



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

Public notice is hereby given that a preliminary plat was received on 2/17/2026 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 one lot into three lots and dedicate a 30' ROW for Alatheia St.

KPB File No. 2026-015

Petitioner(s) / Land Owner(s): John and Cass Crandall 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, March 16, 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.

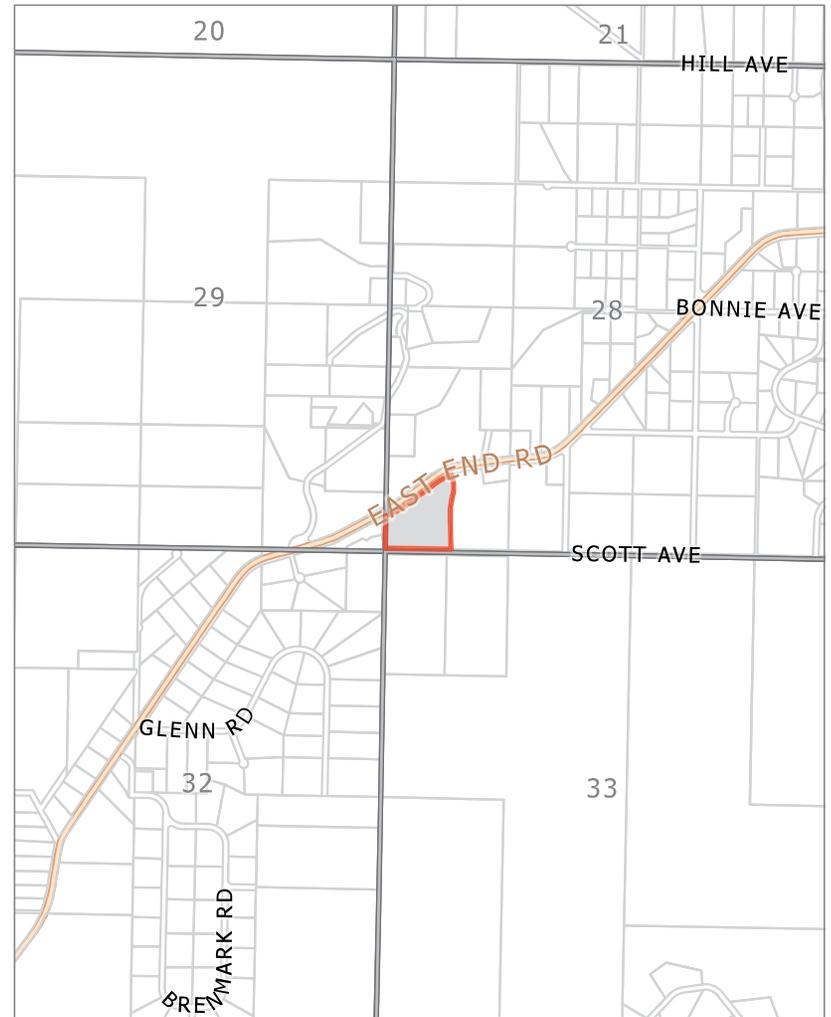
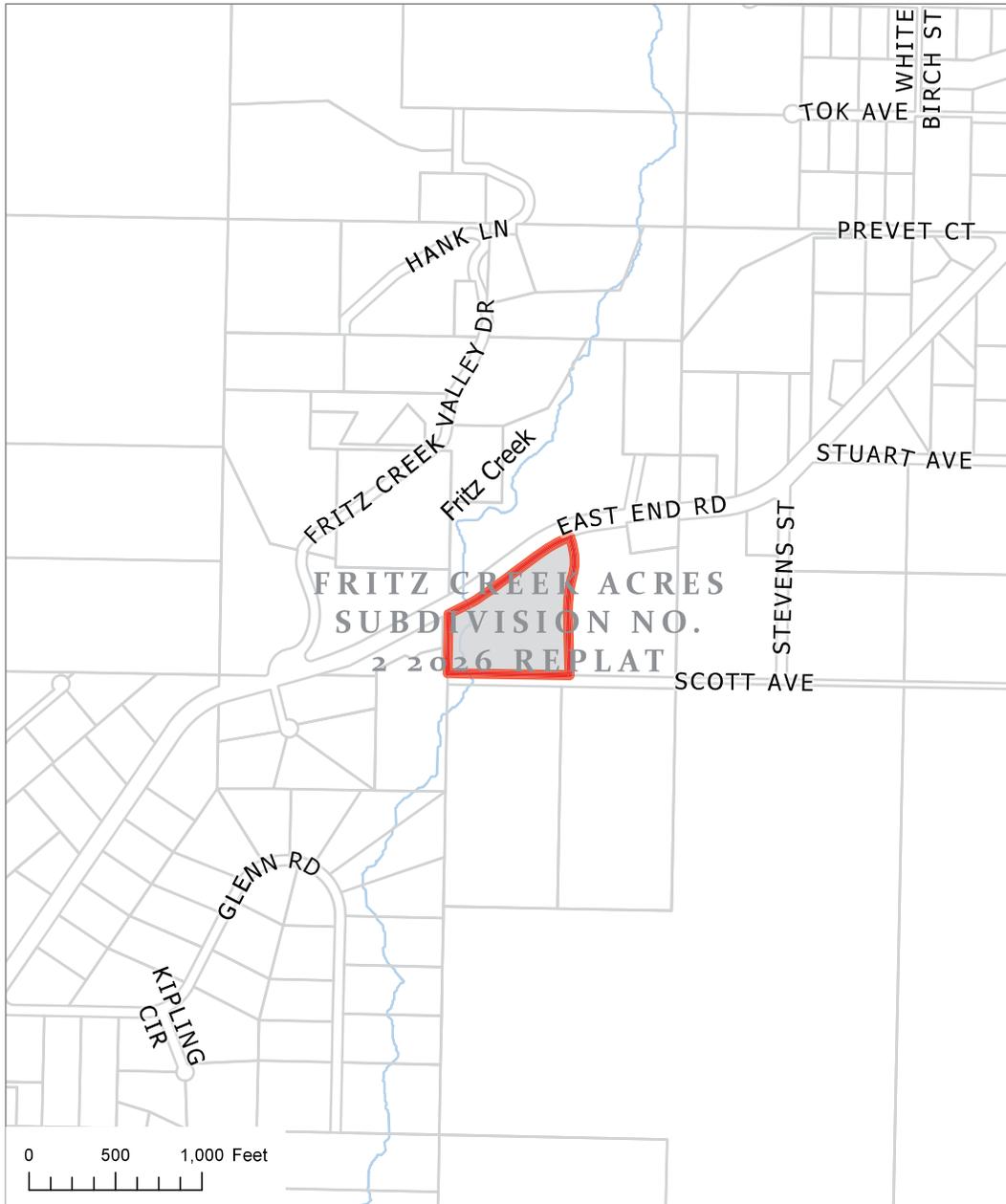
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](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, March 13, 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 2/24/2026



KPB File 2026-015  
T05S R12W SEC28  
Fritz Creek

**NOTES**

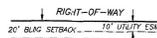
- A setback of 20' is provided from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission. The front lot adjacent to right-of-way is a utility easement granted this plat, no permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use said easement.
- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- 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 (F ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
- ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (KPB 1406).
- NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- SUBJECT TO A RESERVATION OF SECTION LINE EASEMENT 33 FEET IN WIDTH ALONG EACH SIDE OF THE SECTION LINE AS PROVIDED BY 43 U.S.C. 932.
- SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF FRITZ CREEK LYING BELOW THE HIGH WATER MARK.
- SUBJECT TO ANY QUESTION THAT MAY ARISE DUE TO THE SHIFTING AND/OR CHANGING IN COURSE OF FRITZ CREEK.
- SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR PROPRIETARY OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
- SUBJECT TO ANY RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED DECEMBER 16, 1999 IN BOOK 18, PAGE 146, H.R.D. WITH NOT DEFINITE LOCATION.
- SUBJECT TO AN EASEMENT FOR WATER MAINS AND DISTRIBUTION LINES AND APPURTENANCES THERETO BY INSTRUMENT RECORDED JUNE 29, 1989 IN BOOK 37, PAGE 271, H.R.D.
- SUBJECT TO A PERMIT OF USE INCLUDING THE TERMS AND PROVISIONS THEREOF BY INSTRUMENT RECORDED JUNE 29, 1989 IN BOOK 37, PAGE 273 H.R.D.
- SUBJECT TO AN EASEMENT INCLUDING THE TERMS AND PROVISIONS COVERED THEREIN FOR TELEPHONE, TELEGRAPH AND COMMUNICATION LINES AND APPURTENANCES THERETO GRANTED TO QUALITY STATE TELEPHONE BY INSTRUMENT RECORDED APRIL 15, 1983 IN BOOK 135, PAGE 493, H.R.D.
- THERE IS A PRIVATE ROAD EASEMENT 30' WIDE, 26' EACH SIDE OF THE COMMON LOT LINE BETWEEN LOTS 2 & 3, BLOCK 2 (HMB8-32) THAT AFFECTS THIS SUBDIVISION RECORDED BOOK 140, PAGE 259 H.R.D. THAT PORTION OF SAID EASEMENT LOCATED ON LOT 2, BLOCK 2 IS A PRIVATE STREET PER THIS PLAT.
- BOROUGH MAINTENANCE SHALL NOT BE PROVIDED ON ANY PRIVATE STREETS.
- PRIVATE STREETS ARE NOT PUBLIC AND ARE SUBJECT TO PRIVATE CONSTRUCTION AND MAINTENANCE.
- TO CONVERT PRIVATE STREETS BACK TO A PUBLIC RIGHT OF WAY, THE REQUIREMENTS OF KPB 1406 - ROAD STANDARDS, MUST BE MET.
- FEMA FROM PANEL 020012-4375(A) IS NOT PRINTED FOR THIS PARCEL. FLOOD HAZARD INFORMATION IS NOT AVAILABLE.
- THERE ARE NO ANOMALOUS WATERS PER KPB 015.

**LEGEND**

- ± END PRIMARY MONUMENT AS DESCRIBED
- 10' UTILITY ESMT GRANTED THIS PLAT
- 20' BUILDING SETBACK
- SECTION LINE EASEMENT
- OVERHEAD POWERLINE

- APPROX. AREA WETLAND/PLAND COMPLEX (KPB WETLANDS ASSESSMENT, KPB 015)
- APPROX. AREA PINEBINE (KPB WETLANDS ASSESSMENT, KPB 015)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB 015)

**R/W TYPICAL DETAIL**

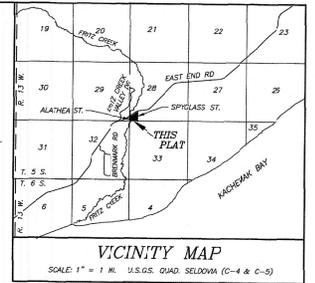


**CERTIFICATE OF ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DESCRIBED BY THIS PLAT DESCRIBED AS FOLLOWS: SPOYGLASS ST. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
KENAI PENINSULA BOROUGH

CURVE TABLE				CURVE TABLE HMB8-32			
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH	CURVE #	LENGTH
C3	187.92'	320.70'	33°33'23"	11°37'30"E	185.15'	C1	236.63'
C4	191.85'	632.70'	17°39'10"	56°19'36"W	191.10'	C2	322.44'
C5	33.67'	1220.00'	1°54'53"	86°23'09"E	33.87'	C3	187.82'
C6	206.99'	1220.00'	9°42'29"	86°71'43"E	206.44'	C4	191.85'
C7	191.16'	761.72'	14°29'45"	86°34'41"E	190.66'		
C8	30.06'	761.72'	2°15'41"	86°75'54"E	30.06'		
C9	170.25'	290.70'	33°33'23"	11°37'30"E	167.83'		
C10	201.10'	632.70'	17°39'10"	56°19'36"W	200.30'		



**CERTIFICATE OF OWNERSHIP**

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

CASS M. CRANDALL  
P.O. BOX 470  
HOMER, AK 99603

JOHN P. CRANDALL  
P.O. BOX 470  
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 \_\_\_\_\_

**PLAT APPROVAL**

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
AUTHORIZED OFFICIAL  
KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE NO. 2026-XXXX

**FRITZ CREEK ACRES SUB NO. 2 2026 REPLAT**

A SUBDIVISION OF LOT 2 BLOCK 2, FRITZ CREEK ACRES SUBDIVISION NO. 2 (HM 88-32), LOCATED IN THE SW 1/4 SW 1/4 SEC. 28, T. 5 S., R. 12 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 9.36 ACRES

**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSIS, P.L.S.  
1144 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 298-1580  
seabrightsurvey@gmail.com

CLIENTS: CASS M. CRANDALL JOHN P. CRANDALL  
P.O. BOX 470 P.O. BOX 470  
HOMER, AK 99603 HOMER, AK 99603

DRAWN BY: BT CHWD BY: KK JOB #2025-88  
DATE: 01/2026 SCALE: 1"=60' SHEET #1 OF 1

**WASTEWATER DISPOSAL**

ENGINEER \_\_\_\_\_ LICENSE NO. \_\_\_\_\_ DATE \_\_\_\_\_

**KPB 2026-015**

