



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 6/16/2025 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 two parcels into five parcels.

KPB File No. 2025-093

Petitioner(s) / Land Owner(s): Shelley Rainwater AND Joseph Hendon 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, July 14, 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.

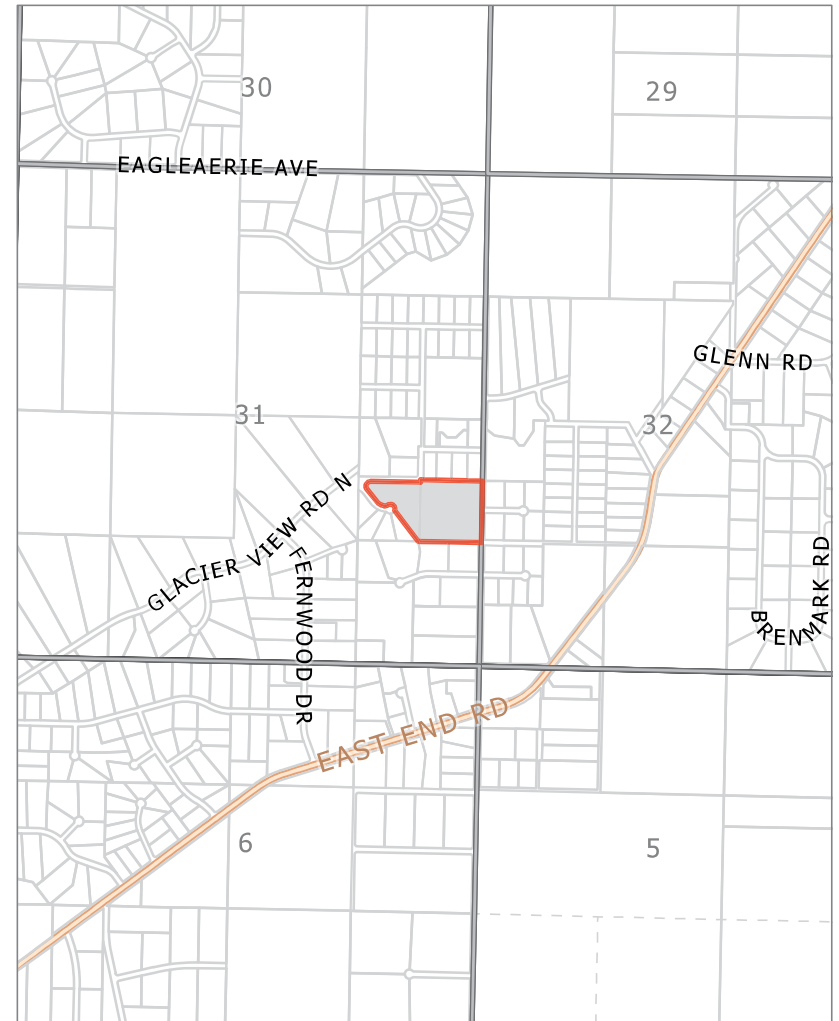
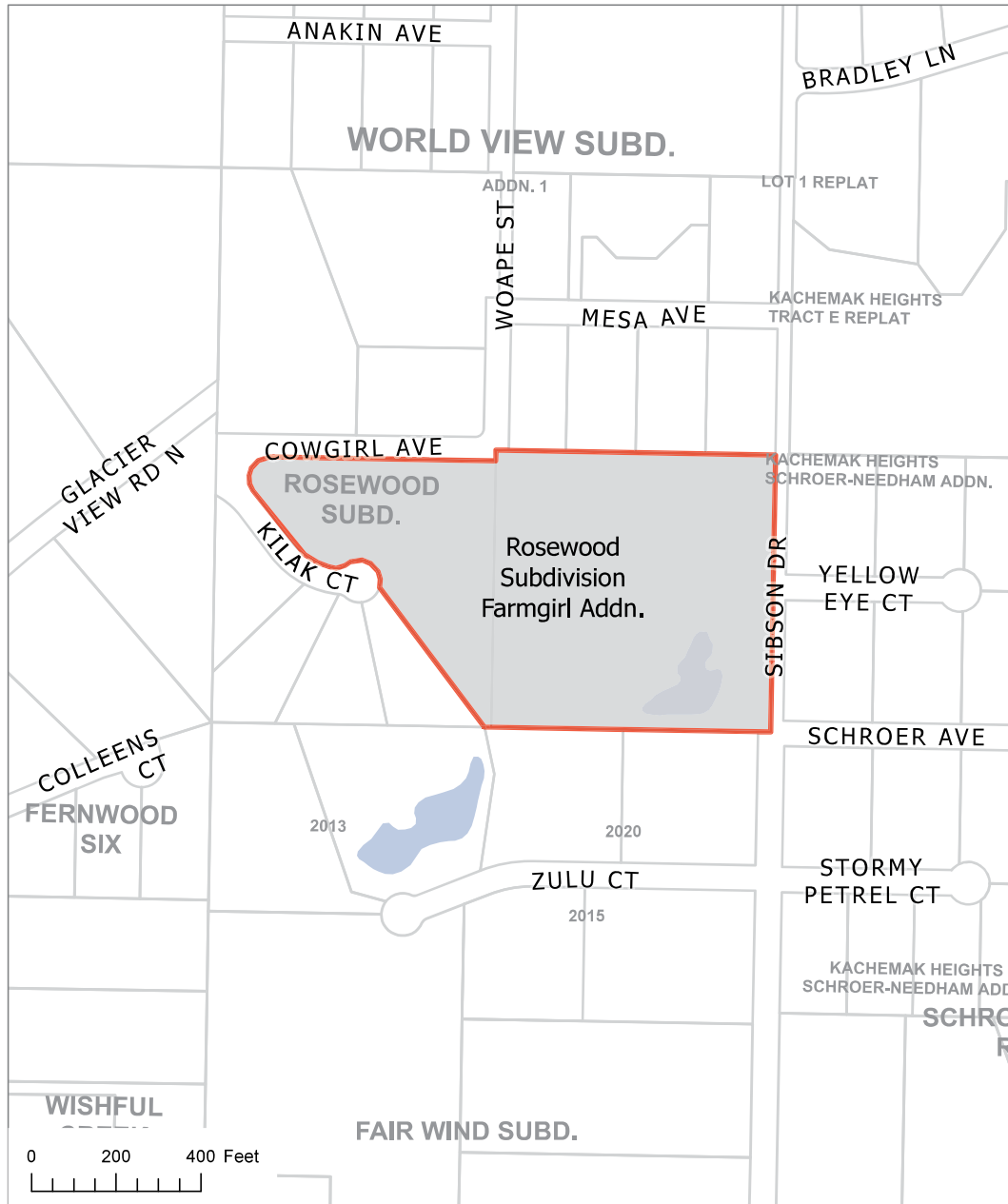
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, 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, July 11, 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 6/23/2025



KPB File 2025-093
T 5S R 12W Sec 31
Fritz Creek

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

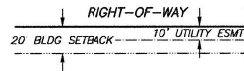
BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

WASTEWATER DISPOSAL

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

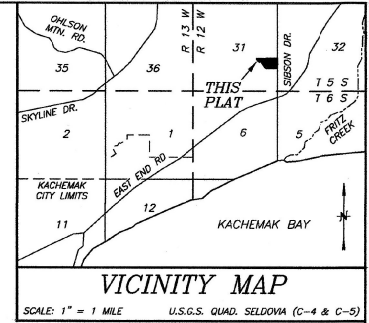
R/W TYPICAL DETAIL



LEGEND

- BC MON. 3686-S, 1976
- AL. MON. 1301-S, 1997
- AL. MON. 7538-S, 2015
- AL. MON. 5780-S, 2004

APPROX. AREA DISCHARGE SLOPE
(KWF WETLANDS ASSESSMENT, KPB GIS)



VICINITY MAP

SCALE: 1" = 1 MILE U.S.G.S. QUAD. SELDOVIA (C-4 & C-5)

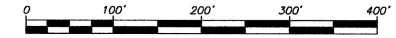
CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT 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 HEREON.

SHELLEY RAINWATER
P.O. BOX 3182
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2025.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



GRAPHIC SCALE

HOMER RECORDING DISTRICT

KPB FILE NO. 2025-XXX

ROSEWOOD SUBDIVISION FARMGIRL ADDN.

A REPLAT OF LOT 1 ROSEWOOD SUBDIVISION (HM 2015-35)
& THE SE1/4 NE1/4 SE1/4 SEC. 31
LOCATED IN THE S1/2 NE1/4 SE1/4 SEC. 31 T. 5 S., R.
12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH,
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 14.426 ACRES

SEABRIGHT SURVEY + DESIGN KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
seabrightsurvey@gmail.com

CLIENTS: SHELLEY RAINWATER
P.O. BOX 3182 HOMER, AK 99603

DRAWN BY: FC CHKD BY: KK JOB #2025-25
DATE: 05/2025 SCALE: 1"=100' SHEET #1 OF 1



NOTES

- A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' OF THE BUILDING SETBACK IS ALSO A UTILITY EASEMENT GRANTED THIS PLAT.
- THE WESTERLY PORTION OF THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING: FRONT 15' OF BUILDING SETBACK IS ALSO A UTILITY EASEMENT AS IS THE ENTIRE SETBACK WITHIN 5' OF ALL SIDE LINES PER HM 2015-36.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A US ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 28 PG 440 (HRC).
- THERE ARE EASEMENTS DEDICATED AND NOTES THAT AFFECTS THIS SUBDIVISION PER HM 2005-05.
- THERE ARE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS THAT AFFECTS THIS SUBDIVISION RECORDED SERIAL NUMBER 2005-000807-0.
- THERE IS A 20' WATER ACCESS EASEMENT PARALLEL TO THE SOUTH LOT LINE OF FUTURE LOT 1B.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	34.99'	50.00'	35°30'32"	N1°42'39"W	30.49'
C2	95.66'	50.00'	114°12'26"	N7°34'08"W	83.97'
C3	22.66'	25.00'	51°55'22"	N7°22'17"E	21.89'
C4	127.54'	170.00'	42°59'07"	S59°59'07"E	124.57'
C5	111.86'	50.00'	128°11'35"	S25°35'39"W	89.95'

LINE TABLE

LINE #	LENGTH	BEARING
L1	30.00'	S0°19'08"E
L2	15.01'	N89°46'28"E
L3	30.00'	N89°46'28"E

KPB 2025-093