



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

Public notice is hereby given that a preliminary plat was received on 8/18/2025 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 two parcels.

KPB File No. 2025-110

Petitioner(s) / Land Owner(s): Susie Chmielowiec of Pearland, TX

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, September 8, 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.

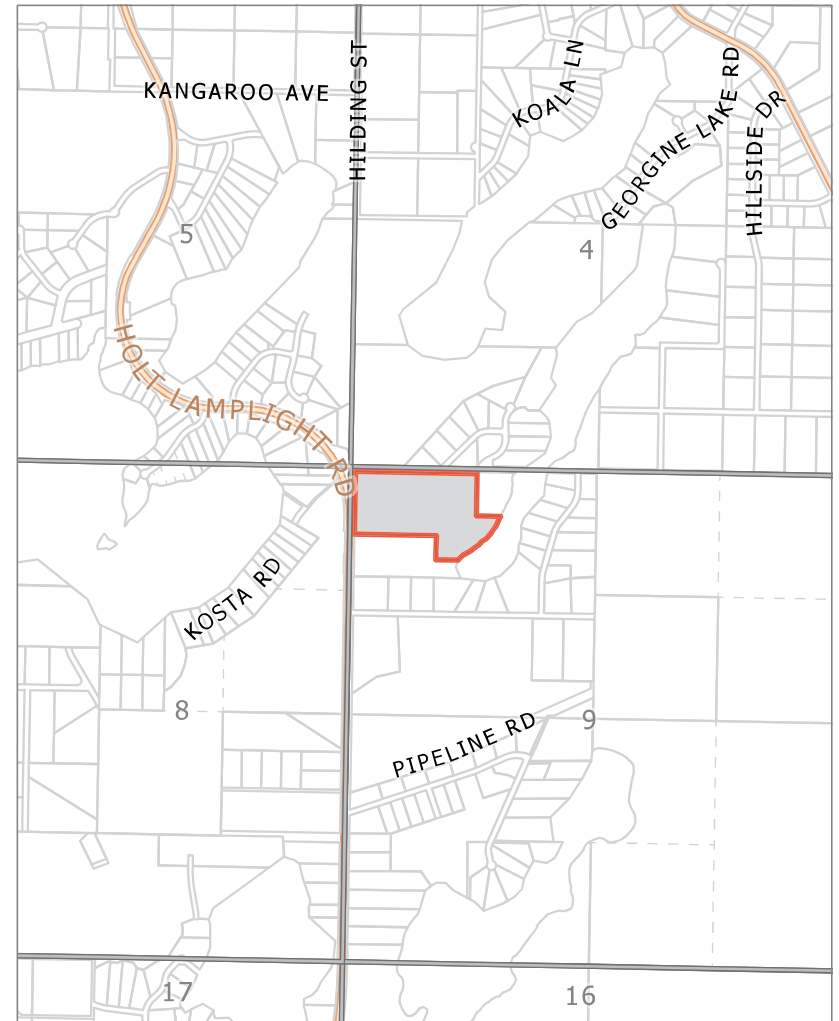
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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](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, September 5, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

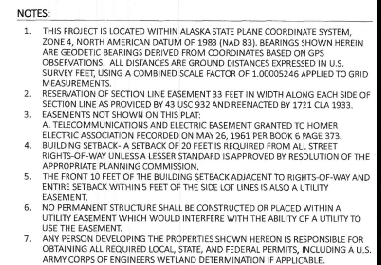
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 8/18/2025



KPB File 2025-110  
T 07N R 11W S09  
Nikiski



PLAT OF:

**BIG BEAR LOOKOUT SUBDIVISION**

CREATING TRACTS 1 AND 2  
CONTAINING 24.128 ACRES

A SUBDIVISION OF:  
A PORTION OF GOVERNMENT LOTS 4 AND 5 IN SECTION 9, TOWNSHIP 7 NORTH,  
RANGE 11 WEST, SEWARD MERIDIAN, STATE OF ALASKA,  
ACCORDING TO UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND  
MANAGEMENT PLAT ACCEPTED MAY 12, 1965

EXCEPTING THEREFROM ANY PORTION LYING WITHIN  
DE BUSKARES, FILED UNDER PLAT NO. K-1769;  
TRACTS 8 & C THOMAS - TOLGOF SUBDIVISION NO. 2, FILED UNDER PLAT NO. 78-186;  
TOLGOF SUBDIVISION NO. 1, FILED UNDER PLAT NO. 78-232;  
AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN  
TOLGOF SUBDIVISION NO. 2, FILED UNDER PLAT NO. 79-753.


KENAI RECORDING DISTRICT  
KENAI PENINSULA BOROUGH  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

LOCATED WITHIN: NW1/4 OF SECTION 9, T7N, R13W, S4N, AK

**OWNER**  
SUSIE CHWELIENKO  
3202 PATERLA LN  
PEARL AND, 7477341

AC Lands, Land Surveying LLC  
PO Box 110485  
Anchorage, AK 99511

aLands@allands.com  
http://kAlands.com  
(907) 744-LAND



**AK**  
Land Surveying

Date: 06/14/2025      Scale: 1"= 100'      Date of Survey: May 5, 2025      Sheet: 1 of 1

Drawn: SMW      PN: 1559      Field Book: 856-53, 13/68-69      KPN No. 2025-K000