



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/13/2025 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 finalize the vacation of Corona Court and Hidden Valley Circle right-of-ways and associated utility easements, along with certain other utility easements indicated which were previously granted by plat KN 2023-53.

KPB File No. 2025-143

Petitioner(s) / Land Owner(s): Robert and Deanna Whitcomb 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, December 8, 2025**, commencing at **7:00 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

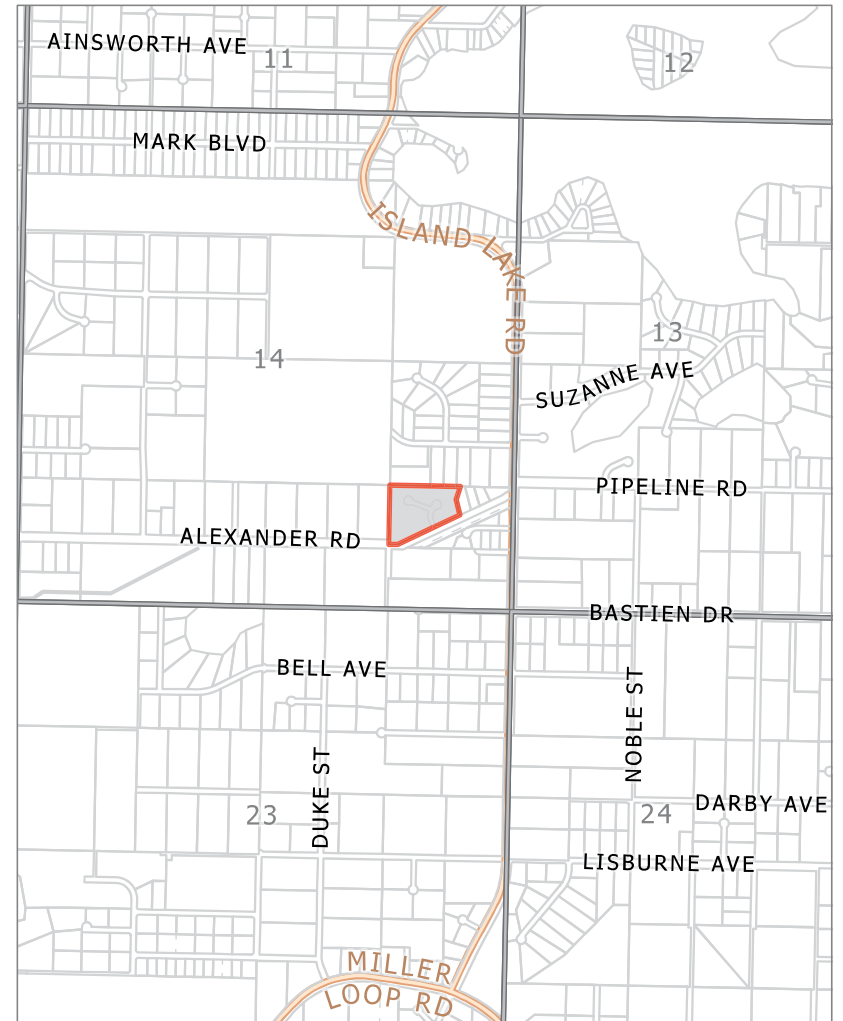
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, December 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

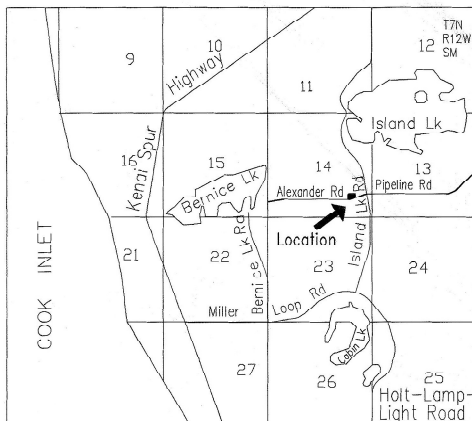
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 11/18/2025



KPB File 2025-143
T07N R12W SEC14
Nikiski



VICINITY 1" = 1 mile MAP

- indicates right of way being vacated
 - indicates utility easement being vacated
 Contour interval 5'. Shaded areas indicate grades over 25%.

Stephens Subdivision Whitcomb 2025 Replat

Preliminary Plat

Located in the SE 1/4 Section 14, T7N R12W, SM, Nikiski, Alaska
 A vacation of Corona Ct & Hidden Valley Cir. ROWs and associated utility easements and other utility easements indicated.
 & Replat of Lot 5A Block 2 Stephens Subd. Whitcomb Replat, KRD 2023-53.
 Kenai Recording District Kenai Peninsula Borough Files 2025-143V &

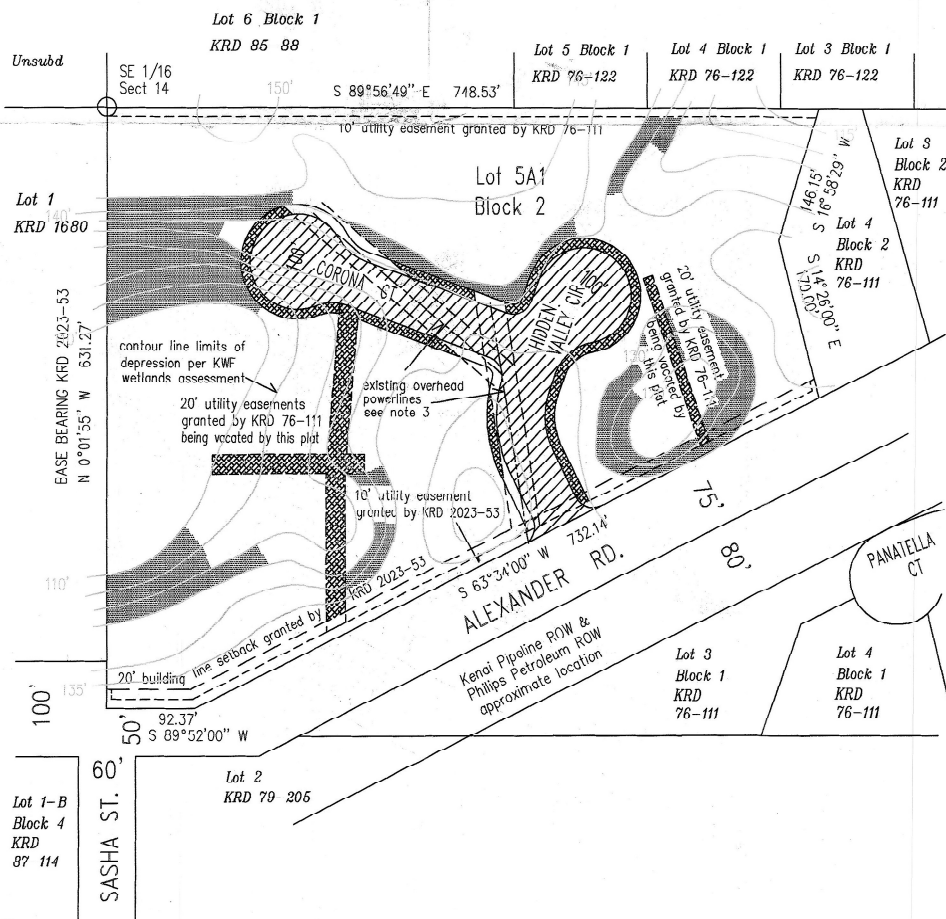
Prepared for
 Robert & Deanna Whitcomb
 P.O. Box 1475
 Kenai, AK 99611

Prepared by
 Johnson Surveying
 P.O. Box 27
 Clam Gulch, AK 99560
 (907) 202-3772

Scale 1" = 100' Area = 8.231 acres
 10 November, 2025

NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' adjacent to rights of way and 20' within 5' of side lot line are granted by this plat as utility easements.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. Existing overhead powerline shown is the centerline of a 30' wide electrical easement, including guys and anchors, granted by this plat.
4. A right of way grant for pipelines and related purposes granted to Nikiski Alaska Pipeline Company is recorded in Book 92 Page 885 Kenai Recording District.
5. Any person developing this property is responsible for obtaining all required local, state, and federal permits, including a US Army Corps of Engineers wetland determination, if applicable.
6. This property is subject to electrical utility easement granted to Homer Electric Association, Inc by Kenai Records Misc. Book 31 Page 106.
7. An easement for pipelines and related purposes granted to Kenai Pipeline Company is recorded in Book 6 Page 17 Kenai Recording District.
8. Covenants, conditions and restrictions which affect this subdivision are recorded in Kenai Records Book 50 Page 221.
9. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170. This is a paper plat. A field survey was not performed in accordance with KPB 20.60.200(A). Monumentation shown is of record (KRD 2023-53) and not recovered.
10. Corona Ct and Hidden Valley Cir were approved for vacation at the KPB Planning Commission Meeting of 13 October, 2015.



WASTEWATER DISPOSAL

20.40.030
 These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

KPB 2025-143