



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/22/2026 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 one lot.

KPB File No. 2026-044

Petitioner(s) / Land Owner(s): Albert E Sorensen III 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, June 22, 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.

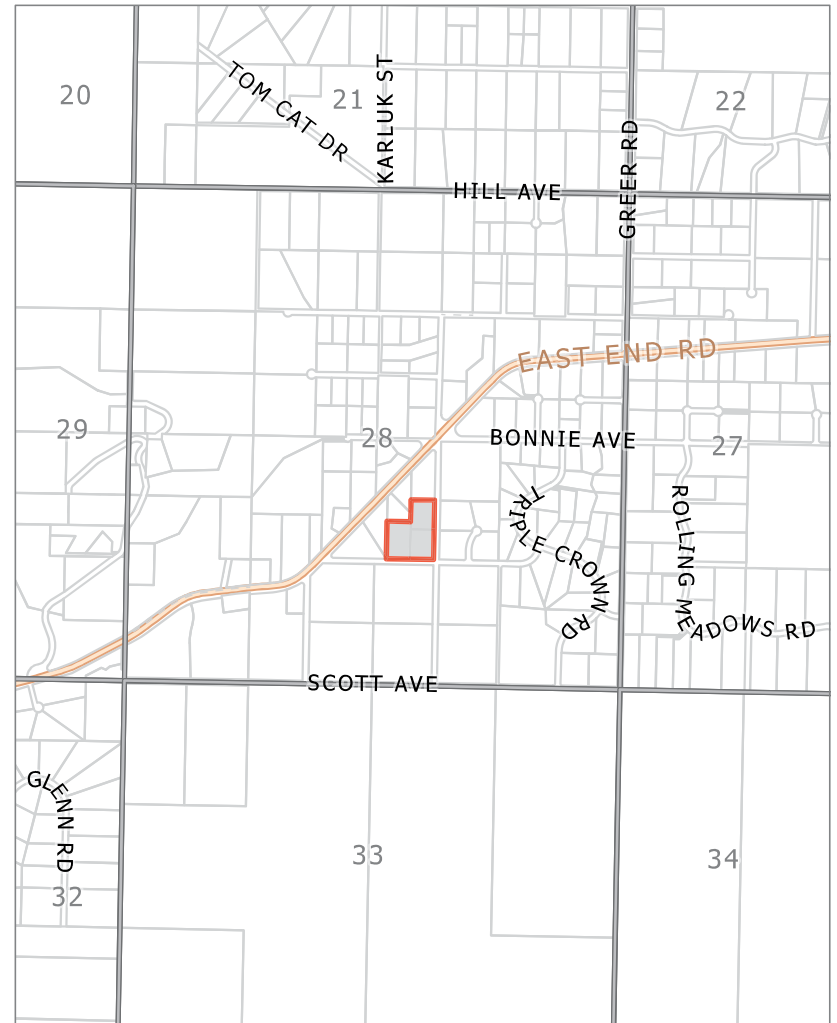
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, June 19, 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 6/2/2026



KPB File 2026-044
T05S R12W SEC28
Fritz Creek

NOTES:

1. A building setback of 20' is required from all street rights-of-way unless a lesser standard is approved by the appropriate Planning Commission.
2. The front 10' and the entire setback within 5 feet of side lot lines is a utility easement. 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. A 5' clearing easement was granted by HM74-2000 adjacent to Sorensen Street and Stuart Avenue. The 5' easement was carried over as a utility easement on HM80-101. This plat will be granting additional utility easements to be 10 feet adjacent to the dedicated rights-of-way that increases to 20 feet within 5 feet of side lot lines.
3. Acceptance of this plat does not indicate acceptance of any encroachments by the borough.
4. There is a general easement to Homer Electric Association recorded at Book 30 Page 51, Homer Recording District. No definite location disclosed.
5. No field survey was performed as allowed by KPB 20.60.200(A). This plat was prepared from record information on plats HM80-101 and HM2007-50.
6. 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.



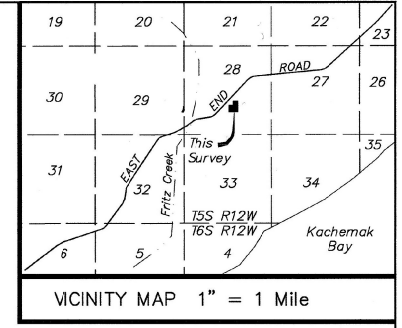
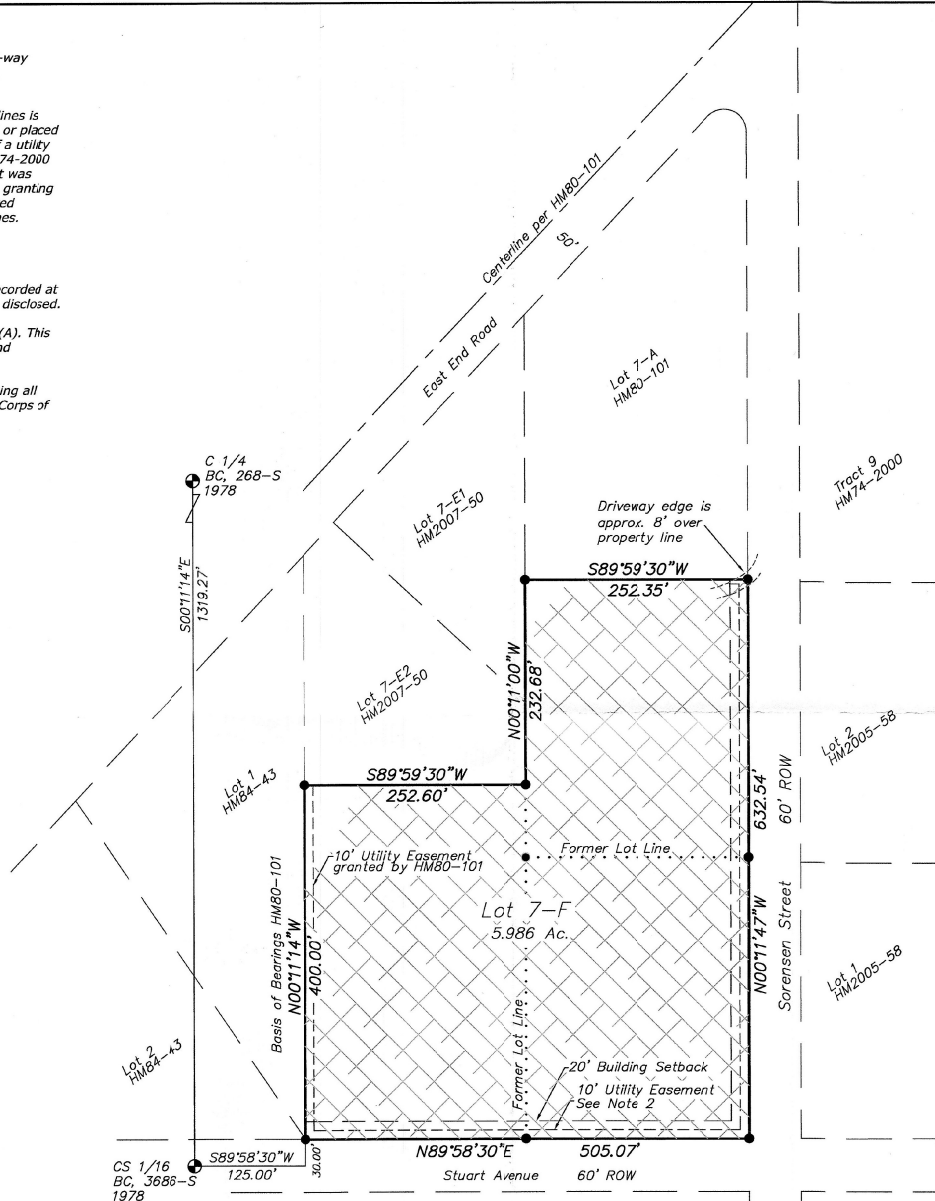
LEGEND

- Primary monument as described
- 1/2 Rebar per HM80-101
- ▨ Wetlands discharge slope per Kenai Watershed Forum Wetlands Assessment

All monumentation and dimensional information is of record per HM80-101

Wastewater Certificate:

This lot is at least 200,000 square feet and may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Conservation.



Ownership Certificate:
I hereby certify that I am the owner of the real property shown and described hereon and I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Albert E. Sorensen III
38627 Sorensen St.
Homer, AK 99603

Notary's Acknowledgement:
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 July 18, 2022.
Kenai Peninsula Borough
By: _____
Authorized Official



FRITZ CREEK DRIVE SUBD. 2022 Addition	
A replat of Lots 7-B, 7-C, and 7-D Fritz Creek Drive Subdivision No. 2, HM80-101 into a single lot, within NW1/4 SE1/4 Section 28, T5S., R12W., SM Kenai Peninsula Borough, Homer Recording District, Third Judicial District, Alaska Containing 5.986 Acres more or less	
Prepared for: Albert E. Sorensen III 38627 Sorensen St. Homer, AK 99603	Prepared by: Mullikin Surveys LLC Christopher Mullikin, PLS P.O. Box 1023 Homer, AK 99603
Scale: 1"=100'	Date: 3/1/2026
FB: 24	Job# 932
KPB File No. 2022-093	

PRELIMINARY

KPB 2026-044