



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/9/2025 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 parcel into six parcels.

KPB File No. 2025-155

Petitioner(s) / Land Owner(s): Seward Futures LLC of Anchorage, 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, November 17, 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.

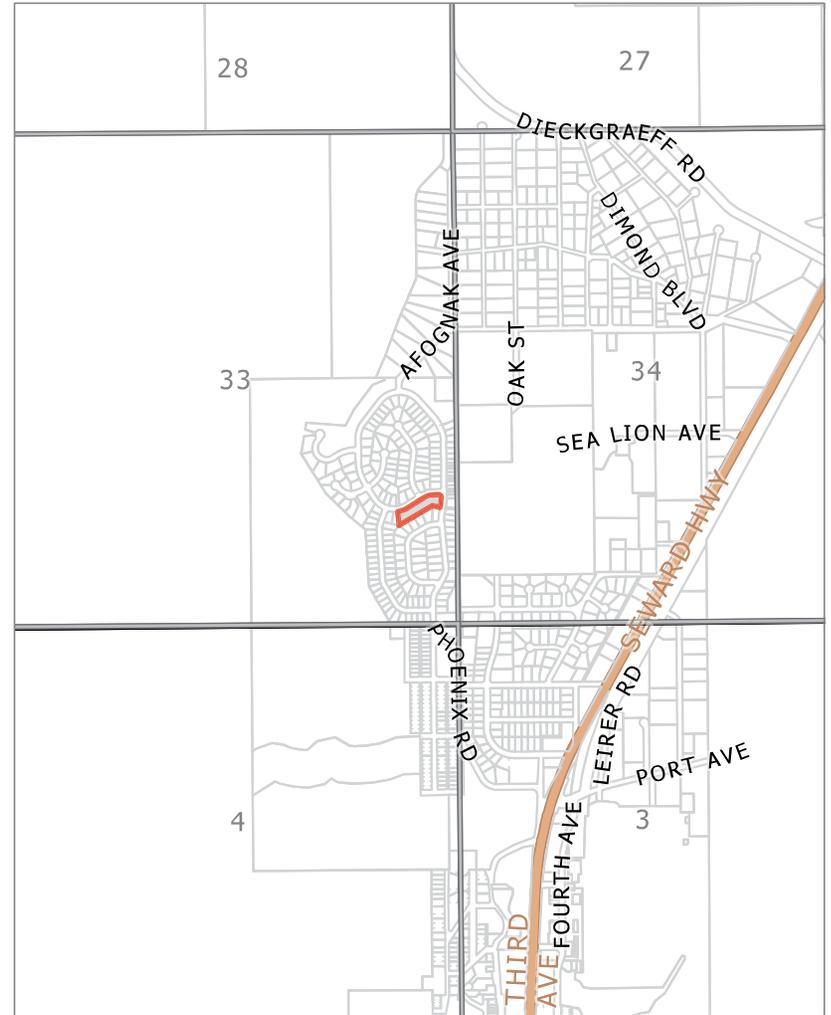
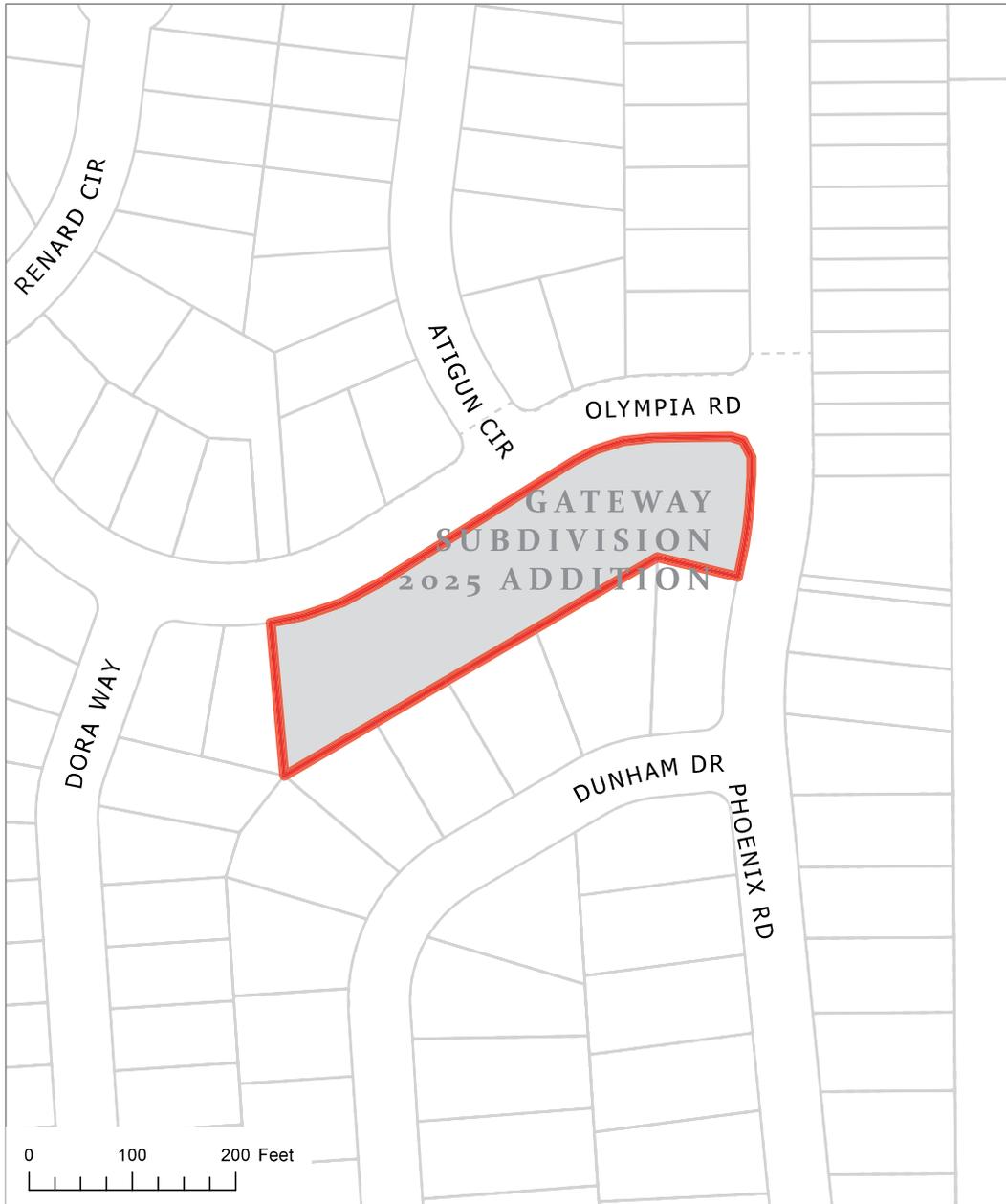
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/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, November 14, 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 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 10/27/2025



KPB File 2025-155
T 01S R01W SEC33
Seward

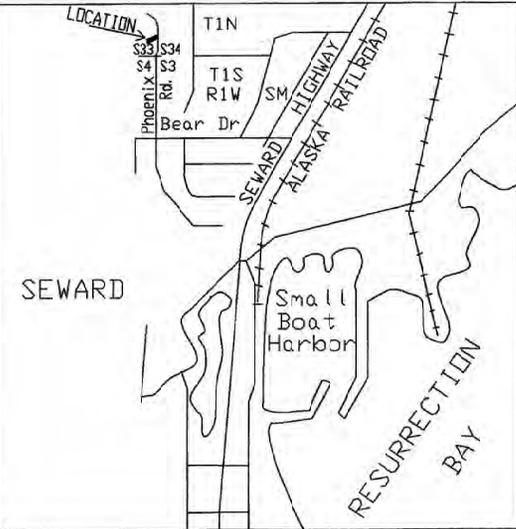
Gateway Subdivision 2025 Addition Preliminary Plat

A subdivision of Tract C-2 Block 2 Gateway Subd. Adan No. 1, SWD 85-9.
 Located within the SE 1/4 Section 33, T1N R1W, SM, city of Seward, Alaska
 Seward Recording District Kenai Peninsula Borough

Prepared for
 Seward Futures, LLC
 1219 H St.
 Anchorage, AK 99501

Prepared by
 Johnson Surveying
 PO Box 27
 Clam Gulch, AK 99568
 (907) 262-5772

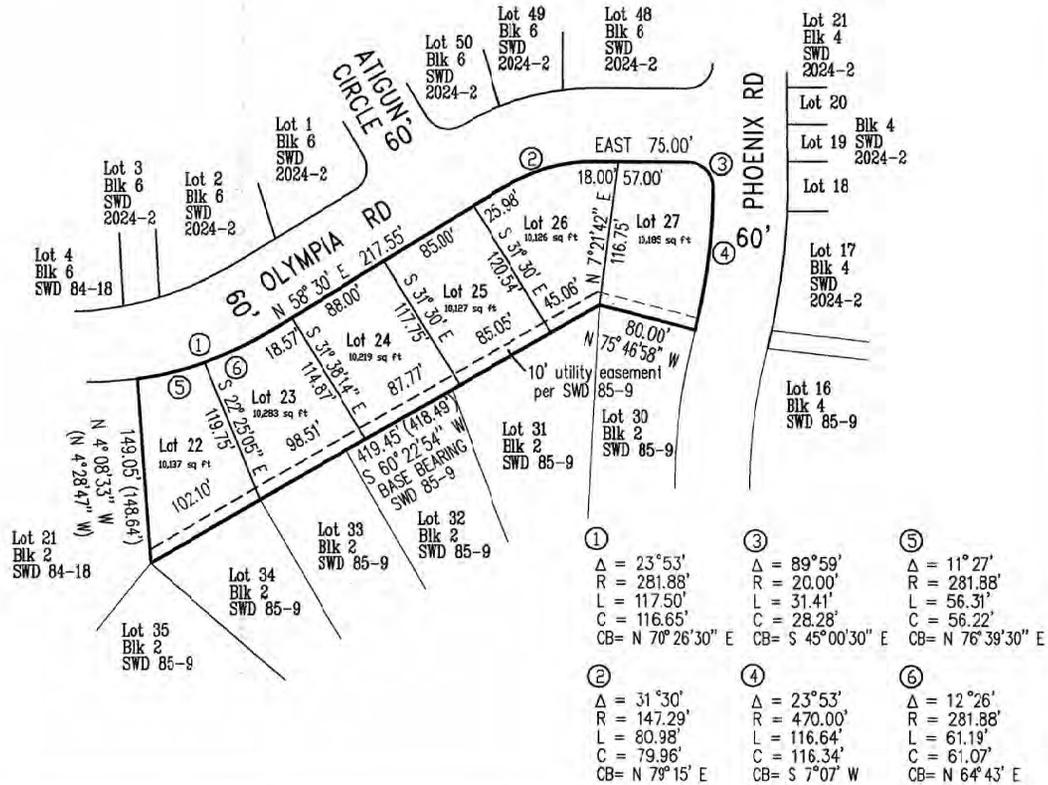
Scale 1" = 100' 1.402 acres 7 October, 2025



VICINITY 1" = 1000' MAP

Notes

1. This plat is subject to City of Seward Planning and zoning regulations.
2. Subject to utility easements depicted. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. WASTEWATER DISPOSAL: Plans for wastewater disposal that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.
4. FLOOD HAZARD NOTICE: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded with the district recorders office. Prior to development, the Kenai Peninsula Borough flood plain administrator should be contacted for current information and regulation. Development must comply with chapter 21.06 of the Kenai Peninsula Borough Code. See FEMA FIRM panel 020012-4539D.



KPB 2025-155