



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/10/2026 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 would subdivide one parcel into four parcels.

KPB File No. 2026-023

Petitioner(s) / Land Owner(s): Whistlebait LLC of Sterling, 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 10, 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.

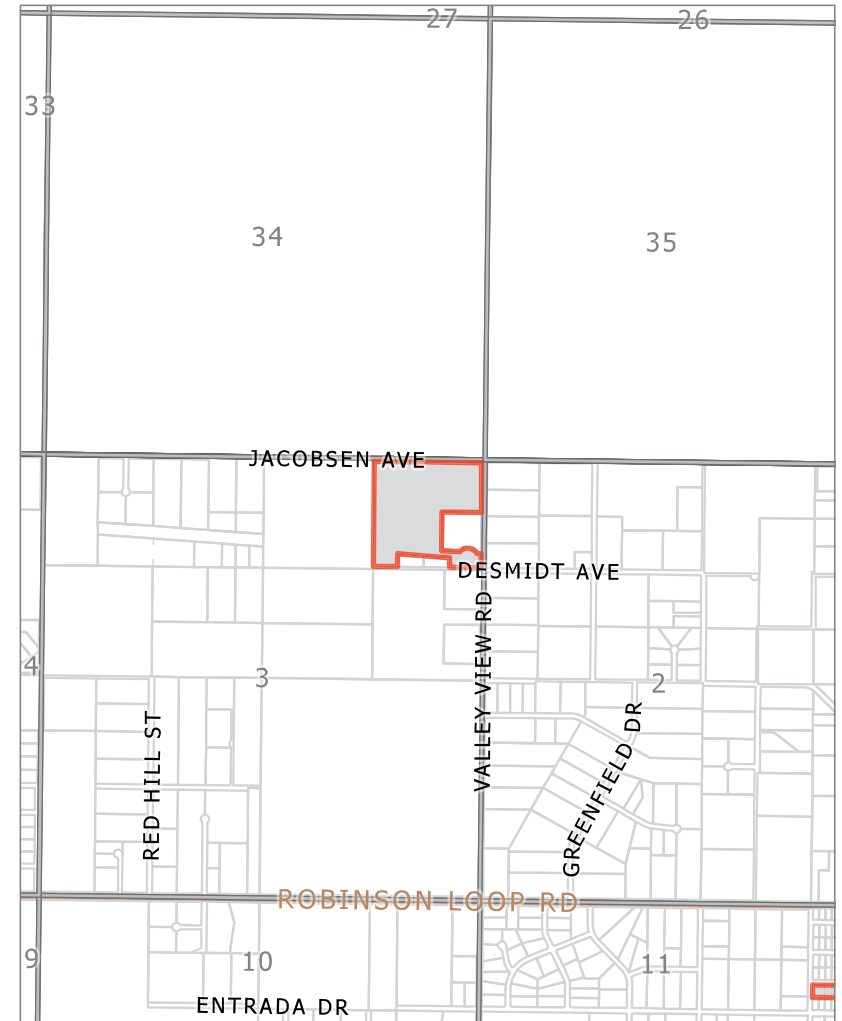
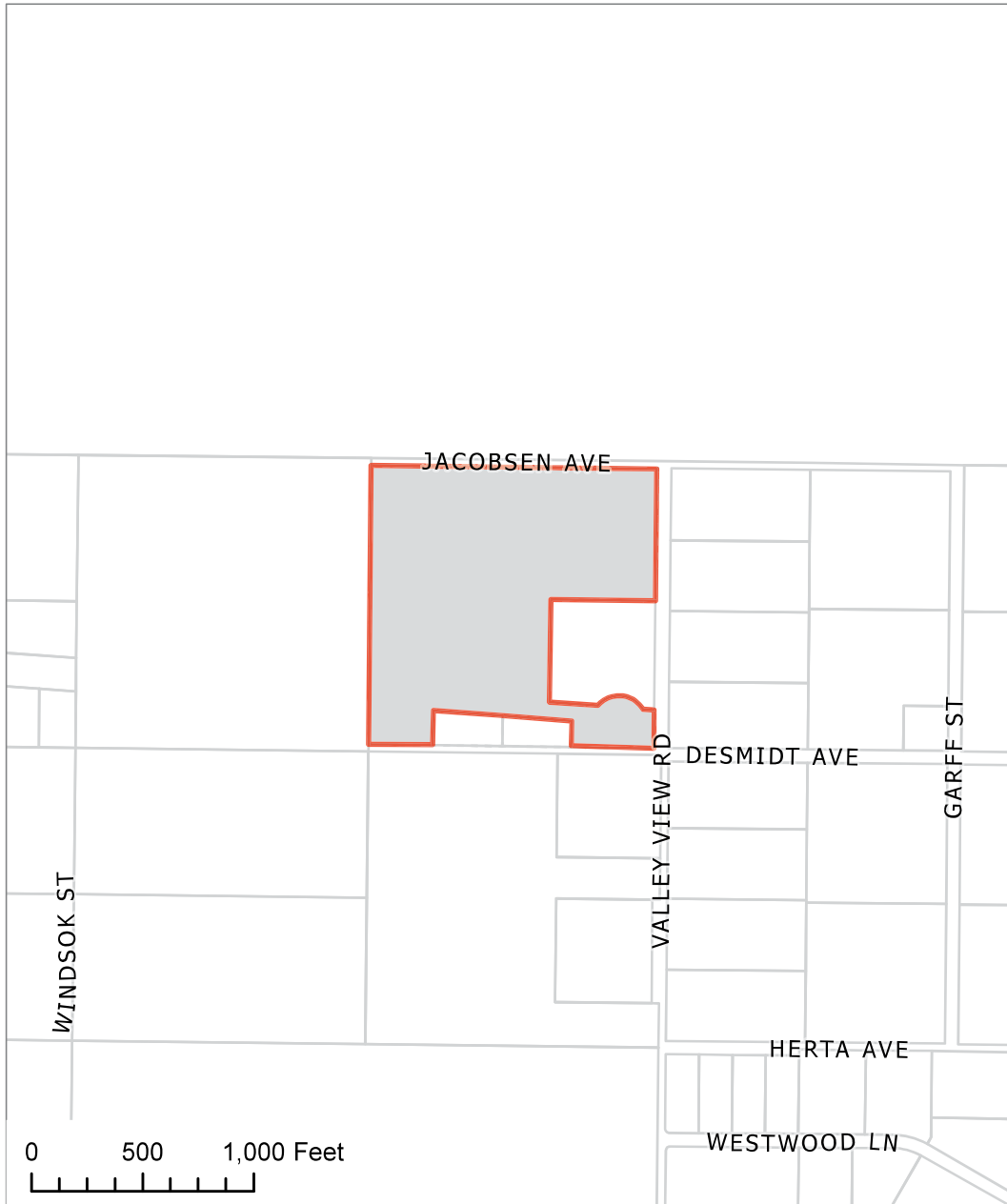
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, 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 7, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

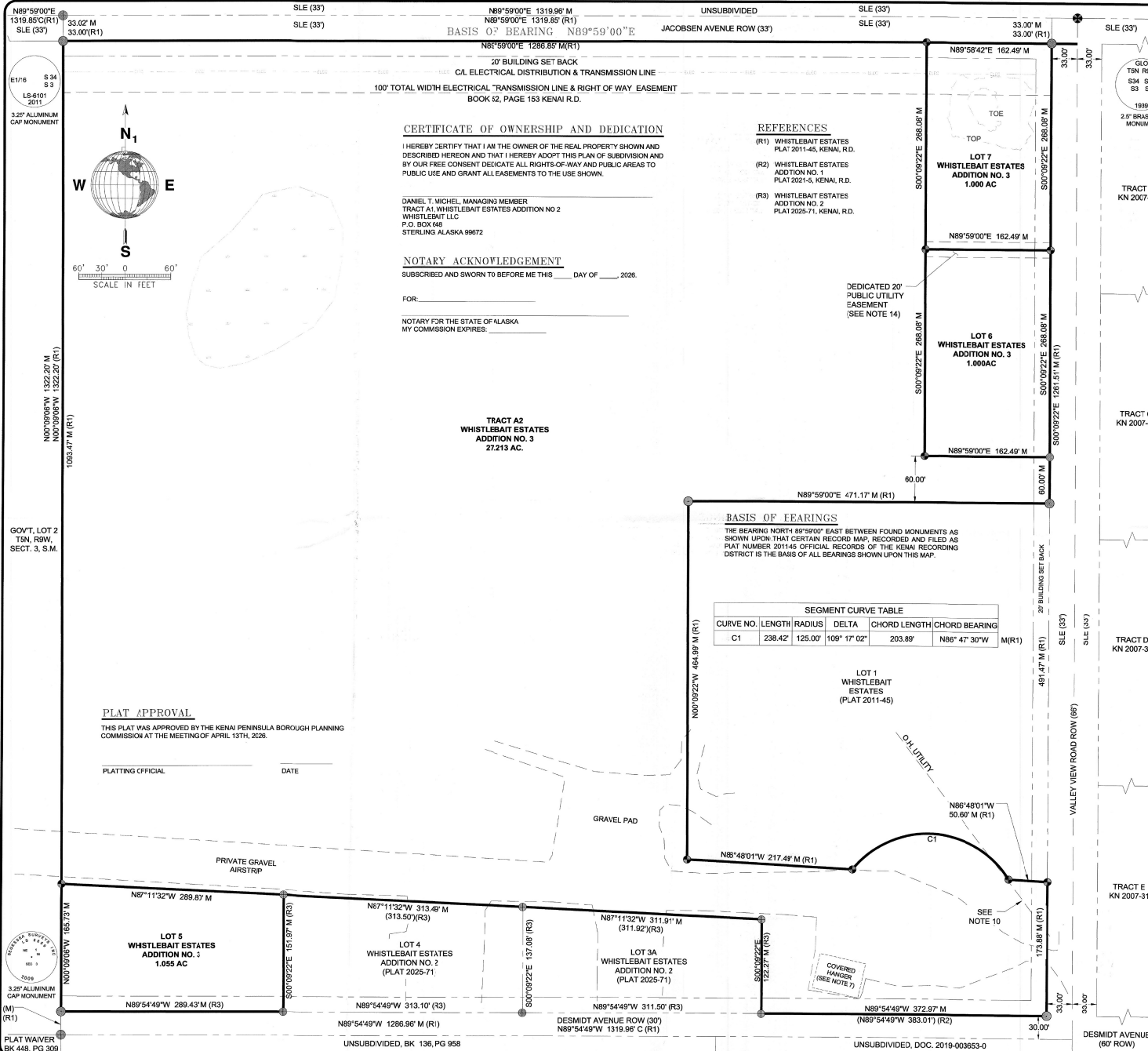
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 7/24/2026



KPB File 2026-023
T 05N R09W SEC 03
Sterling



VICINITY MAP SCALE: 1" = 1 MILE

LEGEND

FOUND GLO BRASS CAP SURVEY MONUMENT AS DETAILED	AC.	ACRES
PREVIOUSLY SET 2" ALUMINUM CAP SURVEY MONUMENT ON 51' REBAR, PER (R3)	DOC.	DOCUMENT
FOUND PLASTIC CAP SURVEY MONUMENT, LS 6101, PER (R1), 02/2011	SLE	SECTION LINE EASEMENT
FOUND 8" REBAR, CAP MISSING, LS 6101, PER (R1), 02/2011	KPB	KENAI PENINSULA BOROUGH
SET 2" ALUMINUM CAP SURVEY MONUMENT ON 51' REBAR, LS 13102	BLN	BOUNDARY LINE/PROPERTY LINE
PER NATIONAL WETLANDS INVENTORY, AREA MAY BE SUBJECT TO SEASONAL SURFACE WATER, NOT FIELD VERIFIED IN LIEU OF THIS RECORD.	ADJ	ADJACENT BOUNDARY LINE/PROPERTY LINE
	RMV	REMOVED BOUNDARY LOT LINE
	20'	20' BUILDING SET BACK LINE
	CL	CENTER LINE OF RIGHT OF WAY
	EAS	EASEMENT EXTENTS
	TOP	TOP OR TOE OF SLOPE, AS NOTED

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING.
- AN EASEMENT FOR ELECTRICAL LINES OR SYSTEM AND TELEPHONE LINES GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED AT BOOK 32, PAGE 153, KENAI RECORDING DISTRICT ALONG THE NORTH BOUNDARY OF TRACT A1 AND NOT TO EXCEED 100' IN CLEARING WIDTH, PER THE OPERATIVE EASEMENT DOCUMENT.
- PLAT 2011-45, KENAI RECORDING DISTRICT GRANTS THE FRONT 10' OF THE 20' BUILDING SET BACK LINE AND 2' FEET OF THE SIDE LOT LINES AS UTILITY EASEMENTS. 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.
- ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
- FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNED BY FEMA KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE OF THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODING ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
- VEHICULAR INGRESS AND EGRESS TO LOT 5, LOT 6, LOT 7, AND LOT 3A IS LIMITED TO DESMIDT AVENUE.
- WASTEWATER DISPOSAL: TRACT A2 IS GREATER THAN 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN AREA AND CONDITIONS MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- WASTEWATER DISPOSAL: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 11, 2021. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30 FOOT WIDE ELECTRICAL EASEMENT, INCLUDING POLES, GUYS, AND ANCHORS IS HEREBY GRANTED WITH THIS PLAT.
- THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.01(T)(B).
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- ACCEPTANCE OF THIS PLAT BY THE KPB DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
- THE EXISTING IMPROVEMENTS ON TRACT A1 WERE CONSTRUCTED PRIOR TO THE 20' BUILDING SET BACK REQUIREMENT. ANY FUTURE REPLACEMENT OR MODIFICATION OF BUILDINGS ON TRACT A2 MUST COMPLY WITH THE 20' BUILDING SET BACK.
- 20 FOOT TOTAL WIDTH PUBLIC UTILITY EASEMENT DEDICATED THIS PLAT, CENTERED ON THE LOT LINE IN COMMON BETWEEN LOT 6 AND LOT 7.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION NO. 131102

REVISION SUBMITTAL NO. 2

AARON T. BROWN, PLS, PSW
REGISTERED LAND SURVEYOR



WHISTLEBAIT ESTATES ADDITION NO. 3

A SUBDIVISION OF TRACT A1, WHISTLEBAIT ESTATES ADDITION NO. 2, RECORDED AS PLAT 2025-71, OFFICIAL RECORDS OF THE KENAI PENINSULA BOROUGH AND RECORDED AT THE KENAI RECORDING DISTRICT

CREATING LOT 5, LOT 6, LOT 7 AND TRACT A2
CONTAINING 1.055 ACRES, 1.000 ACRES, 1.000 ACRES AND 27.214 ACRES
MORE OR LESS

LOCATED WITHIN THE NORTH EAST 1/4 NORTH EAST 1/4, TOWNSHIP 9 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA

OWNER: WHISTLEBAIT, LLC, PO BOX 648, STERLING, AK 99672

STERLING

SCALE: 1" = 60'

VECTOR
SURVEYING LLC

PO BOX 158
SOLDOTNA, ALASKA 99669
(907) 519-4553

ALASKA
2026

KPB FILE 2026-023

SHEET 1 OF 1