



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

Public notice is hereby given that a preliminary plat was received on 8/4/2025 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 combine four lots into two lots.

KPB File No. 2025-115

Petitioner(s) / Land Owner(s): James Sadler 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 25, 2025**, commencing at **7:00 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.

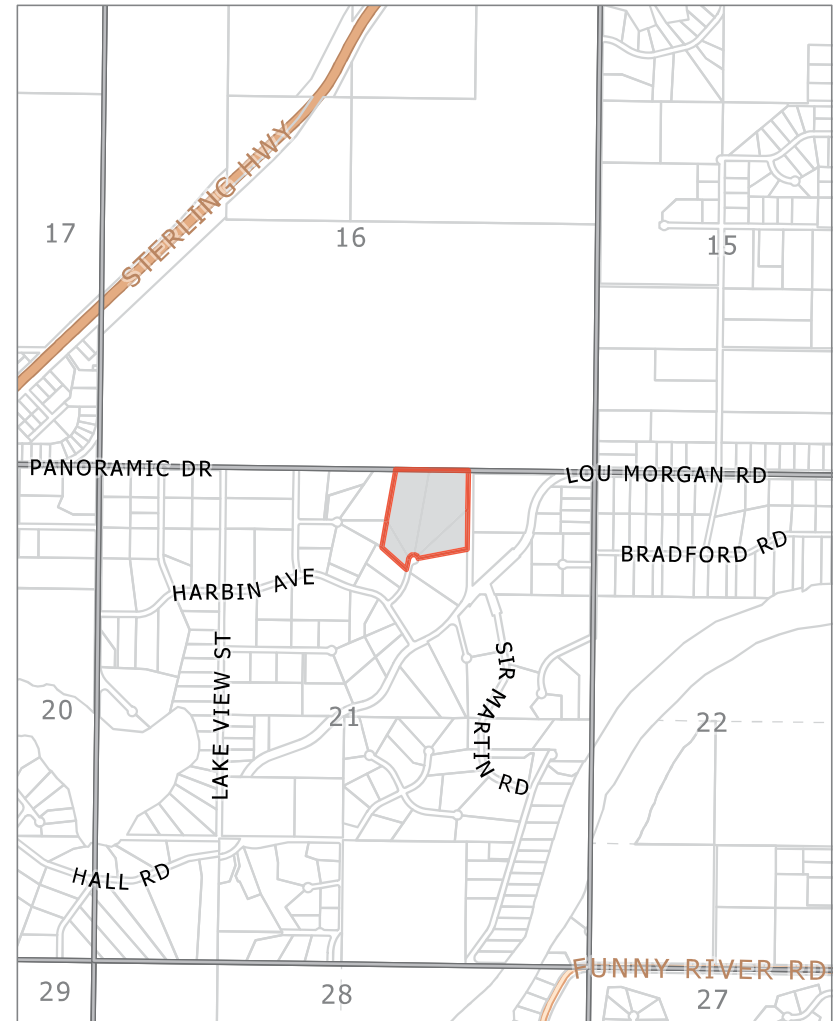
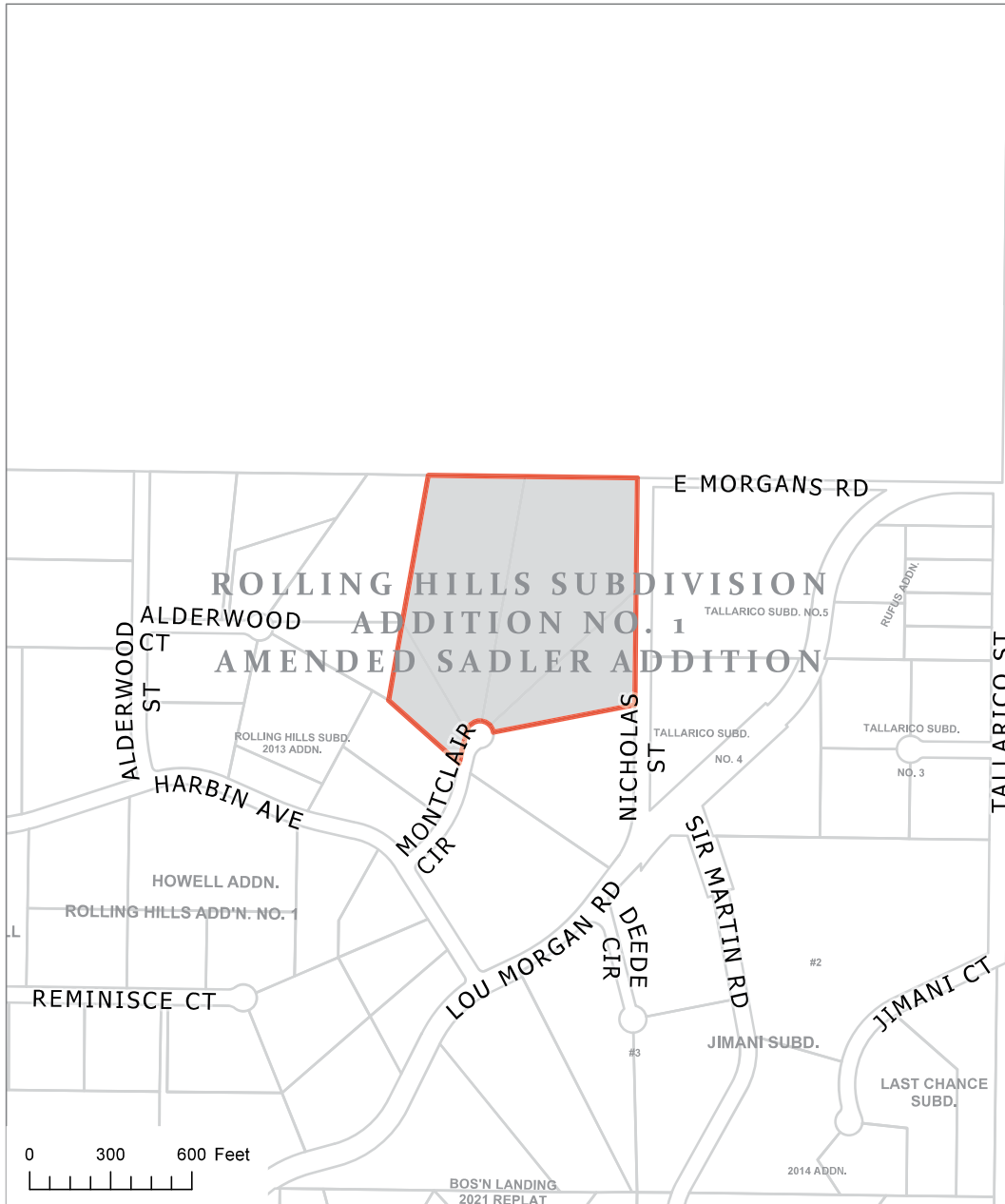
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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 22, 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.

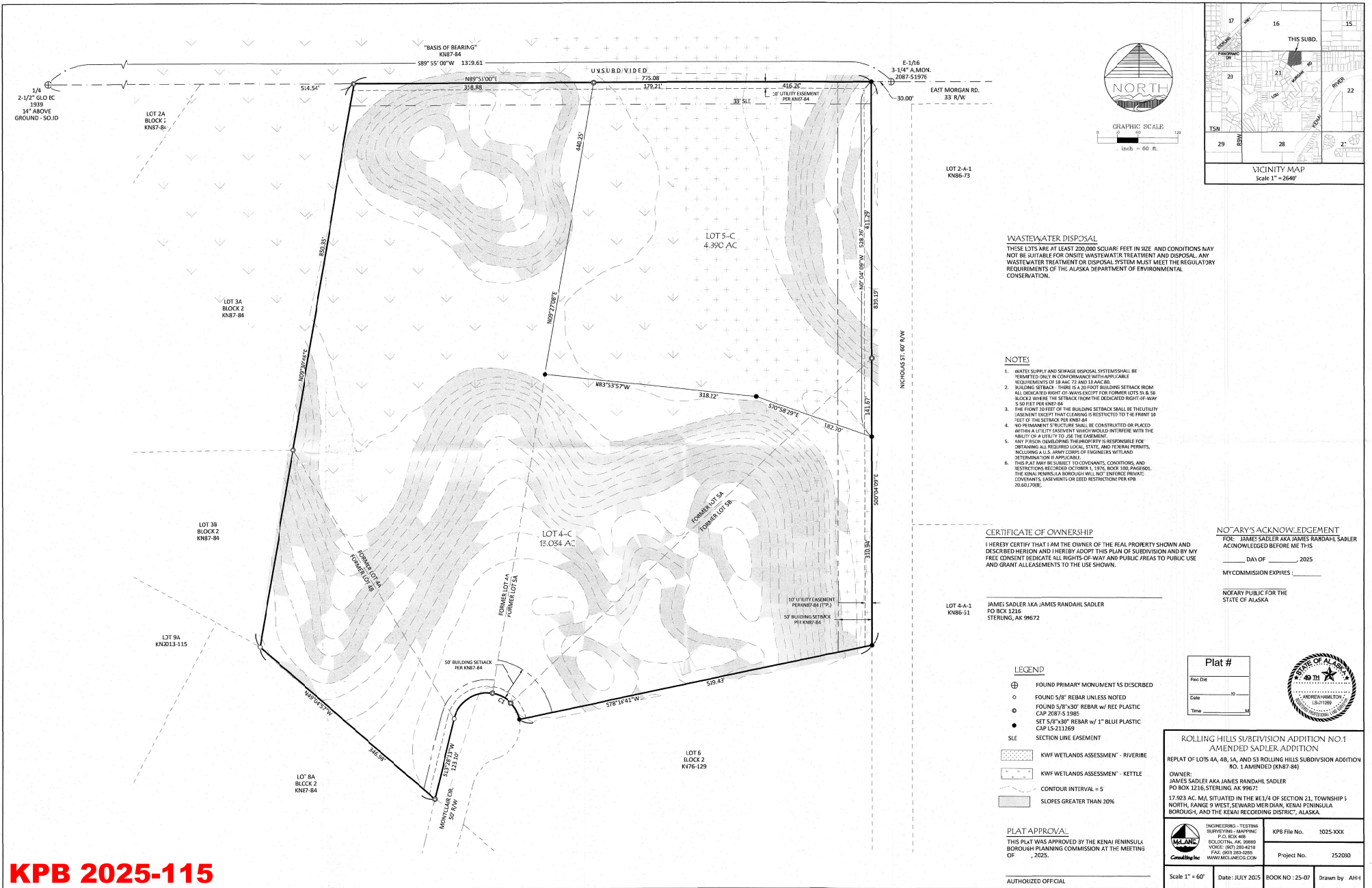
For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 8/5/2025



KPB File 2025-115  
T 05N R 09W S21  
Sterling

KPB 2025-115



**WASTEWATER DISPOSAL**  
THESE LOTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 86.
  2. BUILDING SETBACK - THERE IS A 20 FOOT BUILDING SETBACK FROM ALL DEDICATED RIGHT-OF-WAY EXCEPT FOR FORMER LOTS 5A & 5B BLOCK 2 WHERE THE SETBACK FROM THE DEDICATED RIGHT-OF-WAY IS 50 FEET PER KN87-84.
  3. THE FRONT 10 FEET OF THE BUILDING SETBACK SHALL BE UTILITY EASEMENT EXCEPT THAT CLEARING IS RESTRICTED TO THE FRONT 10 FEET OF THE SETBACK PER KN87-84.
  4. 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.
  5. ANY PERSON DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  6. THIS PLAT MAY BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED OCTOBER 1, 1978, BOOK 208, PAGE 602. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR EASE RESTRICTIONS PER KPB 20601700B.

**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND 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 ALLEASMENTS TO THE USE SHOWN.

**NOTARY'S ACKNOWLEDGEMENT**  
FOR: JAMES SADLER AKA JAMES RANDAHL SADLER  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF ALASKA

LOT 4-A-1  
KN86-51  
JAMES SADLER AKA JAMES RANDAHL SADLER  
PO BOX 1216  
STERLING, AK 99672

- LEGEND**
- FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 5/8" REBAR UNLESS NOTED
  - FOUND 5/8"x30" REBAR w/ REC PLASTIC CAP 2087-5 1985
  - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-213269
  - SECTION LINE EASEMENT
  - ▨ KWF WETLANDS ASSESSMENT - RIVERINE
  - ▨ KWF WETLANDS ASSESSMENT - KETTLE
  - CONTOUR INTERVAL = 5'
  - ▨ SLOPES GREATER THAN 20%

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2025.

AUTHORIZED OFFICIAL

**Plat #**  
File Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_



**ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED SADLER ADDITION**  
REPLAT OF LOTS 4A, 5A, AND 53 ROLLING HILLS SUBDIVISION ADDITION NO. 1 AMENDED (KN87-84)  
OWNER:  
JAMES SADLER AKA JAMES RANDAHL SADLER  
PO BOX 1216, STERLING, AK 99672  
17.903 AC. M.L. SITUATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING  
SURVEYING - MAPPING  
P.O. BOX 400  
SILVOTON, AK 99585  
VOICE: (907) 283-4218  
FAX: (907) 283-5090  
WWW.MCLANECD.COM

KPB File No. 1025-XXX  
Project No. 252080  
Scale: 1" = 60'  
Date: JULY 2025  
BOOK NO: 25-07  
Drawn by: AH4