



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/2/2026 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 one lot into two lots.

KPB File No. 2026-059

Petitioner(s) / Land Owner(s): SBC 2012 Family Trust 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, June 22, 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.

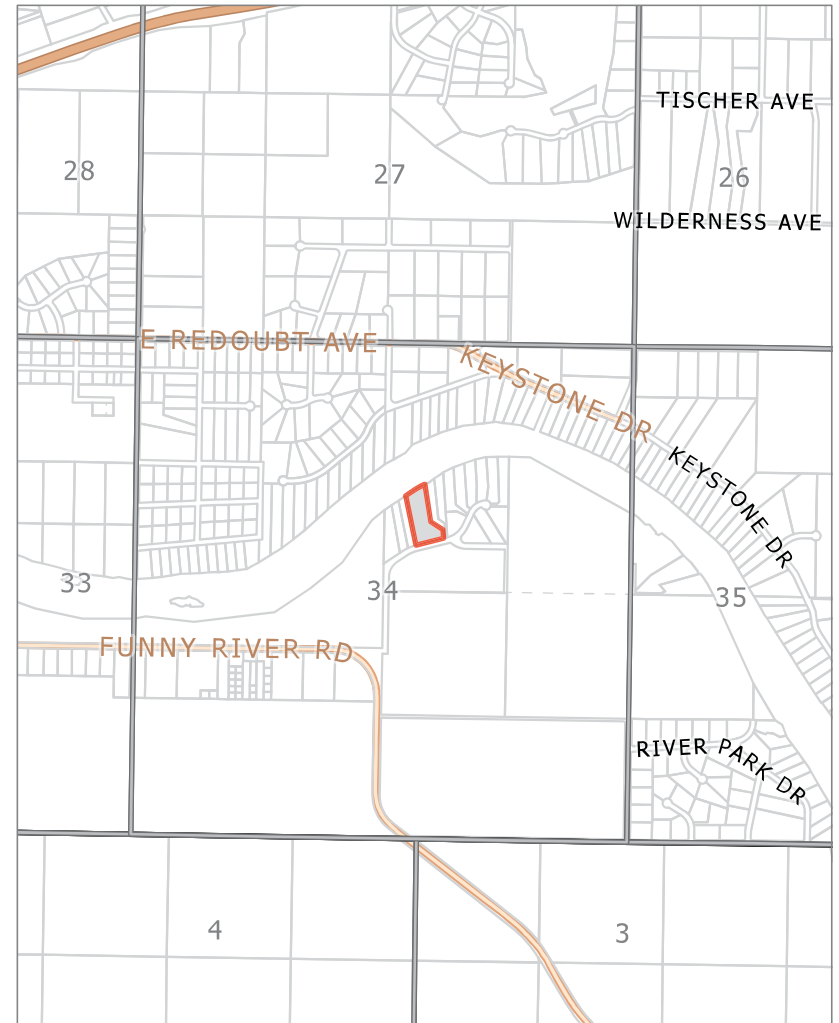
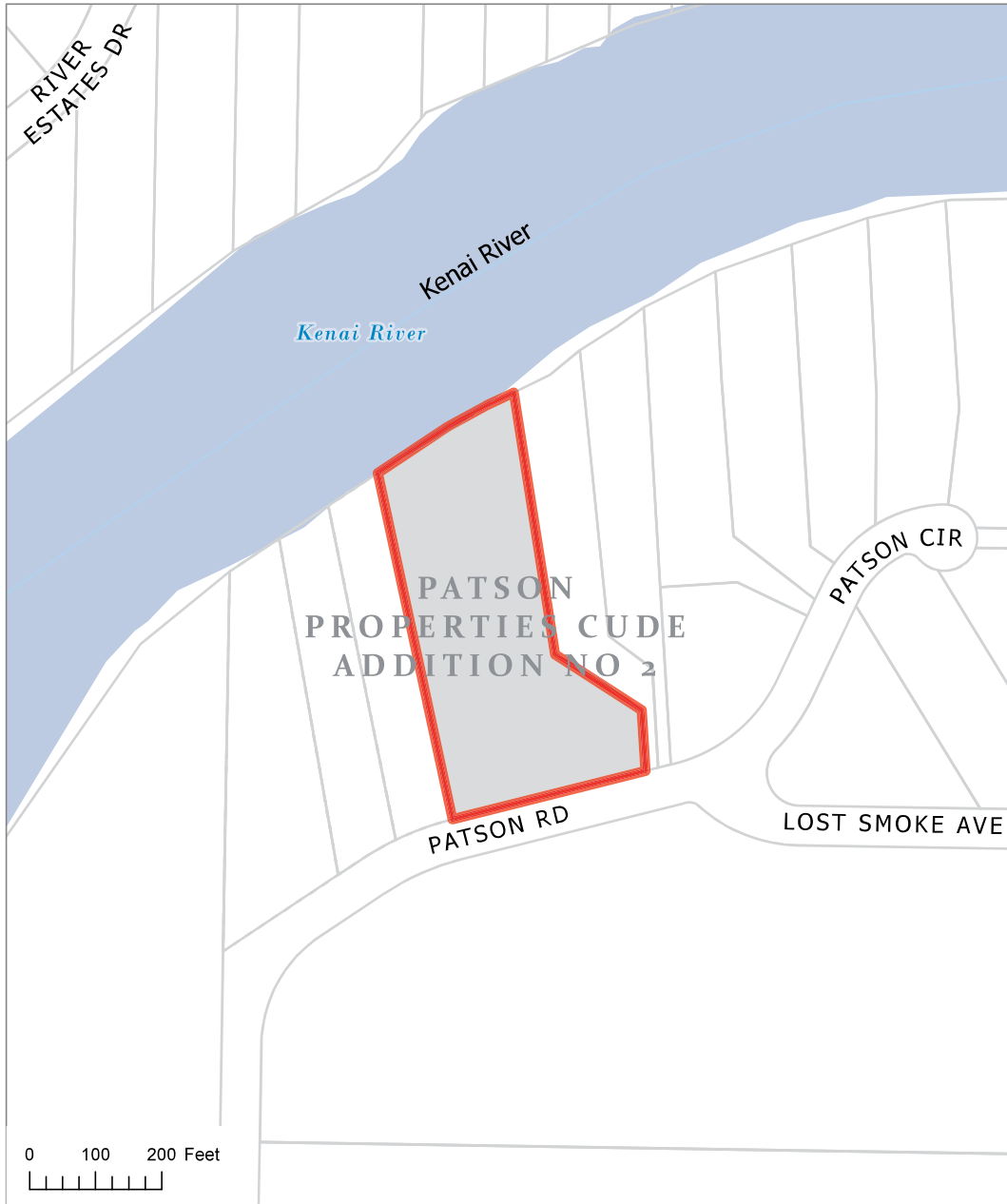
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, 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, June 19, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

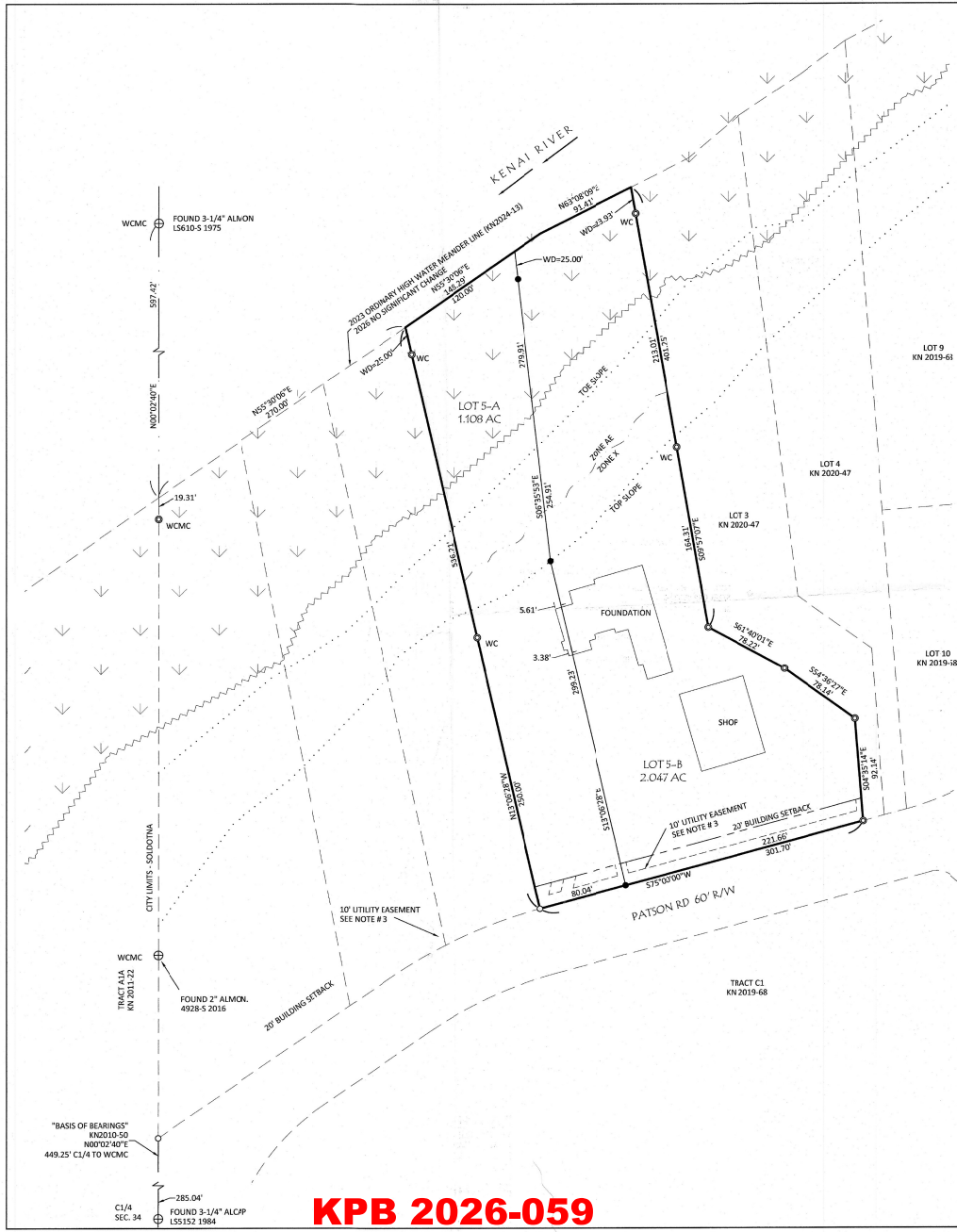
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 6/2/2026



KPB File 2026-059
T05N R10W SEC34
Funny River



WASTEWATER DISPOSAL: LOTS 5 - 8
 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.

CODY R. MELANE C.E. 11510 AK DATE _____

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - FOUND 1/2" REBAR w/ PLASTIC CAP 328-S UNLESS NOTED
 - FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
 - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-211269
 - ▭ AREA SUBJECT TO INUNDATION
- RECORD AND MEASURED AGREE UNLESS NOTED OTHERWISE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SBC 2012 FAMILY TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBE HEREON AND ON BEHALF OF THE SBC 2012 FAMILY TRUST, 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.

SEAN BRADLEY CUDE, TRUSTEE, THE SBC 2012 FAMILY TRUST
 42115 KALIFORNIA BEACH ROAD, SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: SEAN BRADLEY CUDE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

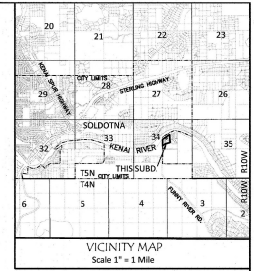
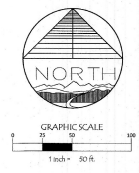
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF _____

PLAT APPROVAL

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2026.

AUTHORIZED OFFICIAL _____



NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF .8 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK: BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. 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.
4. 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.
5. THE NATURAL MEANDERS OF ORDINARY HIGH WATER FOR THE KENAI RIVER FORM THE TRUE BOUNDS OF LOTS 5A & 5B. THE 2020 MEANDER LINE SHOWN HEREON IS FOR SURVEY COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
6. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH 50-FOOT ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 23.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
7. FLOOD HAZARD NOTICE:
 - 7.1. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH TITLE 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
 - 7.2. FLOOD ZONE: AE, X (SHOWN HEREON)
 - 7.3. MAP PANEL: 0222C-0209E
8. FLOODWAY NOTICE:
 - 8.1. PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB TITLE 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
9. 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.
10. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 10.1. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 23, 2020 IN DOCUMENT No. 2020-01197-0 KENAI RECORDING DISTRICT AND AMENDED JULY 26, 2024 RECORDED AS DOCUMENT NO. 2024-00561-0. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170-B.
11. EXCEPTION GRANTED TO LOT DIMENSIONS (KPB 20.30.190(A)) BY THE KPB PLAT COMMITTEE AT THE _____, 2026 MEETING.

Plat # _____

Rec. Fee _____

Date _____

Time _____



PATSON PROPERTIES CUDE ADDITION NO. 2
 A REPLAT OF LOT 5 PATSON PROPERTIES CUDE ADDITION (KN2024-13)

THE SBC 2012 FAMILY TRUST, OWNER
 42115 KALIFORNIA BEACH ROAD, SUITE B
 SOLDOTNA AK 99669
 3.155 AC. MFL SITUATED IN FORMER GOV'T LOT 6 IN THE NE1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 10 WEST, SWARD MERIDIAN, ALASKA AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 466 SOLDOTNA, AK 99669 PHONE: (907) 283-4218 FAX: (907) 283-5281 WWW.MLANC.COM	KPB File No. 2026-XXX
	PROJECT NO. 262023	
SCALE 1" = 30' DATE 15 MAY 2026 BOOK NO. 1-XX-XX DRAWN BY: AHH1		

KPB 2026-059