



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

Public notice is hereby given that a preliminary plat was received on 1/2/2025 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 two parcels into fourteen parcels

KPB File No. 2025-003

Petitioner(s) / Land Owner(s): Ande, LLC of Sterling, 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, January 27, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

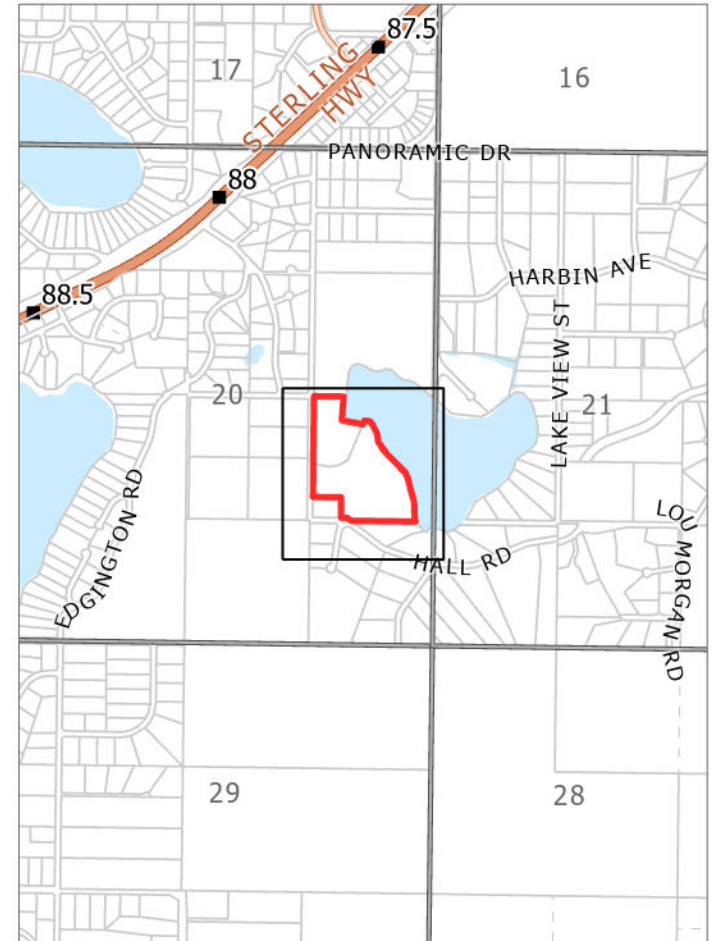
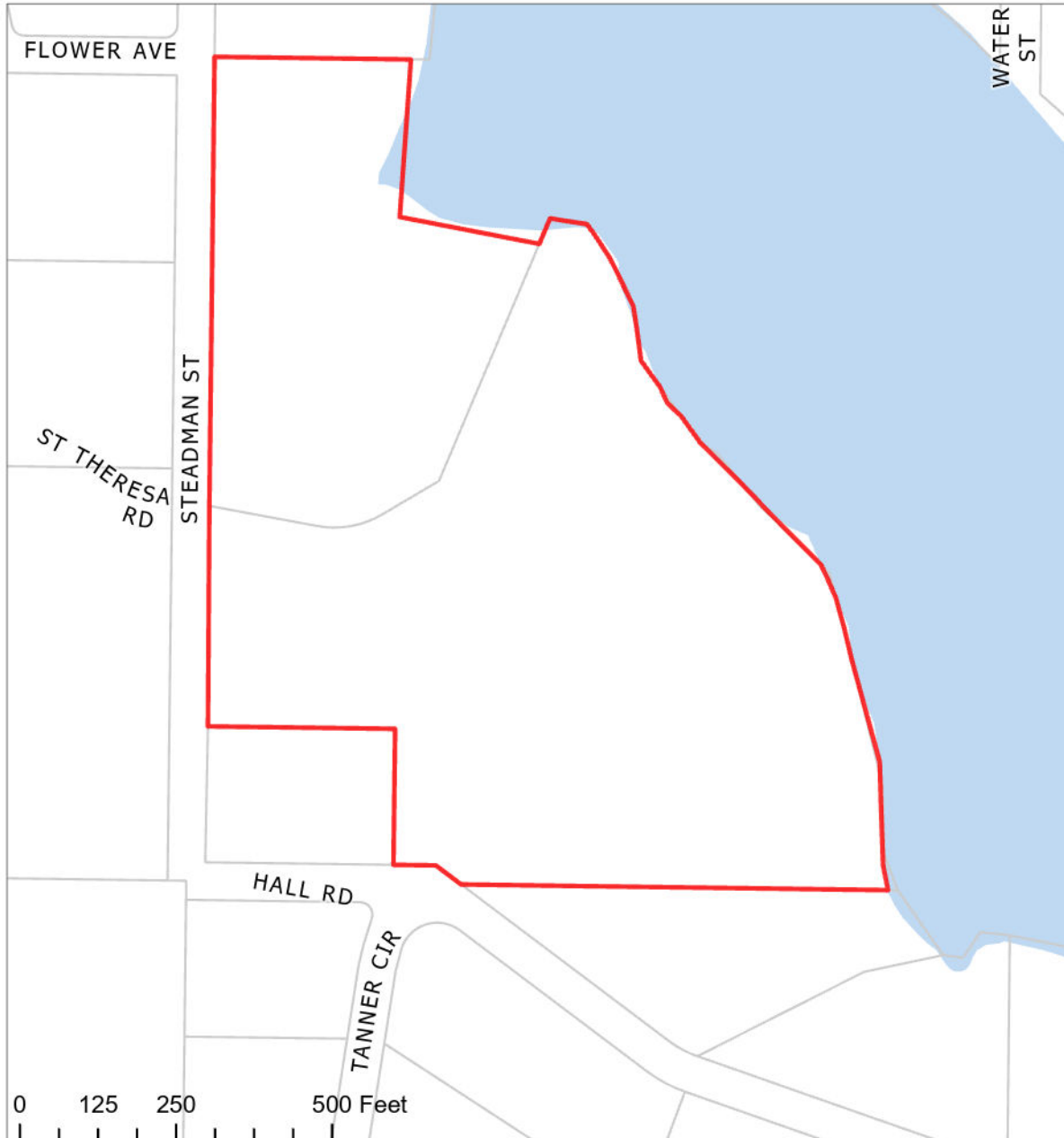
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

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, January 24, 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 Heidi Anderson ([handerson@kpb.us](mailto:handerson@kpb.us)) or Beverly Carpenter ([BCarpenter@kpb.us](mailto:BCarpenter@kpb.us)), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 1/7/2025



KPB FILE 2025-003  
T05N R09W  
Sec 20  
STERLING

# St. Theresa Subdivision Merkes Addition Preliminary Plat

A subdivision of Tract 1 St Theresa Subd. (KRD 2001-74) and Tract 2B St. Theresa Subd. No. 2 (KRD 2018-65). Located in the SE 1/4 Section 20, T5N R9W, SM, Alaska. Kenai Recording District Kenai Peninsula Borough

Prepared for

ANDE, LLC  
P.O. Box 404  
Soldotna, AK 99669

Prepared by

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

SCALE 1" = 100' 21.964 acres 27 November, 2024

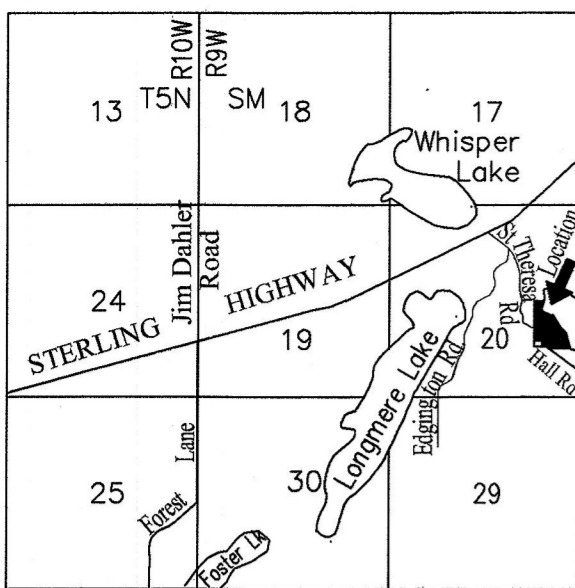
## LEGEND

- ⊕ - 3/8" alcap monument, 610-S, 1978, per KRD 2018-65, found.
- ⊕ - 2" alcap, 4538-S, 1982, per KRD 2018-65, found.
- - 5/8" rebar with plastic cap, LS 8859, per KRD 2018-65, found
- - 1/2" x 4' rebar with plastic cap, 7328-S, per KRD 2018-65, found.
- ≡ - indicates swamp

## NOTES

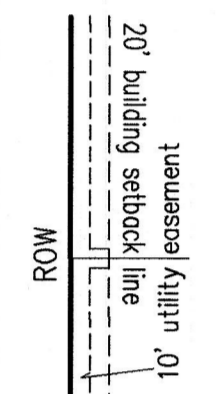
1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines. Existing structures within the new setback and easement predate these and are not subject to them. Any new or replacement construction will be subject to the setback and easement.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. This property is in benefit of a Right of Way Agreement per KRD Book 267 Page 713, a Right of Way Limit per KRD Book 580 Page 987, a Private Access Agreement granted in KRD Book 599 Page 625, a Private Access Agreement granted in KRD Book 613 Page 743 and amended and re-instated in Book 636 Page 933, and a Private Access Easement granted in KRD Book 636 Page 947.
4. Existing overhead powerline is the centerline of a 20' wide utility easement, including guys and anchors, granted by KRD 2001-74..
5. Contour interval 5'. Shaded areas indicate grades over 25%.

## VICINITY 1" = 1 mile MAP



## Detail

Of building setback and 10' utility easement along streets granted by this plat



## Curves

- ① Δ = 117°10'  
R = 50.00'  
L = 102.25'  
C = 85.34'  
CB = S 44°44'41" E
- ② Δ = 51°00'41"  
R = 50.00'  
L = 44.52'  
C = 43.06'  
CB = N 51°09'35" E
- ③ Δ = 118°03'  
R = 50.00'  
L = 103.02'  
C = 85.74'  
CB = N 33°23' W
- ④ Δ = 104°35'44"  
R = 50.00'  
L = 91.28'  
C = 79.12'  
CB = N 88°24'38" E
- ⑤ Δ = 90°00'  
R = 20.00'  
L = 31.41'  
C = 28.28'  
CB = N 8°53'30" W
- ⑥ Δ = 75°23'45"  
R = 50.00'  
L = 65.80'  
C = 61.15'  
CB = S 1°35'22" E
- ⑦ Δ = 50°50'42"  
R = 50.00'  
L = 44.37'  
C = 42.93'  
CB = S 64°42'33" E

## Lines

- L 1 N 50°45' E 49.19'
- L 2 N 19°00' W 71.22'
- L 3 N 71°00' E 94.43'

