



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

Public notice is hereby given that a preliminary plat was received on 9/29/2025 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 combine two lots into one lot.

KPB File No. 2025-148

Petitioner(s) / Land Owner(s): Bruce E. and Karen E. B. Vadla 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, October 27, 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.

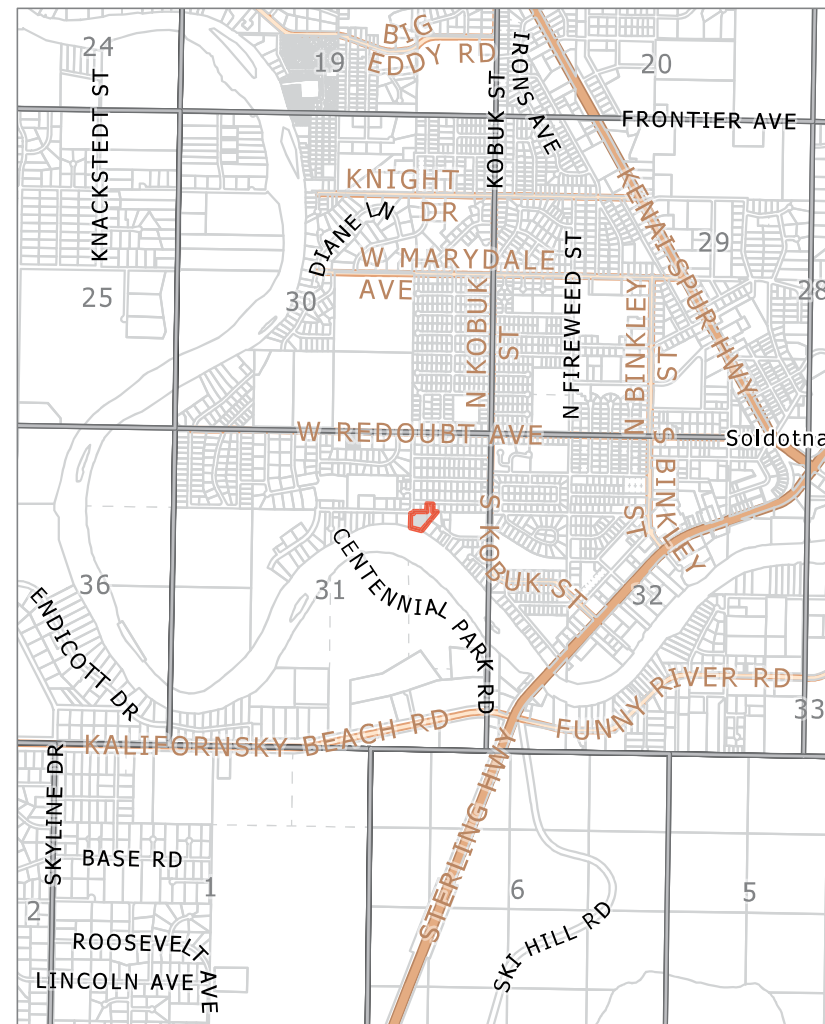
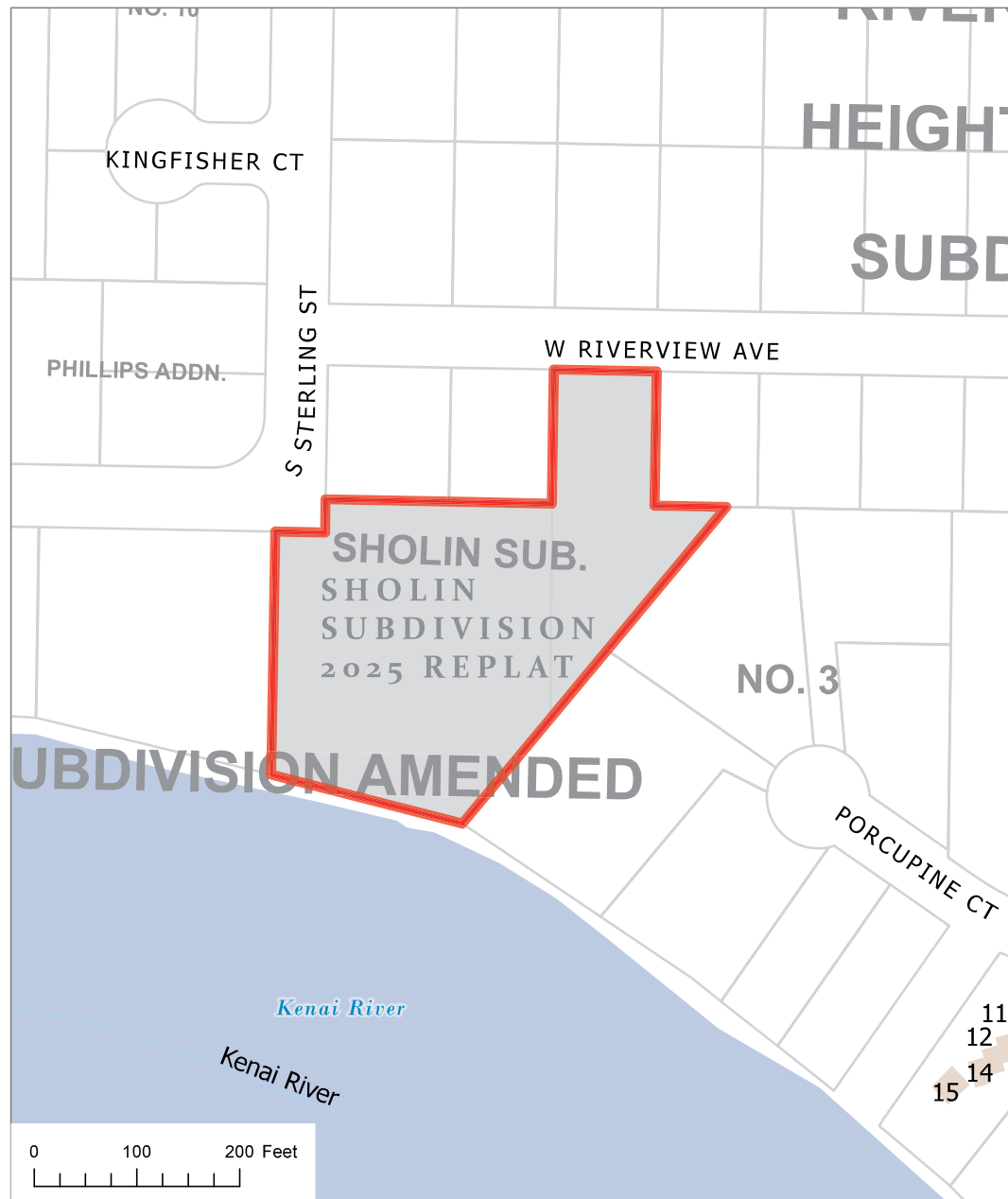
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

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, October 24, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

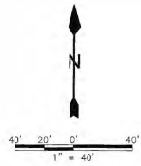
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 10/6/2025



KPB File 2025-148  
T 05N R 10W SEC 31  
Soldotna



#### NOTES

1. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA, TITLE 17 - ZONING CODE.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY 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. 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.
5. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA 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 ADMINISTRATION SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANEL 02122C-0905F, EFFECTIVE 2/28/2005 FOR INFORMATION ON FLOODPLAIN ZONES AE AND X.
6. FLOODWAY NOTICE: PORTION OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY, PURSUANT TO KPB CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
7. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH ANADROMOUS WATERS HABITAT PROTECTION DISTRICT. SEE KPB CHAPTER 21.18, AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION. WIDTH OF THE HABITAT PROTECTION DISTRICT SHALL BE IN ACCORDANCE WITH KPB 21.18.040.
8. THE NATURAL MEANDERS OF ORDINARY HIGH WATER IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINE AND THE INTERSECTION WITH THE NATURAL MEANDERS.
9. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 6 PAGE 129 RECORDED AUGUST 30, 1950, KENAI RECORDING DISTRICT.
10. SUBJECT TO A WALKWAY EASEMENT PER BOOK 462 PAGE 918 RECORDED MAY 31, 1995, KENAI RECORDING DISTRICT. THIS EASEMENT HAS BEEN CONVEYED BACK TO THE TRUE SIMPLE OWNER'S OF LOT H-4, SHOLIN SUBDIVISION, IN WARRANTY DEED, RECORDED FEBRUARY 16, 2004 AS SERIAL NUMBER 2004-021405-0.

#### LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- SET PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND 3/4" STAINLESS STEEL CAP, ILLEGIBLE
- TO SET RPC ON 5/8" x 36" REBAR BY LSI4488
- MEASURED AND RECORD DATA PER KN2024-64
- RECORD DATA PER KN75-185
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GS DATA

K1432 RIVER HEIGHTS AMENDED LOT 62  
K1432 RIVER HEIGHTS AMENDED LOT 63  
K1432 RIVER HEIGHTS AMENDED LOT 64

W. RIVERVIEW AVE.  
60' R.O.W.

(S89°59'00"W 130.00')  
N89°58'08"E 130.00'

10' UTILITY EASEMENT GRANTED THIS PLAT

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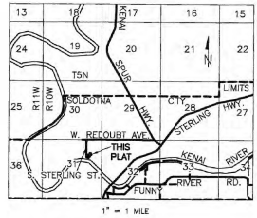
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#### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

BRUCE E. VADLA, AKA, BRUCE VADLA  
389 W RIVERVIEW AVE  
SOLDOTNA, AK 99669

KAREN E.B. VADLA  
389 W RIVERVIEW AVE  
SOLDOTNA, AK 99669

#### NOTARY ACKNOWLEDGMENT

FOR: BRUCE E. VADLA, AKA, BRUCE VADLA  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2025

NOTARY PUBLIC FOR: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

#### NOTARY ACKNOWLEDGMENT

FOR: KAREN E.B. VADLA  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2025

NOTARY PUBLIC FOR: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

#### PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

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

DATE \_\_\_\_\_

KPB FILE NUMBER: 2025-XXXX

PENINSULA SURVEYING, LLC  
10535 IATRONA BOULEVARD, WILHELM, AK 99639  
(907)306-7065

PLAT OF

#### SHOLIN SUBDIVISION 2025 REPLAT

A SUBDIVISION OF  
LOT 75-A & LOT H-4  
SHOLIN SUBDIVISION, KN75-185

LOCATED WITHIN  
NE 1/4 NE 1/4 & GOVT LOT 6, SEC. 31, T5N, R10W, S.M.  
KENAI RECORDING DISTRICT, CITY OF SOLDOTNA, KENAI PENINSULA  
BOROUGH, ALASKA, CONTAINING 2.411 ACRES

OWNS: BRUCE E. VADLA, AKA, BRUCE VADLA KAREN E.B. VADLA  
389 W RIVERVIEW AVE 389 W RIVERVIEW AVE  
SOLDOTNA, AK 99669 SOLDOTNA, AK 99669

SCALE: 1" = 40'

DATE: JULY 14, 2025

DRAWN: BLT

CHECKED: JLS

SHEET: 1 OF 1



KPB 2025-148

#### WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.