



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/31/2026 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 subdivide three lots into two lots.

KPB File No. 2026-030

Petitioner(s) / Land Owner(s): Jason Weisser 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, April 27, 2026**, commencing at **7:00 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.

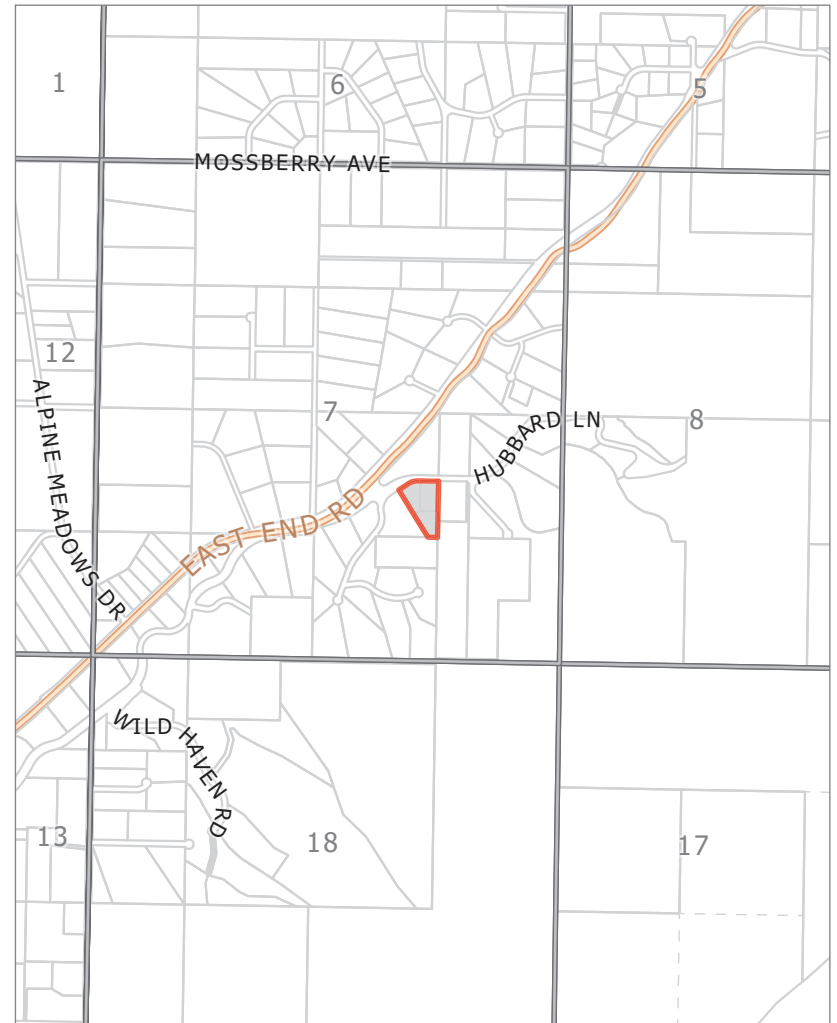
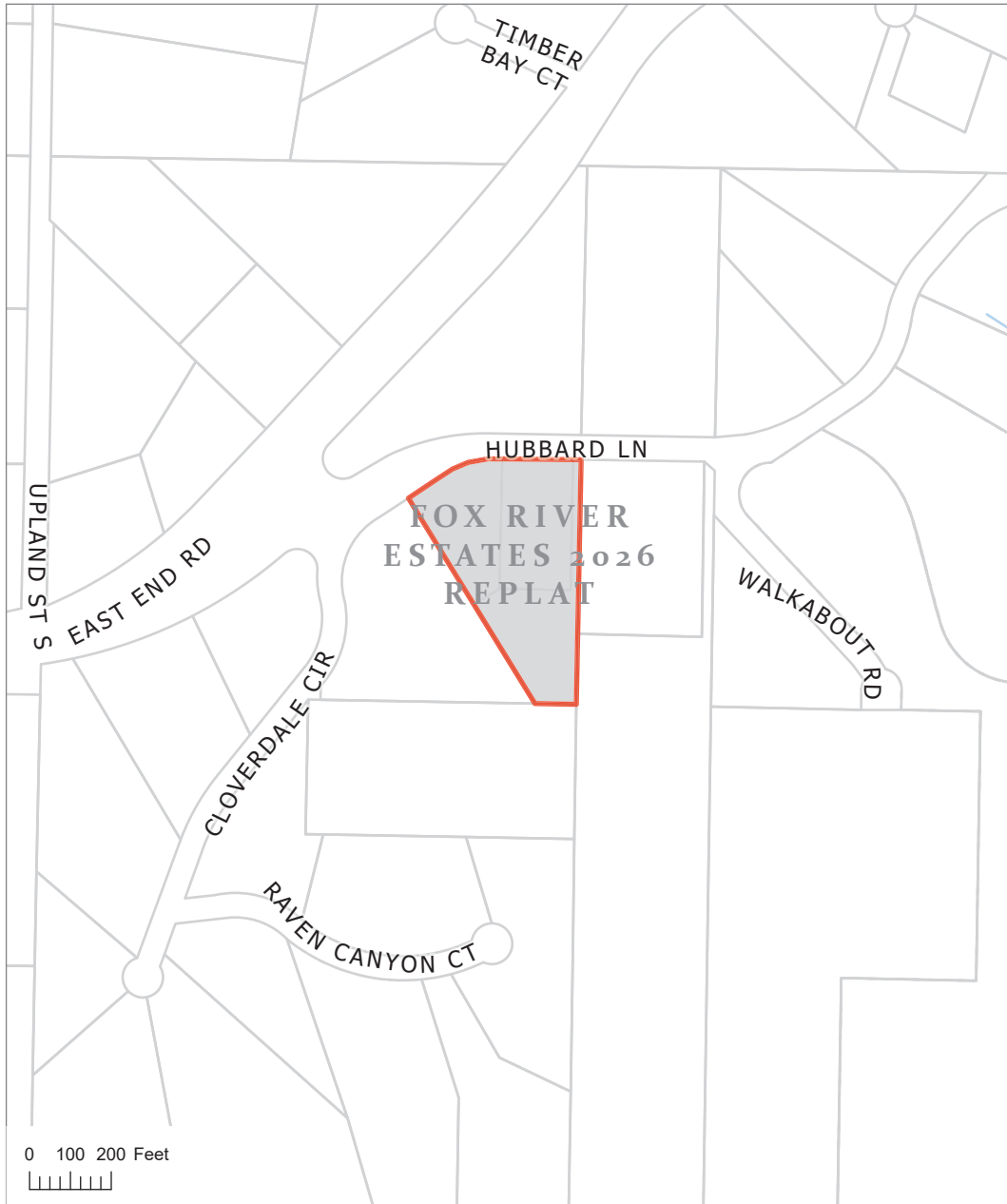
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](mailto: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, April 24, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

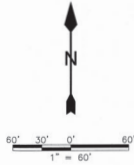
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 4/3/2026





KPB File 2026-030  
T05S R11W SEC07  
Fritz Creek

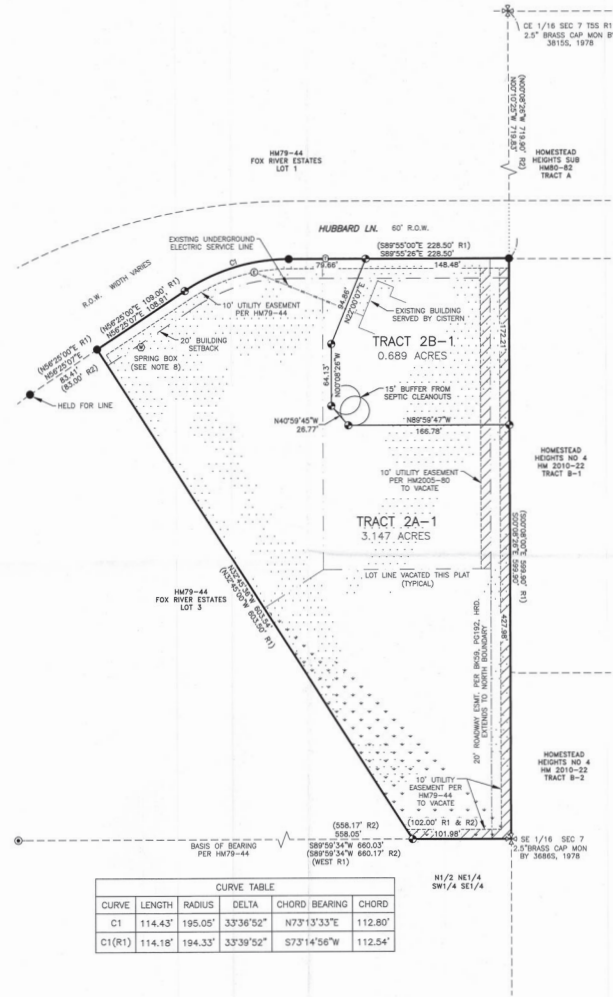


**NOTES**

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' OF ADJOINING DEDICATED RIGHTS-OF-WAY, AND THE ENTIRE SETBACK WITHIN 5' OF SIDE LOT LINES 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. 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.
5. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 17, 1962 IN BOOK 27, PAGE 3, HOMER RECORDING DISTRICT, WITH NO DEFINITE LOCATION DISCLOSED.
6. SUBJECT TO AN AGREEMENT FOR COVENANTS, EASEMENTS, WATER RIGHTS, SUBDIVISION AND LIMITATIONS DATED NOVEMBER 9, 1976, RECORDED NOVEMBER 23, 1976 IN BOOK 88, PAGE 930, HOMER RECORDING DISTRICT.
7. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
8. SUBJECT TO A STATE OF ALASKA PERMIT AND CERTIFICATE OF APPROPRIATION OF WATER, INCLUDING TERMS AND PROVISIONS PER DOCUMENT SERIAL NO. 2023-001380-0, RECORDED MAY 31, 2023, HOMER RECORDING DISTRICT.
9. ACCEPTANCE OF THIS PLAT BY THE BOROUGH DOES NOT INDICATED ACCEPTANCE OF ANY ENCROACHMENTS.
10. FLOOD HAZARD NOTICE: THIS SUBDIVISION IS NOT IN A FEMA FLOOD HAZARD AREA.
11. KPB GIS SHOWS NO ANADROMOUS WATERS.

**LEGEND**

- ⊕ PRIMARY MONUMENT FOUND AS DESCRIBED
  - FOUND 1/2" REBAR
  - ⊙ FOUND 3/4" IRON PIPE W/ YPC BY 36865
  - ⊙ TO SET RPC ON 5/8" X 36" REBAR BY LS14488
  - ⊙ SPRING BOX - 36" CULVERT SET VERTICALLY
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ ELECTRIC METER
  - (R1) RECORD DATA PER HM2005-80
  - (R2) RECORD DATA PER HM79-44
-  RIVERINE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING  
 APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	114.43'	195.05'	33°36'52"	N73°13'33"E	112.80'
C1(R1)	114.18'	194.33'	33°39'52"	S73°14'56"W	112.54'

**WASTEWATER DISPOSAL**

THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON 10/28/2005. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**CERTIFICATE OF OWNERSHIP AND 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.

JASON WEISSER  
 BOX 2913  
 HOMER, AK 99603

**NOTARY ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

NOTARY PUBLIC FOR: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT APPROVAL**

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

BOROUGH OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

KPB FILE NUMBER: 2026-000

**PENINSULA SURVEYING, LLC**  
 10535 KATRINA BOULEVARD, NINILCHIK, AK 99639  
 (907)306-7065  
 PLAT OF  
**FOX RIVER ESTATES 2026 REPLAT**  
 A SUBDIVISION OF  
 A REPLAT OF TRACTS 2A, 2B & 2C,  
 FOX RIVER ESTATES THREE, HM2005-80  
 LOCATED WITHIN  
 SE1/4 SEC. 7, T5S, R11W, S1M,  
 KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA  
 CONTAINING 3.835 ACRES

OWNERS: JASON WEISSER  
 P.O. BOX 2913  
 HOMER, AK 99603

SCALE: 1" = 60'  
 DRAWN: BLT CHECKED: JLS DATE: FEBRUARY 16, 2026 SHEET: 1 OF 1



**KPB 2026-030**