



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

Public notice is hereby given that a preliminary plat was received on 6/26/2025 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. 2025-061

Petitioner(s) / Land Owner(s): Michaels and Shila Hough 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, August 11, 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.

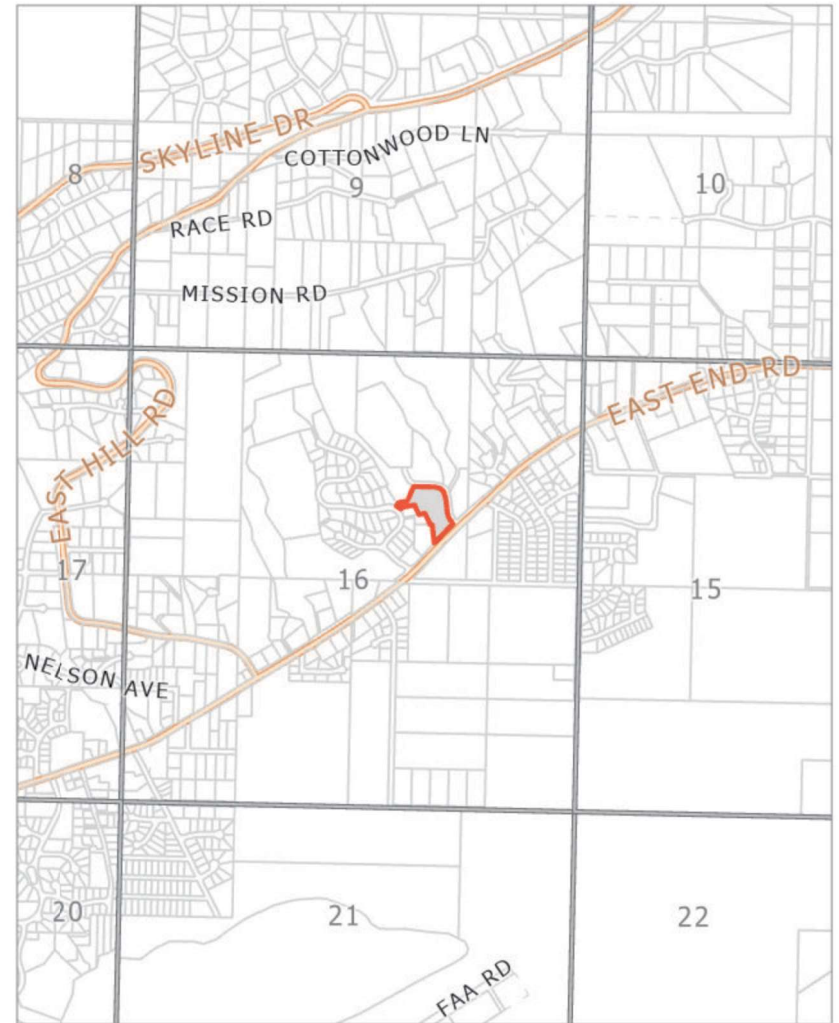
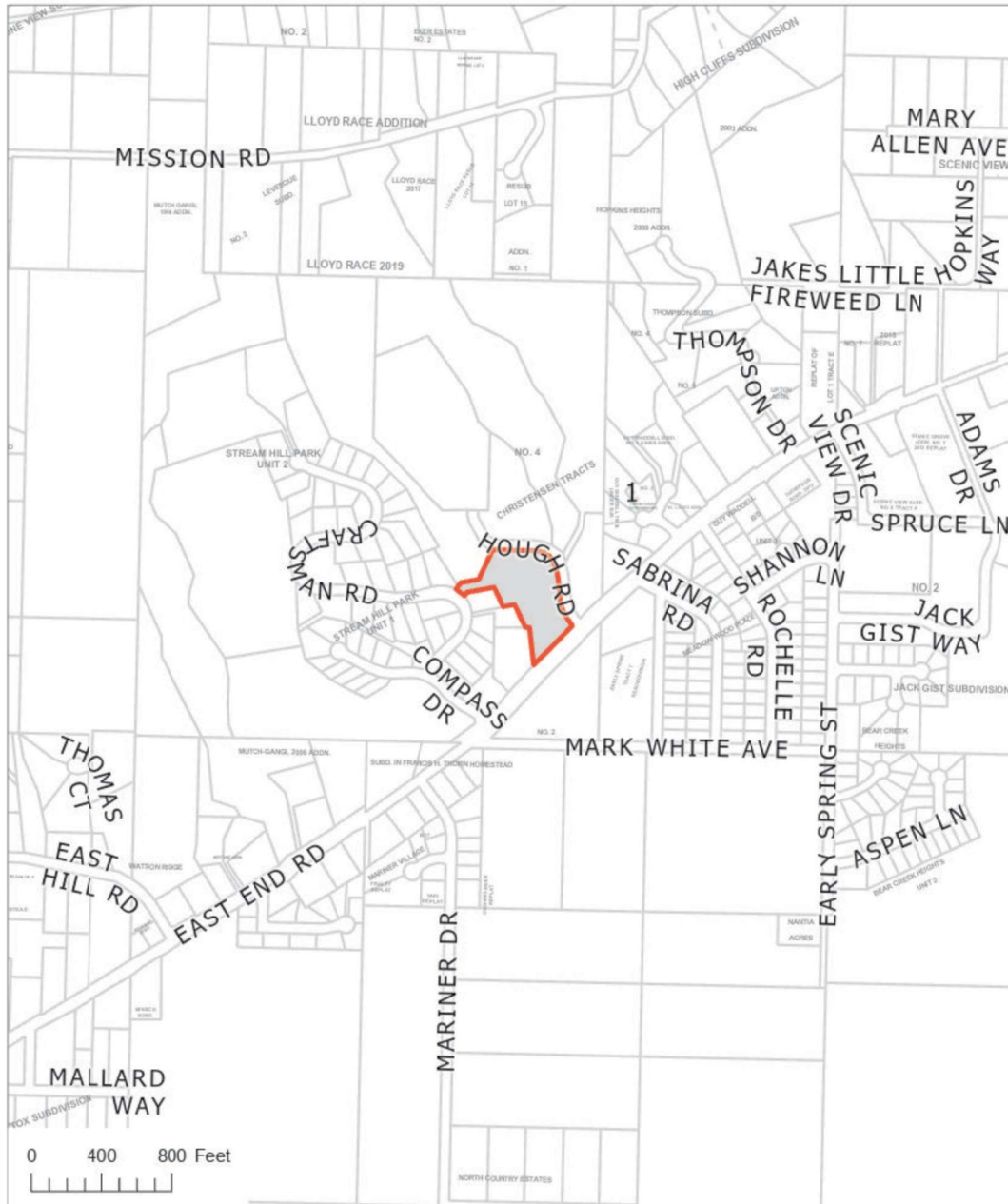
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, August 8, 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 7/21/2025



KPB File 2025-061  
T 6S R 13W Sec 16  
Homer

# NOTES:

- The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble 3-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 8.8.1.7.
- As per HMB-9, there is a 10 foot wide utility easement within Tract F-1-B, fronting the right-of-way of East End Road.
- The 15 feet fronting all other rights-of-way are subject to an underground utility easement.
- This subdivision is subject to an easement for electric lines or system with right to enter, maintain, repair, and clear shrubbery, granted to Homer Electric Association Inc. as outlined in Book 49 Page 268, Homer Recording District. No definite location disclosed.
- 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.
- Creeks and drainages are subject to a 15 foot building setback per Homer City Code.
- As per HMB-3, a 20 foot bank maintenance easement is centered on the creeks shown on said plat.
- Any person developing the property is responsible for obtaining all required local state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
- All lots within this subdivision are subject to the City of Homer zoning regulations. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.

## WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans showing a suitable alternate wastewater disposal system that could be used on lots in this subdivision are included in the Engineers Subdivision and Sales Report and are available from the Kenai Peninsula Borough. An alternate onsite wastewater treatment and disposal system must be designed for the specific installation by a qualified engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Signature of Engineer License # Date

LINE TABLE			RECORD LINE TABLE		
Line #	Length	Direction	Line #	Length (R)	Direction (R)
L1	45.53'	N33° 45' 47"E	L1	45.53'	N33° 45' 47"E
L2	45.75'	S20° 19' 17"E	L2	45.75'	S20° 19' 17"E
L3	51.28'	S35° 22' 49"E	L3	51.28'	S35° 22' 49"E
L4	22.64'	S89° 59' 20"W	L4	22.64'	S89° 59' 20"W
L5	70.81'	S78° 24' 34"W	L5	70.81'	S78° 24' 34"W
L6	24.33'	S33° 45' 52"W	L6	24.33'	S33° 45' 52"W

CURVE TABLE					RECORD CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length (R)	Radius (R)	Delta (R)
C1	60.37'	185.00'	18°42'	N52° 59' 12"W	60.10'	C1	60.37'	185.00'	18°42'
C2	91.51'	203.78'	25°44'	N77° 10' 30"W	90.74'	C2	91.51'	203.78'	25°44'
C3	53.74'	70.00'	43°59'	N42° 18' 57"W	52.43'	C3	53.74'	70.00'	43°59'
C4	63.40'	270.00'	13°27'	N13° 35' 41"W	63.25'	C4	63.40'	270.00'	13°27'
C5	114.46'	230.00'	28°31'	S21° 07' 27"E	113.28'	C5	114.46'	230.00'	28°31'
C6	310.54'	8524.60'	2°05'	S42° 55' 06"W	310.52'	C6	310.54'	8524.30'	2°05'

## LEGEND

- Found 2" Aluminum Cap on 5/8" Rebar, 5780-S 2006
  - Found 2" Aluminum Cap on 5/8" Rebar, 7538-S 2021
  - Found 1/2" Rebar
  - Set 2" Aluminum Cap on 5/8" > 30" Rebar, 14449-S 2025
- (R) Record Measurements Per HM 2023-14, Christensen Tracts 2021 Addition

----- Easement Line  
 ----- Setback Line

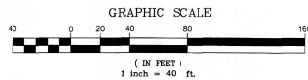
..... Areas over 20% grass per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Wetlands Area defined as Discharge Slope SC per the Kenai Watershed Forum (KWF)

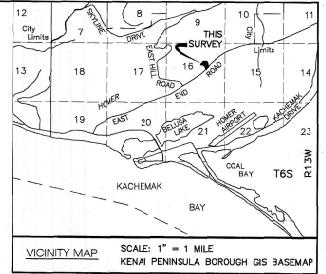
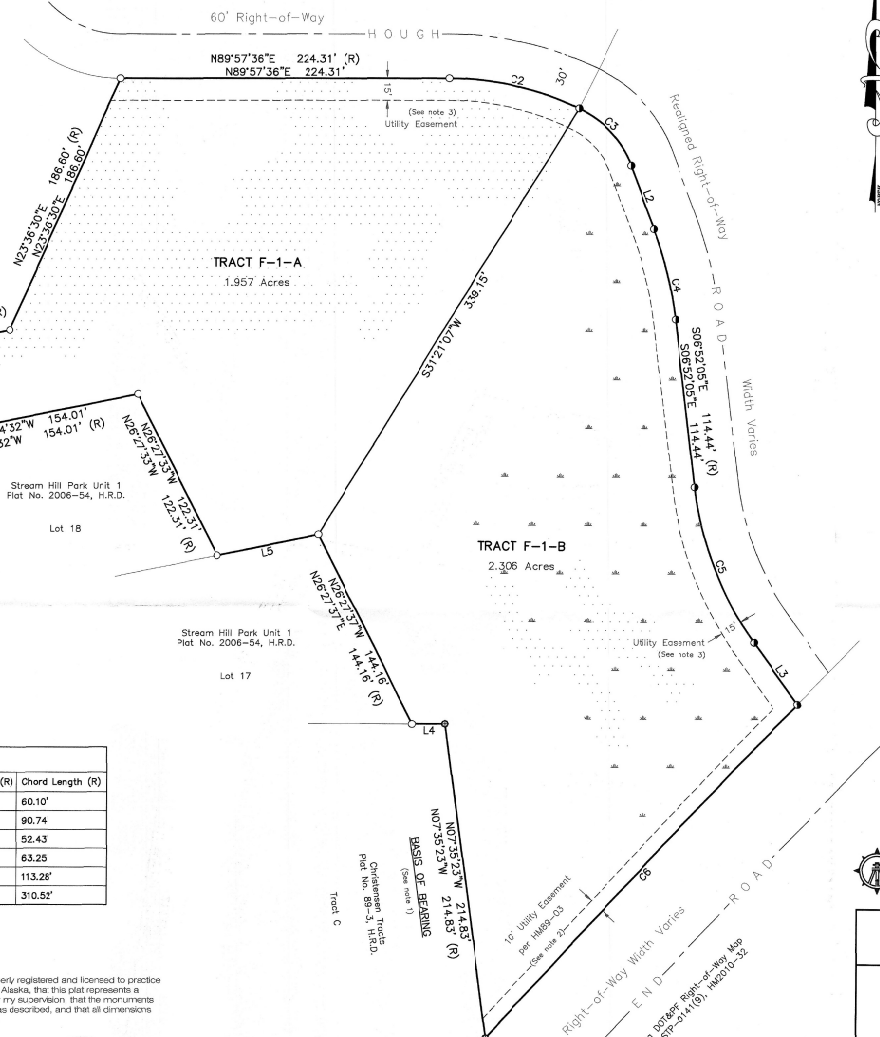
## SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown herein actually exist as described, and that all dimensions and other details are correct.

Date: \_\_\_\_\_  
 Registration No.: 14449-S  
 Christopher L. Mullikin  
 Professional Land Surveyor



**KPB 2025-061**



## CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described herein and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

C. Michael Hough  
 3733 Ben Walters Lane, Suite 2  
 Homer AK 99603

Shila A. Hough  
 3733 Ben Walters Lane, Suite 2  
 Homer AK 99603

## NOTARY'S ACKNOWLEDGMENT

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
 My Commission expires: \_\_\_\_\_

For: \_\_\_\_\_

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for Alaska  
 My Commission expires: \_\_\_\_\_

## PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of April #1, 2025.

Kenai Peninsula Borough Authorized Official



## CHRISTENSEN GARDENS

A SUBDIVISION OF TRACT F-1  
 CHRISTENSEN TRACTS 2021 ADDITION, PLAT No. 2023-14  
 HOMER RECORDING DISTRICT

LOCATED WITHIN  
 THE SW1/4 NE1/4 OF SECTION 16  
 TOWNSHIP 6 SOUTH, RANGE 13 WEST,  
 SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,  
 KENAI PENINSULA BOROUGH,  
 HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 4.263 ACRES

SURVEYOR	CLIENT
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	MICHAEL AND SHILA HOUGH 3733 BEN WALTERS LANE, SUITE 2 HOMER AK 99603
SURVEY DATE: 1/##/2025	SCALE: 1" = 40'
PLAT DATE: 4/30/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: CHRISTENSEN SUBDIVISION.dwg
DRAWN BY: MRS	KPB FILE No.: 2023-##

**PRELIMINARY PLAT**