



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

Public notice is hereby given that a preliminary plat was received on 4/27/2026 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 parcel into two parcels and dedicate portions of Browns Lake Rd and Lake Rd.

KPB File No. 2026-042

Petitioner(s) / Land Owner(s): Michael Vincent Morgan 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 **Tuesday, May 26, 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.

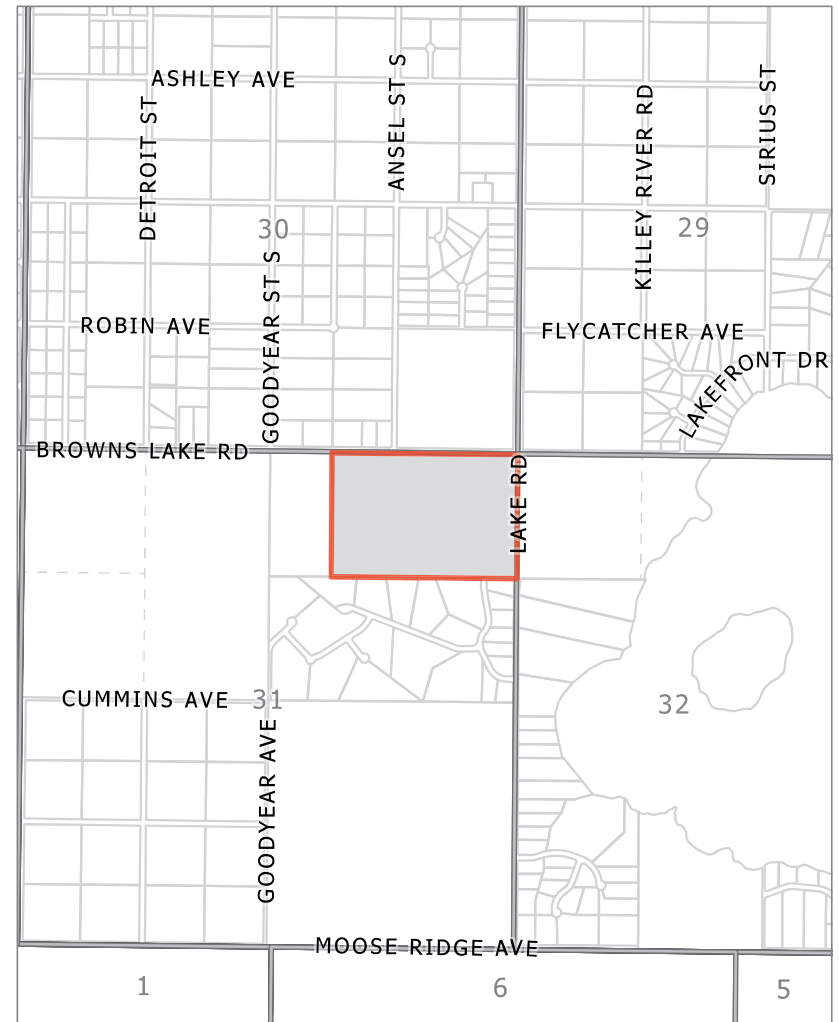
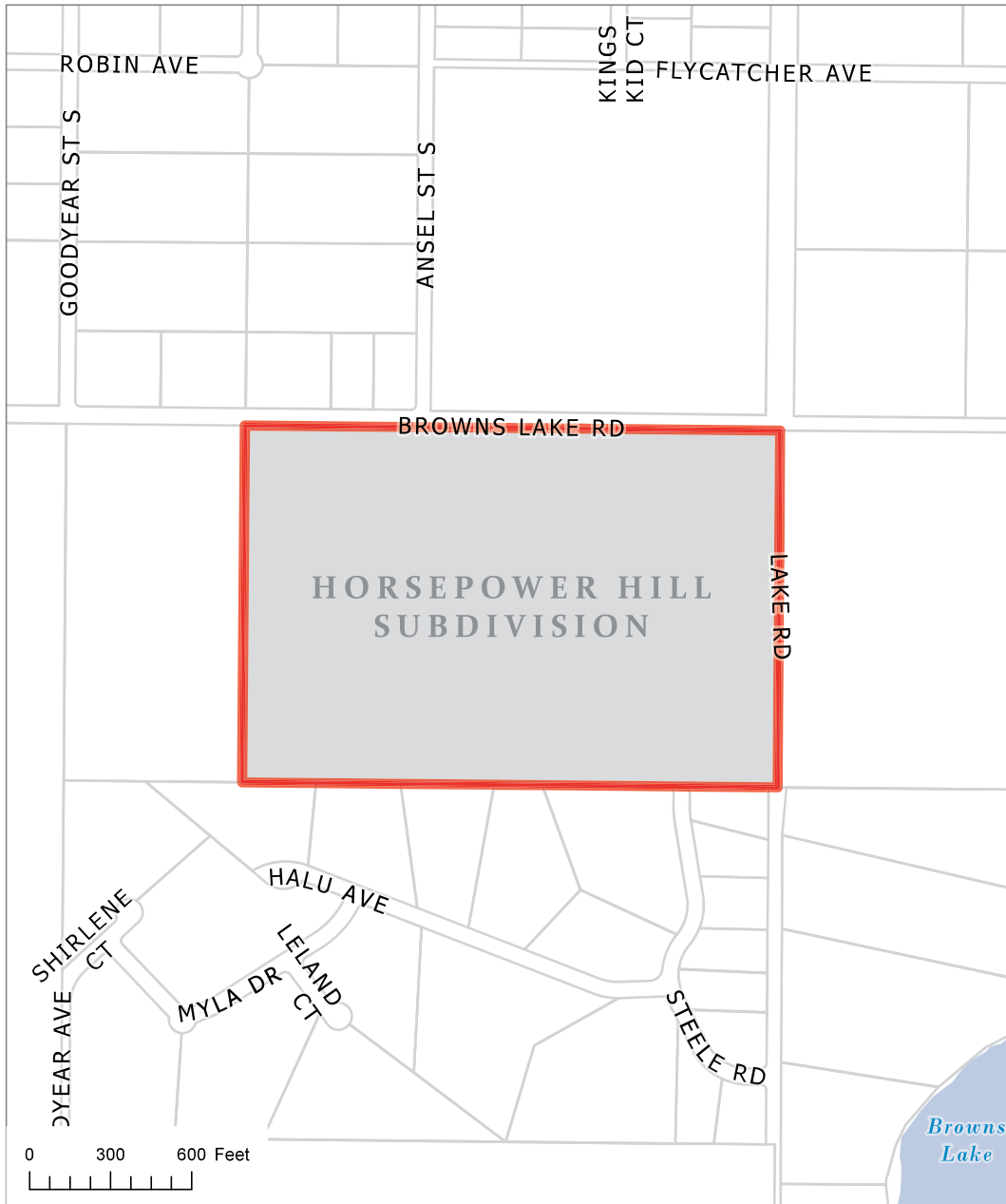
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, May 22, 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.

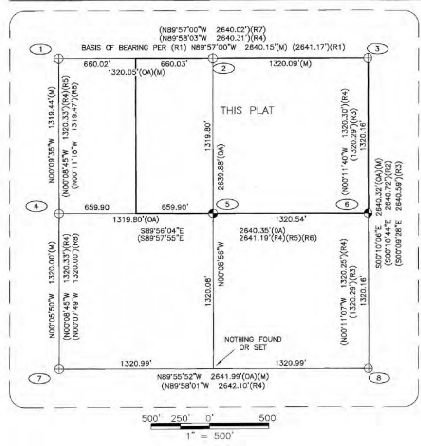
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 5/4/2026



KPB File 2026-042  
T05N R08W SEC31  
Funny River

NORTHEAST 1/4 SECTION 31 BREAKDOWN



LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PRIMARY MONUMENT AS REFERENCED
- ⊙ SET PROPERTY CORNER 3/8" x 3/8" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- - - INTERIOR LOTLINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - CENTERLINE
- - - TOP/TOE OF STEEP SLOPE
- - - LOW AREA
- - - DIRECTION OF SLOPE
- (OA) OVERALL
- (M) MEASURED AND HELD
- (ROW) RIGHT-OF-WAY
- (DTP) DEDICATED THIS PLAT
- (SLE) SECTION LINE EASEMENT

REFERENCES

- (R1) POAGE NO. 1, PLAT 79-181, KENAI RECORDING DISTRICT
- (R2) DANMEYER SUBDIVISION, PLAT 88-75, KENAI RECORDING DISTRICT
- (R3) BROWN'S LAKE WEST SUBDIVISION, PLAT 93-47, KENAI RECORDING DISTRICT
- (R4) SURRISE MOUNTAIN PHASE 1, PLAT 99-31, KENAI RECORDING DISTRICT
- (R5) SURRISE MOUNTAIN PHASE 2, PLAT 99-8, KENAI RECORDING DISTRICT
- (R6) SURRISE MOUNTAIN PHASE 3, PLAT 2002-101, KENAI RECORDING DISTRICT
- (R7) POAGE NO. 4, PLAT 2014-25, KENAI RECORDING DISTRICT
- (R8) RECORD OF SURVEY, PLAT 2018-49, KENAI RECORDING DISTRICT
- (R9) KENAI WATERSHED FORUM WETLAND ASSESSMENT

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - WEST 50 FEET OF LAKE ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

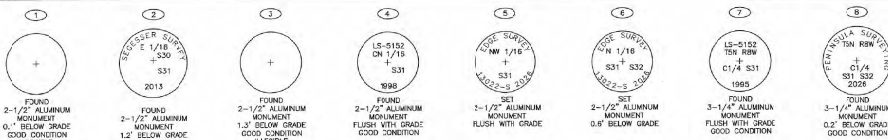
AUTHORIZED OFFICIAL

AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH  
144 NORTH BINKLEY STREET  
SOLDOTNA, ALASKA 99669

DATE

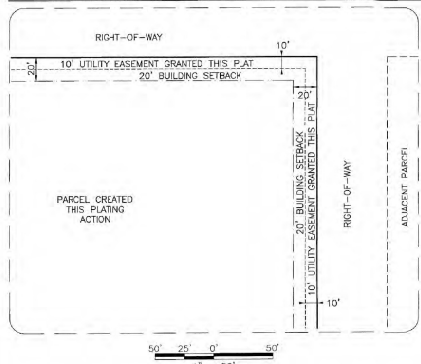
DATE

MONUMENT SUMMARY



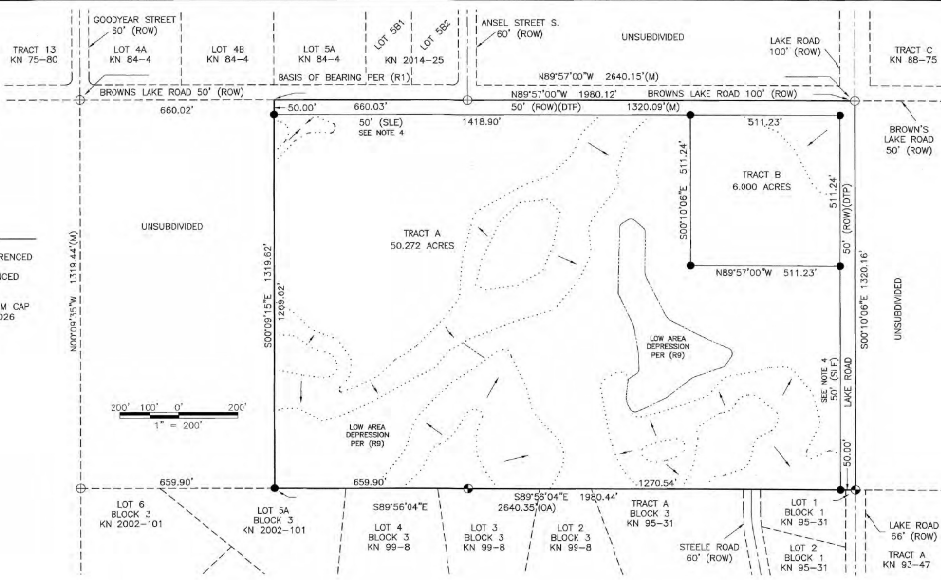
**KPB 2026-042**

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL - 1"=50'



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 26, 2026. KENAI PENINSULA BOROUGH



NOTES

1. BUILDING SETBACK - A SETBACK OF 30 FEET 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 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. 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, PER KPB 14-06.
4. THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
5. THIS SUBDIVISION SUBJECT TO AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND DRAINAGE RECORDED ON JANUARY 22, 1988 IN VOLUME 278, PAGE 613 AND 614, KENAI RECORDING DISTRICT.
6. EXCEPTION TO KPB CODES 20.3c.17c - BLOCK LENGTH, 20.3c.03D - PROPOSED STREET LAYOUT AND 20.3c.10d CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MAY 26, 2026 MEETING.
7. WASTEWATER DISPOSAL: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT: SOUTH 50 FEET OF BROWNS LAKE ROAD

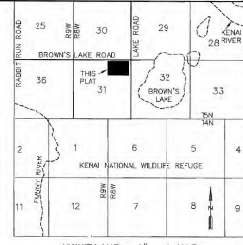
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLD, P.E. ROW CHIEF  
STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES

DATE

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI, 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MICHAEL VINCENT MORGAN  
37407 DEVILLE ROAD  
SOLDOTNA, ALASKA 99669

NOTARY'S ACKNOWLEDGEMENT

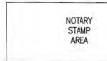
FOR: MICHAEL VINCENT MORGAN

ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

PUBLIC NOTARY SIGNATURE

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



KPB FILE No. 2026-XXX

**HORSEPOWER HILL SUBDIVISION**

4 SUBDIVISION OF  
PARCEL 1  
PLAT WAIVER RESOLUTION 93-33  
KENAI RECORDING DISTRICT

LOCATED WITHIN  
NE 1/4 SECTION 31, T5N, R14W, S4M  
KENAI RECORDING DISTRICT  
KENAI PENINSULA BOROUGH  
STATE OF ALASKA

OWNER:  
MICHAEL VINCENT MORGAN  
37407 DEVILLE ROAD  
SOLDOTNA, ALASKA 99669

CONTAINING 60.003 ACRES



8000 CING STREET ANCHORAGE, AK 99516  
Phone (207) 344-5990 Fax (207) 344-7794  
AEC# 1392 www.edgesurvey.net

DRAWN BY: DATE: 04/27/2026 PROJECT: HORSEPOWER HILL  
JY  
CHECKED BY: SCALE: AS SHOWN SHEET: 28-511  
MA PROJECT: 1 OF 1

PRELIMINARY