



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 6/18/2026 to vacate a public right-of-way in the Anchor Point area. Area under consideration is described as follows:

Request / Affected Property: Vacate portions of Tillygirl Avenue and BG Davis Street

KPB File No. 2026-062V.

Petitioner(s) / Land Owner(s): Douglas J Inglis and Cherie M Inglis of Homer, AK.

Purpose as stated in petition: The landowner is vacating the lot lines surrounding this section of right-of-way. These portions of Tillygirl Avenue and Big Davis Street being requested for vacation have not been constructed and are not currently in use.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, July 20, 2026**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in 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 17, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

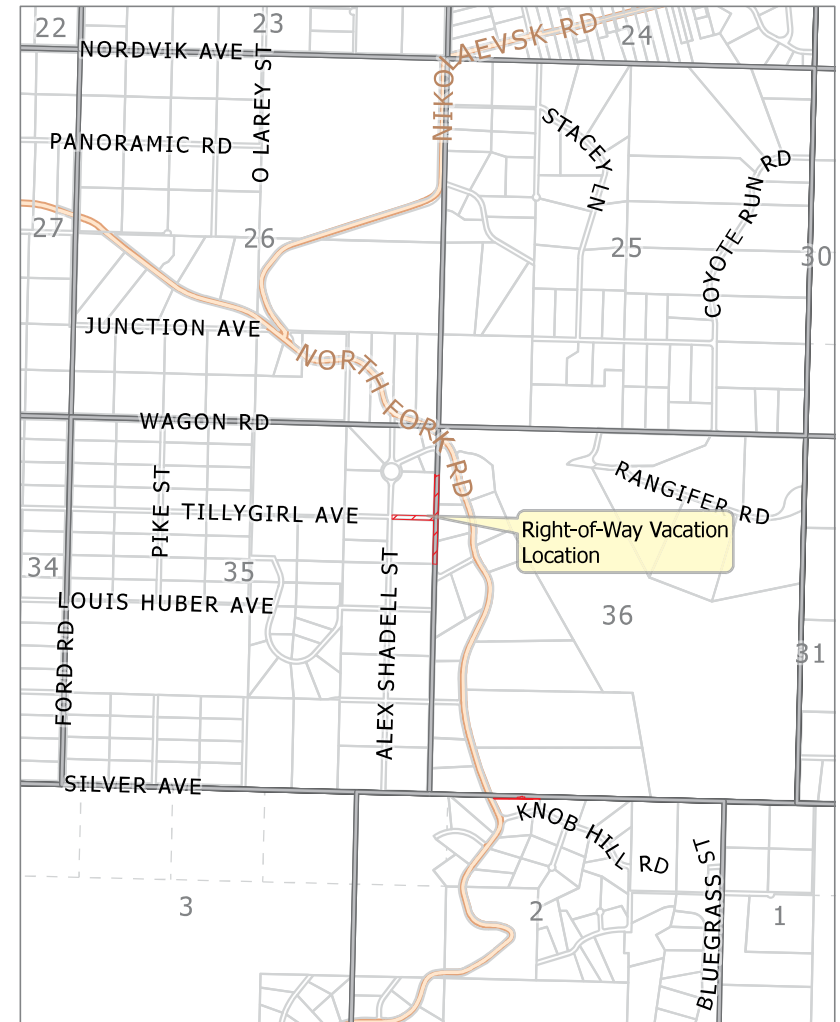
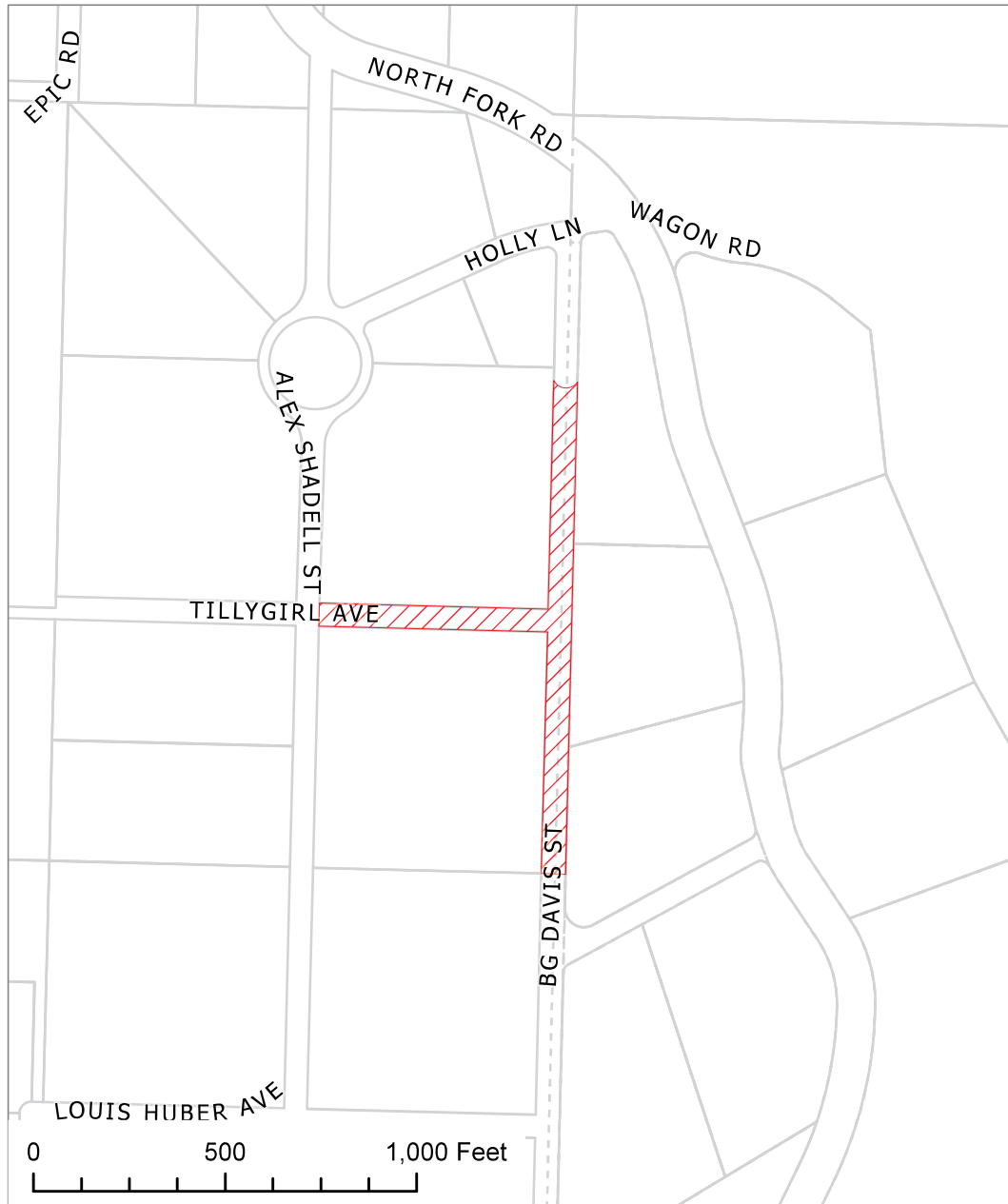
If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

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) or email planning@kpb.us.

Mailed 7/2/2026



KPB File 2026-062V
T 04S R 14W SEC 35 & SEC 36
Anchor Point

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
3. 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.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.0C170.
7. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG THE WEST SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932 AND OF 50 FEET ALONG THE EAST SIDE OF THE SECTION LINE AS CREATED BY A.S. 15.10.010.
8. SUBJECT TO RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS AND HIGHWAYS.
9. SUBJECT TO A 100 FOOT WIDE RIGHT-OF-WAY EASEMENT IN FAVOR OF THE STATE OF ALASKA DEPARTMENT OF HIGHWAYS RECORDED MARCH 15, 1961, IN BOOK 21, PAGE 401, HOMER RECORDING DISTRICT. NO CENTERLINE GIVEN HOWEVER THE INTENT IS FOR NORTH FORK ROAD WHICH WAS DEDICATED PER HW2024-17.
10. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED APRIL 2, 1963 IN BOOK 28 PAGE 215, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
11. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS WETLAND DATA.
12. NO FLOOD ZONE, FLOODWAY OR ANADROMOUS WATERS HAVE BEEN IDENTIFIED WITHIN THIS SUBDIVISION PER KPB GIS DATA.

LEGEND

- RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 1/2" REBAR
- RECORD 2.5" AL-CAP BY LS-14463, 2022
- RECORD 2" AL-CAP BY LS-4469, 2009
- TO SET RPC ON 5/8" X 36" REBAR BY LS14488
- (R1) RECORD DATA PER HW2024-17
- (R2) RECORD DATA PER HM83-123
- (R3) RECORD DATA PER HW20-0-25R5
- (R4) RECORD DATA PER HW2024-17

- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
- RIGHT-OF-WAY VACATED THIS PLAT
- UTILITY EASEMENT VACATED THIS PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	35.05'	25.00'	360°19'53"	32.25'	N41°28'58"E
C2	29.66'	25.00'	267°58'41"	27.95'	S65°45'39"E
C3	196.73'	569.41'	31°59'48"	191.72'	S21°46'26"E
C4	136.15'	724.07'	31°04'24"	135.95'	S17°09'43"E
C5	41.90'	904.83'	32°04'46"	406.35'	S09°30'34"E
C6	66.55'	216.07'	21°38'52"	66.29'	S05°17'47"E
C7	32.31'	25.00'	37°40'31"	30.11'	S22°54'24"W
C8	104.71'	50.00'	11°59'23"	86.60'	N60°04'19"W
C9	249.81'	50.00'	28°15'36"	60.00'	S89°59'43"E
C10	102.34'	100.00'	58°38'14"	97.93'	N29°16'24"E
C11	151.54'	150.00'	58°38'56"	146.93'	N29°16'03"E
C12	92.73'	50.00'	106°15'37"	80.00'	S00°04'37"E
C13	157.08'	50.00'	180°00'00"	100.00'	N36°47'35"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.83'	N80°15'00"E
L2	31.09'	S31°46'19"E
L3	45.83'	S03°31'49"W
L4	89.71'	N00°04'37"W

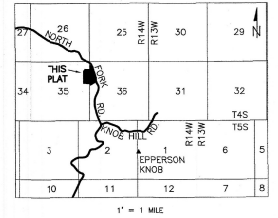
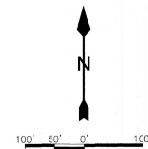
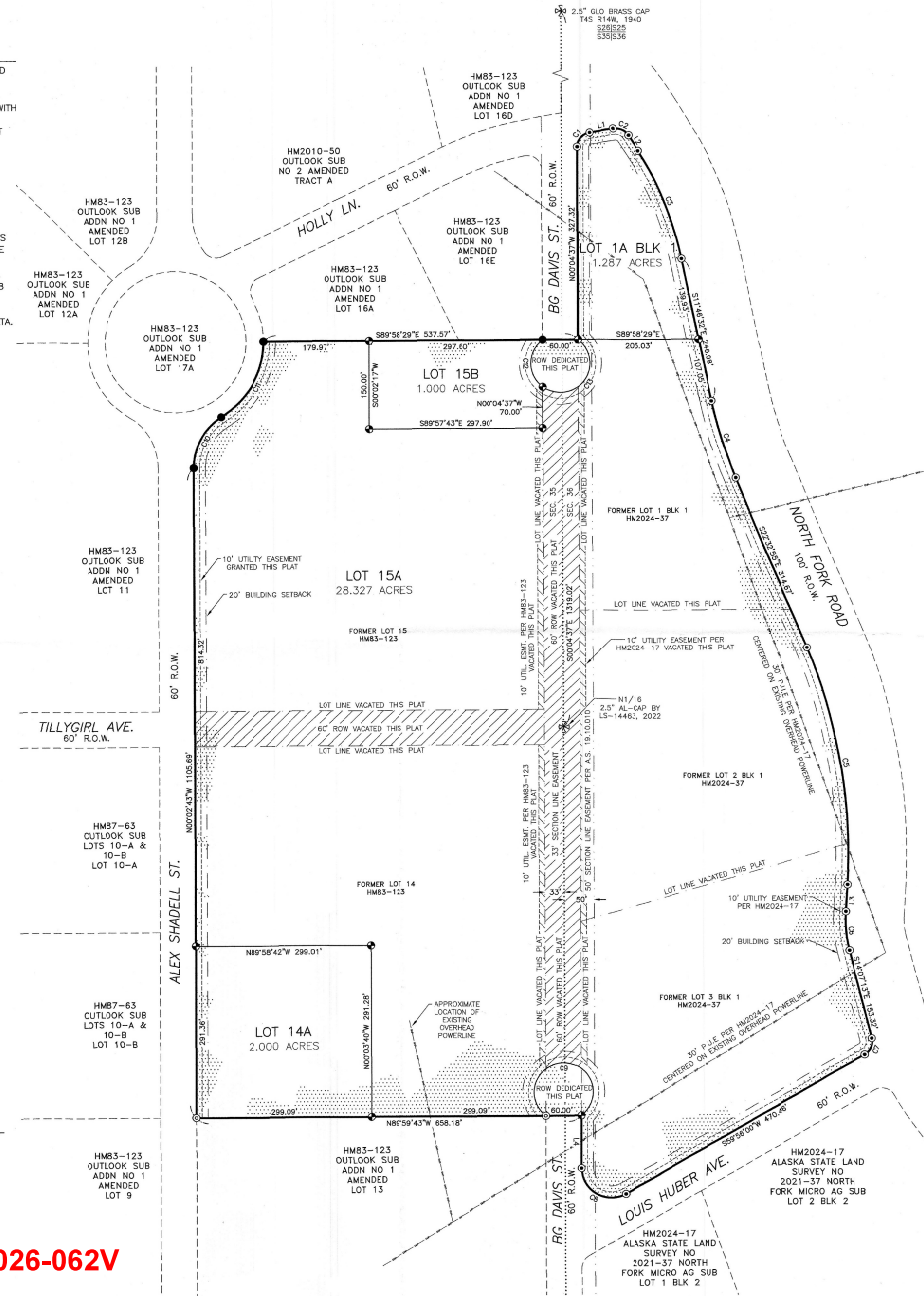
WASTEWATER DISPOSAL

LOT 15A: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 14A, 15B & LOT 1A BLK 1 TBD

ENGINEER LICENSE # DATE

KPB 2026-062V



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 ADVERTISE THIS PLAT OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DOUGLAS JOHN INGLIS
P.O. BOX 1344
HOMER, AK 99603

CHERIE MICHELLE INGLIS
P.O. BOX 1344
HOMER, AK 99603

NOTARY ACKNOWLEDGMENT

FOR: DOUGLAS JOHN INGLIS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: CHERIE MICHELLE INGLIS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL DATE

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC 10535 KATRONA BOULEVARD, NINILCHIK, AK 99639 (907)356-7065	
PLAT OF OUTLOOK SUBDIVISION NORTH FORK MICRO AG ADDITION	
A SUBDIVISION OF LOTS 14 & 15, OUTLOOK SUBDIVISION ADDN. #1 AMENDED, HM83-123 AND LOTS 1-3, BLOCK 1, ALASKA STATE LAND SURVEY NO. 2021-37, NORTH FORK MICRO AG SUBDIVISION, HW2024-17 LOCATED WITHIN: THE NW1/4 OF SECTION 35 & THE NW1/4 36, T4S, R14W, S4M, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA, CONTAINING 32.957 ACRES	
OWNERS: DOUGLAS JOHN INGLIS P.O. BOX 1344 HOMER, AK 99603	CHERIE MICHELLE INGLIS P.O. BOX 1344 HOMER, AK 99603
SCALE: 1" = 100' DRAWN: BLT CHECKED: JLS	DATE: JUNE 17, 2026 SHEET: 1 OF 1