



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 7/1/2026 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 replat two parcels into seven parcels and dedicate rights-of-way.

KPB File No. 2026-076

Petitioner(s) / Land Owner(s): Richard W. and Loretta M. Stapel of Anchor Point, 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.

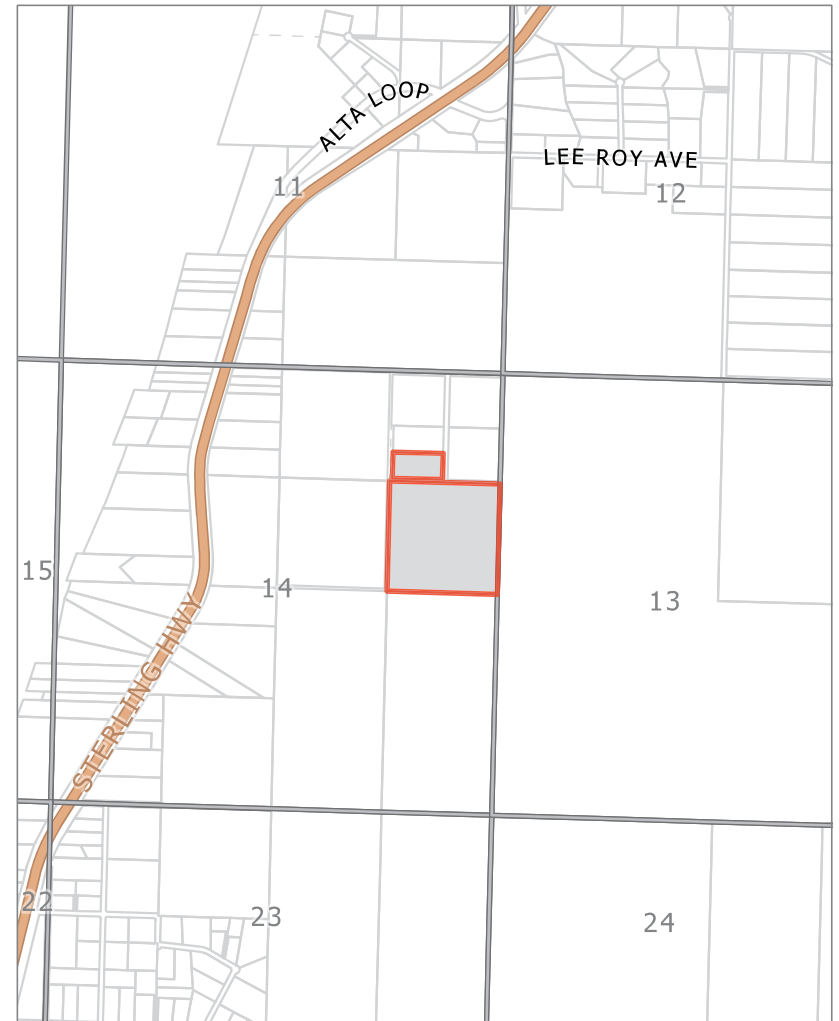
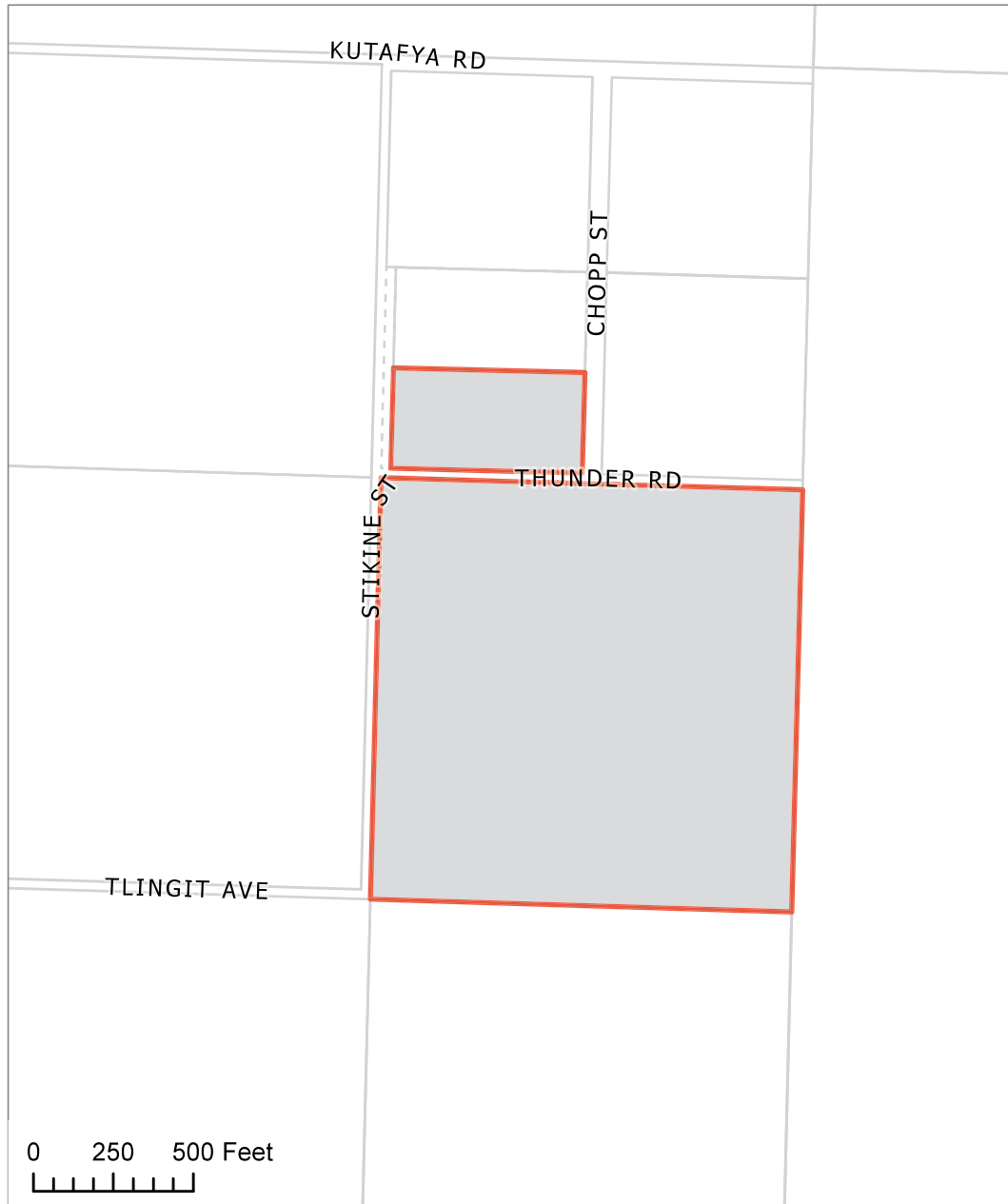
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the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

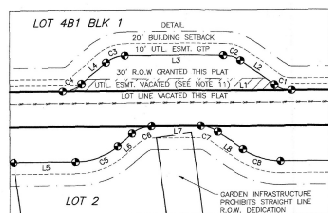
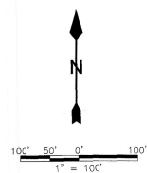
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 2026-076
T 04S R15W SEC 14
Anchor Point



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
3. 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.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
5. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
6. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.05 OF THE KENAI PENINSULA BOROUGH CODE. SEE FEMA FIRM PANEL 02122C-1885E FOR INFORMATION ON FLOODPLAIN ZONE D.
7. AN EXCEPTION TO KPB 20.40 WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF AUGUST 8, 2022.
8. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 48 PAGE 48 RECORDED JANUARY 22, 1968, HOMER RECORDING DISTRICT WITH NO DEFINITE LOCATION XSCLOSED.
9. SUBJECT TO A ROAD RESERVATION OF 50 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY A.S. 19.10.010.
10. SUBJECT TO AN ACCESS EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE TERMS AND CONDITIONS THEREIN PER BOOK 245 PAGE 909, DATED AUGUST 7, 1995, RECORDED AUGUST 21, 1995, HOMER RECORDING DISTRICT, SAID EASEMENT NOW FALLS WITHIN THE STIKINE ST. DEDICATED RIGHT-OF-WAY GRANTED BY HM2023-50.
11. THAT PORTION OF THE 5' CLEARING AND UTILITY EASEMENT GRANTED BY HM78-15 AND THE 10' UTILITY EASEMENT GRANTED BY HM2023-50 ARE VACATED AND NOW LOCATED WITHIN THE RIGHT-OF-WAY DEDICATED THIS PLAT.
12. CPB GIS DATA SHOWS THERE ARE NO STEEP SLOPES OR ANADROMOUS WATERS.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT, INCLUDING EASEMENTS RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THUNDER ROAD RIGHT-OF-WAY
STIKINE STREET RIGHT-OF-WAY
SKEL STREET RIGHT-OF-WAY
TLINGIT AVENUE RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: _____ DATE: _____

LINE/CURVE TABLE					
LINE/CURVE	LENGTH	BEARING/Delta	RADIUS	CHORD	CHORD BEARING
L5	52.57'	N89°55'58"E			
C5	33.99'	040°37'04"	55.00'	38.18'	N69°37'16"E
L6	13.37'	N49°18'54"E			
L7	42.09'	N89°55'55"E			
C8	36.13'	035°33'18"	55.00'	33.59'	S72°17'33"E
C7	15.51'	035°33'21"	25.00'	15.27'	S72°17'24"E
L8	25.83'	S54°30'44"E			
C1	15.51'	035°33'18"	25.00'	15.27'	S72°17'33"E
L2	33.45'	N54°30'44"W			
C2	15.51'	035°33'21"	25.00'	15.27'	N72°17'24"W
L3	83.53'	S89°55'55"W			
C3	17.72'	040°37'01"	25.00'	17.35'	S69°37'15"W
L4	27.47'	S49°18'54"W			
C4	17.72'	040°37'04"	25.00'	17.35'	N69°37'16"E
L1	154.85'	S89°55'58"W			

WASTEWATER DISPOSAL

LOTS 1: CURRENTLY SERVED BY DEC APPROVED SEPTIC SYSTEM. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LOTS 2-6: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE 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.

LOT 481 BLK 1: WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (SEE NOTE 7).

LEGEND

- PRIMARY MONUMENT AS DESCRIBED
- FOUNDED 2" AL-CAP BY 76105, 2022
- TO SET R.P.C. ON 5/8" X 3/8" REBAR BY L51488
- (R1) RECORD DATA PER HM2023-50
- (R2) RECORD DATA PER HM2004-72
- (GTP) GRANTED THIS PLAT
- (DTP) DEDICATED THIS PLAT

- DISCHARGE SLOPE WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- LAKEBED WETLANDS PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING



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 ADAPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

RICHARD W. STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

LORETTA M. STAPEL, AKA LORETTA STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

NOTARY ACKNOWLEDGMENT

FOR: RICHARD W. STAPEL
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: LORETTA M. STAPEL, AKA LORETTA STAPEL
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL: _____ DATE: _____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC

10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907) 806-7005

PLAT OF STAPEL SUBDIVISION

A SUBDIVISION OF
THE SE 1/4 NE 1/4 & LOT 48 BLOCK 1,
WHISKY GULCH LOT 4 REPLAT, HM2023-50
LOCATED WITHIN

SE 1/4 NE & NE 1/4 NE 1/4, 1/4 SEC. 14, T4S, R15W, S.M.
HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 44.355 ACRES

OWNERS: RICHARD W. STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

LORETTA M. STAPEL
AKA LORETTA STAPEL
P.O. BOX 386
ANCHOR POINT, AK 99556

SCALE: 1" = 100'

DATE: JUNE 30, 2026

DRAWN: BLT

CHECKED: JLS

SHEET: 1 OF 1

KPB 2026-076