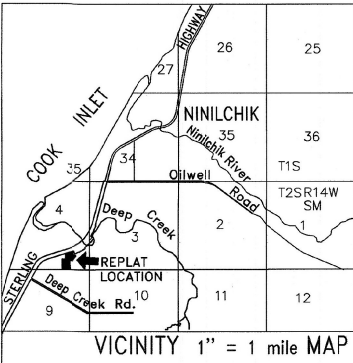
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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

Mailed 3/4/2025



KPB File 2025-016
T 02S R 14W SEC 04
Happy Valley



Lucason Subdivision 2025 Replat PRELIMINARY PLAT

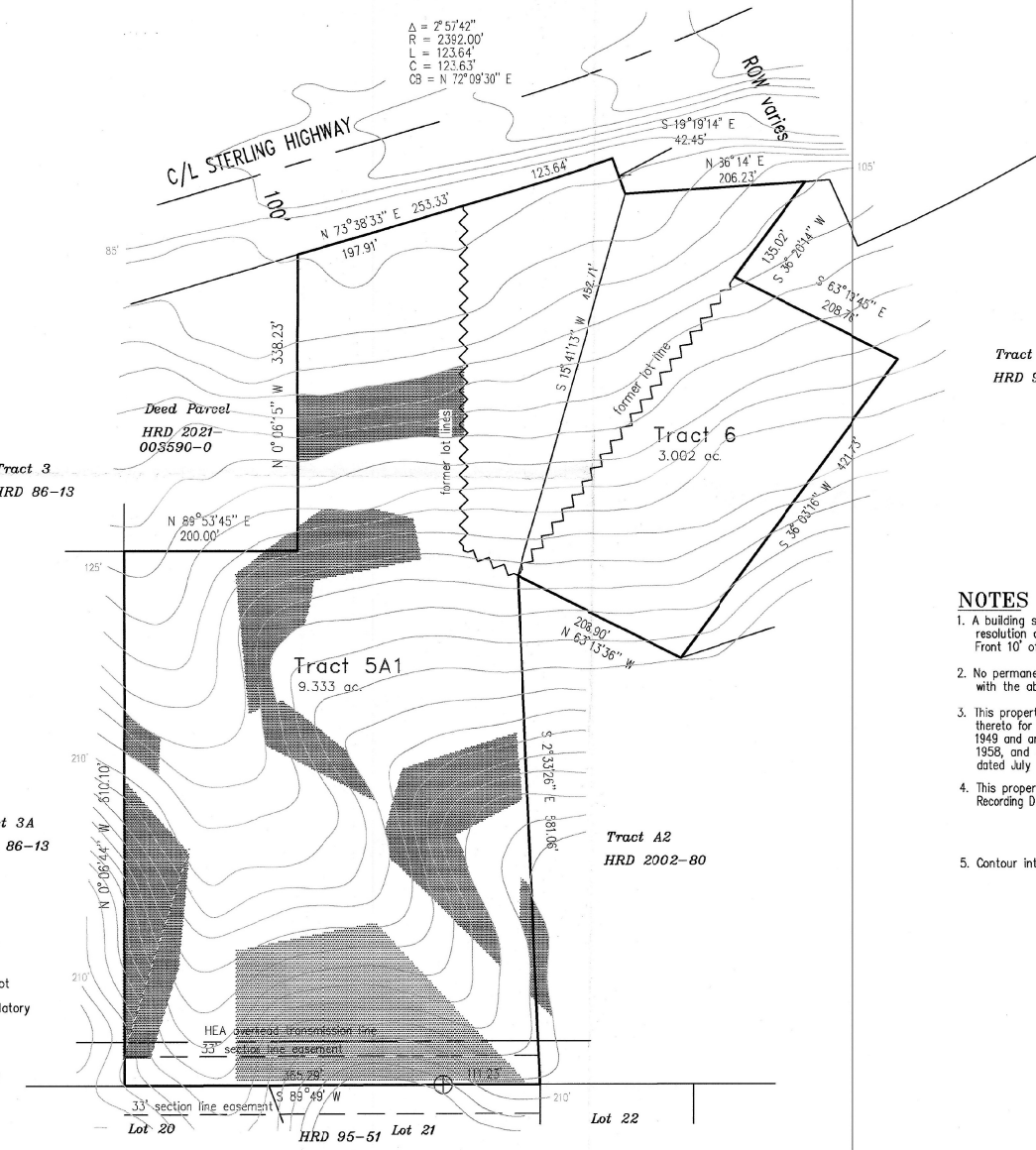
A subdivision of Tract 5A Lucason Subd. 2002 Adm., HRD 2002-80 and Parcels 1 & 2 of HRD deed 2023-0100221-0
 Located in the SE1/4 Section 4, T2S R14W, SM, Ninilchik, Alaska.
 Homer Recording District Kenai Peninsula Borough File

Prepared for
Peter J & Mary L Stokes
 2705 Arlington Dr.
 Anchorage, AK 99517

Rueben C Demidoff
 36648 Leif St.
 Sterling, AK 99672

Prepared by
Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568
 (907) 282-9772

SCALE 1" = 100' 12.335 Acres 11 February, 2025



Tract B1
 HRD 97-81

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of 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 a Reservation of Easement for highway purposes, and any assignments or uses thereto for recreational, utility, or other purposes as described by Public Land Order No. 601, dated August 10, 1949 and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order 1613, dated April 7, 1958, and Department of the Interior Order No. 2665, dated July 17, 1951, and Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.
4. This property is affected by an electric easement granted to Homer Electric Association, Inc. by Homer Recording District book 17 page 223. This is a general easement, no definite location given.
5. Contour interval 5'. Shaded areas indicate grades over 25%.

WASTEWATER DISPOSAL

Tract 5A1
 20.40.030
 This lot is at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

Tract 6
 20.40.020
 Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. This platting action is providing more per lot available wastewater disposal area.

KPB 2025-016