



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

Public notice is hereby given that a preliminary plat was received on 4/14/2026 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 two parcels.

KPB File No. 2026-029

Petitioner(s) / Land Owner(s): Donna Ruth Atkins 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, May 11, 2026**, 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.

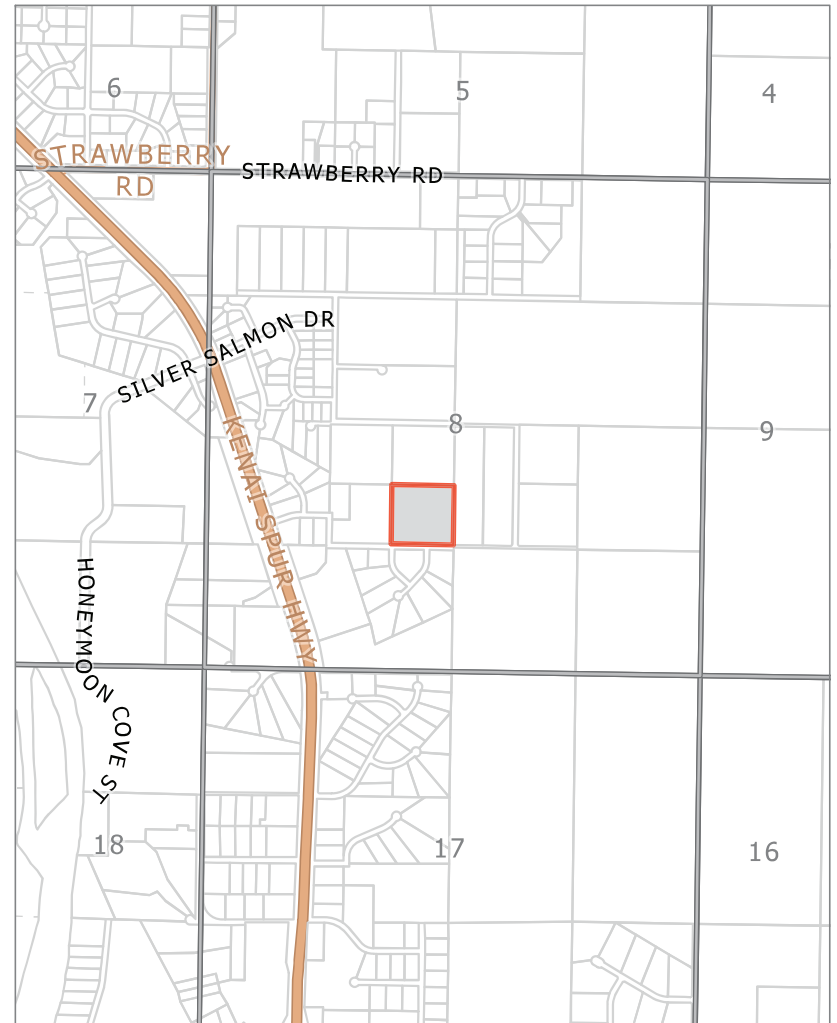
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 8, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

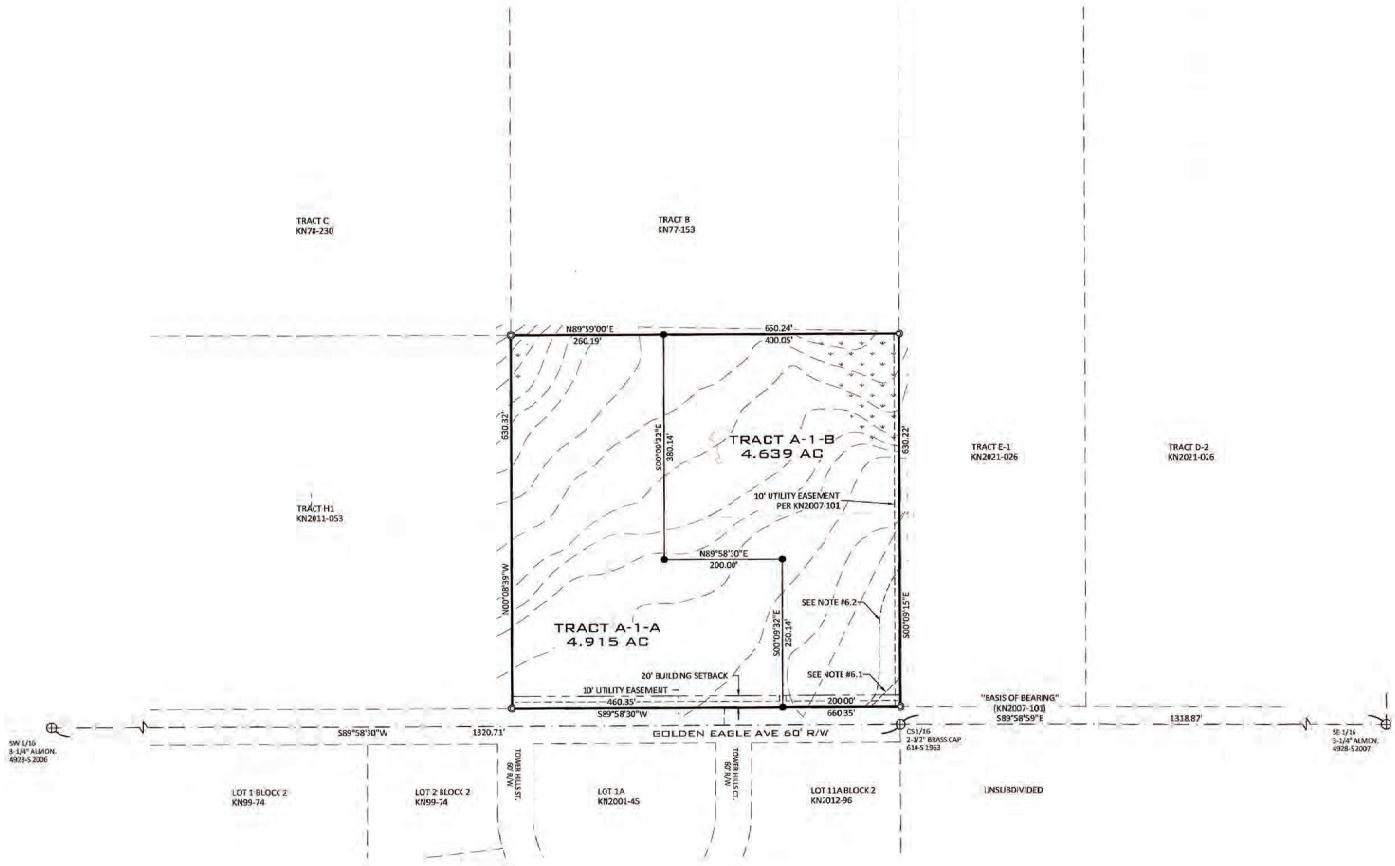
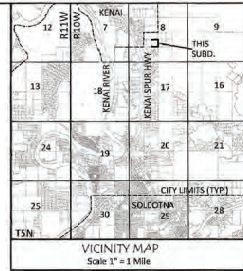
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 4/21/2026



KPB File 2026-029  
T05N R10W SEC08  
Ridgeway



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 11 AAC 72 AND 18 AAC 06.
  2. BUILDING SETBACK - A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
  3. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE 10' LINES IS ALSO A UTILITY EASEMENT.
  4. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  5. 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.
  6. THIS PLAN MAY BE SUBJECT TO THE FOLLOWING:
    - 6.1. A RIGHT-OF-WAY EASEMENT GRANTED TO ENSTAR NATURAL GAS COMPANY:
      - i.1. RECORDED MARCH 26, 2001 - BOOK 602 PAGE 225, IRD, SHOWN HEREIN.
      - i.2. AN ACCESS EASEMENT GRANTED TO RANDOLPH P. RICHSON AND ESTYER E. RICHSON APURTINANT TO TRACT D, RED EAGLE HOMESTEAD, ACCORDING TO KN79-107.
      - i.3. RECORDED OCTOBER 7, 1983 - BOOK 229 PAGE 631, ORD, LOCATION DEFINED AS EXISTING ROAD - SHOWN APPROXIMATE.

**WASTEWATER DISPOSAL**  
 THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - ⊙ FOUND 5/8" REBAR w/ 2" ALCAP 4928-S
  - SET 5/4"x30" REBAR w/ 1" BLUE PLASTIC CAP 15-211269
  - AREA SUBJECT TO INUNDATION/KETTLE PER IWF WETLANDS ASSESSMENT
  - CONTOUR INTERVAL = 5'

**CERTIFICATE OF OWNERSHIP**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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.

**NOTARY'S ACKNOWLEDGEMENT**  
 FOR: RUTH DONNA ATKINS  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
 MY COMMISSION EXPIRES: \_\_\_\_\_

RUTH DONNA ATKINS  
 4155H GOLDEN EAGLE AVE  
 KENAI, AK 99511

NOTARY PUBLIC FOR THE STATE OF ALASKA

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPBJD.10.040.

AUTHORIZED OFFICIAL

**Plat #**

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

Date: 2026

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



RED W/ EAGLE HOMESTEAD 2026 REPLAT  
 REPLAT OF TRACT A-1, RED W/ EAGLE HOMESTEAD ADDITION NO. 1  
 (KN207-131)

RUTH DONNA ATKINS, OWNER  
 44556 GOLDEN EAGLE AVE, KENAI, AK 99511

0.354 AC. +/- SITUATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 3D WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TREEING SURVEYING - MAPPING P.O. BOX 498 SOLICITNA, AK 99689 PHONE: (907) 263-4414 FAX: (907) 252-2225 WWW.MCLAINCIC.COM	KPB File No.	2026-XXXX
		Project No.	262031

Scale: 1" = 100' Date: FEB. 2016 BOOK: XX-XX Drawn by: AHH

**KPB 2026-029**