



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 4/10/2026 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 two lots into two newly configured lots.

KPB File No. 2025-181

Petitioner(s) / Land Owner(s): Joseph R & Fukuko Brunner 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, May 11, 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.

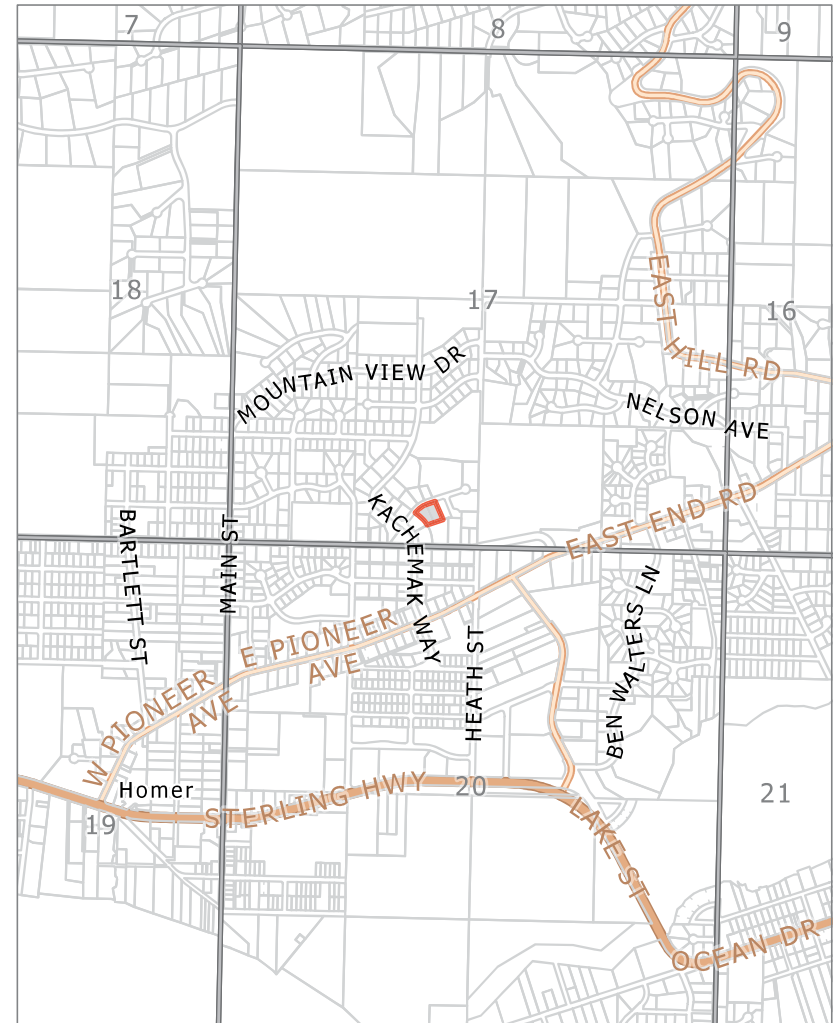
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, May 8, 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 4/21/2026



KPB File 2025-181
T06S R13W SEC17
Homer

NOTES

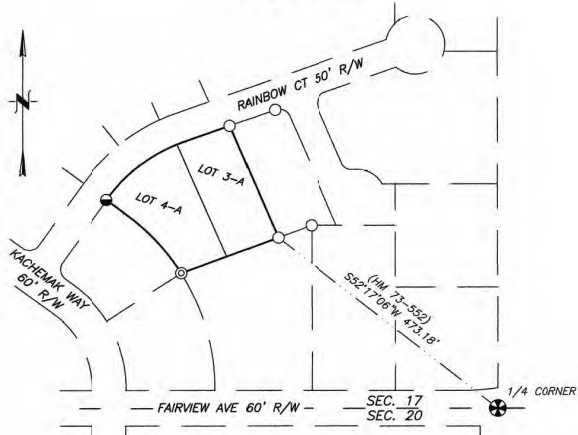
1. THE FRONT 15' ALONG ALL RIGHTS-OF-WAY ARE UTILITY EASEMENTS GRANTED THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
2. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. THERE IS A RIGHT-OF-WAY EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC PER BK 17 PG 300 HRD.
4. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INCLUDE ACCEPTANCE OF ANY ENCROACHMENTS.

LEGEND

- FND. 2" A.C. 7610-S 2008
- FND. 5/8" RBR.
- ⊙ FND. 1/2" RBR.
- ⊗ FND. 3.25" BC MON USGLO 1917

SURVEY CONTROL DIAGRAM

SCALE: 1"=150'



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	140.30'	370.30'	21°42'30"
C2	167.60'	275.00'	34°55'06"
C3	153.87'	275.00'	32°03'31"
C4	13.73'	275.00'	2°51'35"

PLAT APPROVAL

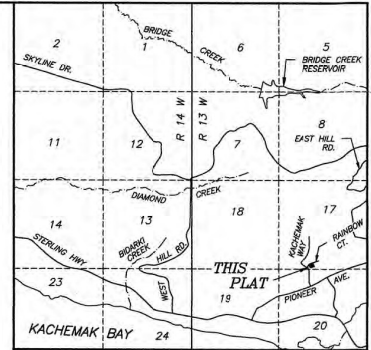
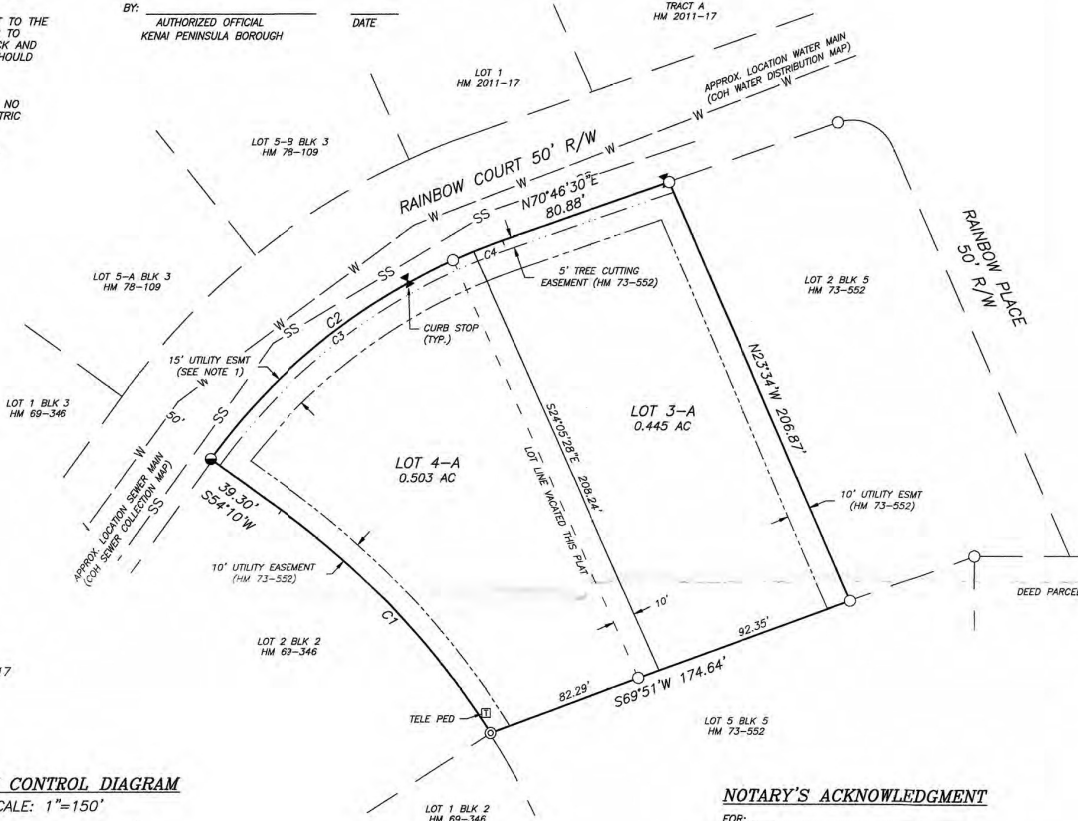
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

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.



VICINITY MAP

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

CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, WE HEREBY ADOPT THIS PLAN 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 HEREON.

JOSEPH R. BRUNNER
475 RAINBOW CT.
HOMER, AK, 99603

FUKUKO BRUNNER
475 RAINBOW CT.
HOMER, AK, 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA _____

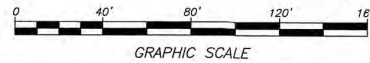
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2026

NOTARY PUBLIC FOR ALASKA _____

MY COMMISSION EXPIRES _____



KPB 2025-181

HOMER RECORDING DISTRICT KPB FILE NO. 2025-XXX

**ANDERSON 1973 SUBDIVISION
BRUNNER 2026 REPLAT**

A REPLAT OF LOTS 3 & 4 BLK 5, ANDERSON 1973 SUBDIVISION (HM 73-552), LOCATED IN THE SE1/4 SW1/4 SEC. 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.948 ACRES

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

1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 298-1580
seabrightsurvey@gmail.com

CLIENT: JOSEPH R. BRUNNER & FUKUKO BRUNNER
475 RAINBOW CT., HOMER, AK 99603

DRAWN BY: FC, KK	CHKD BY: KK	JOB #2025-74
DATE: 12/2025	SCALE: 1"=40'	SHEET #1 OF 1