



Correction

Please note that the maps previously sent were incorrect. Enclosed are the updated and accurate maps. We apologize for any confusion and appreciate your understanding.

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

Public notice is hereby given that a preliminary plat was received on 1/17/2025 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 parcels into twenty parcels.

KPB File No. 2023-013R1

Petitioner(s) / Land Owner(s): Barber Homes, LLC and Micha and Zachary Savage of Hickman, NE

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 10, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

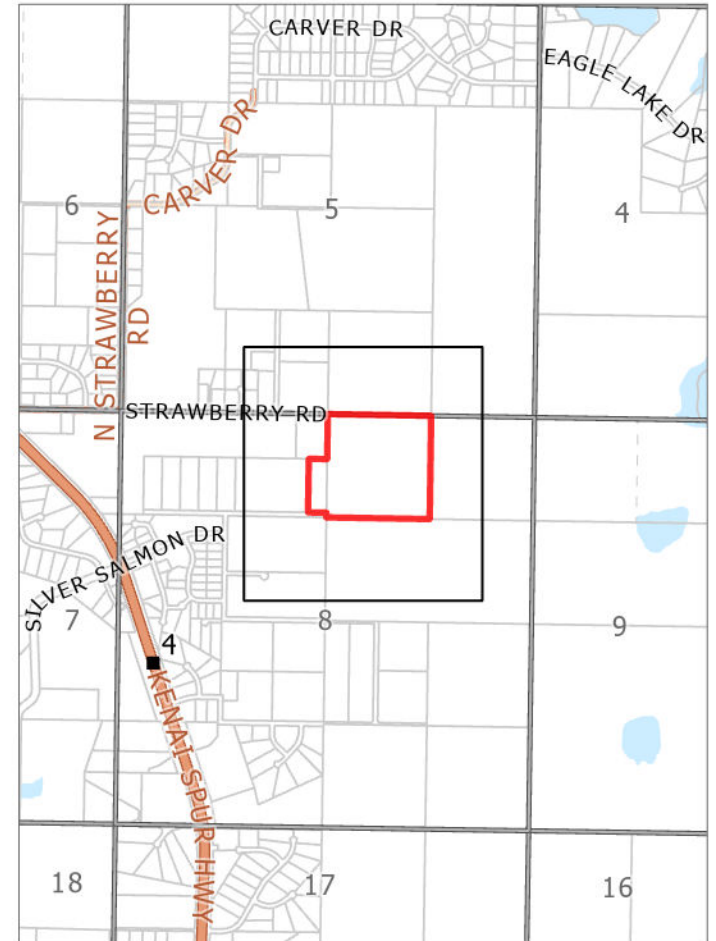
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, February 7, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

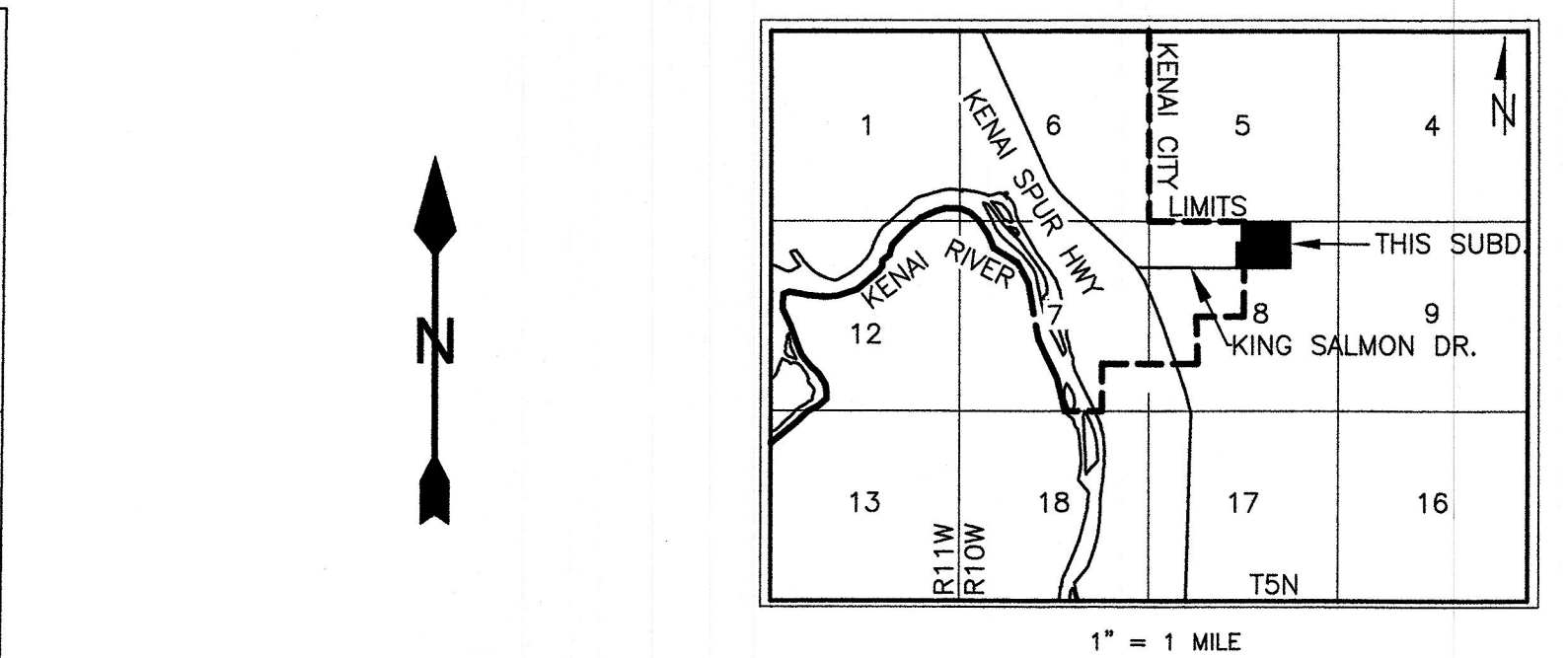
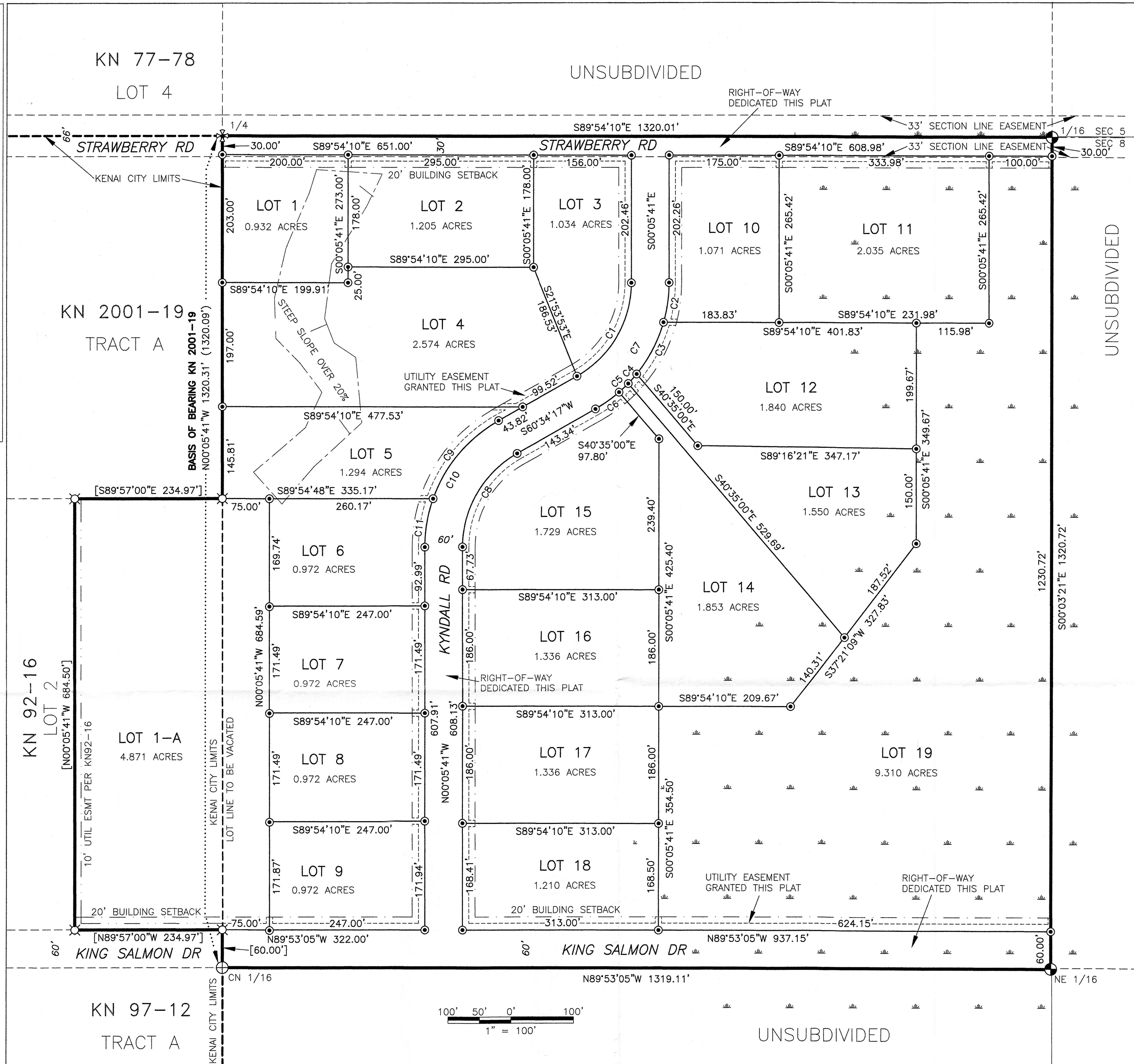
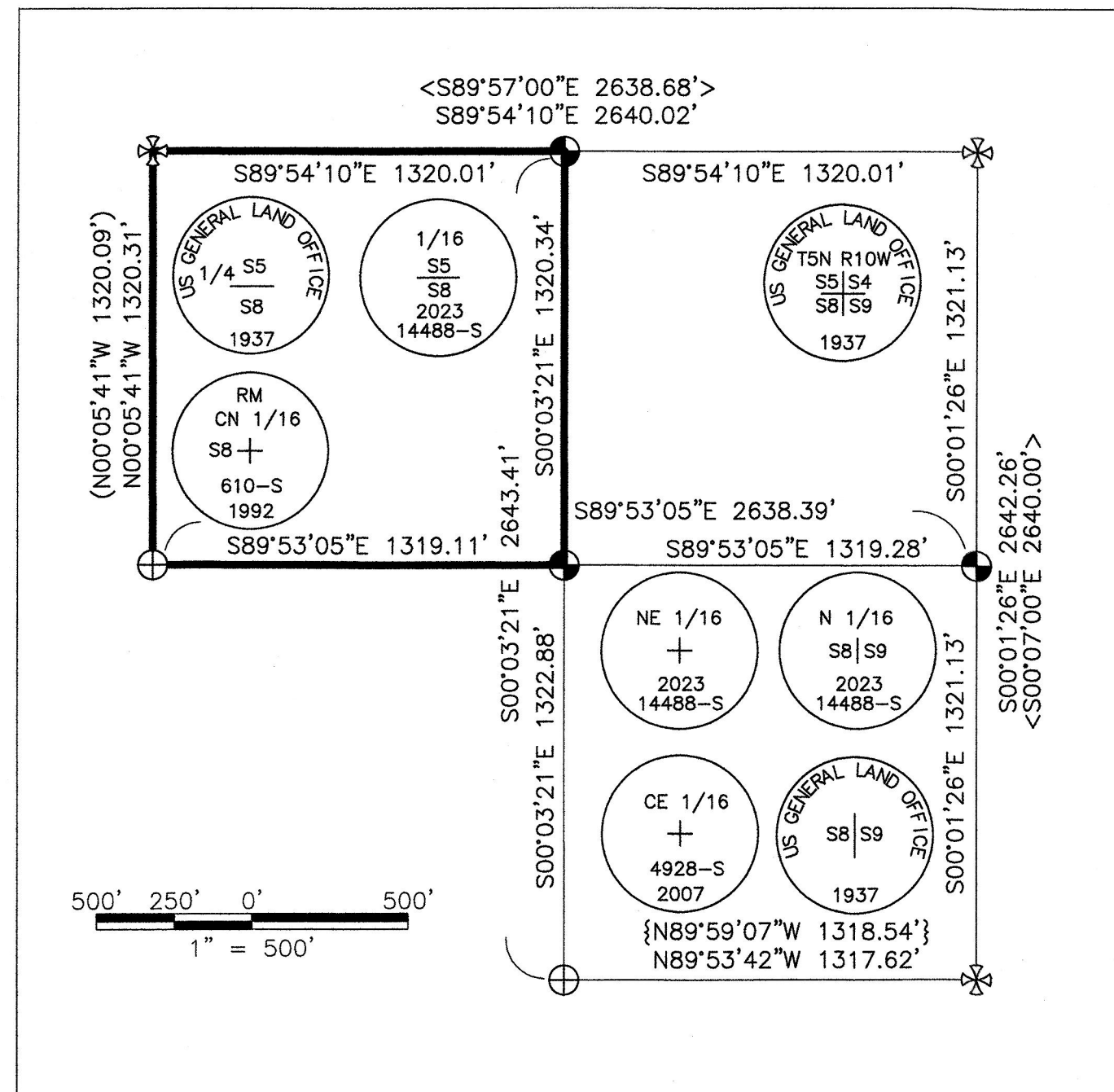
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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

Mailed 2/4/2025



KPB FILE 2023-013R1
T05N R10W
Sec 8
KENAI and RIDGEWAY



- LEGEND**
- FOUND 2.5" BLM BRASS CAP MONUMENT
 - FOUND ALUMINUM MONUMENT AS DESCRIBED
 - FOUND 1/2" REBAR
 - SET 5/8" X 3/8" REBAR WITH 2.5" ALUMINUM CAP AS DESCRIBED
 - SET 5/8" X 3/8" REBAR WITH RED PLASTIC CAP, 14488-S
 - GLO RECORD DATA
 - () RECORD DATA PER PLAT KN 2001-19
 - { } RECORD DATA PER PLAT KN 2007-101
 - [] RECORD AND MEASURED DATA PER PLAT KN 92-16
 - WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD BEARING
C1	180.00	170.00	060°39'58"	99.47	171.71	N30°14'18"E
C2	63.95	230.00	015°55'51"	32.18	63.74	N07°52'14"E
C3	93.04	230.00	023°10'40"	47.17	92.41	N27°25'30"E
C4	20.20	230.00	005°01'53"	10.11	20.19	N41°31'47"E
C5	20.03	230.00	004°59'24"	10.02	20.03	N46°32'25"E
C6	46.31	230.00	011°32'09"	23.23	46.23	N54°48'12"E
C7	243.53	230.00	060°39'58"	134.58	232.31	N30°14'18"E
C8	180.00	170.00	060°39'58"	99.47	171.71	S30°14'18"W
C9	165.33	230.00	041°11'05"	86.42	161.79	S39°58'45"W
C10	243.53	230.00	060°39'58"	134.58	232.31	S30°14'18"W
C11	78.20	230.00	019°28'53"	39.48	77.83	S09°38'46"W

- NOTES**
- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS GRANTED AS UTILITY EASEMENTS PER THIS PLAT.
 - 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.
 - 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).
 - 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.
 - NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS.

WASTEWATER DISPOSAL

LOTS 1-17: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOT 1-A: PER KN92-16, SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER	LICENSE #	DATE

WASTEWATER DISPOSAL

LOT 18: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE

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:

KYNDALL ROAD RIGHT-OF-WAY
 STRAWBERRY ROAD RIGHT-OF-WAY
 KING SALMON DRIVE 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.

BY: _____ DATE: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

KENAI PENINSULA BOROUGH

BY: _____ AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MATTHEW BARBER, OWNER BARBER HOMES, LLC
 NW 1/4 NE 1/4 SEC. 8
 20777 S 64TH CT
 HICKMAN, NE 68372

NOTARY ACKNOWLEDGMENT

FOR: MATT BARBER
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

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.

MICHA N SAVAGE, OWNER
 LOT 1 KN 92-16
 5450 KING SALMON DR
 KENAI AK 99611

ZACHARY M SAVAGE, OWNER
 LOT 1 KN 92-16
 5450 KING SALMON DR
 KENAI AK 99611

NOTARY ACKNOWLEDGMENT

FOR: MICHA N SAVAGE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: ZACHARY M SAVAGE
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

NOTARY PUBLIC FOR: _____
 MY COMMISSION EXPIRES: _____



KPB FILE NUMBER: 2023-013R1

PENINSULA SURVEYING, LLC
 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
 (907)306-7065

PLAT OF BARBER HEIGHTS

A SUBDIVISION OF
 NW 1/4 NE 1/4 SEC. 8, AND
 LOT 1, RIEDEL SUBDIVISION, KN 92-16 WITHIN THE CITY OF KENAI,
 LOCATED WITHIN THE NW 1/4 & NE 1/4 SEC. 8, T.5N., R.10W., S.M.,
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH
 CONTAINING 43.694 ACRES

OWNERS:
 BARBER HOMES, LLC
 NW 1/4 NE 1/4 SEC. 8
 20777 S 64TH CT
 HICKMAN, NE 68372

MICHA N SAVAGE
 LOT 1 KN92-16
 5450 KING SALMON DR
 KENAI, AK 99611

ZACHARY M SAVAGE
 LOT 1 KN92-16
 5450 KING SALMON DR
 KENAI, AK 99611

SCALE: 1" = 100'
 DRAWN: JLS/BLT

DATE: SEPTEMBER 25, 2024
 SHEET: 1 OF 1