



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Monday, February 9, 2026

6:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID 907 714 2200**

### ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes per person
- 4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.
- 5) Staff may respond to any testimony given and the Commission may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

### **A. CALL TO ORDER**

### **B. ROLL CALL**

**C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

*All items marked with an asterisk (\*) are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7452](#) 01-26-26 Planning Commission Meeting Minutes

Attachments: [C7. 012626 PC Meeting Minutes](#)

4. Grouped Plats

[KPB-7444](#) 02-09-26 Grouped Plats Staff Report

Attachments: [Grouped Plats Staff Report\\_020926](#)

**D. OLD BUSINESS - None****E. NEW BUSINESS**

1. [KPB-7445](#) Timberline Rush Patch Replat; KPB File 2025-162  
Mullikin Surveys / Rush, Patch  
Street Location: East End Road & Cannonball Circle  
Fritz Creek Area  
  
Attachments: [E1. Timberline Rush Patch Replat Packet](#)  
[PHN\\_Timberline Rush Patch Replat](#)
2. [KPB-7446](#) Wilderness Edge Subdivision; KPB File 2026-002  
Peninsula Surveying / Lucas, Hewitt-Lucas  
Street Location: Lake Road, Goodyear Avenue, Cummins Avenue &  
Moose Ridge Avenue  
Funny River Area / Funny River APC  
  
Attachments: [E2. Wilderness Edge Subdivision Packet](#)  
[PHN\\_Wilderness Edge Sub](#)

3. [KPB-7447](#) Enzler Subdivision 2026 Replat; KPB File 2026-003  
McLane Consulting Group / Norris  
Street Location: Big Eddy Road, Joplin Circle & Enzler Place  
Ridgeway Area
- Attachments: [E3. Enzler Subdivision 2026 Replat Packet](#)  
[PHN Enzler Sub 2026 Replat](#)
4. [KPB-7448](#) Pavilion Subdivision Part 2 Amended 2026 Replat; KPB File 2026-004  
McLane Consulting Group / Heintz  
Street Location: Marlyss Circle  
Ridgeway Area
- Attachments: [E4. Pavilion Sub Part 2 Amended 2026 Replat Packet](#)  
[PHN Pavilion Sub Part 2 Amended 2026 Replat](#)
5. [KPB-7449](#) Immanuel Subdivision No. 3; KPB File 2026-006  
McLane Consulting Group / Hall  
Street Location: De Busk Dr, Lucky Ln, Holt-Lamplight Rd, Georgine  
Lake Rd, Shalom Ln & Narrow Rd  
Nikiski Area / Nikiski APC
- Attachments: [E5. Immanuel Subdivision No. 3 Packet](#)  
[PHN Immanuel Sub No 3](#)

## F. PUBLIC COMMENT

*(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)*

## G. ADJOURNMENT

### MISCELLANEOUS INFORMATIONAL ITEMS

### NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, February 23, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

### KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

website: <http://www.kpb.us/planning-dept/planning-home>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

## **C. CONSENT AGENDA**

### **\*7. Minutes**

- a. January 26, 2026 Planning Commission Meeting Minutes**

# Kenai Peninsula Borough Planning Commission

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

**JANUARY 26, 2026  
7:30 P.M.  
UNAPPROVED MINUTES**

## **AGENDA ITEM A.      CALL TO ORDER**

Commissioner Brantley called the meeting to order at 7:30 p.m.

## **AGENDA ITEM B.      ROLL CALL**

### *Commissioners Present*

Jeremy Brantley, Sterling / Funny River  
Pamela Gillham, Kalifornsky/Kasilof District  
Dawson Slaughter, Southern Peninsula District  
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District  
Diane Fikes, City of Kenai  
Paul Whitney, City of Soldotna  
Franco Venuti, City of Homer

With 7 members present, a quorum was present.

### *Staff Present*

Robert Ruffner, Planning Department Director  
Wayne Cary, Deputy Borough Attorney  
Samantha Lopez, River Center Manager  
Morgan Aldridge, Planner  
Brittney Hoffert, LMD Technician  
Ann Shirnberg, Planning Administrative Assistant

**MOTION:** Commissioner Whitney moved, seconded by Commissioner Venuti to amend the agenda to adopt the 01/26/26 Plat Committee agenda and add the items to the PC agenda and move Forest Acres Subdivision Seward Gateway Properties to the start of new business.

Hearing no objection or further discussion, the motion was carried by the following vote:

### **MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
Absent – 1	Epperheimer

## **AGENDA ITEM C.      CONSENT & REGULAR AGENDA**

### **\*1      Time Extension Request**

- a. Marysville No. 5 Ellison 2024 Replat; KPB File 2023-143

### **\*2      Planning Commission Resolutions**

- a. PC Resolution 2026-13; Echo Hills Subdivision No. 2; KPB File 2025-008

### **\*3.      Administrative Approvals**

- a. Dairy Hill Subdivision Addition No. 1; KPB File 2023-057
- b. Hangar Subdivision; KPB File 2025-086
- c. Nikiski Village Subdivision Kennedy Addition No. 2; KPB File 2025-060
- d. Sutton Subdivision, KPB File 2024-114R1

**\*6. Commissioner Excused Absences**

- a. Jeffrey Epperheimer, Nikiski District
- b. Vacant, City of Seward

**\*7. Minutes**

- a. January 5, 2026 Planning Commission Meeting Minutes
- b. January 5, 2026 Plat Committee Minutes

**\*8 Grouped Plats**

The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

- Seward Original Townsite Budd Replat; KPB File 2025-183
- Burger Bush Homestead Subdivision 2026 Addition; KPB File 2025-185
- Ruth Haven Estates Debby's Addition; KPB File 2025-167
- Tulin Terrace Sub West Terrace Unit 1 Floyd 2026 Replat; KPB File 2025-141

Chair Brantley asked Ms. Shirnberg to read the consent agenda items into the record. He then asked if anyone wished to speak to any of the items on the consent agenda. Seeing and hearing no one wishing to comment, Chair Brantley brought it back to the commission for a motion.

**MOTION:** Commissioner Whitney moved, seconded by Commissioner Fikes to approve the consent and regular agendas, granting preliminary approval to the grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports.

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
Absent – 1	Epperheimer

**PRELIMINARY PLAT  
SEWARD ORIGINAL TOWNSITE BUDD REPLAT**

<b>KPB File No.</b>	2025-183
<b>Plat Committee Meeting:</b>	January 26, 2026
<b>Applicant / Owner:</b>	Eric Budd & Kay Spear-Budd
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	First Avenue / City of Seward
<b>Parent Parcel No.:</b>	148-050-03 and 148-050-23
<b>Legal Description:</b>	T 1S R 1W SEC 10 Seward Meridian SW 000001 ORIGINAL TOWNSITE OF SEWARD LOTS 29 AND 30, BLK 27
<b>Assessing Use:</b>	Residential Vacant
<b>Zoning:</b>	City of Seward Zoning - Single-Family Residential (R1)
<b>Water / Wastewater</b>	City Water & Sewer
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**PRELIMINARY PLAT  
BURGER – BUSH HOMESTEAD SUBDIVISION 2026 ADDITION**

<b>KPB File No.</b>	2025-185
<b>Plat Committee Meeting:</b>	January 26, 2026
<b>Applicant / Owner:</b>	Rhys Wayne Burger AKA Rhys W. Burger & Karen A. Burger
<b>Surveyor:</b>	Jason Young / Edge Survey and Design, LLC
<b>General Location:</b>	Burger St., Bush Gardens Ave., & Beatrice Ann St. off Yukon Rd.

	Kasilof Area
<b>Parent Parcel No.:</b>	133-083-37 & 133-083-46
<b>Legal Description:</b>	133-083-37: T 3N R 11W SEC 21 Seward Meridian KN 2004120 BURGER SUB LOT 3 133-083-46: T 03N R 11W SEC 21 Seward Meridian KN 2015033 BUSH HOMESTEAD 2015 ADDN TRACT B
<b>Assessing Use:</b>	133-083-37: Residential Dwelling / 133-083-46: Residential Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**PRELIMINARY PLAT  
RUTH HAVEN ESTAETS DEBBY'S ADDITION**

<b>KPB File No.</b>	2025-167
<b>Plat Committee Meeting:</b>	January 26, 2026
<b>Applicant / Owner:</b>	Debra M. Hansen
<b>Surveyor:</b>	Jason Young / Edge Survey and Design, LLC
<b>General Location:</b>	Onyx Ave. & Spruce Haven St., off Miller Loop Rd. / Nikiski Area

<b>Parent Parcel No.:</b>	015-180-10
<b>Legal Description:</b>	T 7N R 12W SEC 25 Seward Meridian KN 0760131 RUTH HAVEN ESTATES SUB LOT 4 BLK 4
<b>Assessing Use:</b>	Residential Dwellings
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	On-Site
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**PRELIMINARY PLAT  
TULIN TERRACE SUB. WEST TERRACE UNIT 1 FLOYD 2026 REPLAT**

<b>KPB File No.</b>	2025-141
<b>Plat Committee Meeting:</b>	January 26, 2026
<b>Applicant / Owner:</b>	Craig & Susan Floyd Family Trust
<b>Surveyor:</b>	Katherine Kirsis / Seabright Survey & Design
<b>General Location:</b>	Tulin Bluff West Ct., Tulin Bluff East Ct. / City of Homer

<b>Parent Parcel No.:</b>	173-090-37 and 173-090-38
<b>Legal Description:</b>	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2002003 TULIN TERRACE SUB WEST TERRACE UNIT 1 LOTS 55 & 56
<b>Assessing Use:</b>	Residential Improved Land
<b>Zoning:</b>	City of Homer Rural Residential District
<b>Water / Wastewater</b>	City / On-Site
<b>Exception Request</b>	None Requested

**\*APPROVED UNDER THE CONSENT AGENDA**

**AGENDA ITEM E.      NEW BUSINESS**

**ITEM #1 - PRELIMINARY PLAT  
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

<b>KPB File No.</b>	2025-178
<b>Plat Committee Meeting:</b>	January 26, 2026
<b>Applicant / Owner:</b>	City of Seward / Robert Williams / Travis E. Maurer

<b>Surveyor:</b>	Stacy Wessel / AK Lands, Land Surveying LLC
<b>General Location:</b>	Seward South of Resurrection River
<b>Parent Parcel No.:</b>	145-021-33; 145-021-40; 145-021-42; and 145-026-01
<b>Legal Description:</b>	<p><b>145-021-33:</b> T 1N R 1W SEC 34 Seward Meridian SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW.</p> <p><b>145-021-40:</b> T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1</p> <p><b>145-021-42:</b> T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B</p> <p><b>145-026-01:</b> T 1N R 1W SEC 34 SEWARD MERIDIAN SW 0860010 FORT RAYMOND SUB LOT 13</p>
<b>Assessing Use:</b>	145-021-33; 145-021-40; and 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
<b>Zoning:</b>	City of Seward Zoning
<b>Water / Wastewater</b>	Onsite
<b>Exception Request</b>	KPB 20.30.120 - Street Width Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

**MAIN MOTION:** Commissioner Whitney moved, seconded by Commissioner Venuti to grant preliminary approval to Forest Acres Subdivision Seward Gateway Properties based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

**EXCEPTION REQUEST:** Commissioner Whitney moved, seconded by Commissioner Venuti to grant the exception to KPB 20.30.120 – Street Width Requirements, citing findings 1-5 in support of standard one, findings 6-8 in support of standard two and findings 9-12 in support of standard three.

Hearing no objection or further discussion, the motion was carried by the following vote:

**EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
Absent – 1	Epperheimer

Hearing no objection or further discussion, the motion was carried by the following vote:

**MAIN MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
Absent – 1	Epperheimer

**ITEM #2 – CONDITIONAL USE PERMIT  
FOR THE PLACEMENT OF FILL WITHIN THE 50' HABITAT PROTECTION DISTRICT  
OF BISHOP CREEK**

<b>PC Resolution No.</b>	2026-09
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<b>Planning Commission Meeting:</b>	January 26, 2026
<b>Applicant:</b>	State of Alaska Department of Transportation
<b>Physical Location</b>	MP 35 Kenai Spur Highway

Staff report given by Planner Morgan Aldridge.

Chair Brantley opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the commission.

**MOTION:** Commissioner Slaughter moved, seconded by Commissioner Whitney to adopt Planning Commission Resolution 2026-09 granting a conditional use permit pursuant to KPB 21.18 for the placement of riprap within the 50' Habitat Protection District of Bishop Creek

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
Absent – 1	Epperheimer

**ITEM #3 – CONDITIONAL USE PERMIT  
FOR THE CONSTRUCTION OF MSE WALL & CULVERT OUTFALL WITHIN THE 50' HABITAT  
PROTECTION DISTRICT OF THE SNOW RIVER**

<b>PC Resolution No.</b>	2025-35
<b>Planning Commission Meeting:</b>	January 26, 2026
<b>Applicant:</b>	State of Alaska Department of Transportation
<b>KPB Parcel Number</b>	12534009
<b>Legal Description:</b>	T02N R01E SEC 6 SM SW W1/2 OF SEC 6, 7 & 18

Staff report given by Planner Morgan Aldridge.

Chair Brantley opened the item for public comment.

Rori Van Nortwick, Engineer, AK DOT&PF: Ms. Van Nortwick is the engineer for this project and made herself available for questions.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the commission.

**MOTION:** Commissioner Morgan moved, seconded by Commissioner Gillham to adopt Planning Commission Resolution 2025-35 granting a conditional use permit pursuant to KPB 21.18 the construction of MSE wall & culvert outfall within the 50' Habitat Protection District of the Snow River

Hearing no objection or further discussion, the motion was carried by the following vote:

**MOTION PASSED BY UNANIMOUS VOTE:**

Yes - 7	Brantley, Fikes, Gillham, Morgan, Slaughter, Whitney, Venuti
Absent – 1	Epperheimer

**AGENDA ITEM H. PRESENTATIONS / PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA**

Chair Brantley asked if there was anyone who wished to comment on anything that was not on the agenda. There was no one who wished to comment.

**AGENDA ITEM J. DIRECTOR'S COMMENTS**

Director Ruffner informed the commission that Karina England (Commissioner from the City of Seward)

had submitted a letter of resignation and that the seat is now open. He noted the KPB will be working with the City of Seward to find a replacement.

**AGENDA ITEM K.      ADJOURNMENT**

Commissioner Venuti moved to adjourn the meeting at 7:52 P.M.

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Ann E. Shirnberg  
Administrative Assistant

UNAPPROVED



February 9, 2026

## Plat Committee

Betty J. Glick Assembly Chambers  
George A. Navarre Kenai Peninsula  
Borough Administration Building and Through

**Jeremy Brantley, Chair**  
Sterling/Funny River  
Term Expires 2027

**Pamela Gillham, Vice Chair**  
Kalifornsky / Kasilof District  
Term Expires 2026

**Virginia Morgan**  
Cooper Landing / Hope  
Eastern Peninsula District  
Term Expires 2025

**Diane Fikes**  
City of Kenai  
Term Expires 2025

**Paul Whitney**  
City of Soldotna  
Term Expires 2027

**Franco Venuti**  
City of Homer  
Term Expires 2025

**Vacant**  
City of Seward  
Term Expires 2026

**Jeffrey Epperheimer**  
Nikiski District  
Term Expires 2026

**Dawson Slaughter**  
South Peninsula District  
Term Expires 2025

Staff has grouped the following plats located under **AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW)**. They are grouped as:

- A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 1 Plat

E4. Pavilion Subdivision Part 2 Amended 2026 Replat

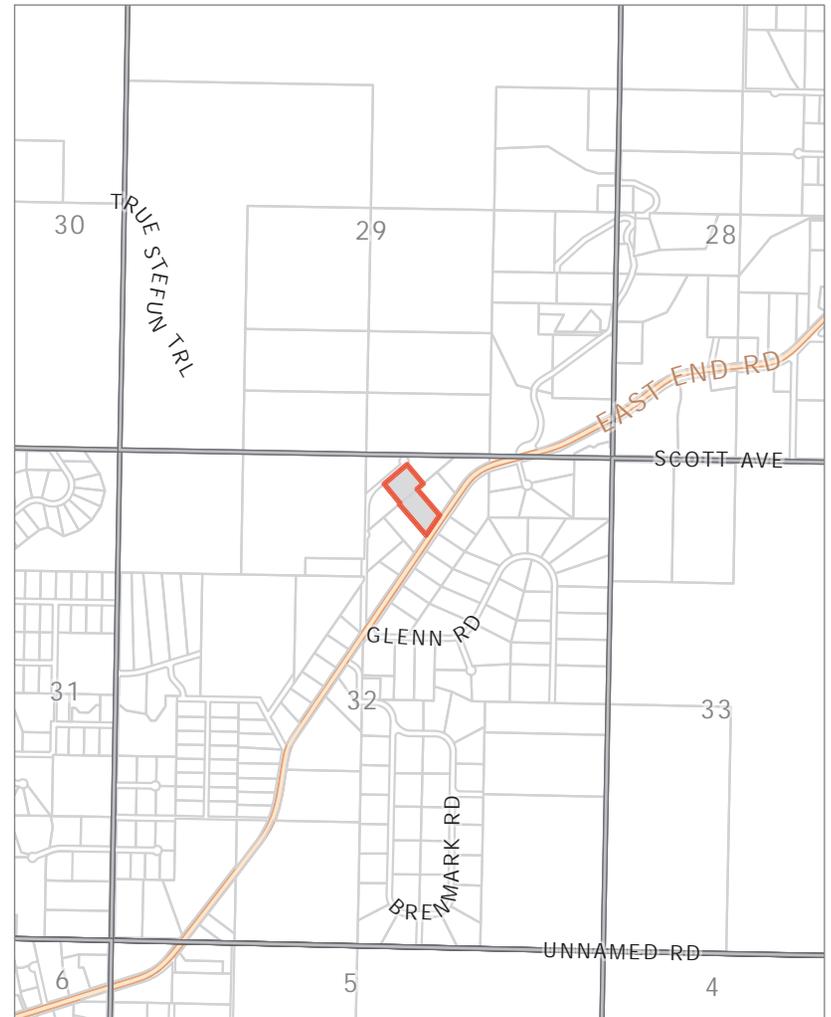
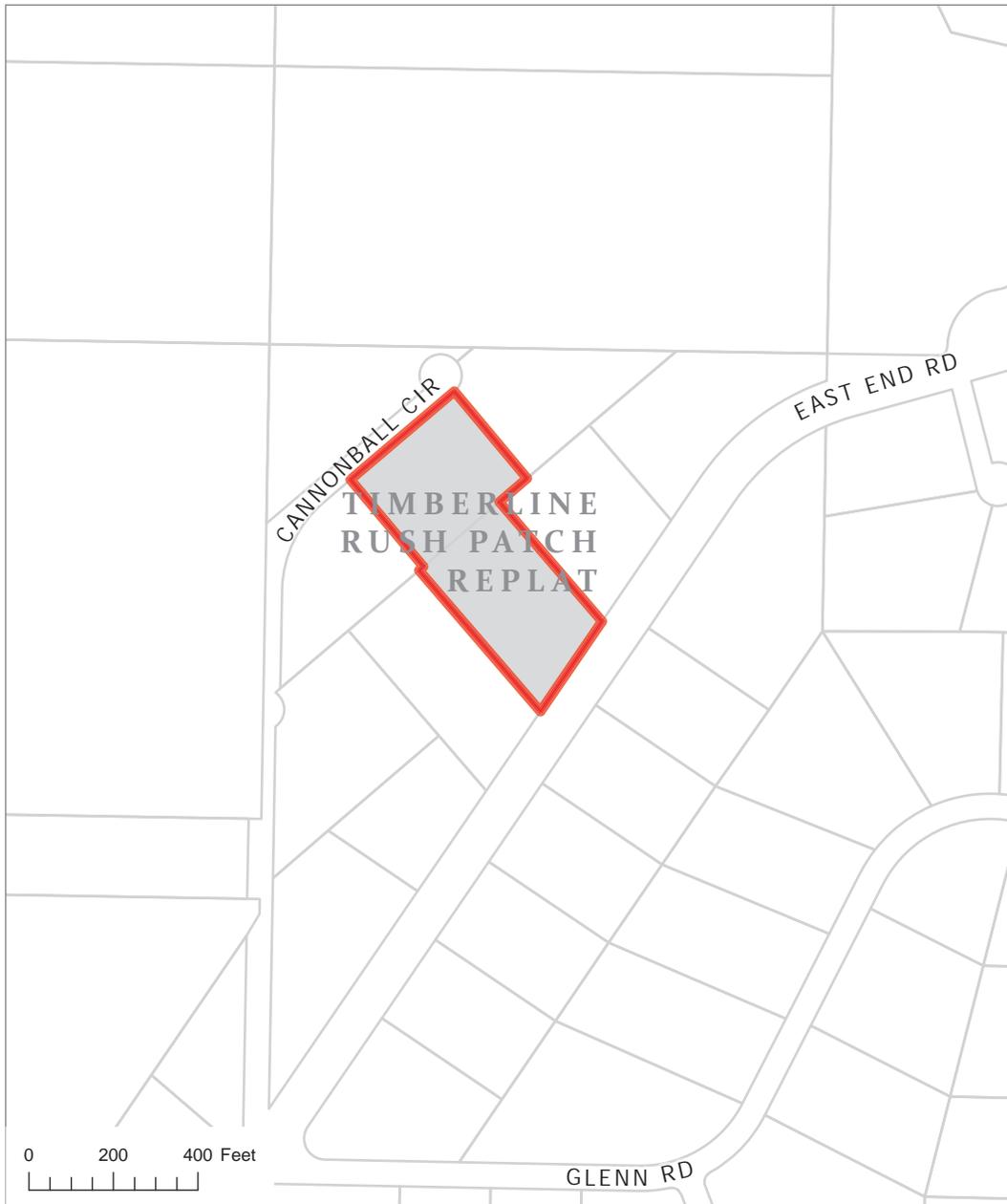
**Staff recommends** the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

- B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 4 Plats
  - E1. Timberline Rush Patch Replat
  - E2. Wilderness Edge Subdivision
  - E3. Enzler Subdivision 2026 Replat
  - E5. Immanuel Subdivision No. 3



## **E. NEW BUSINESS**

- 1. Timberline Rush Patch Replat; KPB File 2025-162  
Mullikin Surveys / Rush, Patch  
Location: East End Road & Cannonball Circle  
Fritz Creek Area**



KPB File 2025-162  
T 05S R12W SEC32  
Fritz Creek

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**NOTES:**

- The Basis of Bearing for this survey was determined by high precision QEDSS survey using Trimble 11-10 survey grade receivers, differentially corrected and processed using Geomatics OpenStreet Survey Pro 8.8.1.7.
- Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser setback is approved by resolution of the applicable planning commission.
- The front 10 feet of the 20 feet building setbacks are utility easements.
- Formal Lot 3, Timberline Three, HMB3-94, repeated as Lot 3B-1, this subdivision, is subject to an easement for electric lines or system and/or telephone lines together with right of way, maintenance, repair, and other ancillary, granted to Homer Electric Association, Inc. as outlined in Document No. 2016-003892-9, Homer Recording District.
- Lot 3B-2, this subdivision is subject to an easement and right-of-way for access, ingress, and egress, along the northeasterly 10 feet for a distance of 20 feet from East End Road, as outlined in Book 264, Page 764, Homer Recording District.
- 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.
- The borough will not enforce private covenants, easements, or deed restrictions per AKS 20.63.170.
- Any person developing the property is responsible for obtaining all technological, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- No direct access to water, maintained right-of-way, permitted unless approved by the State of Alaska Department of Transportation.
- Acceptance of this plat by the Kena Peninsula Borough does not indicate acceptance of any encroachments.

**WASTEWATER DISPOSAL**

Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family or duplex residences. An Engineer's Subdivision and Site Report is submitted with this plat. Kena Peninsula Borough. Any other type of on-site wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Signature of Engineer License # Date

**LEGEND**

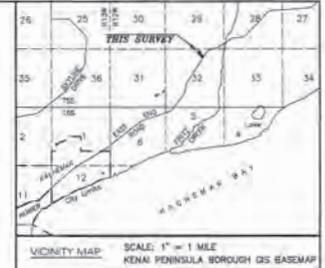
- Found 1" Yellow Plastic Cap on 1/2" Rebar, 3686-S
- Found 2" Aluminum Cap on 5/8" Rebar, 7610-S-1994
- Found 1/2" Rebar
- Record Brass Cap Monument, E 1/16, 248-S-1976
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S-2025
- (R1) Record Measurements Per HM 79-24, Timberline Subdivision Addition No. 1
- (R2) Record Measurements Per HM 83-94, Timberline Three
- Easement Line
- - - - - Setback Line
- ▨ Areas over 20% grade per Kena Peninsula Borough Terrain Viewer (Five Foot Contours)
- ▨ Wetlands Area defined as Riverine per the Kena Watershed Form (RWf)



**SURVEYOR'S CERTIFICATE**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: \_\_\_\_\_  
 Registration No. 14449-S  
 Christopher L. Mullikin  
 Professional Land Surveyor



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the real property shown and described herein and that I hereby accept this plat of subdivision and convey the consent of all rights-of-way to public use and grant all easements to the use shown:

Oliver Patch Lot 3B-1  
 39042 Cannonball Creek Former Lot 2)  
 Homer, AK 99603

David Lawrence Rush Lot 3B-2  
 PO Box 533 Former Lot 3A)  
 Homer, AK 99603

**NOTARY ACKNOWLEDGMENT**

For: \_\_\_\_\_  
 Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
 Notary Public for Alaska  
 My Commission Expires: \_\_\_\_\_

For: \_\_\_\_\_  
 Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
 Notary Public for Alaska  
 My Commission Expires: \_\_\_\_\_

**PLAT APPROVAL**

This plat was approved by the Kena Peninsula Borough Planning Commission at the meeting of January 5, 2025.  
 Kena Peninsula Borough Authorized Official



**TIMBERLINE RUSH-PATCH REPLAT**

A SUBDIVISION/REPLAT OF LOT 3-A, BLOCK 1, TIMBERLINE SUBDIVISION ADDITION NO. 1, PLAT No. 79-24 AND LOT 3, TIMBERLINE THREE, PLAT No. 83-94, HOMER RECORDING DISTRICT  LOCATED WITHIN THE NW1/4 NE1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 12 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.  CONTAINING 4.339 ACRES	
<b>SURVEYOR</b>	<b>OWNERS</b>
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 HOMER, AK 99603	DAVID LAWRENCE RUSH OLIVER PATCH HOMER, AK 99603 HOMER, AK 99603
SURVEY DATE: 6/21 and 9/21/2025	SCALE: 1" = 40'
PLAT DATE: 1/6/2026	BOOK No. 2025-1
CHECKED BY: CLM	FILE: TIMBERLINE SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-182V

KPB 2025-162



AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
TIMBERLINE RUSH – PATCH REPLAT**

<b>KPB File No.</b>	2025-162
<b>Plat Committee Meeting:</b>	February 9, 2026
<b>Applicant / Owner:</b>	David Lawrence Rush and Diane Patch of Homer, AK
<b>Surveyor:</b>	Christopher Mullikin, Mullikin Surveys LLC
<b>General Location:</b>	East End Road and Cannonball Circle, Fritz Creek Area

<b>Parent Parcel No.:</b>	172-210-65 and 172-210-70
<b>Legal Description:</b>	172-210-65: T 5S R 12W SEC 32 Seward Meridian HM 0790024 TIMBERLINE SUB ADDN NO 1 LOT 3A BLK 1 172-210-70: T 5S R 12W SEC 32 Seward Meridian HM 0830094 TIMBERLINE THREE SUB LOT 3
<b>Assessing Use:</b>	Residential Dwelling
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.120. Streets-Width requirements.

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will adjust the common lot line between two existing lots of 2.000 acres and 2.342 acres, resulting in two new lots of 1.855 acres and 2.484 acres. The plat will also finalize the utility easement vacation as depicted on the preliminary plat.

**Location and Legal Access (existing and proposed):**

Cannonball Circle and East End Road provide legal access to the proposed lots.

Cannonball Circle is a 50-foot borough-maintained road that provides access to proposed Lot 3B-1. The road terminates in a cul-de-sac to the northeast and connects to East End Road to the southwest. East End Road is a 100-foot state-maintained road that provides access to proposed Lot 3B-2.

An exception request to KPB 20.30.120, Streets-Width requirements, for Cannonball Circle has been received and will be reviewed later in this staff report.

KPB 20.30.100 (A) states that streets designed to have one end permanently closed shall not exceed 1,000 feet in length. Planning Commission minutes for the parent plat indicate that no exception was required at the time due to the extension of the cul-de-sac. The distance between the partial cul-de-sac to the south and the closed cul-de-sac to the north is approximately 951. **Staff recommends** the Plat Committee concur that an exception request is not required due to the partial cul-de-sac at the southern end.

No right-of-way vacations or dedications are proposed with this platting action.

No section line easement or patent easements affect the proposed platting area.

Block length is non-compliant and irregular in shape. The block is defined by Cannonball Circle to the west and north, and East End Road to the east and south. Future subdivision of the lots could provide additional right-of-way to address block length. **Staff recommends** the Plat Committee concur that an exception request to KPB 20.30.170, Block Length Requirements, is not required due to the design of the parent plats and because the purpose of this plat is to vacate a utility easement and resolve an encroachment.

PER DOT: The platting action voids any previous issued permits. Land owners will need to reapply for driveway access permits to state road and right-of-way access.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT & PF comments	<ul style="list-style-type: none"> <li>o No objection to the proposed plat.</li> <li>o Lot 3B-1 must take access to Cannonball Circle.</li> <li>o Applicant should apply for a shared driveway permit for Lot 3B-2. Driveway permits and Approach Road Review's can be applied for at DOT&amp;PF's online ePermits website: <a href="https://dot.alaska.gov/row/Login.po">https://dot.alaska.gov/row/Login.po</a>. Please contact DOT&amp;PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.</li> </ul>

**Site Investigation:**

No improvements are shown on the preliminary plat; however, an encroachment diagram was submitted for the former common lot line. The diagram identifies a 24-foot by 30-foot garage situated on the lot line, encroaching into the 10-foot utility easement and crossing the property line by approximately 17 feet. The proposed lot reconfiguration will resolve this encroachment.

KPB data indicates the presence of riverine- classified wetlands on the eastern portion of Lot 3B-1, as shown on the preliminary plat.

Topography within the subject area includes a northerly uphill slope. Areas with grades exceeding 20% are shaded on the preliminary plat.

The proposed plat is not located within a flood hazard area or habitat protection district per KPB River Center Review.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection District</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

**Staff Analysis**

Originally, the land was an aliquot part of the NE 1/4 of Section 32, Township 5 South, Range 12 West, Seward Meridian, Alaska. In 1978, Timberline Subdivision (HM 78-17) subdivided the land into four blocks and dedicated rights-of-way, including Cannonball Road.

In 1979, Timberline Subdivision Addition No. 1 (HM 79-24) vacated a portion of Cannonball Road and reconfigured Lots in Blocks 1 and 2 into eight lots within a single block, including Lots 8-A and 3-A, Block 1.

In 1983, Timberline Three (HM 83-94) subdivided Lot 8-A, Block 1 into Lots 1-4 and dedicated a new configuration

of Cannonball Circle (formerly Cannonball Road).

The proposed plat will adjust the common lot line between Lot 3, HM 83-94 and Lot 3-A, Block 1 (HM 79-24), creating two new lots and finalizing the associated utility easement vacation.

A soils report will be required, and an engineer must sign the final plat as the new lots are each under 200,000 square feet and no soils report is on file for the parent plats. The wastewater disposal note will be reviewed upon submittal of the soils report.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**Utility Easements**

All utility easements are depicted and referenced correctly on the preliminary plat.

The proposed plat grants a 10-foot utility easement along Cannonball Circle and East End Road. These easements are shown accurately on the preliminary plat.

The plat is finalizing the vacation of the 10 utility easement on the joint line between the lots being vacated and re-aligned. The easement was approved for vacation at the January 5, 2026 planning Commission meeting. **Staff recommends** the surveyor add a plat note referencing the approval of the vacation of the utility easement and meeting and a reference on the drawing to the plat note.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. All the affect utility providers had no objects and no comments to the plat or vacation of the utility easement.

**Utility provider review:**

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing Review	<p>Reviewer: Pace, Rhealyn                  Affected Addresses:                  39042 CANNON BALL CIR, 56370 EAST END RD</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:                  CANNONBALL CIR, EAST END RD</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p>
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	Comments: Addresses will remain.
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Review Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing Review	Reviewer: Windsor, Heather Comments: No comment

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**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

- Revise KPB File No to 2025-162
- Modify plat note #7: The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B)

*PLAT NOTES TO ADD*

- Lot 3B-1 must take access to Cannonball Circle.
- Lots on East End Road shall have common driveways.

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**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;  
**Staff recommendation:**
- Label section 7
  - Add a label for Cannonball Circle
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;  
**Staff recommendation:**
- Note the covenants, conditions, and restrictions recorded within Book 100, Page 641, HRD, and the amendments recorded within Book 105, Page 948, Book 111, Page 527, and Book 140, Page 500, HRD.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;  
**Staff recommendation:**
- Modify parcel labels:
    - Lots 2-A and 4-A, Block 1 (HM 79-24)
    - Lots 3 and 4, Block 3 (HM 78-17)
    - Southeastern parcel: Lot 1-A, Block 3, HM 2020-16
- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;  
**Staff recommendation:**

- Provide a label for Block 1 to proposed lots
- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;  
**Staff recommendation:**  
 Garage encroaching property line and utility easement. Reconfiguration of the lots and finalizing the UEV will resolve encroachment

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

- 20.30.100. Cul-de-sacs.  
 A. Streets designed to have one end permanently closed shall be no more than 1000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.  
**Staff comments:** Parent plat did not require an exception request to cul-de-sac length. Approximately 951 feet from partial cul-de-sac to the south to the closed cul-de-sac at the north.

- 20.30.170. Blocks-Length requirements. Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state-maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.  
**Staff comments:** Parent plats designed existing ROW's. Purpose of the plat is to vacate utility easement and resolve an encroachment on the common lot line.

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

- 20.40.010 Wastewater disposal.  
*Platting Staff Comments:*  
**Staff recommendation:** comply with 20.40.

**KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

- 20.60.140. Block and lot numbering. Blocks and lots within each block shall be numbered consecutively or all lots shall be numbered consecutively. If possible, each block should be shown entirely on one sheet. Each lot shall be shown entirely on one sheet.  
**Staff recommendation:** Provide a label for Block 1
- 20.60.180. Plat notes.  
 A. Plat notes shall not be placed on a final plat unless required by borough code or by the planning commission in order to promote or protect the public health, safety, and welfare consistent with borough and state law.  
 B. Revision of, or not carrying forward, an existing plat note from the parent plat will adhere to KPB 20.50.010. Separate advertising of the plat note removal is not required, Notification of the requested change will be sent by regular mail to all owners within the subdivision (parent plat and subsequent replats) as shown on the borough tax rolls. Upon approval by the planning commission, the revision or removal of the record plat note shall be finalized by recording a planning commission resolution or subdivision plat.  
**Staff recommendation:** Place the following notes on the plat.
- Lot 3B-1 must take access to Cannonball Circle.



- B. Access street 60 feet;
- C. Cul-de-sac servicing no more than six lots 50 feet;
- D. Frontage road 40 feet.

Additional right-of-way of easement width may be required to provide for the construction of stable side slopes.

Staff Findings.

8. In 1983, Timberline Three (HM 83-94) dedicated the new configuration of Cannonball Circle (formerly Cannonball Road).
9. Cannonball Circle is a 50-foot borough-maintained road that provides access to four lots.
10. Cannonball Circle terminates in a cul-de-sac to the northeast and connects to East End Road to the southwest.
11. RSA provided a response of non-objection to the proposed plat.
12. The proposed plat will adjust the common lot line between Lot 3, HM 83-94 and Lot 3-A, Block 1 (HM 79-24), creating two new lots and finalizing the associated utility easement vacation. The purpose of this plat is to vacate a utility easement and resolve an encroachment.
13. Riverine- classified wetlands are present on the eastern portion of Lot 3B-1.
14. Topography within the subject area includes a northerly uphill slope. Areas with grades exceeding 20% are shaded on the preliminary plat.
15. Lot 3B-1 must take access to Cannonball Circle.
16. Lots on East End Road shall have common driveways.
17. Code at the time of parent plat approval required a 50-foot right-of-way width for cul-de-sacs servicing no more than six lots.
18. Current code KPB 20.30.120 requires a minimum right-of-way width of 60-feet.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee (or Commission, as applicable) select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under KPB Title 20, the Committee may authorize exceptions to any of the requirements set forth in KPB Title 20. A request for an exception shall be in writing and presented to the Committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The Committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown  
**Findings 1-5, 8-9, and 11-18 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1-2, 4-7,9-10, 12, and 15-16 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 1-2, 6-7, 9, 11-12, and 15-16 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with

the meeting date.

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**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: KPB 20.25.120. - REVIEW AND APPEAL.

IN ACCORDANCE WITH KPB 2.40.080, ANY PERSON, AGENCY, OR CITY THAT PARTICIPATED AT THE PLAT COMMITTEE HEARING, EITHER BY WRITTEN OR ORAL PRESENTATION, MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF DATE OF DISTRIBUTION OF THE DECISION.

A DECISION OF THE PLAT COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

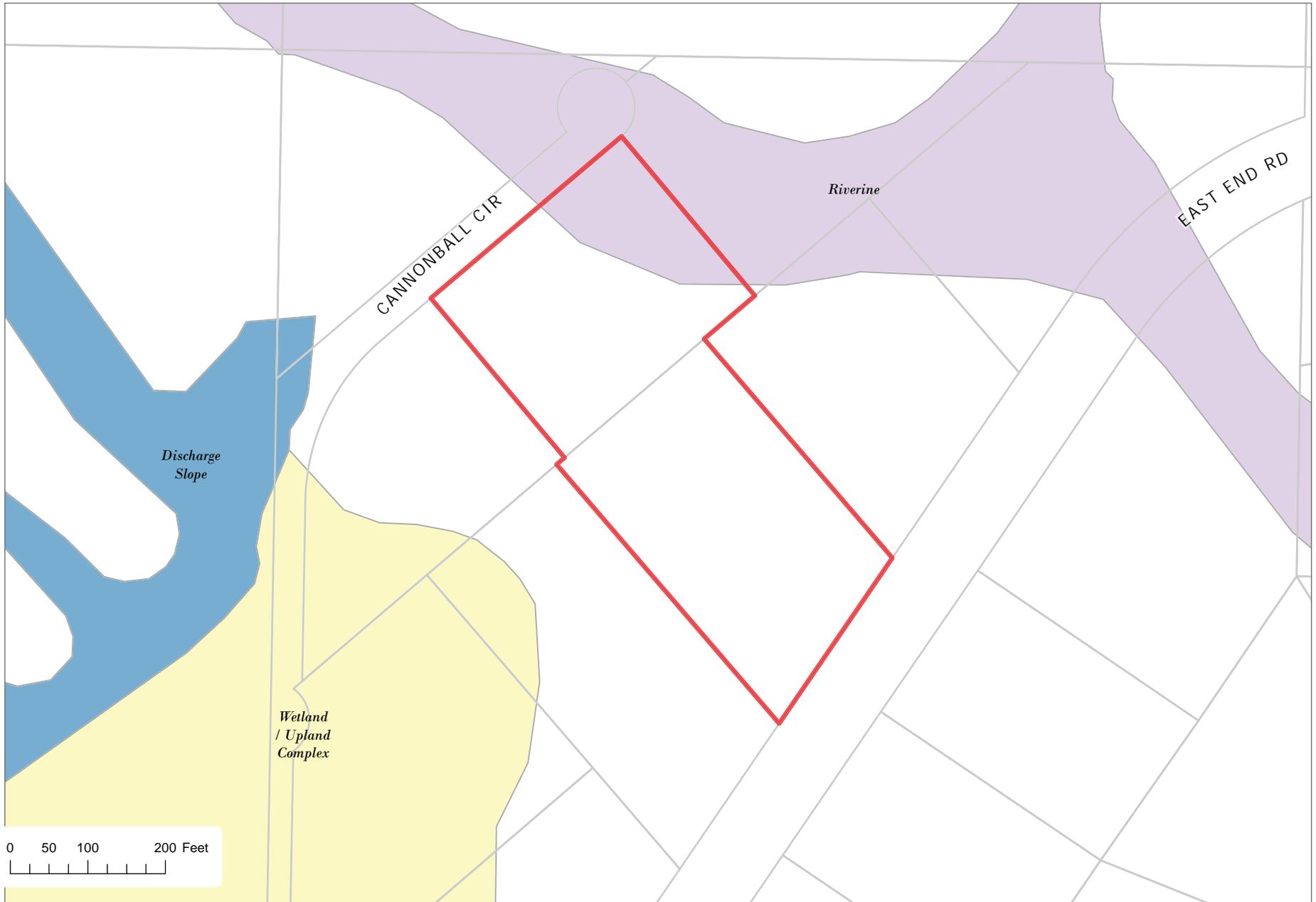
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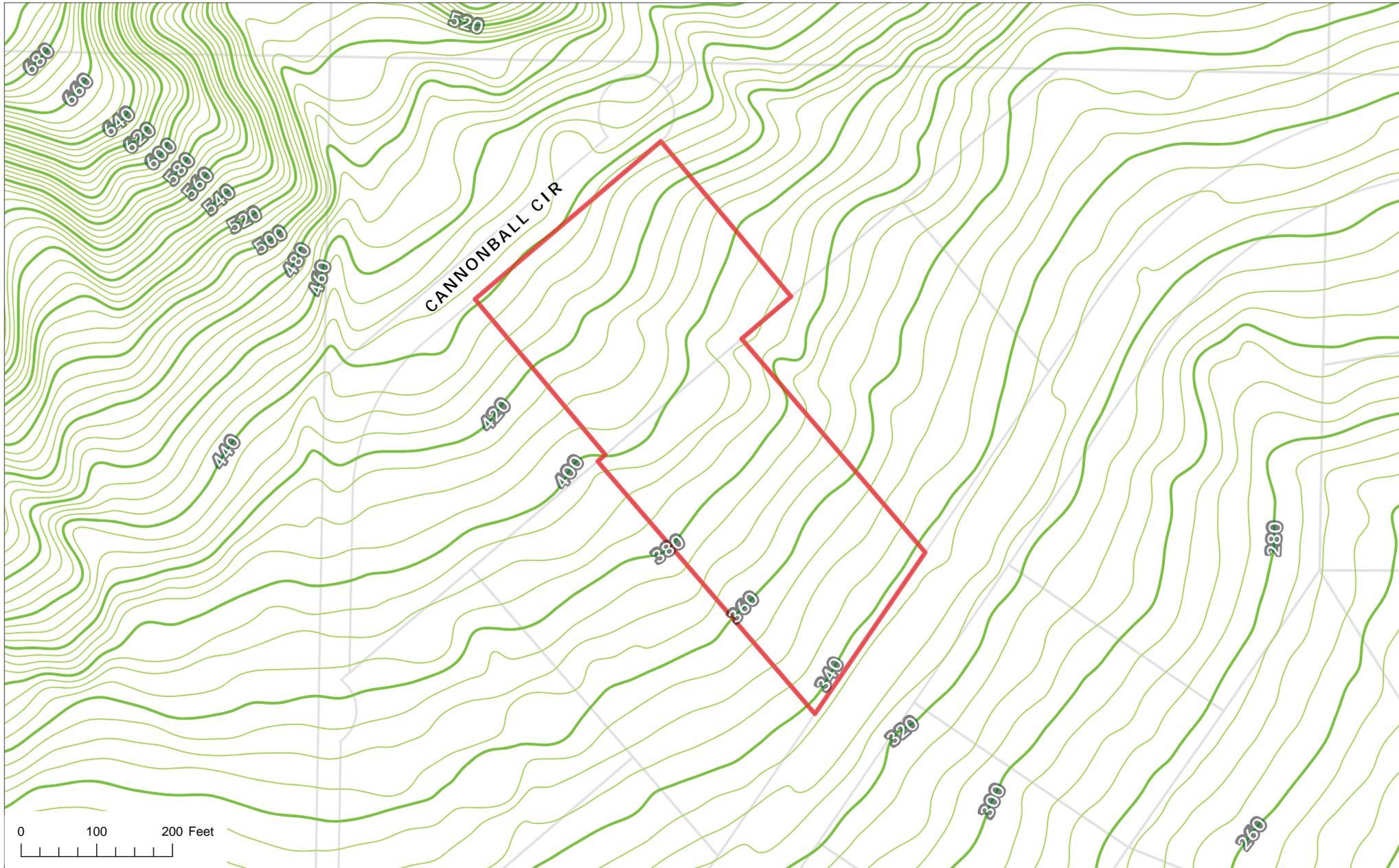
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Wetlands



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



UNSUBD



CERTIFICATE OF OWNERSHIP  
 I HEREBY CERTIFY THAT ON THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS DEDICATED BY ME FOR PUBLIC USE

*Leland P. Glenn*  
 LELAND P. GLENN RR#4 BOX 2056 ANCHORAGE, ALASKA

*Beverly P. Glenn*  
 BEVERLY P. GLENN

*Leland P. Glenn*  
 TRUST FOR THE CHILDREN OF LELAND P. GLENN by LELAND P. GLENN

(FOR LELAND P. GLENN, Trustee B for the TRUST FOR THE CHILDREN OF LELAND P. GLENN)  
 NOTARY'S ACKNOWLEDGEMENT  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF JULY 1982

*Robert C. Cooney* 4/26/86  
 MY COMMISSION EXPIRES

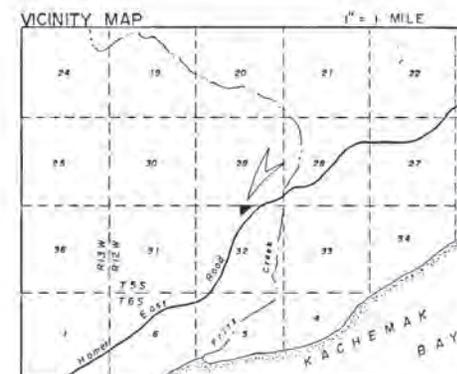
NOTARY PUBLIC FOR ALASKA  
 SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT

*Jerry Anderson* 11/4/82  
 JERRY ANDERSON, 3686-S DATE

PLAT APPROVAL  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 24, 1982  
 KENAI PENINSULA BOROUGH

*Stuart Thompson*  
 AUTHORIZED OFFICER



DATE: AUG. 1982

SCALE: 1" = 100'

DRAWN BY: S W

FLD BK NO.: 119

JOB NO.: 1460



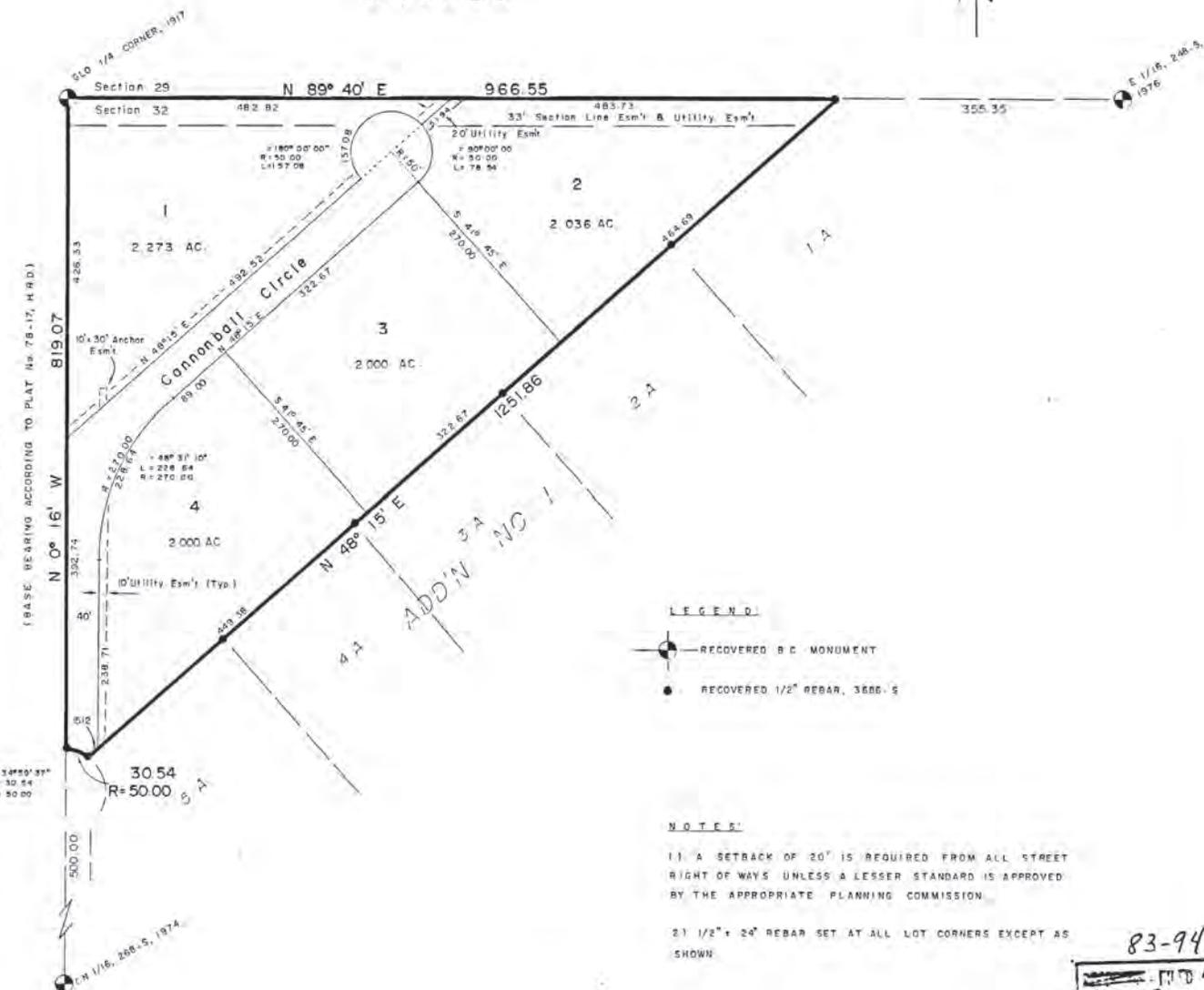
**TIMBERLINE THREE**

Being a resubdivision of Lot B-A, Timberline Subd, Add'n No. 1, plat no 78-17, H.R.D. Situated within the NW 1/4 NE 1/4, Sec 32, T 5 S, R 12 W, S M

CONTAINING 9.456 ACRES

**ABILITY SURVEYS**

JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA



83-94

DATE 10-3-82  
 BY 2-11 P  
 APPROVED BY K.P. Bureau  
 JERRY ANDERSON

SHEET 2 IS SIGNATURE SHEET ONLY  
 SHEET 1 OF 2

UNSUBD

(BASE BEARING ACCORDING TO PLAT No. 78-17, H.R.D.)



UNSUBDIVIDED

- NOTES:
1. ALL NECESSARY RECORDS SHOULD BE KEPT WITH EXISTING LAW OF THE CONSTRUCTION.
  2. A 40' BUILDING SETBACK LINE EXISTS ALONG ALL SIDES OF LOT.
  3. ALL GROUP OF LOT SETBACK LAW IS BASED ON LOT'S ADJACENT SIDEWALK.
  4. THE STATE OF ALABAMA REQUIRES ALL NECESSARY RECORDS, EXISTING TO BE A MINIMUM OF TWO FEET AND NOTCH DOWN.
  5. LOT'S ARE MEASURED BY ALL LOT CORNERS.
  6. THE LOCATION OF SETBACK SHOWN WILL BE BASED FROM A PHOTOGRAMMETRIC MAP.
  7. THIS IS A PARTIAL PLAN OF THE TRACT DESCRIBED IN THE DEED AND SHOULD BE KEPT WITH THE DEED AND A COPY OF THIS PLAN SHOULD BE KEPT WITH THE DEED.

CURVE DATA

NO.	BEARING	TANGENT	ARC	CHORD
1	S 89° 40' 00" E	1773.00	1773.00	1773.00
2	S 89° 40' 00" E	1773.00	1773.00	1773.00
3	S 89° 40' 00" E	1773.00	1773.00	1773.00
4	S 89° 40' 00" E	1773.00	1773.00	1773.00
5	S 89° 40' 00" E	1773.00	1773.00	1773.00
6	S 89° 40' 00" E	1773.00	1773.00	1773.00
7	S 89° 40' 00" E	1773.00	1773.00	1773.00

78-17  
 APPROVED: \_\_\_\_\_  
 REGISTERED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_



THE ABOVE PLAT IS THE PROPERTY OF THE STATE OF ALABAMA AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

BY: *John P. Hines*  
 TITLE: \_\_\_\_\_

NOTARY'S ACKNOWLEDGMENT  
 I, *John P. Hines*, Notary Public for the State of Alabama, do hereby certify that the above and foregoing plat was duly recorded in the public records of the County of \_\_\_\_\_, Alabama, on this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

NOTARY'S ACKNOWLEDGMENT  
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DATE: MARCH, 1977  
 SCALE: 1"=100'  
 DRAWN BY: J.P.  
 DESIGNED BY: J.P.  
 CHECKED BY: J.P.  
 P.L.D. NO.: 16, 25

TIMBERLINE SUBDIVISION  
 SITUATED IN THE NE 1/4, SEC. 30, T.5 S., R.12 W., S.W.  
 CONTAINS 16.25 ACRES

ABILITY SURVEYS  
 10000 AMERICAN BLVD. SUITE 1001 WOODBRIDGE, ALABAMA 36897



January 28, 2026

Vince Piagentini PLS, Platting Manager  
Kenai Peninsula Borough  
144 N. Binkley St.  
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004**
- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004V**
- **Wilderness Edge Subdivision: KPB 2026-002**
- **Golf Acres Subdivision Bogie Court Vacation: KPB 2026-005V**
- **Immanuel Subdivision No. 3: KPB 2026-006V**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Timberline Rush Patch Replat: KPB 2025-162**
  - No objection to the proposed plat.
  - Lot 3B-1 must take access to Cannonball Circle.
  - Applicant should apply for a shared driveway permit for Lot 3B-2. Driveway permits and Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Enzler Subdivision 2026 Replat: KPB 2026-003**
  - No objection to the proposed plat.
  - No direct access to Big Eddy Rd for proposed Lot 1 and Lot 2.
  - Lot 1 Block one must take access from Joplin Circle.
  - Lot 2 Block one must take access from Enzler Place.

- **Immanuel Subdivision No. 3: KPB 2026-006**
  - No objection to the proposed plat.
  - No direct access to Holt Lamplight Rd. for Lot 1A.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or [romorenzo.marasigan@alaska.gov](mailto:romorenzo.marasigan@alaska.gov).

Sincerely,



Romorenzo Marasigan  
Transportation Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF  
Anna Bosin, Traffic & Safety Engineer, DOT&PF

UNSUBD



CERTIFICATE OF OWNERSHIP  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS DEDICATED BY ME FOR PUBLIC USE

*Leland P. Glenn*  
 LELAND P. GLENN RR#4 BOX 2056 ANCHORAGE, ALASKA

*Beverly P. Glenn*  
 BEVERLY P. GLENN

*Leland P. Glenn*  
 TRUST FOR THE CHILDREN OF LELAND P. GLENN BY LELAND P. GLENN

(FOR LELAND P. GLENN, Trustee B for the TRUST FOR THE CHILDREN OF LELAND P. GLENN, & for BEVERLY P. GLENN)  
 NOTARY'S ACKNOWLEDGEMENT  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF JULY 1982

*Robert C. Cooney* 4-26-86  
 MY COMMISSION EXPIRES

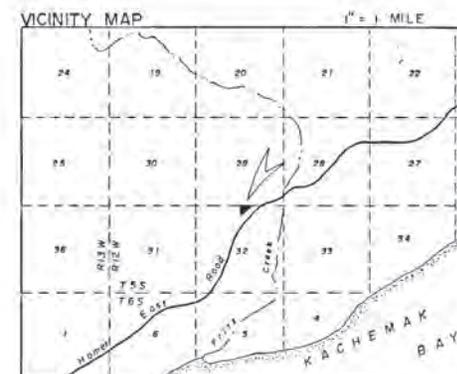
NOTARY PUBLIC FOR ALASKA  
 SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT

*Jerry Anderson* 11/4/82  
 JERRY ANDERSON, 3686-S DATE

PLAT APPROVAL  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 24, 1982  
 KENAI PENINSULA BOROUGH

*Stuart Thompson*  
 AUTHORIZED OFFICER



DATE: AUG. 1982

SCALE: 1" = 100'

DRAWN BY: S W

FLD BK NO.: 119

JOB NO.: 1460



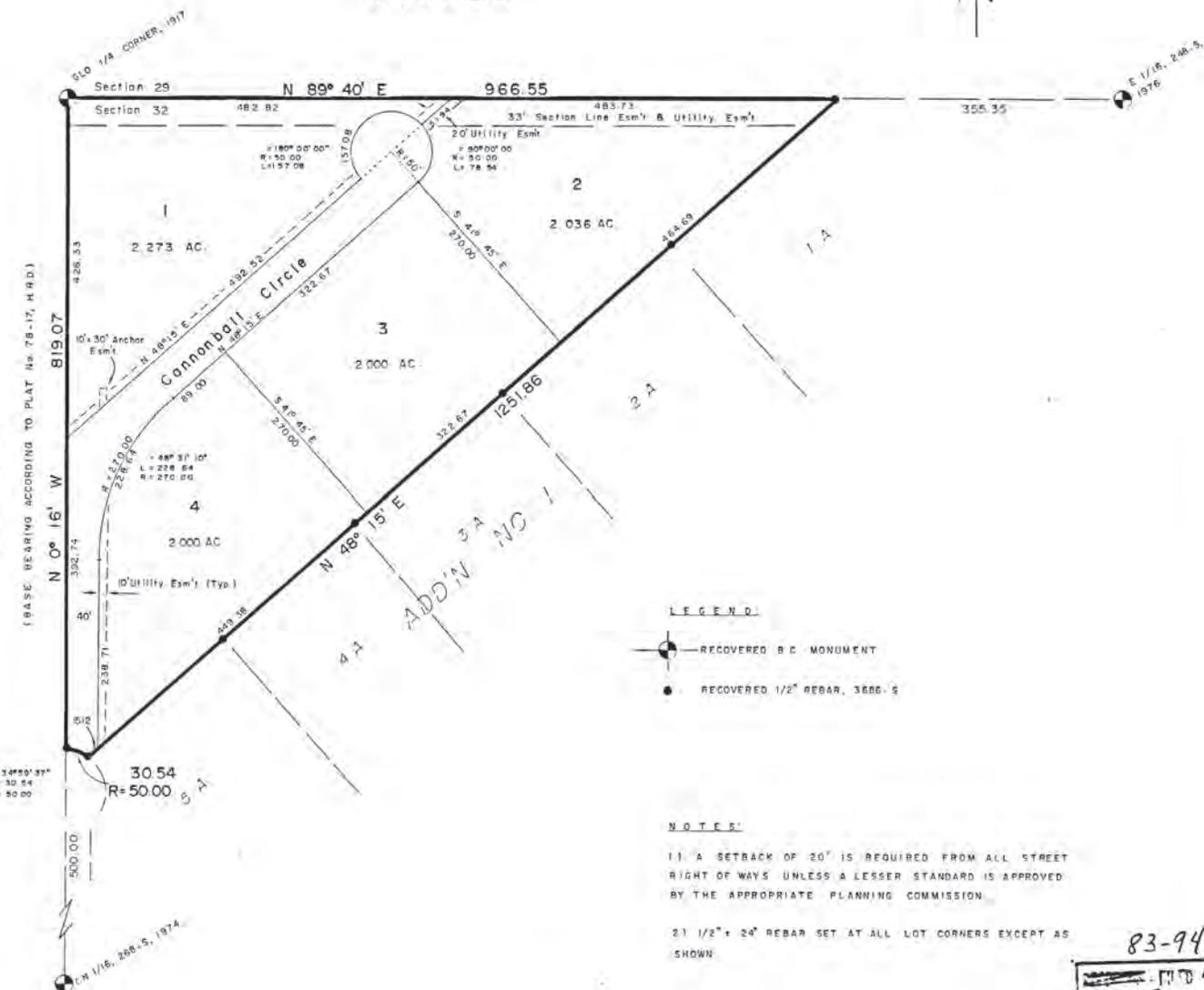
**TIMBERLINE THREE**

Being a resubdivision of Lot B-A, Timberline Subd., Add'n No. 1, plat no 78-17, H.R.D. Situated within the NW 1/4 NE 1/4, Sec 32, T 5 S, R 12 W, S M

CONTAINING 9.456 ACRES

**ABILITY SURVEYS**

JERRY ANDERSON, RLS BOX 1263 HOMER, ALASKA



- LEGEND**
- RECOVERED B.C. MONUMENT
  - RECOVERED 1/2" REBAR, 3686-S

- NOTES**
- 1) A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT OF WAYS UNLESS A LESSER STANDARD IS APPROVED BY THE APPROPRIATE PLANNING COMMISSION.
  - 2) 1/2" x 20' REBAR SET AT ALL LOT CORNERS EXCEPT AS SHOWN.

83-94

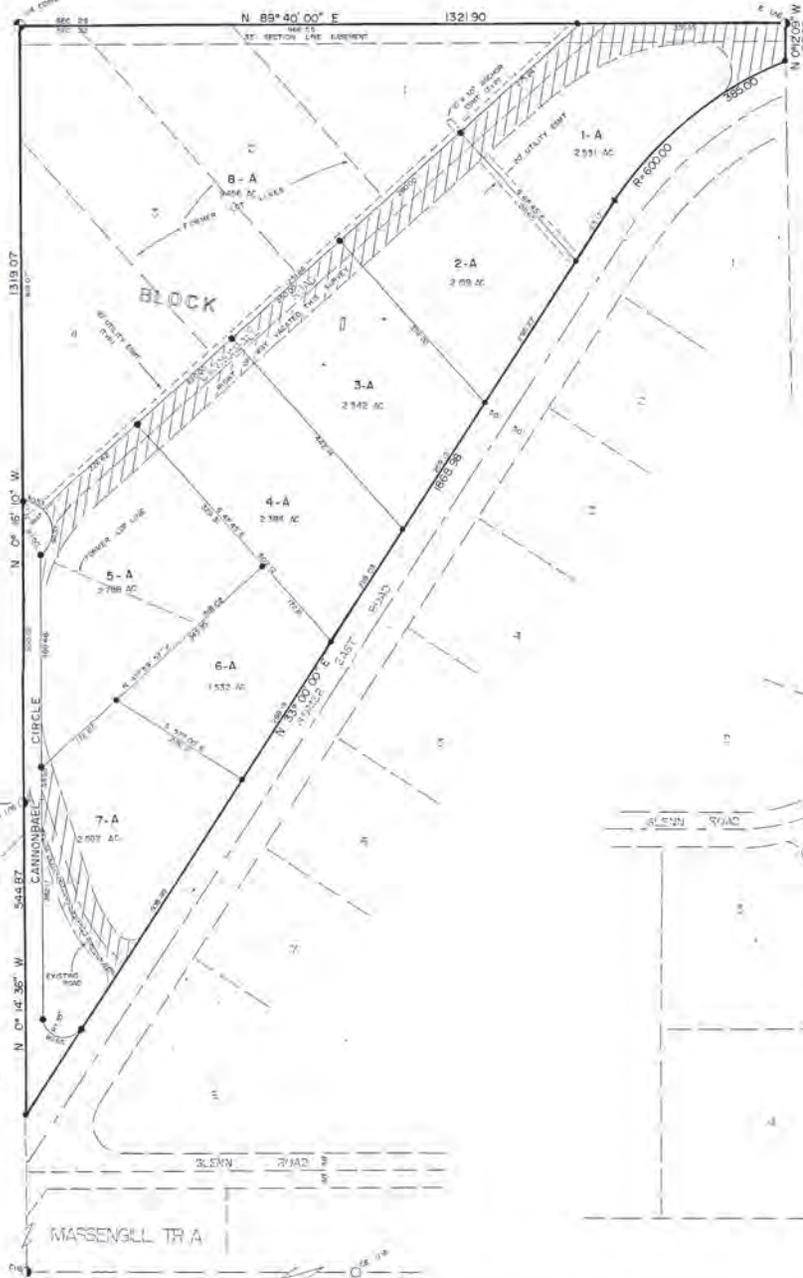
DATE 10-3-82  
 BY S W  
 CHECKED BY K.P. Anderson  
 APPROVED BY [Signature]

SHEET 2 IS SIGNATURE SHEET ONLY  
 SHEET 1 OF 2

UNSUBD

(BASE BEARING ACCORDING TO PLAT No. 78-17, H.R.D.)

UNSUBDIVIDED



NEBETT SUBDIVISION

- NOTES:
1. ALL RECYCLED MATERIALS MUST COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
  2. THE STATE OF ILLINOIS, REQUIRES ALL WASTEWATER DISPOSAL SYSTEMS TO BE A MINIMUM OF 200 FEET FROM ANY WATER SOURCE.
  3. THERE IS A 40' EASEMENT ALONG THE EXTENDED ROAD WHICH WILL BE AUTOMATICALLY LOCATED WHEN CONFORMANCE CIRCLE IS CONSTRUCTED IN ITS FULL OR PARTIAL EXTENSION.
  4. THE LOTS ON THE HOMER EAST ROAD SHALL HAVE COMMON DRIVWAYS.
  5. THERE IS A 5' BUILDING SETBACK LINE ALONG ALL RIGHTS OF WAY.

- LEGEND:
- ROAD 80' WIDEWAY, 200' C
  - ROAD 40' WIDEWAY, 100' C
  - ROAD 80' WIDEWAY, 200' S, 100'
  - 75' X 24' ROAD TO BE BUILT ON CORNER OF LOT
  - 100' X 100' X 24' ROAD



THE NORTH PACIFIC UNION CONFERENCE ASSOCIATION OF SURVEYORS  
 APPROVE  
*[Signature]*  
 REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF ILLINOIS  
 NUMBER 12345678  
 DATE 1/15/79

NOTARY'S ACKNOWLEDGMENT  
 I, *[Signature]*, Notary Public for Illinois, do hereby certify that I am the holder of the Illinois State Notary Public License No. 12345678, and I hereby request approval of this plat showing such subdivisions for public utilities, roads, etc. by the State of Illinois.  
*[Signature]*  
 STATE OF ILLINOIS  
 COUNTY OF ILLINOIS  
 TRUST FOR THE CHILDREN OF LEONARD B. BROWN  
*[Signature]*  
 STATE OF ILLINOIS

NOTARY'S ACKNOWLEDGMENT  
 I, *[Signature]*, Notary Public for Illinois, do hereby certify that I am the holder of the Illinois State Notary Public License No. 12345678, and I hereby request approval of this plat showing such subdivisions for public utilities, roads, etc. by the State of Illinois.  
*[Signature]*  
 STATE OF ILLINOIS  
 COUNTY OF ILLINOIS  
 TRUST FOR THE CHILDREN OF LEONARD B. BROWN  
*[Signature]*  
 STATE OF ILLINOIS



DATE: JANUARY, 1979  
 SCALE: 1" = 100'  
 CHECKED BY: L.G.  
 DESIGNED BY: J.A.  
 DRAWN BY: S.W.  
 FLD. BK. NO.  
**TIMBERLINE SUBDIVISION ADDITION NO. 1**  
 SITUATED IN THE 18 1/2, SEC. 30, T. 5 S., R. 12 W. S.W. AND BEING A PART OF THE 18 1/2, SEC. 30, T. 5 S., R. 12 W. S.W. BLOCK 4, TIMBERLINE SUBDIVISION, ACCORDING TO PLAT NO. 79-15, 1193, CONTAINING 23.86 AC. SURVEY

ABILITY SURVEYS  
 800 701 1000

79-24  
 RECORDED - FILED 3-  
*[Signature]*  
 DATE 2-7-79  
 TIME 1:30 PM  
 OFFICE  
*[Signature]*

UNSUBDIVIDED

- NOTES:
1. ALL WETTERED NORMAL CURVES SHALL BE RUN WITH EXISTING LAW OF CONSTRUCTION.
  2. A 40' BUILDING SETBACK LINE EXISTS ALONG ALL SIDES OF RD.
  3. ALL GROUP OF 80' SETBACK LAW IS ALONG ALL SIDES OUTSTREET.
  4. THE STATE OF ALABAMA HAS AN UNSETTLED NORMAL CURVE, EXISTING TO BE A SUBDIVISION OF 100' FROM 50' AND 100'.
  5. LOT 2 & 3 BEING ONLY OF ALL LOT CORNERS.
  6. THE LOCATION OF THIS DRAINAGE WAS OBTAINED FROM A PHOTOGRAMMETRIC MAP.
  7. THIS IS A PARTIAL PLAN OF THE TRACT AS SHOWN IN THE RECORDS OF THE COUNTY CLERK'S OFFICE AND IS SUBJECT TO ALL RECORDS OF THE COUNTY CLERK'S OFFICE AND IS SUBJECT TO ALL RECORDS OF THE COUNTY CLERK'S OFFICE.

CURVE DATA

NO.	BEARING	TANGENT	ARC	CHORD	AREA
1	S 89° 40' 00" E	1773.00	1773.00	1773.00	1773.00
2	S 89° 40' 00" E	1773.00	1773.00	1773.00	1773.00
3	S 89° 40' 00" E	1773.00	1773.00	1773.00	1773.00
4	S 89° 40' 00" E	1773.00	1773.00	1773.00	1773.00
5	S 89° 40' 00" E	1773.00	1773.00	1773.00	1773.00
6	S 89° 40' 00" E	1773.00	1773.00	1773.00	1773.00
7	S 89° 40' 00" E	1773.00	1773.00	1773.00	1773.00

78-17  
 APPROVED: [Signature]  
 NOTARY PUBLIC FOR ALABAMA  
 DATE: 4-15-77  
 COUNTY: K.P.C.



THE ABOVE PLAT IS THE PROPERTY OF THE PROPERTY OWNERS AND IS SUBJECT TO ALL RECORDS OF THE COUNTY CLERK'S OFFICE AND IS SUBJECT TO ALL RECORDS OF THE COUNTY CLERK'S OFFICE.

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

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NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

NOTARY'S ACKNOWLEDGMENT  
 I, [Signature], Notary Public for Alabama, do hereby certify that the above and within is a true and correct copy of the original plat as shown to me by [Signature] and [Signature] and that the same is a true and correct copy of the original plat as shown to me by [Signature] and [Signature].

8. Journey's End No. 8 cont.

MOTION: Commissioner Warfle, seconded by Commissioner Mumma, made a motion to approve Journey's End No. 8 preliminary plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.

9. Tract D, L. Knackstedt Property - Preliminary

STAFF REPORT STATED:

LOCATION: Ciechanski Road  
USE: Commercial  
SEWER: On-site  
WATER: On-site

STAFF RECOMMENDATIONS: Grant preliminary approval subject to the following conditions:

1. Correct drafting and format errors.
  - A) Correct name to read L. Knackstedt Property, Tract D (20.12.060-A).
  - B) Show date of survey (20.12.060-A).
  - C) Provide owner's address (20.12.060-A).
  - D) Show existing dedication of Ciechanski Road adjoining this dedication showing width (20.12.060-C).
  - E) Vicinity map - show Kenai City Limits, township and range (20.12.060-D).
  - F) Show status adjacent lands to east (20.12.060-G).
2. Provide building setback statement per 20.20.230.
3. Show acreage of unsubdivided remainder (20.20.240).
4. Plat Committee standard statements as set forth in KPB Planning Commission Resolution 78-6.

NOTE: In addition to above, the following requirements need to be met prior to administrative approval of the final plat:

1. Provide certificates, statements, signature & seal required by 20.16.150 A, B & C.
2. Survey and monumentation (20.16.160-A thru G).
  - A) Identify brass cap monument as to year set.
  - B) Show basis of bearings.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background and staff recommendations.

MOTION: Commissioner Merkes, seconded by Commissioner Overman, made a motion to approve Tract D, L. Knackstedt Property preliminary plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.

10. Timberline Three - Preliminary

STAFF REPORT STATED:

LOCATION: North of Homer East Road approximately  $\frac{1}{2}$  mile west of Fritz Creek  
USE: Residential  
SEWER: On-site  
WATER: On-site

A subdivision of Lot 8-A Timberline Subdivision Addition No. 1 into four lots and extending Cannonball Circle, a 30' half right-of-way ending in a cul-de-sac. Per 20.08.130-C & 20.20.090 cul-de-sac streets serve no through traffic and are closed permanently at one end.

Staff feels that to open the end of the cul-de-sac an exception to 20.20.090 and comments of owner of Lot 5-A Timberline Subdivision Addition No. 1 would be necessary.

10. Timberline Three cont.

In the event an exception to 20.20.090 is granted the right-of-way width does not meet ordinance requirements for width and maximum length. 40' marginal access streets serve no more than three lots.

50' cul-de-sacs serve no more than six lots. Should these lots be further subdivided the 50' width may not be sufficient. An additional width dedication will be requested. Per 20.20.090 streets designed to have one end permanently closed shall be no more than 1000 feet long.

If the Commission grants an exception to 20.20.090 (opening closed end of cul-de-sac) staff requests the Commission emphasize that this action not be construed as setting a policy on extending right-of-ways by opening cul-de-sacs.

EXCEPTION: Staff cannot at this time recommend granting exceptions.

STAFF RECOMMENDATIONS: Table action on plat until such time as (1) exceptions are request and justified; and (2) owner of Lot 5-A Timberline Sub. Addition 1 has an opportunity to comment on opening closed end of cul-de-sac; or ROW is relocated.

Additionally, the following will be necessary prior to approval:

1. If ROW is relocated, plat will have to be resubmitted to review agencies.
2. Correct drafting and format errors.
  - A) Show name and address of owners (20.12.060-A).
  - B) Show section line easement across north boundary (20.12.060-C).
3. Demonstrate that ROW can be constructed to grade (20.20.080).
4. Provide building setback statement per 20.20.230.
5. Show all dimensional data required by 20.16.080.
6. Ownership certificate-provide signature line (20.16.150-A).
7. Notary's acknowledgement-correct the year (20.16.150-A).
8. Provide surveyor's signature and seal (20.16.150-B).
9. Show and reference all survey work performed & required by 20.16.160.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background and staff recommendations. He explained that what is being done is opening the end of a cul-de-sac and extending it into four more lots. He stated that we are unsure as to the ownership of Lot 5-A and the back lots as there are conflicting deeds.

Mr. Best stated that Lot 5-A would have to be replatted because a road is being altered; it could be included on this same plat.

It was clarified that a vacation process will be required to take the bulb out of the cul-de-sac.

The surveyor was not present for comment, so Mr. Lazer recommended that this plat be tabled until the next meeting so he can get together with the subdivider and surveyor.

MOTION: Commissioner Overman, seconded by Commissioner Merkes, made a motion to table action on Timberline Three preliminary plat until the September 13, 1982 meeting.

Hearing no discussion or objections, the motion carried unanimously.

11. Don's Place - Preliminary

STAFF REPORT STATED:

LOCATION: Nikiski area south of North Kenai Road  
Northeast of Island Lake  
USE: Recreational, Residential & Agriculture  
SEWER: On-site  
WATER: On-site

MINUTES

Meeting of the Planning Commission

September 13, 1982

Page 12

1. Replat of Lots 28-40, Block 12, Original Townsite, Cont.

Commissioner Overman asked if the City of Seward reviewed this plat. Mr. Labahn stated yes and they had no comment on the plat. They discussed the vacation and did not make a recommendation. The city council will have 30 days to exercise veto power over the Planning Commission's decision in accordance with Alaska Statutes 29.33.220.

MOTION: Commissioner Ernst, seconded by Commissioner Warfle, made a motion to approve Replat of Lots 28-40, Block 12, Original Townsite, per staff recommendation.

DISCUSSION:

Commissioner Mumma asked if the alley way could be widened. Commissioner Thorne stated there are houses and utility poles against the alley way.

Sue Ridling informed the Commission that the Housing Authority does plan to widen the alley in front of the property, Lots 28-40, to make it more accessible. In formal discussions with the City of Seward the possibility of making the alley one way was considered. The Housing Authority will relocate power poles.

Chairman Glick reiterated that basically the Planning Commission has no problem with the vacation, the rezoning or the replat. When it comes to considering the development of the housing project that will be handled by the Seward Advisory Planning Commission as it requires a conditional use permit.

Commissioner Overman called for the question and the motion failed 4/4. Voting yes - Glick, Hursh, Overman, Warfle; Voting no - Ernst, Butler, Mumma, Thorne.

2. Timberline Three (Tabled Plat) - Preliminary

LOCATION: North of Homer East Road approximately 1/2 mile west of Fritz Creek  
USE: Residential  
SEWER: On-Site  
WATER: On-Site

This preliminary plat was before this Commission on August 23, 1982 at which time action was tabled until this meeting.

Staff recommendations remain as stated August 23, 1982.

END OF STAFF REPORT

MOTION: Commissioner Overman, seconded by Commissioner Warfle, made a motion to remove Timberline Three from the table.

Hearing no objections, the motion carried unanimously.

Mr. Labahn reviewed the staff report of August 23, 1982.

Mr. Anderson told the Commission that he saw nothing that requires an exception to any portion of the subdivision ordinance. Cul-de-sacs are routinely continued on when land is being further subdivided and nothing is being vacated.

MOTION: Commissioner Ernst, seconded by Commissioner Hursh, made a motion to approve Timberline Three per staff recommendations eliminating No. 1. from the August 23rd staff report which states: "If ROW is relocated, plat will have to be resubmitted to review agencies."

Hearing no further discussion or any objections, the motion carried unanimously.

MINUTES

Meeting of the Planning Commission

November 29, 1982

Page 13

17. Illiamna Street Vacation cont.

"From the time the plat was originally approved by the Planning Commission, we have been in the process of securing the numerous signatures needed prior to record. g. The plat was held up for many months in Juneau by the Department of Revenue.

"The purpose of this plat remains the same, to clean up the Illiamna Street right-of-way and match it with the constructed road."

Since the initial vacation petition and subsequent approval, two of the lots (Lots 6 & 7, Block 2) have changed in ownership. Both lots are gaining useable land with the vacation. Owners of both lots will have to sign the plat.

STAFF RECOMMENDATIONS: Grant final approval subject to the following conditions:

1. Correct drafting and format errors.
  - A) Vicinity map-show city limits (20.12.060-D).
2. Building setback statement not required on plats within city limits (20.20.230).
3. Dimensional data (20.16.080)
  - A) With use of arrows clarify distances 137.65 & 94.49 along exterior northern boundary.
  - B) Show distance along eastern boundary of Lot 4-A between the southeast corner of Lot 5-A and the northeast corner of Lot 1-A.
  - C) Clarify distances 128.85 & 118.50 along lot line common to lots 4A & 1-A.
4. Show block numbers (20.16.110).
5. Provide surveyor's signature and seal (20.16.150-B).
6. Signatures of current owners to sign plat.
7. Plat Committee standard statements as set forth in KPB Planning Commission Resolution 78-6.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background and staff recommendations. Paul Volar, representing Ability Survey's, said they are fully aware of the change in ownership on these two lots and will try to get the current owners signatures within 30 days. He asked that the plats be recorded without the signatures, if possible. Mr. Lazer said that would not be possible as the owners must sign the plat. Even though they are gaining property, their property rights are affected. He further explained that a preliminary plat is meaningless until it is recorded.

MOTION: Commissioner Warfle, seconded by Commissioner Thorne, made a motion to approve Illiamna Street Vacation final plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.

18. Timberline Three - Final

STAFF REPORT STATED:

LOCATION: Homer

The question had arisen on opening up the end of a cul-de-sac. The Planning Commission discussed the problem but made no specific motion at the September 13th meeting.

The plat is before you as a final plat.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background. He commented that what we are looking at is an eyebrow, not a full cul-de-sac, at the end of that street. He asked the Platting Committee to consider

18. Timberline Three cont.

the possibilities of opening up the end of a cul-de-sac and allowing more traffic through the end. In this case, there would probably be no problem as there are only 3 to 4 lots but, if you remember Escondido A' Lamar, we had something like 100 lots that were being fed through the open end of a cul-de-sac and those people that bought property in a cul-de-sac bought that property because they would have the privacy of a cul-de-sac. This could be a problem. Mr. Lazer plans on taking this before the land surveyors and see if they have a solution to this. However, he doesn't consider an eyebrow at the end of the road to be a cul-de-sac, therefore, staff recommends approval on this plat.

MOTION: Commissioner Overman, seconded by Commissioner Thorne, made a motion to approve Timberline Three final plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.

19. Don's Place - Final

STAFF REPORT STATED:

LOCATION: Nikiski area south of North Kenai Road  
Northeast of Island Lake  
USE: Recreational, Residential & Agriculture  
SEWER: On-site  
WATER: On-site

Conditional preliminary approval was granted August 23, 1982. The Commission requested the final plat be brought before the Commission.

Blocks 5 and 6 have been redesigned eliminating one intersection by straightening and connecting Chickadee Street to Sparrow Street at the northern boundary of Blocks 7 & 8. The curve in Swallow Avenue between Blocks 6 and 8 has also been eliminated. The redesign has eliminated two of the three short blocks leaving one short block along Swallow Avenue between Chickadee Street and Eagle Avenue.

Staff is agreeable to an exception to 20.20.160 (short block length).

Walkways between lakes have been eliminated.

STAFF RECOMMENDATIONS: Grant final approval subject to the following conditions:

1. Correct drafting and format errors.
  - A) Show and label Martille Avenue north of Block 2 (20.12.060-C).
  - B) Correct status of adjacent land to north; i.e. Rector S/D (20.12.060-G).
2. Correct ROW names (20.20.150).
  - A) Aviary Avenue to Martille Avenue.
  - B) Rename Finch & Robin Streets; these names have already been used.
3. Widen and darken subdivision boundary border (20.16.100).
4. Notary's acknowledgement-correct first word from "described" to "subscribed" (20.16.150-B).
5. Plat Committee standard statements as set forth in KPB Planning Commission Resolution 78-6.

END OF STAFF REPORT

Mr. Lazer read the staff report outlining the background and staff recommendations.

MOTION: Commissioner Warfle, seconded by Commissioner Thorne, made a motion to approve Don's Place final plat subject to staff recommendations.

Hearing no discussion or objections, the motion carried unanimously.



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

Public notice is hereby given that a preliminary plat was received on 10/21/2025 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 lots into two lots with reconfigured lot lines.

KPB File No. 2025-162

Petitioner(s) / Land Owner(s): David Lawrence Rush and Diane Patch of Homer, 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, February 9, 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.

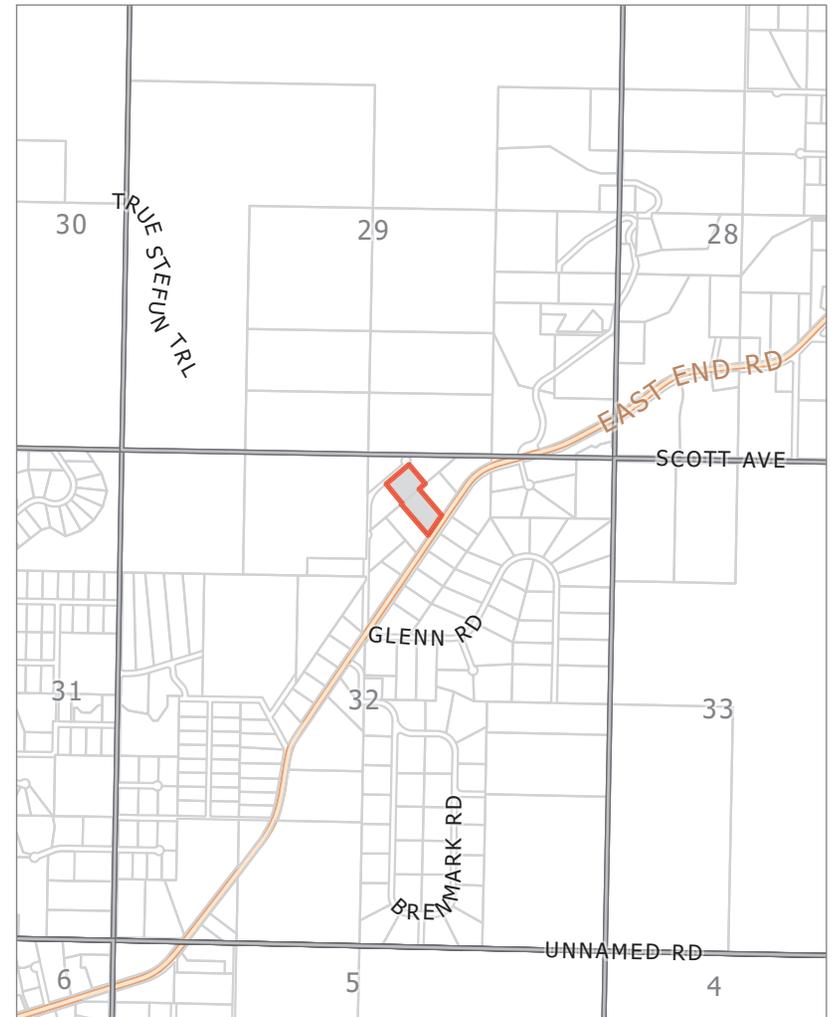
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, February 6, 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 1/20/2026



KPB File 2025-162  
T 05S R12W SEC32  
Fritz Creek

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**NOTES:**

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
- Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
- The front 10 feet of the 20 feet building setbacks are utility easements.
- Former Lot 3, Timberline Three, HMB3-94, replated as Lot 3B-1, this subdivision, is subject to an easement for electric lines or system and/or telephone lines together with right to enter, maintain, repair, and clear structures, granted to Homer Electric Association, Inc, as outlined in Document No. 2010-003862-0, Homer Recording District.
- Lot 3B-2, this subdivision is subject to an easement and right-of-way for access, ingress, and egress, along the northeasterly 10 feet for a distance of 25 feet from East End Road, as outlined in Book 204, Page 784, Homer Recording District.
- 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.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- No direct access to state maintained right-of-way permitted unless approved by the State of Alaska Department of Transportation.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

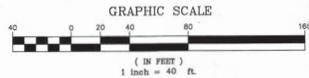
**WASTEWATER DISPOSAL**

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. An Engineer's Subdivision and Soils Report is available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

\_\_\_\_\_  
(signature of Engineer) License # \_\_\_\_\_ Date \_\_\_\_\_

**LEGEND**

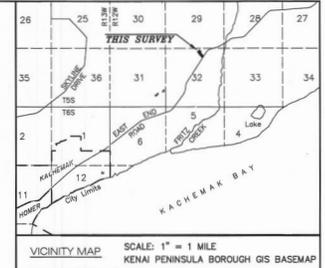
- Found 1" Yellow Plastic Cap on 1/2" Rebar, 3686-S
- Found 2" Aluminum Cap on 5/8" Rebar, 7610-S 1994
- Found 1/2" Rebar
- Record Brass Cap Monument, E 1/16, 248-S 1976
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 79-24, Timberline Subdivision Addition No. 1
- (R2) Record Measurements Per HM 83-94, Timberline Three
- Easement Line
- Setback Line
- ▨ Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)
- ▲ Wetlands Area defined as Riverine per the Kenai Watershed Forum (KWF)



**SURVEYORS CERTIFICATE**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: \_\_\_\_\_  
Registration No.: 14449-S  
Christopher L. Mullikin,  
Professional Land Surveyor



**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-way to public use and grant all easements to the use shown.

Diane Patch Lot 3B-1  
39042 Cannonball Circle (Former Lot 3)  
Homer, AK 99603  
David Lawrence Rush Lot 3B-2  
PO Box 533 (Former Lot 3A)  
Homer, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

For: \_\_\_\_\_  
Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026.  
Notary Public for Alaska  
My Commission expires: \_\_\_\_\_  
For: \_\_\_\_\_  
Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026.  
Notary Public for Alaska  
My Commission expires: \_\_\_\_\_

**PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of January 5, 2025

Kenai Peninsula Borough Authorized Official \_\_\_\_\_



**TIMBERLINE RUSH-PATCH REPLAT**

A SUBDIVISION/REPLAT OF LOT 3-A, BLOCK 1, TIMBERLINE SUBDIVISION ADDITION NO. 1, PLAT No. 79-24 AND LOT 3, TIMBERLINE THREE, PLAT No. 83-94, HOMER RECORDING DISTRICT

LOCATED WITHIN THE NW1/4 NE1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 12 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.339 ACRES

SURVEYOR	OWNERS
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1003 Homer, AK 99603	DAVID LAWRENCE RUSH PO BOX 533 HOMER, AK 99603 DIANE PATCH 39042 CANNONBALL CIRCLE HOMER, AK 99603
SURVEY DATE: 6/21 and 9/21/2025	SCALE: 1" = 40'
PLAT DATE: 1/6/2026	BOOK No.: 2023-1
CHECKED BY: CLM	FILE: TIMBERLINE SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-162V

**KPB 2025-162**

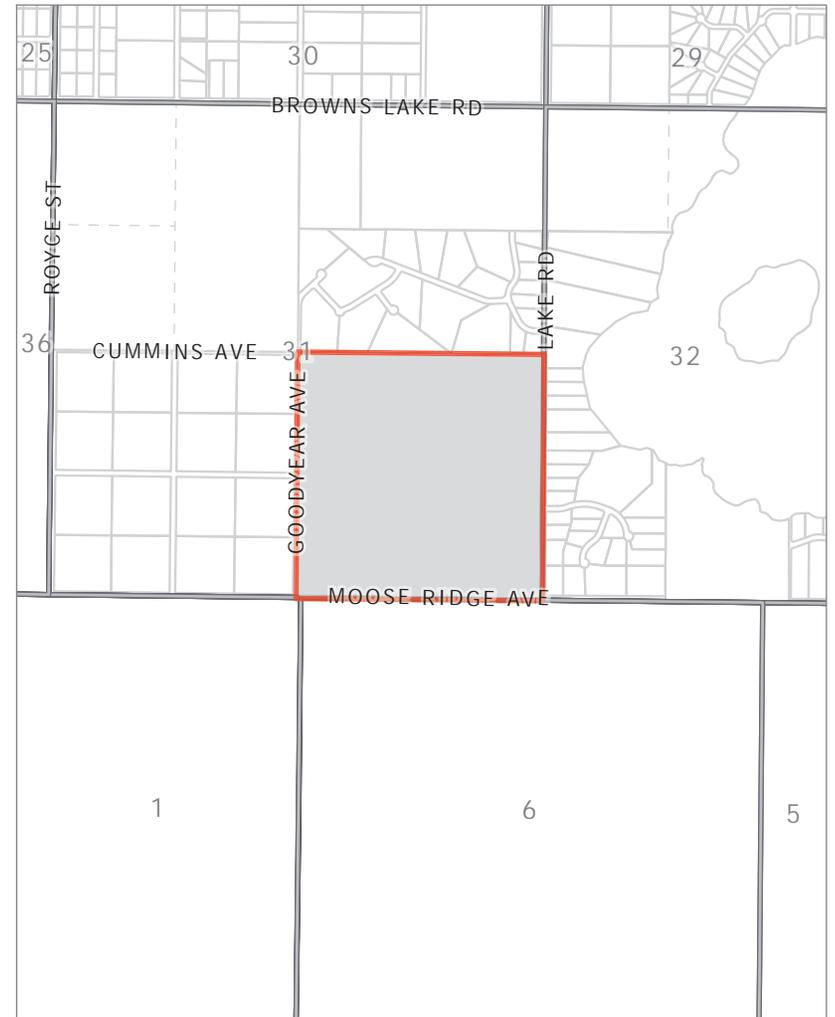
## **E. NEW BUSINESS**

### **2. Wilderness Edge Subdivision; KPB File 2026-002**

**Peninsula Surveying / Lucas, Hewitt-Lucas**

**Location: Lake Road, Goodyear Avenue, Cummins Avenue  
& Moose Ridge Avenue**

**Funny River Area / Funny River APC**



KPB File 2026-002  
T05N R08W SEC31  
Funny River

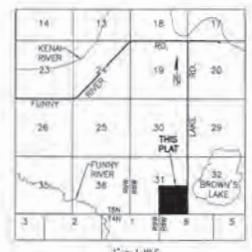
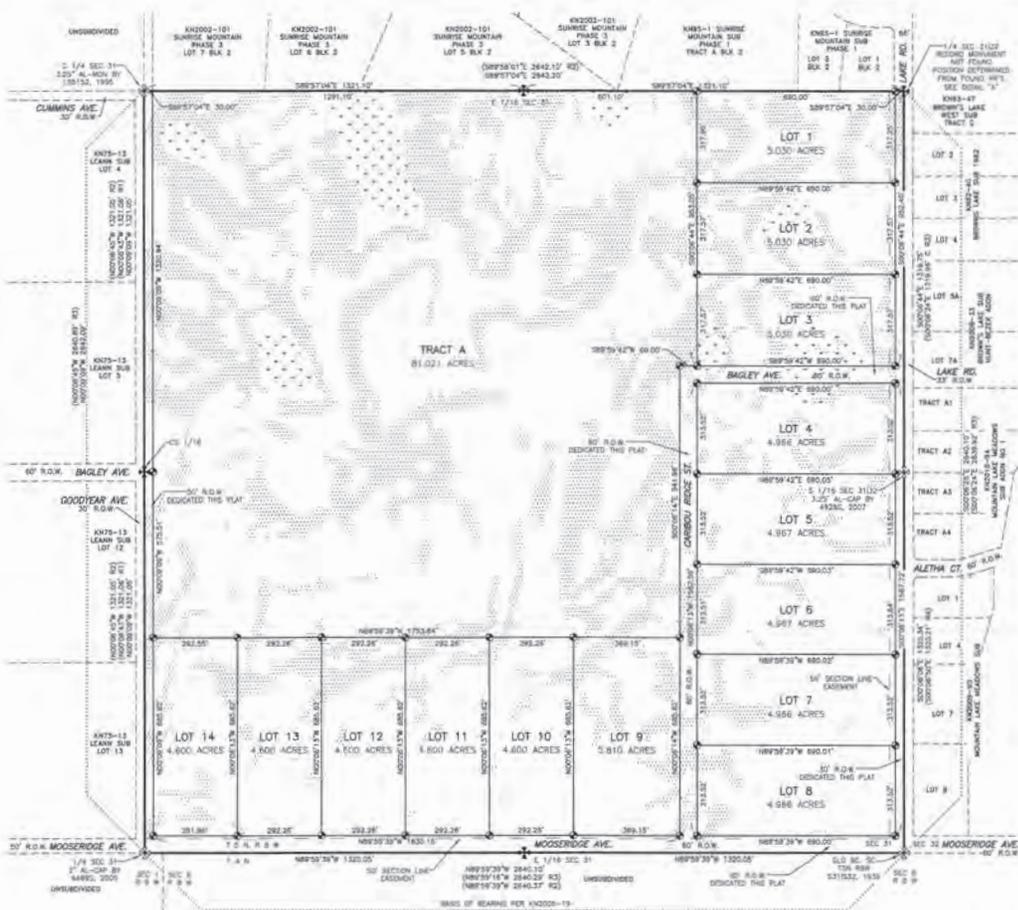


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**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. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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.
6. SUBJECT TO A ROAD RESERVATION OF .33 FEET ALONG EACH SHOC OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
7. 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 RECORDER'S 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 FEMA FIRM PANEL 020012-2070A, EFFECTIVE 5/19/1981, FOR INFORMATION ON FLOODPLAIN ZONES D.
8. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
9. KPB GIS SHOWS NO ANADROMOUS WATERS.



**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 OWN FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHRIS T LUCAS  
 33265 HALLU AVE  
 SOLDOTNA, AK 99668

BREKKE D HEWITT LUCAS  
 33265 HALLU AVE  
 SOLDOTNA, AK 99669

**NOTARY ACKNOWLEDGMENT**  
 FOR: CHRIS T LUCAS  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

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

**NOTARY ACKNOWLEDGMENT**  
 FOR: BREKKE D HEWITT LUCAS  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

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

**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.

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MM/DD/YYYY.

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

- LEGEND**
- (PRIMARY MONUMENT FOUND AS DESCRIBED)
  - FOUND 1/2" REBAR
  - FOUND 1 1/2" AL-CAP BY L55152, 1985
  - FOUND 1 1/2" AL-CAP BY L51448B, 2025
  - TO SET R/P ON 5/8" X 3/4" REBAR BY L51448B
  - (R1) RECORDED DATA PER KIN2020-54
  - (R2) RECORDED DATA PER KIN2005-19
  - (R3) RECORDED DATA PER KIN95-31
  - (R4) RECORDED DATA PER KIN2009-90
  - (R5) RECORDED DATA PER KIN83-47
  - (C) COMPUTED DATA
  - Delineation Wetlands per the Kenai Watershed for 2013 Cook Inlet Wetlands Mapping
  - APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT 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 THIS PLAT IDENTIFIED AS FOLLOWS:

- BAGLEY AVENUE RIGHT-OF-WAY
- MOOSERIDGE AVENUE RIGHT-OF-WAY
- GOODYEAR AVENUE RIGHT-OF-WAY
- CARIBOU ROGE STREET RIGHT-OF-WAY

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

AUTHORIZED OFFICIAL: \_\_\_\_\_ DATE \_\_\_\_\_

KPB 2026-002



KPB FILE NUMBER: 2025-000

**PENINSULA SURVEYING, LLC**  
 10859 RATNA BOULEVARD, WHEATCROFT, AL 99639  
 907506-7003

PLAT OF  
**WILDERNESS EDGE SUBDIVISION**

A SUBDIVISION OF  
 SET/4 SEC 31, T5N, R9W, S4M  
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
 CONTAINING 160,000± ACRES

OWNERS: CHRIS T LUCAS AND BREKKE D HEWITT LUCAS  
 33265 HALLU AVE  
 SOLDOTNA, AK 99668

SCALE: 1" = 200' DATE: JANUARY 8, 2026  
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT  
WILDERNESS EDGE SUBDIVISION**

<b>KPB File No.</b>	2026-002
<b>Plat Committee Meeting:</b>	February 9, 2026
<b>Applicant / Owner:</b>	Chris Lucas & Brekke Hewitt Lucas / Soldotna
<b>Chris</b>	Jason Schollenberg / Peninsula Surveying, LLC
<b>General Location:</b>	Lake Road, Funny River area / Funny River APC

<b>Parent Parcel No.:</b>	066-112-18
<b>Legal Description:</b>	T 5N R 8W SEC 31 SEWARD MERIDIAN KN SE1/4
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.30.170, 20.30.030(A)

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 160.140 acre tract into fourteen lots, a tract and five dedications, with the lots ranging in size from 4.600 acres to 5.810 acres.

**Location and Legal Access (existing and proposed):**

Legal access to the plat is along Lake Rd coming south from Funny River Rd. Lake Rd is currently a 30' dedication along the plat being borough maintained. North of this plat the right-of-way varied as it goes to Funny River Rd, from no dedication to 100' wide. Lake Rd is developed from Funny River down to the south end of the plat as Moose Ridge Ave.

Access along the south of the plat is Moose Ridge Ave, and undeveloped dedication. On the west is Goodyear Ave, another undeveloped dedication.

The plat is proposing to dedicate a 30' dedication to complete Lake Rd to a 60' dedicated right-of-way. Moose Ridge Ave is proposed to be dedicated at a 60' full dedication, with the adjacent land owner to the south being US Fish and Wildlife giving no chance of dedicating any right-of-way. On the west the plat is proposing to dedicate 30' to complete out Goodyear Ave to a 60' dedication also. Of these three only Lake Rd is developed.

On the interior of the plat is proposed two 60' dedications to be know as Caribou Ridge St coming from the Moose Ridge Ave and Bagley Ave coming from Lake Rd. The addressing Officer has noted that Bagley Ave is not lined up with the existing Bagley Ave to the west and should choose a new name. Caribou Ridge is using prohibited street names and needs new. **Staff recommends** the surveyor contact the Addressing Officer for new names for these two dedications.

The plat is affected by section line easement on the south and east side of the plat. **Staff recommends** the surveyor verify the SLE size with documentation and supply to staff and correctly show on the drawing and identify in the plat notes.

Block length is not compliant around the plat. The west line of the plat extends 2600 feet along the exterior with Goodyear Ave, with no break point into the plat interior. Bagley Ave is at the half way point along Goodyear Ave to push into the plat for a break in the block. On the north there is no dedication of road proposed to break the block or extend Cummins Ave. The surveyor has requested exceptions to KPB 20.30.170 Block Length- requirements and KPB 20.30.030 Proposed Street Layout for the extension of Cummins Ave and Bagley Ave. These exceptions will be further discussed later in the staff report.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: Bagley Ave. is named twice in two separate locations on this plat.
SOA DOT&PF comments	No comments

**Site Investigation:**

The terrain of the plat is a rough configuration throughout, as can be seen by the contour map in the packet. Areas where the slope is steep and approximately greater than 20% has been shown on the plat drawing. Seeing that the steep slopes are throughout the 160 acres of the plat and showing direction of the downslope would detract from the drawing, **staff recommends** the hatching not be shown on the final.

There are no improvements or structures on the property that are visible on the KPB GIS data. Aerial data does show structures on the lots to the northeast close to the property lines. **Staff recommends** the surveyor note any encroachments to the property and they will be resolved prior to final plat approval.

There are wetlands noted on the drawing with grass style hatching. The designation from the KWF Wetlands Assessment is Depression.

Per the River Center review the plat is not located in neither a FEMA designated flood hazard area nor a habitat protection district. **Staff recommends** plat note 7 be either removed or modified to state that the plat is not in a FEMA flood hazard area.

Having been noted on the plat and KPB satellite imagery indicating this property may contain wet areas. **Staff recommends** placing a note on the final plat indicating 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.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments  B. Habitat Protection  Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

**Staff Analysis**

The is surveyed as the SE1/4 of Section 31, Township 5 North, Range 8 West, SM, Alaska. This is the first division of the parcel.

A soils report will not be required as the new lots are above 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Funny River Advisory Planning Commission minutes from the February 4, 2026 meeting were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**Utility Easements**

Being the first division of the property, there are no easements to carry forward from a parent plat. there are no utility easements reserved crossing the land either.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

The plat is proposing a 10’ utility easement at the front 10’ of the 20’ building setback adjoining all right-of-ways. There is a typical detail showing the utility easement and building setback at the right-of-way line on the drawing page, upper left corner.

**Utility provider review:**

HEA	No comment
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn  Affected Addresses:  None</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  Goodyear Ave, Bagley Ave, Moose Ridge Ave, Lake Rd, Cummins Ave.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:  Proposed dedication of Bagley Ave, is not in alignment with existing Bagley Ave. Please choose a new street name.  Caribou Ridge St. uses prohibited street names. Caribou Circle is in use in the same ESN.</p> <p>Comments:  Please provide new street names for review.</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>

Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comments

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Correct typos in street names in the Certificate of Acceptance.  
 Add the date of February 9, 2026 to the Plat Approval.  
 Match the Certificate of Ownership and Dedication to that as shown in KPB 20.60.190(A) (5).

*PLAT NOTES?*

- 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 (KPB 14.06).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat’s name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:**  
 Modify KPB File No to 2026-002  
 Area should be to nearest 100<sup>th</sup>, staff gets area to 160.140 acres.
- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;  
**Staff recommendation:**  
 Modify the name Moose Ridge Ave along the south of the plat and to the west and east to two words.
- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;  
**Staff recommendation:**  
 Plat note 6 states 33’ SLE and the drawing shows 50’ SLE, verify correct width and supply documents to staff.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;  
**Staff recommendation:**

3 Lots north of Lot 1 need the plat label corrected and in the detail.

---

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

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**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

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**KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

**EXCEPTIONS REQUESTED:**

**A. KPB 20.30.170 Blocks – Length Requirements, KPB 20.30.030(A) Proposed Street Layout**

Surveyor's Discussion:

This subdivision is proposing fifteen lots. Lots 1-14 will be between 4.6 acres and 5.8 acres. The remaining tract will be 81 acres.

Surveyor's Findings:

1. Proposed Tract A is 81 acres of raw, undeveloped property.
2. An extension of Cummins Avenue and / or Bagley Avenue is unlikely to be constructed due to terrain and wetlands.
3. Future development and subdivision of proposed Tract A would allow for an extension of Cummins Avenue and / or Bagley Ave
4. Adequate block lengths for Tract A could be met during future plat actions.
5. There is already adequate access to all of the lots from other rights-of-way.

Staff Discussion:

*20.30.170. - Blocks—Length requirements.*

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

*20.30.030. - Proposed street layout—Requirements.*

A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff Findings:

6. Surrounding properties will not be denied access by granting these exceptions.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if

needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 1-5 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1-5 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 1-6 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

**NOTE: 20.25.120. - REVIEW AND APPEAL.**

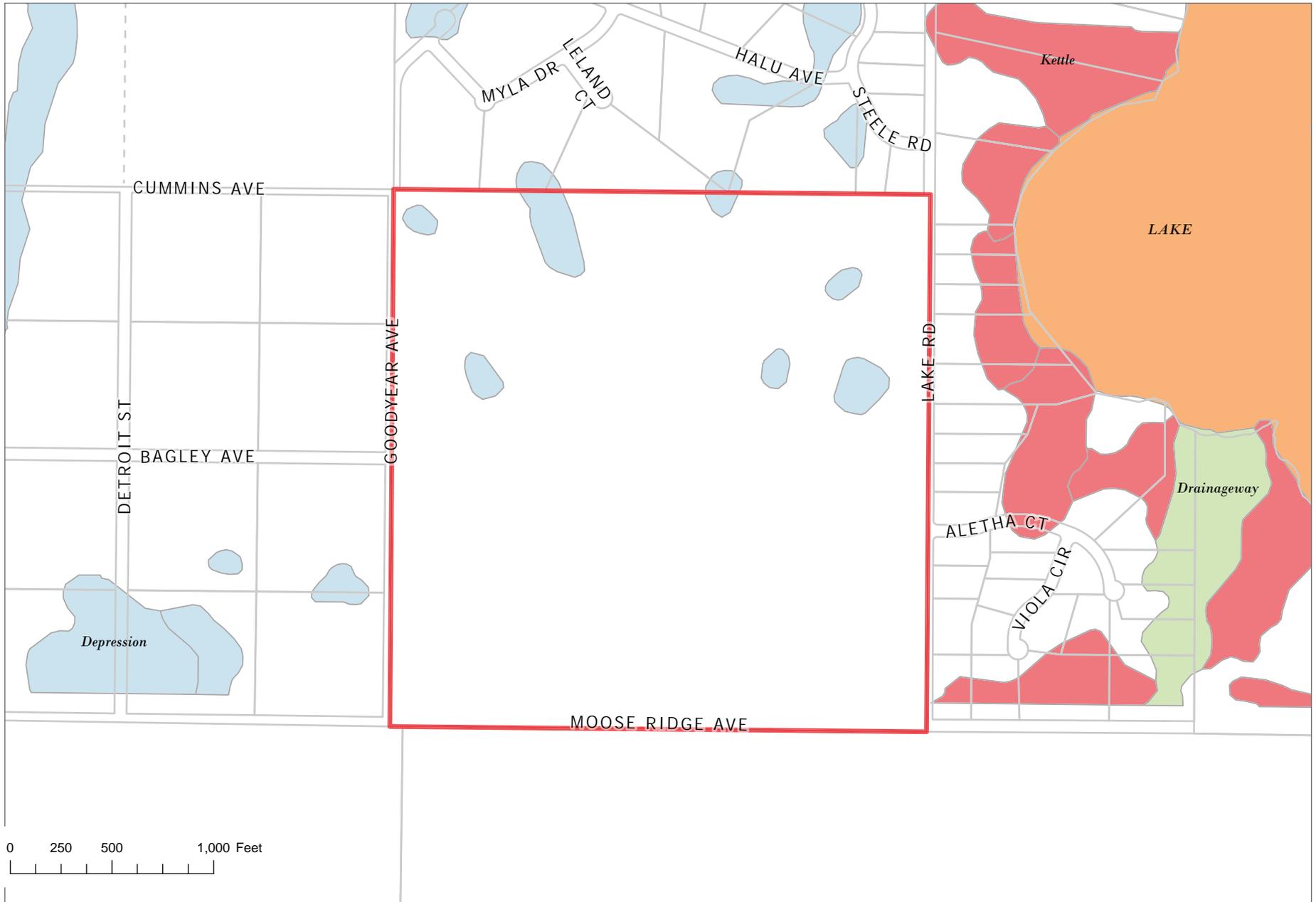
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

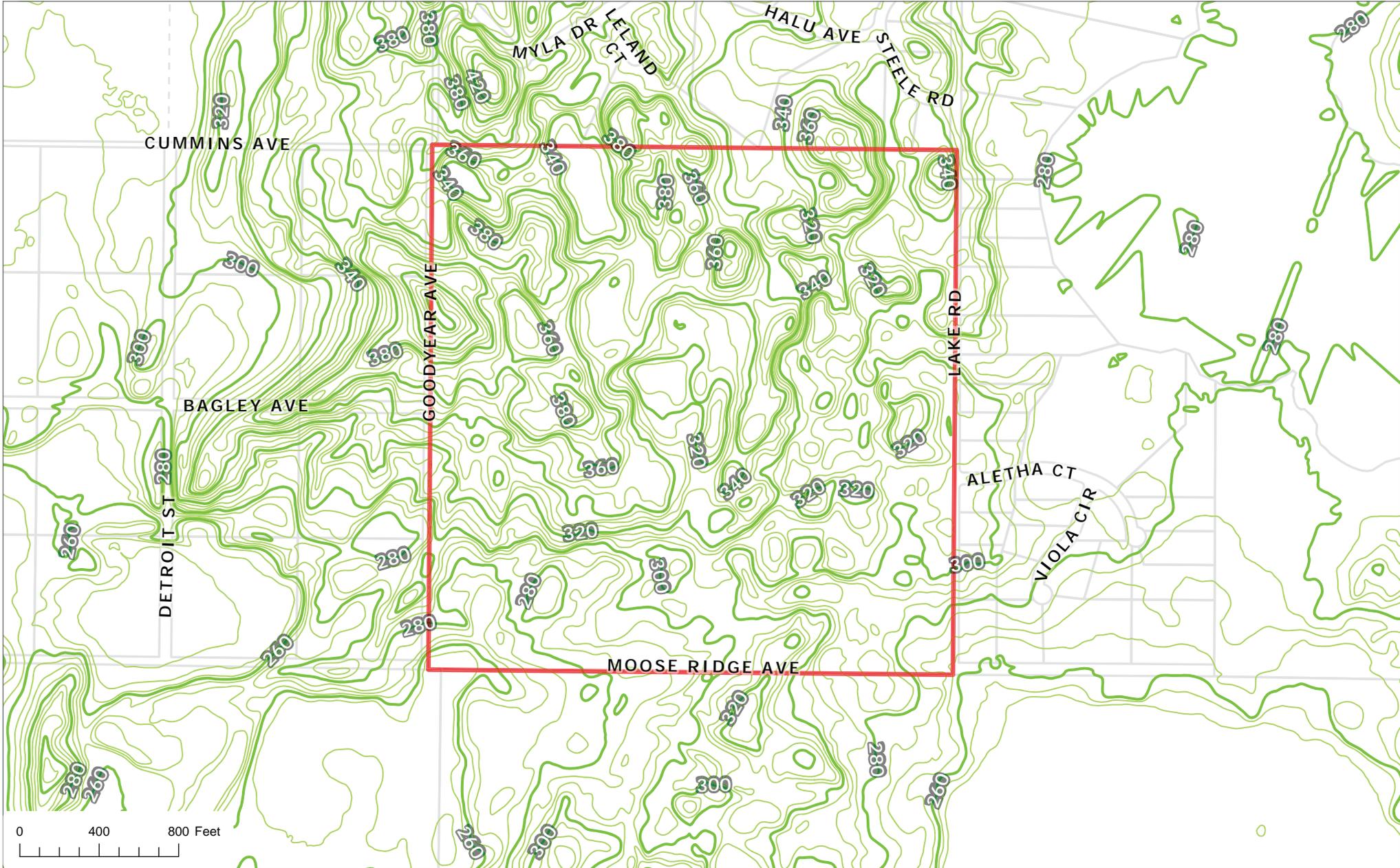
**END OF STAFF REPORT**



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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# **DESK PACKET**

## *Supplemental*

**(MATERIALS SUBMITTED BY 1:00 PM 02/06/2026)**

## **E2. NEW BUSINESS**

- E2. Wilderness Edge Sub  
Comment KP2026-002\_Funny River APC NO

**FUNNY RIVER ADVISORY PLANNING COMMISSION  
REGULAR MEETING  
LOCATION: COMMUNITY CENTER AND ZOOM TELECONFERENCE  
WEDNESDAY, FEBRUARY 4, 2026  
7:00 PM  
MINUTES**

1. CALL TO ORDER

*Don Fritz called the meeting to order at 7:03 pm*

2. OATH OF OFFICE

*Morgan administered the Oath of Office to Glenda Radvansky.*

3. ROLL CALL

*Don, Mike, Allen, and Glenda were in Attendance*

4. APPROVAL OF AGENDA

*Don made a Motion to Approve the Agenda as provided. Alan Seconded. Don made a motion to add Plat 2026-007 as provided by email from Morgan to the Agenda. Mike Seconded. The Motion to Amend Passed Unanimously and the Amended Agenda Passed Unanimously.*

5. BOROUGH BUSINESS

a. REPORTS

i. PLANNER REPORT

b. PLATTING

**Plat Review 2026-002 Wilderness Edge Subdivision**

*Don made a Motion for the APC to provide a comment of No Objection on Plat 2026-002. Alan Seconded. The Motion Passed Unanimously.*

c. **KPB Tax Foreclosure Sale-** 2 parcels located within the FRAPC boundaries, are slated for sale on April 25, 2026.

*The APC has no comment on these two parcels.*

d. **Plat Review 2026-007 Dejax Subdivision**

*Don made a Motion for the APC to provide a comment of No Objection on Plat 2026-007. Mike Seconded. The Motion Passed Unanimously.*

6. OLD BUSINESS

a. Boat Launch Update –

*Don provided FRCA meeting dates to the Mayor.*

7. NEW BUSINESS

*No New Business.*

8. PUBLIC COMMENT/PRESENTATION

*No Public Comment.*

9. COMMISSIONER COMMENTS

*No Commissioner Comments*

10. ADJOURNMENT –

*Don made a Motion to Adjourn at 7:35. Mike Seconded. The Motion Passed Unanimously.*



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

Public notice is hereby given that a preliminary plat was received on 1/12/2026 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 fifteen parcels and dedicate multiple street rights-of-way.

KPB File No. 2026-002

Petitioner(s) / Land Owner(s): Chris T Lucas and Brekke D Hewitt Lucas 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, February 9, 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.

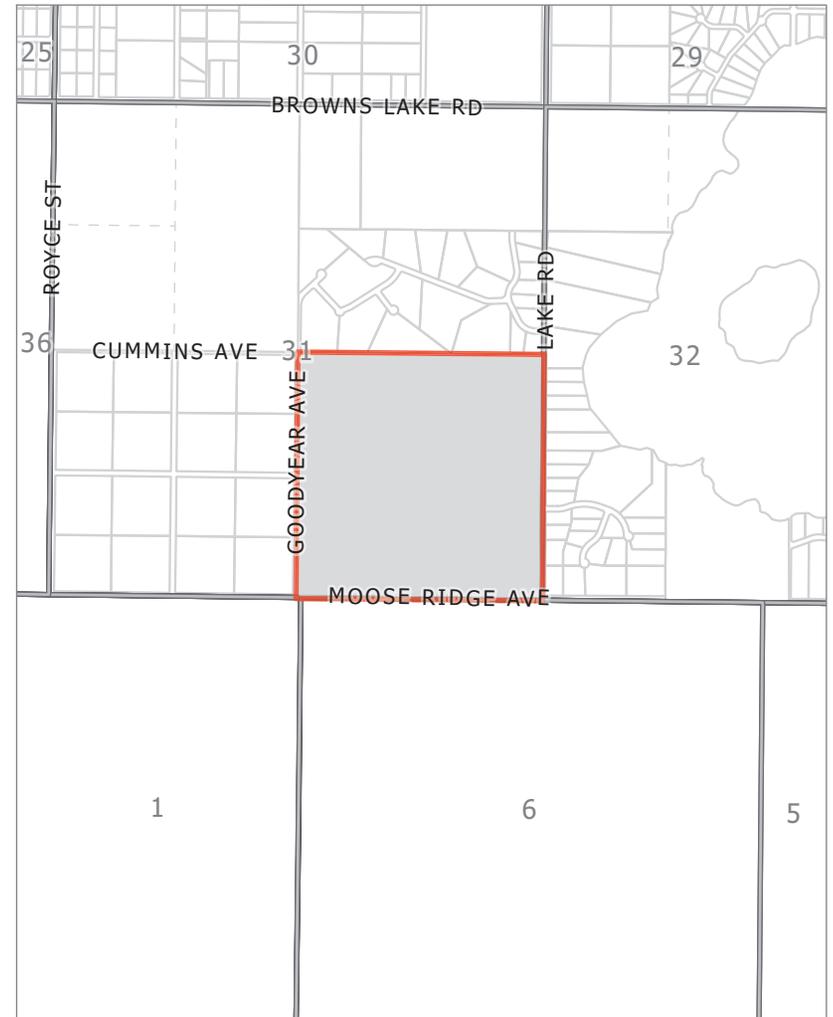
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, February 6, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

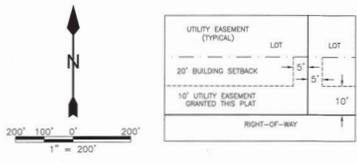
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 1/20/2026

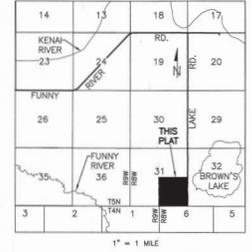
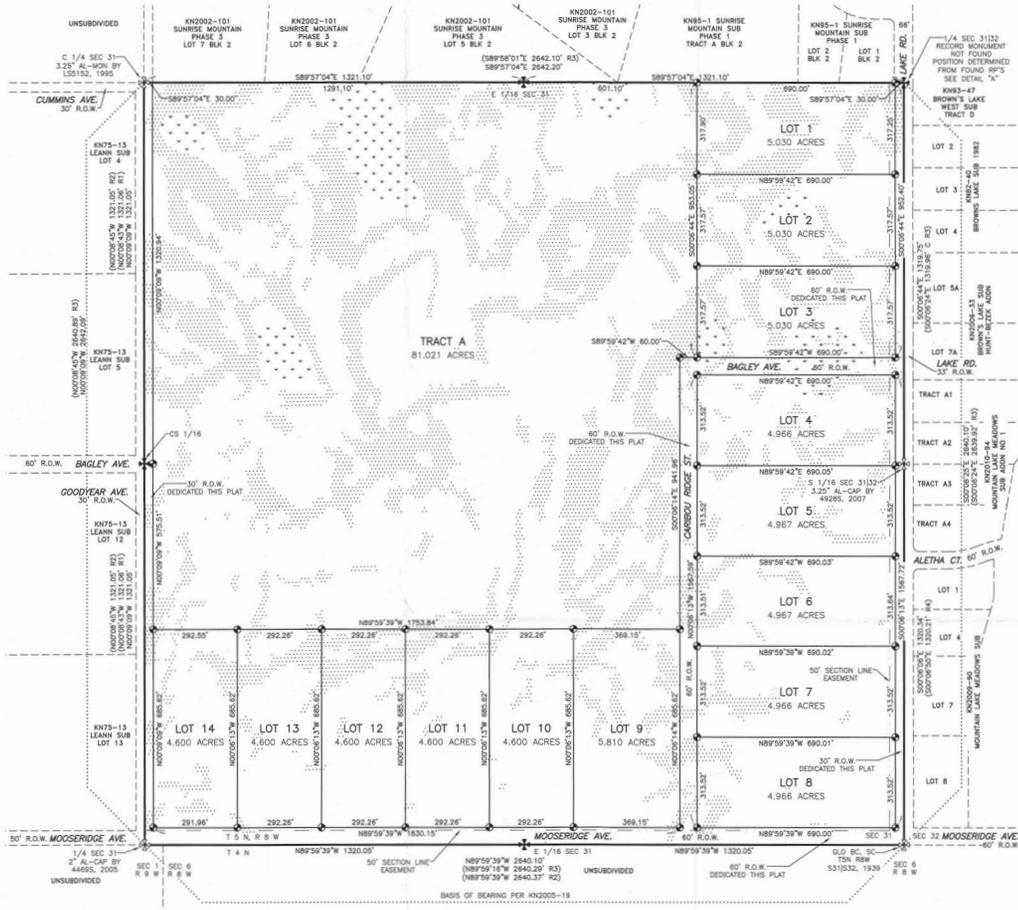


KPB File 2026-002  
T05N R08W SEC31  
Funny River



**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. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. 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.
6. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
7. 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 RECORDER'S 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 FEMA FIRM PANEL 020012-2070A, EFFECTIVE 5/19/1981 FOR INFORMATION ON FLOODPLAIN ZONES D.
8. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 14.06).
9. KPB GIS SHOWS NO ANADROMOUS WATERS.



**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 OWN FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHRIS T LUCAS  
 33265 HALLU AVE  
 SOLDOTNA, AK 99669

BREKKE D HEWITT LUCAS  
 33265 HALLU AVE  
 SOLDOTNA, AK 99669

**NOTARY ACKNOWLEDGMENT**  
 FOR: CHRIS T LUCAS  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

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

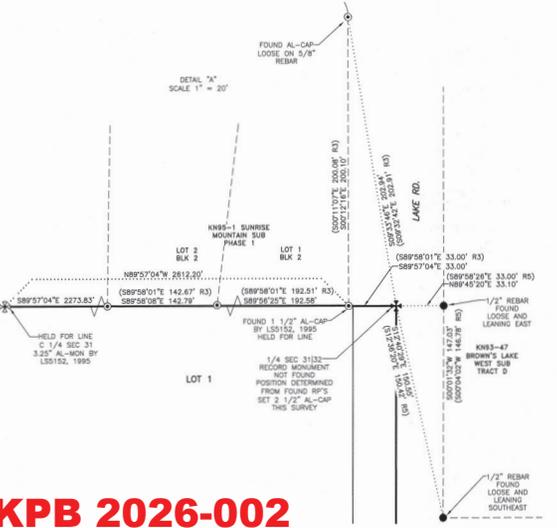
**NOTARY ACKNOWLEDGMENT**  
 FOR: BREKKE D HEWITT LUCAS  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

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

**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.

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN AT THE MEETING OF MAY/03/XXXX.

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



**CERTIFICATE OF ACCEPTANCE**  
 THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT 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 THIS PLAT IDENTIFIED AS FOLLOWS:

BAGLEY AVENUE RIGHT-OF-WAY  
 MOOSERIDGE AVENUE RIGHT-OF-WAY  
 GOODYEAR AVENUE RIGHT-OF-WAY  
 CARIBOU RIDGE STREET RIGHT-OF-WAY

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

AUTHORIZED OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

- LEGEND**
- PRIMARY MONUMENT FOUND AS DESCRIBED
  - FOUND 1/2" REBAR
  - FOUND 1 1/2" AL-CAP BY LS14488, 1995
  - ⊕ TO SET 2 1/2" AL-CAP BY LS14488, 2025
  - ⊕ TO SET RPC ON 5/8" X 36" REBAR BY LS14488
  - (R1) RECORD DATA PER KN2020-34
  - (R2) RECORD DATA PER KN2005-19
  - (R3) RECORD DATA PER KN95-31
  - (R4) RECORD DATA PER KN2009-90
  - (R5) RECORD DATA PER KN93-47
  - (C) COMPUTED DATA
  - ▨ DEPRESSION WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
  - ▨ APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA



KPB FILE NUMBER: 2025-000

**PENINSULA SURVEYING, LLC**  
 10555 KATRINA DOLBEAVER, NINILCHIK, AK 99639  
 (907)306-7065

PLAT OF  
**WILDERNESS EDGE SUBDIVISION**

A SUBDIVISION OF  
 SE 1/4 SEC. 31, T5N, R9W, S4M  
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
 CONTAINING 160,000± ACRES

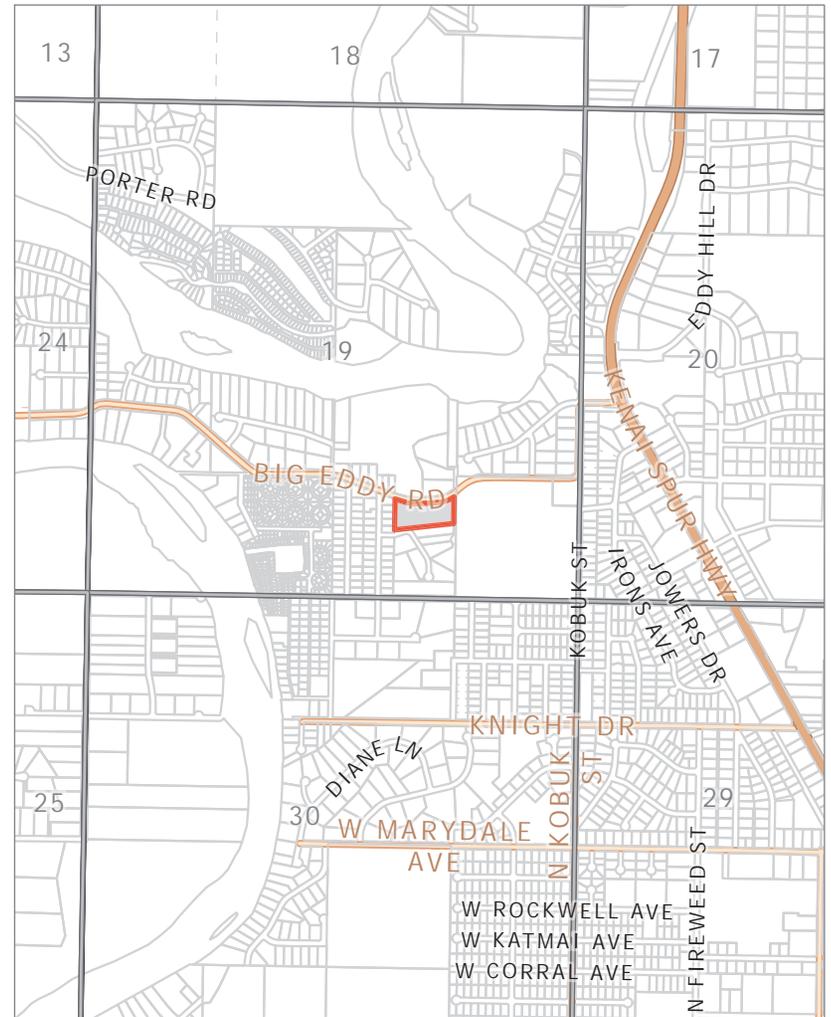
OWNERS: CHRIS T LUCAS AND BREKKE D HEWITT LUCAS  
 33265 HALLU AVE  
 SOLDOTNA, AK 99669

SCALE: 1" = 200' DATE: JANUARY 8, 2026  
 DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1

**KPB 2026-002**

## **E. NEW BUSINESS**

- 3. Enzler Subdivision 2026 Replat; KPB File 2026-003  
McLane Consulting Group / Norris  
Location: Big Eddy Road, Joplin Circle & Enzler Place  
Ridgeway Area**



KPB File 2026-003  
T05N R10W SEC19  
Ridgeway

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





AGENDA ITEM E. NEW BUSINESS

**ITEM #3 - PRELIMINARY PLAT  
ENZLER SUBDIVISION 2026 REPLAT**

<b>KPB File No.</b>	2026-003
<b>Plat Committee Meeting:</b>	February 9, 2026
<b>Applicant / Owner:</b>	Dustin Norris / Kenai, AK
<b>Surveyor:</b>	Andrew Hamilton/ McLane Consulting Inc. Soldotna, AK
<b>General Location:</b>	Big Eddy Rd

<b>Parent Parcel No.:</b>	057-100-33
<b>Legal Description:</b>	T 5N R 10W SEC 19 SEWARD MERIDIAN KN 0001762 ENZLER SUB BLK 1
<b>Assessing Use:</b>	Residential
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	20.40.040

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will subdivide a 3.938 acre parcel into two lots of size 1.636 acres and 2.32 acres.

**Location and Legal Access (existing and proposed):**

Legal access to both lots is from Big Eddy Rd on the north a 60' dedication that is state maintained. On the south, Lot 1 has access from Joplin Cir, which is borough maintained up to the wet edge of the plat and is then privately maintained. Access to Big Eddy Rd is from the Kenai Spur Highway near milepost 2, which then is followed to the property.

According to SOA DOT&PF Review: no direct access to Big Eddy Road will be allowed for the proposed lots. Proposed Lot 1, Block 1 must take access from Joplin Circle and Lot 2, Block 1, must take access from Enzler Place. **Staff recommends** corresponding plat notes be placed on the final plat indicating the allowable access for each lot.

No right-of-way dedications or vacations are being completed by this platting process. There is no section line easement affecting this property either.

Block length is compliant around the plat with Big Eddy Rd on the north, the cul-de-sac Enzler PI on the east, Greenridge St to the west, the cul-de-sac Joplin Cir on the south and Spruce Ave further south.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT&PF comments	<ul style="list-style-type: none"> <li>o No objection to the proposed plat.</li> <li>o No direct access to Big Eddy Road for proposed Lot 1 and Lot 2.</li> <li>o Lot 1 Block one must take access from Joplin Circle.</li> <li>o Lot 2 Block one must take access from Enzler Place.</li> </ul>

**Site Investigation:**

There are steep areas on the property as noted with the contours and the directional arrow with 20% noted on the drawing, located along the joint line between Lots 1 & 2.

There are improvements located on proposed Lot 2. Three structures area shown on KPB GIS data. Two on the north appear near Big Eddy Rd, more particularly possibly into the 20' building setback line. The parent plat had indicated a 25' building setback, with the adoption of the new code in 2020 plats submitted after 2020 should follow new code limitations. If the structures are found to be into the building setback, a Building Setback Encroachment Permit should be submitted prior to the final plat being approved, to show the approval and filing on the plat.

Wetlands to do not affect the property. The parent plat does indicate a line of flooding from ice jams in Kenai River (U.S. Army Corps of Engineers, 1967). **Staff recommends** the surveyor verify any issues related to this statement for this property have been mediated and report finds to staff of results and show on drawing if needed.

The River Center review has indicated the plat to be in a FEMA designation Flood Hazard Zone. The proper Flood Hazard Notice from KPB 20.30.280 (D) is noted at plat note #6 along with the FEMA Flood Panel and Flood Zones. The two flood zones are indicated correctly on the drawing also. These should all remain on the drawing for the final plat approval.

The plat is not located in a Habitat Protection District, no note will be needed.

**Staff recommendation:** place a note on the final plat indicating 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.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: Portions of this subdivision are within regulatory AE Zone. Remaining is within non-regulatory X Shaded and X Unshaded.  Depiction of the AE Zone must be present along with code required plat note.</p> <p>Flood Zone: AE, X (shaded), X (unshaded)  Map Panel: 02122C-0240F  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
State of Alaska Fish and Game	No response

**Staff Analysis**

The area was originally a portion o the SW1/4 SE1/4 section 19, Township 5 North, Range 10 West, SM Kenai Peninsula Borough, Alaska. Enzler Subdivision K-1762 platted a portion of the E1/2 SW1/4 SE1/4 of said Section 19 into two blocks and two dedications. This platting action will subdivide Block 1 of Enzler Subdivision K-1762 into new lots.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. An except for the soils report for Lot 2 has been requested.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission. The plat is located just north of Soldotna city limits.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**Utility Easements**

The 10’ utility easement on the west side of the plat carried forward from K-1762 is shown on this plat correctly noted.

The 30’ Alaska Pipeline Easement shown on plat K-1762 should add the parent document of book 5 page 159 to the notation on the drawing.

No easement is being vacated or finalized with this plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

There is a new 10’ utility easement along the front 10’ adjacent to road right-of-way as noted in plat note #3 being granted by this plat and shown on the drawing.

At this time no new easements have been requested by the utility providers.

**Utility provider review:**

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn                  Affected Addresses:                  45337 Big Eddy Road.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:                  Big Eddy Rd, Joplin Cir.</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:                  45337 Big Eddy Road will remain with lot 2</p>
Code Compliance	<p>Reviewer: Ogren, Eric                  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan</p>

	<p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Prior Existing Use  PEU Recognized Date: 3/6/2001  Material Site Comments:  There are two PEU's adjacent to the property in question. The first is PEU1986-012, PID: 057-093-22, it was recognized on 03-06-2001, and is directly south. The second is PEU1962-001, PID: 057-100-07, it was recognized on 05-11-1999, and is west of the property, separated by the undeveloped right-of-way of Enzler Pl.</p>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comments</p>

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Add to the plat notes reference to items 9 & 10 of the CTP

*PLAT NOTES?*

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

**Staff recommendation:**  
Add the KPB File No of 2026-003 to the drawing.

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
- Staff recommendation:**  
Enzler Place on the east, is currently a 25' dedication, the land to the east is in process of being developed and dedicating 25' ROW and bulb, check with staff before final is submitted to check status. Changes 50' to 25 to be current.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
- Staff recommendation:**  
Big Eddy Rd should be shown correctly on vicinity map

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff recommendation:**

Lot to the north needs revised to Lot 4

Tract to the east is n process of being subdivided, prior to final submittals, surveyor should check with staff on status of land to east.

---

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

---

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

---

**KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

**EXCEPTIONS REQUESTED:**

**A. KPB 20.40.040 Conventional onsite soils absorption systems**

Surveyor's Discussion: Requesting exception to requiring a soils analysis and report for proposed Lot 2 Block One of this subdivision.

Surveyor's Findings:

1. Proposed Lot 2 Block One has an existing well and septic to serve the house that is occupied on a full-time basis.
2. The report for Lot 1 Block One will locate & depict the well/septic that serves Lot 2.
3. The proposed lots exceed the required 40,000 square foot minimum lot size and exceed the minimum 20,000 square feet of continuous usable land as described in KPB 20.40.040(4)(a).
4. Lot 1 Block One will have a soils investigation / report generated as part of this platting process.

Staff Discussion:

**20.40.040. - Conventional onsite soil absorption systems.**

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

Staff Findings:

5. No adjacent land owner will be affected or harmed by granting this exception request.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if

Page 5 of 6

needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;  
**Findings 1-4 appear to support this standard.**
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;  
**Findings 1 appear to support this standard.**
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.  
**Findings 1 & 5 appear to support this standard.**

**Staff recommendation:** place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

**NOTE: 20.25.120. - REVIEW AND APPEAL.**

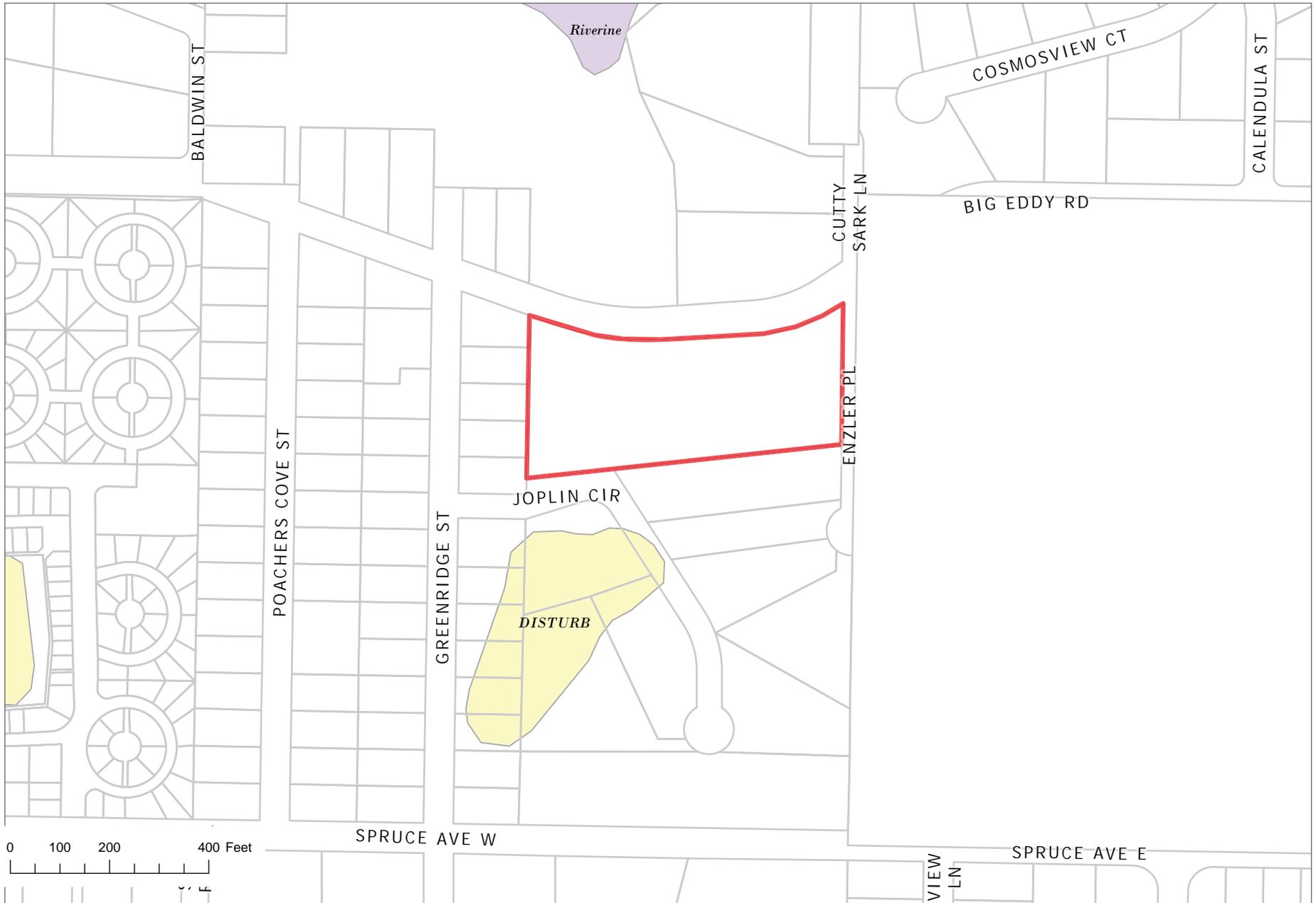
**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

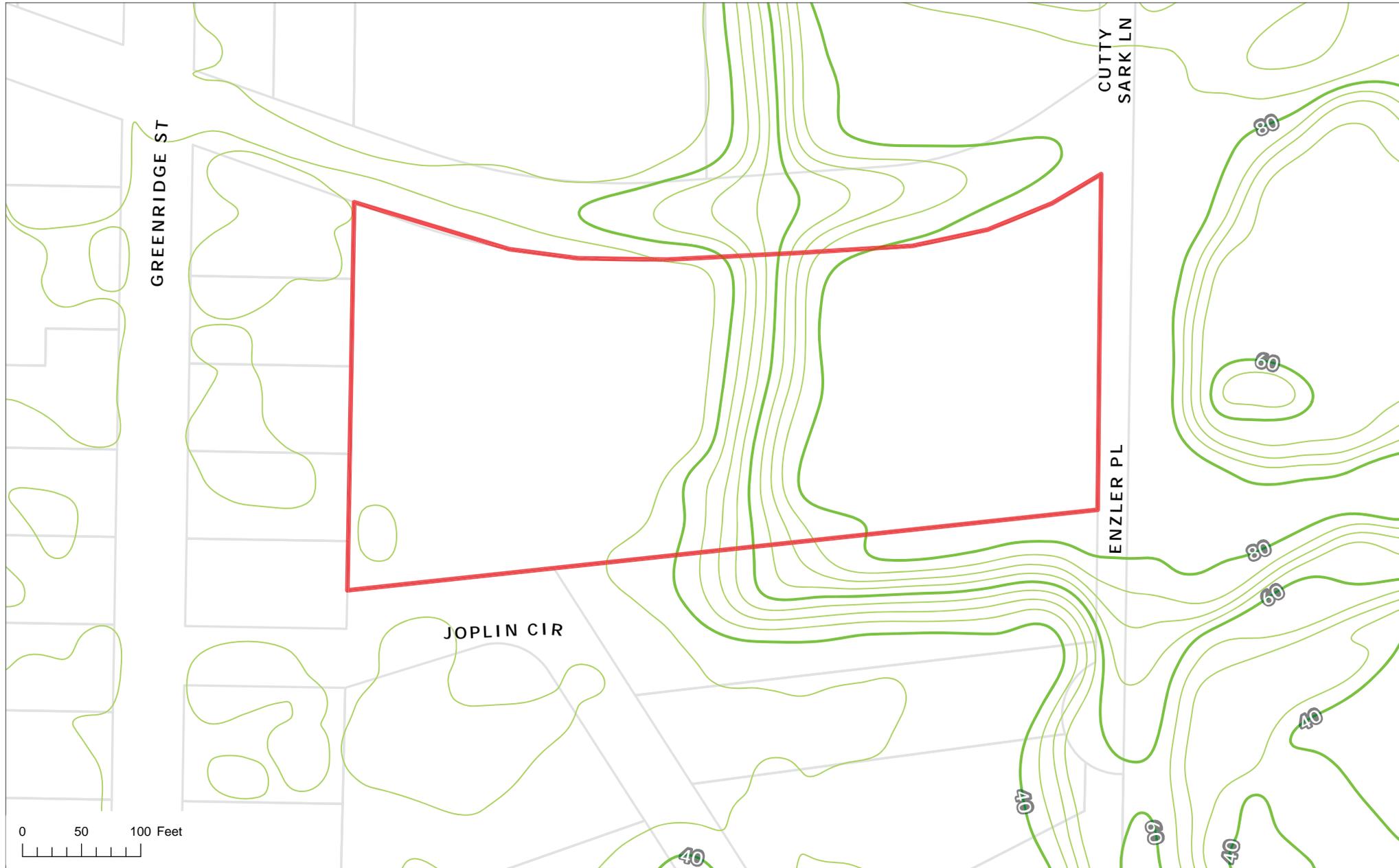
**END OF STAFF REPORT**



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



001088

RECORD FILED  
REC. REL.  
L.S. 1971

APR 19 11 56 AM '71

RECORDED BY KCB

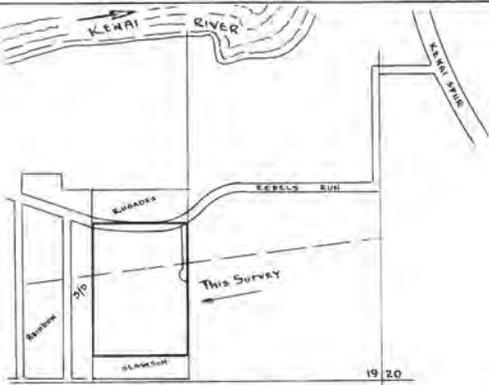
ADDRESS BY YSD-Seattle

K-1762 377993

# ENZLER SUBDIVISION

IN E 1/2 SW 1/4 SE 1/4 SEC. 19, T. 5 N. R. 10 W. S. M.

## KENAI PENINSULA BORO., ALASKA

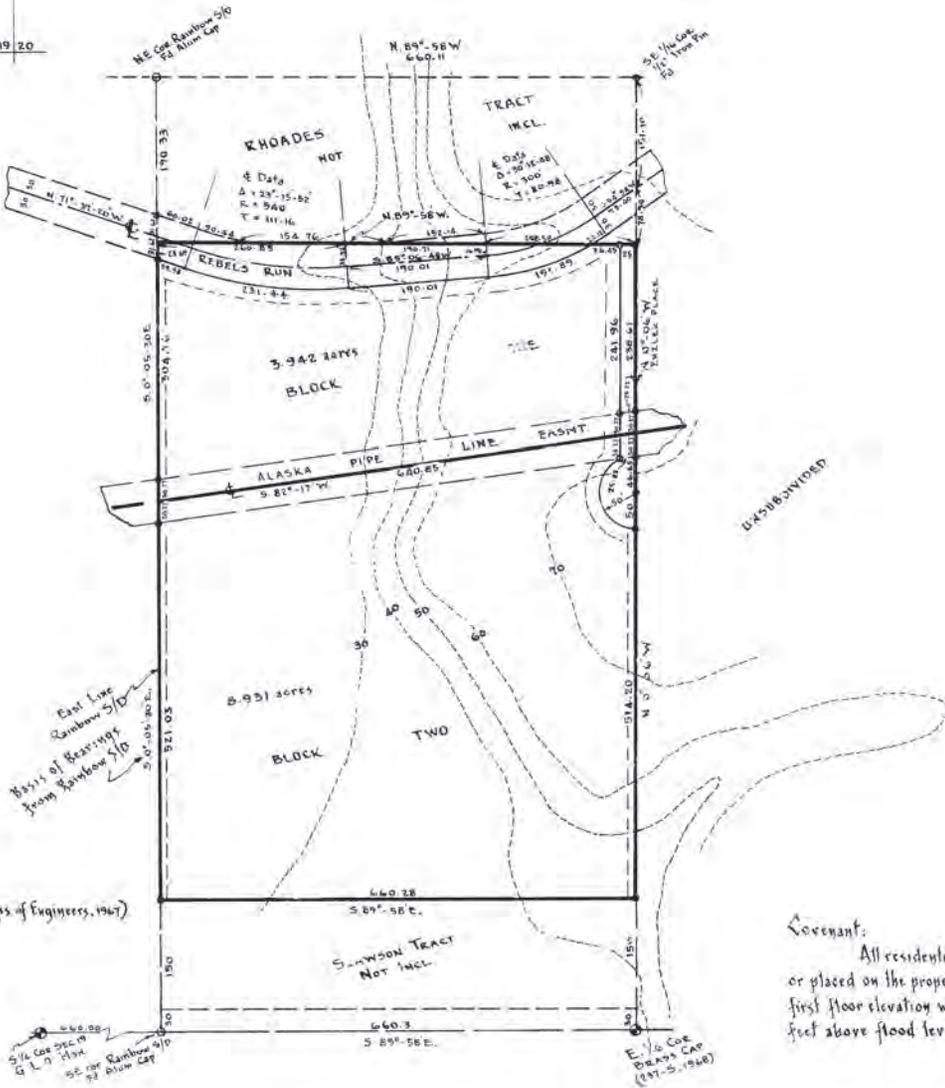


VICINITY MAP  
SCALE: 1" = 500'



March 5, 1971

*Warren F. Enzler*  
Owner



Land Use Residential  
 Area of subdivision: 13.792 acres  
 Area of road (Rebels Run) 0.480 ac.

- Legend
- 10' Utility Easmt
  - - - Bldg. Set-Back - 50ft.
  - 1/2 Rebar on corners
  - 40' Contour Interval from existing maps

Note: 50 ft contour is limit of flooding from sea jans in Kenai River (U.S. Army Corps of Engineers, 1967)

The boundary line between Blocks 1 & 2 is the center-line of the Alaska Pipe Line Eastmt

Certificate of Ownership & Dedication:  
 We hereby certify that we are the owners of the tract of land shown and described herein that we adopt this plan of subdivision with our free consent and do hereby dedicate to public use and the use of public utilities the street as noted

*Warren F. Enzler*  
Owner

*George A. Nauman*  
Owner

Sworn and subscribed to before me, a Notary Public, this 23 day of April 1971 A.D.

*George A. Nauman*  
Notary Public

My commission expires

Kenai Peninsula Borough Planning Commission:

Approved: MARCH 22/1971

By: *George A. Nauman*

Covenant:  
 All residential units shall be constructed or placed on the property in such a manner that the first floor elevation will be no less than two (2) feet above flood level.

WARREN F. ENZLER	
RTE. 1	
NO. KENAI	ALASKA
1" = 100 FT	
MALONE SURVEYING	
Box 566	
KENAI	ALASKA

NW 1762

1762



January 28, 2026

Vince Piagentini PLS, Platting Manager  
Kenai Peninsula Borough  
144 N. Binkley St.  
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004**
- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004V**
- **Wilderness Edge Subdivision: KPB 2026-002**
- **Golf Acres Subdivision Bogie Court Vacation: KPB 2026-005V**
- **Immanuel Subdivision No. 3: KPB 2026-006V**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Timberline Rush Patch Replat: KPB 2025-162**
  - No objection to the proposed plat.
  - Lot 3B-1 must take access to Cannonball Circle.
  - Applicant should apply for a shared driveway permit for Lot 3B-2. Driveway permits and Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Enzler Subdivision 2026 Replat: KPB 2026-003**
  - No objection to the proposed plat.
  - No direct access to Big Eddy Rd for proposed Lot 1 and Lot 2.
  - Lot 1 Block one must take access from Joplin Circle.
  - Lot 2 Block one must take access from Enzler Place.

- **Immanuel Subdivision No. 3: KPB 2026-006**
  - No objection to the proposed plat.
  - No direct access to Holt Lamplight Rd. for Lot 1A.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or [romorenzo.marasigan@alaska.gov](mailto:romorenzo.marasigan@alaska.gov).

Sincerely,



Romorenzo Marasigan  
Transportation Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF  
Anna Bosin, Traffic & Safety Engineer, DOT&PF



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

Public notice is hereby given that a preliminary plat was received on 1/14/2026 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. 2026-003

Petitioner(s) / Land Owner(s): Dustin A. Norris of Kenai, 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, February 9, 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.

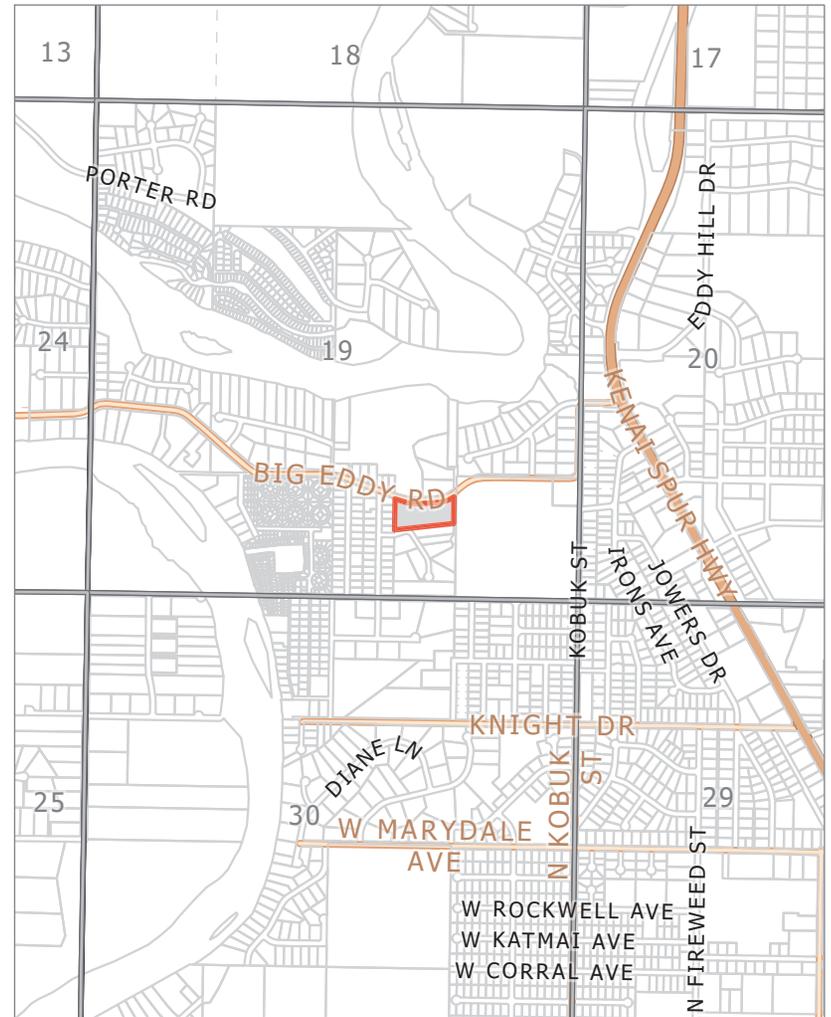
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, February 6, 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.

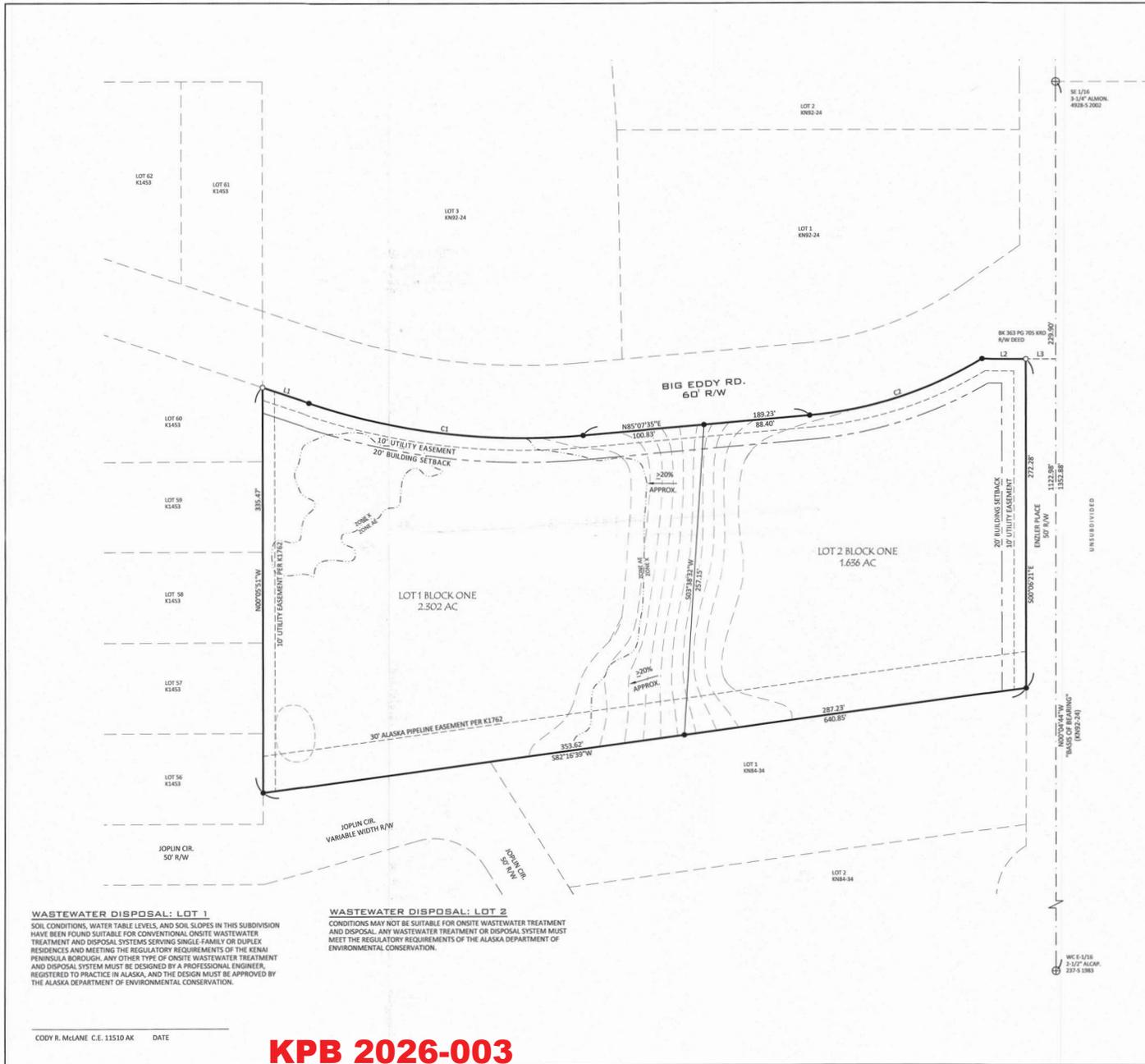
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 1/20/2026



KPB File 2026-003  
T05N R10W SEC19  
Ridgeway

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**CERTIFICATE OF OWNERSHIP**

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

DUSTIN A. NORRIS  
507 PINE AVE  
KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR: DUSTIN A. NORRIS  
ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE  
STATE OF ALASKA

**NOTES**

- NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
- BUILDING SETBACK: A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSE STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK IS ALSO 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.
- PER ENZLER SUBDIVISION (K1762) ALL RESIDENTIAL UNITS SHALL BE CONSTRUCTED OR PLACED ON THE PROPERTY IN SUCH A MANNER THAT THE FIRST FLOOR ELEVATION WILL BE NO LESS THAN TWO (2) FEET ABOVE FLOOD LEVEL.
- FLOOD HAZARD NOTICE:
  - 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.
  - FLOOD ZONE: AE, X (SHOWN HEREON)
  - MAP PANEL: 02122C-0206F
- WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170(B).
- EXCEPTION TO KPB CODE 20.40.0405(A)(1) - CONVENTIONAL ONSITE SOIL ABSORPTION SYSTEMS WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF \_\_\_\_\_, 2026.

LINE #	BEARING	DISTANCE
L1	S 71°35'51" E	40.55'
L2	S 89°58'21" E	36.43'
L3	S 89°58'21" E	24.89'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	23°38'33"	570.00'	231.56'	117.40'	S 83°14'08" E	229.97'
C2	26°24'05"	330.00'	152.00'	77.42'	N 71°59'35" E	150.72'

**LEGEND**

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
- CONTOUR INTERVAL = 5'
- - - - - APPROXIMATE SLOPES OVER 20%
- - - - - FLOOD ZONE AE/X BOUNDARY PER FIRM 02122C0204F

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

AUTHORIZED OFFICIAL \_\_\_\_\_

**Plat #**  
Rec Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_



**ENZLER SUBDIVISION 2026 REPLAT**  
REPLAT OF BLOCK ONE ENZLER SUBDIVISION (K1762)

OWNER:  
DUSTIN A. NORRIS  
507 PINE AVE, KENAI, AK 99611

3,938 AC. MFL SITUATED IN THE SE1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

Engineering - Testing  
Surveying - Mapping  
P.O. Box 498  
Soldotna, AK 99689  
Voice: (907) 383-8018  
Fax: (907) 383-3205  
www.mclancc.com

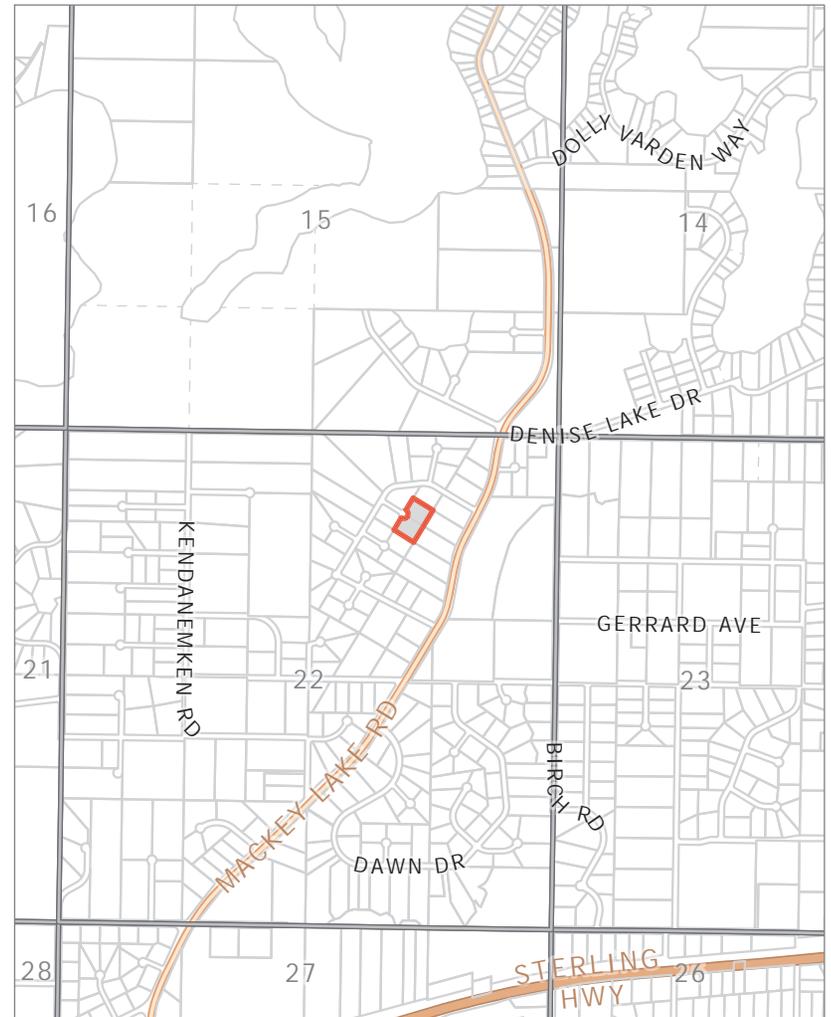
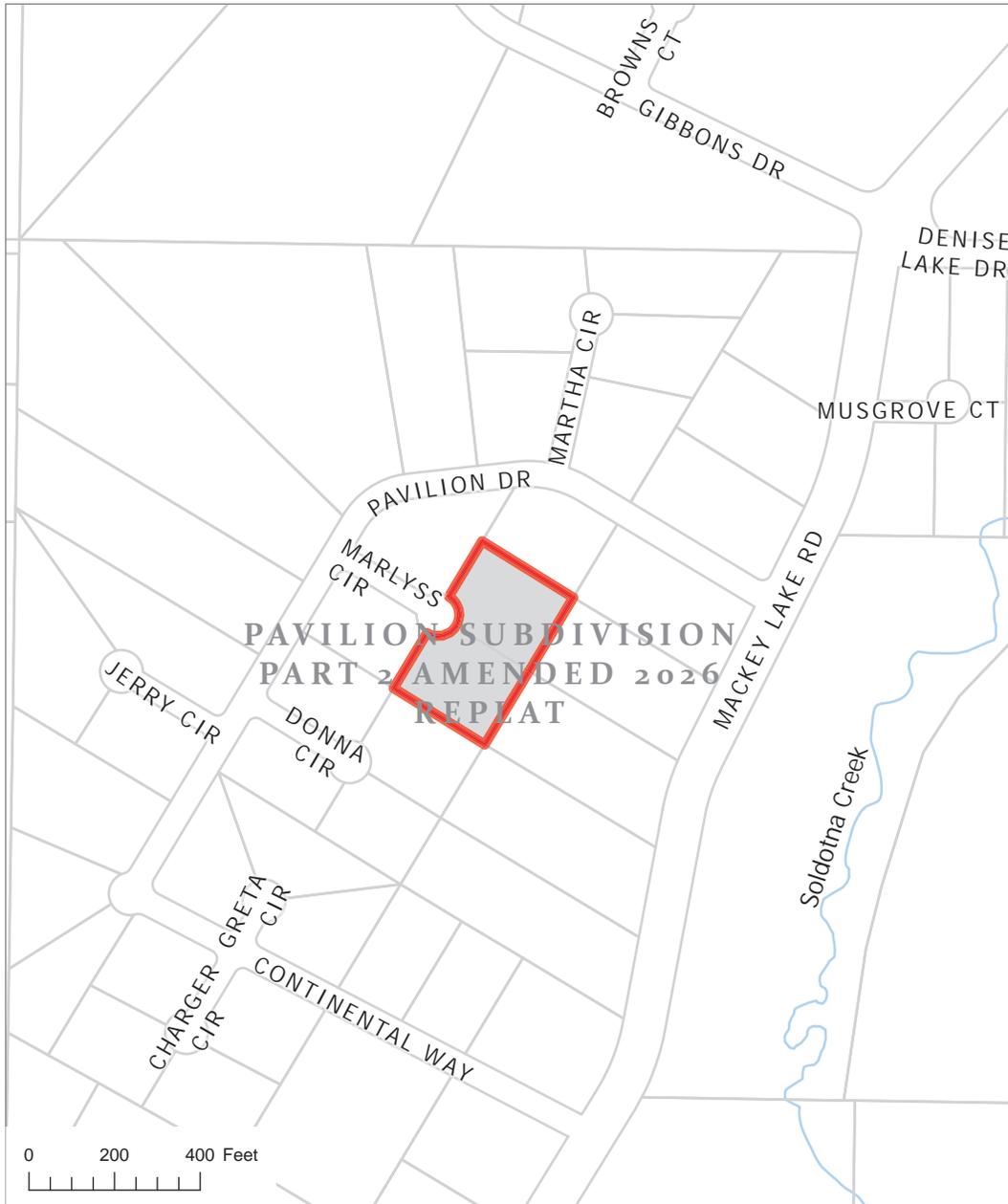
Scale: 1" = 40' Date: DEC 2025 BOOK: XX-XX Drawn by: AHH

CODY R. McLANE C.E. 11510 AK DATE \_\_\_\_\_

**KPB 2026-003**

## **E. NEW BUSINESS**

- 4. Pavilion Subdivision Part 2 Amended 2026 Replat  
KPB File 2026-004  
McLane Consulting Group / Heintz  
Location: Marlyss Circle  
Ridgeway Area**

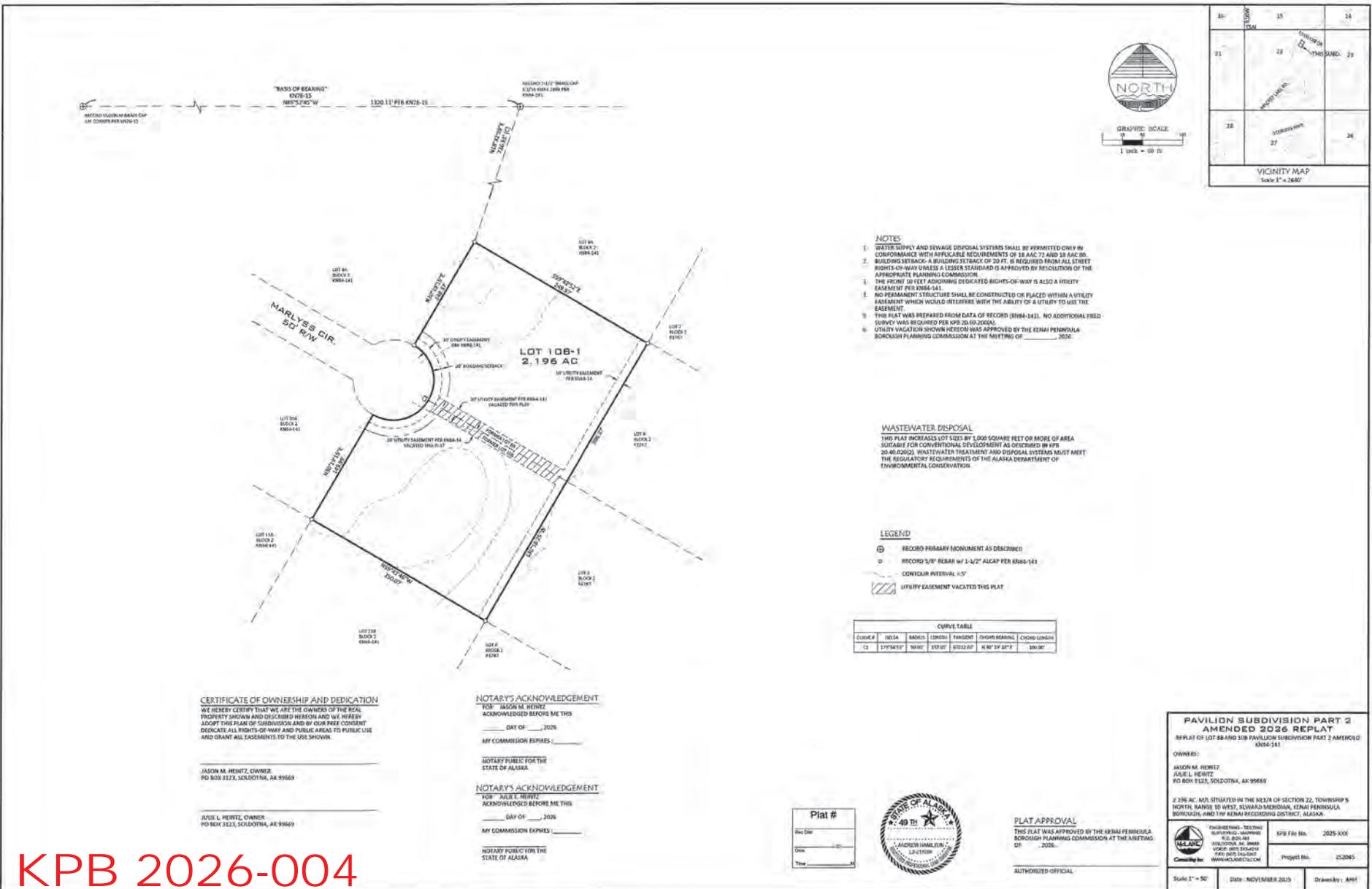


KPB File 2026-004  
T05N R10W SEC22  
Ridgeway

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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



- NOTES**
1. GREASE TRAP AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 85.
  2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEY STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  3. THE FRONT 50 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT PER KMA-141.
  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. THIS PLAT WAS PREPARED FROM DATA OF RECORD (0804-141). NO ADDITIONAL FIELD SURVEY WAS REQUIRED PER A.P.D. 20.60.2000A.
  6. UTILITY VACATION SHOWN HEREON WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.

**WASTEWATER DISPOSAL**  
 THIS PLAT INCREASES LOT SIZES BY 1,000 SQUARE FEET OR MORE OF AREA SUITABLE FOR CONVENTIONAL DEVELOPMENT AS DESCRIBED BY A.P.D. 20.40.0202. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊕ RECORD PRIMARY MONUMENT AS DESCRIBED
  - ⊙ RECORD 5/8" BEAR W/ 1/4" ALCAP PER KMA-141
  - - - CONTOUR INTERVAL = 5'
  - ▨ UTILITY EASEMENT VACATED THIS PLAT

CURVE TABLE						
CURVE #	BELA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	177°45'1"	50.00'	127.01'	87.02'±0'	N 8° 17' 31" E	200.90'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR PRESENT DECLARATION DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JASON M. HEINTZ, OWNER  
 PO BOX 2122, SOLDOTNA, AK 99669

JULIE L. HEINTZ, OWNER  
 PO BOX 2122, SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: JASON M. HEINTZ  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: JULIE L. HEINTZ  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

Plat # \_\_\_\_\_  
 Rev. Date \_\_\_\_\_  
 Date \_\_\_\_\_  
 Title \_\_\_\_\_



**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2026.  
 AUTHORIZED OFFICIAL \_\_\_\_\_

**PAVILION SUBDIVISION PART 2 AMENDED 2026 REPLAT**  
 REPLAT OF LOT 88 AND 108 PAVILION SUBDIVISION PART 2 AMENDED 0804-141

OWNER:  
 JASON M. HEINTZ  
 JULIE L. HEINTZ  
 PO BOX 2122, SOLDOTNA, AK 99669

2.196 AC. M.U. SITUATED IN THE NE1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 10 WEST, Seward Meridian, Kenai Peninsula Borough, and the Kenai Recording District, Alaska.

ENGINEER: Andrew Hamilton  
 LICENSE NO. 49781  
 STATE OF ALASKA

KPB File No. 2025-006  
 Project No. 252045  
 Scale: 1" = 50'  
 Date: NOVEMBER 2025  
 Drawn by: AMH

KPB 2026-004

AGENDA ITEM E. NEW BUSINESS

**ITEM #4 - PRELIMINARY PLAT  
PAVILION SUBDIVISION PART 2 AMENDED 2026 REPLAT**

<b>KPB File No.</b>	2026-004
<b>Plat Committee Meeting:</b>	February 9, 2026
<b>Applicant / Owner:</b>	Julie and Jason Heintz of Soldotna, Alaska
<b>Surveyor:</b>	Andrew Hamilton, McLane Consulting Inc.
<b>General Location:</b>	Marlyss Circle off Mackey Lake Road / Sterling

<b>Parent Parcel No.:</b>	058-122-16 & 058-122-19
<b>Legal Description:</b>	T 5N R 10W SEC 22 SEWARD MERIDIAN KN 0840141 PAVILION SUB PART 2 PAVILION PARK ESTATES ADDN AMENDED LOT 8B & 10B BLK 2
<b>Assessing Use:</b>	Residential, Accessory Building
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	none

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine two lots into one lot of size 2.196 acres and in the process will be finalizing a petition to vacate a platted utility easement.

**Location and Legal Access (existing and proposed):**

Legal access to the property is by Marlyss Cir. A 50' dedication that is privately maintained. Marlyss Cir is off Pavilion Dr, a Borough maintained 60' dedication running our to Mackey Lake Rd a 100' dedication maintained by the State of Alaska.

The plat is not proposing a new dedication nor is it finalizing the vacation of a right-of-way dedication. The plat is also not affected by a section line easement.

Block length is compliant with this plat being at the end of a cul-de-sac.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: RSA has no objection at this time
SOA DOT comments	No comment

**Site Investigation:**

The terrain of the plat is a gradual slope across the lot at approximately 2-4% north to south. No steep areas are present to break the slope up.

There are improvements on the plat. A house lies near the common line being vacated with this plat, on the north lot. The house is encroaching into the utility easement being finalized for vacation by this plat. here is a garage structure on the south lot. Once the plat is complete and approved, the structures will be on one lot and the utility easement will be vacated to alleviate the encroachment into the utility easement issue.

There are no wetlands indicated on the plat by the KWF Wetlands Assessment.

The River Center review has indicated the plat is located in a FEMA designated flood hazard area. The plat note as shown in KPB 20.30.280(D) should be added to the plat including the FEMA Panel information below and Flood

Zone X (unshaded), no depiction is required on the drawing. The River Center review did not indicate the plat to be in a habitat protection district.

<p>KPB River Center review</p>	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie  Floodplain Status: IS in flood hazard area  Comments: This is within a non-regulatory X-Unshaded Zone, which is an area of minimal flood hazard. No depiction required; plat note should be present.</p> <p>Flood Zone: X (unshaded)  Map Panel: 02122C-0245F  In Floodway: False  Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan  Habitat Protection District Status: Is NOT within HPD  Comments: No comments</p>
<p>State of Alaska Fish and Game</p>	

**Staff Analysis**

The land was originally surveyed as part of the NE1/4 of Section 22, Township 5 North, Range 10 West, SM, Alaska. Pavilion Subdivision Part 2 KN76-15 subdivided this area first, creating 20 lots. Pavilion Subdivision Part 2 Pavilion Park Estates Addition KN 83-156 resubdivided 15 lots of KN76-15 into 31 new lots and seven dedications. Pavilion Subdivision Part 2 Pavilion Park Estates Addition Amended KN 84-141, amended KN83-156 to address a section line issue. This platting action is combing 2 lots and will be finalizing the vacation of a utility easement.

A soils report will not be required as the plat is vacating lot lines to create fewer lots as per 20.40.020(A)(1)(a).

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**Utility Easements**

All easement of record ae depicted. The easement in the certificate to plat at item #9 needs to be added as a plat note.

The plat is finalizing a petition to vacate the two 10' utility easements centered on the joint line being vacated by this plat. the easements are being present for vacation at the February 9, 2026 Planning commission meeting for approval to vacate. Contingent on approval of the vacation of the easement, this plat will finalize the vacation of the easement and combine the two lots with approval of the final plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. All affected providers gave approval and no comments to the notification.

No new easements are being proposed with this plat and utility providers did not request any new easements.

**Utility provider review:**

HEA	No comment, no objection to vacation of easement
ENSTAR	No comments or recommendations
ACS	No objection
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn          Affected Addresses:          42284 Marlyss Circle, 42285 Marlyss Circle.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:          Marlyss Circle</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:          42284 Marlyss Circle will remain, 42285 Marlyss Circle will be deleted.</p>
Code Compliance	<p>Reviewer: Ogren, Eric          Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan          There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:          There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather          Comments: No comments</p>

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Indicate a pin at both ends of C1.

*PLAT NOTES?*

- Add a plat note in reference to item 9 in the Certificate to Plat
- Add the CCRs as listed in the Certificate to Plat at item 12
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

**Staff recommendation:**

Modify the KPB File No to 2026-004

Change plat name by removing 'Amended' from name, gives the idea this is an amended plat.

Legal description of the parent plat is incorrect, needs corrected to 'Pavilion subdivision Part 2 Pavilion Park Estates Addition Amended'

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

**Staff recommendation:**

Add the city limits of Soldotna to the map.

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

**Staff recommendation:**

10' utility easement at rear of lot need to be identified as per KN76-15

10' utility easement being finalized for vacation along former lot line needs to be identified as per KN76-15

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff recommendation:**

Lot to the north needs the lot label corrected to 8A

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

**Staff recommendation:**

Lot label needs Block 2 added to it.

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

**Staff recommendation:** comply with 20.40.

**KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

**RECOMMENDATION:**

**STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

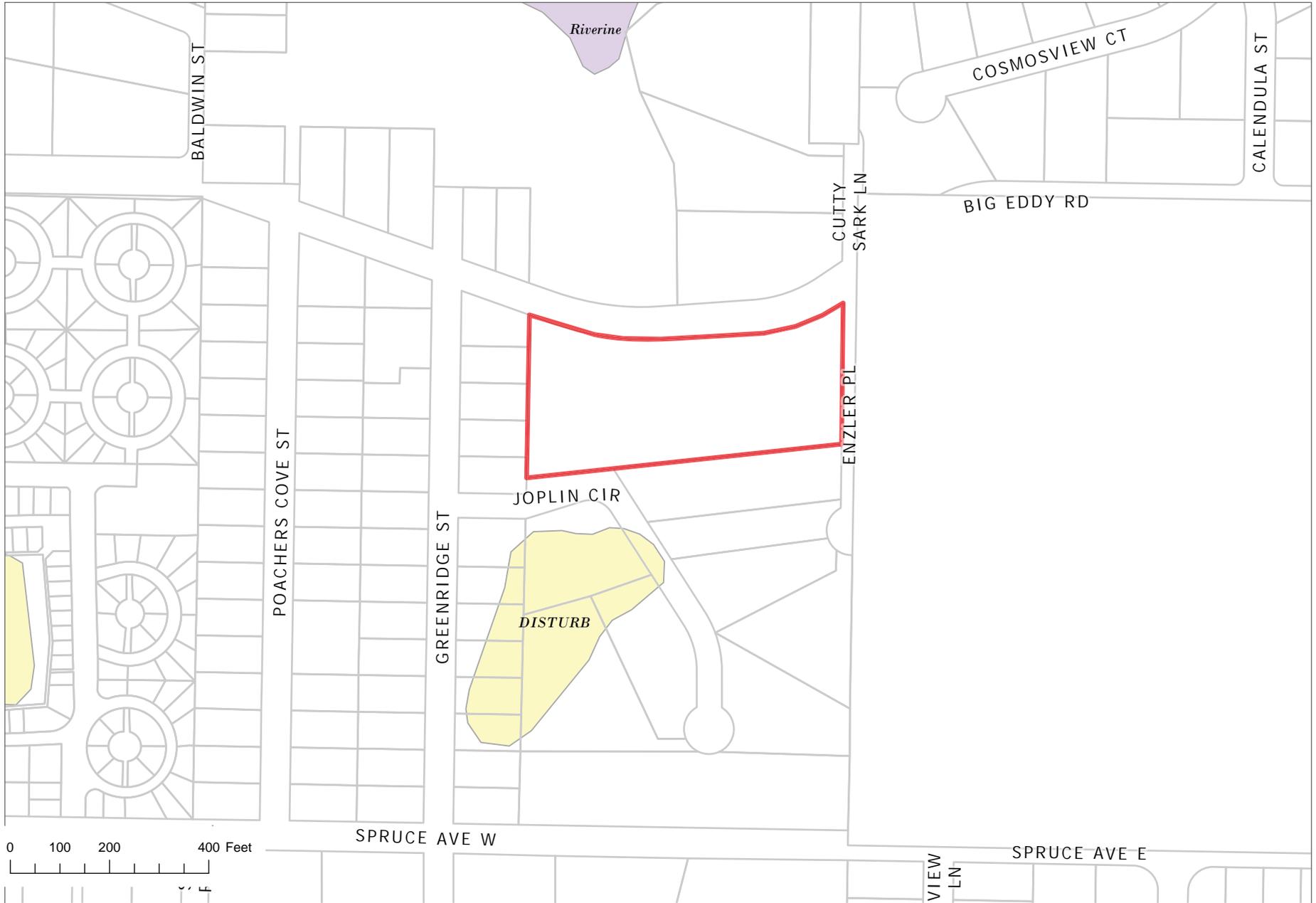
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

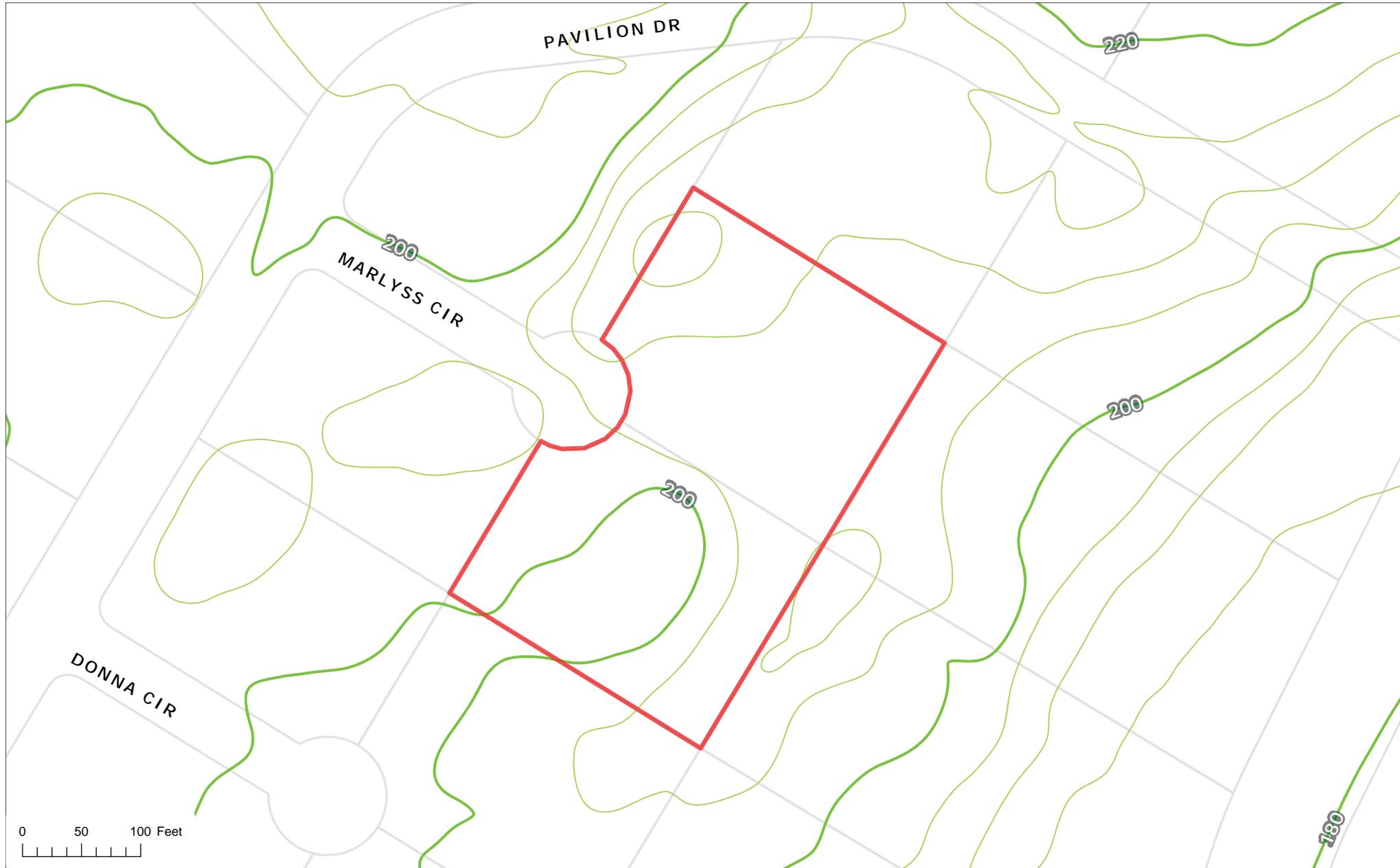
END OF STAFF REPORT



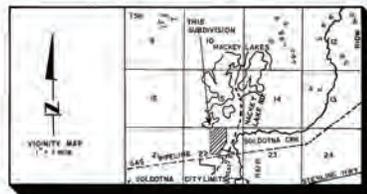
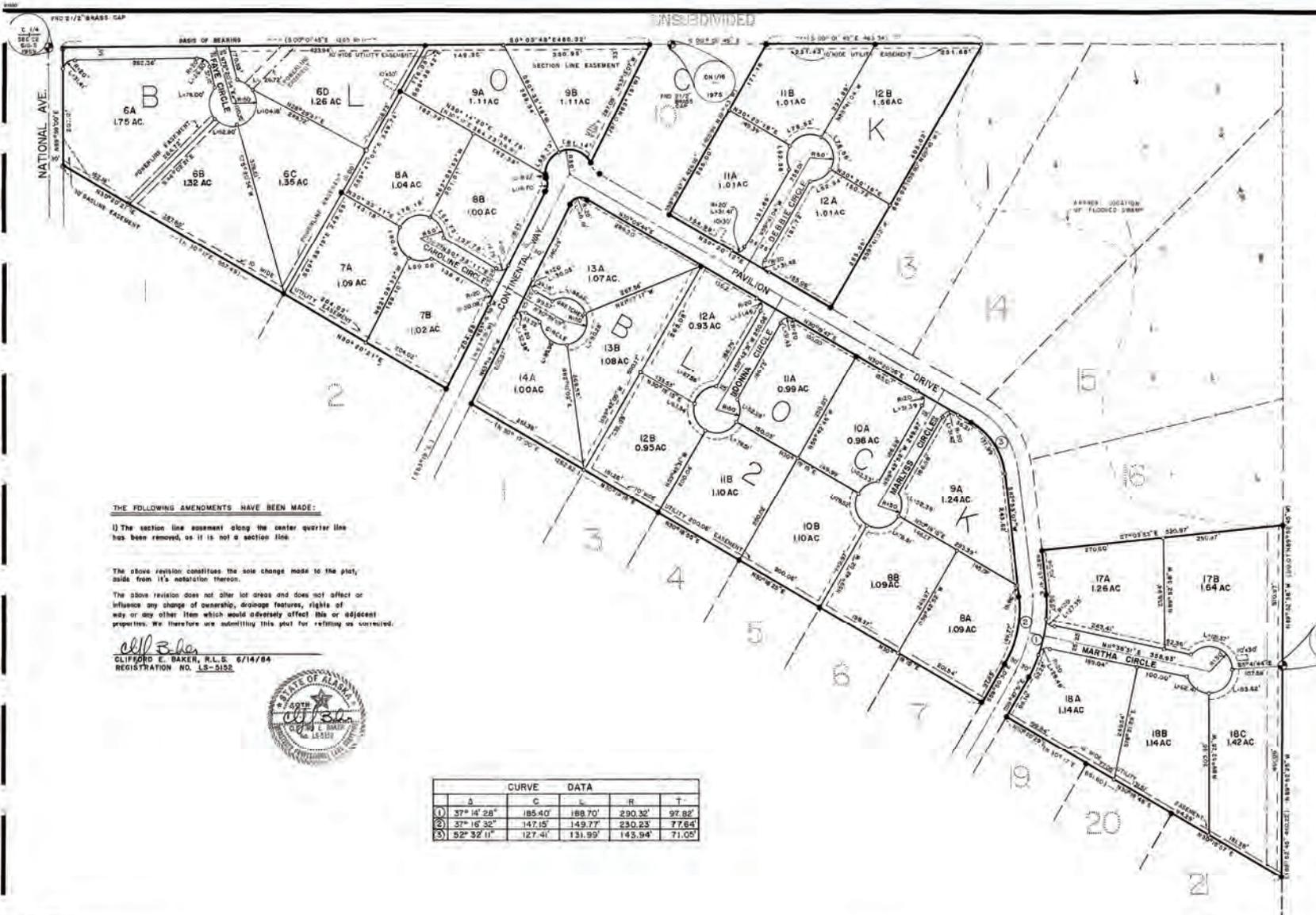
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



**CERTIFICATE OF OWNERSHIP and DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON & THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHT-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

*Kenneth W. Rice, Jr. & Fred Alexander B. Rice*  
 KENNETH W. RICE, JR. PRES. ALEXANDER B. RICE, VICE-PRES.  
 P.O. BOX 290  
 SELDOVIA, ALASKA 99581

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 1 DAY OF June 1983 FOR KENNETH W. RICE, JR. & ALEXANDER B. RICE

*James S. Jones*  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 2/24/86

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF May 3, 1983

KENAI PENINSULA BOROUGH  
*Robert*  
 AUTHORIZED OFFICIAL

**CERTIFICATE OF APPROVAL BY THE**

DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 This subdivision has been reviewed by the department and IS ACCEPTED and is approved subject to any usual conditions.

*William R. E.* 7/28/82  
 SPECIAL AGENT TITLE S-83

STATE OF ALASKA  
 CLIFFORD E. BAKER, R.L.S. 6/14/84  
 REGISTRATION NO. LS-5182

STATE OF ALASKA  
 CLIFFORD E. BAKER, R.L.S.  
 REGISTRATION NO. LS-5182

83-156

UNSUBDIVIDED

THE FOLLOWING AMENDMENTS HAVE BEEN MADE:

1) The section line easement along the center quarter line has been removed, as it is not a section line.

The above revision constitutes the sole change made to the plat, aside from it's notation thereon.

The above revision does not alter lot areas and does not affect or influence any change of ownership, drainage features, rights of way or any other item which would adversely affect this or adjacent properties. We therefore are submitting this plat for recording as corrected.

CURVE DATA				
Δ	C	L	R	T
① 37° 14' 28"	185.40'	188.70'	290.32'	97.82'
② 37° 16' 32"	147.15'	149.77'	230.23'	77.64'
③ 52° 32' 11"	127.41'	131.99'	145.94'	71.02'

- LEGEND**
- ⊙ MONUMENT (Found this survey)
  - ⊕ MONUMENT (Set this survey)
  - 1/2" REBAR (Found this survey)
  - 5/8" x 30" REBAR W/ 1/2" AL SERV CAP (Set this survey)
  - ( ) RECORD DATUM K.R.D. 75-15

- NOTES:**
- 1) PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL.
  - 2) A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - 3) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
  - 4) AS PER STAFF RECOMMENDATION 3 RESTRICTED LOTS TO INTERIOR ACCESS ONLY ALONG CONTINENTAL AND PAVILION DRIVE.

AMENDED

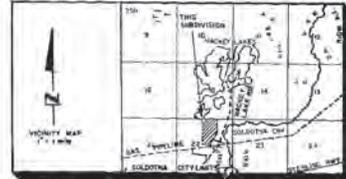
**PAVILION SUBDIVISION, PART 2**  
 PAVILION PARK ESTATES ADDITION  
 REFLECT OF LOTS  
 6,7,8,9,10,11,12,13,14 BLOCK 2

LOCATED WITHIN  
 98 IN. (EX. 23) T.R. WITHIN 6 1/4 ALASKA  
 CONTAINING 34.5 ACRES

**DOWLING-RICE and ASSOCIATES**  
 P.O. BOX 1974 SELDOVIA, ALASKA 99669

ENGINEERS *PER-5011* SURVEYORS

DATE 4/23/83 SCALE 1"=100'  
 DRAWN BY BRZ SHEET 1  
 CHECKED CR SURVEYED 4/783



**CERTIFICATE of OWNERSHIP and DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN & DESCRIBED HEREON & THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION & DEDICATE ALL RIGHTS-OF-WAYS & PUBLIC AREAS TO PUBLIC USE & GRANT ALL EASEMENTS TO THE USE SHOWN.

*Clifford E. Baker, R.L.S.*  
*Richard E. Baker, R.L.S.*

**NOTARY'S ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 1 DAY OF June 1983 FOR CLIFFORD E. BAKER, R.L.S. & RICHARD E. BAKER, R.L.S.

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 2/21/84

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF May 2, 1983

KENAI PENINSULA BOROUGH  
*Richard E. Baker*  
 AUTHORIZED OFFICIAL

CERTIFICATE OF APPROVAL BY THE  
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 This subdivision has been reviewed in accordance with  
 16ACD0001 and is approved subject to any noted restrictions.

*William G. ...*  
 DIRECTOR

	Δ	C	L	R	T
①	37° 14' 28"	185.40	188.70	290.30	97.82
②	37° 18' 32"	147.15	149.77	230.23	77.64
③	52° 32' 11"	127.41	131.99	143.94	71.03

- LEGEND**
- ⊕ MONUMENT (Found this survey)
  - ⊙ MONUMENT (Not this survey)
  - 1/2" REBAR (Found this survey)
  - 5/8" x 30" REBAR w/ 1/2" AL. SERV. CAP (Not this survey)
  - ⊥ RECORD DATUM K.R.S. 78-18

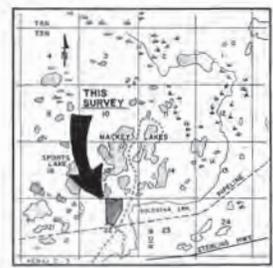
- NOTES:**
- 1) PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL & AGRICULTURAL.
  - 2) A SETBACK OF 20 FEET IS REQ'D FROM ALL STREET RIGHTS-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - 3) ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
  - 4) AS PER STAFF RECOMMENDATION 3 RESTRICT LOTS TO INTERIOR ACCESS ONLY ALONG CONTINENTAL AND PAVILION DRIVE.

**PAVILION SUBDIVISION, PART 2**  
 PAVILION PARK ESTATES ADDITION  
 RECLAMATION OF LOTS  
 6,7,8,9,10,11,12,13,14 BLOCK 2

LOCATED WITHIN  
 1/4 SEC 28, T20N, R15W, S14 ALASKA  
 DISTRICT 14, STATE OF ALASKA

**DOWLING-RICE and ASSOCIATES**  
 P.O. BOX 874 SOLIDOTNA, ALASKA 99689

DESIGNED BY: *DR* DATE: 7/10/82  
 CHECKED BY: *DR* DATE: 7/10/82  
 DRAWN BY: *DR* DATE: 7/10/82  
 CALLED BY: *DR* DATE: 7/10/82



CERTIFICATE OF OWNERSHIP AND RESIDATION  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND DESIGNATE ALL STREETS, ALLEYS, WALKS, DRAYS, UTILITY EASEMENTS AND OTHER OPEN SPACES SHOWN TO PUBLIC USE.  
 DATE Nov 20 1975

STATE OF ALASKA  
 THIRD JUDICIAL DISTRICT

ON THIS 17<sup>th</sup> DAY OF Nov 1975, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF ALASKA, PERSONALLY APPEARED Ruth Sowist, TO ME KNOWN TO BE THE PERSON DESIGNATED AS ABOVE AND WHO DECLARED TO ME THAT SHE HAD EXECUTED THE FOREGOING AND ACKNOWLEDGED TO ME THAT SHE ENJOYED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED.  
 WITNESSE MY HAND AND OFFICIAL SEAL OF THE DAY, MONTH AND YEAR HEREINABOVE WRITTEN.  
Ruth Sowist  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES 1/1/78

PLAT APPROVAL  
 PLAT APPROVED BY COMMISSION THIS 5<sup>th</sup> DAY OF January 1976  
James E. Gibson, DATE 2/3/76  
 MAYOR

NOTE: SEE LIST OF DEEDS AT 97 EIGHTH AVENUE, ANCHORAGE, ALASKA

76-65  
 1805  
 Kenai  
 2-2-76  
 2:09 P  
 278



PAVILION SUBDIVISION, PART 2

LOCATED WITHIN  
 NE 1/4, SEC 20, T14N, R 10W, 14M, ALASKA  
 ANCHORAGE, ALASKA  
**DICKINSON-OSWALD-WALCH-LEE**  
 ENGINEERS - SURVEYORS  
 ANCHORAGE, ALASKA

DESIGNED BY	ADD. DATE	SCALE	BY	DATE	REVISION	NO.	FILE NO.
CHECKED BY	DATE						

CURVE DATA

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	PI	PI/2	PI/4	3PI/4	3PI/2
1	112° 34' 00"	100.00	112° 34' 00"	100.00	1.5708	0.7854	0.3927	0.3927	0.7854
2	112° 34' 00"	100.00	112° 34' 00"	100.00	1.5708	0.7854	0.3927	0.3927	0.7854

LEGEND  
 + GLO. OR BLM. MON. EXISTING  
 \* EXISTING MON. SET BY OTHERS  
 \* MONUMENT SET THIS SURVEY  
 ALL OTHERS ARE 5/8" X 3/4" REBAR

NOTE: A 30' BUILDING SETBACK LINE WITH SLIGHT VARIATION RIGHT OF WAY





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

Public notice is hereby given that a preliminary plat was received on 1/14/2026 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 combine two lots into one lot.

KPB File No. 2026-004

Petitioner(s) / Land Owner(s): Jason M & Julie L Heintz 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, February 9, 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.

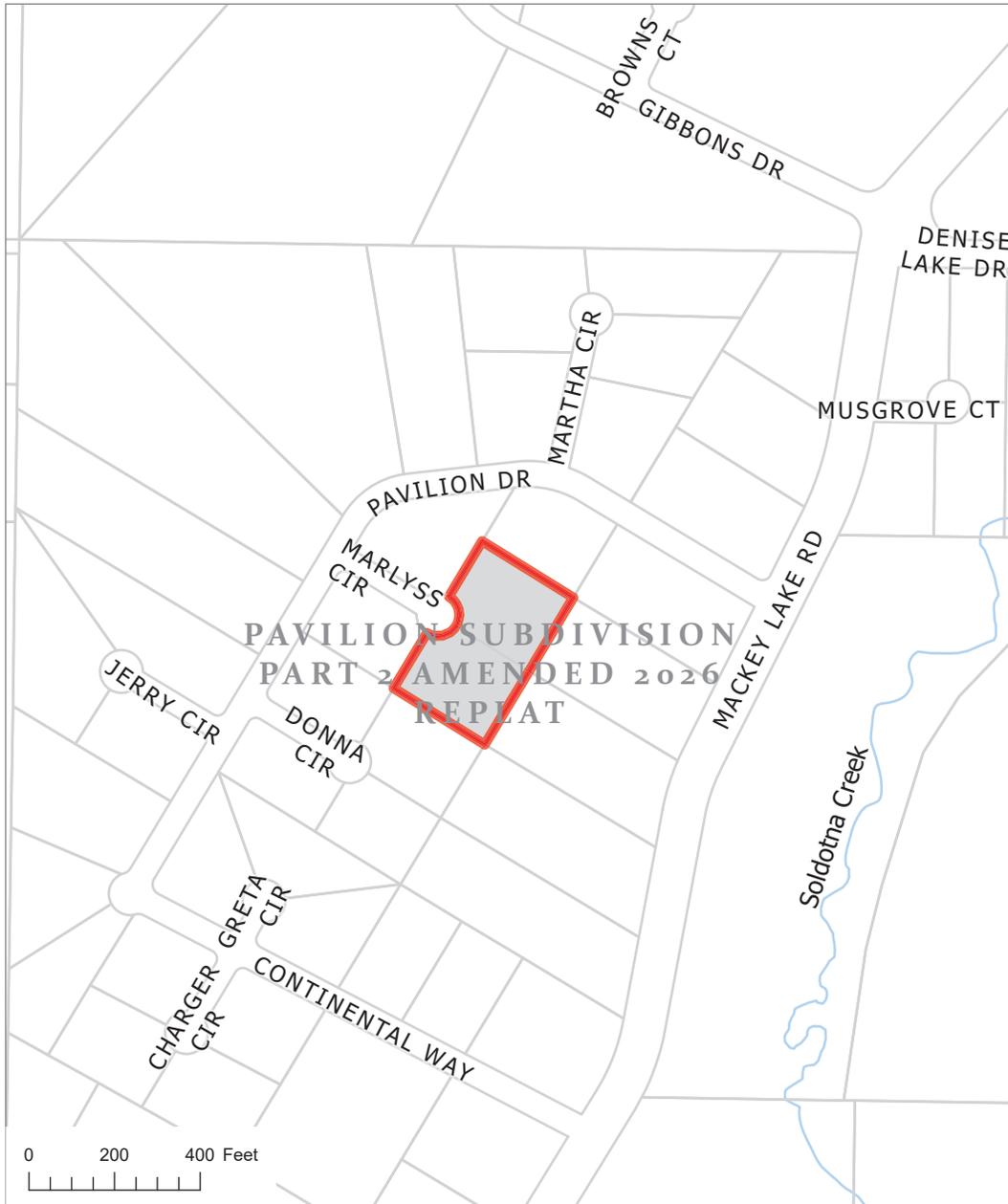
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, February 6, 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 1/20/2026



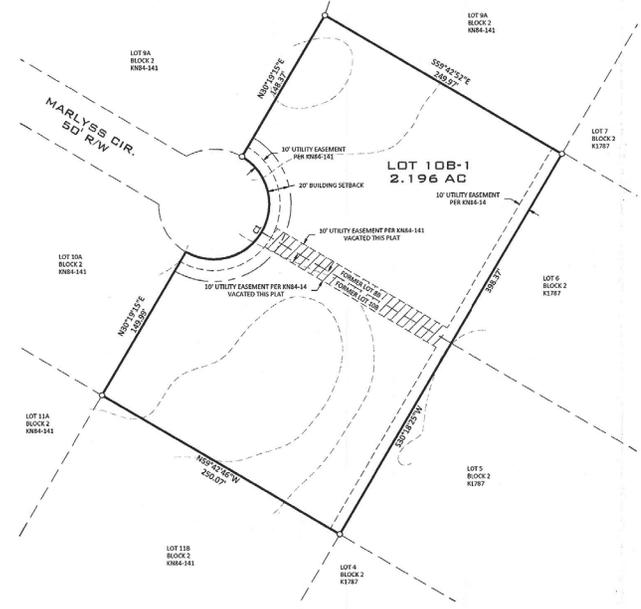
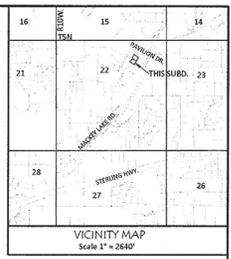
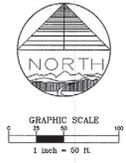
KPB File 2026-004  
T05N R10W SEC22  
Ridgeway

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

"BASIS OF BEARING"  
KN76-15  
N85°52'45"W  
1320.11' PER KN76-15

RECORD 3-1/2" BRASS CAP  
E 1274 8805 1909 PER  
KN84-141

RECORD 6/03/18M BRASS CAP  
1/4 CORNER PER KN76-15



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
  2. BUILDING SETBACK: A 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 50 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT PER KN84-141.
  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. THIS PLAT WAS PREPARED FROM DATA OF RECORD (KN84-141). NO ADDITIONAL FIELD SURVEY WAS REQUIRED PER KPB 20 60 2004L.
  6. UTILITY VACATION SHOWN HEREON WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_ 2026.

**WASTEWATER DISPOSAL**

THIS PLAT INCREASES LOT SIZES BY 1,000 SQUARE FEET OR MORE OF AREA SUITABLE FOR CONVENTIONAL DEVELOPMENT AS DESCRIBED IN KPB 20.40.020(2). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊕ RECORD PRIMARY MONUMENT AS DESCRIBED
  - RECORD 5/8" REBAR w/ 1-1/2" ALCAP PER KN84-141
  - CONTOUR INTERVAL = 5'
  - ▨ UTILITY EASEMENT VACATED THIS PLAT

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	179°54'51"	50.00'	157.01'	67.52'±0.02'	N 80° 19' 51" E	300.00'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

JASON M. HEINTZ, OWNER  
PO BOX 3123, SOLDOTNA, AK 99669

JULIE L. HEINTZ, OWNER  
PO BOX 3123, SOLDOTNA, AK 99669

**NOTARY'S ACKNOWLEDGEMENT**

FOR: JASON M. HEINTZ  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**NOTARY'S ACKNOWLEDGEMENT**

FOR: JULIE L. HEINTZ  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

Plat # \_\_\_\_\_

Rec Dist \_\_\_\_\_

Date \_\_\_\_\_ 20 \_\_\_\_\_

Time \_\_\_\_\_



**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_ 2026.

AUTHORIZED OFFICIAL

**PAVILION SUBDIVISION PART 2 AMENDED 2026 REPLAT**

REPLAT OF LOT 88 AND 108 PAVILION SUBDIVISION PART 2 AMENDED KN84-141

**OWNERS:**

JASON M. HEINTZ  
JULIE L. HEINTZ  
PO BOX 3123, SOLDOTNA, AK 99669

2.196 AC. M/L SITUATED IN THE NE1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTED SURVEYING - MAPPING P.O. BOX 495 SOLDOTNA, AK 99669 VOICE: 907.283.4478 FAX: 907.283.2486 WWW.MI-ANC.COM	KPB File No. 2025-XXX
Project No. 252045	
Scale 1" = 50'	Date: NOVEMBER 2025
	Drawn by: AHH

**KPB 2026-004**

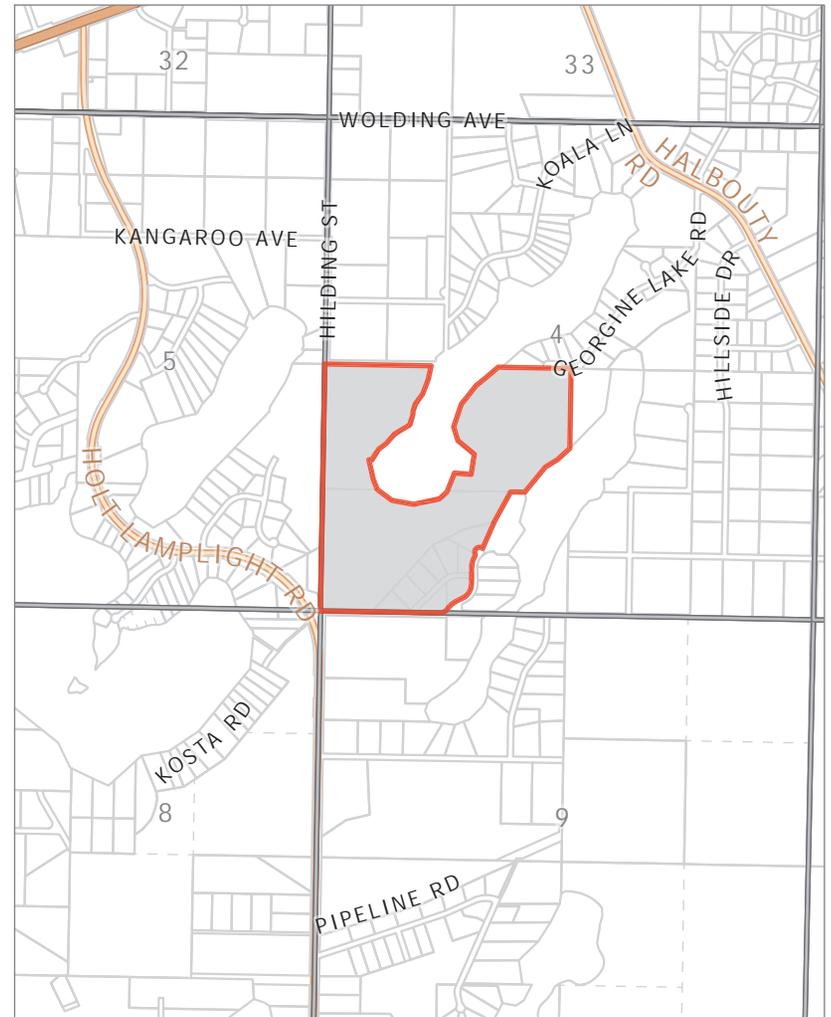
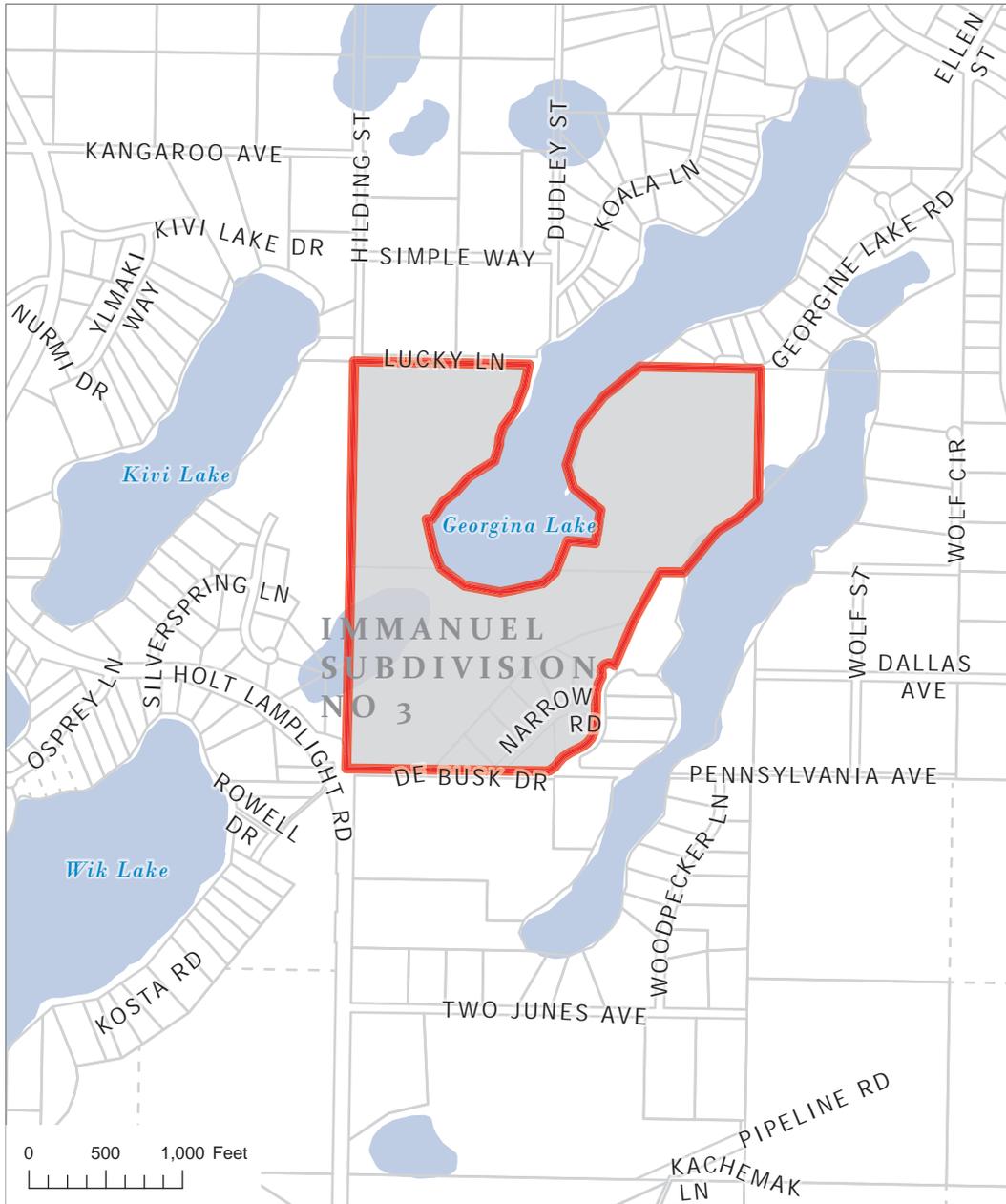
## **E. NEW BUSINESS**

### **5. Immanuel Subdivision No. 3; KPB File 2026-006**

**McLane Consulting Group / Hall**

**Location: De Busk Dr, Lucky Ln, Holt-Lamplight Rd,  
Georgine Lake Rd, Shalom Ln & Narrow Rd**

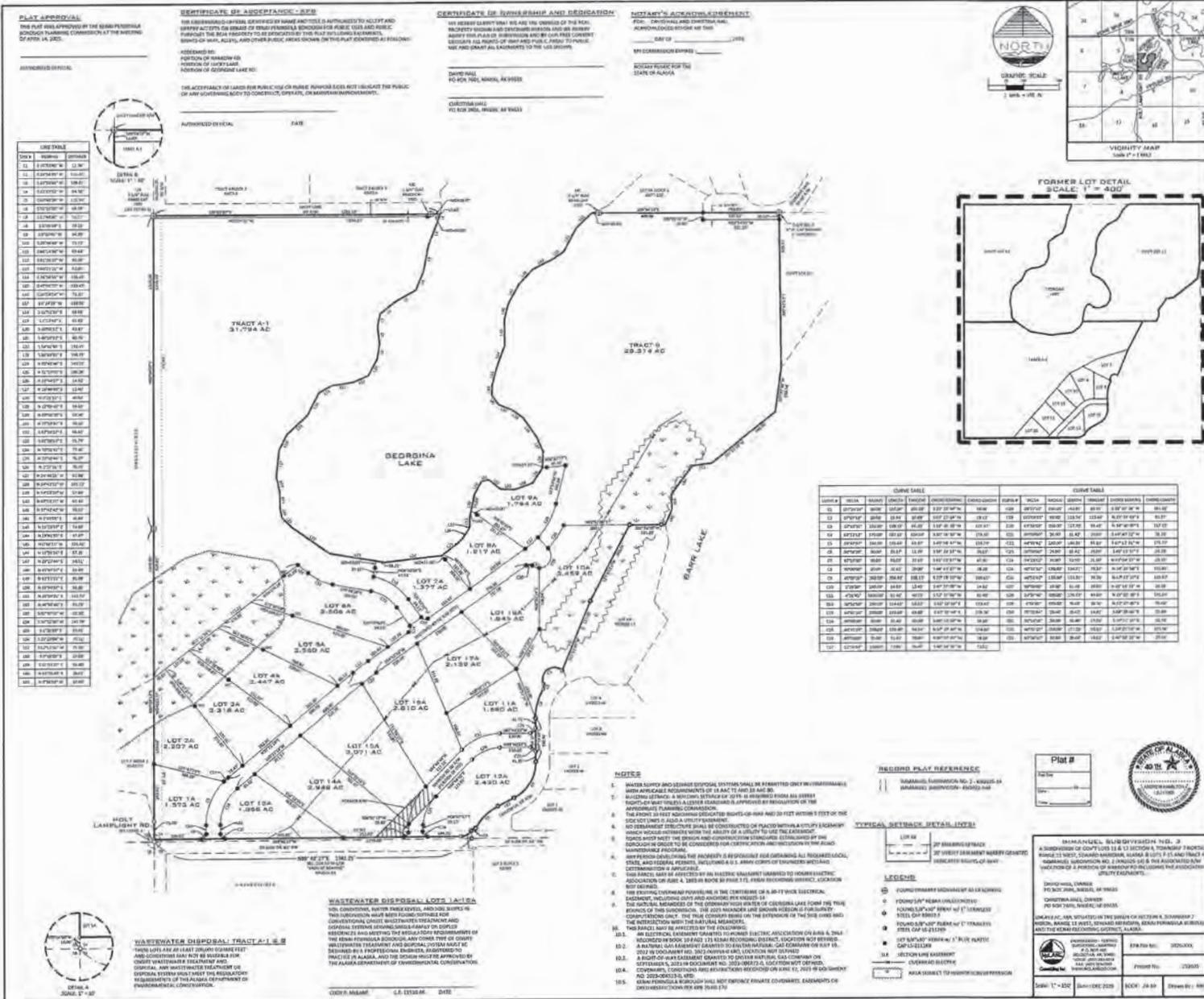
**Nikiski Area / Nikiski APC**



KPB File 2026-006  
T07N R11W SEC04  
Nikiski

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



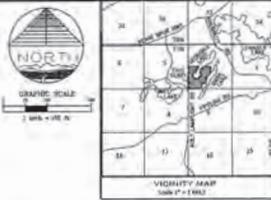


**PLAT APPROVAL**  
 THIS PLAT HAS APPROVED BY THE REGISTRATION DIVISION OF THE ALABAMA DEPARTMENT OF REVENUE AND HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MOBILE, ALABAMA, ON 11/14/2026.

**CERTIFICATE OF ACCEPTANCE - LOTS**  
 THE SUBDIVISION OF THIS TRACT IS APPROVED BY THE BOARD OF HEALTH OF THE CITY OF MOBILE, ALABAMA, ON 11/14/2026. THE BOARD OF HEALTH HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE LOTS ARE SUITABLE FOR THE PROPOSED USE AND THAT THE LOTS COMPLY WITH THE REQUIREMENTS OF THE HEALTH DEPARTMENT OF MOBILE, ALABAMA.

**CERTIFICATE OF SUBDIVISION AND DEDICATION**  
 THE BOARD OF PUBLIC WORKS OF THE CITY OF MOBILE, ALABAMA, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE LOTS ARE SUITABLE FOR THE PROPOSED USE AND THAT THE LOTS COMPLY WITH THE REQUIREMENTS OF THE BOARD OF PUBLIC WORKS OF MOBILE, ALABAMA.

**NOTARY'S ACKNOWLEDGEMENT**  
 I, THE NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE SIGNATURES OF THE PARTIES TO THIS INSTRUMENT ARE TRUE AND CORRECT AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME FOR RECORDATION.



**ADJACENT LOTS**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



**CURVE TABLE**

STATION	CHORD BEARING	CHORD LENGTH						
10+00	S 89° 59' 59" W	100.00						
10+10	S 89° 59' 59" W	100.00						
10+20	S 89° 59' 59" W	100.00						
10+30	S 89° 59' 59" W	100.00						
10+40	S 89° 59' 59" W	100.00						
10+50	S 89° 59' 59" W	100.00						
10+60	S 89° 59' 59" W	100.00						
10+70	S 89° 59' 59" W	100.00						
10+80	S 89° 59' 59" W	100.00						
10+90	S 89° 59' 59" W	100.00						
11+00	S 89° 59' 59" W	100.00						
11+10	S 89° 59' 59" W	100.00						
11+20	S 89° 59' 59" W	100.00						
11+30	S 89° 59' 59" W	100.00						
11+40	S 89° 59' 59" W	100.00						
11+50	S 89° 59' 59" W	100.00						
11+60	S 89° 59' 59" W	100.00						
11+70	S 89° 59' 59" W	100.00						
11+80	S 89° 59' 59" W	100.00						
11+90	S 89° 59' 59" W	100.00						
12+00	S 89° 59' 59" W	100.00						
12+10	S 89° 59' 59" W	100.00						
12+20	S 89° 59' 59" W	100.00						
12+30	S 89° 59' 59" W	100.00						
12+40	S 89° 59' 59" W	100.00						
12+50	S 89° 59' 59" W	100.00						
12+60	S 89° 59' 59" W	100.00						
12+70	S 89° 59' 59" W	100.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W			

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 14, 2025.

AUTHORIZED OFFICIAL

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

RECEIVED BY:  
PORTION OF NARROW RD.  
PORTION OF LUCKY LAKE  
PORTION OF GEORGINA LAKE E.D.

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

AUTHORIZED OFFICIAL DATE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADORN 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.

DAVID HALL  
PO BOX 7601, NARROW AK 99835

CHRISTINA HALL  
PO BOX 7601, NARROW AK 99835

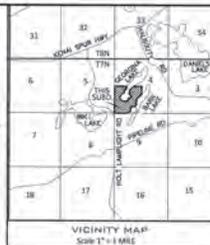
**NOTARY'S ACKNOWLEDGEMENT**

FOR: DAVID HALL AND CHRISTINA HALL  
ACKNOWLEDGED BEFORE ME THIS

DAY OF

2025

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA



**LINE TABLE**

LINE #	BEARING	DISTANCE
11	S 01°34'46" W	51.80
12	S 02°30'50" W	124.47
13	S 03°30'00" W	199.81
14	S 02°27'00" W	84.98
15	S 04°47'30" W	111.88
16	S 03°17'30" W	88.03
17	S 11°44'30" W	51.77
18	N 01°50'18" W	79.18
19	S 01°40'42" W	54.89
20	S 02°29'00" W	71.77
21	S 01°47'30" W	89.44
22	S 01°02'00" W	82.96
23	S 01°02'00" W	82.81
24	S 02°00'00" W	98.89
25	S 02°00'00" W	121.07
26	S 02°00'00" W	143.26
27	S 02°00'00" W	165.45
28	S 02°00'00" W	187.64
29	S 02°00'00" W	209.83
30	S 02°00'00" W	232.02
31	S 02°00'00" W	254.21
32	S 02°00'00" W	276.40
33	S 02°00'00" W	298.59
34	S 02°00'00" W	320.78
35	S 02°00'00" W	342.97
36	S 02°00'00" W	365.16
37	S 02°00'00" W	387.35
38	S 02°00'00" W	409.54
39	S 02°00'00" W	431.73
40	S 02°00'00" W	453.92
41	S 02°00'00" W	476.11
42	S 02°00'00" W	498.30
43	S 02°00'00" W	520.49
44	S 02°00'00" W	542.68
45	S 02°00'00" W	564.87
46	S 02°00'00" W	587.06
47	S 02°00'00" W	609.25
48	S 02°00'00" W	631.44
49	S 02°00'00" W	653.63
50	S 02°00'00" W	675.82
51	S 02°00'00" W	698.01
52	S 02°00'00" W	720.20
53	S 02°00'00" W	742.39
54	S 02°00'00" W	764.58
55	S 02°00'00" W	786.77
56	S 02°00'00" W	808.96
57	S 02°00'00" W	831.15
58	S 02°00'00" W	853.34
59	S 02°00'00" W	875.53
60	S 02°00'00" W	897.72
61	S 02°00'00" W	919.91
62	S 02°00'00" W	942.10
63	S 02°00'00" W	964.29
64	S 02°00'00" W	986.48
65	S 02°00'00" W	1008.67
66	S 02°00'00" W	1030.86
67	S 02°00'00" W	1053.05
68	S 02°00'00" W	1075.24
69	S 02°00'00" W	1097.43
70	S 02°00'00" W	1119.62
71	S 02°00'00" W	1141.81
72	S 02°00'00" W	1164.00
73	S 02°00'00" W	1186.19
74	S 02°00'00" W	1208.38
75	S 02°00'00" W	1230.57
76	S 02°00'00" W	1252.76
77	S 02°00'00" W	1274.95
78	S 02°00'00" W	1297.14
79	S 02°00'00" W	1319.33
80	S 02°00'00" W	1341.52
81	S 02°00'00" W	1363.71
82	S 02°00'00" W	1385.90
83	S 02°00'00" W	1408.09
84	S 02°00'00" W	1430.28
85	S 02°00'00" W	1452.47
86	S 02°00'00" W	1474.66
87	S 02°00'00" W	1496.85
88	S 02°00'00" W	1519.04
89	S 02°00'00" W	1541.23
90	S 02°00'00" W	1563.42
91	S 02°00'00" W	1585.61
92	S 02°00'00" W	1607.80
93	S 02°00'00" W	1630.00
94	S 02°00'00" W	1652.19
95	S 02°00'00" W	1674.38
96	S 02°00'00" W	1696.57
97	S 02°00'00" W	1718.76
98	S 02°00'00" W	1740.95
99	S 02°00'00" W	1763.14
100	S 02°00'00" W	1785.33
101	S 02°00'00" W	1807.52
102	S 02°00'00" W	1829.71
103	S 02°00'00" W	1851.90
104	S 02°00'00" W	1874.09
105	S 02°00'00" W	1896.28
106	S 02°00'00" W	1918.47
107	S 02°00'00" W	1940.66
108	S 02°00'00" W	1962.85
109	S 02°00'00" W	1985.04
110	S 02°00'00" W	2007.23
111	S 02°00'00" W	2029.42
112	S 02°00'00" W	2051.61
113	S 02°00'00" W	2073.80
114	S 02°00'00" W	2096.00
115	S 02°00'00" W	2118.19
116	S 02°00'00" W	2140.38
117	S 02°00'00" W	2162.57
118	S 02°00'00" W	2184.76
119	S 02°00'00" W	2206.95
120	S 02°00'00" W	2229.14
121	S 02°00'00" W	2251.33
122	S 02°00'00" W	2273.52
123	S 02°00'00" W	2295.71
124	S 02°00'00" W	2317.90
125	S 02°00'00" W	2340.09
126	S 02°00'00" W	2362.28
127	S 02°00'00" W	2384.47
128	S 02°00'00" W	2406.66
129	S 02°00'00" W	2428.85
130	S 02°00'00" W	2451.04
131	S 02°00'00" W	2473.23
132	S 02°00'00" W	2495.42
133	S 02°00'00" W	2517.61
134	S 02°00'00" W	2539.80
135	S 02°00'00" W	2562.00
136	S 02°00'00" W	2584.19
137	S 02°00'00" W	2606.38
138	S 02°00'00" W	2628.57
139	S 02°00'00" W	2650.76
140	S 02°00'00" W	2672.95
141	S 02°00'00" W	2695.14
142	S 02°00'00" W	2717.33
143	S 02°00'00" W	2739.52
144	S 02°00'00" W	2761.71
145	S 02°00'00" W	2783.90
146	S 02°00'00" W	2806.09
147	S 02°00'00" W	2828.28
148	S 02°00'00" W	2850.47
149	S 02°00'00" W	2872.66
150	S 02°00'00" W	2894.85
151	S 02°00'00" W	2917.04
152	S 02°00'00" W	2939.23
153	S 02°00'00" W	2961.42
154	S 02°00'00" W	2983.61
155	S 02°00'00" W	3005.80
156	S 02°00'00" W	3028.00
157	S 02°00'00" W	3050.19
158	S 02°00'00" W	3072.38
159	S 02°00'00" W	3094.57
160	S 02°00'00" W	3116.76
161	S 02°00'00" W	3138.95
162	S 02°00'00" W	3161.14
163	S 02°00'00" W	3183.33
164	S 02°00'00" W	3205.52
165	S 02°00'00" W	3227.71
166	S 02°00'00" W	3249.90
167	S 02°00'00" W	3272.09
168	S 02°00'00" W	3294.28
169	S 02°00'00" W	3316.47
170	S 02°00'00" W	3338.66
171	S 02°00'00" W	3360.85
172	S 02°00'00" W	3383.04
173	S 02°00'00" W	3405.23
174	S 02°00'00" W	3427.42
175	S 02°00'00" W	3449.61
176	S 02°00'00" W	3471.80
177	S 02°00'00" W	3494.00
178	S 02°00'00" W	3516.19
179	S 02°00'00" W	3538.38
180	S 02°00'00" W	3560.57
181	S 02°00'00" W	3582.76
182	S 02°00'00" W	3604.95
183	S 02°00'00" W	3627.14
184	S 02°00'00" W	3649.33
185	S 02°00'00" W	3671.52
186	S 02°00'00" W	3693.71
187	S 02°00'00" W	3715.90
188	S 02°00'00" W	3738.09
189	S 02°00'00" W	3760.28
190	S 02°00'00" W	3782.47
191	S 02°00'00" W	3804.66
192	S 02°00'00" W	3826.85
193	S 02°00'00" W	3849.04
194	S 02°00'00" W	3871.23
195	S 02°00'00" W	3893.42
196	S 02°00'00" W	3915.61
197	S 02°00'00" W	3937.80
198	S 02°00'00" W	3960.00
199	S 02°00'00" W	3982.19
200	S 02°00'00" W	4004.38



DETAIL A SCALE: 1" = 40'



DETAIL B SCALE: 1" = 40'



DETAIL C SCALE: 1" = 40'



DETAIL D SCALE: 1" = 40'



DETAIL E SCALE: 1" = 40'



DETAIL F SCALE: 1" = 40'



DETAIL G SCALE: 1" = 40'



DETAIL H SCALE: 1" = 40'



DETAIL I SCALE: 1" = 40'



DETAIL J SCALE: 1" = 40'



DETAIL K SCALE: 1" = 40'



DETAIL L SCALE: 1" = 40'



DETAIL M SCALE: 1" = 40'



DETAIL N SCALE: 1" = 40'



DETAIL O SCALE: 1" = 40'



DETAIL P SCALE: 1" = 40'



DETAIL Q SCALE: 1" = 40'



DETAIL R SCALE: 1" = 40'



DETAIL S SCALE: 1" = 40'



DETAIL T SCALE: 1" = 40'



DETAIL U SCALE: 1" = 40'



DETAIL V SCALE: 1" = 40'



DETAIL W SCALE: 1" = 40'



DETAIL X SCALE: 1" = 40'



DETAIL Y SCALE: 1" = 40'



DETAIL Z SCALE: 1" = 40'



DETAIL AA SCALE: 1" = 40'



DETAIL AB SCALE: 1" = 40'



DETAIL AC SCALE: 1" = 40'



DETAIL AD SCALE: 1" = 40'



DETAIL AE SCALE: 1" = 40'



DETAIL AF SCALE: 1" = 40'



DETAIL AG SCALE: 1" = 40'



DETAIL AH SCALE: 1" = 40'



DETAIL AI SCALE: 1" = 40'



DETAIL AJ SCALE: 1" = 40'



DETAIL AK SCALE: 1" = 40'

AGENDA ITEM E. NEW BUSINESS

**ITEM #5 - PRELIMINARY PLAT  
IMMANUEL SUBDIVISION NO 3**

<b>KPB File No.</b>	2026-006
<b>Plat Committee Meeting:</b>	February 9, 2026
<b>Applicant / Owner:</b>	David and Christina Hall of Nikiski, Alaska
<b>Surveyor:</b>	Andrew Hamilton, McLane Consulting, Inc.
<b>General Location:</b>	Narrow Road and De Busk Drive, Nikiski Area

<b>Parent Parcel No.:</b>	013-061-46, 013-061-48 thru 013-061-56, 013-061-43 & 013-061-44
<b>Legal Description:</b>	T 07N R 11W SEC 04 SEWARD MERIDIAN KN 2025014 IMMANUEL SUB NO 2 LOT 7- 15 & A-2 T 7N R 11W SEC 04 SEWARD MERIDIAN KN GOVT LOTS 11 & 12
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None requested

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will vacate and relocate the south end of Narrow Rd and reconfigure eleven lots and a tract into eighteen lots, two tracts and three new dedications. The lots will vary in size from 1.217 acres to 2.560 acres.

**Location and Legal Access (existing and proposed):**

Legal access to the plat is from Holt Lamplight Road to De Busk Dr which is on the south side of the plat. De Busk Dr gives access to both existing Narrow Rd and proposed Redeemed Rd.

The plat is also dedicating 10' to Lucky Lane on the north of Tract A-1. Lucky Lane has access from Holt Lamplight Rd by Kangaroo Ave to Hilding St down to Lucky Lane.

On the northeast corner of the plat is being dedicated a portion for Georgina Lake Rd. this is to cover the portion of road that is dropping in from the adjacent cul-de-sac. Future development will expand this road into Tract B.

This plat will be finalizing the vacation of the southerly 260 feet of Narrow Rd as platted by Immanuel Subdivision No. 2 KN 2025-14. The vacation is scheduled to be heard at the February 9, 2026 Planning Commission meeting for approval. And then to go to the KPB Assembly on February 17, 2026 for consent.

The plat is affected by 33 foot section line easement on the south and west lines as shown on the drawing.

Block length is not compliant with Redeemed Rd ending in a cul-de-sac. With further development of Tracts A-1 and B, compliance will get better.

The cul-de-sac length is out of compliance also. From the center of De Busk Rd to the center of the access point to Tract A-1 is approximately 1350 feet, well beyond the 1000 required. With the wetlands behind the lots on the west, there is no solution available to put a better location for a road. **Staff recommends** the Plat Committee concur an exception to 20.30.100 Cul-de-sacs.

There looks to be a trail running up the property in the location of where Redeemed Rd is being placed on the plat.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: RSA has no objections at this time.
SOA DOT&PF comments	<ul style="list-style-type: none"> <li>o No objection to the proposed plat</li> <li>o No direct access to Holt Lamplight Road for Lot 1A</li> </ul>

**Site Investigation:**

There does not appear to be structures on the site that need to be identified.

There are steep areas on the plat that are not shown that are mostly near the edges of Georgina Lake on the south end, these are minimal and not a priority on this site.

There are wetlands per the KWF Wetlands Assessment which are shown on the drawing as the grass hatch on the drawing.

The wetlands on the west side of the drawing per KPB GIS aerial data looks to be a pond. **Staff recommends** the surveyor verify the condition of the area and report back to staff the results as it looks to be more than a depression categorization.

Per the River Center reviewers, the plat is not located in a FEMA flood hazard area or a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

**Staff Analysis**

The property was originally Government Lots 11, 12, 13 and 14 of section 4, Township 7 North, Range 11 West, SM Alaska. Government Lot 14 was divided by Immanuel Subdivision KN 2022-46. Government Lot 14 and Lots 5 & 6 of KN2022-46 were platted by Immanuel Subdivision NO. 2 KN2025-14. This platting action will subdivide Government lots 11 & 12 and Lots 7-15 and Tract A-2 of KN2025-14 into 18 lots, two tracts

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. If the engineer has the capability use results from the soils report from Immanuel Subdivision No 2., he is welcome to do so and add into the new report.

A soils report will not be required for the tracts as they are above 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Nikiski Advisory Planning Commission minutes for the February 5, 2026 meeting were not available when the staff

report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**Utility Easements**

Existing utility easement being carried over from the parent plat along Narrow Rd are noted and shown in the typical setback detail.

Utility easements associated with the right-of-way vacation are noted on the plat, but not shown as it would be congested.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

New 10’ utility easements are shown in the typical setback detail.

HEA has requested an easement located on the overhead power line, granting a 30 foot wide electrical easement. A copy of the HEA request is included in the packet for viewing.

**Utility provider review:**

HEA	See comment in packet
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

**KPB department / agency review:**

Addressing	<p>Reviewer: Pace, Rhealyn                  Affected Addresses:                  50998 Holt Lamplight Rd</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:                  De Busk Dr, Narrow Rd, Shalom Ln, Lucky Ln, Georgine Lake Rd</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:                  Redeemed Rd.</p> <p>List of Street Names Denied:</p> <p>Comments:                  50998 Holt Lamplight Rd will be changed to a Redeemed Rd address.</p>
Code Compliance	<p>Reviewer: Ogren, Eric                  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan                  There are not any Local Option Zoning District issues with this proposed plat.</p>

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comments
Advisory Planning Commission	

**STAFF RECOMMENDATIONS**

**CORRECTIONS / EDITS**

Need an overall curve label for C19 & C31

Wastewater Disposal note needs revised to Lots 7A-15A & 16-24

Change the date in the Plat Approval to February 9, 2026.

Add near the Plat Approval the date of the approval of the vacation of Narrow Rd by the Planning Commission and leave space for the consent date by the KPB Assembly

*PLAT NOTES?*

- 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 (KPB 14.06).
- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

**Staff recommendation:**

Modify the KPB File No to 2026-006

In the title block, the legal need changed to Tract A-2

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

**Staff recommendation:**

- The 30' overhead powerline easement in Tract B appears to be new and not dedicated in 2025-14 as part was out of view in drawing. please cover this portion with new easement as requested by HEA.
- The east end of Lucky Lane may need a detail as the pins make it look like the dedication is pinched off and separate pieces.
- In Narrow Rd, the hatching is covering a portion that is not being vacated and is more an overlap area. Please remove the hatching in between curves C25 and C32 ROW and lighten the other hatch if possible.
- Vacation area on the front of Lot 13 KN 2025-14 needs to be drawing correctly with the curve added.

J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

**Staff recommendation:**

- Need a dimension on the north line of Lot 24, either a overall or a breakdown, unsure (no closure ran)

- Is there a pin to be set on west line of Lot 17 that is missing?
- Need a witness distance on south line of Tract B near SE corner.

---

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

---

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** *comply with 20.40.*

---

**KPB 20.60 – Final Plat**

**Staff recommendation:** *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

---

**RECOMMENDATION:**

**STAFF RECOMMENDS:**

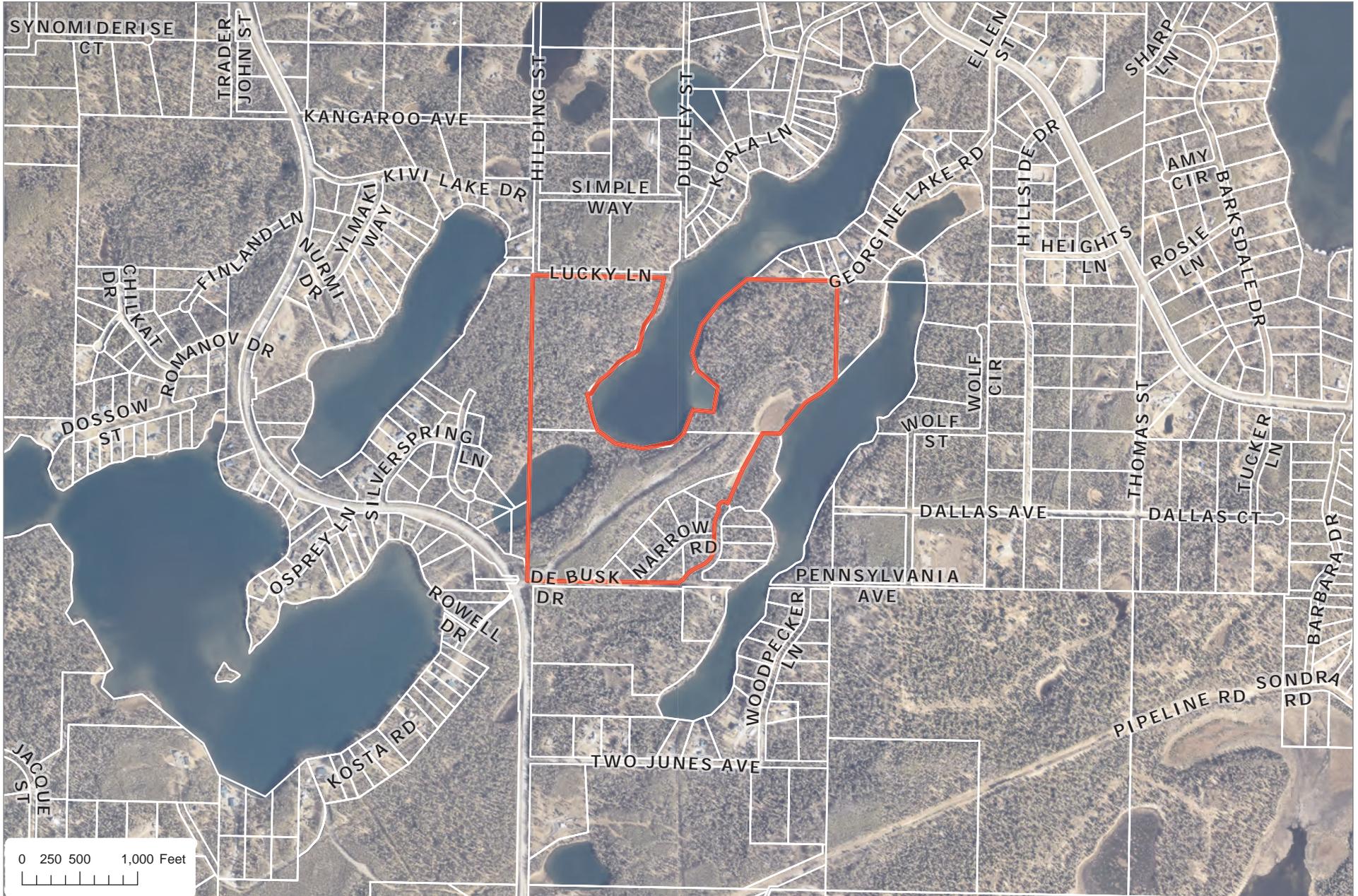
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

**NOTE:** 20.25.120. - REVIEW AND APPEAL.

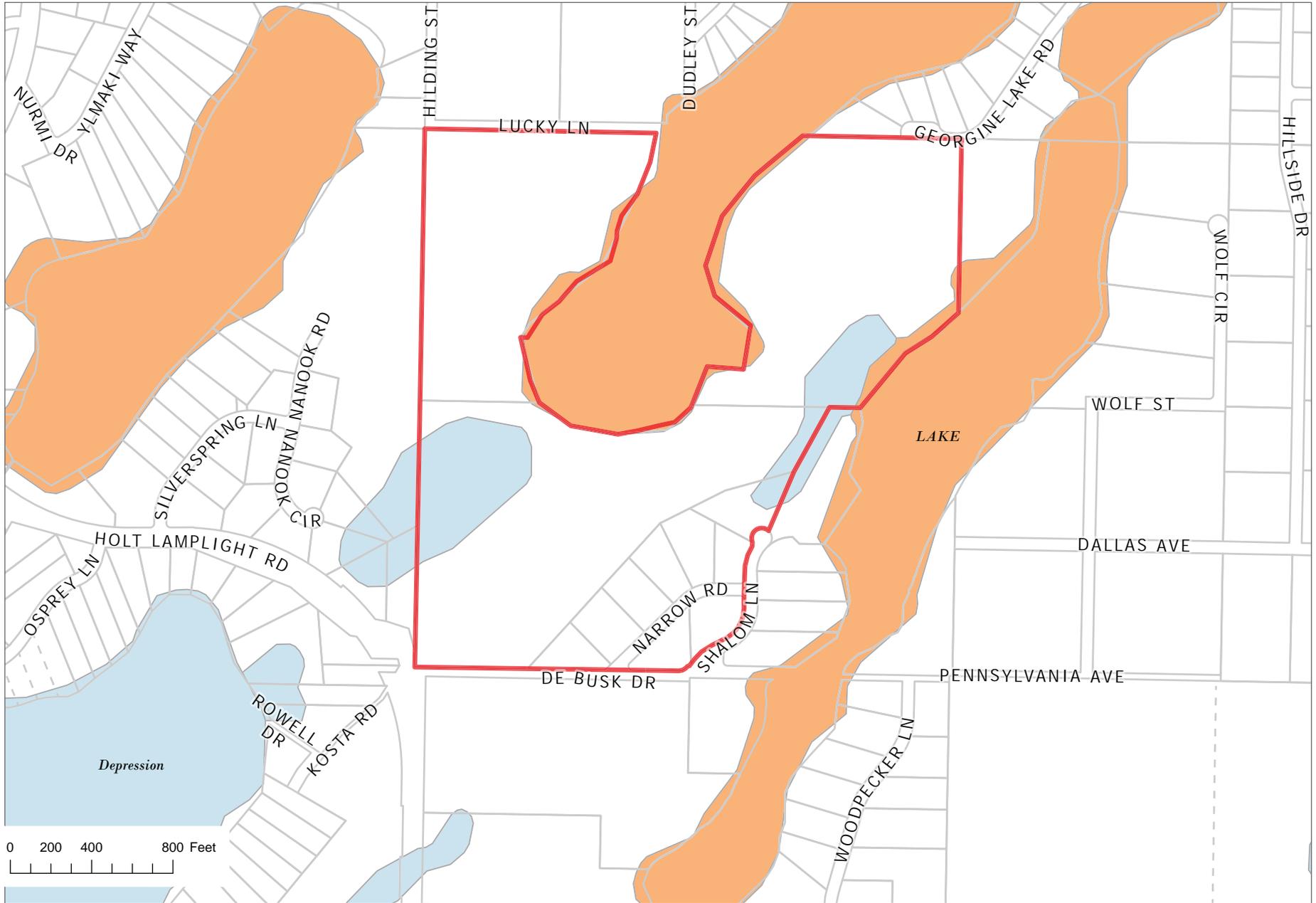
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

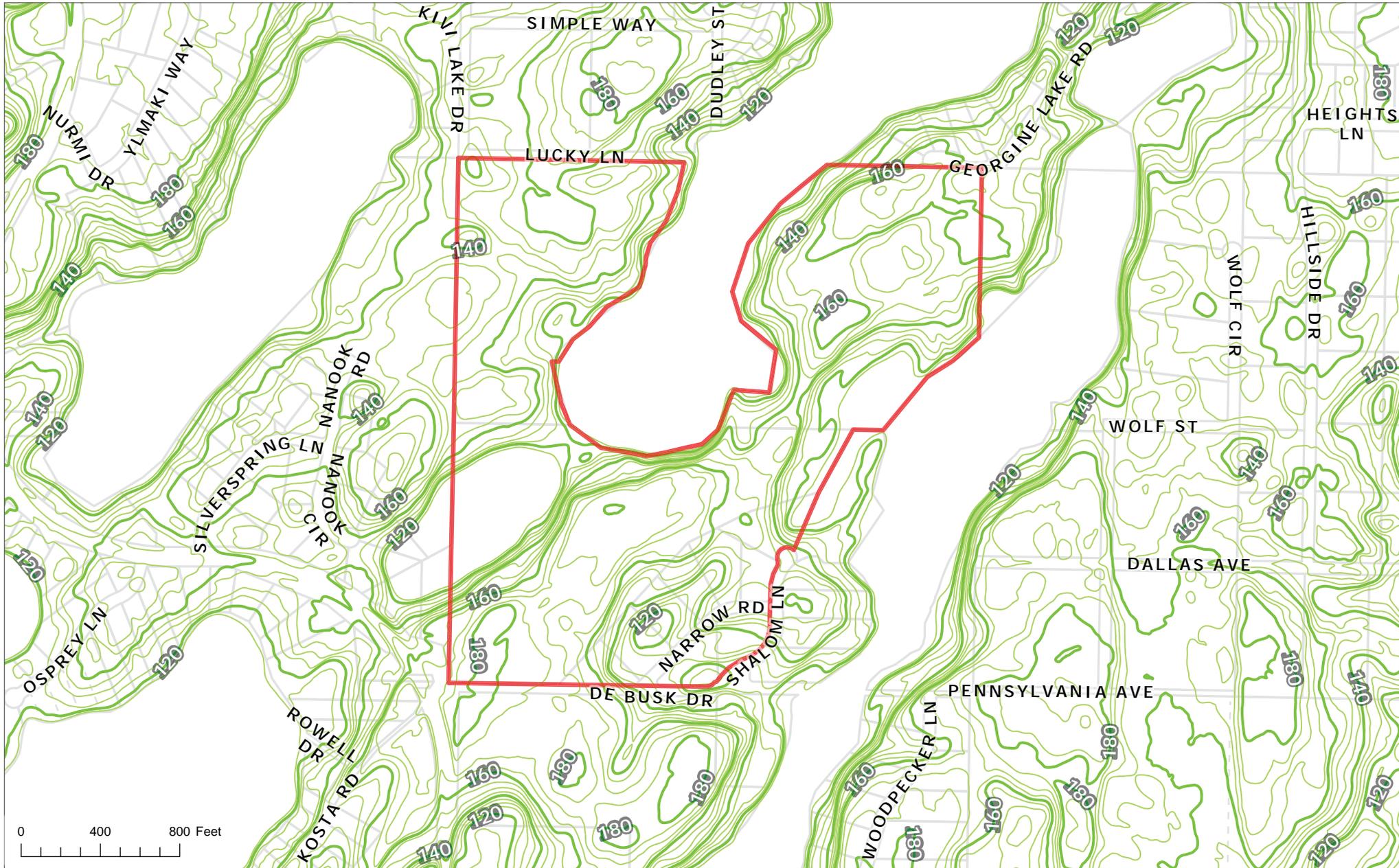
**END OF STAFF REPORT**

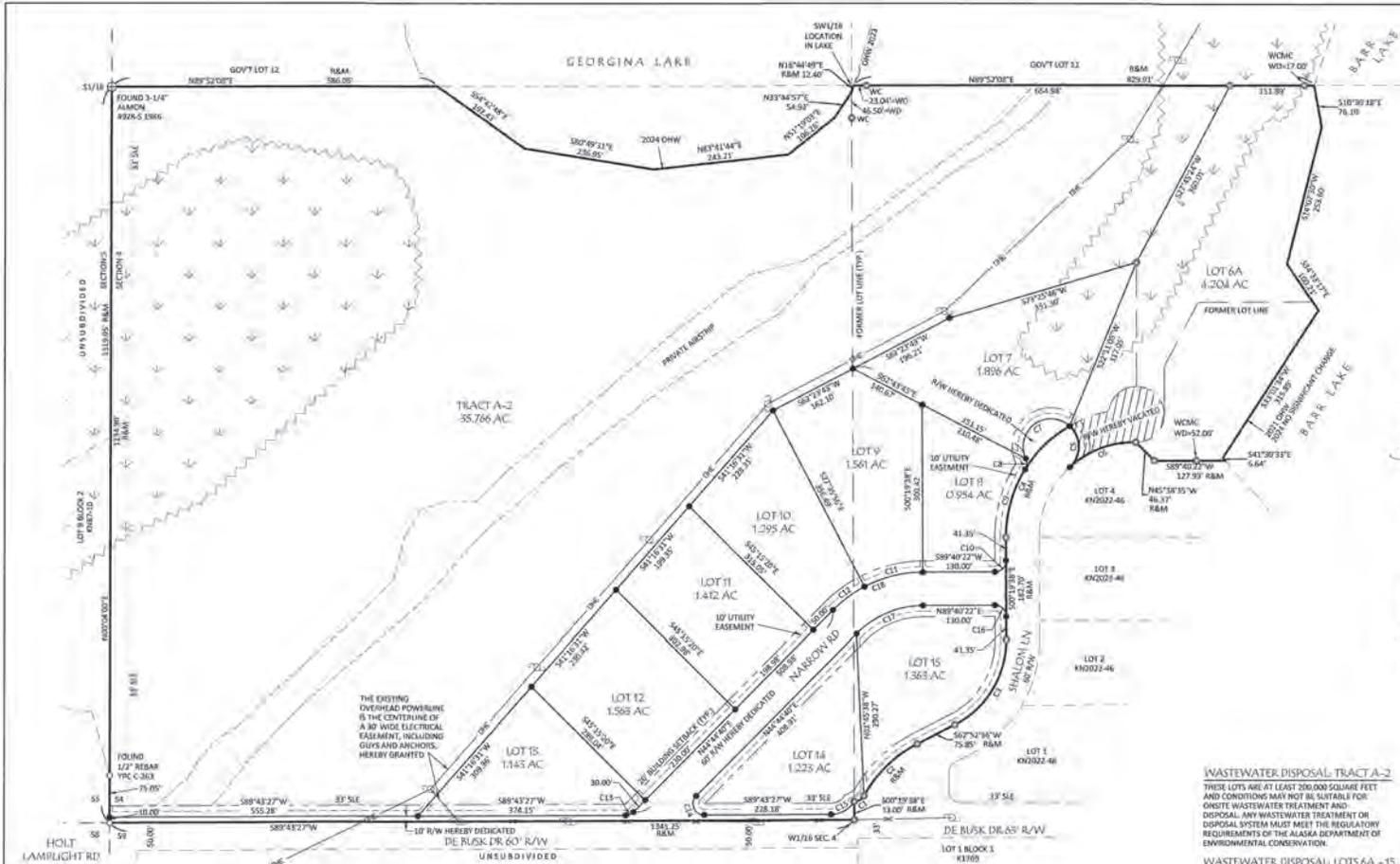


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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**NORTH**

GRAPHIC SCALE  
1" = 60.0'

**LEGEND**

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" IRON UNLESS NOTED
- FOUND 5/8" X 30" REBAR w/ 1" STAINLESS STEEL CAP AS NOTED
- SET 5/8" X 30" IRON w/ 1" STAINLESS STEEL CAP LS-231269
- SECTION LINE EASEMENT
- POWER POLE
- OVERHEAD ELECTRIC
- AREA SUBJECT TO INUNDATION
- R&M RECORDED & MEASURED

**VICINITY MAP**  
Scale 1" = 1 Mile

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

David Hall  
DAVID HALL, CHAIRMAN, GOVT. LOT 15 & TRACT A-2, LOT 15-16, PO BOX 7601, NIKSIAI, AK 99625

Christina Hall  
CHRISTINA HALL, CHAIRMAN, GOVT. LOT 15 & TRACT A-2, LOT 15-16, PO BOX 7601, NIKSIAI, AK 99625

**NOTARY PUBLIC FOR THE STATE OF ALASKA**  
TERENCE BAS, OWNER, LOT 15 & TRACT A-2, 3107 2ND ST, KENAI, AK 99611

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

Immanuel Subdivision  
IMMANUEL SUBDIVISION - #2022-046

**NOTARY PUBLIC FOR THE STATE OF ALASKA**  
TERENCE BAS, OWNER, LOT 15 & TRACT A-2, 3107 2ND ST, KENAI, AK 99611

**WASTEWATER DISPOSAL TRACT A-2**

THESE LOTS ARE AT LEAST 200 SQUARE FEET AND CONDITIONS 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.

**WASTEWATER DISPOSAL LOTS 6A-15**

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL TYPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DOWNSIDE RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ON-SITE 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.

Coody McJannet 3/17/2025  
COODY M. McJANNET, C.E. 11510 AK, DATE

**RIGHT OF WAY VACATION**

THAT PORTION OF SHALON LN. TO BE VACATED AS SHOWN HEREON WAS APPROVED FOR VACATION AT THE MEETING OF THE 2024 8TH PLANNING COMMISSION MEETING AND GIVEN UNANIMOUS CONSENT TO VACATE BY THE ORDINANCE AT THE APRIL 2, 2024 MEETING AND THIS PLAN IS FULFILLING THE VACATION PETITION IN ACCORDANCE WITH KRS 20.01.080.

**PLAT APPROVAL**

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 8, 2024.

Immanuel Subdivision 3/17/2025  
IMMANUEL SUBDIVISION, DATE

**STATE OF ALASKA**  
NOTARY PUBLIC  
ANDREW HAMILTON  
My Commission Expires 04-28-2028

**STATE OF ALASKA**  
NOTARY PUBLIC  
ANDREW HAMILTON  
My Commission Expires 04-28-2028

**STATE OF ALASKA**  
NOTARY PUBLIC  
ANDREW HAMILTON  
My Commission Expires 04-28-2028

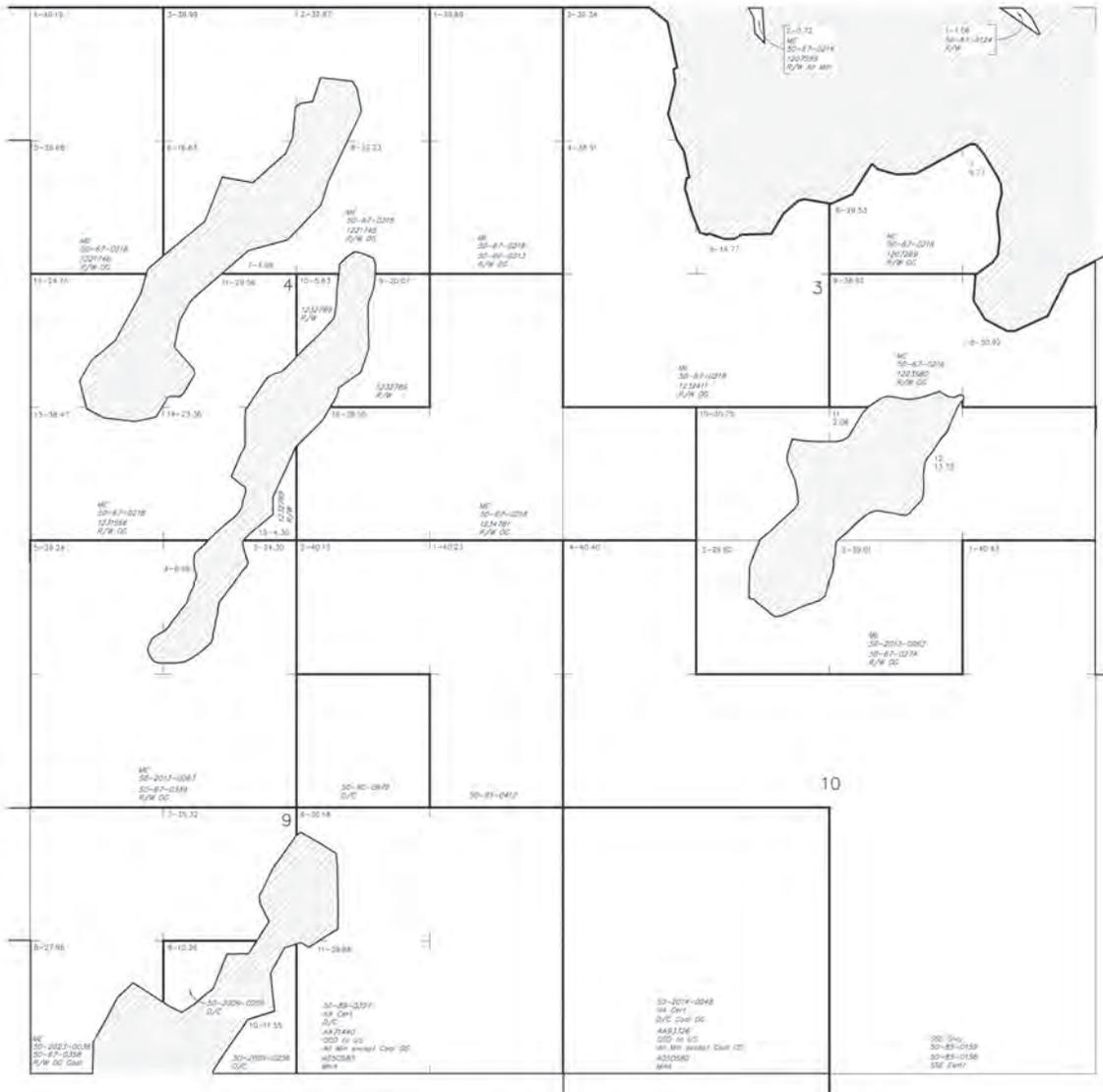
**NOTES**

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSEE STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
3. THE RIGHT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY AND 20 FEET WITHIN 5 FEET OF THE SIDE OF 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. 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.
6. 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.
7. THIS PARCEL MAY BE AFFECTED BY AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 2003 IN BOOK 10 PAGE 111, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
8. THE NATURAL MEASUREMENTS OF THE ORDINARY HIGH WATER OF GEORGIA LAKE AND BARK LAKE FROM THE TRUE BOUNDS OF LOT 6A AND TRACT A-2, THE 2023 MEANQUAD 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 MEASUREMENTS.
9. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
  - 9.1. AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON JUNE 4, 1984 RECORDED IN BOOK 10 PAGE 111, KENAI RECORDING DISTRICT, LOCATION NOT DEFINED.
  - 9.2. A NATURAL GAS EASEMENT GRANTED TO ENSTAT NATURAL GAS COMPANY ON JULY 10, 2022 IN DOCUMENT NO. 2022-05939-KRD, LOCATION NOT DEFINED.
  - 9.3. A RIGHT-OF-WAY EASEMENT GRANTED TO ENSTAT NATURAL GAS COMPANY ON SEPTEMBER 5, 2023 IN DOCUMENT NO. 2023-06672-Q, LOCATION NOT DEFINED.
  - 9.4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 12, 2023 IN DOCUMENT NO. 2023-00453-D, KRD.
  - 9.5. KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KRS 20.06.170.

CURVE #	BEARING	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°30'28"	20.00	21.17	13.70	13.97 34 11"
C2	89°47'17"	28.00	133.66	88.87	140° 52' 47"
C3	89°37'15"	37.00	187.51	108.59	141° 32' 59"
C4	90°07'07"	28.00	291.57	110.36	142° 07' 43"
C5	90°12'37"	20.00	83.89	54.77	142° 31' 40"
C6	49°34'09"	17.00	180.23	108.12	142° 38' 02"
C7	127°24'14"	10.00	127.90	256.28	142° 52' 44"
C8	5°07'18"	20.00	19.88	04.88	143° 17' 14"
C9	82°10'11"	200.00	1,298.18	180.03	143° 45' 38"
C10	90°08'00"	20.00	11.42	38.89	144° 00' 22"
C11	97°18'19"	200.00	1,298.18	180.03	144° 18' 11"
C12	17°39'24"	200.00	1,298.18	65.17	144° 50' 22"
C13	2°59'47"	20.00	13.70	3.28	145° 04' 08"
C14	120°01'17"	20.00	41.13	44.12	145° 07' 57"
C15	12°18'19"	10.00	18.83	22.89	145° 08' 57"
C16	89°07'00"	20.00	14.41	26.00	145° 10' 57"
C17	44°55'44"	110.00	133.31	52.06	145° 12' 31"
C18	89°49'42"	100.00	100.00	95.10	145° 12' 31"



SURVEYED TOWNSHIP 7 NORTH RANGE 11 WEST OF THE SEWARD MERIDIAN, ALASKA



STATUS OF PUBLIC DOMAIN  
LAND AND MINERAL TITLES

**MTP  
SUPPL SEC 3, 4, 9, 10**  
NO 2

FOR ORDERS EFFECTING DISPOSAL OR USE OF UN-IDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

PL 92-203 W/ AA6698, Lots W/ AA6698-A

PLD 5183 W/ Ala of Leg & C affects Lds/Interests not conveyed W/ Kenai National Moose Range

PLD 5184 W/ C affects Lds/Interests not conveyed

AA6698-A V/Sec. Adm. Excl. Nav. waters, patented Lds. & Lds. W/ 2 miles of the city limits of Kenai & Sitka

AG0592/ SS Admt PL 96-487 Sec 106(s) Top Film

AG06731 SS Reserved Min Estate Only

**WARNING:**  
This plan is the Bureau's record of title, and should be used only as a guide to the status of the lands surveyed. It does not constitute a warranty of title. It is not intended to be used as evidence of title. It is not intended to be used as evidence of title. It is not intended to be used as evidence of title. Refer to the applicable statute for further information.

CURRENT TO:	NO 2
6-13-2003	Sec Mer
	T 7 N
	R 11 W

ACAD







January 28, 2026

Vince Piagentini PLS, Platting Manager  
Kenai Peninsula Borough  
144 N. Binkley St.  
Soldotna, AK 99669

[Sent Electronically]

Re: Plat Review

Dear Mr. Piagentini:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004**
- **Pavilion Subdivision Part 2 Amended 2026 Replat: KPB 2026-004V**
- **Wilderness Edge Subdivision: KPB 2026-002**
- **Golf Acres Subdivision Bogie Court Vacation: KPB 2026-005V**
- **Immanuel Subdivision No. 3: KPB 2026-006V**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Timberline Rush Patch Replat: KPB 2025-162**
  - No objection to the proposed plat.
  - Lot 3B-1 must take access to Cannonball Circle.
  - Applicant should apply for a shared driveway permit for Lot 3B-2. Driveway permits and Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Enzler Subdivision 2026 Replat: KPB 2026-003**
  - No objection to the proposed plat.
  - No direct access to Big Eddy Rd for proposed Lot 1 and Lot 2.
  - Lot 1 Block one must take access from Joplin Circle.
  - Lot 2 Block one must take access from Enzler Place.

- **Immanuel Subdivision No. 3: KPB 2026-006**
  - No objection to the proposed plat.
  - No direct access to Holt Lamplight Rd. for Lot 1A.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or [romorenzo.marasigan@alaska.gov](mailto:romorenzo.marasigan@alaska.gov).

Sincerely,



Romorenzo Marasigan  
Transportation Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF  
Anna Bosin, Traffic & Safety Engineer, DOT&PF

# **DESK PACKET**

## *Supplemental*

**(MATERIALS SUBMITTED BY 1:00 PM 02/06/2026)**

## **E5. NEW BUSINESS**

- E5. Immanuel Sub No 3  
h #

## Piagentini, Vincent

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**From:** Raidmae, Ryan  
**Sent:** Friday, February 6, 2026 9:32 AM  
**To:** Piagentini, Vincent  
**Cc:** Simons, Sandee; Carpenter, Beverly; Lopez, Samantha  
**Subject:** Nikiski APC Recommendations for Platting Items

Good Morning, Platting Friends,

At Nikiski's Advisory Planning Commission Meeting, held on February 05, 2026, the Commission recommended the following:

- Immanuel Subdivision, No. 3 (KPB 2026-006) – [Approved](#)
- Immanuel Subdivision, No. 3, Vacation, (KPB 2026-006V) – [Approved](#)
- Veal Subdivision 2026 Addition (KPB 2026-099) – [Approved](#)

If you have any questions about the recommendations, please let me know.

Thank You,

### [Ryan Raidmae](#)

**Planner**

**Kenai River Center**

**A Division of the Planning Department**

**Office:** (907) 714-2460 **Direct:** (907) 714-2462

**PUBLIC RECORDS LAW DISCLOSURE:** This email and responses to this email may be considered a public record under the law.

From: [Janet Carroll](#)  
To: [Planning Dept.](#)  
Subject: <EXTERNAL-SENDER>Written Comment re: KPB File No. 2026-006  
Date: Friday, February 6, 2026 12:46:01 PM

---

**CAUTION:** This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

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We are the property owners of 51515 Georgine Lake Rd. in Nikiski, since 2005 when we purchased and developed the property. We appreciate the quiet lakefront property that we have enjoyed for 21 years.

Recently, we received the notice that David Hall is looking to develop his grandfather's property. Our property borders the Hall property. After purchasing ours in 2005, we spoke with, Mr Hall's grandfather, Mr. Barr personally and he was not interested in developing the land while he was alive which we were grateful for.

With his death and the transition of his property to his grandson, we recognize that nothing stays the same forever. However, we want to be a part of the discussion on the development of the property adjacent to ours. It's our understanding that Mr. Hall's property closest to us is not being developed at this time. In the interest of future realities, we'd like to establish that what we have seen is that those of us living on Georgina Lake enjoy the lake's beauty for its wildlife and laid back lifestyle. We hope to preserve this setting by working with Mr. Hall.

Thank you for the opportunity to be a part of the discussion of our property and Mr. Hall's plans.

Sincerely,

James and Janet Carroll

Susie Chmielowiec  
49821 DeBusk Drive  
Nikiski, AK

Public comment to KPB-7449 Immanuel Subdivision

Hearing 2-9-2026

The plat submission for this property should be denied or, in the alternative, be approved on a conditional basis.

The problems with the plat pertain to the placement of roads intersecting DeBusk, Narrow, Redeemed and Shalom.

DeBusk Drive encroaches upon private property directly across from the subject property in 2 places. One is where the proposed Redeemed Road will intersect with DeBusk. The other is where the proposed Shalom Road will intersect with DeBusk.

Narrow Road is not accurately depicted on the plat. The original location is there, but in fall 2025, the intersection was relocated.

A meeting was held on DeBusk Drive October 10, 2025 at approximately 11:30am to discuss re-alignment, at which time the private property was marked by Chmielowiec's surveyor with stakes and paint. It was attended by Dennis Merkes, road contractor for the Halls, a representative of McLane (name unknown), the firm submitting the plat for the Halls, Brian Conrad and Jed Painter, with KPB road maintenance, a representative of Alaska Land Surveys, the firm surveying and marking the property lines for Chmielowiec, and Susie Chmielolwiec. The boundaries were very clearly marked to show where DeBusk encroached upon Chmielowiec's private property. Everyone could clearly see that placement of any roads should not go in those areas. Yet, McLane has submitted a plat that places Redeemed and Shalom ingress and egress in such positions that drivers will have no choice but to trespass onto private land with no permission. Chmielowiec is currently trying to replat her property into 2 parcels for insurance and financing reasons. Chmielowiec is currently trying to work with KPB platting to resolve this issue but there has been no resolution at this point. The encroachment issue is preventing the approval. I am unsure why platting would support a plan that calls for trespass upon private property, e.g., Immanuel Subdivision.

The encroachment on DeBusk was documented by Chmielowiec's surveyor. It is unclear and unknown why McLane does not show the path of DeBusk and the encroachment.

To approve the plat as submitted would put the owners of the Immanuel Subdivision, David and Christina Hall, in territorial and potentially legal conflict with the owner of the property located on the opposite side of DeBusk, Susie Chmielowiec. None of the parties want that.

Narrow Road: The plat needs to accurately show the current location of the road.

Redeemed Road: The ingress and egress needs to be relocated such that it does not encroach on the private property across from it. Alternatively, the encroachment issue needs to be resolved between Chmielowiec and KPB platting.

Shalom Road: The ingress and egress needs to be relocated such that it does not encroach on the private property across from it. Alternatively, the encroachment issue needs to be resolved between Chmielowiec and KPB platting. Further issues with this road make it impractical. The road would have to be built over an existing pond or otherwise fully submerged portion of land. Additionally, there is a 30-40 foot cliff that extends from the current location of the end of Shalom Road to DeBusk. The high portion is on DeBusk. To tie those together at the location currently proposed in the plat would also encroach upon private property, again.

Exhibits show the following:

SC 1 Immanuel Subdivision KPB GID proposed plat showing Redeemed Road proposed placement. The path of DeBusk can be seen as it crosses in and over the property line of the Chmielowiec property.

SC 2 Enhanced Immanuel Subdivision KPB GID proposed plat showing Redeemed Road proposed placement. The path of DeBusk can be seen as it crosses in and over the property line of the Chmielowiec property.

SC 3 Photo of DeBusk encroachment at proposed Redeemed intersection. Land to the left of the pink marks are private property.

SC 4 Photo of DeBusk encroachment at proposed Redeemed intersection. Land to the left of the pink marks are private property.

SC 5 Photo of DeBusk encroachment at proposed Shalom intersection. Land to the left of the pink marks and pink flagged stake are private property. The photo also shows the steep cliff Shalom would have to resolve. Shalom can be seen in the photo at the bottom of the hill. The plat proposes linking the current location of Shalom with DeBusk.

SC 6 Topo map of Immanuel Subdivision showing the elevations between DeBusk and proposed location of Shalom.

SC 7 Proposed plat of Big Bear Lookout. It is Chmielowiec's unapproved, pending plat that shows the encroachment of DeBusk onto the property that was derived from an original plat from 2023. The original plat and the current proposed plat show the path of DeBusk and its encroachment onto the property.



Legend

Transportation

Mileposts



Parcels and PLSS

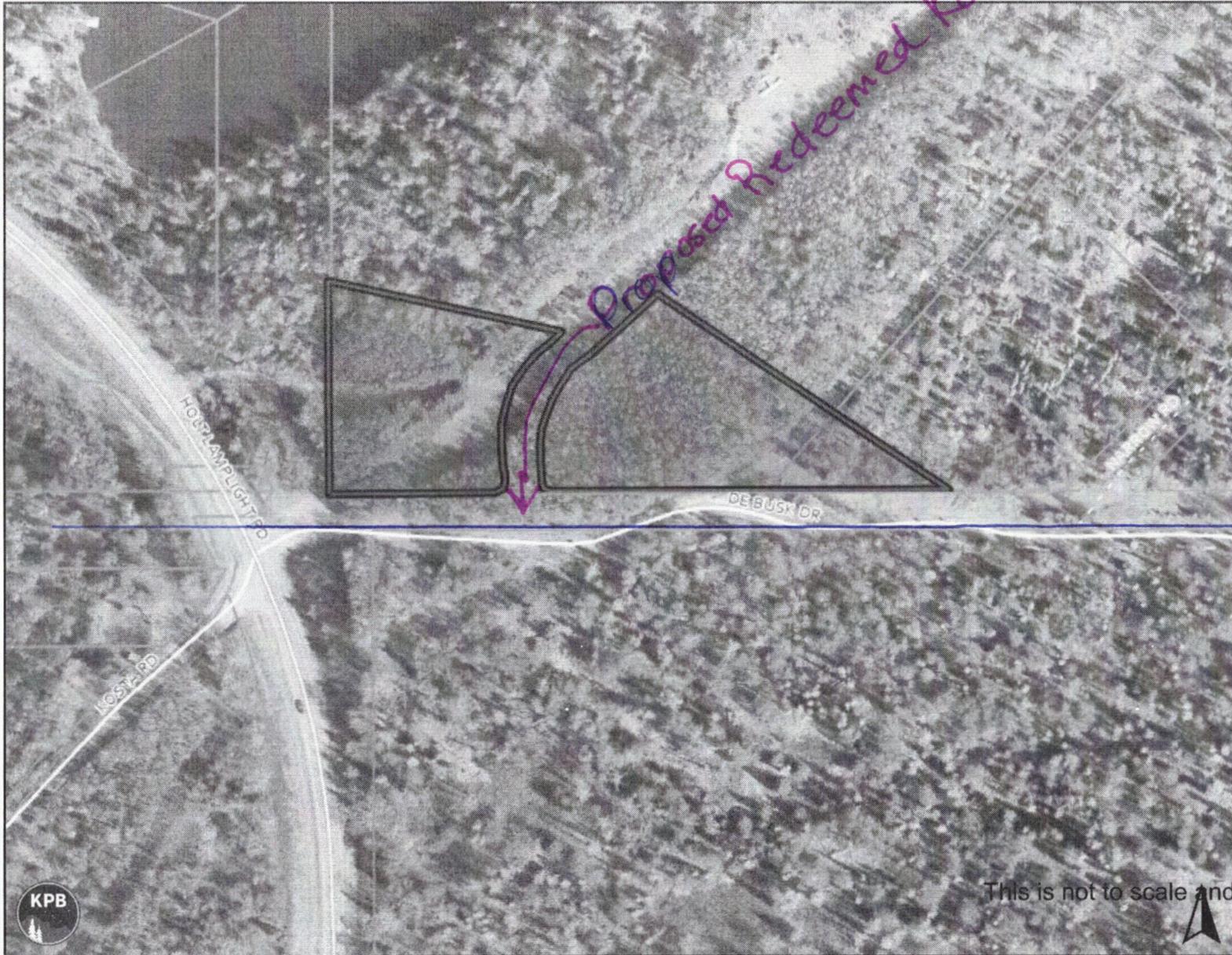
Tax Parcels



This is not to scale and is for graphical puposes only.



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels

Dark line  
private  
property line

white line  
path of  
DeBusk Drive

This is not to scale and is for graphical purposes only.



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.



Redeemed Debusk interestion encroachment 2

E5-27



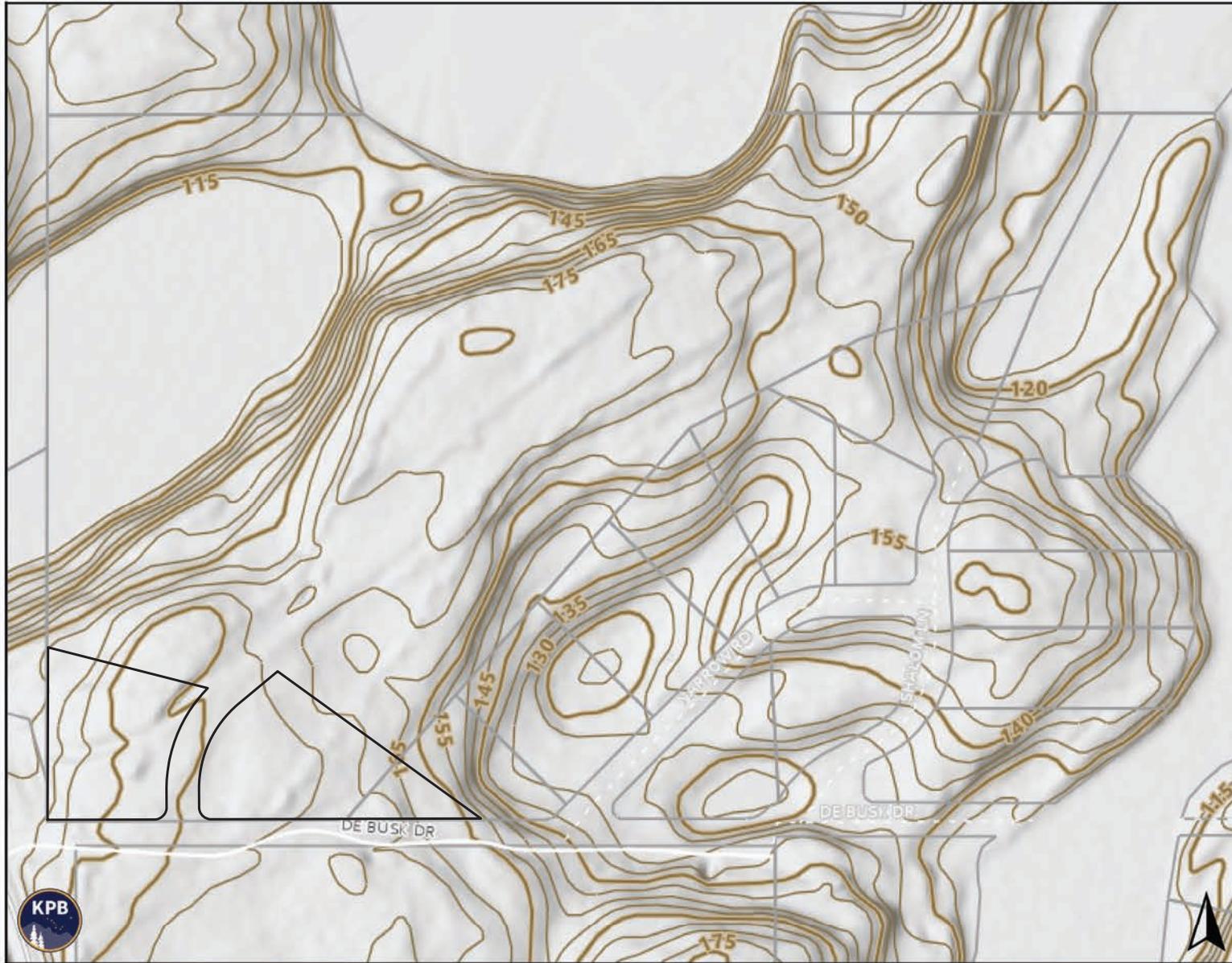
Shalom placement encroachment and steep embankment

ES-28



Redeemed intersection showing encroachment 1

E5-29



Legend

Historical Aerial Photos

Photos



Transportation

Mileposts



Parcels and PLSS

Tax Parcels



Terrain

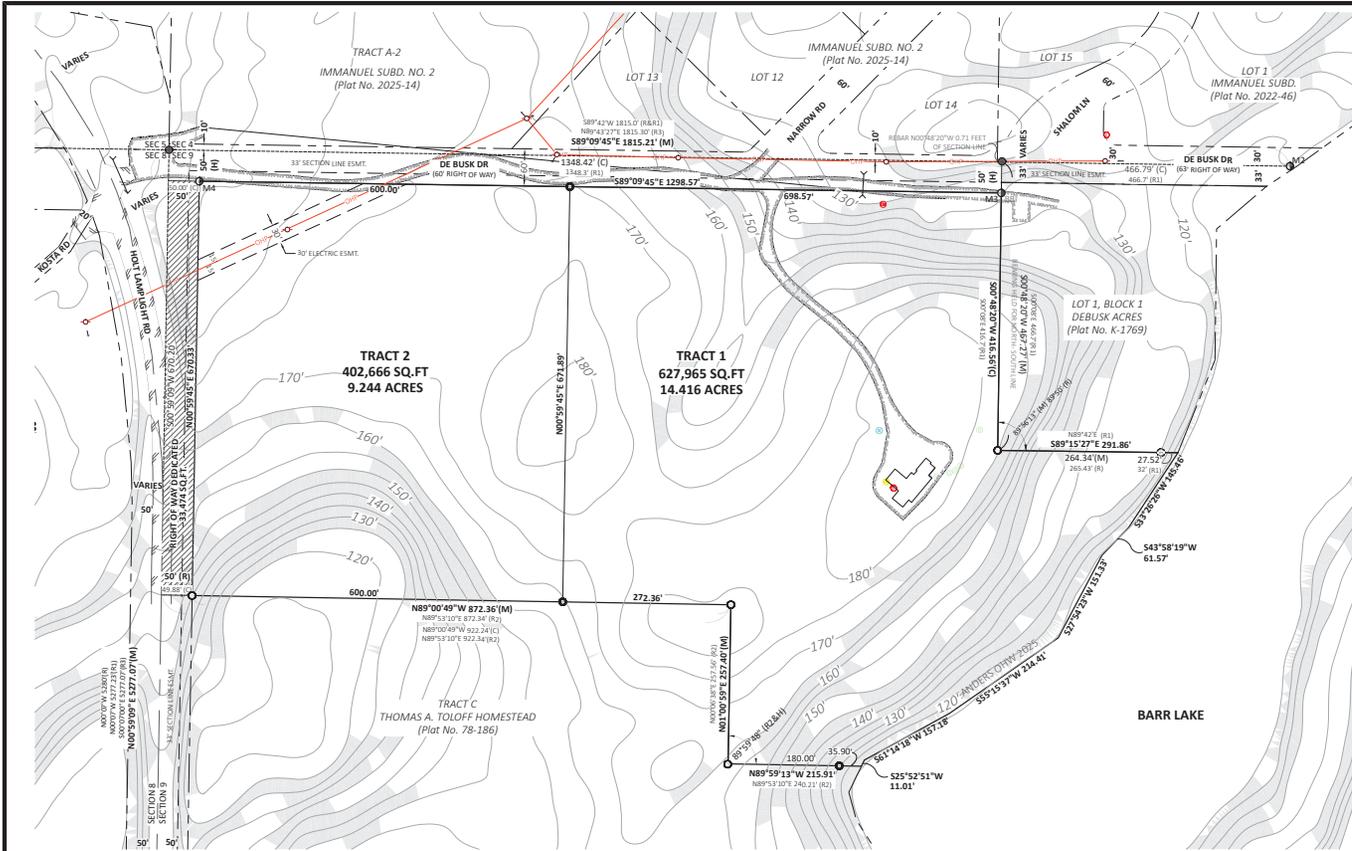
2008/09 LiDAR Hillshade

255 - 0



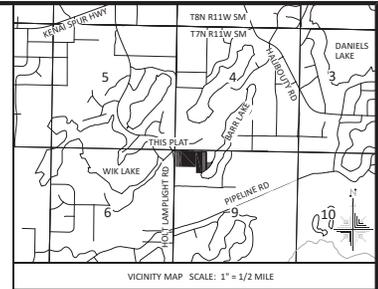
NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

# marked Final Plat Exhibit with Debusk



### MONUMENT DETAILS

- FOUND 3-1/4" BRASS CAP IN MONUMENT CASE 0.3' BELOW RIM GOOD CONDITION
- FOUND 3-1/4" BRASS CAP 0.5' ABOVE GRADE LEANING MEASURED POINT ON EXIT
- SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE
- SET 2" ALCAP ON 5/8" REBAR 0.3' BELOW GRADE



### NOTES:

1. THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE COORDINATE SYSTEM, ZONE 4, NORTH AMERICAN DATUM OF 1983 (NAD 83). BEARINGS SHOWN HEREIN ARE GEODETIC BEARINGS DERIVED FROM COORDINATES BASED ON GPS OBSERVATIONS. ALL DISTANCES ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET, USING A COMBINED SCALE FACTOR OF 1.00005246 APPLIED TO GRID MEASUREMENTS.
  2. RESERVATION OF SECTION LINE EASEMENT 33 FEET IN WIDTH ALONG EACH SIDE OF SECTION LINE AS PROVIDED BY 43 USC 932 AND REENACTED BY 1721 CLA 1933.
  3. EASEMENTS NOT SHOWN ON THIS PLAT: A TELECOMMUNICATIONS AND ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION RECORDED ON MAY 26, 1961 PER BOOK 6 PAGE 373.
  4. BUILDING SETBACK: A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  5. THE FRONT 10 FEET OF THE BUILDING SETBACK ADJACENT TO RIGHTS-OF-WAY AND ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
  6. 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.
  7. ANY PERSON DEVELOPING THE PROPERTIES SHOWN HEREON IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- NOT ALL SITE FEATURES ARE SHOWN HEREON.  
CONTOURS ARE PER KPB GIS DATA

### LEGEND

- FOUND / SET MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET 3-1/4" YELLOW PLASTIC CAP ON 5/8" X 30" REBAR STAMPED AKLAND 107877
- MEASURED BEARING AND/OR DISTANCE
- COMPUTED BEARING AND/OR DISTANCE
- HELD BEARING AND/OR DISTANCE
- RECORD PER BLM PLAT 17N, R11W, 5M ACCEPTED MAY 12, 1966
- (R1) RECORD PER PLAT K-1769
- (R2) RECORD PER PLAT 78-186
- (R3) RECORD PER PLAT 2022-46
- RECOVERED MONUMENT
- GTP GRANTED THIS PLAT



### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, SUSIE CHMIELOWICZ, 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-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER:  
SUSIE CHMIELOWICZ  
3206 PATRICIA LN  
PEARLAND, TX 77581

AUTHORIZED OFFICIAL SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**  
FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL SIGNATURE: \_\_\_\_\_

### SURVEYORS CERTIFICATE

I, STACY M WESSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



PRELIMINARY  
FINAL PLAT

PLAT OF:  
**BIG BEAR LOOKOUT SUBDIVISION**  
CREATING TRACTS 1 AND 2 CONTAINING 23,660 ACRES

A SUBDIVISION OF:  
A PORTION OF GOVERNMENT LOTS 4 AND 5 IN SECTION 9, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, STATE OF ALASKA  
ACCORDING TO UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT PLAT ACCEPTED MAY 12, 1966

EXCEPTING THEREFROM ANY PORTION LYING WITHIN DE BUSK ACRES, FILED UNDER PLAT NO. K-1769; TRACTS B & C THOMAS A. TOLOFF HOMESTEAD, FILED UNDER PLAT NO. 78-186; TOLOFF SUBDIVISION NO. 1, FILED UNDER PLAT NO. 78-232; AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN TOLOFF SUBDIVISION NO. 2, FILED UNDER PLAT NO. 78-303.

KENAI RECORDING DISTRICT  
KENAI PENINSULA BOROUGH  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

LOCATED WITHIN: NW1/4 OF SECTION 9, T7N, R11W, S.M., AK.

**OWNER:**  
SUSIE CHMIELOWICZ  
3206 PATRICIA LN  
PEARLAND, TX 77581

**AKLANDS**  
Land Surveying LLC  
AK Lands, Land Surveying LLC  
PO Box 110485  
Anchorage, AK 99511  
aklands@aklands.com  
http://aklands.com  
(907) 744-LAND

Date: 07/16/2025 Scale: 1"= 100' Date of Survey: May 5, 2025 Sheet: 1 of 1  
Drawn: SMW PN: 1559 Field Book: 8/56-58\_13/68-69 KPB NO. 2025-XXX

From: [Don Howell](#)  
To: [Planning Dept.](#)  
Subject: <EXTERNAL-SENDER>KPB File No. 2026-006  
Date: Thursday, February 5, 2026 9:31:05 AM

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Written testimony regarding KPB File No. 2026-006

To Whom It May Concern,

My wife and I fell in love with Georgine Lake as soon as we saw it. It is a quiet neighborhood with lots of forest still and a beautiful quiet lake with lots of wildlife we all enjoy. We bought a house at the end of Georgine Lake Rd. because we have several pets and they enjoy the forest beside our house and have made it their home as well and they feel safe there without traffic going by our house.

My wife and I would really like to keep our neighborhood and lake as it is as much as possible. We would like them not to build a road from Georgine Lake Rd. to their property, it would add a lot more traffic down our quiet little road and would scare the wildlife away and would destroy the forest as well. Also the two bigger tracts we would like to stay as is and not subdivided, Tract A1 the 31 acres and B the 28 acres that would cut down on less housing and saving more of the forest, also the other tracts we would like to see it be bigger lots to cut down on housing and keeping our area quiet.

If this subdivision is allowed to happen, it would be good if there were rules on the size of boat and engine size, also no jet skis because it washes away our little areas on our property that we like to set and relax and watch the loons, eagles, & ducks. We all have paddle boats and canoes because we all enjoy our quiet little heaven on earth we all have found and love and all the neighbors respect each other's quietness and space. Please don't ruin our neighborhood and lake.

We all know the Hall's are good people and I hear they are planning on building there as well so hopefully they will look at our request and take in consideration our concerns if this is allowed to go through. Thank you for your time and please don't ruin our neighborhood and lake.

Thanks  
Don Howell

From: [Kristen Schmitz](#)  
To: [Planning Dept.](#)  
Subject: <EXTERNAL-SENDER>Public comment on subdivision Nikiski 2026-006  
Date: Friday, February 6, 2026 5:26:14 AM

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Written testimony regarding KPB File No. 2026-006

Dear Kenai Peninsula Borough Planning Department,

I am a resident of Georgine Lake Road in Nikiski. We have lake access on Georgine Lake from our property and live at the end of the quiet road. I received a notification for a planned subdivision that is within 300 feet of my residence. I want to take this opportunity to comment with the future of Georgine Lake and our community in mind.

We chose to buy our home in this neighborhood due to the quiet and peaceful nature of this place, this very special and sparsely developed lake, and the lack of traffic since our road is not a through-road.

Georgine Lake is the most beautiful and peaceful place I have ever seen in a residential lake area in Alaska, or anywhere else. There is very low activity here and it is stunningly quiet most of the time. It is abundant with wildlife and we have a nesting pair of loons who return each year to raise their chicks, as well as other migratory birds who raise their young here.

The water in Georgine Lake is shallow, so it doesn't handle motorized water sports very well and becomes turbid when it's churned up which lowers the water quality. The waves created do more damage to the fragile shoreline in this small and narrow lake than they would in a larger lake, and disturb the loons and other wildlife more because they can't escape the wake.

The lake is private access only, which is helpful to maintain the ecosystem here and keep motorboats and jet skis out for the most part. Thankfully, there is very low traffic on the lake most years and usually just paddle-powered kayaks and canoes.

The other 2 sparsely developed lakes included in this proposed subdivision- Barr Lake and a small unnamed lake- also have very minimal traffic and noise.

The western half of Georgine Lake has been part of the old Barr homestead, and is currently a healthy mature and diverse forest with no development other than the old homestead, which is partly why it has remained so quiet and peaceful here. This homestead is the area in discussion for the proposed lots, and the new development would be located on a small strip of land in between all 3 of the lakes.

I appreciate that the landowners are not proposing more than 3 new residential lots on the lakeside of Georgine Lake, and leaving 2 large portions of the homestead intact. We are thankful that the Halls want to keep these 2 larger parcels of 28 and 31 acres and not include

them in the residential sales. This will help minimize the impacts to the area and existing community. Although, 3 new lakefront homes on the undeveloped side of the lake will have an impact no matter what. It could only take one new lakefront resident or powerboat to change this remarkably quiet and healthy place.

Some existing lots shown on this map are available on Barr lake now, with the addition of a few new ones proposed there, plus 5 new lots on the small unnamed lake along the new road they have put in for the subdivision. I'm sure they are also environmentally sensitive areas too. And the noise impact will carry throughout the area, since every part of this proposed subdivision is within earshot of our quiet community and sound carries far here considering the many lakes surrounding. Any increase in homes around here will definitely increase the noise, and decrease the quality of life in our area.

While you are considering approval of this subdivision, I would like you to keep some things in mind:

1) The environmental impacts: Please keep in mind the shallow nature and sensitivity of Georgine Lake, and the health of all 3 of the lakes, the forest, and the overall ecosystem here- which is worth preserving and protecting as much as possible now and into the future. Please require minimum setbacks for buildings from the shoreline to protect water quality and minimize runoff or wastewater contamination of the lake. Preferably there will never be a road leading directly to any of these lakes, as it would allow much larger watercraft to damage the water quality and wildlife.

2) The noise: This is a very quiet area. We would prefer to maintain the overall peaceful nature of this place and our unique lake community that has low levels of noise and lake traffic.

3) Any future proposed roads: Although we very much appreciate that the landowners are not currently proposing a road through their property to connect with Georgine Lake Road, I am hoping it will remain this way into the future and not become a proposal down the line, as it would substantially increase traffic in our neighborhood and thus decrease the quality of life here if this were to become a through-road.

4) Lot sizes: If it were possible to change the plans of the subdivision to reduce the amount of new homes going in, that would be so much better. If they could divide the same footprint into 4 or 5 acre lots instead of the smaller lots proposed, this could mean less houses, more forest, and less impact on the land and lakes. It would also give the new residents more privacy from each other, so it seems like it could be a winning situation for all, as long as the landowners could still make the same amount of profit per acre. Less houses in this area would significantly improve the future of quality of life for the residents and the environment here.

5) Future subdividing: We hope this is the end of subdividing in this area, and that tracts A1 (31 acres) and B (28 acres) will remain intact with no future proposals for further subdividing. With this proposal as it stands with potentially adding up to 20 more homes to this area, there will be environmental and noise impact on our community. But if there is any more dividing of this land in the future, it would utterly destroy this land and this lake and significantly reduce the quality of life for all here.

The land, lakes, and community here make this a uniquely special place. We all love it here just the way it is, and hope it will remain a quiet and enjoyable place to live into the future.

Thank you for taking the time to consider my comments today.

Sincerely,

Kristen Schmitz



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

Public notice is hereby given that a preliminary plat was received on 1/16/2026 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 twelve parcels into twenty parcels.

KPB File No. 2026-006

Petitioner(s) / Land Owner(s): David and Christine Hall of Nikiski, 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, February 9, 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.

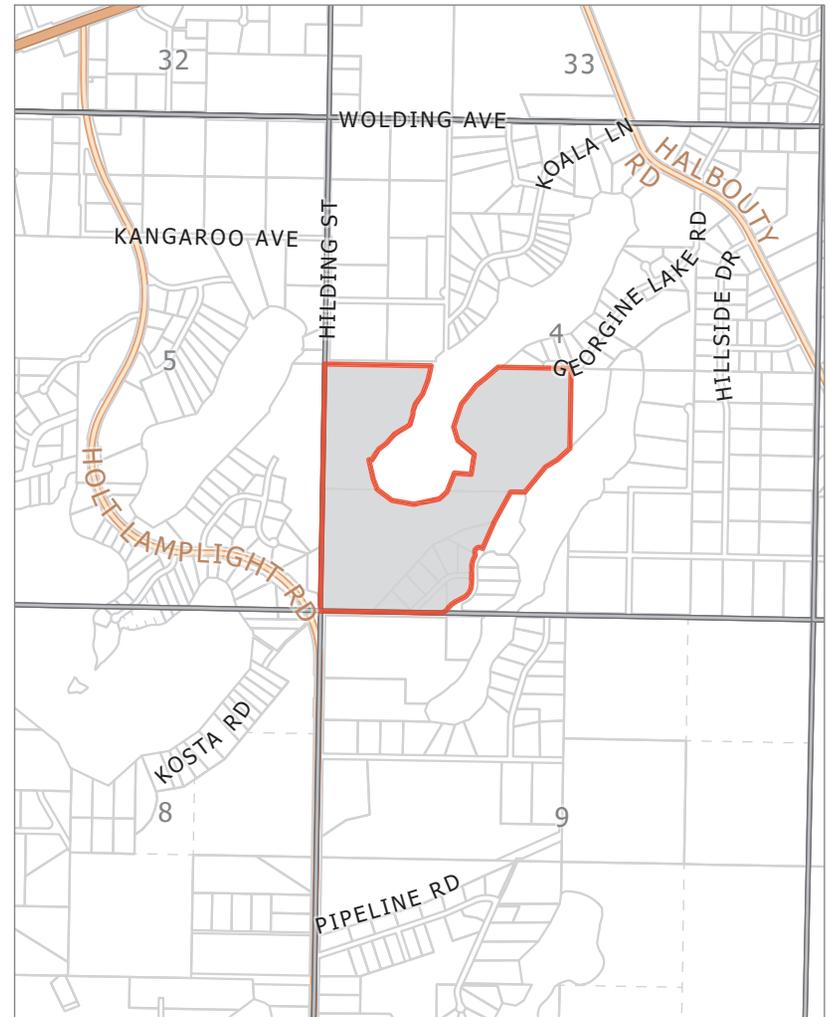
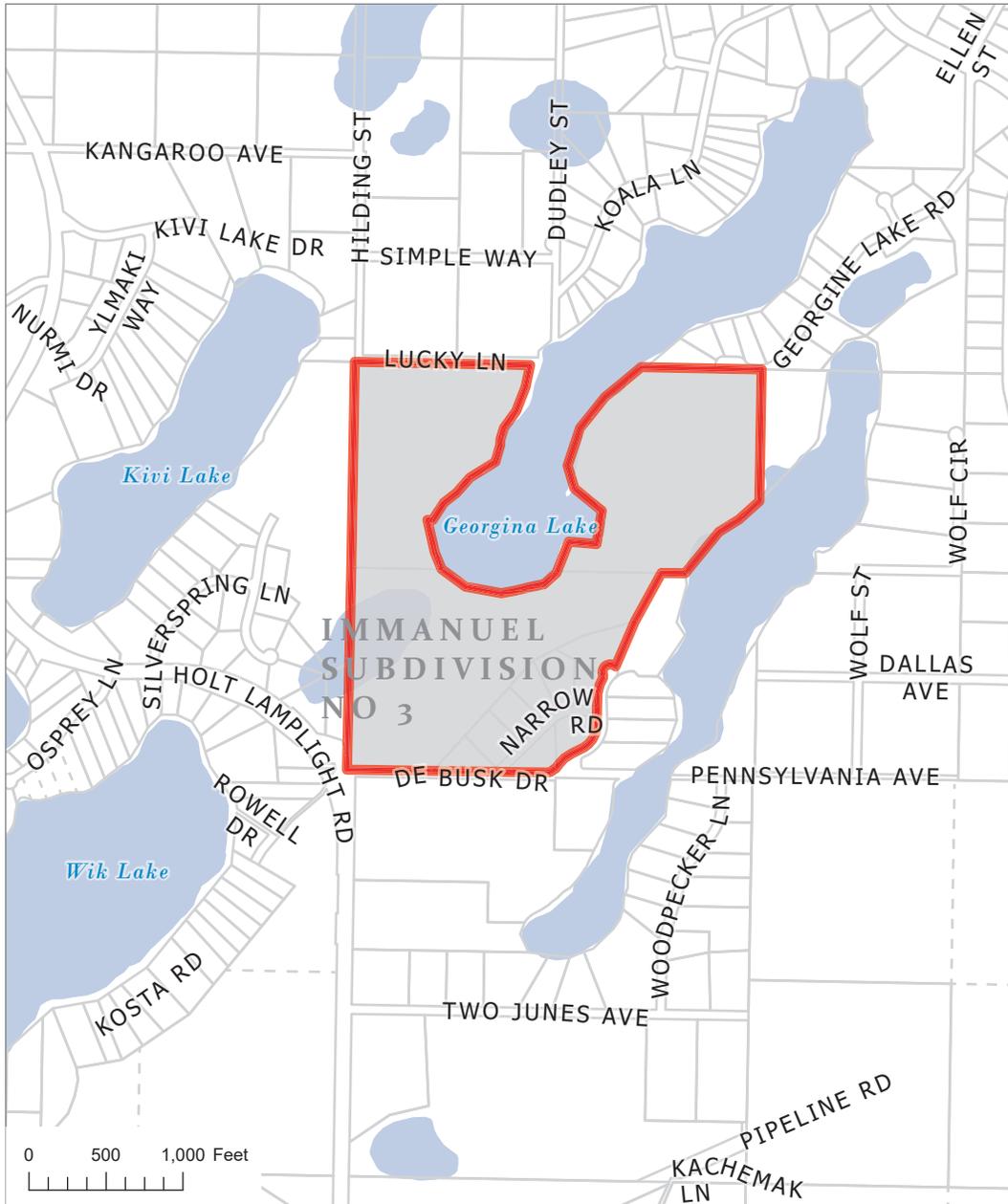
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, February 6, 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 1/20/2026



KPB File 2026-006  
T07N R11W SEC04  
Nikiski

