



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/11/2026 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 combine two lots into one lot and dedicate portions of Herdon Drive and Svedlund Street.

KPB File No. 2025-135

Petitioner(s) / Land Owner(s): Thomas M. Young & Sonja M. Martin-Young of Homer, 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, August 10, 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, 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, August 7, 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 7/24/2026



KPB File 2025-135
T 06S R13W SEC 20
City of Homer

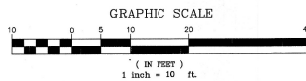
NOTES:

- The purpose of this plat is to create Tract 4-A by vacating the southerly of line of Tract 4, Pioneer Vistas Unit 6, HM 82-60.
- No field survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01196, and Pioneer Vistas Unit 6, HM 82-60.
- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.5.1.7.
- A building 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. The front 15 feet of the 20 feet building setback is a utility easement.
- A 30 feet right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 99, Page 472, Homer Recording District.
- This subdivision is subject to a 15 foot easement for underground distribution lines, with right to construct, reconstruct, repair, operate, and maintain, over, under, along or across, granted to Homer Electric Association, Inc. as outlined in Book 143, Page 550, Homer Recording District.
- 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.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- 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.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____
Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor



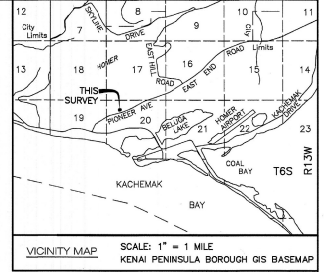
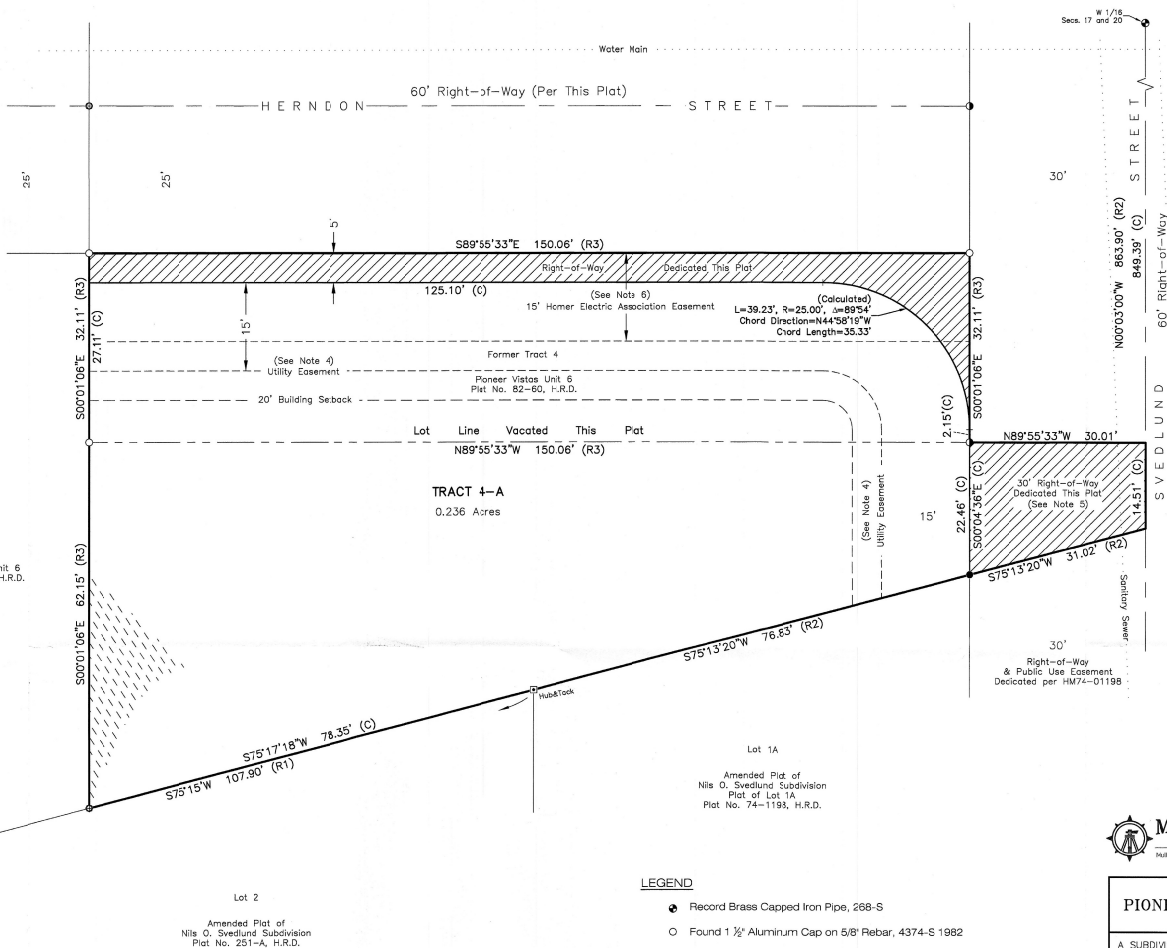
LEGEND

- Record Brass Capped Iron Pipe, 268-S
- Found 1 1/2" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- Found Iron Pipe
- Found 5/8" Rebar
- Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
- (R2) Record Measurements Per HM 74-1196, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
- (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6

--- Lot Line Vacated This Plat
--- Easement Line
--- Building Setback Line

Areas over 2% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The survey does not contain Wetlands per the Kena Watershed Forum (KWF)



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 to public use and grant all easements to the use shown.

Thomas M. Young P.O. Box 537 Homer, AK 99603
Sonia M. Martin-Young P.O. Box 537 Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____
Acknowledged before me this _____ day of _____, 2026.
Notary Public for Alaska
My Commission expires: _____

For: _____
Acknowledged before me this _____ day of _____, 2026.
Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April ##, 2026.

Kenai Peninsula Borough Authorized Official _____



PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4, PIONEER VISTAS UNIT 6, PLAT No. 82-60; AND THAT PORTION OF THE NW1/4 NW1/4 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TRACT A, AS SHOWN ON THE AMENDED PLAT OF NILS O. SVEDLUND SUBDIVISION; SAID POINT OF BEGINNING BEING 456.1 FEET NORTH OF THE NORTHWEST 1/16 SECTION CORNER OF SECTION 20; THENCE N00°03'W, 15 FEET ALONG THE CENTERLINE OF THE NW1/4 OF SECTION 20; THENCE N89°57'30"W, 180 FEET; THENCE S00°3'E, 62.5 FEET; THENCE N75°15'E, 186.2 FEET TO THE POINT OF BEGINNING, SECTION 20, T. 6 S. R. 13 W., HOMER RECORDING DISTRICT.

LOCATED WITHIN THE NW1/4 NW1/4 OF SECTION 20 TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.269 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	THOMAS M. YOUNG SONIA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 10'
PLAT DATE: 4/14/2026	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: MRS	KPB FILE No.: 2026-###

KPB 2025-135