

# **Planning Department**

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

# KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/14/2025 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:

<u>Request / Affected Property:</u> This subdivision will combine two lots into one lot and grant a utility easement along the front 10' adjacent to the right of way for Tenakee Loop.

KPB File No. 2025-166

Petitioner(s) / Land Owner(s): Mark R & Donna L Peterson 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 <a href="https://us06web.zoom.us/j/9077142200">https://us06web.zoom.us/j/9077142200</a>. 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 <a href="https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices">https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices</a>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to <a href="mailto:planning@kpb.us">planning@kpb.us</a>, 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.

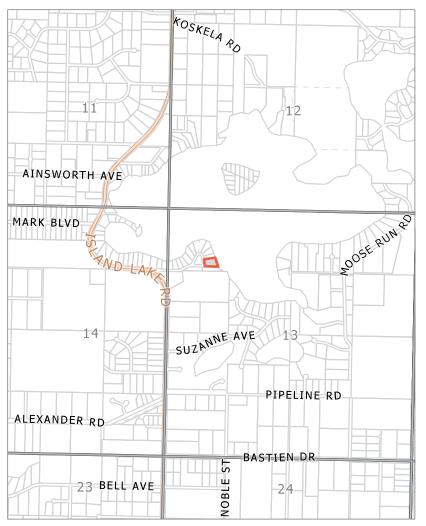
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <a href="https://kpb.legistar.com/Calendar.aspx">https://kpb.legistar.com/Calendar.aspx</a>. Use the search options to find the correct timeframe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

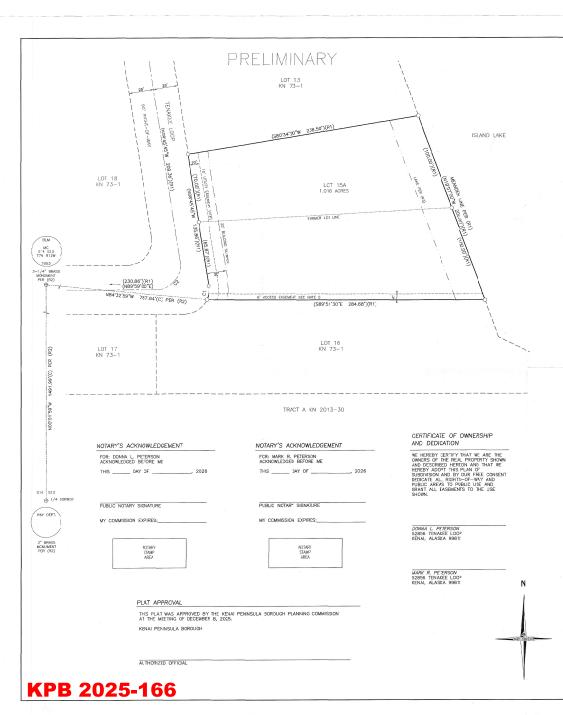
Mailed 11/18/2025

Vicinity Map 11/14/2025





KPB File 2025-166 T07N R12W SEC13 Nikiski



### NOTES

- 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.
- PER THIS PIAT THE FRONT TO FEET ADACENT TO THE RIGHTS-OF-WAY IS A UTILITY
  EASAMENT. 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.
- THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES, NO FIELD SURVEY WAS PREFORMED OR REQUIRED PER KPB COLE 20.6C.200.(A).
- 4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION IF APPLICABLE
- EXCEPTIONS TO KPB CODE 20.30,120, STREET WIDTH REQUIREMENTS WAS GRANTED BY THE KENNI PENINSULA BOROUGH PLAT COMMITTEE AT THE DECEMBER 8, 2025 MEETING.
- THESE PARCELS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED APRIL 22, 1970, VOLUME 37, PAGE 93, KRD.
- THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170.
- THIS SUBDIVISION IS SUBJECT TO AN EASEMENT FOR ACCESS TO LAVE SHORE FRONTAGE AFFICTING THE SOUTH & FEET OF FORMER LOT 15, IN FAVOR OF LOT 17 BLOCK 2, PLAT 73-1, RRD. RECORDED AVORMER 14, 2000. VOLUME 93, PAGE 1444-84.
   ASSIGNMENT OF EASEMENT RECORDED JANUARY 122, 2007, SERIA, NUMBER 2007—00075—0, AND APRIL 10 2017, SERIA, WIMMER 2017—0007188—0, RRD.
- 9. THIS SUBDIVISION IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND OR COVERNMENTAL AGENCIES IN AND TO THAT PORTION OF SAID PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF ISLAND LAKE AND ANY QUESTIONS OF RIGHTS OF ACCESS TO THE LAKE IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE LAKE.
- 10. THIS SUBDIVISION IS SUBJECT TO ANY PROHBITIONS OR LIMITATIONS ON THE USE, DCCIPARCY OR IMPROVEMENTS OF THE AND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE AND OF TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
- 11. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS
- 12. MASTEWATER DISPOSAL: THE PARENT SURDIVISION FOR THE LOTS RESULTING FROM THIS PLAITING ACTION WAS APPROVED BY THE KENAI FENNISULA BORQUICH ON JULY 24, 1972. MASTEWATER TREATMENT AND DSPOSAL SYPEMS MUST BE WEET THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

#### LEGEND

•	RECORD PRIMARY MONUMENT AS REFERENCED		
0	RECORD PROPERTY CORNER - 5/8" REBAR		
(3TP)	GRANTED THIS PLAT		
[R#)	RECORD DATA, SEE REFERENCE		
(C)	COMPUTED		
	SUBDIVISION BOUNDARY		
	FORMER LOT LINE		
	ADJACENT FROPERTY LINE		
	EASEMENT		
	BUILDING SETBACK		
	CENTERLINE		
	MONUMENT TIE LINE		
	LOW WET AREA PER (R3)		

# REFERENCES

- (R1) LAKESHORE ESTATES SUBDMISION BLOCK TWO, PLAT 73-1, KENAI RECCRDING DISTRICT
- (R2) PROVIDENCE PLACE SUBDIMSION, PLAT 2013-30, KENA RECORDING DISTRICT
- (R3) KENAI WATERSHED FORUM WETLAND ASSESSMENT

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DE_TA_ANG_E	CHORD BEARING	CHORD LENGTH
C1	25.00'	14.28	32'43'48"	N07'36'03"E	14.09"
C1(R1)	25.00'	14.28			
C2	25.00'	43.09	98'45'29"	N40'37'06"E	37.95'
C2(R1)	25.00'	43.09			



RECORDER'S STAMP AREA



#### CERTIFICATE OF SURVEYOR

I, MARK AMORETTI 13022—S, HEREBY CRETITY THAT I AM A REGISTERCD IN CRETITY OF A SURVEY MADE BY ME OR REPRESENTS A SURVEY MADE BY ME OR MORE MY DEFOR MY DEFOR SUPERVISION, AND ISSUE AND THAT ALL AND THAT AND THAT ALL AND THAT ALL



KPB FILE No. 2025-XXX

# LAKESHORE ESTATES SUBDIVISION BLOCK 2 PETERSON REPLAT

A REPLAT OF

LOT 14 AND LOT 15 BLOCK TWO

LAKESHORE ESTATES SUBDINISION BLOCK 2
PLAT 73-1

KENAI RECORDING DISTRICT

LOCATED WITHIN:

NW 1/4 SECTION 13,

T.7N., R.12W. S.M.

STATE OF ALASKA

KENNI PENNSULA BOROUGH

KENAI RECORDING DISTRICT

OWNERS: DONNA L. PETERSON AND MARK R. PETERSON 52856 TENAKEE LOOP KENAI, ALASKA 99611

CONTAINING 1.016 ACRES



\$URTEY IND DESIGN, LLC 8000 KING STREET ANCHORAGE, AK 995 I 8 100e (507) 344-5990 Fax (907) 344-7794 AECL# 1392 www.edges.rvey.nel

DRAWN BY:	DATE:	PROJECT:
JY	11/12/2025	25-631
CHECKED BY:	SCALE:	SHEET:
MA	1° = 30'	1 OF I