



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Monday, December 8, 2025

7:00 PM

Betty J. Glick Assembly Chambers

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### Zoom Meeting ID 907 714 2200

#### *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*

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

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. If participating via Zoom the testifier will need to use the Zoom "raise hand" feature or press \*9 by phone to speak.

#### **A. CALL TO ORDER**

#### **B. ROLL CALL**

**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-7320](#) November 17, 2025 Plat Committee Minutes

Attachments: [C3. 111725 Plat Minutes](#)

4. Grouped Plats

[KPB-7322](#) December 8, 2025 Grouped Plats Report

Attachments: [C4. 120825 Grouped Plats Staff Report](#)

**D. OLD BUSINESS****E. NEW BUSINESS**

1. [KPB-7323](#) Harbor View Estates Wilder Addition; KPB File 2025-125  
Lang & Associates / Wilder  
Locations: Bayshore Drive  
Bear Creek Area  
  
Attachments: [E1. Harbor View Estates Wolder Addn Packet](#)  
[PHN\\_Harbor View Estates Wilder Addn](#)
2. [KPB-7324](#) Stephens Subdivision Whitcomb 2025 Replat (POSTPONED)  
KPB File 2025-143  
Johnson Surveying / Whitcomb  
Location: Alexander Road off Island Lake Road  
Nikiski Area / Nikiski APC  
  
Attachments: [E2. Stephens Sub Whitcomb 2025 Replat](#)  
[PHN\\_Stephens Sub Whitcomb Addn 2025 Replat](#)



3.     [KPB-7325](#)     Lakeshore Estates Subdivision Peterson Replat; KPB File 2025-166  
Edge Survey & Design / Peterson  
Location: Tenakee Loop  
Nikiski Area / Nikiski APC  
  
      Attachments:     [E3. Lakeshore Estates Sub Peterson Replat Packet](#)  
                              [PHN Lakeshore Estates Sub Peterson Replat](#)
4.     [KPB-7326](#)     Steadman Subdivision Jessica Addition 2025 Replat; KPB File  
2025-097  
McLane Consulting Group / Brown, Pannell  
Location: St. Theresa Road, Blakester Court & Herbert Way  
Sterling Area  
  
      Attachments:     [E4. Steadman Sub Jessica Addn 2025 Replat Packet](#)  
                              [PHN Steadman Sub Jessica Addn 2025 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, January 5, 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 6:30 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](mailto: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. November 17, 2025 Plat Committee Meeting Minutes**

# Kenai Peninsula Borough

## Plat Committee

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

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**NOVEMBER 17, 2025**  
**6:30 PM**  
**UNAPPROVED MINUTES**

### **A. CALL TO ORDER**

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

### **B. ROLL CALL**

#### *Plat Committee Members/Alternates*

Karina England, City of Seward  
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District  
Franco Venuti, City of Homer  
Paul Whitney, City of Soldotna

#### *Staff Present*

Robert Ruffner, Planning Director  
Vince Piagentini, Platting Manager  
Jenny Robertson, LMD Administrative Assistant  
Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

### **C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

#### **\*3. Approval of Minutes**

a. October 27, 2025 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:

E4. Gateway Subdivision 2025 Addition; KPB File 2025-155  
E5. Hope Lake Subdivision 2025 Addition; KPB File 2025-157

Commissioner Whitney 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 Venuti moved, seconded by Commissioner England to approve the agenda, the minutes from the October 27, 2025 Plat Committee 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	England, Morgan, Whitney, Venuti
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### **D. UNFINISHED BUSINESS**

#### **ITEM #1 - PRELIMINARY PLAT FIELDS-BROWN SUBDIVISION**

<b>KPB File No.</b>	2025-113
<b>Plat Committee Meeting:</b>	November 17, 2025

<b>Applicant / Owner:</b>	Ike S. Fields
<b>Surveyor:</b>	Jason Schollenberg / Peninsula Surveying
<b>General Location:</b>	Scout Lake Loop Road, Fields Road & Floodplain Avenue / Sterling Area

<b>Parent Parcel No.:</b>	063-830-08
<b>Legal Description:</b>	T 5N R 9W SEC 23 SEWARD MERIDIAN KN THAT PORTION OF N1/2 NW1/4 LYING SOUTH OF SCOUT LAKE LOOP ROAD EXCLUDING THAT PARCEL AS PER WD 82 @ 249 & EXCLUDING IKE SUB
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.240

Staff report given by Platting Manager Vince Piagentini.

Commissioner Whitney 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.

**EXCEPTION REQUEST:** Commissioner England moved, seconded by Commissioner Morgan to grant the exception to KPB 20.30.240 - Building Setbacks, citing findings 2 – 4 & 6 in support of standard one, finding 6 in support of standard two and findings 1, 2 & 4-6 in support of standard three.

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

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	England, Morgan, Venuti, Whitney
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## E. NEW BUSINESS

### ITEM #1 - PRELIMINARY PLAT PETERSON FOREST SUBDIVISION BELLA ADDITION

<b>KPB File No.</b>	2025-033
<b>Plat Committee Meeting:</b>	November 17, 2025
<b>Applicant / Owner:</b>	Bella Haven Trust
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Rustic Ave off Gaswell Road / Kalifornsky Area

<b>Parent Parcel No.:</b>	131-046-05
<b>Legal Description:</b>	T 04N R 11W SEC 10 SEWARD MERIDIAN KN 2018051 PETERSON FOREST SUB AMENDED TRACT 5
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On-site
<b>Exception Request</b>	KPB 20.40

Staff report given by Platting Manager Vince Piagentini.

Commission Whitney 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 England to grant preliminary approval to Peterson Forest Subdivision Bella Addition 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 England to grant the exception request to KPB 20.40 – Wastewater Disposal, citing findings 1 & 2 in support of standard one, findings 1 & 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 MOTION PASSED BY UNANIMOUS VOTE**

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

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	England, Morgan, Venuti, Whitney
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**ITEM #2 - PRELIMINARY PLAT  
TIMBERLINE RUSH – PATCH REPLAT**

<b>KPB File No.</b>	2025-162
<b>Plat Committee Meeting:</b>	November 17, 2025
<b>Applicant / Owner:</b>	David Lawrence Rush & Diane Patch
<b>Surveyor:</b>	Christopher Mullikin / Mullikin Surveys LLC
<b>General Location:</b>	East End Road & Cannonball Circle / Fritz Creek Area

<b>Parent Parcel No.:</b>	172-210-65 & 172-210-70
<b>Legal Description:</b>	T 5S R 12W SEC 32 SEWARD MERIDIAN HM 0790024 TIMBERLINE SUB ADDN NO 1 LOT 3A BLK 1 AND HM 0830094 TIMBERLINE THREE SUB LOT 3
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted

Staff report given by Platting Manager Vince Piagentini. Upon review of the submittal staff determined there was insufficient information to proceed and recommended postponement. Public notice was sent out so he recommended that public comment be opened. No action was required on this item.

Commissioner Whitney opened the item for public comment.

David Rush, P.O. Box 533, Homer AK 99603: Mr. Rush is the petitioner for this item and stated that he was not informed that his plat had been postpone. Platting Manger Piagentini explain that there was information missing from the application and that platting staff had informed the surveyor. Platting Manager Piagentini then informed Mr. Rush that they would notify him when the plat was rescheduled.

Seeing and hearing no one else wishing to comment, public comment was closed.

**ITEM #3 - PRELIMINARY PLAT  
SANDERS ESTATES**

<b>KPB File No.</b>	2025-163
<b>Plat Committee Meeting:</b>	November 17, 2025
<b>Applicant / Owner:</b>	Debra L. & Mitchell C. Sanders
<b>Surveyor:</b>	Jason Young / Peninsula Surveying
<b>General Location:</b>	Sterling Highway, Kensington Avenue & Tim Avenue / Happy Valley Area

<b>Parent Parcel No.:</b>	159-080-11
<b>Legal Description:</b>	T 2S R 14W SEC 32 SEWARD MERIDIAN HM GOVT LOT 3 & SE1/4 SW1/4 LYING EAST OF STERLING HWY
<b>Assessing Use:</b>	Commercial RV Park
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.030

Staff report given by Platting Manager Vince Piagentini.

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

**EXCEPTION REQUEST:** Commissioner England moved, seconded by Commissioner Morgan to grant the exception request to KPB 20.30.030 – Proposed Street Layout, citing findings 6, 8, 9 & 15-19 in support of standard one, findings 6-9 & 10-15 in support of standard two and findings 2-6, 8, 9 & 12-19 in support of standard three.

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

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

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

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	England, Morgan, Venuti, Whitney
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**ITEM #4 - PRELIMINARY PLAT  
GATEWAY SUBDIVISION 2025 ADDITION**

<b>KPB File No.</b>	2025-155
<b>Plat Committee Meeting:</b>	November 17, 2025
<b>Applicant / Owner:</b>	Seward Futures LLC
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Olympia Road & Phoenix Road / City of Seward
<b>Parent Parcel No.:</b>	145-351-03
<b>Legal Description:</b>	T 1N R 1W SEC 33 SEWARD MERIDIAN SW 0850009 GATEWAY SUB ADDN NO 1 TRACT C-2
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	City of Seward Multi-Family Residential (R3)
<b>Water / Wastewater</b>	City
<b>Exception Request</b>	None Requested

*\*Passed Under The Consent Agenda*

**ITEM #5 - PRELIMINARY PLAT  
HOPE LAKE SUBDIVISION 2025 ADDITION**

<b>KPB File No.</b>	2025-157
<b>Plat Committee Meeting:</b>	November 17, 2025
<b>Applicant / Owner:</b>	James E. & Jeannette E. Kimes
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Gruber Road / Kalifornsky Area
<b>Parent Parcel No.:</b>	131-330-50
<b>Legal Description:</b>	T 04N R 11W SEC 22 SEWARD MERIDIAN KN 2025054 HOPE LAKE SUB 2022 REPLAT TRACT 4A-2
<b>Assessing Use:</b>	Residential Dwelling
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None Requested

*\*Passed Under The Consent Agenda*

**ITEM #6 - PRELIMINARY PLAT  
DAYTON SUBDIVISION 2026 ADDITION**

<b>KPB File No.</b>	2025-158
<b>Plat Committee Meeting:</b>	November 17, 2025
<b>Applicant / Owner:</b>	Natalie T. & Milton D. Bates AKA Milton D. Bates II Nicolas D. & Adrienne Bradley of Midlothian, Texas
<b>Surveyor:</b>	Jason Young / Edge Survey and Design
<b>General Location:</b>	Glacier Avenue & Blexes Avenue W / Sterling Area
<b>Parent Parcel No.:</b>	063-820-11; 063-820-12; and 063-820-13
<b>Legal Description:</b>	T 5N R 9W SEC 14 SEWARD MERIDIAN KN 0810147 DAYTON SUB LOTS 1, 2 & 3
<b>Assessing Use:</b>	063-820-11 and 063-820-12: Residential Vacant 063-820-13: Residential Dwelling
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.170

Staff report given by Platting Manager Vince Piagentini.

Commissioner Whitney opened the item for public comment.

Jason Young, Edge Survey & Design, P.O. Box 59 Kasilof, AK 99610: Mr. Young 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 England moved, seconded by Commissioner Venuti to grant preliminary approval to Dayton Subdivision 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commissioner England moved, seconded by Commissioner Venuti to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 2 & 4-8 in support of standard one, findings 1 & 4 in support of standard two and findings 1 & 3-6 in support of standard three.

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

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE**

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

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	England, Morgan, Venuti, Whitney
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**ITEM #7 - PRELIMINARY PLAT  
KELLY ACRES RADTKE ADDITION**

<b>KPB File No.</b>	2025-159
<b>Plat Committee Meeting:</b>	November 17, 2025
<b>Applicant / Owner:</b>	Clint R. & Janeace L. Radtke
<b>Surveyor:</b>	Jason Young, Edge Survey & Design
<b>General Location:</b>	Adkins Road & Bunno Road / Sterling Area
<b>Parent Parcel No.:</b>	065-070-36
<b>Legal Description:</b>	T 5N R 8W SEC 12 SEWARD MERIDIAN KN 0720022 KELLY ACRES SUB TRACT 4
<b>Assessing Use:</b>	Residential Dwellings



<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.240 & KPB20.40.040(A)

Staff report given by Platting Manager Vince Piagentini.

Commissioner Whitney opened the item for public comment.

Jason Young, Edge Survey & Design, P.O. Box 59 Kasilof, AK 99610: Mr. Young 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 Morgan moved, seconded by Commissioner Venuti to grant preliminary approval to Kelly Acres Radtke Addition 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 England to grant the exception request to KPB 20.30.240 – Building Setbacks, citing findings 1, 2 & 6-8 in support of standard one, findings 1, 2 & 8 in support of standard two and findings 3, 4 & 7 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	England, Morgan, Venuti, Whitney
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**EXCEPTION REQUEST B:** Commissioner Morgan moved, seconded by Commissioner England to grant the exception request to KPB 20.40.040(A) – Conventional Onsite Soil Absorption Systems, citing findings 1 - 5 in support of standards one & two and, findings 1-4 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	England, Morgan, Venuti, Whitney
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Seeing and hearing no objection or discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED BY UNANIMOUS VOTE**

Yes - 4	England, Morgan, Venuti, Whitney
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## G. ADJOURNMENT

Commissioner Venuti moved to adjourn the meeting at 7:17 P.M.

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Ann E. Shirnberg  
Administrative Assistant

## **C. CONSENT AGENDA**

- \*4. 12/08/25 Grouped Plats Staff Report**



December 8, 2025

## 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 2025

**Diane Fikes**  
City of Kenai  
Term Expires 2025

**Paul Whitney**  
City of Soldotna  
Term Expires 2027

**Franco Venuti**  
City of Homer  
Term Expires 2025

**Karina England**  
City of Seward  
Term Expires 2026

**Jeffrey Epperheimer**  
Nikiski District  
Term Expires 2026

**Dawson Slaughter**  
South Peninsula District  
Term Expires 2025

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
- E4. Steadman Subdivision Jessica Addition 2025 Replat

**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
- E1. Harbor View Estates Wilder Addition
- E3. Lakeshore Estates Subdivision Peterson Replat

## **E. NEW BUSINESS**

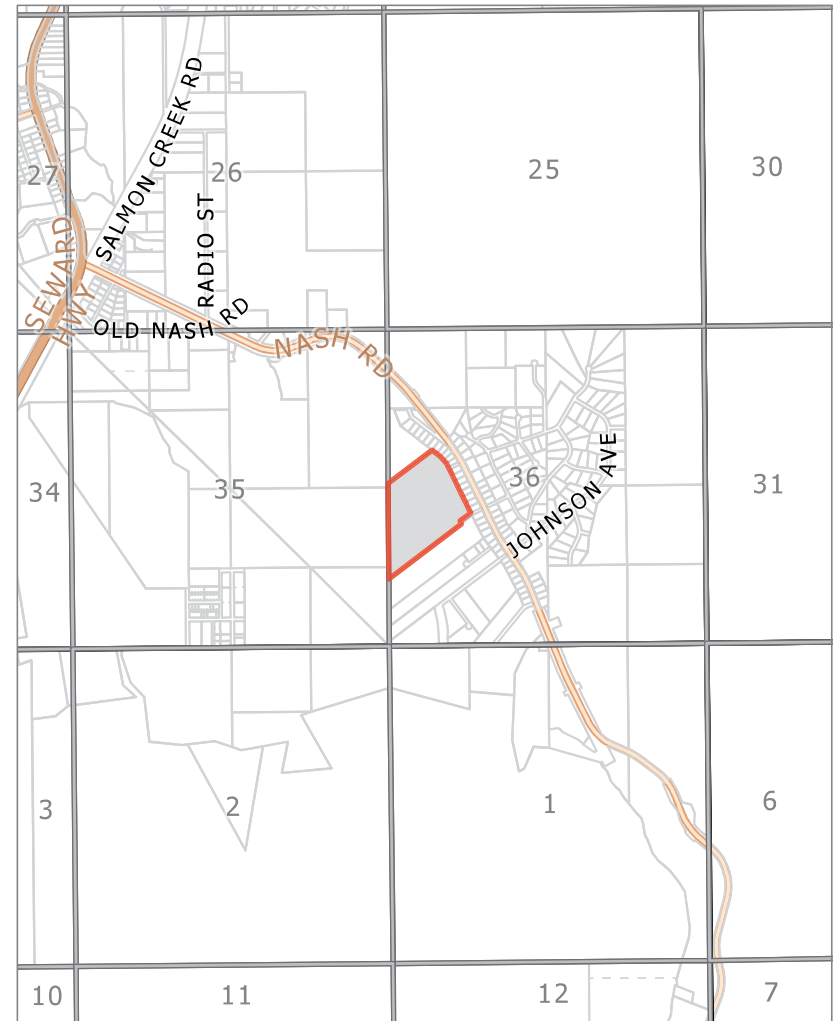
### **1. Harbor View Estates Wilder Addition**

**KPB File 2025-125**

**Lang & Associates / Wilder**

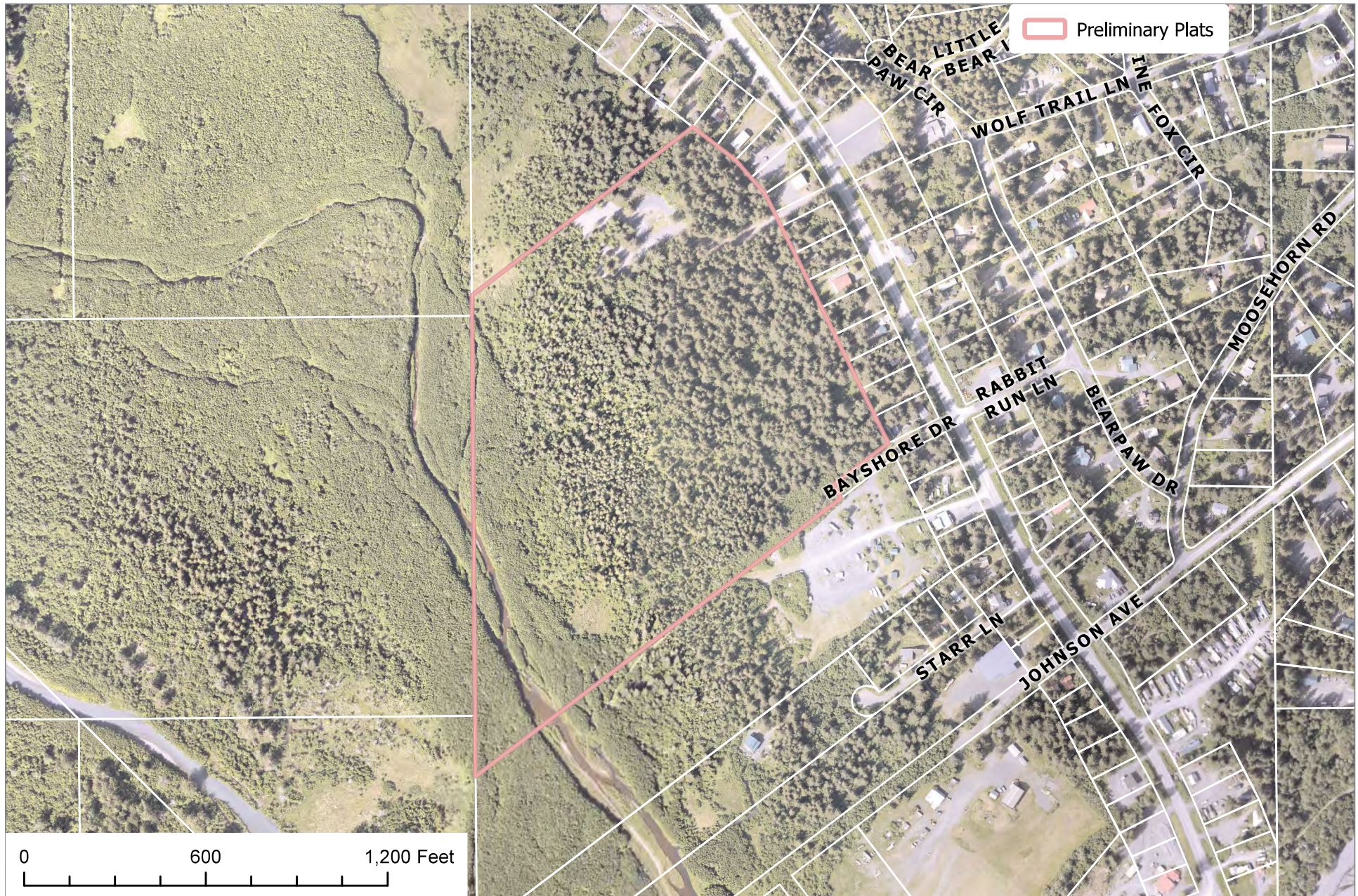
**Locations: Bayshore Drive**

**Bear Creek Area**



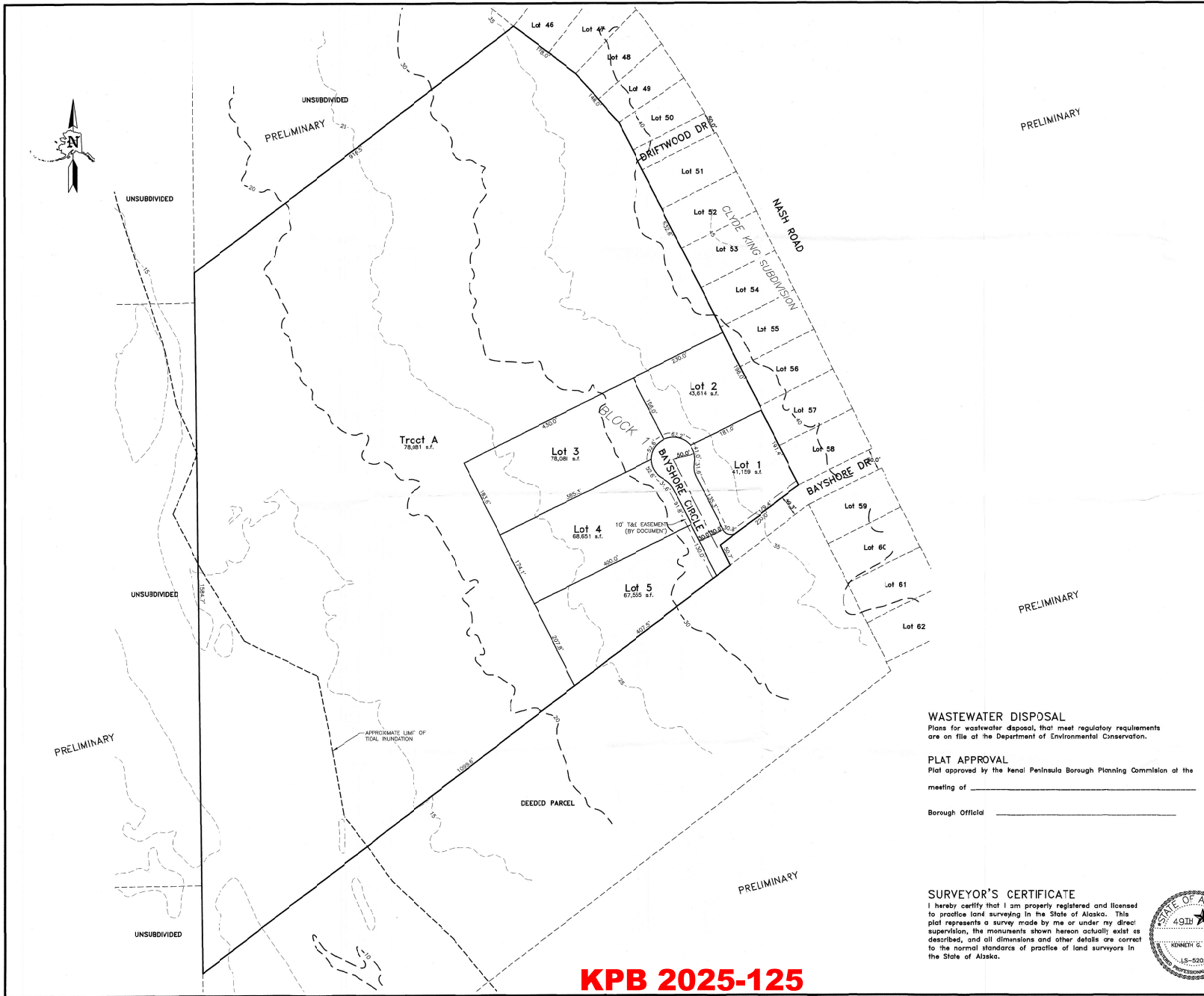
KPB File 2025-125  
T 01N R 01W S36  
Bear Creek





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.





**KPB 2025-125**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we), hereby certify that I (we) am the owner of the real property shown and described hereon and that I hereby do hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-ways and public areas to public use and grant all easements to the use shown.

Owner

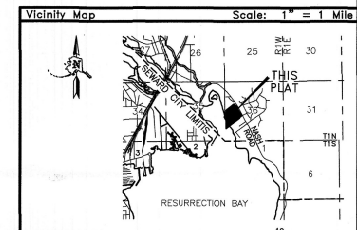
ANDREW J WILDER  
P.O. Box 2905  
Seward, Alaska 99664

Notary Acknowledgement

for \_\_\_\_\_ Subscribed and  
sworn to before me this \_\_\_\_\_ day \_\_\_\_\_

Notary Public for the State of Alaska My Commission Expires \_\_\_\_\_

**NOTES**  
TOPOGRAPHY SHOWN IS RECORD KENAI PENINSULA BOROUGH  
LIDAR 4' CONTOURS EXPORTED FROM THE KPB TERRAIN VIEWER.



**WASTEWATER DISPOSAL**  
Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

**PLAT APPROVAL**  
Plat approved by the Kenai Peninsula Borough Planning Commission at the meeting of \_\_\_\_\_  
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.



**PLAT OF**  
**HARBOR VIEW ESTATES - WILDER ADDITION**  
Lots 1 thru 5, Block 1 and Tract A-2  
39.3 Acres  
A RESUBDIVISION OF Tract A-1, HARBOR VIEW ESTATES (Plat No. 97-26)  
LOCATED WITHIN W 1/2, SECTION 36, T1N, R1W,  
SEWARD MERIDIAN, ALASKA  
KENAI PENINSULA BOROUGH  
**SEWARD RECORDING DISTRICT**

**Kenneth G. Lang**  
Professional Land Surveyor  
1731 George Bell Circle  
Anchorage, Alaska 99515  
(907) 551-9110  
ken@kingsurvey.com

**Owners**  
ANDREW J WILDER  
P.O. Box 2905  
Seward, Alaska 99664

GRID: N/A	SCALE: 1" = 100'	DATE: 18 AUGUST 2025
DRAWN: JCL	SHEET 1 OF 1	PROJECT #: 24-197
JOB FILE: J24197pp.dwg		

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
HARBOR VIEW ESTATES WILDER ADDITION**

<b>KPB File No.</b>	2025-125
<b>Plat Committee Meeting:</b>	December 8, 2025
<b>Applicant / Owner:</b>	Julie and Andrew J. Wilder of Seward, Alaska
<b>Surveyor:</b>	Kenneth G. Lang, Lang & Associates, Inc.
<b>General Location:</b>	Bayshore Drive off Nash Road, Bear Creek Area

<b>Parent Parcel No.:</b>	145-210-05
<b>Legal Description:</b>	T 1N R 1W SEC 36 SEWARD MERIDIAN SW 0970026 HARBOR VIEW ESTATES TRACT A-1
<b>Assessing Use:</b>	Accessory Building
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.030

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 39.8-acre parcel into five lots and a tract ranging in size from 41,159 square feet (0.945 acres) to .945-acres to 1.79-acres. and the tract of

The proposed plat will subdivide a 39.783-acre parcel into Five lots ranging in size from 0.945-acres (41,159 square feet) to 1.792-acres (78,081 square feet), one Tract, and dedicates Bayshore Circle.

**Location and Legal Access (existing and proposed):**

The location of the proposed plat is off Nash Road, Bear Creek Area. Access to the plat is by Bayshore Dr, a 50 foot dedication, coming off of Nash Road. Nash Rd is a state maintained road of 60 feet width. **Staff recommends** the surveyor check the depiction of Bayshore Dr as it comes behind Lots 58 & 59. Harbor View Estates SW97-26 in the 'detail' shows a 50' full width parallel to the south line of the plat creating a job of 0.94 feet between the pins on the east line of the plat in right -of-way of Bayshore Dr between the plats.

The plat is proposing additional right-of-way dedication of 60 feet wide for a cul-de-sac of Bayshore Cir turning northerly at the end of Bayshore Dr.

Driftwood Dr north of the lots in the plat and entering into Tract A is a 60 foot dedication. The surveyor has requested an exception the extend Driftwood Dr into the plat per KPB 20.30.030 Street Layout to be discussed later in the staff report.

KPB documents reference a Homestead Patent (652540) indicating no section line easements exist on the section line abutting the subdivision. **Staff recommends** the surveyor confirm this information. If agreed upon, request the title company to modify item #11 on the final CTP and add a note that no section line exist on the west line of this per available information.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: Lot 1 southern property line should be adjusted to give the full 60 ROW required.
SOA DOT comments	No objection to the proposed plat Is the Bayshore Dr. approach up to DOT&PF current standards?



	Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer If you have any questions. Reviewer: Romorenzo Marasigan, Transportation Planner, DOT&PF
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**Site Investigation:**

No improvements are located on the property. Staff recommend the surveyor watch for any encroachments from adjacent properties and notify staff of any found and how they will be addressed and taken care of.

Contours have been added to the preliminary plat and reflect KPB records. No grades appear to exceed 20% and the area within the proposed dedication appears to meet the code requirements of KPB 20.30.090 and 20.30.100(A) with slopes less than 5%. **Staff recommends** the contours may be removed from the final plat per KPB 20.60.010.

KPB GIS imagery shows a braid of Salmon Creek flowing through the southwest corner of proposed Tract 1. **Staff recommends** Depict the creek on the final plat.

KWF Assessment layer on the KPB viewer show a majority of the affected property consists of wetlands classified as riverine. **Staff recommends** the surveyor include a depiction and label for the wetlands on the drawing. The line indicating limit of tidal inundation may be removed.

According to KPB Floodplain layer, this area is within Flood zones AE and X and is within the SMFDA. **Staff recommends** the surveyor depict and label the flood zones and SMFDA The Flood Hazard Notice per KPB 20.30.280(d) should be added with reference to the flood zones and FEMA map panel 02122C4544E.

A portion on the west boundary of proposed Tract A appears to be located within a Floodway per the KPB GIS floodway layer. **Staff recommends** this area be depicted and labeled on the final plat. Add the KPB Floodway Notice per KPB 20.30.280(E) on the final plat. Remove the depiction and label for the tidal inundation.

*With the property containing wet areas. **Staff recommendation:** place a note on the final plat indicating 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.*

Per the KPB River Center review the plat is not located in a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Portions of this proposed subdivision are within regulatory floodplain zones including those mapped by FEMA and areas within the SMFDA. AE and SMFDA should be depicted and labeled. Plat note is required.</p> <p>Flood Zone: AE, X Zone, SMFDA Map Panel: 02122C-4544E 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	

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### **Staff Analysis**

The land was surveyed as aliquot parts of Section 36, Township 1 North, Range 1 West, S.M. Alaska. Harbor View Estates SW 70-929 was the first to subdivide this area of land up five blocks containing eleven lots, three tracts and seven dedications. Harbor View Estates Tract A-1 SW97-26 resubdivided SW70-929 completely by vacating all the dedications mostly and combining the vacations and lots into one large tract leaving the portion of Bayshore Dr as shown on the current platting action. This platting action is creating 5 lots, one tract and one new dedication.

A soils report will be required for Lots 1 – 5 and an engineer will need to sign the final plat as the new lots are below 200,000 sq ft. A soils report will not be required for Tract A as the tract is above 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 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.

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

### **Utility Easements**

Harbor View Estates Tract A-1 granted a 10-foot utility easement on the southern boundary that appears to be located within the proposed right-of-way dedication and proposed Lot 5 and into Tract A. **Staff recommends** the surveyor depict and label this easement on the final 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.

There is a T&E easement by document shown on the plat, Staff recommends the document be referenced in plat notes.

Per 20.30.060.D a standard utility easement of 10' should be shown along the front 10 feet adjoining rights-of-way and a plat note added.

### **Utility provider review:**

HEA	Not in service area
ENSTAR	No comments or objections
ACS	No objections
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	Not in location service area.
FASTWYRE	

### **KPB department / agency review:**

Addressing Review	Reviewer: Pace, Rhealyn Affected Addresses: 33188 DRIFTWOOD DR  Existing Street Names are Correct: Yes
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	List of Correct Street Names: NASH RD, DRIFTWOOD DR, BAYSHORE DR  Existing Street Name Corrections Needed:  All New Street Names are Approved: Yes  List of Approved Street Names: BAYSHORE CIR  List of Street Names Denied:  Comments: 33188 DRIFTWOOD DR WILL REMAIN WITH TRACT A
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comments

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### **STAFF RECOMMENDATIONS**

#### **CORRECTIONS / EDITS**

Carry forward plat notes 1 & 2 from parent plat SW97-26.

#### *PLAT NOTES TO ADD*

- 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).
- No access to state maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.

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#### **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.

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#### **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.

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#### **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.

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**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 20.30.030 Proposed Street Layout - Requirements**

**Surveyor's Discussion:**

By this letter we are requesting that the e Plat Committee grant an exception to section 20.30.030 Proposed Street Layout with regard to the extension of the existing Driftwood Drive right-of-way which was dedicated as part of the Clyde King Subdivision.

The Surveyor/Applicant has submitted the following proposed Findings in support of the exception request.

1. The petitioners are presently using Driftwood Drive for access to the northern part of their tract along with their neighbor on Lot 50.
2. The petitioners are undecided on a development plan for the property beyond what is presently proposed and don't want to be restricted by an additional dedication of right-of-way for Driftwood Drive at this time that could conflict with their future plans.

**Staff Discussion:**

**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 Findings.**

3. By granting the exception, adjacent property owners will not be affected or lose access to their property.
- 4.

**Staff reviewed the exception request and recommends granting approval**

Staff recommends the Committee (or Commission, as applicable) 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 KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to 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  
**Findings 1, 2 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 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 3 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.

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**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: 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.**

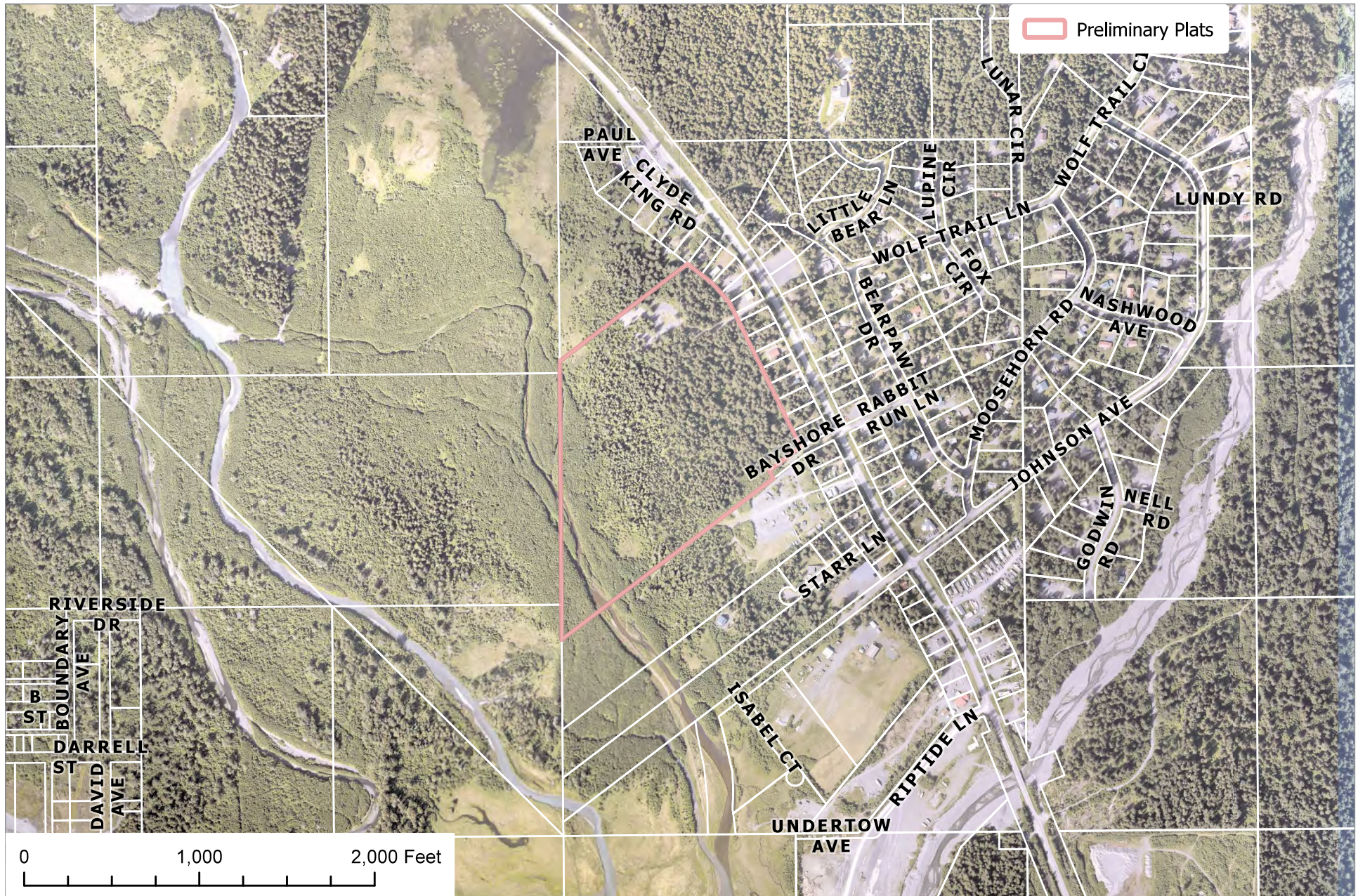
**END OF STAFF REPORT**

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Aerial Map

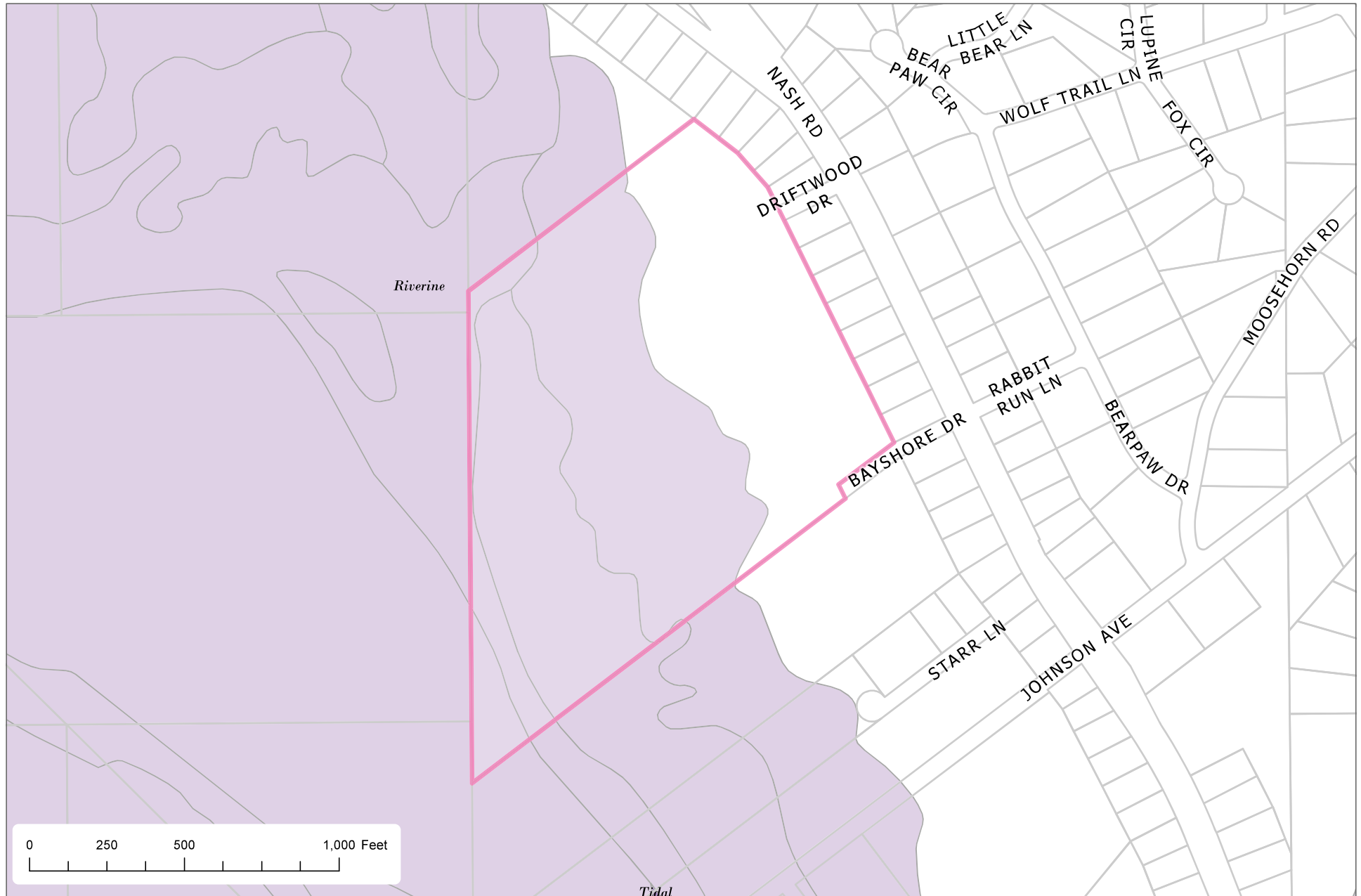


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



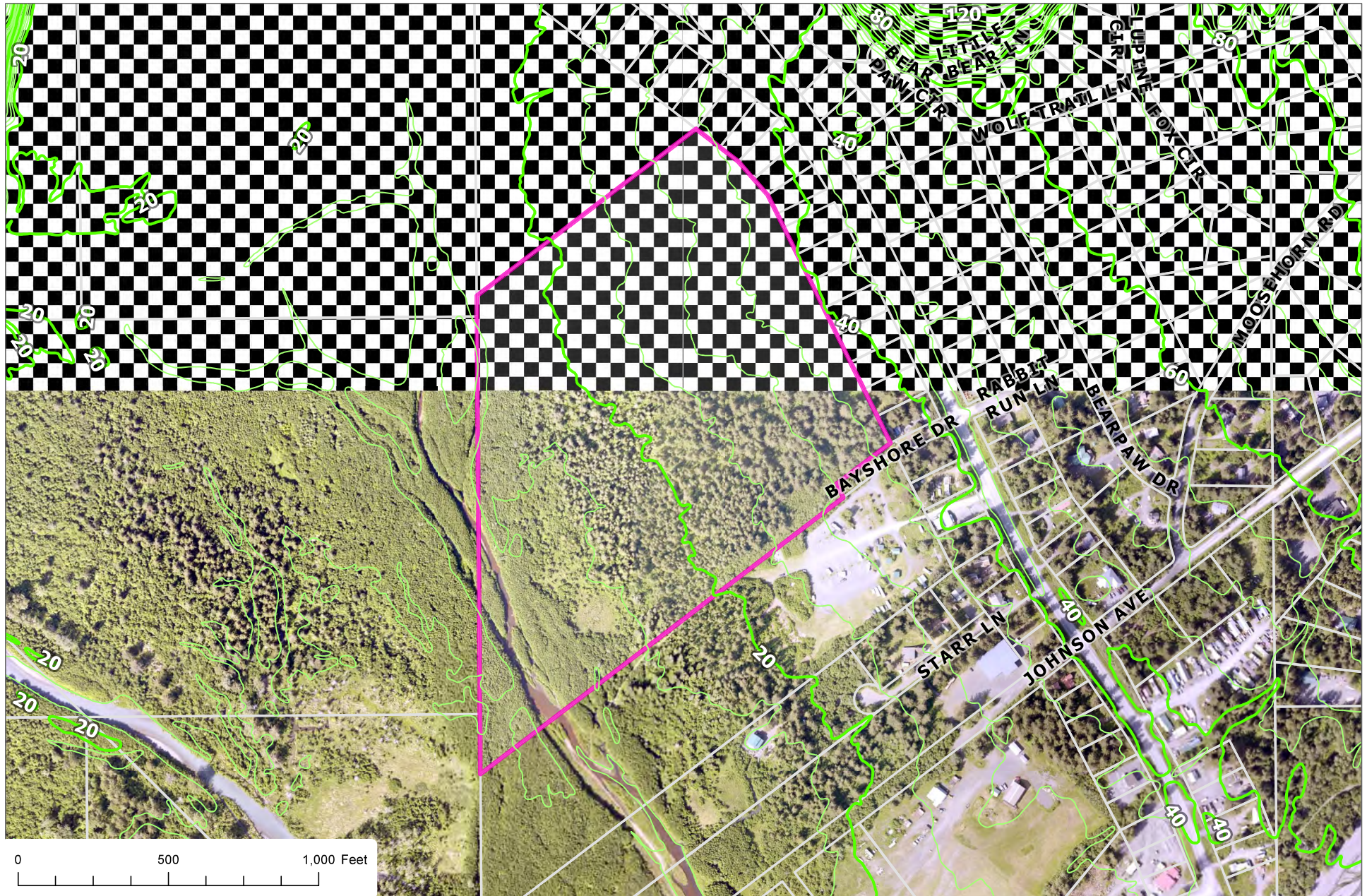


## Wetlands



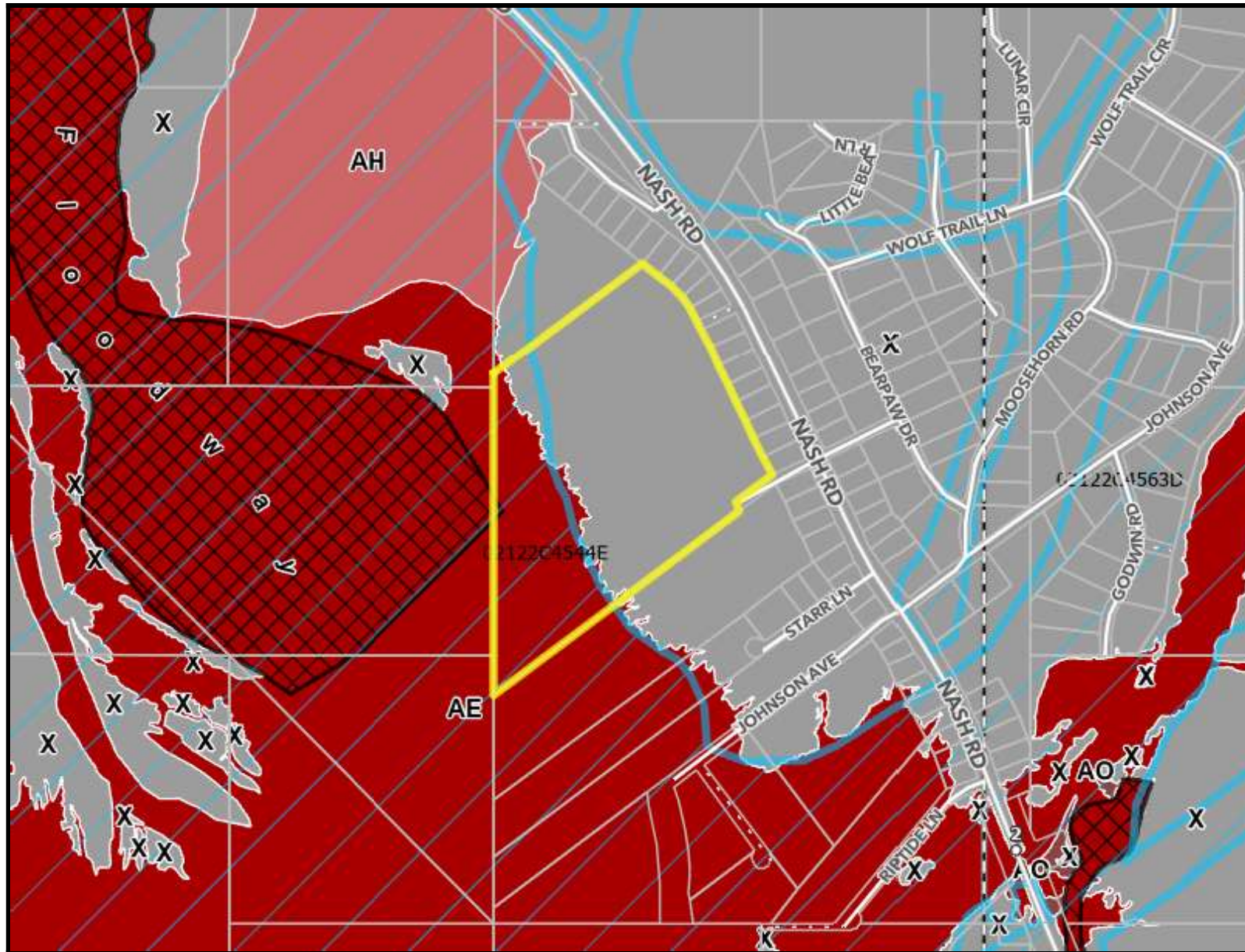
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KPB Parcel ID(s):

**14521005**

Selected Parcel Boundary or  
Boundaries



Regulatory Floodplain

SMFDA



FIRM\_Panels



Regulatory\_Floodway



Floodplain

- AE
- AH
- AO
- X

**Community Flood Insurance  
Rate Map (FIRM) Panel(s):**

02122C4544E

0 2000 4000  
ft

*For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.*









## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 9/15/2025 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 subdivides one parcel into six parcels and dedicates Bayshore Circle.

KPB File No. 2025-125

Petitioner(s) / Land Owner(s): Andrew J. and Julie Wilder 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, December 8, 2025**, 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.

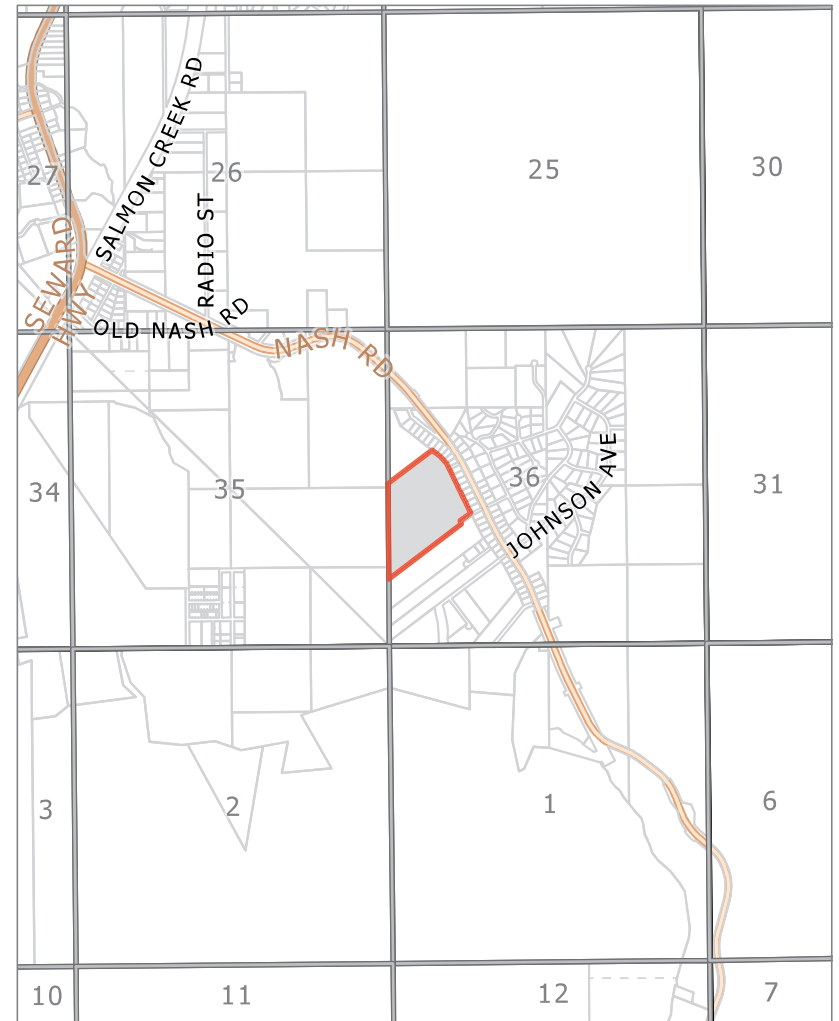
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, December 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

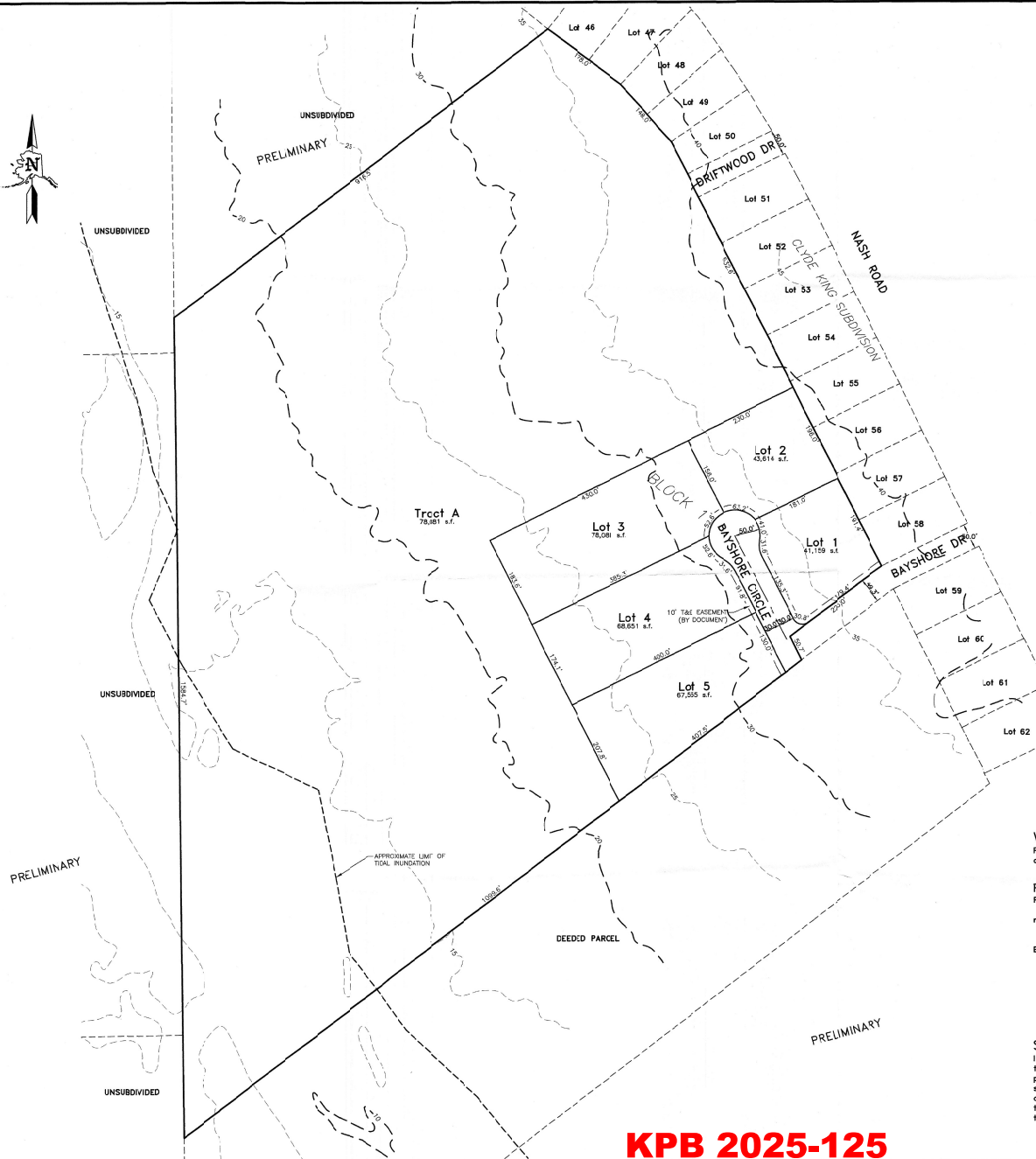
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 11/18/2025



KPB File 2025-125  
T 01N R 01W S36  
Bear Creek



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we), hereby certify that I (we) am the owner of the real property shown and described hereon and that I hereby do hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-ways and public areas to public use and grant all easements to the use shown.

Owner

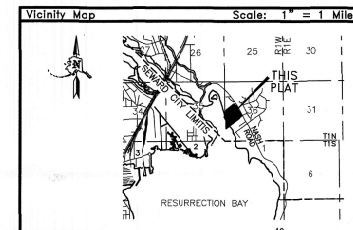
ANDREW J WILDER  
P.O. Box 2905  
Seward, Alaska 99664

Notary Acknowledgement

for \_\_\_\_\_ Subscribed and  
sworn to before me this \_\_\_\_\_ day \_\_\_\_\_

Notary Public for the State of Alaska My Commission Expires \_\_\_\_\_

**NOTES**  
TOPOGRAPHY SHOWN IS RECORD KENAI PENINSULA BOROUGH  
LIDAR 4' CONTOURS EXPORTED FROM THE KPB TERRAIN VIEWER.



**WASTEWATER DISPOSAL**  
Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

**PLAT APPROVAL**  
Plat approved by the Kenai Peninsula Borough Planning Commission at the meeting of \_\_\_\_\_

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.



**PLAT OF**  
**HARBOR VIEW ESTATES - WILDER ADDITION**  
Lots 1 thru 5, Block 1 and Tracts A-2  
39.3 Acres  
A RESUBDIVISION OF Tract A-1, HARBOR VIEW ESTATES (Plat No. 97-26)  
LOCATED WITHIN W 1/2, SECTION 36, T1N, R1W,  
SEWARD MERIDIAN, ALASKA  
KENAI PENINSULA BOROUGH  
**SEWARD RECORDING DISTRICT**

**Kenneth G. Lang**  
Professional Land Surveyor  
1731 George Bell Circle  
Anchorage, Alaska 99515  
(907) 351-9110  
ken@kingsurvey.com

**Owners**  
ANDREW J WILDER  
P.O. Box 2905  
Seward, Alaska 99664

GRID: N/A	SCALE: 1" = 100'	DATE: 18 AUGUST 2025
DRAWN: JCL	SHEET 1 OF 1	PROJECT #: 24-197
JOB FILE: J24197p.dwg		

**KPB 2025-125**

## **E. NEW BUSINESS**

- 2. Stephens Subdivision Whitcomb 2025 Replat**  
**KPB File 2025-143**  
**Johnson Surveying / Whitcomb**  
**Location: Alexander Road off Island Lake Road**  
**Nikiski Area / Nikiski APC**



AGENDA ITEM E.    NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
STEPHENS SUBDIVISION WHITCOMB 2025 REPLAT**

<b>KPB File No.</b>	2025-143
<b>Plat Committee Meeting:</b>	December 8, 2025
<b>Applicant / Owner:</b>	Deanna Whitcomb and Robert Whitcomb of Kenai, Alaska
<b>Surveyor:</b>	Jerry Johnson, Johnson Surveying
<b>General Location:</b>	Between Bernice Lake and Island Lake, Nikiski Area
<b>Parent Parcel No.:</b>	014-220-26
<b>Legal Description:</b>	T 07N R 12W SEC 14 SEWARD MERIDIAN KN 2023053 STEPHENS SUB WHITCOMB REPLAT LOT 5A BLK 2

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**STAFF REPORT**

Upon review, staff has determined that the applicant must provide additional information for the submittal to be considered complete. Staff has postponed the item until the requested information is received. Members of the public who wish to provide comment may do so; however, no action will be taken at this time.

END OF STAFF REPORT

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## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/13/2025 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 finalize the vacation of Corona Court and Hidden Valley Circle right-of-ways and associated utility easements, along with certain other utility easements indicated which were previously granted by plat KN 2023-53.

KPB File No. 2025-143

Petitioner(s) / Land Owner(s): Robert and Deanna Whitcomb 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, December 8, 2025**, 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.

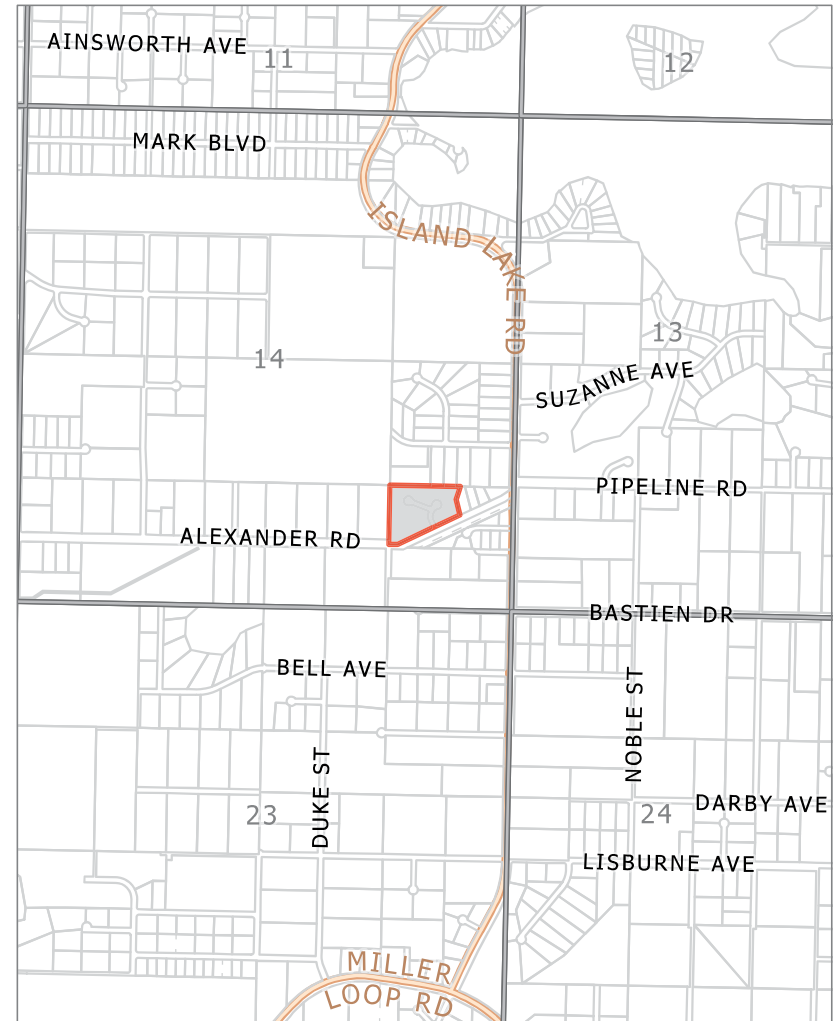
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

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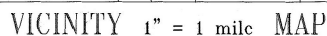
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For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 11/18/2025

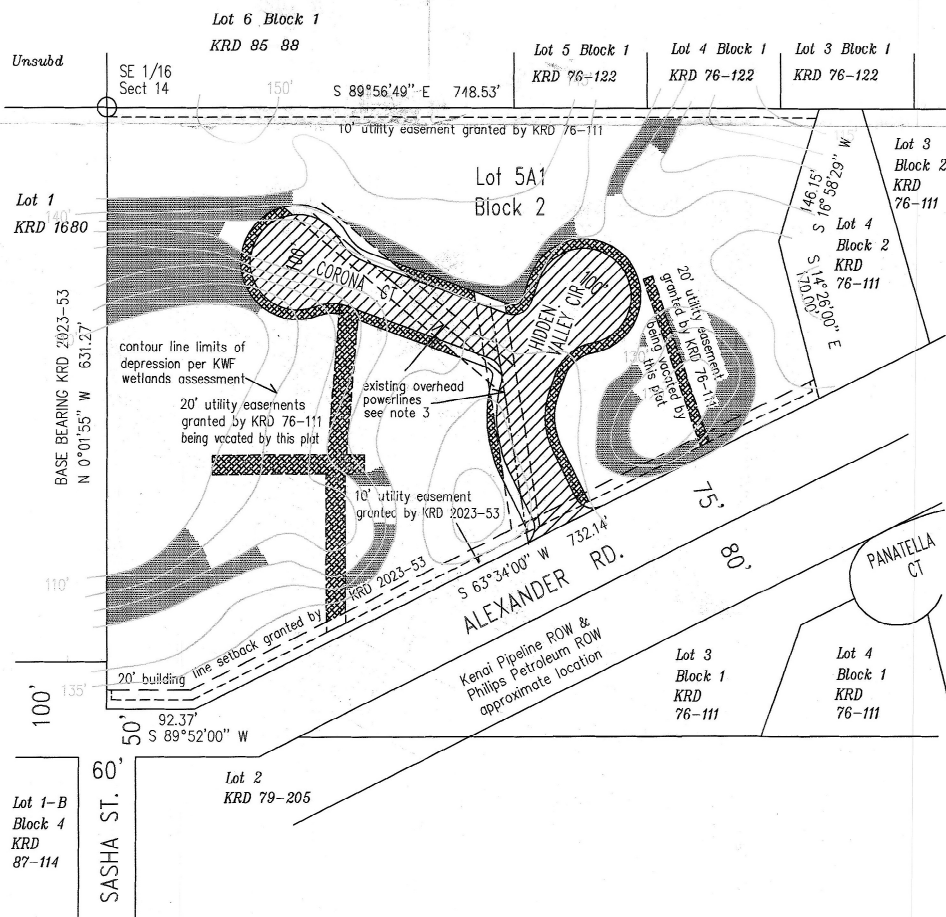


KPB File 2025-143  
T07N R12W SEC14  
Nikiski



Scale 1" = 100'      Area = 8.231 acres  
10 November, 2025

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. Front 10' adjacent to rights of way and 20' within 5' of side lot line are granted by this plat as utility easements.
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. Existing overhead powerline shown is the centerline of a 30' wide electrical easement, including guys and anchors, granted by this plat.
4. A right of way grant for pipelines and related purposes granted to Nikiaki Alaska Pipeline Company is recorded in Book 92 Page 885 Kenai Recording District.
5. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetland determination, if applicable.
6. This property is subject to electrical utility easement granted to Homer Electric Association, Inc by Kenai Records Misc. Book 31 Page 106.
7. An easement for pipelines and related purposes granted to Kenai Pipeline Company is recorded in Book 6 Page 17 Kenai Recording District.
8. Covenants, conditions and restrictions which affect this subdivision are recorded in Kenai Records Book 50 Page 221.
9. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(A). This is a paper plat. A field survey was not performed in accordance with KPB 20.60.200(A). Monumentation shown is of record (KRD 2023-53) and not recovered.
10. Corona Ct and Hidden Valley Cir were approved for vacation at the KPB Planning Commission Meeting of 13 October, 2015.

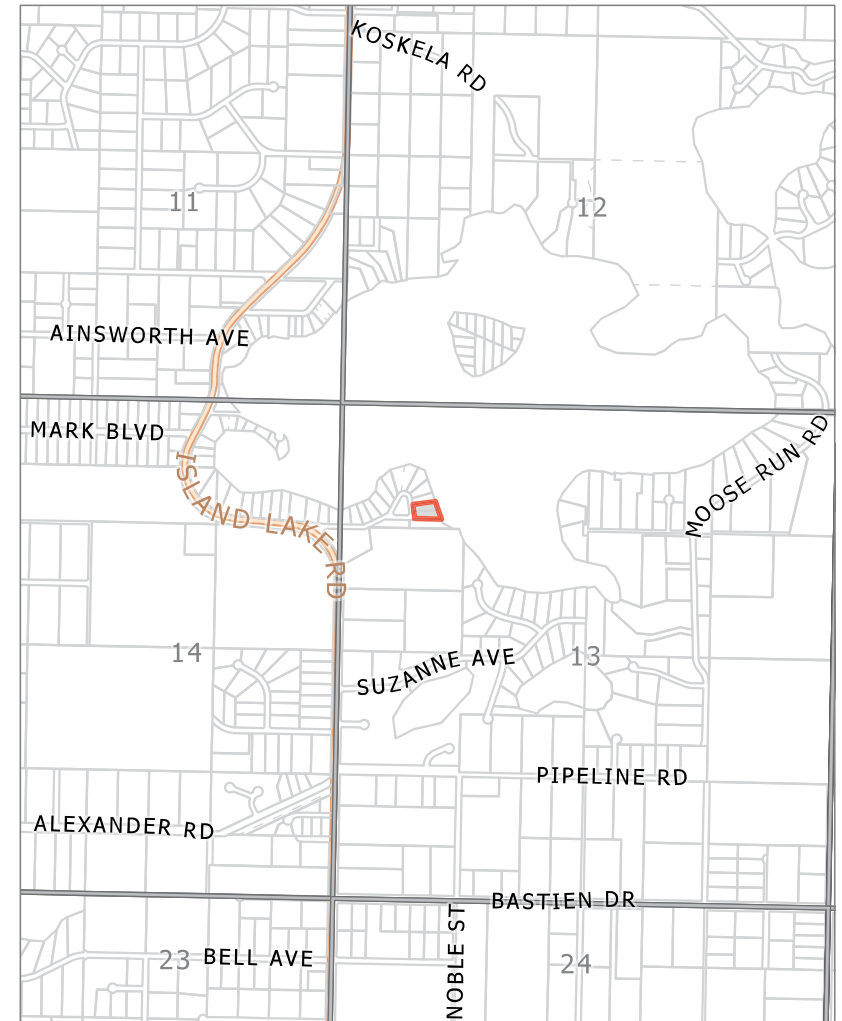


20.40.030  
These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

**KPB 2025-143**

## **E. NEW BUSINESS**

- 3. Lakeshore Estates Subdivision Peterson Replat**  
**KPB File 2025-166**  
**Edge Survey & Design / Peterson**  
**Location: Tenakee Loop**  
**Nikiski Area / Nikiski APC**



KPB File 2025-166  
T07N R12W SEC13  
Nikiski

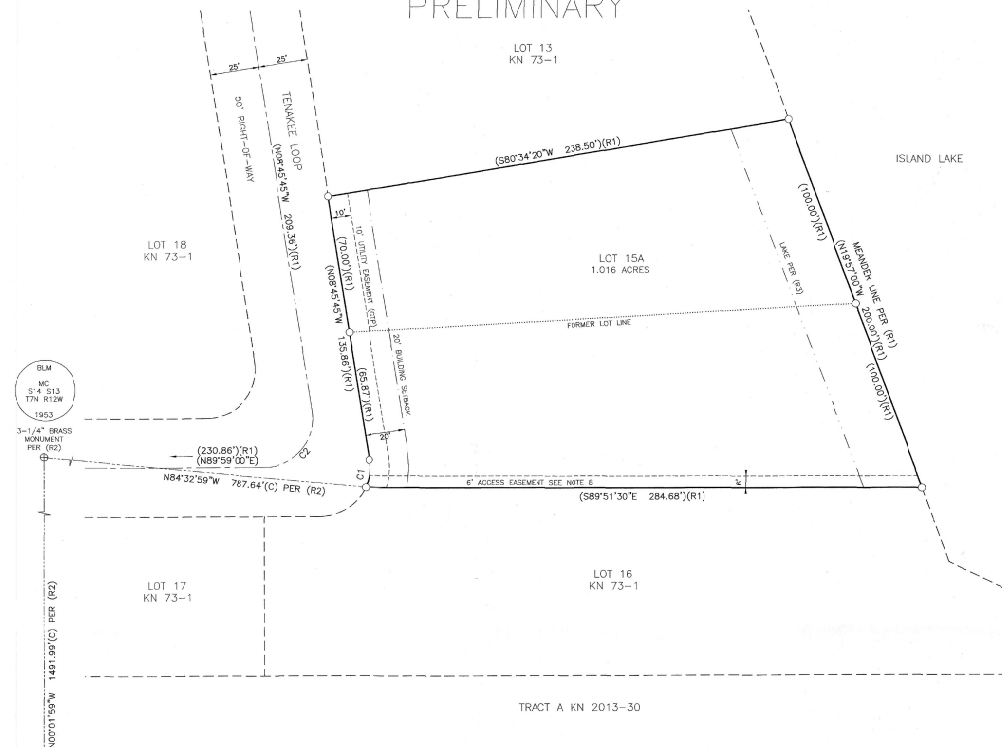




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# PRELIMINARY



## NOTES

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. PER THIS PLAT THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS 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.
3. THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES, NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.6C.200.(A).
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 WETLANDS DETERMINATION IF APPLICABLE.
5. EXCEPTIONS TO KPB CODE 20.36.120, STREET WIDTH REQUIREMENTS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE DECEMBER 8, 2025 MEETING.
6. THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED APRIL 22, 1970, VOLUME 37, PAGE 93, KRC.
7. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
8. THIS SUBDIVISION IS SUBJECT TO AN EASEMENT FOR ACCESS TO LAKE SHORE FRONTAGE AFFECTING THE SOUTH 6 FEET OF FORMER LOT 15, IN FAVOR OF LOT 17 BLOCK 2, PLAT 73-1, HRD, RECORDED NOVEMBER 14, 2000, VOLUME 593, PAGE 434, ASSIGNMENT OF EASEMENT RECORDED JANUARY 22, 2007, SERIAL NUMBER 2007-000745-G, AND APRIL 10, 2017, SERIAL NUMBER 2017-002198-0, HRD.
9. THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF ISLAND LAKE AND ANY QUESTIONS OF RIGHTS OF ACCESS TO THE LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
10. THIS SUBDIVISION IS SUBJECT TO ANY PROHIBITIONS OR LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE AND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
11. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
12. WASTEWATER DISPOSAL: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 24, 1972. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

## LEGEND

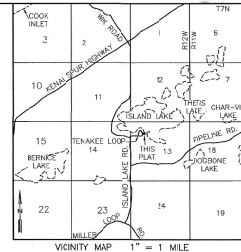
⊕	RECORD PRIMARY MONUMENT AS REFERENCED
○	RECORD PROPERTY CORNER - 3/8" REBAR
(STP)	GRANTED THIS PLAT
(R#)	RECORD DATA, SEE REFERENCE
(C)	COMPUTED
---	SUBDIVISION BOUNDARY
---	FORMER LOT LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT
---	BUILDING SETBACK
---	CENTERLINE
---	MONUMENT TIE LINE
---	LOW WET AREA PER (R3)

## REFERENCES

- (R1) LAKESHORE ESTATES SUBDIVISION BLOCK TWO, PLAT 73-1, KENAI RECORDING DISTRICT  
 (R2) PROVIDENCE PLACE SUBDIVISION, PLAT 2015-30, KENAI RECORDING DISTRICT  
 (R3) KENAI WATERSHED FORUM WETLAND ASSESSMENT

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DETA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	14.28'	32.43°48'	N07°36'03"E	14.39'
C1(R1)	25.00'	14.28'			
C2	25.00'	43.09'	98.45°29'	N40°37'06"E	37.35'
C2(R1)	25.00'	43.09'			



## CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2025-XXX

## LAKESHORE ESTATES SUBDIVISION BLOCK 2 PETERSON REPLAT

A REPLAT OF LOT 14 AND LOT 15 BLOCK TWO LAKESHORE ESTATES SUBDIVISION BLOCK 2 PLAT 73-1 KENAI RECORDING DISTRICT  
 LOCATED WITHIN: NW 1/4 SECTION 13, T.7N., R.12W., S.14, STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

OWNERS:  
 DONNA L. PETERSON  
 AND  
 MARK R. PETERSON  
 52856 TENAKEE LOOP  
 KENAI, ALASKA 99611  
 CONTAINING 1.016 ACRES



6000 KING STREET ANCHORAGE, AK 99516  
 Phone (907) 344-5990 Fax (907) 344-7794  
 ACD# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 11/11/2025	PROJECT: 25-631
CHECKED BY: MA	SCALE: 1" = 30'	SHEET: 1 OF 1

## NOTARY'S ACKNOWLEDGEMENT

FOR: DONNA L. PETERSON  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_



## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 8, 2025.  
 KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

## NOTARY'S ACKNOWLEDGEMENT

FOR: MARK R. PETERSON  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_



## CERTIFICATE OF OWNERSHIP AND DEDICATION

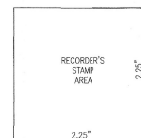
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DONNA L. PETERSON  
 52856 TENAKEE LOOP  
 KENAI, ALASKA 99611

MARK R. PETERSON  
 52856 TENAKEE LOOP  
 KENAI, ALASKA 99611



30' 15' 0' 30'  
 1" = 30'



KPB 2025-166

AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
LAKESHORE ESTATES SUBDIVISION BLOCK 2 PETERSON REPLAT**

<b>KPB File No.</b>	2025-166
<b>Plat Committee Meeting:</b>	December 8, 2025
<b>Applicant / Owner:</b>	Donna & Mark Peterson, Kenai Alaska
<b>Surveyor:</b>	Jason Young/ Edge Survey & Design, LLC
<b>General Location:</b>	Island Lake / Nikiski APC

<b>Parent Parcel No.:</b>	014-210-04 & 014-210-05
<b>Legal Description:</b>	T 7N R 12W SEC 13 SEWARD MERIDIAN KN 0730001 LAKESHORE ESTATES SUB BLOCK 2 LOTS 14 & 15 BLK 2
<b>Assessing Use:</b>	Accessory Building & Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.120 Street Width Requirements

---

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine two lots of size 0.478 acres and 0.538 acres into one lot of size 1.016 acres

**Location and Legal Access (existing and proposed):**

Th plat is located on the cul-de-sac circle of Tenakee Loop on the south east side of the circle of the loop of the cul-de-sac. Tenakee is a 50' dedication this is borough maintained, an exception to KPB 20.30.120 Street Width has been requested. Tenakee Loop runs out to Island Lake Rd a 100' State maintained road running north and south, that runs north to Kenai Spur Highway.

No dedication is proposed with this plat and it is not finalizing a vacation of right-of-way either. No section line easement affects the plat either.

The subdivision is affected by an access easement as noted at plat note 8 and shown on the plat. it is noted with in the original creating document that it is a private access trail and **staff recommends** the surveyor note the fact of being 'private use only, not dedicated this plat' on the drawing and within the plat note the labeling of 'private access trail'.

With the circulation of Tenakee Loop in front of the replatted lots and the location of Island Lake to the east of the plat, staff recommends the Plat Committee concur an exception to KPB 20.30.170 Block – Length Requirements is not needed at this time.

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

**Site Investigation:**

There are steep areas located to the east of the structures that are not shown on the drawing. Staff recommends the surveyor check the steep areas and add top and toe of slope as needed to the drawing to show the areas.

There are improvements located on the property. A garage structure looks close to the line between lots 14 & 15 that the combine of the lots will relieve and encroachment issues. There is a shed structure on the north line of Lot 14 that appears near the lot line. **Staff recommends** the surveyor confirm there is no encroachment issues and report back to staff concerning the location of the shed.

There are areas of wetland according to the KWF Wetlands Assessment on the plat. The wetland identified as Lake is shown on the drawing near the east side of the plat adjacent to Island Lake directly east. The appropriate development and permit note is on the drawing and should remain for the final.

Per the Rive Center reviewers the plat is not in a FEMA identified flood hazard area nor a habitat protection district, so notes from KPB 20.30.280 or 290 will not be required.

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: non- anadromous lake not regulated by KPB</p>
State of Alaska Fish and Game	

### **Staff Analysis**

The land was originally plotted as Government Lot 4 of Section 13, Township 7 North, Range 12 West SM Alaska. Lakeshore Estates Subdivision Block Two KN73-1 plat Gov't Lot 4 into eighteen lots and a 50 foot wide dedication. This platting process is combining two of the lots of KN73-1.

A soils report will not be required as this plat is vacating lot lines and has an existing house on Lot 14 of the parent lots.

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.

Nikiski Advisory Planning Commission minutes from the December 4, 2025 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

### **Utility Easements**

*UTILITY EASEMENTS OF RECORD? ARE THEY DEPICTED AND NOTED ON THE PLAT?  
NEW UTILITY EASEMENT REQUESTS FROM PROVIDERS.  
UTILITY EASEMENT VACATIONS SHOWN ON THIS PLAT?*

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 52856 TENAKEE LOOP</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: TENAKEE LOOP</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: 52856 TENAKEE LOOP WILL REMAIN</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**

Correct typos in the plat notes:

- Note 3 – performed.
- Note 12 – platting action, regulatory.

In plat note 12, remove be in the third line.

### **PLAT NOTES**

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#### **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 2025-166

Add to the legal description that the plat is located in Gov't Lot 4 of the NW1/4

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:**

Label Tenakee Lop and ROW to the west.

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 Block to the adjacent lots within the plat KN73-1

J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

**Staff recommendation:**

Add Block 2 to the lot label

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#### **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.

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#### **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.*

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#### **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 20.30.120 Street – Width requirements**

###### Surveyor's Discussion:

The petitioner requests an exception to KPB 20.30.120 to allow Tenakee Loop to remain a 50-foot right-of-way without dedicating an additional 10 feet along proposed Lot 15A.

###### Surveyor Findings:

1. Tenakee Loop was originally dedicated as a 50-foot right-of-way on Plat 73-1 and accepted by the Borough as adequate at that time.
2. The proposed parcel is limited in usable area due to size and water frontage; dedicating an additional 10 feet would further reduce the buildable space and negatively impact reasonable lot development.
3. The existing 50-foot right-of-way is adequate for the current and anticipated traffic volume for this area, as there are a limited number of parcels served by Tenakee Loop.
4. Adjacent parcels along Tenakee Loop are unlikely to be further subdivided; therefore, future dedication of additional right-of-way from these parcels is improbable.
5. No immediate Borough transportation plans indicate a need for a wider corridor in this location, and the current dedication is sufficient for local access purposes.

###### Staff Discussion:

##### **20.30.120. - Streets—Width requirements.**

A. The minimum right-of-way width of streets shall be 60 feet.

###### Staff Findings:

6. By granting the exception, access to adjacent properties will not be limited or prevented.
7. Having to grant additional right-of-way will put the large structure possibly into the 20' setback line, but do not have actual data to back this up.

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 2 & 3 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 2 & 7 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 4-6 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.

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**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

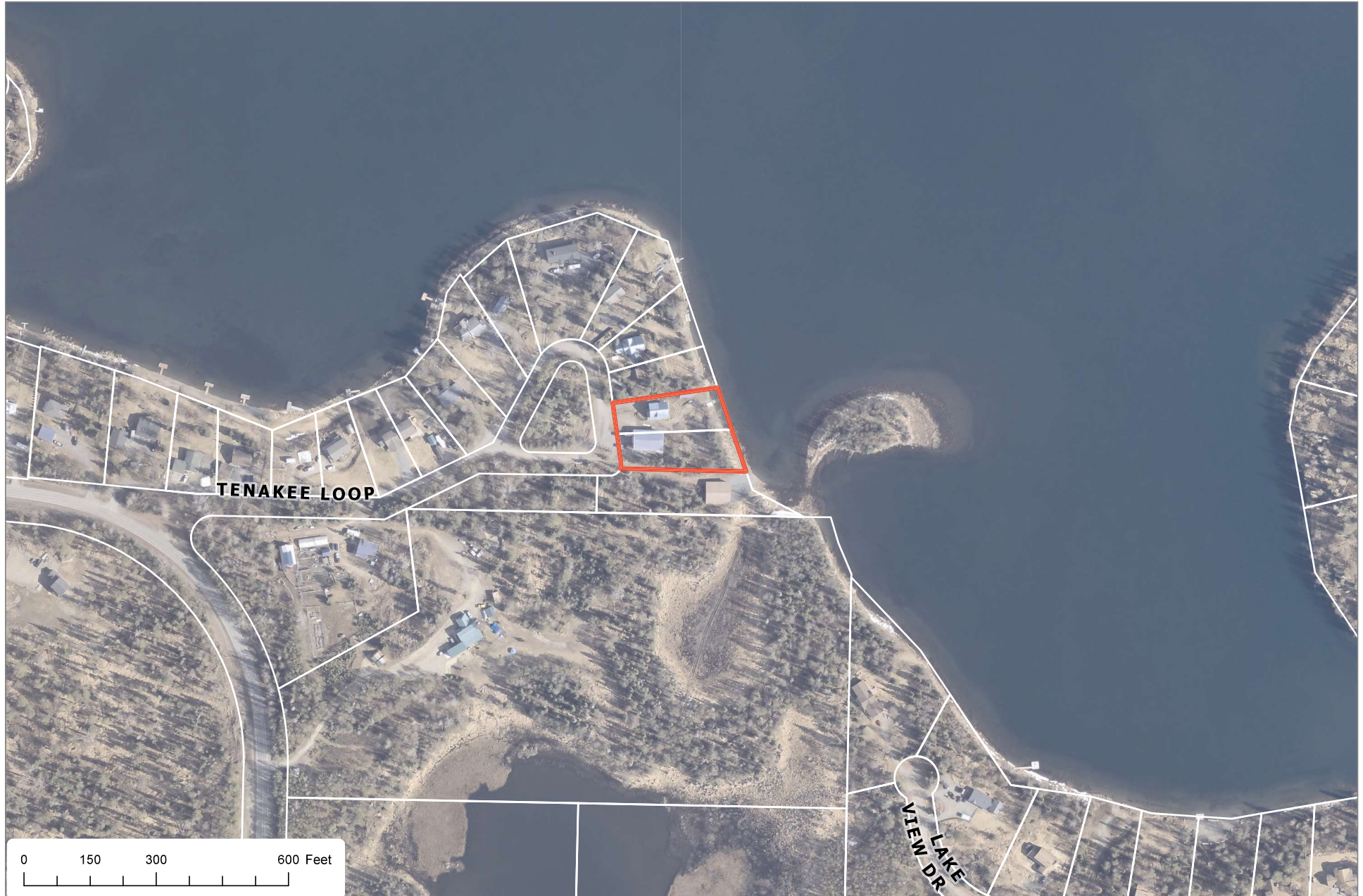
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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



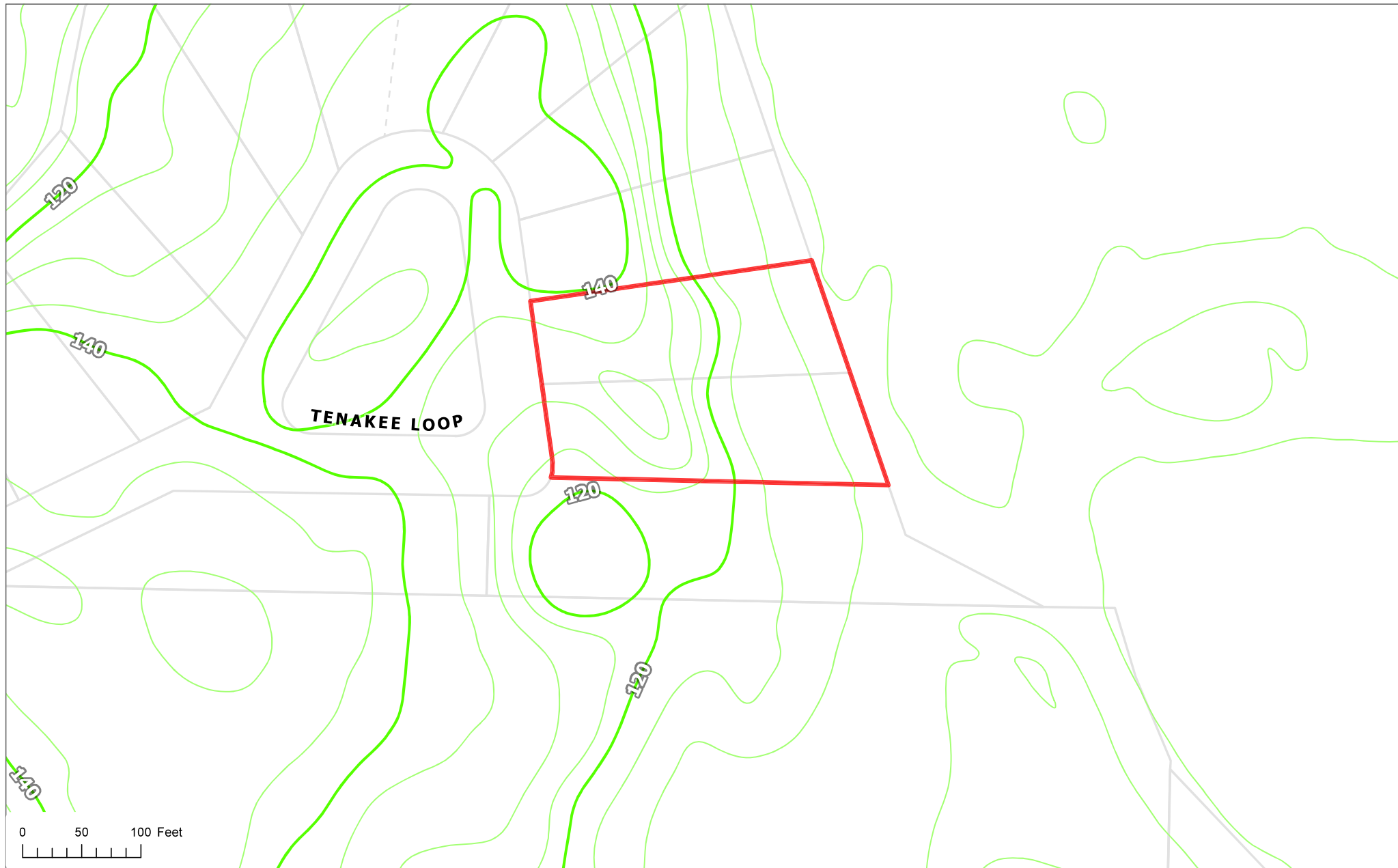
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



TENAKEE LOOP

*Island Lake*

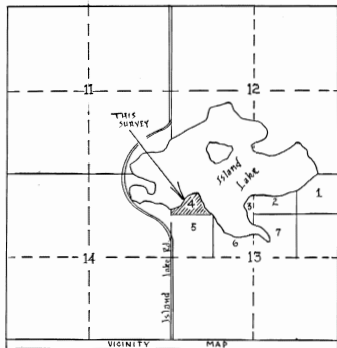
LAKESHORE ESTATES  
SUBDIVISION  
PETERSON REPLAT



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.

# Lakeshore Estates Subdivision Block Two

Being Govt. Lot 4, Section 13, T.7N., R.12W. of S.M.  
Kenai Peninsula Borough, Alaska



Island Lake

Note: Meander lines as shown  
and staked are the B.L.M.  
Meander lines along the  
High Water Line of Island  
Lake.

SCALE: 1" = 50'

Note: 5/8" Rebar set on all corners — 0

Note: All of the lots shown  
are subject to a 20'  
Bldg. Set-back as  
measured from the  
street right-of-way  
line.



July 1st 1972 A.D.

BLOCK ONE  
LAKE SHORE EST.  
33' Right-of-Way  
vacated 4/28/70  
Plat K-1690, K.R.D.

## Certificate of Ownership's Dedication:

We hereby certify that we are the owners  
of the tract of land shown and described hereon,  
that we adopt this plan of subdivision with our  
free consent and do hereby dedicate to public  
use and the use of public utilities the street  
shown.

*Ronald L. Grunderson*  
*Alma J. Grunderson*

Sworn and subscribed to before me, a Notary Public,  
this 11 day of January 1972 A.D.

*James E. Granger*  
Notary

My commission expires  
7/22/76

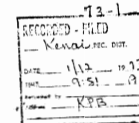
Kenai Peninsula Borough  
Planning Commission:

July 24, 1972

Approved: *Stanley F. Thompson*

By: *Mayor*

Land Use: Residential  
Total Area Subdivision: 11.10 acres



R. L. GRUNDERSON DEVELOPER	
KENAI	ALASKA
MALINE SURVEYING	
KENAI	ALASKA





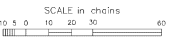
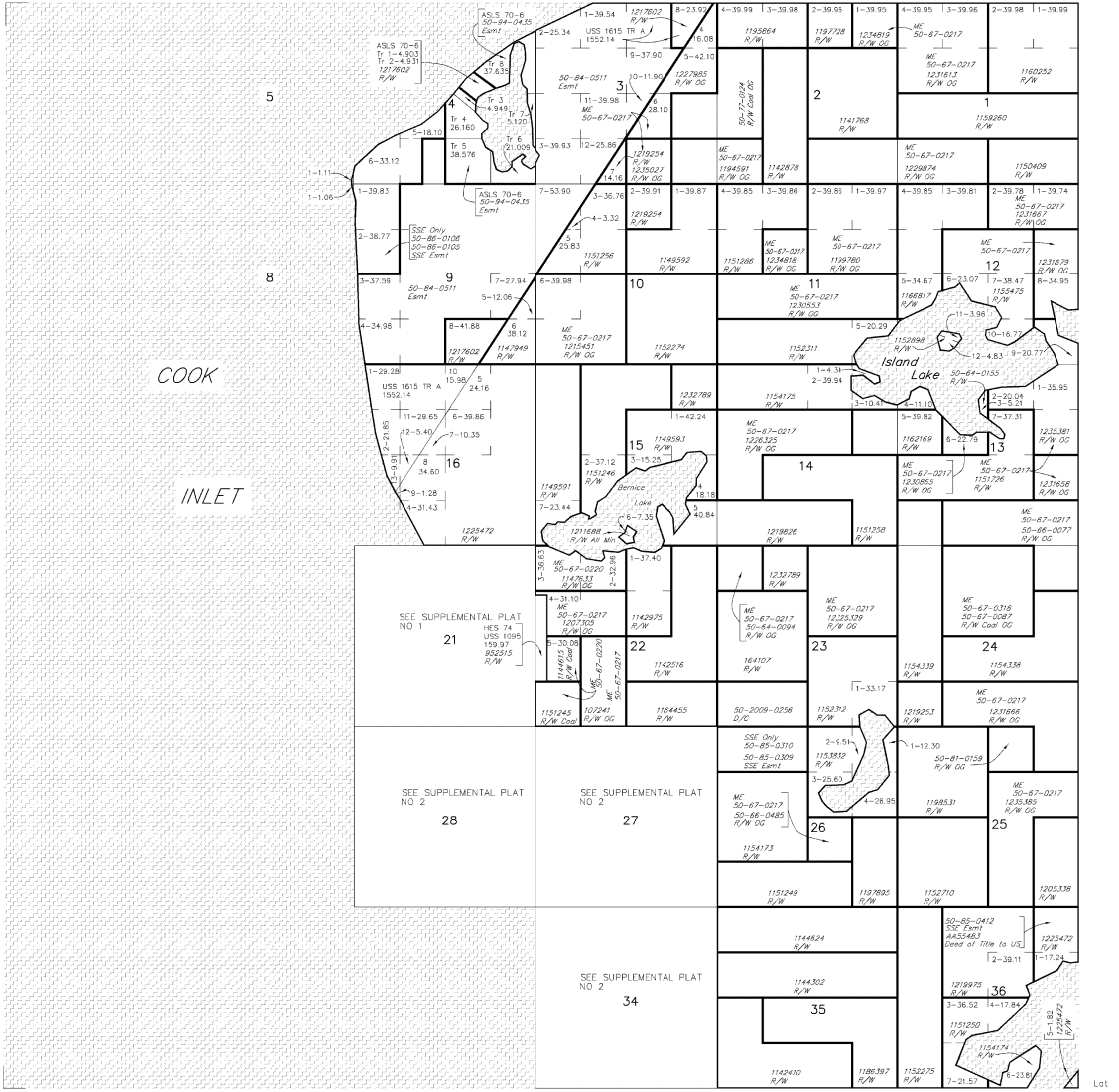
SURVEYED TOWNSHIP 7 NORTH RANGE 12 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

MTP

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

A058731 SS Reserved Min Estate Only
PL 92-203 WOI AA6698
AA6698-B V/Sol Apn USS 1615 Tr A
PLD 5184 WOI C affects Lds/interests not conveyed



WARNING:  
This plat is the Bureau's Record of Title, and should be used  
only as a graphic display of the township survey data. Rec-  
ords herein do not reflect title changes which may have been  
affected by later movements of rivers or other bodies of water.  
Refer to the cadastral surveys for official survey information.

60°37'16"N  
151°19'21"W

CURRENT TO		Saw Mer
4-22-2022		T 7 N R 12 W

ACAD

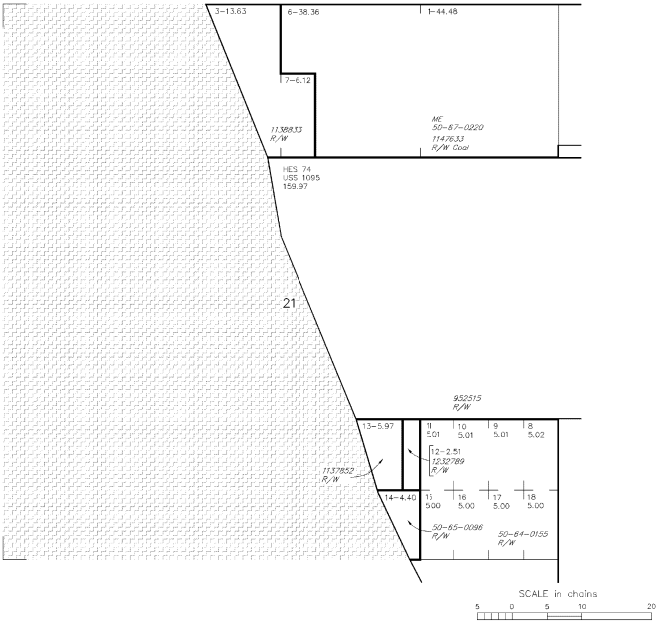
SURVEYED TOWNSHIP 7 NORTH RANGE 12 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

MTP  
SUPPL SEC 21

NO 1  
FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS

A058731 SS Resented Min Estate Only  
P.L.O. 5184 W&P CI effects Lds/Interests not conveyed



WARNING:  
This plot is the Bureau's Record of Title, and should be used  
only as a graphic display of the township survey data. Rec-  
ords herein do not reflect title changes which may have been  
effected by lateral movements of rivers or other bodies of water.  
Refer to this cadastral survey for official survey information.

CURRENT TO		NO 1
6-8-2007		Sew Mer
		T 7 N
		R 12 W

ACAD

SURVEYED TOWNSHIP 7 NORTH RANGE 12 WEST OF THE SEWARD MERIDIAN, ALASKA

STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

MTP  
SUPPL SEC 27, 28, 34

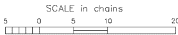
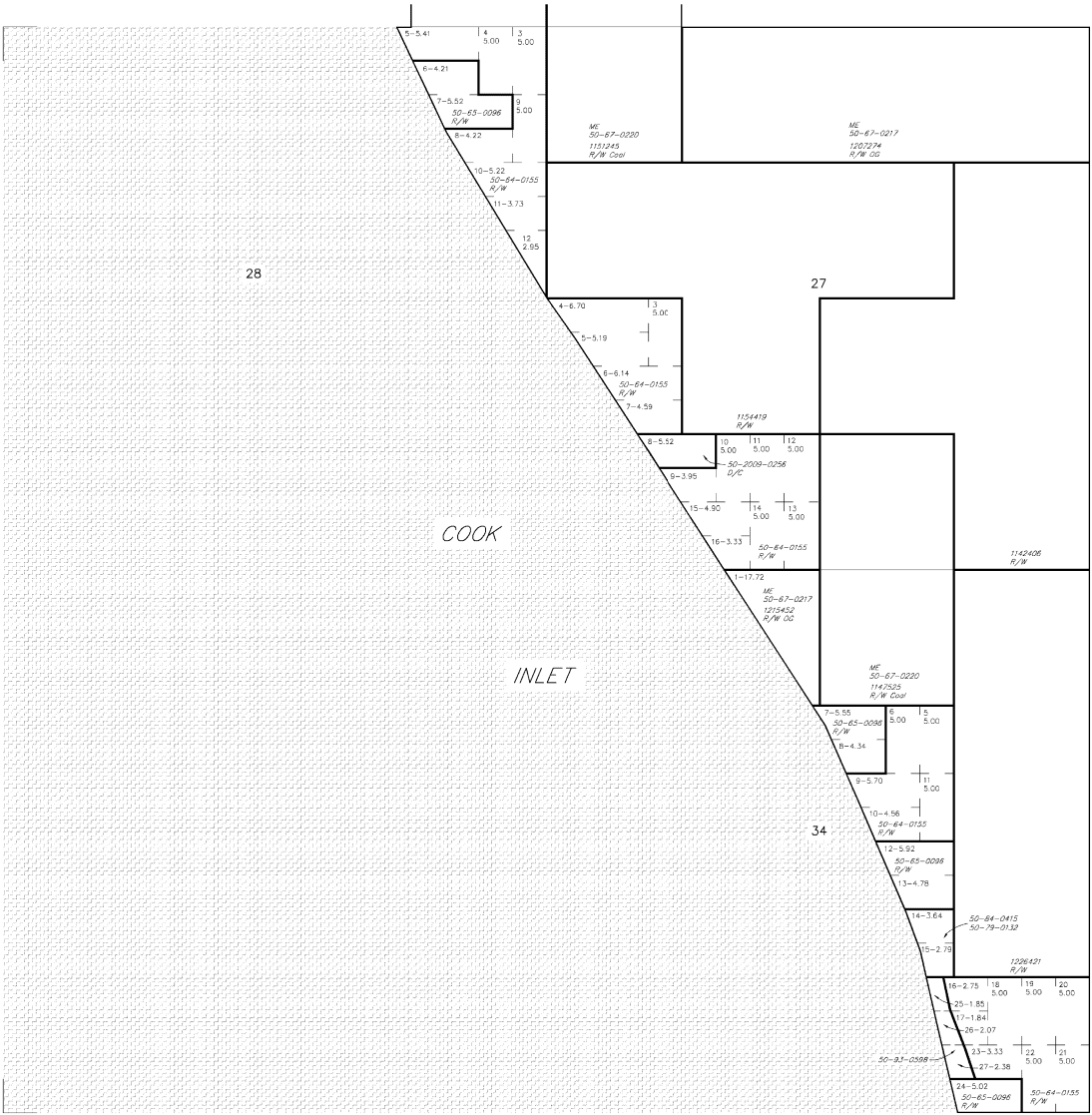
NO 2

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-  
IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION  
MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES  
REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PL 92-203 Wd AA6698 affects entire Tp

PLO 5184 Wd Cr affects Lds/Interests not conveyed

AQ58731 SS Reserved Min Estate Only



WARNING:  
This plat is the Bureau's Record of Title, and should be used  
only as a graphic display of the township survey data. Rec-  
ords shown do not reflect title changes which may have been  
affected by lateral movements of rivers or other bodies of water.  
Refer to the coastal surveys for official survey information.

CURRENT TO	
10-28-2009	

NO 2  
Sew Mer  
T 7 N  
R 12 W  
ACAD



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/14/2025 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 combine two lots into one lot and grant a utility easement along the front 10' adjacent to the right of way for Tenakee Loop.

KPB File No. 2025-166

Petitioner(s) / Land Owner(s): Mark R & Donna L Peterson 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, December 8, 2025**, 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>.

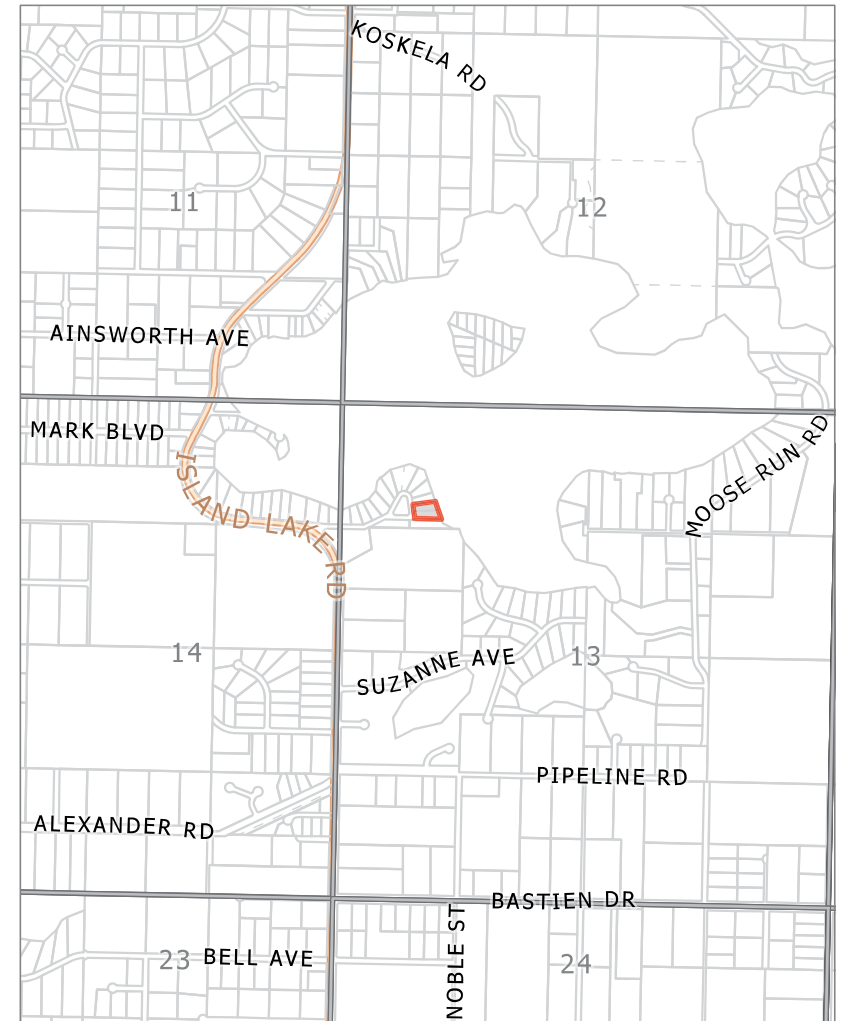
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [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, December 5, 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.

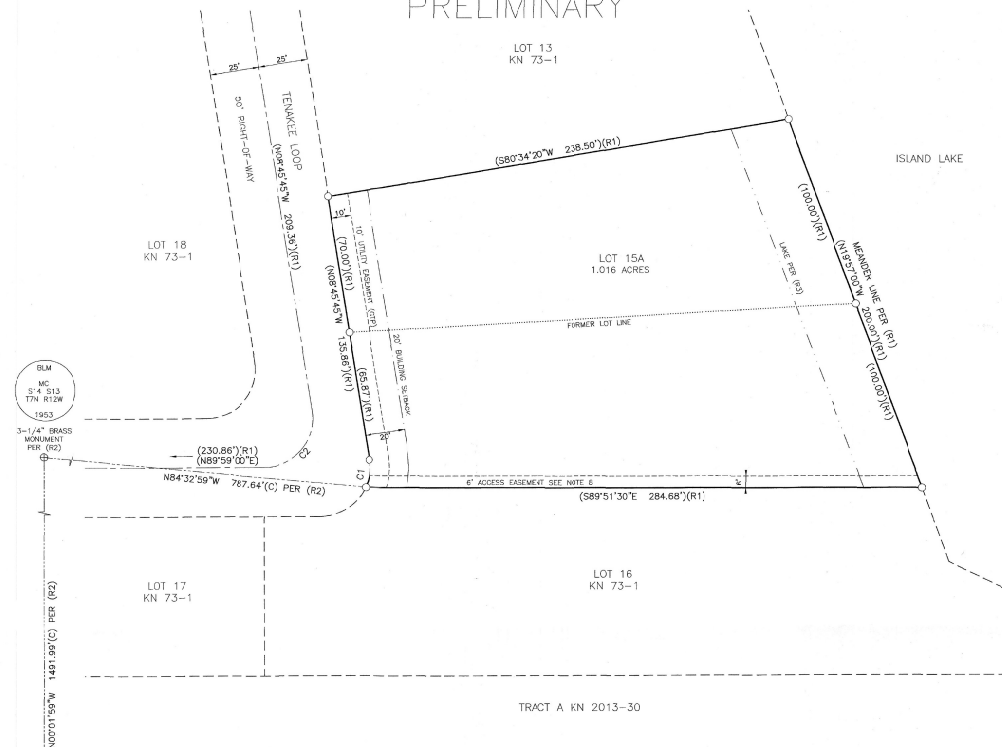
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 11/18/2025



KPB File 2025-166  
T07N R12W SEC13  
Nikiski

# PRELIMINARY



## NOTES

1. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. PER THIS PLAT THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS 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.
3. THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES, NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.6C.200.(A).
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 WETLANDS DETERMINATION IF APPLICABLE.
5. EXCEPTIONS TO KPB CODE 20.36.120, STREET WIDTH REQUIREMENTS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE DECEMBER 8, 2025 MEETING.
6. THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED APRIL 22, 1970, VOLUME 37, PAGE 93, KRC.
7. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
8. THIS SUBDIVISION IS SUBJECT TO AN EASEMENT FOR ACCESS TO LAKE SHORE FRONTAGE AFFECTING THE SOUTH 6 FEET OF FORMER LOT 15, IN FAVOR OF LOT 17 BLOCK 2, PLAT 73-1, HRD, RECORDED NOVEMBER 14, 2000, VOLUME 593, PAGE 434, ASSIGNMENT OF EASEMENT RECORDED JANUARY 22, 2007, SERIAL NUMBER 2007-000745-G, AND APRIL 10, 2017, SERIAL NUMBER 2017-002198-O, HRD.
9. THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR GOVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF ISLAND LAKE AND ANY QUESTIONS OF RIGHTS OF ACCESS TO THE LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
10. THIS SUBDIVISION IS SUBJECT TO ANY PROHIBITIONS OR LIMITATIONS ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE AND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
11. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
12. WASTEWATER DISPOSAL: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 24, 1972. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

## LEGEND

⊕	RECORD PRIMARY MONUMENT AS REFERENCED
○	RECORD PROPERTY CORNER - 3/8" REBAR
(STP)	GRANTED THIS PLAT
(R#)	RECORD DATA, SEE REFERENCE
(C)	COMPUTED
---	SUBDIVISION BOUNDARY
---	FORMER LOT LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT
---	BUILDING SETBACK
---	CENTERLINE
---	MONUMENT TIE LINE
---	LOW WET AREA PER (R3)

## REFERENCES

- (R1) LAKESHORE ESTATES SUBDIVISION BLOCK TWO, PLAT 73-1, KENAI RECORDING DISTRICT  
 (R2) PROVIDENCE PLACE SUBDIVISION, PLAT 2015-30, KENAI RECORDING DISTRICT  
 (R3) KENAI WATERSHED FORUM WETLAND ASSESSMENT

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DETA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	14.28'	32.43°48'	N07°36'03"E	14.39'
C1(R1)	25.00'	14.28'			
C2	25.00'	43.09'	98.45°29'	N40°37'06"E	37.35'
C2(R1)	25.00'	43.09'			

## 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.

DONNA L. PETERSON  
 52856 TENAKEE LOOP  
 KENAI, ALASKA 99611

MARK R. PETERSON  
 52856 TENAKEE LOOP  
 KENAI, ALASKA 99611

## NOTARY'S ACKNOWLEDGEMENT

FOR: DONNA L. PETERSON  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTARY'S ACKNOWLEDGEMENT

FOR: MARK R. PETERSON  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_

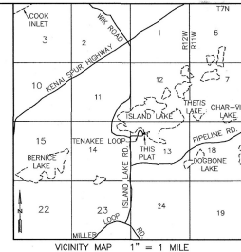
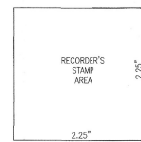
## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 8, 2025.  
 KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL



30' 15' 0' 30'  
 1" = 30'



## CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2025-XXX

## LAKESHORE ESTATES SUBDIVISION BLOCK 2 PETERSON REPLAT

A REPLAT OF  
 LOT 14 AND LOT 15 BLOCK TWO  
 LAKESHORE ESTATES SUBDIVISION BLOCK 2  
 PLAT 73-1  
 KENAI RECORDING DISTRICT

LOCATED WITHIN:  
 NW 1/4 SECTION 13,  
 T.7N., R.12W., S.14,  
 STATE OF ALASKA  
 KENAI PENINSULA BOROUGH  
 KENAI RECORDING DISTRICT

OWNERS:  
 DONNA L. PETERSON  
 AND  
 MARK R. PETERSON  
 52856 TENAKEE LOOP  
 KENAI, ALASKA 99611

CONTAINING 1.016 ACRES



6000 KING STREET ANCHORAGE, AK 99516  
 Phone (907) 344-5990 Fax (907) 344-7794  
 ACD# 1392 www.edgesurvey.net

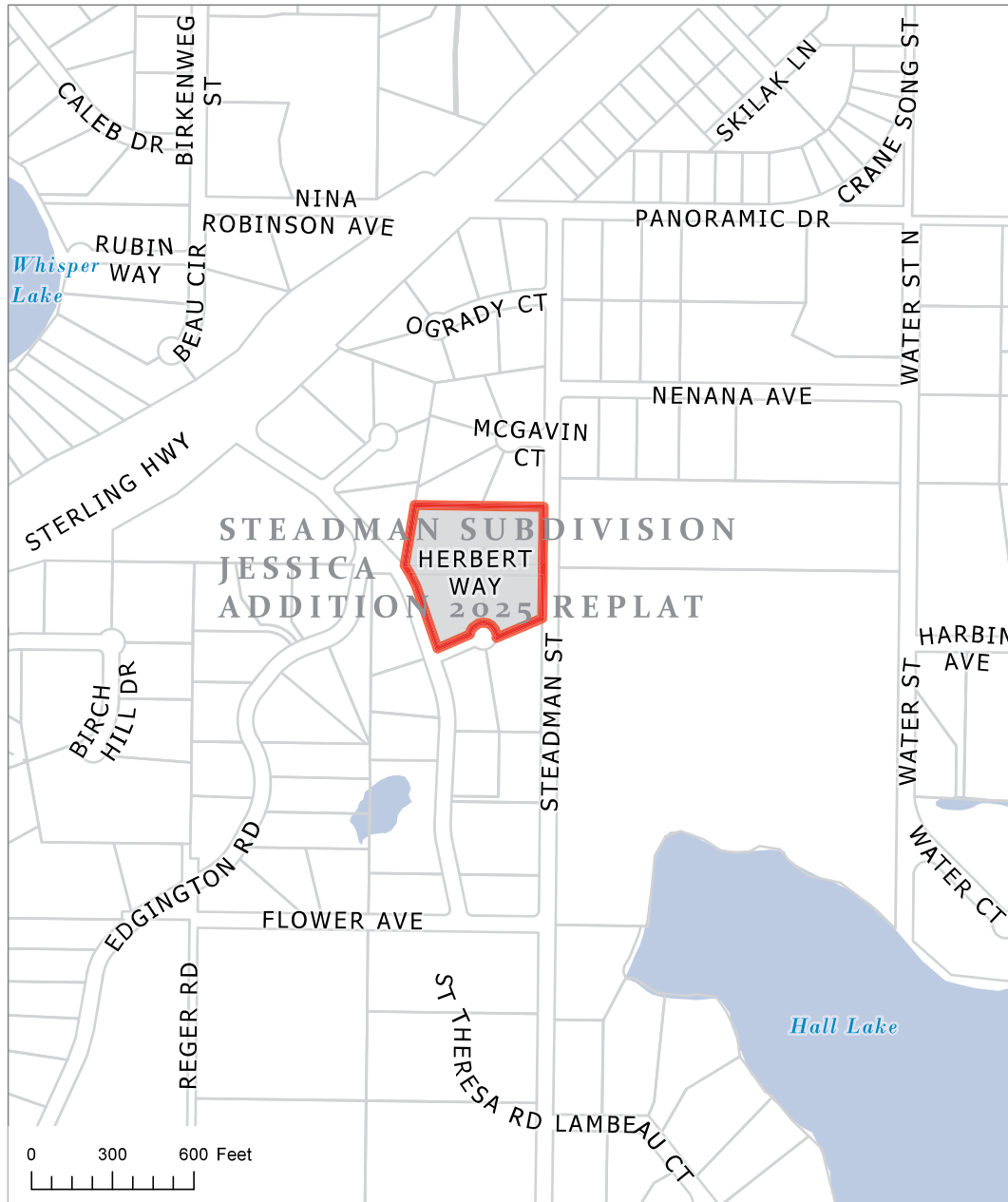
DRAWN BY: DATE: 11/12/2025 PROJECT: 25-631  
 JY  
 CHECKED BY: SCALE: 1" = 30' SHEET: 1 OF 1  
 MA

KPB 2025-166

## **E. NEW BUSINESS**

- 4. Steadman Subdivision Jessica Addition 2025 Replat  
KPB File 2025-097  
McLane Consulting Group / Brown, Pannell  
Location: St. Theresa Rd, Blakester Ct & Herbert Way  
Sterling Area**





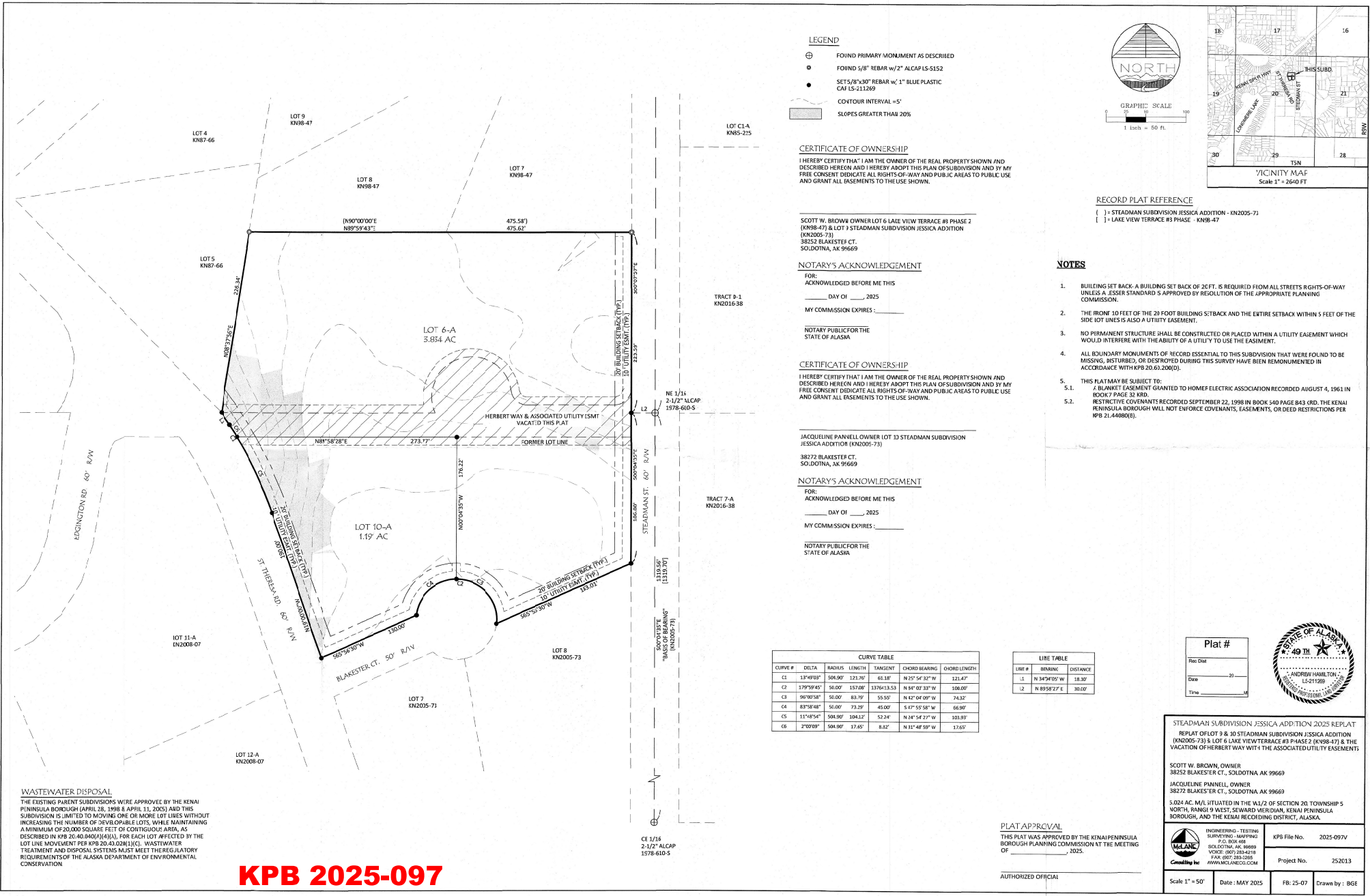
KPB File 2025-097  
T05N R09W SEC20  
Sterling





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.





KPB 2025-097

PLAT APPROVAL  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_ 2025.

AUTHORIZED OFFICIAL

Plat # \_\_\_\_\_  
Res. Dist. \_\_\_\_\_  
Date \_\_\_\_\_  
Time \_\_\_\_\_

STEADMAN SUBDIVISION JESSICA ADDITION 2025 REPLAT  
REPLAT PLOT 9 & 30 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73) & LOT 6 LAKE VIEW TERRACE #3 PHASE 2 (KN08-47) & THE VACATION OF HERBERT WAY WITH THE ASSOCIATED UTILITY EASEMENTS

SCOTT W. BROWN, OWNER  
38252 BLAKESTER CT., SOLDOTNA, AK 99669  
JACQUELINE PINNELL, OWNER  
38272 BLAKESTER CT., SOLDOTNA, AK 99669

5.024 AC. M/L SITUATED IN THE 1/2 OF SECTION 20 TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

MEASURING - TESTING SURVEYING - MAPPING  
P.O. BOX 418  
SOLDOTNA, AK 99669  
PHONE: (907) 263-0219  
FAX: (907) 263-0265  
WWW.MJLINC.COM

KPS File No. 2025-097V  
Project No. 252013

Scale 1" = 50' Date: MAY 2025 FB: 25-07 Drawn by: BGE

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT  
STEADMAN SUBDIVISION JESSICA ADDITION 2025 REPLAT**

<b>KPB File No.</b>	2025-097
<b>Plat Committee Meeting:</b>	December 8, 2025
<b>Applicant / Owner:</b>	Scott W. and Amy S. Brown and Jacqueline Pannell of Soldotna, Alaska
<b>Surveyor:</b>	Andrew Hamilton / McLane Consulting, Inc.
<b>General Location:</b>	St. Theresa Road and Steadman Street, Sterling Area

<b>Parent Parcel No.:</b>	063-293-07, 063-670-35, and 063-670-36
<b>Legal Description:</b>	063-293-07: T 5N R 9W SEC 20 Seward Meridian KN 0980047 LAKE VIEW TERRACE #3 PHASE 2 LOT 6  063-670-35 and 063-670-36: T 5N R 9W SEC 20 Seward Meridian KN 2005073 STEADMAN SUB JESSICA ADDN LOT 9 AND LOT 10
<b>Assessing Use:</b>	063-293-07: Residential Improved Land 063-670-35 and 063-670-36: Residential Dwelling
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On Site / On Site
<b>Exception Request</b>	None Requested

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**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will reconfigure three existing lots compromising of 1.192-acres, 0.959-acres and 2.358-acres into two new lots of 3.834-acres and 1.191-acres.

**Location and Legal Access (existing and proposed):**

The subdivision is situated between St. Theresa Road and Steadman Street in Sterling, lying north of Blakester Ct.

Legal access to the lots is provided via Steadman Street to the east, Blakester Court to the south, St. Theresa Road to the west, and Herbert Way centrally. All adjacent rights-of-way are 60-foot platted roads.

St. Theresa Road lies near milepost 88 of the Sterling Highway, a state-maintained road, and connects to Herbert Way on the west side. Steadman Street intersects Herbert Way from the east.

On July 14, 2025, the Kenai Peninsula Borough Planning Commission reviewed and approved the vacation of the entire Herbert Way right-of-way, including associated utility easements. On August 5, 2025, the Kenai Peninsula Borough Assembly unanimously consented to the vacation. The vacation will be finalized on the proposed plat. as indicated by the hatched markings. A notarized agreement, signed by all parties adjacent to Herbert Way, was submitted to the Platting Department agreeing to the vacated portion of Herbert Way to be incorporated into Lot 6-A and none to go to Lot 10-A. Adjacent parcels will retain legal access via Blakester Court to the south and Steadman Street to the east.

The block is defined by existing roads: Panoramic Drive to the north coming off the Sterling Highway, Steadman Street to the east, Flower Ave to the south, St. Theresa Road to the west, and the Sterling Highway connecting the block to the northwest. Multiple cul-de-sacs are present in the area: Miss Vanessa Court to the northwest, O'Grady Court and McGavin Court to the north and Blakester Court to the south, all the listed roads create compliance with KPB 20.30.170 block length requirement.

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

#### **Site Investigation:**

According to the KPB GIS Contours layer, steep slopes appearing to exceed 20% exist to the east and west on the plat. The contours have been shown on the preliminary plat with grades over 20% shaded.

No wetlands are present in the subject area per the KWF Wetlands Assessment.

The KPB River Center Reviewers confirmed the area is not within a Flood Hazard Area or Habitat Protection District. Therefore, no notes from KPB 20.30.280 will be needed.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments  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**

The subject property originally was surveyed as part of the W1/2 NE1/4 of Section 20, Township 5 North, Range 9 West, Seward Meridian, Alaska. In 1975, Steadman Subdivision (KN 75-45) subdivided the land into seven large tracts. In 1978, the Resub. Of Tract 6 Steadman Subdivision (KN 78-204) platted the south end of Tract 6 and dedicated the south half of Harbin Ave now Herbert Way, leaving a remainder parcel of approximately 11 acres. In 2005, Steadman Subdivision Jessica Addition (KN 2005-73) subdivided the remainder of Tract 6. To the north, Lake View Terrace # 3, Phase 2 (KN 98-47) subdivided a portion of the NW1/4 NE1/4 in 1998, creating 13 lots and the north dedication of Harbin Ave now Herbert Way.

The proposed plat will reconfigure the lot lines between Lots 9 and 10 of Steadman Subdivision Jessica Addition (KN 2005-73) and Lot 6 of Lake View Terrace #3, Phase 2 (KN 98-47). It will also finalize the vacation of Herbert Way, including all associated utility easements. The reconfiguration will result in two new parcels: Lot 6-A and Lot 10-A.

As the parent subdivisions were previously approved by the Kenai Peninsula Borough, and the proposed subdivision reduces the number of lots though lot line vacations, a soils report is not required and an engineer is not required to sign the plat. A Wastewater Disposal note has been included on the plat, referencing the applicable sections of KPB 20.40.

Notice of the proposed plat was mailed to the beneficial interest holder on November 15, 2025. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

### **Utility Easements**

Steadman Subdivision (KN 75-45) granted a 5-foot clearing easement adjacent to Herbert Way (formerly Harbin Avenue) on the south, as well as along the east boundary of former Tract 6.

Steadman Subdivision Jessica Addition (KN 2005-73) carried forward the 5-foot clearing easement from Steadman Subdivision (KN75-45). The vacation of Herbert Way will vacate that portion, but the part along Steadman St in Lot 9 needs to be carried forward and the source noted along with the 10' utility easements from both parent plats. The 10' utility easement in vacated Herbert Way would be considered new by this plat.

Additionally, Steadman Subdivision Jessica Addition (KN 2005-73) included a 20-foot powerline easement and a gas line easement of unknown width, both situated along the south boundary of former Lot 9. HEA has requested that the powerline easement be carried forward. **Staff recommends** that both easements be shown on the final plat, with labels referencing their granting source.

Lake View Terrace #3 Phase 2 (KN 98-47) granted a 10-foot utility easement adjacent to Herbert Way on the north. A 20-foot-wide electrical distribution line easement is also depicted in the northeast corner of former Lot 6. **Staff recommends** that the 20-foot electrical distribution easement be carried forward on the final plat, with a label referencing its granting source.

On the southern line of Lot 6-A is shown the 20' Building Setback and 10' Utility Easement, this line is not adjacent to a right-of-way and the setback and easement need removed. The easement should be adjusted to either the power line or gas easement when the surveyor determines which is applicable.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

### **Utility provider review:**

HEA	See comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	No response

### **KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 38272 BLAKESTER CT, 38252 BLAKESTER CT, 36765 STEADMAN ST</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: BLAKESTER CT, ST THERESA RD, STEADMAN ST, HERBERT WAY</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: 36765 STEADMAN ST WILL BE DELETED</p>
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Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

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

### **STAFF RECOMMENDATIONS**

#### **CORRECTIONS / EDITS**

- Modify the KPB File No. to 2025-097
- Modify the Plat Approval date to December 8, 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:**

- Incorporate both parent plats name into the new plat name. Recommendation could be: The Lake View Terrace Steadman Replat.
- Modify the legal description by adding NE1/4 after W1/2
- Add Amy S. Brown to the title block

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:**

- Provide a label for Whisper Lake
- Modify Kenai Spur Highway to Sterling Highway
- Modify Stedman Street to Steadman Street

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:**

- Carry forward easements granted on parent plats

#### **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.

20.60.190. Certificates, statements, and signatures required.

**Staff recommendation:**

- Add a Certificate of Ownership and Notary's Acknowledgment for Amy S. Brown.
- 

#### **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:** 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.

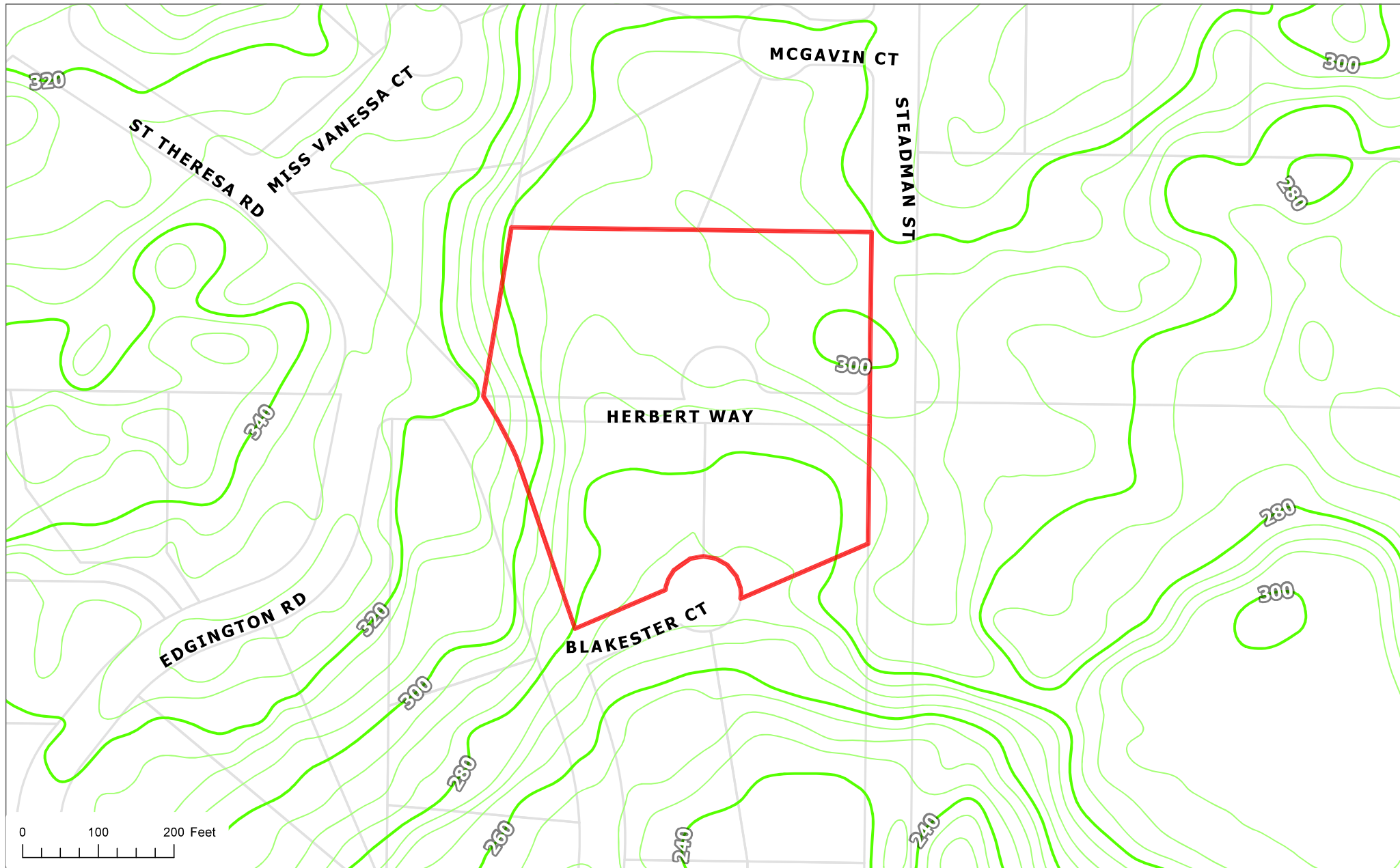




## Wetlands



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CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	194°38'37"	50.00'	169.86'	169.18'	S 14°08'31" W
C2	81°29'57"	20.00'	28.45'	26.11'	S 48°17'08" E
C3	90°04'34"	20.00'	31.44'	28.30'	N 81°55'30" E
C4	90°01'22"	20.00'	31.42'	28.29'	N 81°57'31" E
C5	44°24'55"	20.00'	15.90'	15.12'	S 67°39'30" E
C6	66°40'21"	50.00'	58.18'	54.96'	N 78°37'13" E
C7	39°15'37"	50.00'	34.26'	33.59'	S 48°17'08" E
C8	44°12'25"	50.00'	38.58'	37.63'	S 66°10'41" E
C9	52°09'33"	50.00'	45.90'	43.95'	S 71°50'44" E
C10	66°32'54"	50.00'	58.07'	54.86'	N 78°39'34" W
C11	44°24'55"	20.00'	15.90'	15.12'	S 67°39'30" E
C12	89°58'38"	20.00'	31.41'	28.28'	N 81°57'31" E
C13	92°17'56"	20.00'	32.22'	28.85'	N 81°57'31" E
C14	11°53'03"	770.00'	159.71'	159.43'	S 80°38'52" W
C15	12°56'58"	770.00'	174.03'	173.66'	S 80°38'52" W
C16	46°15'24"	20.00'	16.15'	15.71'	S 69°17'40" E
C17	54°54'28"	50.00'	47.92'	46.10'	N 81°57'31" E
C18	92°36'01"	50.00'	80.81'	77.30'	S 62°17'33" E
C19	69°24'38"	50.00'	60.57'	56.94'	S 78°12'48" W
C20	51°51'27"	50.00'	45.25'	43.73'	S 78°12'48" W
C21	42°44'20"	20.00'	14.92'	14.58'	N 81°57'31" E
C22	09°21'28"	830.00'	135.56'	135.41'	S 87°12'48" W
C23	08°18'55"	830.00'	120.45'	120.35'	S 78°12'48" W
C24	07°59'04"	830.00'	110.84'	110.75'	S 81°57'31" E
C25	87°58'18"	20.00'	30.71'	27.78'	N 81°57'31" E
C26	89°56'35"	20.00'	31.40'	28.27'	N 81°57'31" E
C27	30°44'03"	800.00'	129.17'	124.00'	N 78°12'48" W

LINE	LENGTH	BEARING
L1	19.65	S00°02'00" E
L2	228.38	S00°02'00" E
L3	158.83	N89°51'15" E
L4	20.23	N89°51'15" E
L5	47.38	N45°47'24" E
L6	17.01	S42°25'25" E
L7	29.22	S70°56'13" E

# NOTES:

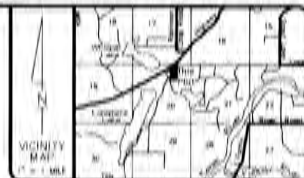
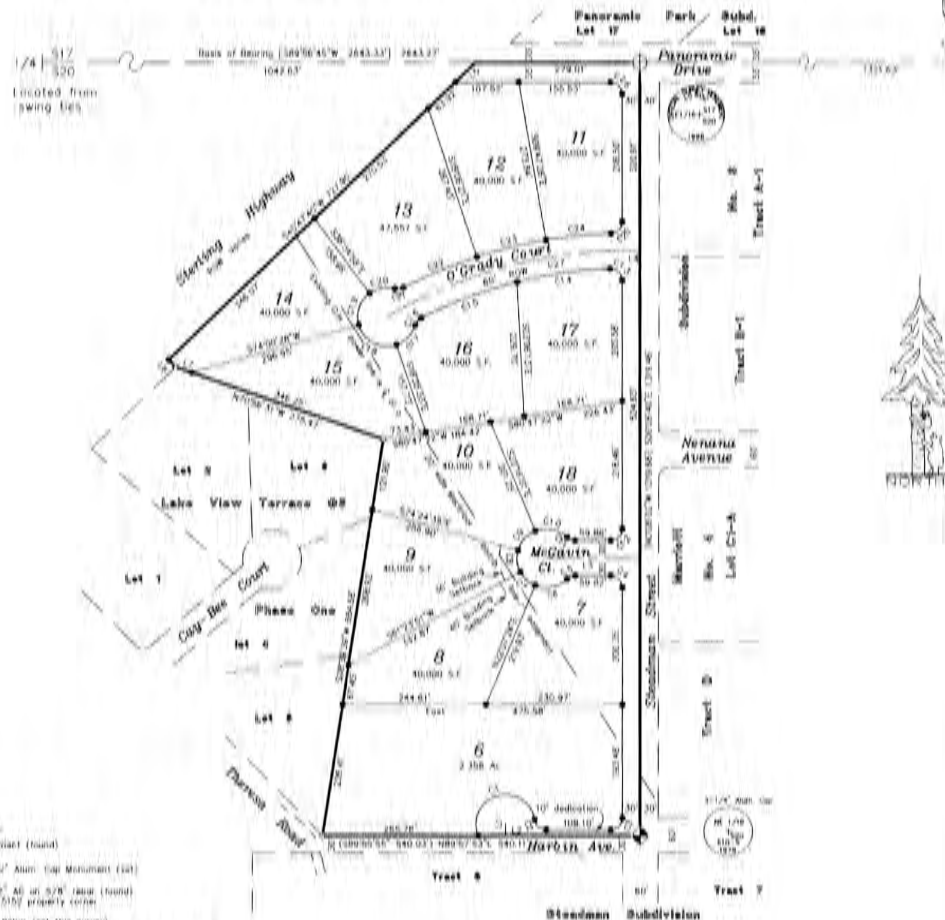
- Proposed land uses are recreational, residential, agricultural, and commercial.
- Building Setback - A setback of 20 feet is required from all street right-of-ways unless otherwise noted or lesser (greater) is approved by resolution of the appropriate Planning Commission.
- No private access to State maintained ROW's permitted unless authorized by the State of Alaska Department of Transportation.  
The front 10 ft. of the building setback 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.
- WASTEWATER DISPOSAL:** Soil conditions for Lots 11, 13, 17 and 18 within this subdivision have been found unsuitable for conventional wastewater treatment and disposal systems. Plans for a typical alternative wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Final Report and are available from 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.

**WASTEWATER DISPOSAL:** Soil conditions, water table levels and soil slopes for the remaining Lots within this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of 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 Dept. of Environmental Conservation.

*David J. Nelson*  
Engineer  
C64261  
License #  
8-116-105  
DOT

## LEGEND

- Multi-point (found)
- 1/2" diam. iron cap monument (set)
- 1/2" x 1/2" Al or S/W (found)
- 1/2" x 1/2" property corner
- 5/8" Rebar (set this survey)
- Record Station - Lake View Terrace - 1st Addition (Plat # 94-83 SBE)
- Record Station - Lake View Terrace #3 Phase One (Plat # 87-88 SBE)
- Record Station - Mariposa Subd No. 2 (Plat # 88-188 SBE)



## CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACKNOWLEDGE THE 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.

WE FURTHER CERTIFY THAT EFFECTS OF TRUST AFFORDING THE PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS DEED OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARIES.

*Kenai Peninsula Borough*  
Paul Moseley, Managing Director  
Notary Public for Alaska  
Notary Commission Expires 12/31/2001  
Notary Public License # 1244

## NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF August 1998 in the Kenai Peninsula Borough, Paul Moseley.

*John H. Hargrove*  
Notary Public for Alaska  
Notary Commission Expires 12/31/2001



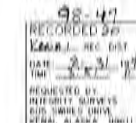
## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 28, 1998.

KENAI PENINSULA BOROUGH  
*Richard J. Burt*  
Borough Manager

## 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 herein actually exist as depicted, and all dimensions and other data are correct to the natural standards of practice of land surveys in the State of Alaska.  
Date 18 Aug 98



## Lake View Terrace #3 Phase 2

Plotted within the NW 1/4 NE 1/4 Section 20, T9N, R9W, S. 6. East, Kenai Census District, Kenai Peninsula Borough, Alaska.

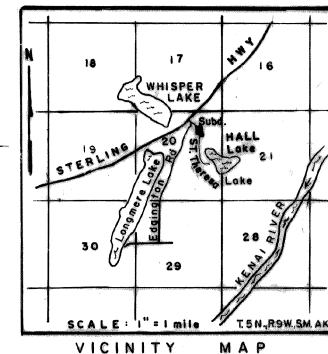
INTEGRITY SURVEYS			
DATE	BY	DATE	BY
8/31/98	David J. Nelson	8/31/98	David J. Nelson
8/31/98	David J. Nelson	8/31/98	David J. Nelson
8/31/98	David J. Nelson	8/31/98	David J. Nelson

LAKE VIEW TERRACE  
(1987-25) 5  
(1987-66)

# PLAT APPROVAL:

This subdivision plat was approved by the  
Kenai Peninsula Borough Planning Commission  
at the meeting of April 11, 2005

Kenai Peninsula Borough by Max J. Bent  
Authorized Official



SCALE: 1" = 1 mile  
VICINITY MAP

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision and by our free consent dedicate all right of ways to public use and grant all easements to the use shown.

DRR  
Darren R Jones

Becky Jones  
Becky Jones

**NOTARY'S ACKNOWLEDGEMENT**  
Subscribed and sworn before me this 4 day of August 2005  
for: Darren R Jones  
Becky Jones



Patricia Hartley  
Notary Public for Alaska  
My commission expires March 7, 2009

## NOTES:

1. A building setback of 20ft. is required from all street right of ways unless a lesser standard is approved by resolution of the appropriate planning commission.
2. Roads must meet the design construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
3. The existing power line is center line of an electrical distribution line easement. No structures permitted in panhandle portion of lot 5.
4. The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within the utility easement which would interfere with the ability to use the easement.
5. Wastewater Disposal: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences, and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of 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.

Sean J. Fournier  
(signature of Engineer)

AA-696  
License No.

9/30/2005  
Date

2005-73  
KENAI REC DIST  
Date 10-4-05  
Time 3:30 PM  
Requested By Eastham  
Address \_\_\_\_\_



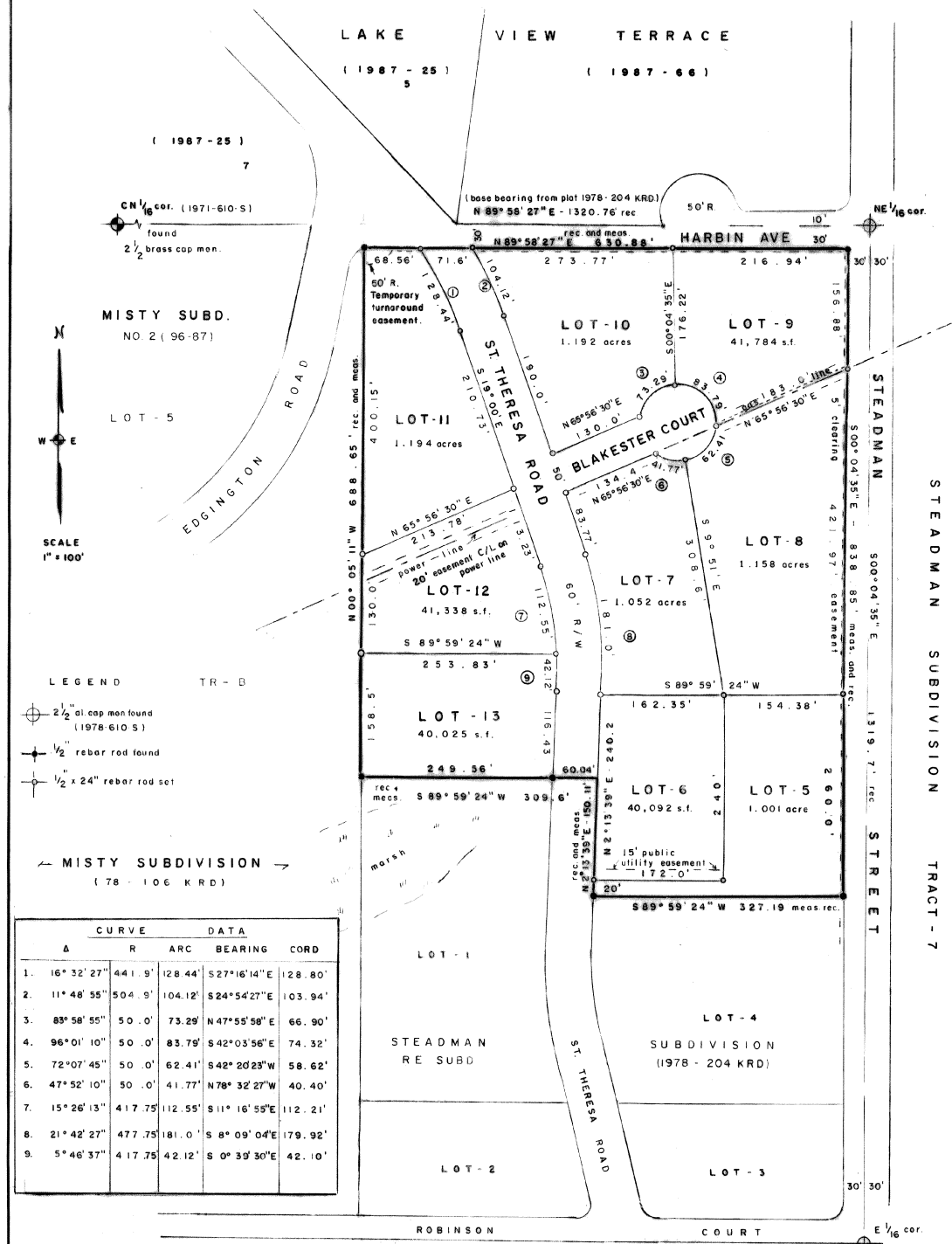
## STEADMAN SUBDIVISION JESSICA ADDITION

Comprised of 11.090 acres, the unsubdivided remainder of TRACT-6  
STEADMAN SUBDIVISION  
plat no. 1975 - 45 in the SW 1/4 NE 1/4 Sec. 20  
T.5N., R.9W., Kenai Recording District, Alaska.

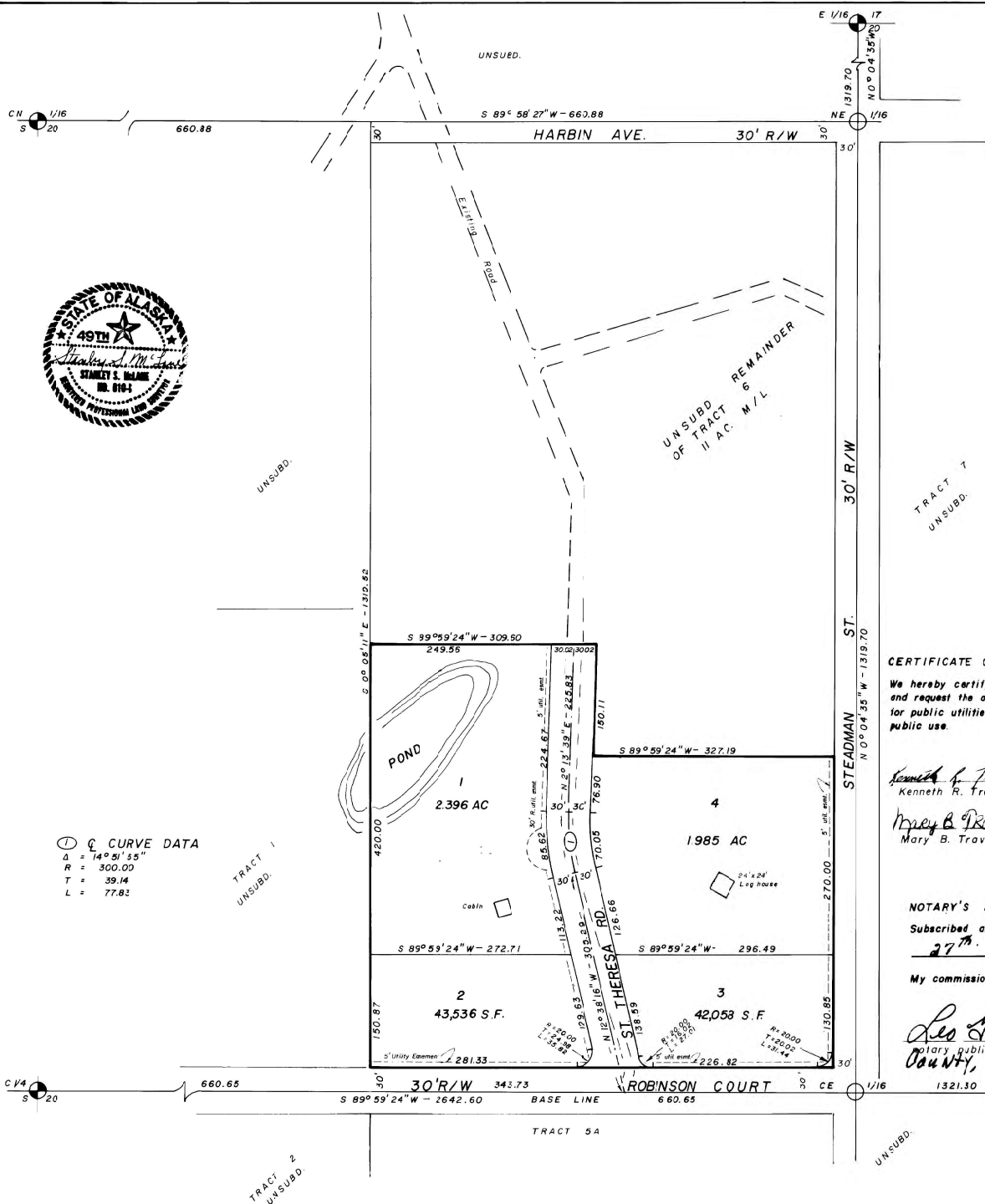
Owner: Darren Jones  
P.O. Box 1346 Soldotna, AK 99669

Surveyor: Terry T. Eastham 7629 S  
P.O. Box 2891, Soldotna AK 99669

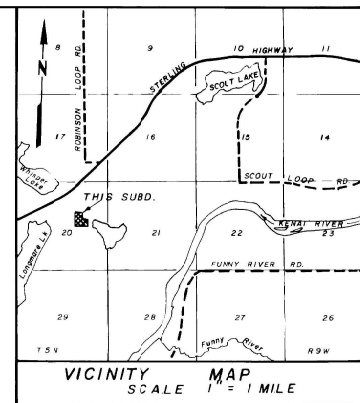
March 2005, Scale: 1" = 100', KPB no. 2005-082







① CURVE DATA  
 Δ = 14° 51' 55"  
 R = 300.00  
 T = 39.14  
 L = 77.62



# LEGEND AND NOTES

- Found G.L.O. brass cap monument
- Found official survey brass or Al. cap monument.
- Set 2 1/2" Al. cap monument. (610-S - 1978)
- Set 1/2"x 24" steel rebar at all lot corners

All bearings refer to the E-W center line of Section 20 as being S 89° 59' 24" W.

All lots are subject to a 20' minimum building set back along all dedicated rights of way.

All wastewater disposal systems shall comply with existing laws at time of construction.

## PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 21, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH  
 By: *Philip Wanning*

## CERTIFICATE OF OWNERSHIP AND DEDICATION

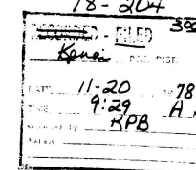
We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

*Kenneth R. Travnick*  
 Kenneth R. Travnick, owner, Box 1806 Soldotna Ak 99669  
*Mary B. Travnick*  
 Mary B. Travnick, owner, Box 1806 Soldotna Ak 99669

## NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 27<sup>th</sup> day of October, 1978  
 My commission expires 12-17-83

*Leo J. Mark*  
 Notary Public for Kenai Peninsula  
 County, South Dakota



## RESUBD. OF TRACT 6 STEADMAN SUBDIVISION

Kenneth Travnick, owner  
 Box 1806 Soldotna, AK. 99669

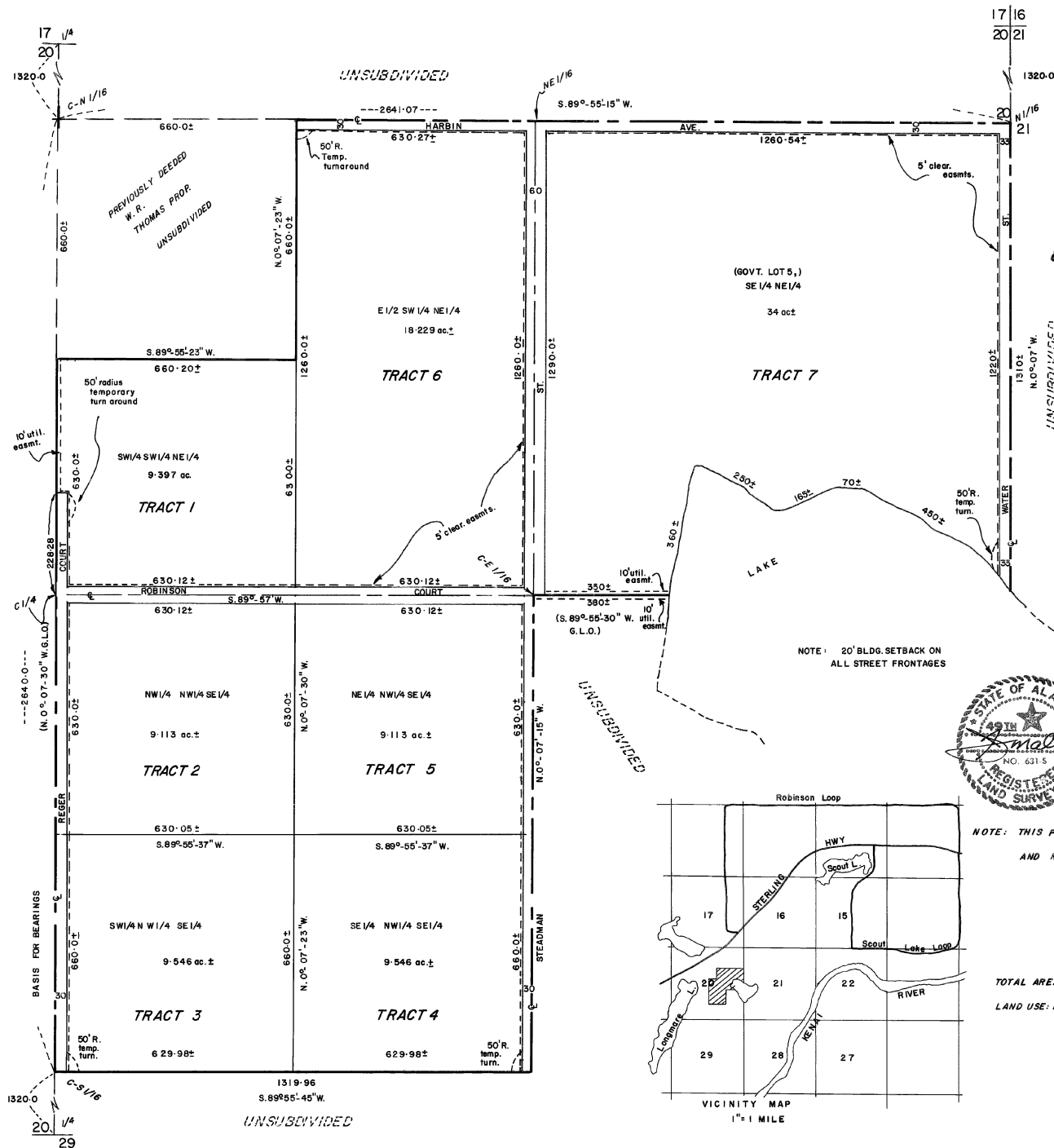
DESCRIPTION  
 7.144 AC SITUATED IN THE E 1/2 SW 1/4 NE 1/4  
 SEC 20 T5N, R9W S.M. AK AND THE  
 KENAI PENINSULA BOROUGH, AK  
 SURVEYED BY: McLene & Associates  
 Soldotna, Ak.

DATE OF SURVEY Aug 3, 1978	SCALE 1" = 100'	BK. NO. 78 - 18
-------------------------------	--------------------	--------------------



LONGMEERE ESTATES SUB.

1" = 200'



# STEADMAN SUBDIVISION

A PORTION OF SW 1/4 NE 1/4, GOV'T. LOT 5,  
& NW 1/4 SE 1/4, SEC. 20, T.5N, R.9W, S.M.

## CERTIFICATE OF OWNERSHIP & DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE  
LAND SHOWN & DESCRIBED HEREON, THAT WE ADOPT THIS  
PLAN OF SUBDIVISION WITH OUR FREE CONSENT, & DO  
HEREBY DEDICATE TO PUBLIC USE & THE USE OF PUBLIC  
UTILITIES THE STREETS & EASEMENTS SHOWN.

*Harriet V. Steadman* *Harriet V. Steadman*  
OWNER OWNER

SWORN TO & SUBSCRIBED BEFORE ME, A NOTARY PUBLIC,

THIS 2nd DAY OF June, 1975.

*[Signature]*  
NOTARY

MY COMMISSION EXPIRES April 23, 1979.

BOROUGH APPROVAL

PLAT APPROVED BY THE COMMISSION THIS 5th DAY  
OF May, 1975.

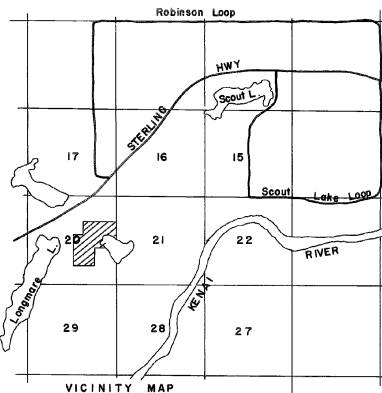
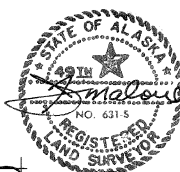
*[Signature]*  
MAYOR

NOTE: THIS PLAT WAS PREPARED IN ACCORDANCE WITH SEC. 20-15-025 (2) KPBC,

AND NO FIELD SURVEY HAS BEEN PERFORMED BY ME.

4/30/75

*[Signature]*  
F.J. MALONE, R.L.S.



VICINITY MAP  
1" = 1 MILE

TOTAL AREA: 98-944 ac.± exclusive of roads

LAND USE: RESIDENTIAL

RECORDED - FILED	REC. DIST
Kenai	
DATE 6-9-1975	
TIMES 12:28 P.	
Recorded by KAS	

FOR	
H.V. & N.I. STEADMAN,	
% KENAI REALTY,	
KENAI, ALASKA	
MALONE SURVEYING	
KENAI, ALASKA	

# 882



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/15/2025 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 lots into two lots and finalize the vacation of associated right-of-way and utility easements.

KPB File No. 2025-097

Petitioner(s) / Land Owner(s): Scott W & Amy Brown and Jacqueline Pannell of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, December 8, 2025**, 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.

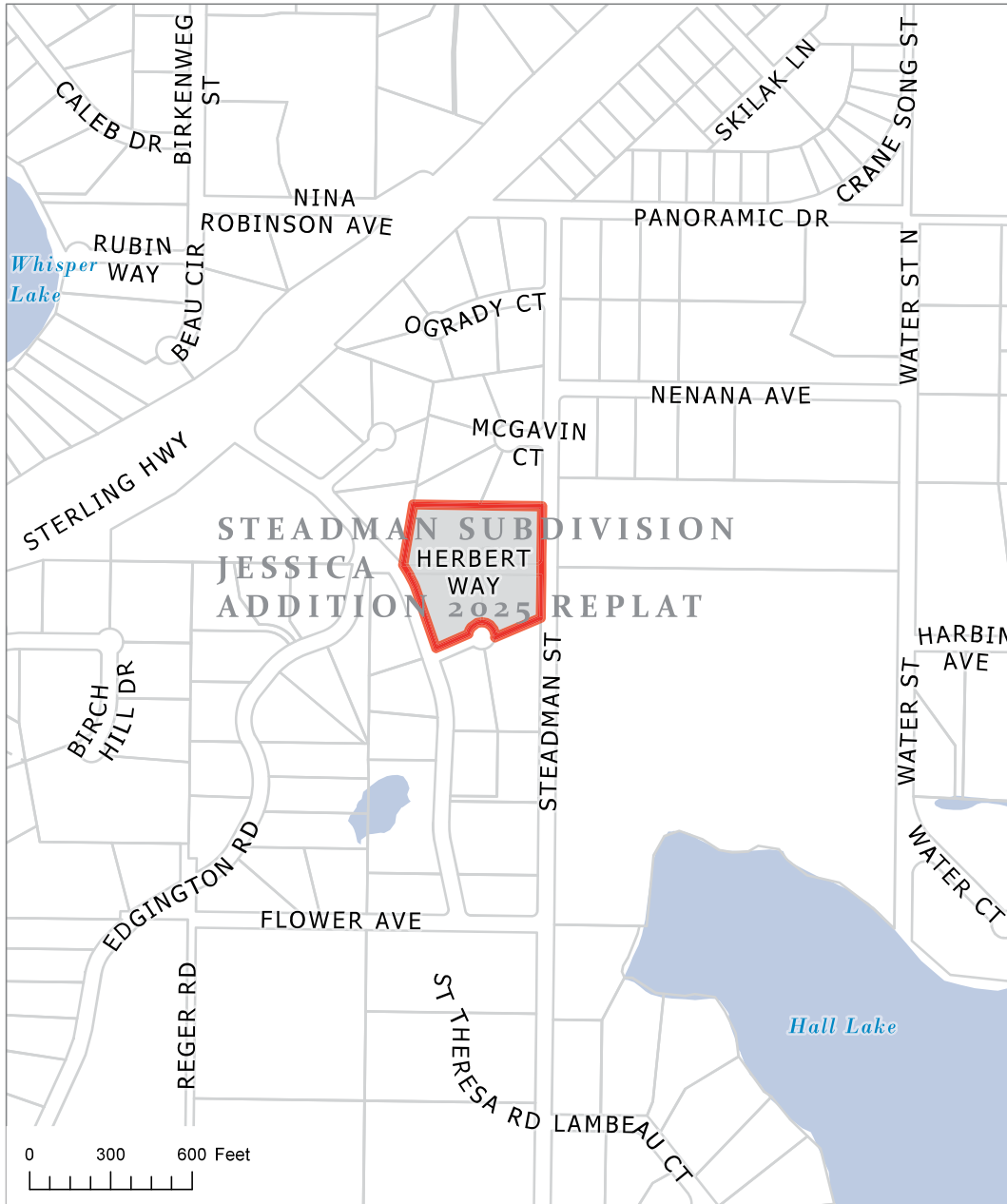
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, December 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

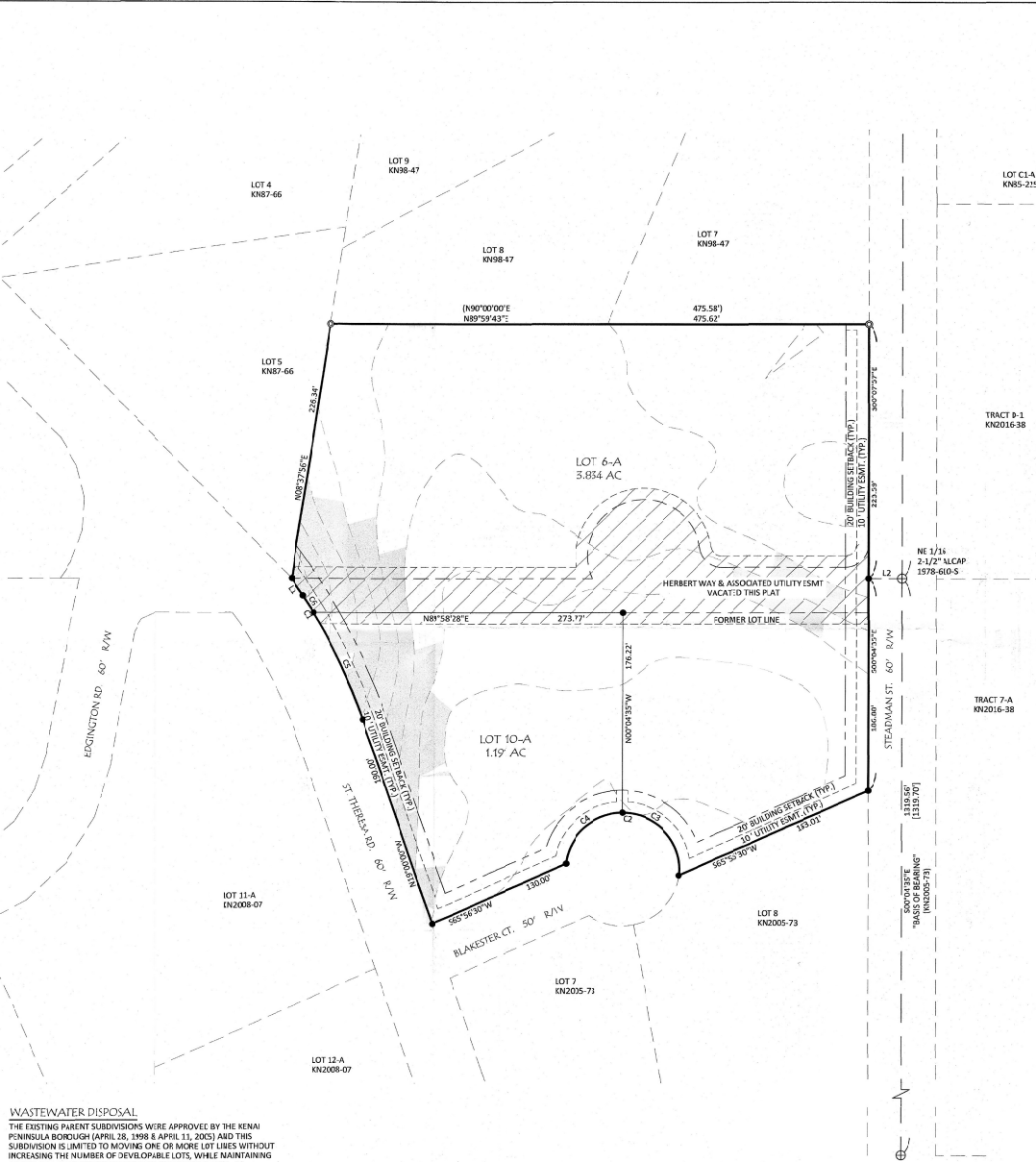
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 11/18/2025



KPB File 2025-097  
T05N R09W SEC20  
Sterling



**WASTEWATER DISPOSAL**  
THE EXISTING PARENT SUBDIVISIONS WERE APPROVED BY THE KENAI PENINSULA BOROUGH (APRIL 28, 1998 & APRIL 11, 2005) AND THIS SUBDIVISION IS LIMITED TO MOVING ONE OR MORE LOT LINES WITHOUT INCREASING THE NUMBER OF DEVELOPABLE LOTS, WHILE MAINTAINING A MINIMUM OF 20,000 SQUARE FEET OF CONTIGUOUS AREA, AS DESCRIBED IN KPB 20.04.04(A)(4)(A), FOR EACH LOT AFFECTED BY THE LOT LINE MOVEMENT PER KPB 20.04.02(A)(1)(C). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

**KPB 2025-097**

- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR w/ 2" ALCAP IS-5152
  - SETS 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAI IS-211269
  - CONTOUR INTERVAL = 5'
  - SLOPES GREATER THAN 20%

**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

SCOTT W. BROWN, OWNER LOT 6 LAKE VIEW TERRACE #1 PHASE 2 (KN98-47) & LOT 1 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73)  
38252 BLAKESTER CT.  
SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**  
FOR:  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

JACQUELINE PANNELL, OWNER LOT 13 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73)  
38272 BLAKESTER CT.  
SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**  
FOR:  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025  
MY COMMISSION EXPIRES: \_\_\_\_\_

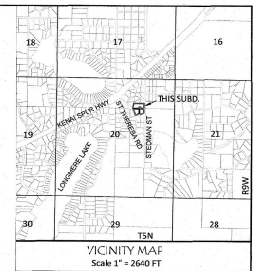
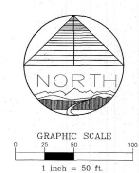
NOTARY PUBLIC FOR THE STATE OF ALASKA

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	13°49'00"	504.90'	123.38'	61.18'	N 29° 56' 32" W
C2	179°09'40"	50.00'	157.08'	53.76'±13.53'	N 42° 03' 33" W
C3	96°00'58"	50.00'	83.79'	55.55'	N 42° 04' 09" W
C4	83°58'48"	50.00'	73.29'	45.00'	S 47° 55' 58" W
C5	11°48'54"	504.90'	104.12'	52.24'	N 24° 54' 27" W
C6	2°00'09"	504.90'	17.45'	8.82'	N 31° 48' 59" W

LINE TABLE		
LINE #	Bearing	DISTANCE
L1	N 84°30'05" W	18.30'
L2	N 89°58'27" E	30.00'

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_ 2025.

AUTHORIZED OFFICIAL



**RECORD PLAT REFERENCE**  
( ) = STEADMAN SUBDIVISION JESSICA ADDITION - KN2005-73  
[ ] = LAKE VIEW TERRACE #3 PHASE - KN98-47

**NOTES**

- BUILDING SET BACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES 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.
- ALL BOUNDARY MONUMENTS OF RECORD ESSENTIAL TO THIS SUBDIVISION THAT WERE FOUND TO BE MISSING, DISTURBED, OR DESTROYED DURING THIS SURVEY HAVE BEEN REMONUMENTED IN ACCORDANCE WITH KPB 20.63.20(RD).
- THIS PLAT MAY BE SUBJECT TO:  
S.1. A BLANKET EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION RECORDED AUGUST 4, 1961 IN BOOK 7 PAGE 32 KRD.  
S.2. RESTRICTIVE COVENANTS RECORDED SEPTEMBER 22, 1998 IN BOOK 540 PAGE 843 RD. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 21.44(88)(E).

**Plat #**  
Res. Dist. \_\_\_\_\_  
Date \_\_\_\_\_  
Time \_\_\_\_\_



**STEADMAN SUBDIVISION JESSICA ADDITION 2025 REPLAT**  
REPLAT PLOT 9 & 10 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73) & LOT 6 LAKE VIEW TERRACE #3 PHASE 2 (KN98-47) & THE VACATION OF HERBERT WAY WITH THE ASSOCIATED UTILITY EASEMENTS

SCOTT W. BROWN, OWNER  
38252 BLAKESTER CT., SOLDOTNA AK 99669  
JACQUELINE PANNELL, OWNER  
38272 BLAKESTER CT., SOLDOTNA AK 99669

5.024 AC. M/L SITUATED IN THE 1/2 OF SECTION 20 TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	THE ENGINEERING - TESTING SURVEYING - MAPPING FIDELITY 408 SOLDOTNA, AK 99669 PHONE (907) 283-0219 FAX (907) 283-0265 WWW.MCLANECOS.COM	KPS File No.	2025-097V
		Project No.	252013

Scale 1" = 50' Date: MAY 2025 FB: 25-07 Drawn by: BGE