



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 12/29/2025 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 combine two lots into one lot.

KPB File No. 2025-183

Petitioner(s) / Land Owner(s): Eric Budd and Kay Spear-Budd of Anchorage, 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, January 26, 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, January 23, 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 1/2/2026

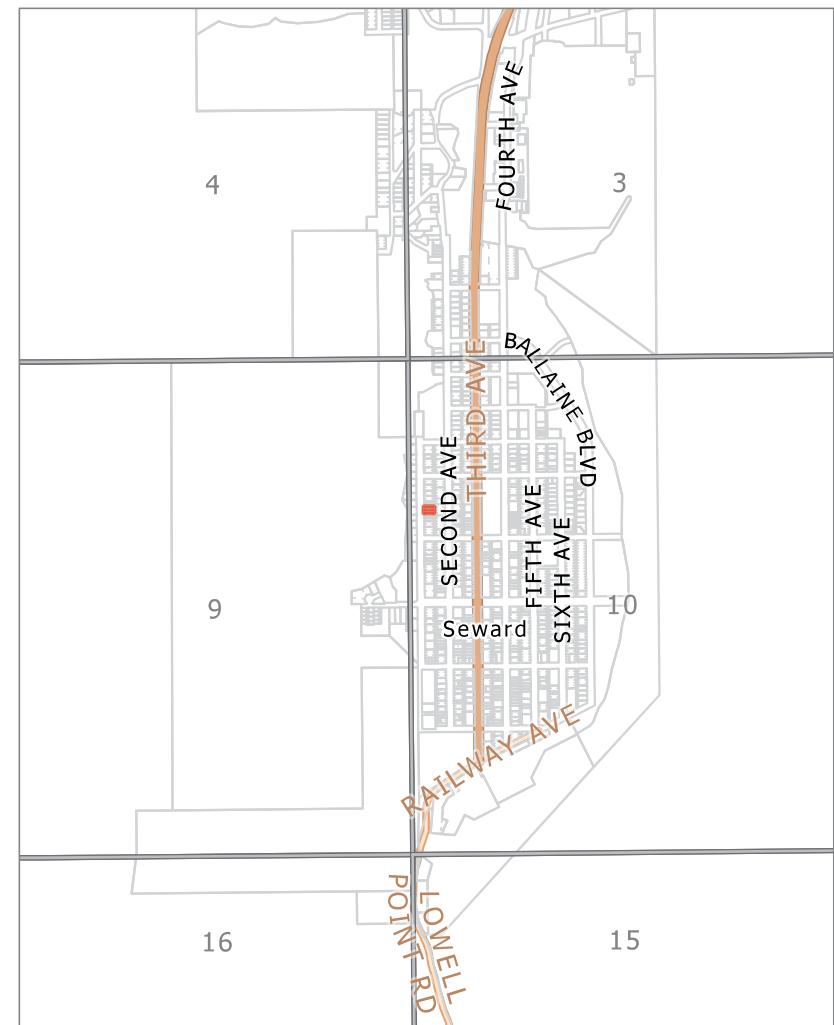


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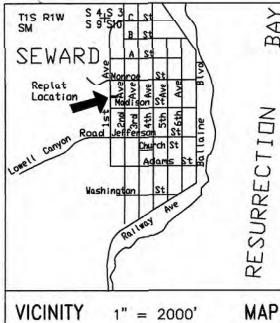
Planning

Vicinity Map

12/22/2025



KPB File 2025-183
T01S R01W SEC10
Seward



Seward Original Townsite Budd Replat Preliminary Plat

A replat combining Lots 29 & 30, Block 27 Seward Original Townsite, SWD #1. Located in USS 726, Within the NW 1/4 Section 10, T1S R1W, Seward Meridian, City of Seward, Kenai Peninsula Borough, Alaska. Seward Recording District Kenai Peninsula Borough File

Prepared for
Eric Budd & Kay Spear-Budd
2100 Hanning Bay Circle
Anchorage, AK 99568

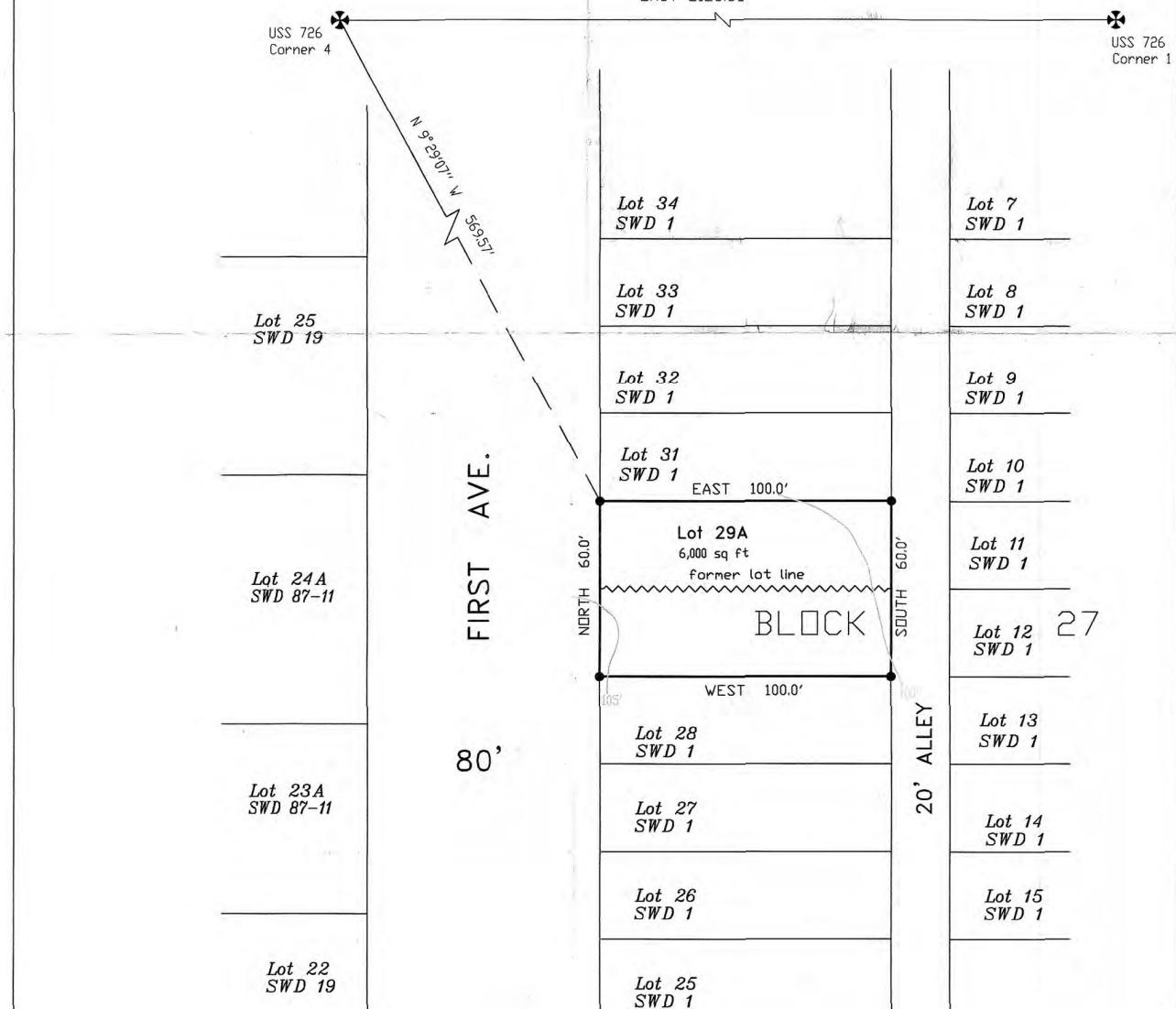
Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772

SCALE 1" = 30' AREA = 6,000 sq ft 3 October, 2025

NOTES:

1. This replat is subject to City of Seward Land Use and Zoning regulations.
2. 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.
3. Lot is served by City water & sewer.
4. This is a paper plat. A field survey was not performed in accordance with KPB 20.60.200(A). Monumentation shown is of record (SWD #1) and not recovered.
5. Contour interval 5'. There are no wet areas on the property.

BASE BEARING USGLO 1903
EAST 2125.86'



WASTEWATER DISPOSAL

20.40.070

Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation

KPB 2025-183