



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 8/27/2025 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 reconfigure the lot lines between two lots and finalize a utility easement vacation.

KPB File No. 2025-128

Petitioner(s) / Land Owner(s): Andrew Mathews and Katie Schollenberg Matthews and Patrick S Wells of Ninilchik, 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, September 22, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

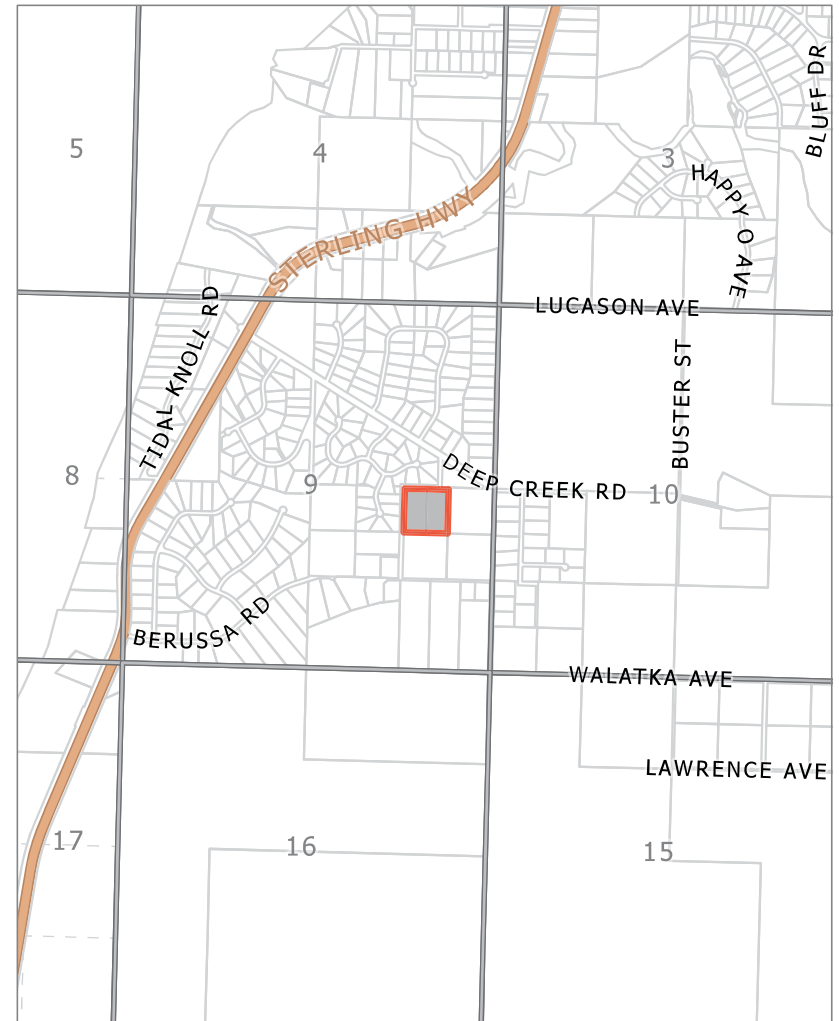
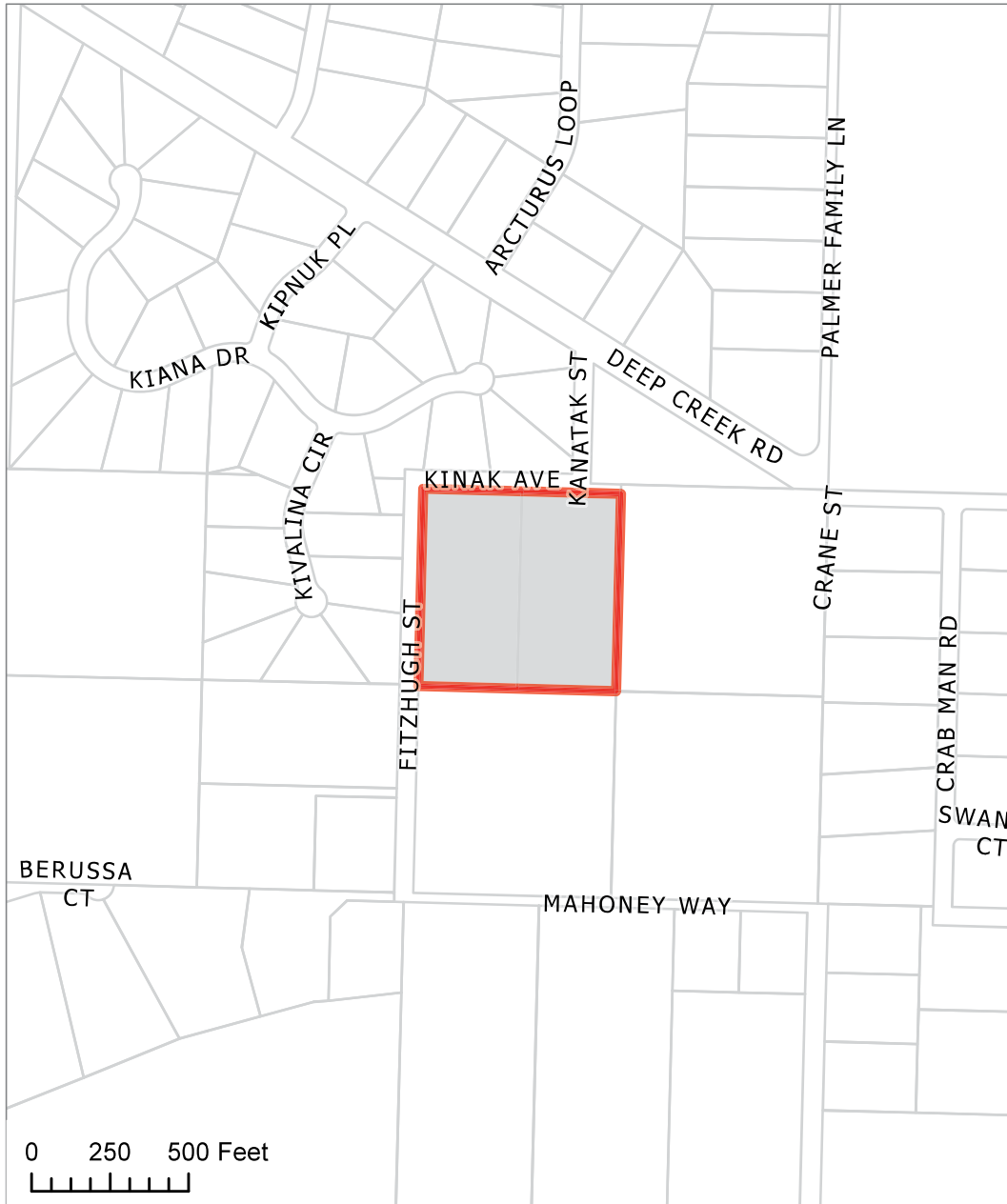
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, September 19, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

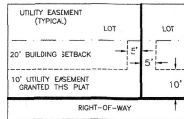
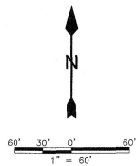
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 9/4/2025



KPB File 2025-128
T 02S R 14W SEC 09
Happy Valley

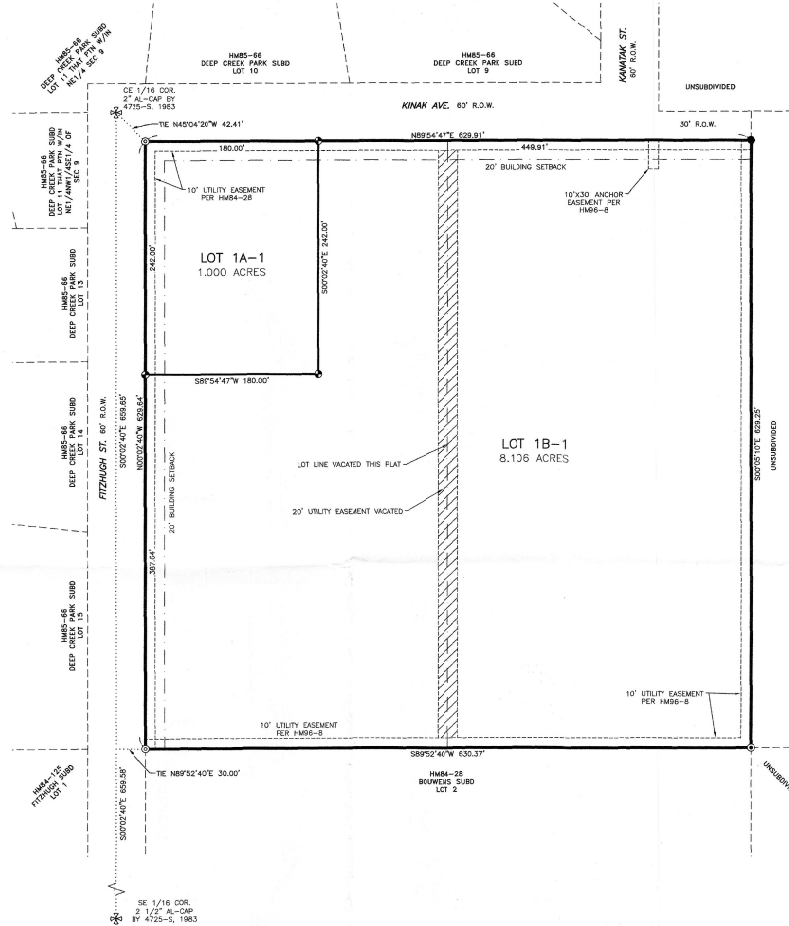


NOTES

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.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. 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.
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 WETLAND DETERMINATION IF APPLICABLE.
5. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS' OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANELS 02122C-1615E AND 02122C-1620E, EFFECTIVE 10/20/2016 FOR INFORMATION ON FLOODPLAIN ZONES D.
6. KPB GIS DATA SHOWS THERE ARE NO STEEP SLOPES, WETLANDS OR UNADROMOUS WATERS.
7. DIMENSIONS SHOWN ARE RECORD PER HM96-B.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 1/8" REBAR
- RECORD 2" AL-CAP BY 610-S, 1984
- RECORD 1 1/4" AL-CAP BY 4725-S, 1995
- TO SET R/C ON 5/8" X 30" REBAR BY L514488



WASTEWATER DISPOSAL

LOT 1A-1: TBD

LOT 1B-1: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

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

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.

ANDREW MATTHEWS, OWNER LOT 1B
P.O. BOX 38148
NINILCHIK, AK 99639

KATIE SCHOLLENBERG MATTHEWS, OWNER LOT 1B
P.O. BOX 38148
NINILCHIK, AK 99639

PATRICK S. WELLS, OWNER LOT 1A
2230 SW 104TH ST
SEATTLE, WA 98146

NOTARY ACKNOWLEDGMENT

FOR: ANDREW MATTHEWS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: KATIE SCHOLLENBERG MATTHEWS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: PATRICK S. WELLS
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC
10535 IATRNA BOULEVARD, NINILCHIK, AK 99639
(907)306-7055

PLAT OF
BOUWENS SUBDIVISION NO. 3

A SUBDIVISION OF
LOTS 1A & 1B, BOUWENS SUBDIVISION NO. 2, HM96-B
LOCATED WITHIN
THE SE1/4 SEC. 9, T2S, R14W, S.M.,
HOMER RECORDING DISTRICT, KENAI
PENINSULA BOROUGH, ALASKA
CONTAINING 9.106 ACRES

OWNERS: ANDREW MATTHEWS
P.O. BOX 38148
NINILCHIK, AK 99639
KATIE SCHOLLENBERG MATTHEWS
P.O. BOX 38148
NINILCHIK, AK 99639
PATRICK S. WELLS
2230 SW 104TH ST
SEATTLE, WA 98146

SCALE: 1" = 60'
DRAWN: BIT
CHECKED: JLS
DATE: JULY 29, 2025
SHEET: 1 OF 1

KPB 2025-128