



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

Public notice is hereby given that a preliminary plat was received on 5/5/2025 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 one parcel into 48 parcels.

KPB File No. 2025-071

Petitioner(s) / Land Owner(s): Hall Building LLC 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 **Tuesday, May 27, 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.

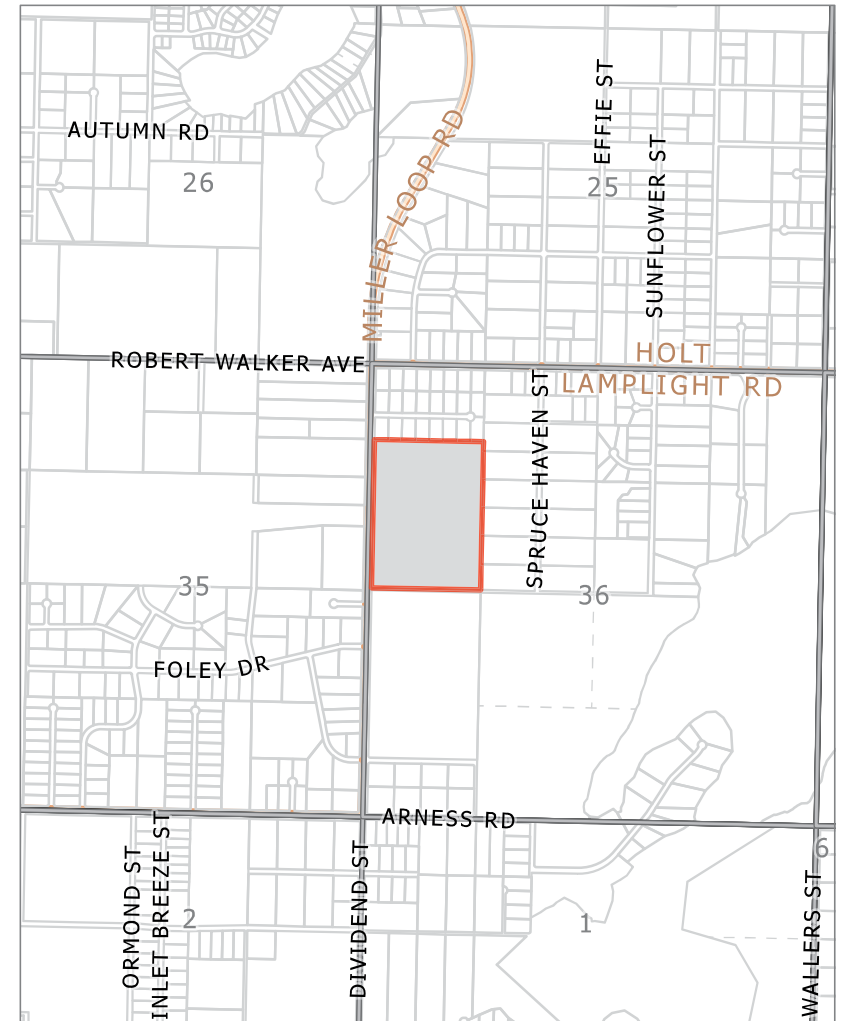
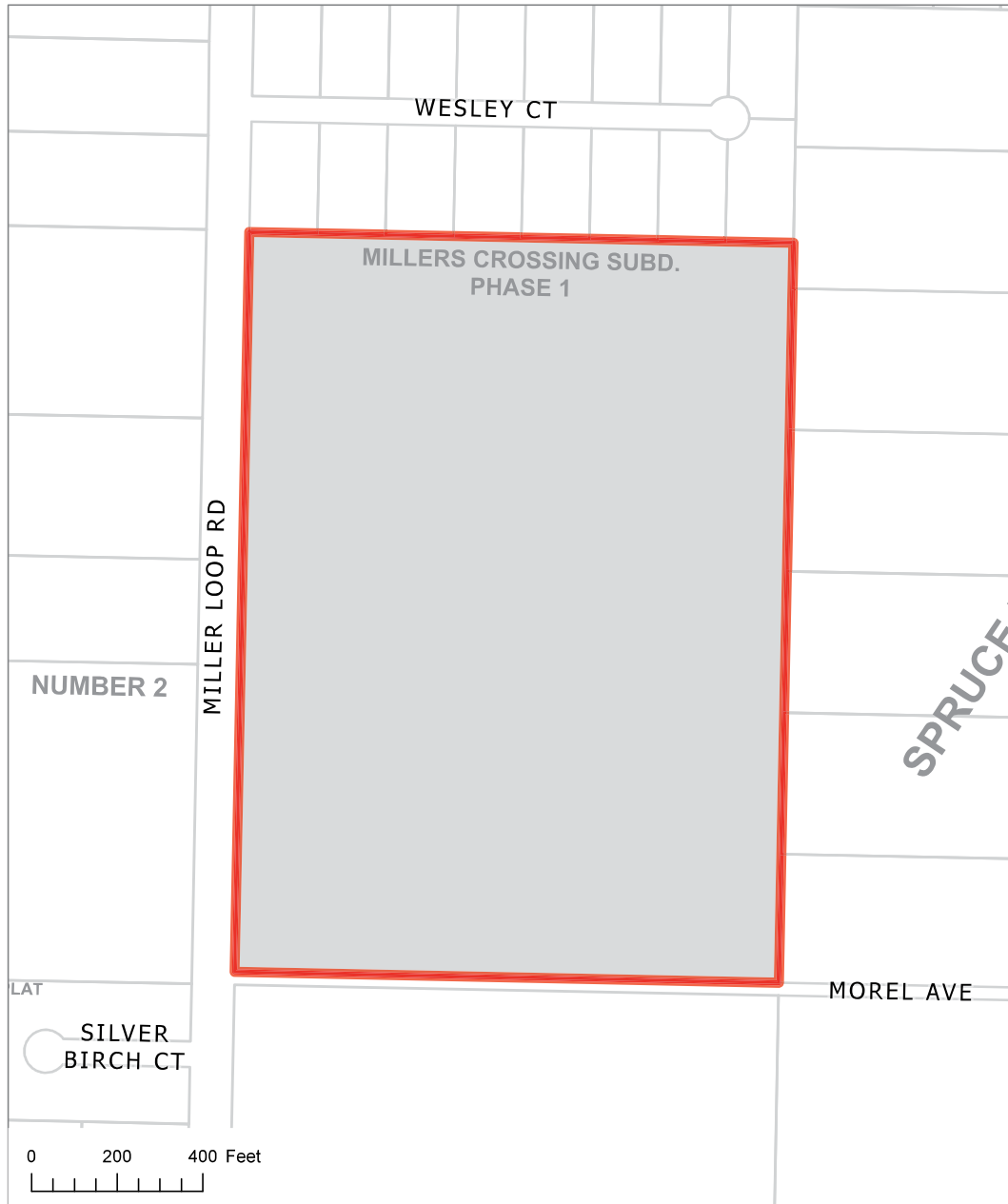
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to [planning@kpb.us](mailto:planning@kpb.us), or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, May 23, 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 5/6/2025

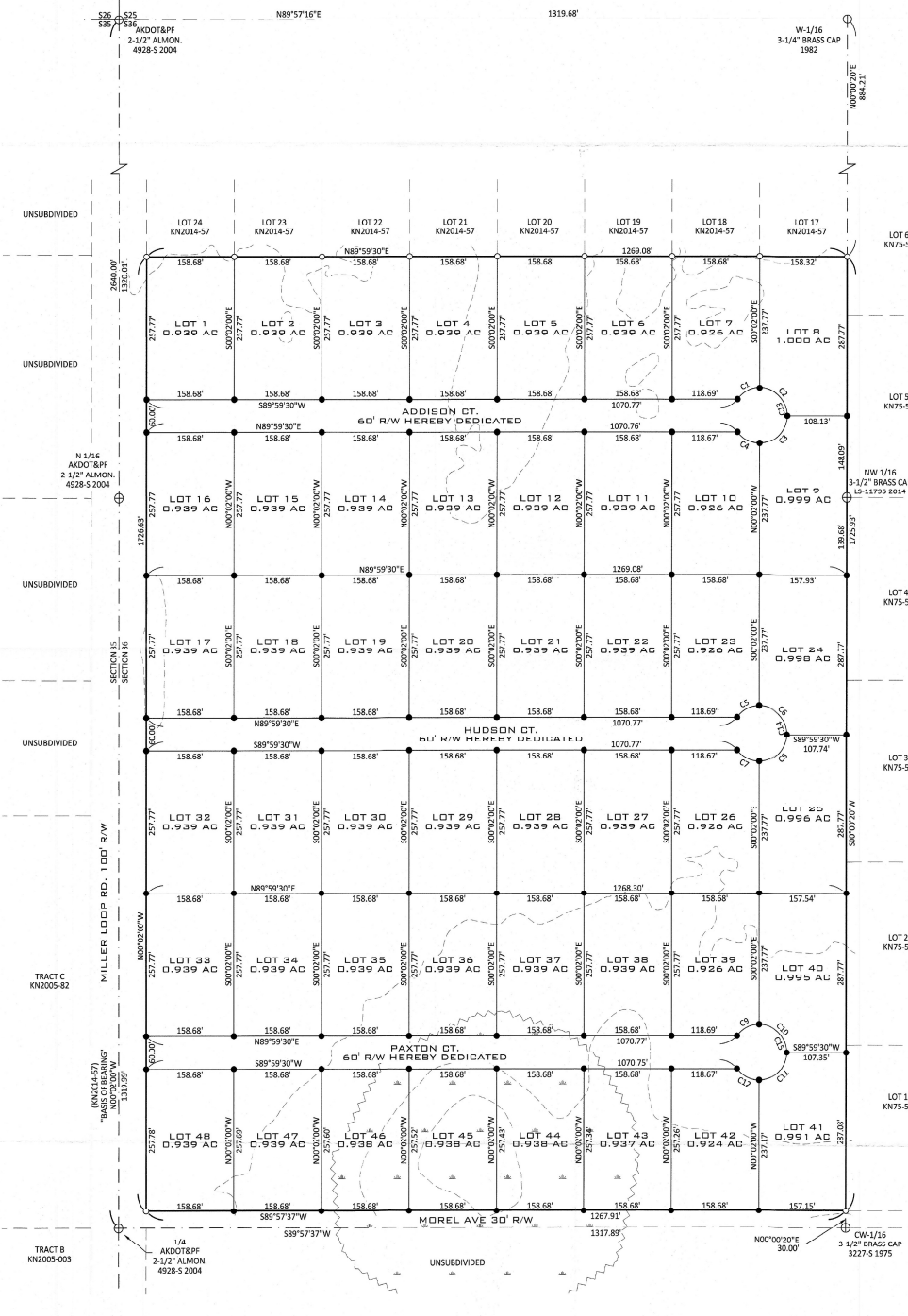
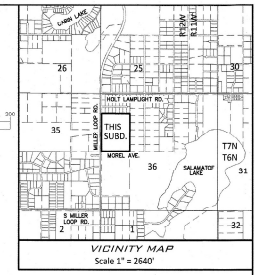


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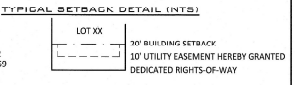
CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	53°00'18"	50.00	46.34	24.99	S 63°24'51" W
C2	90°01'30"	50.00	78.50	50.00	N 45°01'15" W
C3	89°58'50"	50.00	78.52	49.98	N 44°58'45" E
C4	53°00'18"	50.00	46.34	24.99	S 63°24'51" E
C5	53°00'18"	50.00	46.34	24.99	S 63°24'51" W
C6	90°01'30"	50.00	78.50	50.00	N 45°01'15" W
C7	53°00'18"	50.00	46.34	24.99	S 63°24'51" E
C8	89°58'50"	50.00	78.52	49.98	N 44°58'45" E
C9	53°00'18"	50.00	46.34	24.99	S 63°24'51" W
C10	90°01'30"	50.00	78.50	50.00	N 45°01'15" W
C11	63°30'20"	30.00	76.37	49.98	N 44°58'45" E
C12	53°00'18"	50.00	46.34	24.99	S 63°24'51" E
C13	286°15'31"	50.00	248.81	37.50	N 00°00'30" W
C14	286°15'31"	50.00	248.81	37.50	S 00°00'30" E
C15	286°15'31"	50.00	248.81	37.50	S 00°00'30" E



GRAPHIC SCALE  
1 inch = 100 ft.



- 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 SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  - THE FRONT 10 FEET OF THE 30 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN THE 5 FEET OF THE SIDE LOT LINE IS ALSO A UTILITY 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 DEPARTMENT PER KPS 14.06.
  - THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
    - A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION RECORDED MARCH 3, 1961, BOOK 6, PAGE 260, KRD, BLANKET EASEMENT.
    - COVENANTS, CONDITIONS, RESTRICTIONS, AND OR EASEMENTS RECORDED JANUARY 6, 2015 AS DOCUMENT NO. 2015-000299-0, KRD, THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPS 20.60.170(b).
- WASTEWATER DISPOSAL**  
THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON MAY 12, 2024. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
  - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
  - DEPRESSION
  - CONTOUR INTERVAL = 5'

**Plat #**

Rec. Date: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_

**NOTARY PUBLIC FOR THE STATE OF ALASKA**

CLINT D. HALL, PRESIDENT  
HALL BUILDING LLC  
PO BOX 2829  
KENAI, AK 99611

**CERTIFICATE OF ACCEPTANCE - KPR**

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:

ADDITION CT.  
HUDSON CT.  
PAXTON CT.

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.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT HALL BUILDING LLC, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF HALL BUILDING LLC, 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.

CLINT D. HALL, PRESIDENT  
HALL BUILDING LLC  
PO BOX 2829  
KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR CLINT D. HALL  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 2, 2025.

AUTHORIZED OFFICIAL

**MILLERS CROSSING SUBDIVISION**  
**PHASE 2**  
A SUBDIVISION OF  
TRACT A MILLERS CROSSING SUBDIVISION PHASE 1 (KN2014-57)

OWNER:  
HALL BUILDING LLC  
PO BOX 2829, KENAI, AK 99611  
50.270 AC - SITUATED IN THE NW1/4 SECTION 36, TOWNSHIP 7 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT, ALASKA.

**ENGINEERING - TESTING**  
SURVEYING, MAPPING  
P.O. BOX 468  
EGLISTON, AK 99603  
VOICE: (877) 283-4278  
FAX: (877) 283-2088  
WWW.MAGNACAD.COM

**KPB File No.** 2025-XXX  
**Project No.** 252025

Scale: 1" = 100' Date: MAY 2025 BOOK: XX-XX Drawn by: AHH

**KPB 2025-071**