



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

Public notice is hereby given that a preliminary plat was received on 2/13/2026 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 combine two deeded parcels into one parcel.

KPB File No. 2026-011

Petitioner(s) / Land Owner(s): Raw Birch, LLC 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.

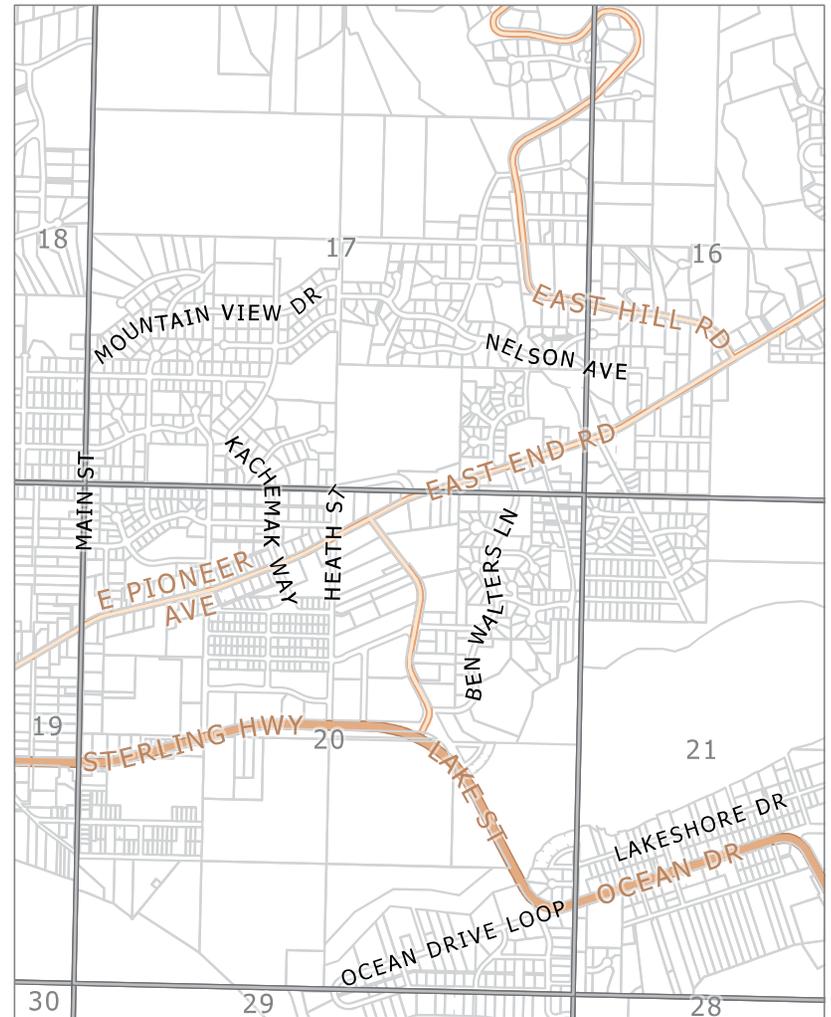
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

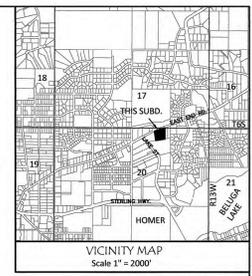
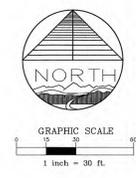
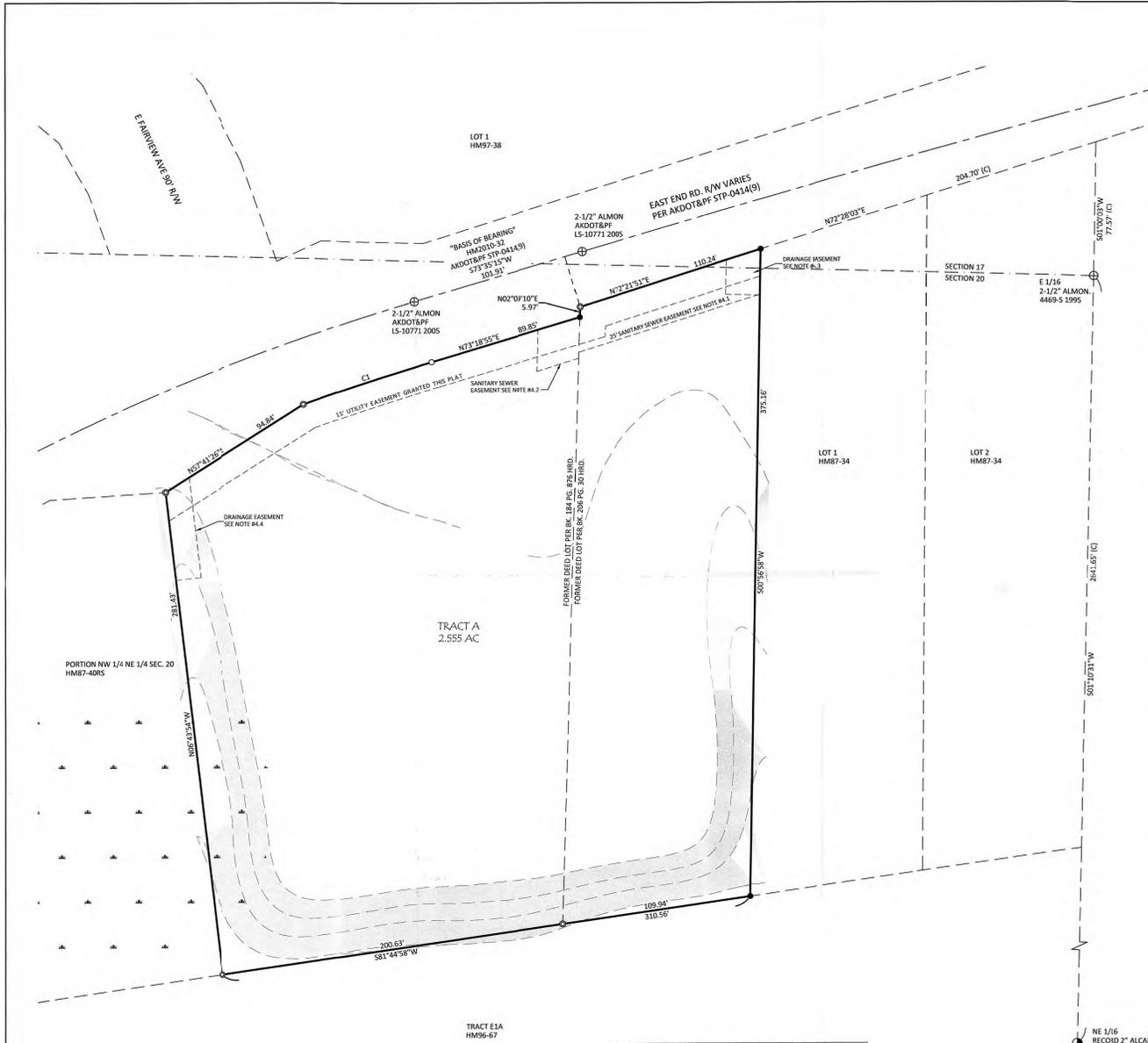
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 2026-011  
T06S R13W SEC17 & SEC20  
City of Homer



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT RAW BIRCH LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF RAW BIRCH LLC, 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.

JUSTIN G. BLACKSTOCK  
 RAW BIRCH LLC, OWNER  
 PO BOX 3448  
 HOMER, AK 99603

**NOTARY'S ACKNOWLEDGEMENT**

FOR: JUSTIN G. BLACKSTOCK  
 ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC FOR THE STATE OF ALASKA

**NOTES**

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. 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.
3. ALL DEVELOPMENT MUST MEET THE CITY OF HOMER TITLE 21 ZONING CODE.
4. THIS PARCEL MAY BE SUBJECT TO THE FOLLOWING:
  - 4.1. A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF HOMER
    - 4.1.1. RECORDED APRIL 8, 1994, BOOK 232 PAGE 102, HRD.
    - 4.2. A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF HOMER
      - 4.2.1. RECORDED APRIL 8, 1994, BOOK 232 PAGE 108, HRD.
    - 4.3. A DRAINAGE EASEMENT GRANTED TO THE STATE OF ALASKA
      - 4.3.1. RECORDED MARCH 28, 2001, BOOK 312 PAGE 139, HRD.
    - 4.4. A DRAINAGE EASEMENT GRANTED TO THE STATE OF ALASKA
      - 4.4.1. RECORDED MARCH 28, 2001, BOOK 312 PAGE 147, HRD.
    - 4.5. RESOLUTION NO. 15-017 FOR THE CITY OF HOMER IN NATURAL GAS SPECIAL ASSESSMENT DISTRICT NUMBERS 12-69
      - 4.5.1. RECORDED MAY 12, 2015, 2015-001337-0, HRD.

**WASTEWATER DISPOSAL**

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

**LEGEND**

- RECORD PRIMARY MONUMENT AS DESCRIBED
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 2" ALUMINUM CAP 7610-S 2005
- SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP IS-211269
- (C) COMPUTED
- ▨ AREA SUBJECT TO INUNDATION/DISCHARGE SLOPE
- CONTOUR INTERVAL = 5'
- SLOPES GREATER THAN 20%
- PLAT BOUNDARY
- ADJACENT PROPERTY
- SECTION LINE
- R/W CENTERLINE

**Plat #**

Rec'd On: \_\_\_\_\_

Date: \_\_\_\_\_ 20\_\_

Time: \_\_\_\_\_ M



**RAW BIRCH 2025 REPLAT**  
 REPLAT OF LANDS DESCRIBED IN STATUTORY WARRANTY DEED 2025-002362-0 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES PER BOOK 312 PAGE 143, HRD.

RAW BIRCH LLC, OWNER  
 PO BOX 3448, HOMER, AK 99603

2.556 AC. M/L SITUATED IN THE E1/2 SECTION 20 & W1/2 SECTION 17, TOWNSHIP 6 NORTH, RANGE 13 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THE CITY OF HOMER, AND THE HOMER RECORDING DISTRICT, ALASKA.

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL \_\_\_\_\_

 ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99689 PHONE: (907) 282-4518 FAX: (907) 282-3295 WWW.MLANE.CO.COM	KPB File No.	2025-XXX
	Project No.	252037
SCALE 1" = 30'	DATE (AUG. 2025)	BOOK NO. : 25-07
		DRAWN BY : AHH

**KPB 2026-011**