



5/26/2026

Dear Jessie Huett:

Thank you for requesting a floodplain determination from the Kenai Peninsula Borough (KPB) Floodplain Management Office at the River Center. The current regulatory floodplain is determined by KPB 21.06.030 and is based on the most current flood hazard information available, including the Flood Insurance Study (FIS) published by the Federal Emergency Management Administration (FEMA) for our community as well as the Flood Insurance Rate Map (FIRM) panels and Flood Boundary and Floodway Map (FBFM) panels that accompany the FIS. This letter provides information on the flood zone designations that pertain to the below-described parcel. For more information on this determination and the development regulations that apply, please contact the Floodplain Administrator at the River Center.

Property Location

KPB Parcel ID#: 12537089
Legal Description: T 1N R 1W SEC 12 Seward Meridian SW PTN E1/2 E1/2 E1/2 NE1/4 NW1/4 COMMENCE @NE CORNER OF NW1/4 TH S 456 FT TO POB TH N38 DEG 37'W 188 FT TH S13 DEG WEST 154.2 FT TH SOUTH ALONG CREEK OUT OF GROUSE LAKE TO INTERSECTION W/SMALL RD TH EAST ALONG N SIDE OF RD 155 FT TO E BOUNDARY OF NW1/4 TH N 214.3 FT TO POB
Physical Address: 15485 GROUSE CREEK RD

Floodplain Determination

Flood Zone(s): AE, X, SMFDA, Flood Depths
Floodway: See attached map
Map Panel: See attached map

Understanding the Flood Zones

The attached map shows where your property is located in the flood zones, represented by colored areas superimposed on your parcel. The following flood zone descriptions pertain to the location of your property.

SMFDA: Your property, or a portion of it, is located within the Seward Mapped Flood Data Area (SMFDA), a regulatory flood hazard zone adopted by KPB that represents area that has historically flooded in one or more events in 1986, 1995 and 2006. A permit application must be submitted to the River Center, and all required permits secured, before any development may occur. If the SMFDA overlaps other flood zones on your property, the higher regulatory standards will apply.

AE and A1-30 Zones: Your property, or a portion of it, is located in an AE or "numbered-A" flood zone. These zones are special flood hazard areas (SFHA) and are part of the regulatory floodplain. Near rivers and lakes, these zones are defined as the lands inundated during the "base flood event," or the flood that has a 1% chance of happening in any given year. AE zones on the coast are defined as being areas inundated by a 1% annual chance storm surge with up to an additional 3 feet of wave action. A permit application must be submitted to the River Center, and all required permits secured, before any development may occur in these areas.

X Zone: Your property, or a portion of it, is located in an area of "minimal flood risk." While risk is presumed to be minimal, local terrain and drainage patterns may not be shown on the flood maps. No Kenai Peninsula Borough development standards or floodplain permits are required for development in these areas, but we recommend building with flood mitigation measures in mind. You should consult with your lending institution if additional development standards may apply.

Flood Depths: Your property, or a portion of it, is located in an area with a known flood risk, which was documented through a flood depth study. The Kenai Peninsula Borough adopted this study as part of its floodplain management program. If you intend to develop on your lot, a permit will be required. Depending on the location, the construction or placement of a structure will have specific elevation requirements. If you are planning any developments, you will need to submit an application to determine your requirements.

Properties within the City Limits

The cities of Homer, Seward, Kenai and Soldotna are considered independent communities by the National Flood Insurance Program (NFIP) and are not within the jurisdiction of the KPB Floodplain Management Program. Homer, Kenai and Seward administer their own floodplain management programs. For information on the floodplain regulations and required permits in Homer, please contact the Homer Planning Department at (907) 235-3106 or at planning@ci.homer.ak.us. The City of Kenai may be reached at (907) 283-8237 or at planning@kenai.city for information on floodplain regulations and permits required within Kenai city limits. For information on the floodplain regulations and required permits in Seward, please contact the Seward Planning and Zoning Department at (907) 224-4020 or at planning@cityofseward.net.

The City of Soldotna is in a non-participating community in the NFIP and do not administer floodplain management programs. If the referenced property is located within the Soldotna city limits, the flood hazard information provided here is for information purposes only as there is no regulatory floodplain. Please contact the City of Soldotna directly for information regarding any development regulations or any required permits.

Advisories

Any development in the regulatory floodplain requires that you first submit a permit application to the River Center for review. The base flood elevation at your location will be calculated as part of the review of your permit application.

The regulatory floodplain does not include all areas of the peninsula that may be subject to flood hazard. This document does not imply the referenced project areas will or will not be free from flooding or damage, nor does it imply that the location of this project may not be within the regulatory floodplain in the future; as new information becomes available, the regulatory floodplain can be amended through approval by the Kenai Peninsula Borough Assembly. This information does not create liability on the part of Kenai Peninsula Borough, or its officers or employees, for any damage that may result from reliance on this information.

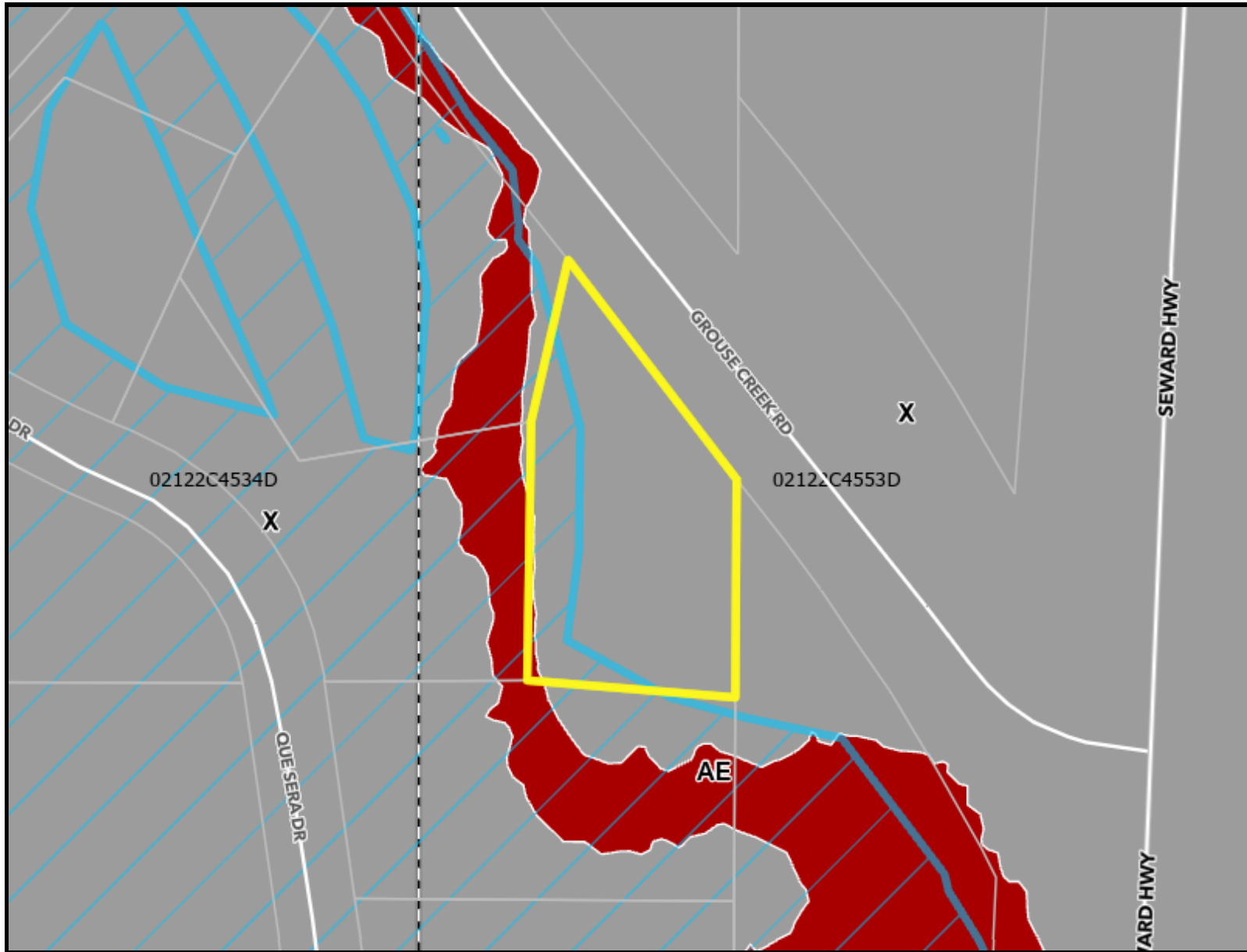
All properties within the Kenai Peninsula Borough, with the exception of the City of Soldotna, who do not participate, can obtain flood insurance through the National Flood Insurance Program (NFIP). For questions regarding flood insurance, please contact your insurance agent or visit www.floodsmart.gov.

If you have any questions about this determination, please contact the KPB Resource Planner at the River Center. We can provide information on the regulations that apply to development on your property, how to obtain any required permits and on property protection and flood mitigation measures. The Resource Planner can be reached at (907) 714-2463 or at jhindman@kpb.us.

Respectfully,

A handwritten signature in cursive script that reads "Julie Hindman". The signature is written in a dark ink and is positioned below the word "Respectfully,".

Julie Hindman
Planner



KPB Parcel ID(s):
12537089

Selected Parcel
Boundary or Boundaries

Regulatory Floodplain

SMFDA



FIRM_Panels

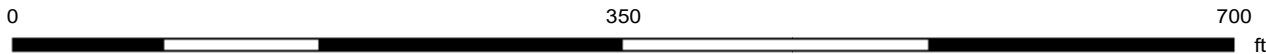


Floodplain

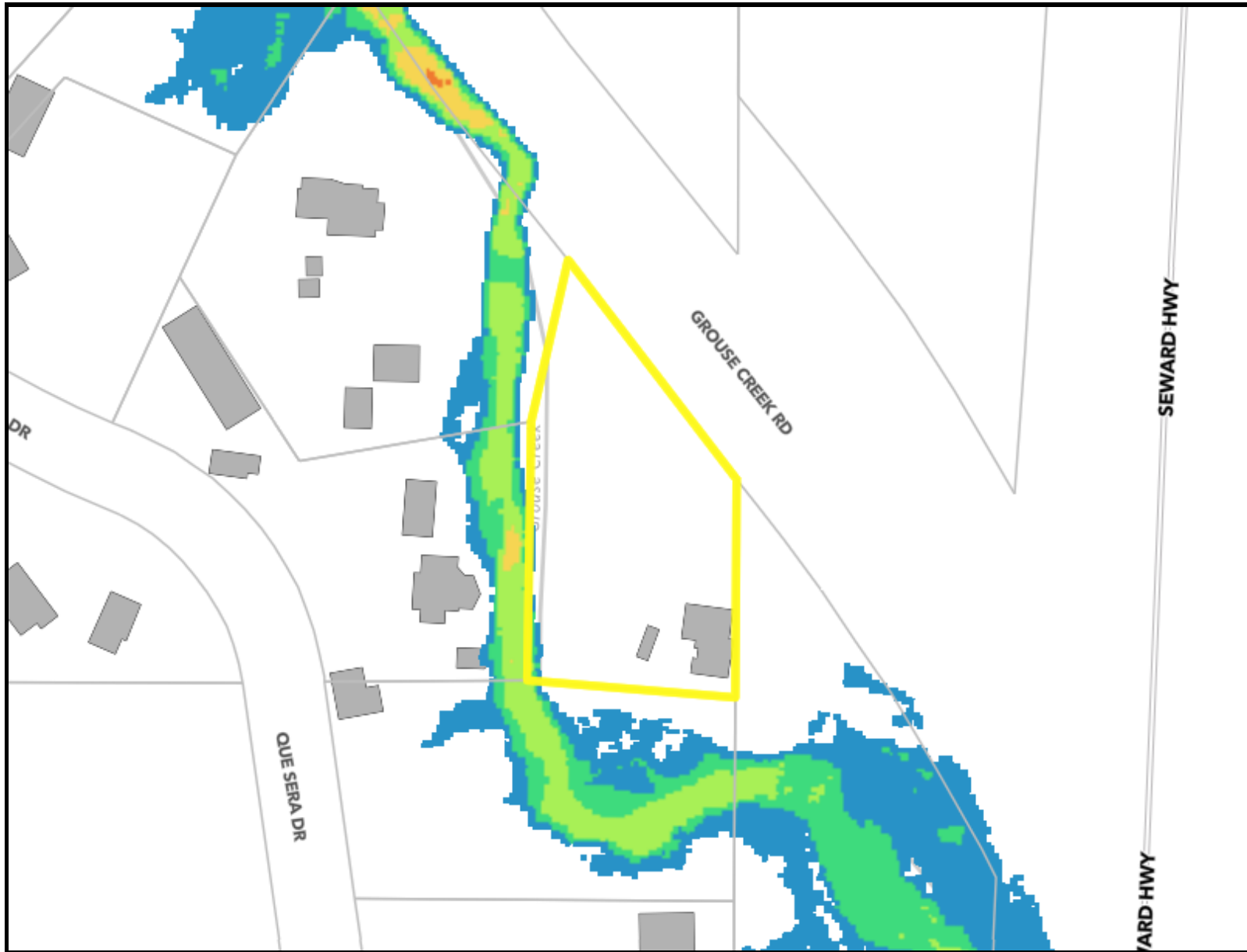


**Community Flood Insurance
Rate Map (FIRM) Panel(s):**

02122C4553D




For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.




KPB Parcel ID(s):


12537089

 Selected Parcel Boundary or Boundaries


Flood Depths (feet)

 10+

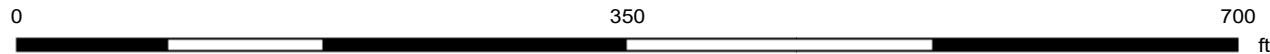
 8.1 - 10

 6.1 - 8

 4.1 - 6

 2.1 - 4

 0 - 2



For a detailed description of the mapped floodplain areas, please see the letter accompanying this map.