



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 11/22/2024 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 is a replat of B street Right-Of-Way.

KPB File No. 2024-131

Petitioner(s) / Land Owner(s): Doyon Limited and Doyon Tourism, Inc of Anchorage, AK

Purpose as stated in petition: [Purpose_from_Petition]

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, February 10, 2025**, 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/planning-dept/planning-commission>.

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 **Friday, February 7, 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 Heidi Anderson (handerson@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 1/21/2025

NOTES

- THE 15' FRONTING RIGHTS-OF-WAY AND THE 20' WITHIN 5' OF SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
- THESE LOTS ARE SUBJECT TO 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.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
- STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA DOT&PF RIGHT OF WAY MAP ALASKA PROJECT F-021-1(23) "HOMER SPIT" SHEET 1 & STATE OF ALASKA DOT&PF RIGHT OF WAY MAP ALASKA PROJECT QF-021-1(25) "HOMER BY-PASS" SHEET 8.
- THE NATURAL MEANDERS OF MEAN HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.
- THERE IS AN EASEMENT GRANTED TO DOUGLAS A. MEEKER FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF THE RETAINING WALL WITHIN B ST. R/W RECORDED BK 227 PG 144 HRD.
- SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH AREA. (ZONE AE, FIRM FLOODPLAIN PANEL 02122C-2020E, EFFECTIVE DATE 10/20/2016)

PLAT APPROVAL

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

BY: _____ DATE _____
 AUTHORIZED OFFICIAL _____
 KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	50.00'	N60°15'29"E
L2	20.00'	N60°15'22"E

LEGEND

- SET 2" AC 7968-S 2024
- 2" AC 7610-S 1994
- 2" AC 7610-S 1984
- 2" AC 3686-S 1989
- 5/8" REBAR

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE 20' PUBLIC ACCESS EASEMENT GRANTED THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

 MELISSA JACOBSEN, CITY MANAGER DATE

NOTARY'S ACKNOWLEDGMENT

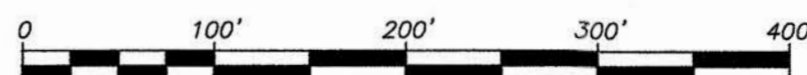
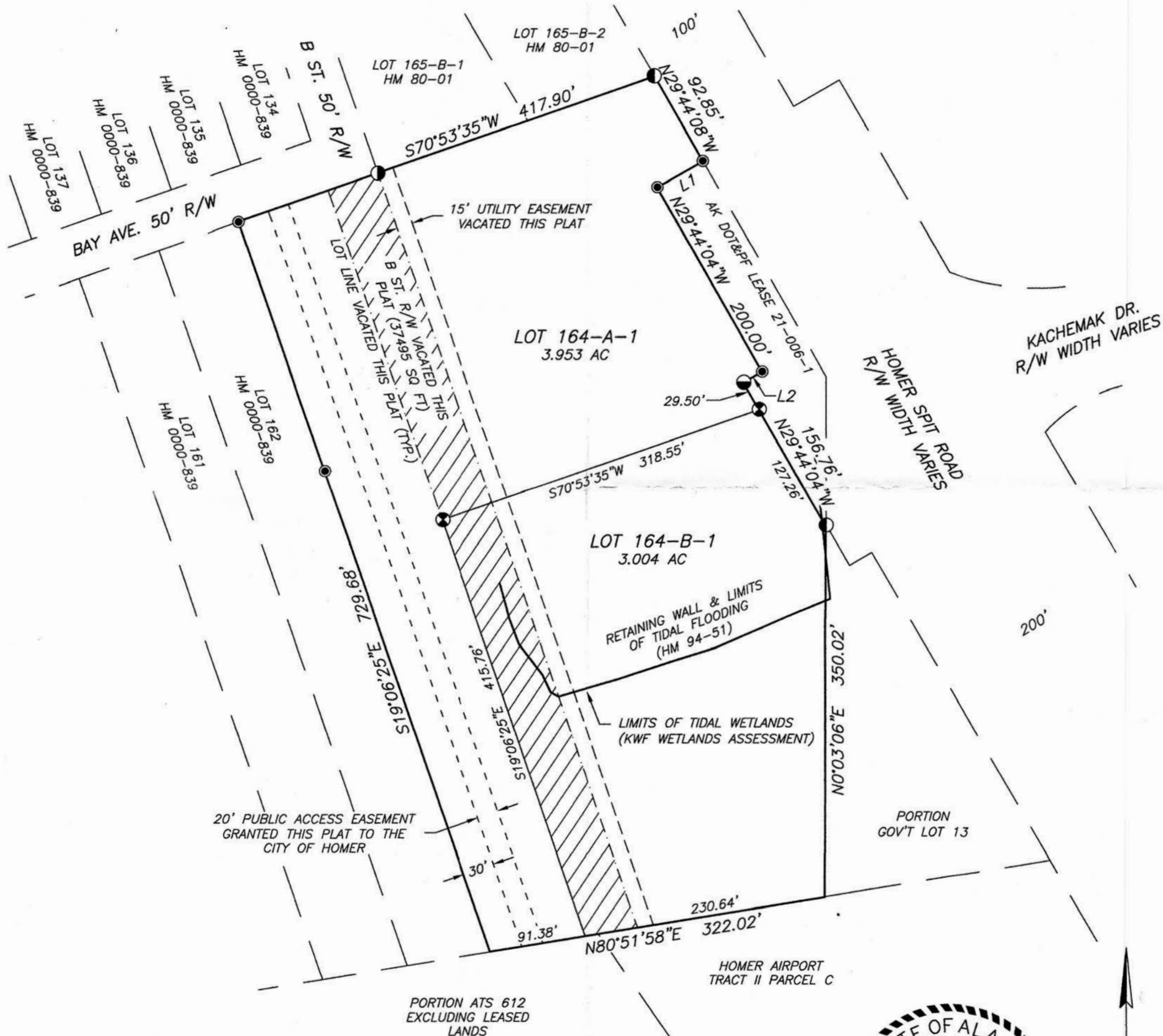
FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2025

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____

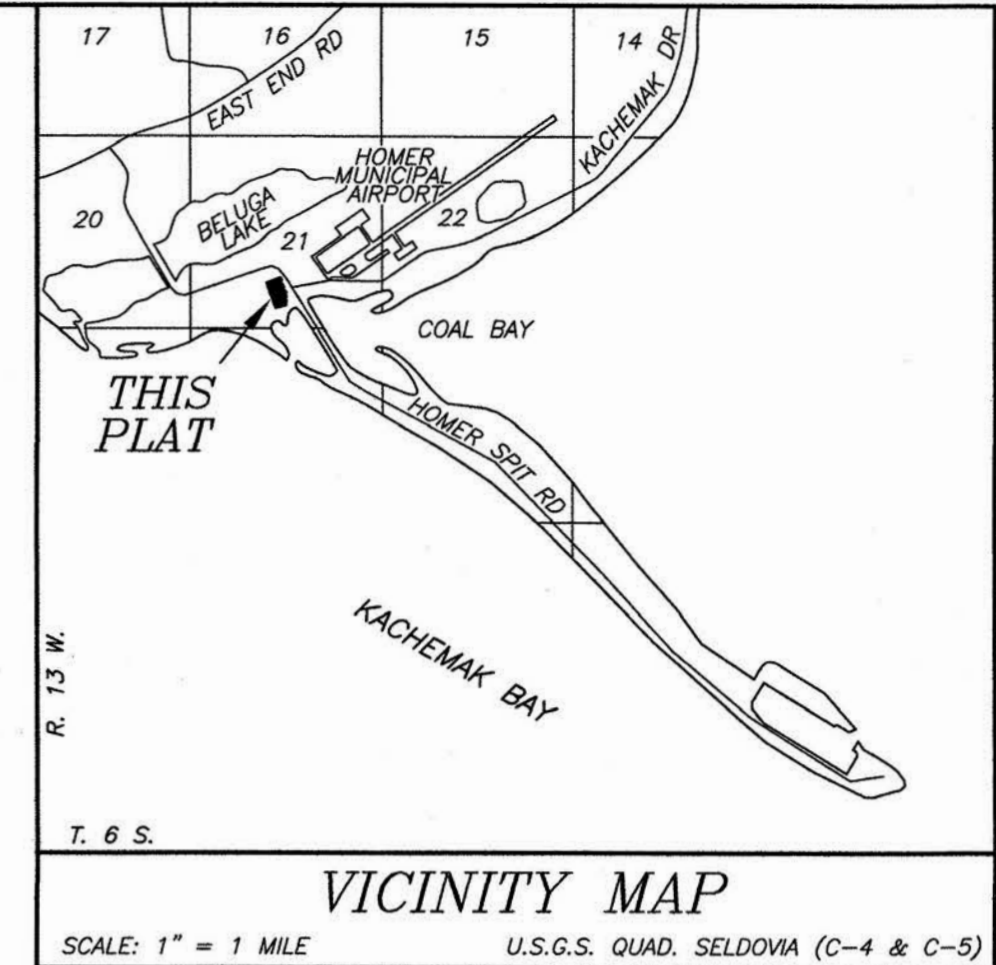
NOTARY'S ACKNOWLEDGMENT

FOR: _____
 ACKNOWLEDGED BEFORE ME THIS _____
 DAY OF _____, 2025

 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES _____



GRAPHIC SCALE



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON, LIMITED IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON, LIMITED, 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 HEREON.

 AUTHORIZED SIGNATORY FOR: FORMER LOTS 164-A
 DOYON, LIMITED & 164-B
 11500 SUKDU WAY, SUITE 250
 ANCHORAGE, AK 99515

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON TOURISM, INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON TOURISM, INC., 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 HEREON.

 AUTHORIZED SIGNATORY FOR: FORMER LOT 163
 DOYON TOURISM, INC.
 11500 SUKDU WAY, SUITE 250
 ANCHORAGE, AK 99515

HOMER RECORDING DISTRICT KPB FILE NO. 2024-XXX

**BAYVIEW SUBDIVISION
 LIGHTHOUSE VILLAGE REPLAT**

A REPLAT OF B STREET RIGHT-OF-WAY, LOT 163 BAYVIEW SUBD. (HM 0000-839), AND LOTS 164-A & 164-B BAYVIEW SUBD. NO. 6 (HM 94-51), LOCATED IN THE SW1/4 SEC. 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

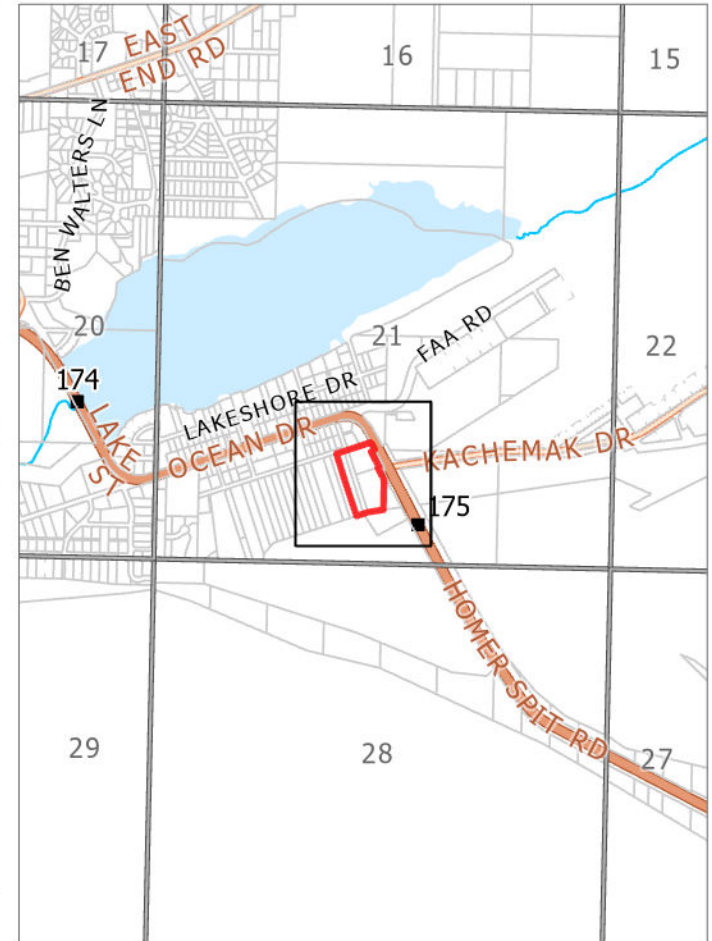
CONTAINING 6.957 ACRES

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

1044 EAST END ROAD, SUITE A
 HOMER, ALASKA 99603
 (907) 299-1580

CLIENTS: DOYON, LIMITED & DOYON TOURISM, INC.
 11500 SUKDU WAY ANCHORAGE, AK 99515

DRAWN BY: KK	CHKD BY: KK	JOB #2023-88
DATE: 11/2024	SCALE: 1"=100'	SHEET #1 OF 1



KPB File 2024-131

T06S R13W
Sec 21
Homer