



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/27/2025 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 combine three lots into one lot.

KPB File No. 2025-074

Petitioner(s) / Land Owner(s): Tracy Allan Belieu and Carla Lee Fabian Living Trust 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 23, 2025**, commencing at **7:00 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 20, 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).

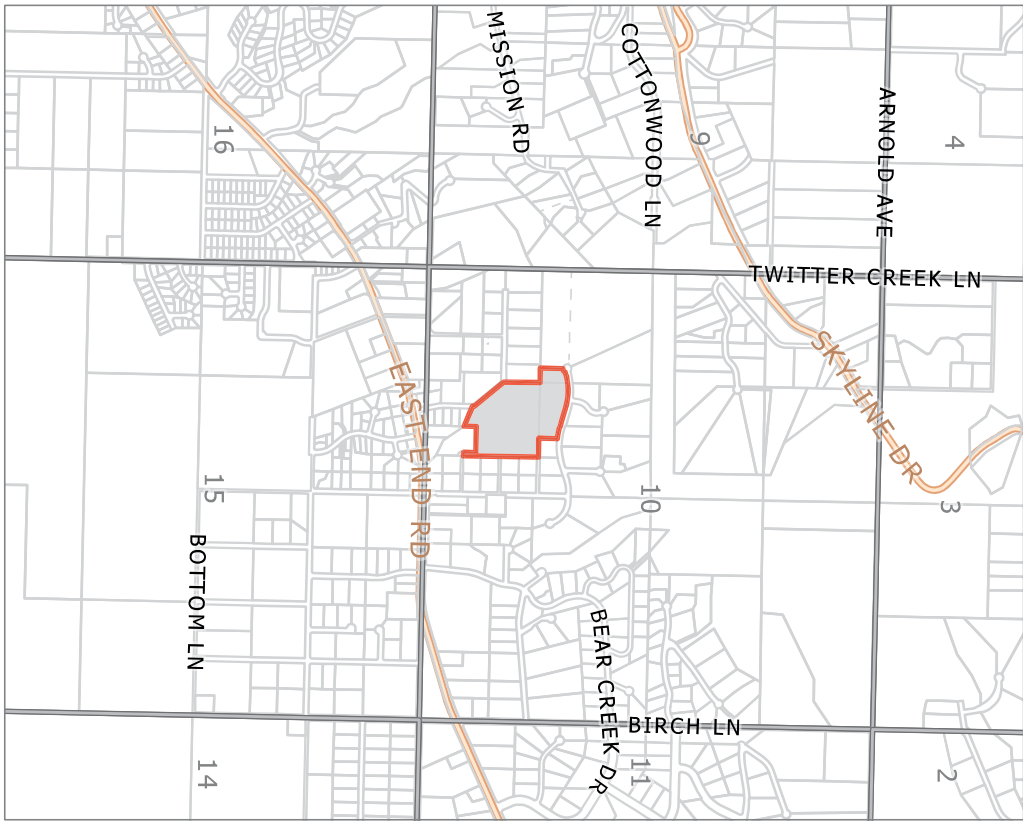
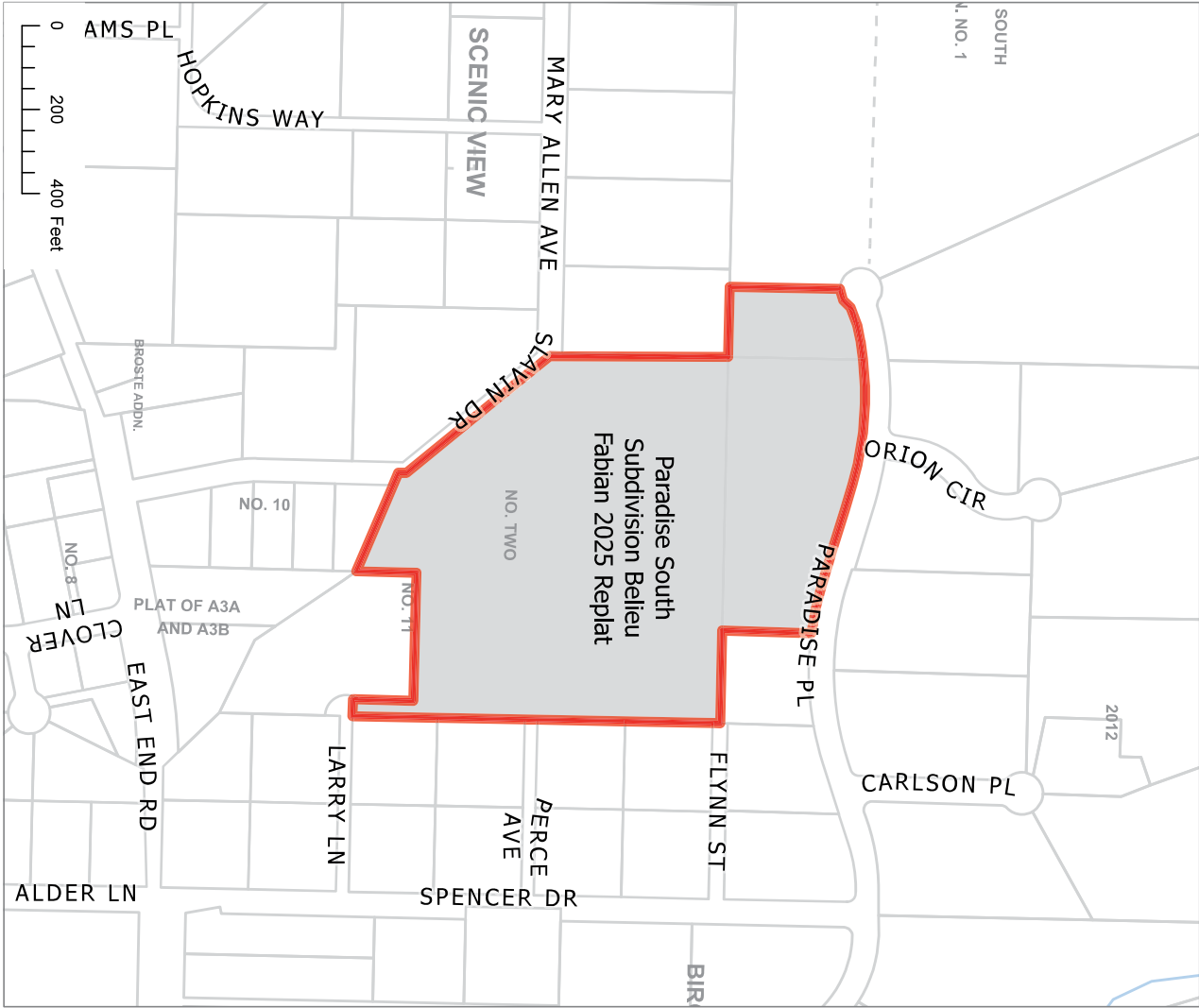
Mailed 6/3/2025



KENAI PENINSULA BOROUGH
Planning

Vicinity Map

5/27/2025



KPB File 2025-074
T 6S R 13W Sec 10
Homer

NOTES

1. 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 THIS LOT IS SUBJECT TO THE CITY OF KACHEMAK PLAT REQUIREMENTS, REFER TO HOWER RECORDING DISTRICT FOR ZONING REGULATIONS, EASEMENTS AND SUBDIVISION RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOWER PRIOR TO DEVELOPMENT ACTIVITIES.
3. NO STRUCTURES ARE PERMITTED WITHIN THE PANDOWLE PORTION OF FLAG LOTS.
4. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOWER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BK 19 PG 100 (H&O). RELEASE OF EASEMENT AFFECTING PARCEL NO. 3 RECORDED BK 237 PG 434 (H&O).
5. THERE ARE EASEMENTS, DEDICATIONS AND NOTES THAT AFFECT THIS SUBDIVISION PER HM 74-175, HM 74-2356 & HM 89-21.
6. THERE IS A CONSERVATION EASEMENT THAT AFFECTS THIS SUBDIVISION RECORDED BK 238 PG 534, W/ADDITIONAL PER SERIAL NO. 2018-00088-0 & 2018-002317-0.
7. THIS PLAT WAS PREPARED FOR THE VACATION OF LOT LINES ONLY. NO SURVEY WAS PERFORMED FOR THE VACATION OF LOT LINES. THE SURVEY WAS PERFORMED FOR THE VACATION OF LOT LINES AND PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT THE CARLA LEE FABIAN LIVING TRUST IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF THE CARLA LEE FABIAN LIVING TRUST, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL EASEMENTS TO THE USE SHOWN HEREON.

CARLA LEE FABIAN TRUSTEE
CARLA LEE FABIAN LIVING TRUST
P.O. BOX 2380
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

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

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

LINE TABLE			
LINE #	LENGTH	BEARING	
L1	7.30'	N67°00'00"W	(HM 89-21)
L2	19.20'	N07°00'00"E	(HM 89-21)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	52.72'	50.00'	60°24'55"	N59°47'32"E	50.31'
C2	15.50'	20.00'	44°24'55"	S51°47'32"W	15.12'
C3	438.25'	810.00'	31°00'00"	S88°30'00"W	432.83'
C4	120.60'	715.00'	9°39'49"	S79°48'55"E	120.45'

LEGEND

- APPROX. AREAS OF 20% SLOPE OR GREATER (PPB GS)
- APPROX. AREAS RIVERINE (PPB GS)
- APPROX. AREAS OF WETLAND/UPLAND COMPLEX (PPB GS)

PLAT APPROVAL

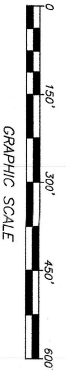
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BROUOH PLANNING COMMISSION AT THE MEETING OF _____

BR: _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BROUOH

DATE

KPB 2025-074



SEABRIGHT SURVEY + DESIGN
KATHERINE A. KRISIS, P.L.S.
1044 EAST END ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

CLIENTS: TRACY ALAN BELIEU, P.O. BOX 314, HOMER, AK 99603 & CARLA LEE FABIAN LIVING TRUST, P.O. BOX 2380, HOMER, AK 99603

DRAWN BY: KK CHD BY: KK JOB #2024-95
DATE: 02/20/25 SCALE: 1"=150' SHEET #1 OF 1

HOWER RECORDING DISTRICT

KPB FILE NO. 2025-XXX

PARADISE SOUTH SUBDIVISION
BELIEU FABIAN 2025 REPLAT

A REPLAT OF LOT 4, BLOCK 2, PARADISE SOUTH SUBDIVISION (HM 74-175), LOT 4, PARADISE SOUTH SUBDIVISION ADDITION NO. 1 (HM 74-2356) & LOT A-14, SCENE 12B, T.6S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, ALASKA
CONTAINING 19.22 ACRES

