



NOTICE OF PROPOSED UTILITY EASEMENT VACATION

Notice is hereby given that an application to vacate a utility easement in the City of Homer was received on 6/13/2025 by the Planning Department of the Kenai Peninsula Borough.

In accordance with Chapter 20 of the Borough Code of Ordinances, all owners of properties within a 300-foot radius must be notified of the proposed vacation. According to Borough records, you are an owner of property within that radius or you are an affected party.

Request / Affected Property: Vacates the 10-foot utility easement on the west and south boundary of Lot 4, Block 2, Paradise South Subdivision, Plat HM 74-175. Vacates the 10-foot utility easement on the east and south boundary of Lot 4, Paradise South Subdivision Addition No. 1, Plat HM 74-2356

KPB File No. 2025-074V

Petitioner(s)/ Land owner(s): Tracy Belieu and Carla Lee Fabian Living Trust of Homer, AK.

Purpose as stated in petition: This action proposes to vacate the excess utility easements that affect the property as depicted on Paradise South Belieu Fabian 2025 Replat. The proposed vacation is part of a platting action that seeks to unify three parcels currently affected by a conservation easement held by Kackemak Heritage Land Trust. Most of the easement area to be vacated runs adjacent to property lines that will be vacated through the platting action. We have reached out to the City of Homer and all utility companies for their input. Based on the comments received, there is no practical need for the easements in question. All adjacent parcels have access to utilities and will not be adversely impacted. There will be a 15' utility easement adjacent to Paradise Place right-of-way granted to serve any future utility needs. The vacation of these utility easements will eliminate unnecessary encumbrances on the subject land that is held in conservation..

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, July 14, 2025** commencing at **7:30 p.m.**, 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

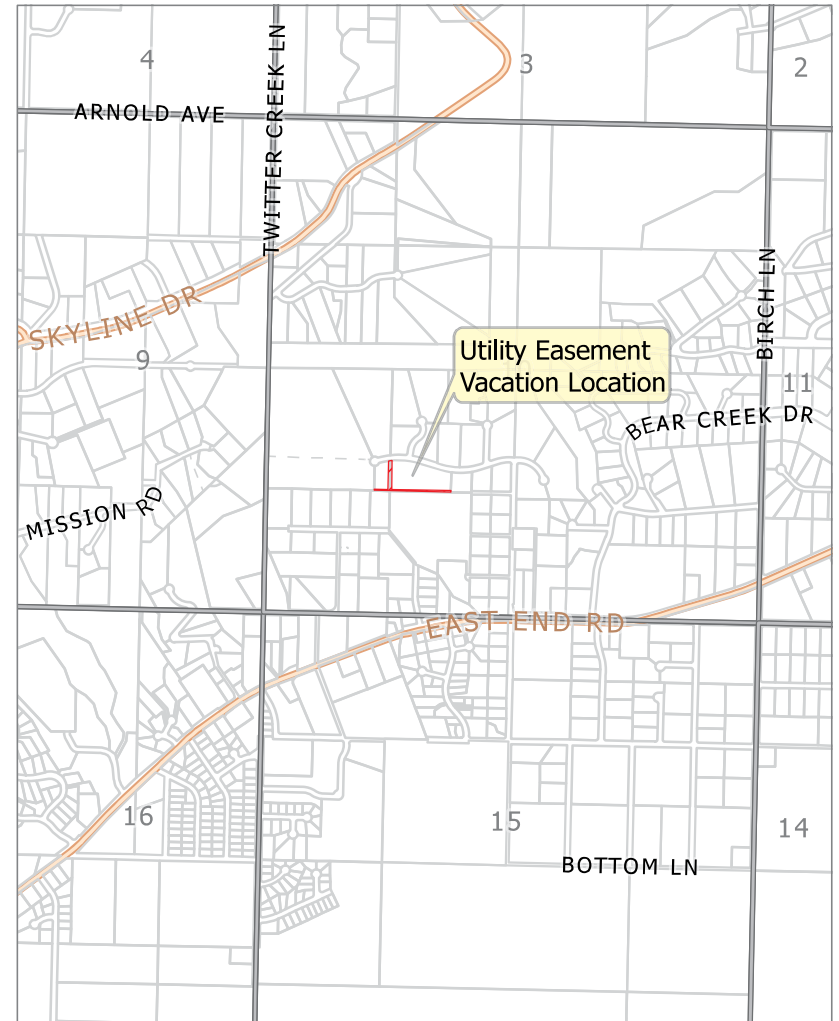
<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notice>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, 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 the Kenai Peninsula Borough).

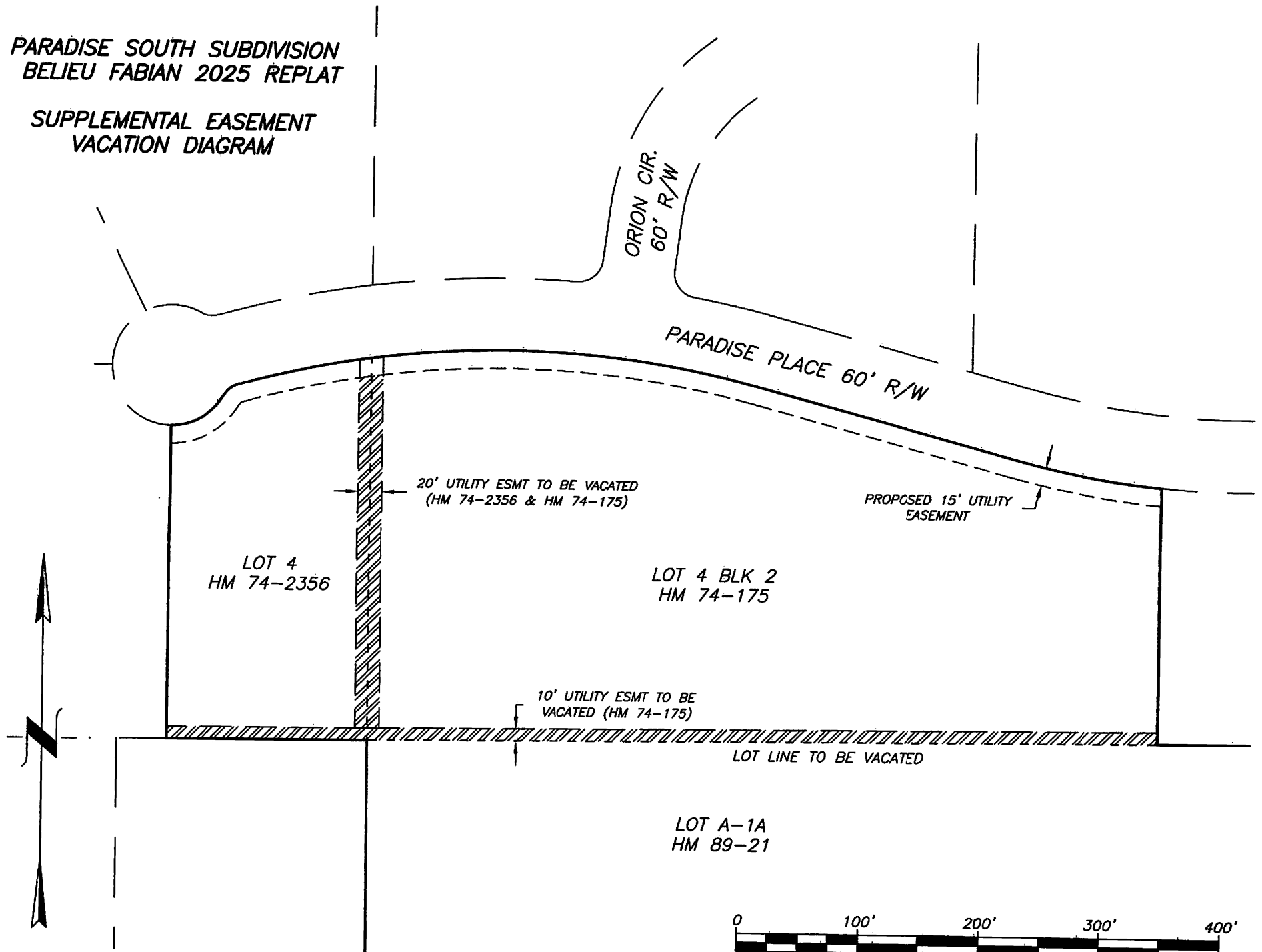
Mailed 6/24/2025



KPB File 2025-074V
T 6S R 13W Sec 10
Homer

PARADISE SOUTH SUBDIVISION
BELIEU FABIAN 2025 REPLAT

SUPPLEMENTAL EASEMENT
VACATION DIAGRAM



KPB 2025-074V

GRAPHIC SCALE