



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

Public notice is hereby given that a preliminary plat was received on 3/13/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide three lots into two lots and dedicate portions of Lot 5 to Steik Avenue and finalize the partial Steik Avenue Right-of-Way Vacation.

KPB File No. 2023-061

Petitioner(s) / Land Owner(s): Caribou Hills Cabin Hoppers of Clam Gulch, AK

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

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 13, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

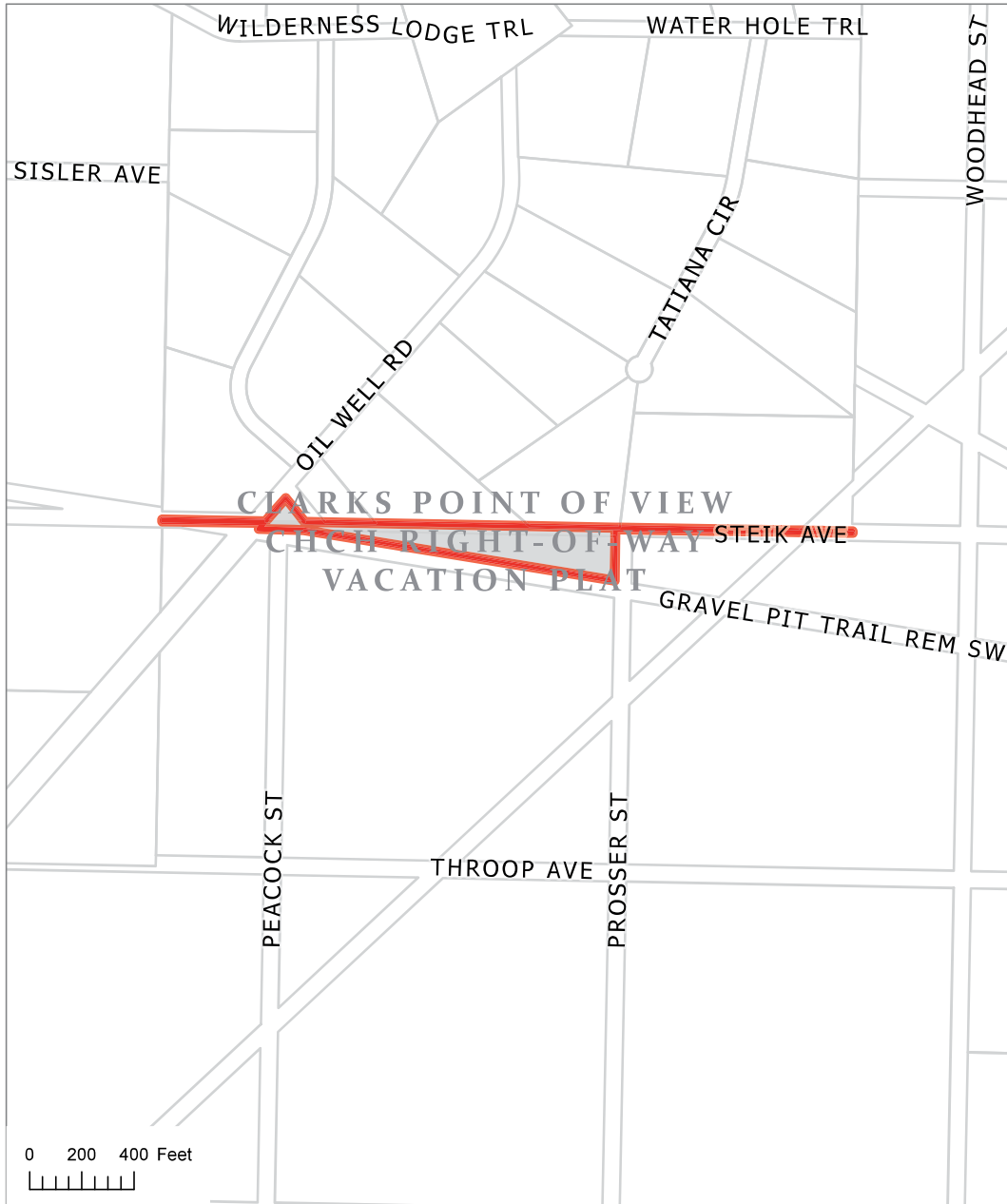
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](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, April 10, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

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

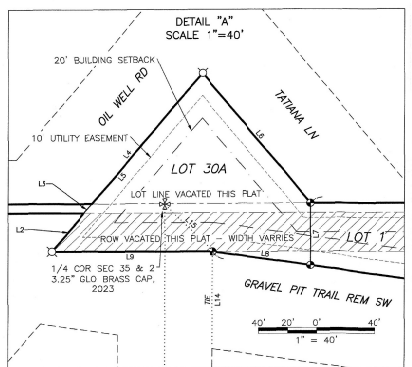
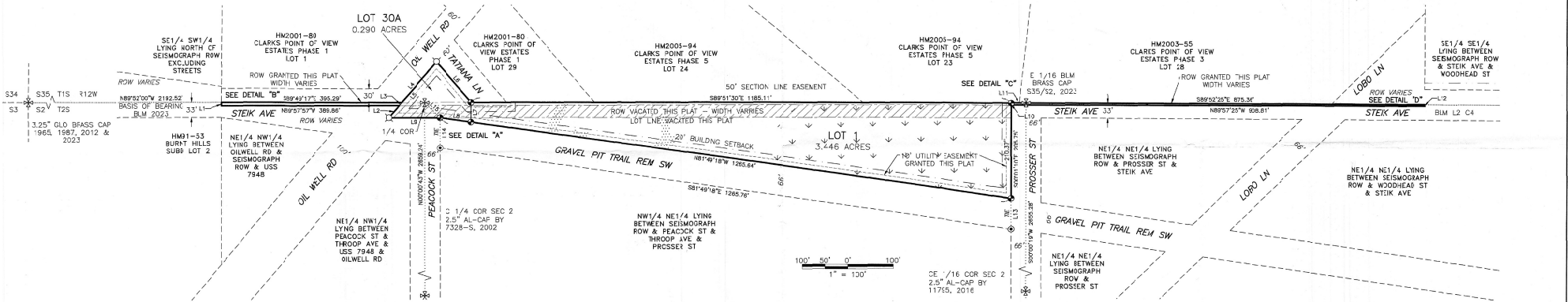
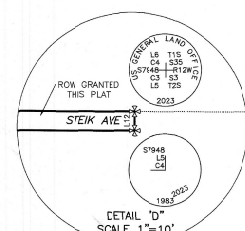
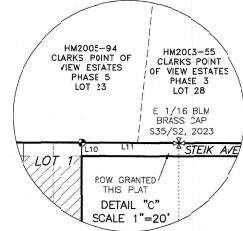
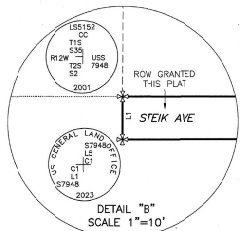
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 3/23/2026



KPB File 2023-061  
T01S R12W SEC35 & T02S R12W SEC02  
Ninilchik

LINE	LENGTH	BEARING
L1	7.44'	N00°08'18"E
L2	34.67'	N40°12'36"W
L3	8.43'	S40°12'36"W
L4	117.99'	N40°12'36"E
L5	161.09'	N40°12'36"E
L6	117.24'	S39°47'38"E
L7	42.97'	S07°00'08"E
L8	68.30'	N81°49'18"W
L9	111.43'	N89°50'15"W
L10	4.42'	N00°01'10"W
L11	33.46'	S89°52'25"E
L12	3.30'	S07°02'35"W
L13	67.11'	S07°01'10"E
L14	67.39'	S07°04'02"W
L15	46.70'	N45°08'11"W



- NOTES**
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY 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. VACATION OF A PORTION OF STEIK AVENUE RIGHT-OF-WAY WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE JUNE 28, 2013 MEETING.
  4. THE LOCATION OF THE GRAVEL PIT TRAIL REM SW RIGHT-OF-WAY AS DIMENSION ON HM2017-36.

- LEGEND**
- ☒ PRIMARY MONUMENT AS DESCRIBED
  - ⊕ FOUND 5/8" REBAR
  - ⊙ RECORD 1" STAINLESS CAP BY LS107707
  - TO SET RPC ON 5/8" X 36" REBAR BY LS14488
  - WETLAND/UPLAND COMPLEX PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
  - APPROXIMATE SLOPES GREATER THAN 23% FROM KPB CONTOUR GIS DATA

**WASTEWATER DISPOSAL**

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**RIGHT-OF-WAY VACATION PLAT APPROVAL**

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

BOROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

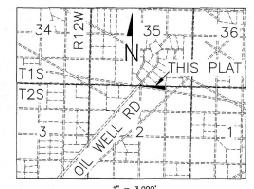
I, THE UNDERSIGNED, HEREBY CERTIFY THAT CARIBOU HILLS CABIN HOPPERS IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF CARIBOU HILLS CABIN HOPPERS, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JASON SCHOLLENBERG  
PO BOX 375  
CLAM GULCH, AK 99568

**NOTARY ACKNOWLEDGMENT**

FOR: JASON SCHOLLENBERG  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

NOTARY PUBLIC FOR: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



KPB FILE NUMBER: 2026-XXXX

**PENINSULA SURVEYING, LLC**  
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639  
(907)306-7365

PLAT OF  
**CLARKS' POINT OF VIEW CHCH  
RIGHT-OF-WAY VACATION PLAT**

A SUBDIVISION OF  
VACATING A PORTION STEIK AVENUE & LOT 30 CLARKS' POINT OF VIEW  
ESTATES PHASE 1, HM 2001-80 & THE NW1/4 NE1/4 LYING NORTH  
OF THE MOST NORTHERLY SEISMOGRAPH RIGHT-OF-WAY IN SECTION 2  
& LOT 5, U.S.S 7948

LOCATED WITHIN  
SW1/4, SEC 35, T1S, R12W, AND NW1/4 SEC 2, T2S,  
R12W SEWARD MERIDIAN, HOMER RECORDING DISTRICT,  
KENAI PENINSULA BOROUGH, ALASKA  
CONTAINING 3.862 ACRES

OWNERS: CARIBOU HILLS CABIN HOPPERS  
PO BOX 375  
CLAM GULCH, AK 99568

SCALE: 1" = 150'  
DRAWN: BLT  
CHECKED: JLS  
DATE: FEBRUARY 3, 2026  
SHEET: 1 OF 1

**KPB 2023-061**