



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

Public notice is hereby given that a preliminary plat was received on 3/4/2026 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 three lots into one lot.

KPB File No. 2026-022

Petitioner(s) / Land Owner(s): Diane Marie Borgman 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, April 13, 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.

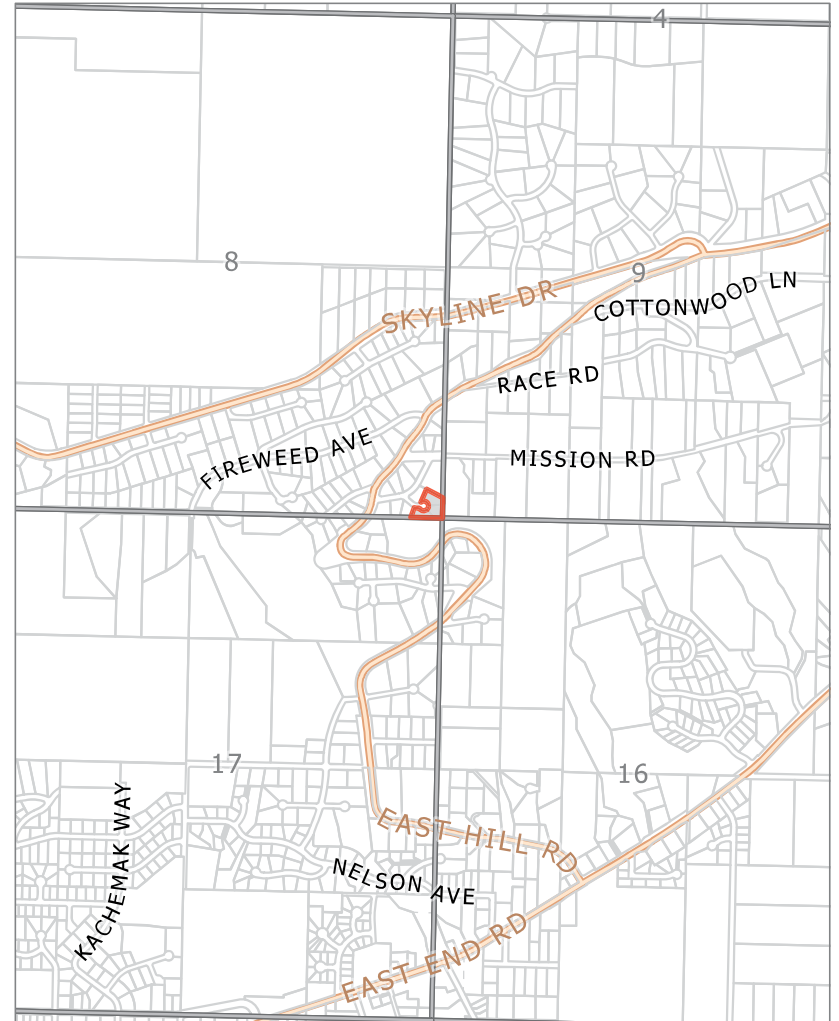
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, April 10, 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).

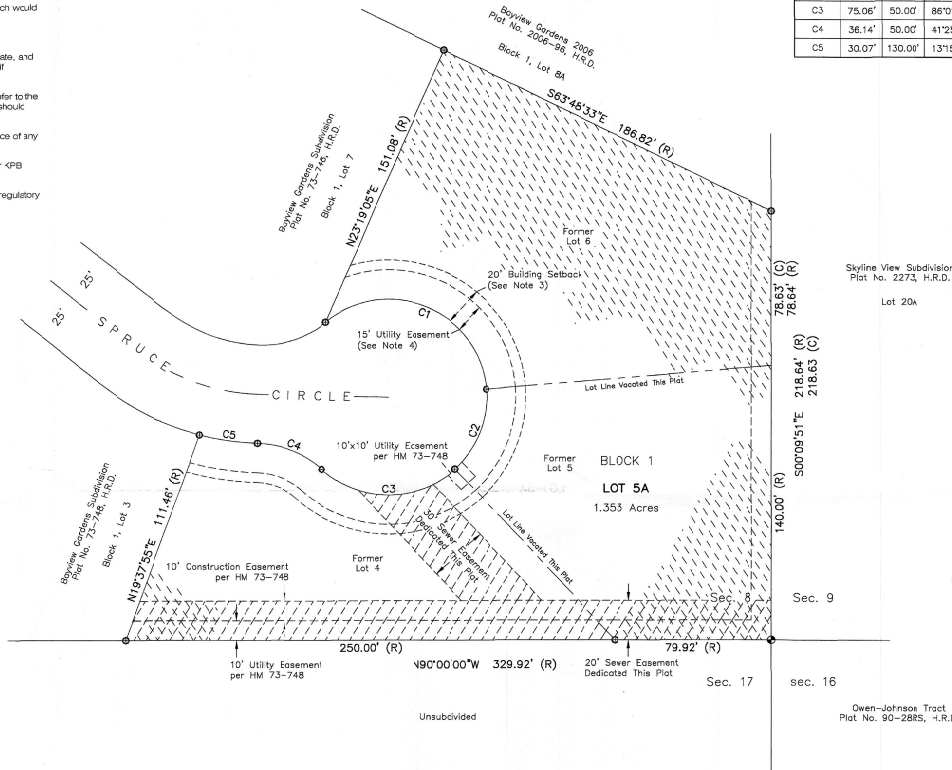
Mailed 3/23/2026



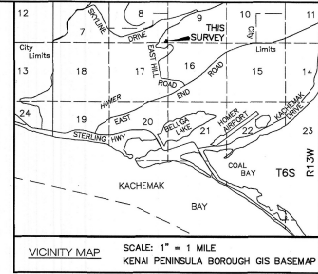
KPB File 2026-022  
T06S R13W SEC08  
Homer

**NOTES:**

- The purpose of this plat is to create Lot 5A, Block 1, by vacating the lot lines between former Lots 4, 5, and 6, Block 1, Bayview Gardens Subdivision, HM 73-748.
- No field survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Bayview Gardens Subdivision, HM 73-748.
- Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
- The front 15 feet of the 20 feet building setback is a utility easement.
- Utility easements per HM 73-748 are underground utility easements, unless otherwise noted.
- 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.
- Section line easements were vacated per HM 73-745.
- 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 Refer to the Homer City Code for all current setbacks and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
- Acceptance of the plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.110.
- Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	109.29'	50.00'	125°14'	N67°17'16"W	88.80'
C2	45.00'	50.00'	51°34'	N21°06'58"E	43.50'
C3	75.06'	50.00'	86°0'	N89°54'33"E	68.21'
C4	36.14'	50.00'	41°25'	N67°47'26"W	35.36'
C5	30.07'	130.00'	13°15'	S81°52'20"E	30.00'



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I hereby certify that I am the owner of the real property shown and described herein and that I hereby accept 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.

Diane M. Borgman, Trustee of the Diane Mario Borgman Living Trust  
P.O. Box 2992  
Homer, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

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

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

**VACATION PLAT APPROVAL**

This plat was approved by the Kenai Peninsula Borough in accordance with KPB 20.10.040.

Kenai Peninsula Borough: Authorized Official \_\_\_\_\_ Date \_\_\_\_\_



BAYVIEW GARDENS 2025	
7 LOT LINE VACATION OF LOTS 4, 5, AND 6, Block 1, BAYVIEW GARDENS SUBDIVISION, PLAT No. 73-748, HOMER RECORDING DISTRICT LOCATED WITHIN THE SE1/4 SE1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, KENAI PENINSULA BOROUGH, CITY OF HOMER, HOMER RECORDING DISTRICT, ALASKA. CONTAINING 1.353 ACRES	
<b>SURVEYOR</b>	<b>OWNER</b>
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN PLS P.O. BOX 1023 HOMER, AK 99603	DIANE M. BORGMAN P.O. BOX 2992 HOMER, AK 99603
SURVEY DATE:	SCALE: 1" = 30'
PLAT DATE: 2/8/2026	BOOK No.: NA
CHECKED BY: CLM	FILE: Bayview Gardens Vacation.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###

**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 hereon actually exist as described, and that all dimensions and other details are correct.

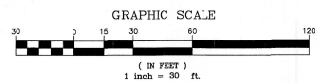
Date: \_\_\_\_\_  
Registration No.: 14449-S  
Christopher L. Mullikin  
Professional Land Surveyor



**WASTEWATER DISPOSAL**

The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on June 16, 1973. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Signature of Engineer \_\_\_\_\_ License # \_\_\_\_\_ Date \_\_\_\_\_



**LEGEND**

- Record Rebar per HM 73-748
  - Record GLO Brass Cap on Iron Post, T6S R13W S8 39 S16S17 1917
  - (R) Record Measurements Per HM 73-748, Bayview Gardens Subdivision
  - (C) Calculated
  - Easement Line
  - Setback Line
  - ////// Sewer Easement Dedicated This Plat To Serve Future Sewer Mains
  - ////// Areas over 2% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)
- Note: Survey does not contain confined wetlands per the Kana Watershed Forum (KWF)

**KPB 2026-022**