



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 5/5/2026 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 subdivide three lots into two lots.

KPB File No. 2026-045

Petitioner(s) / Land Owner(s): Carl C and Tammy L Kincaid 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, June 8, 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.

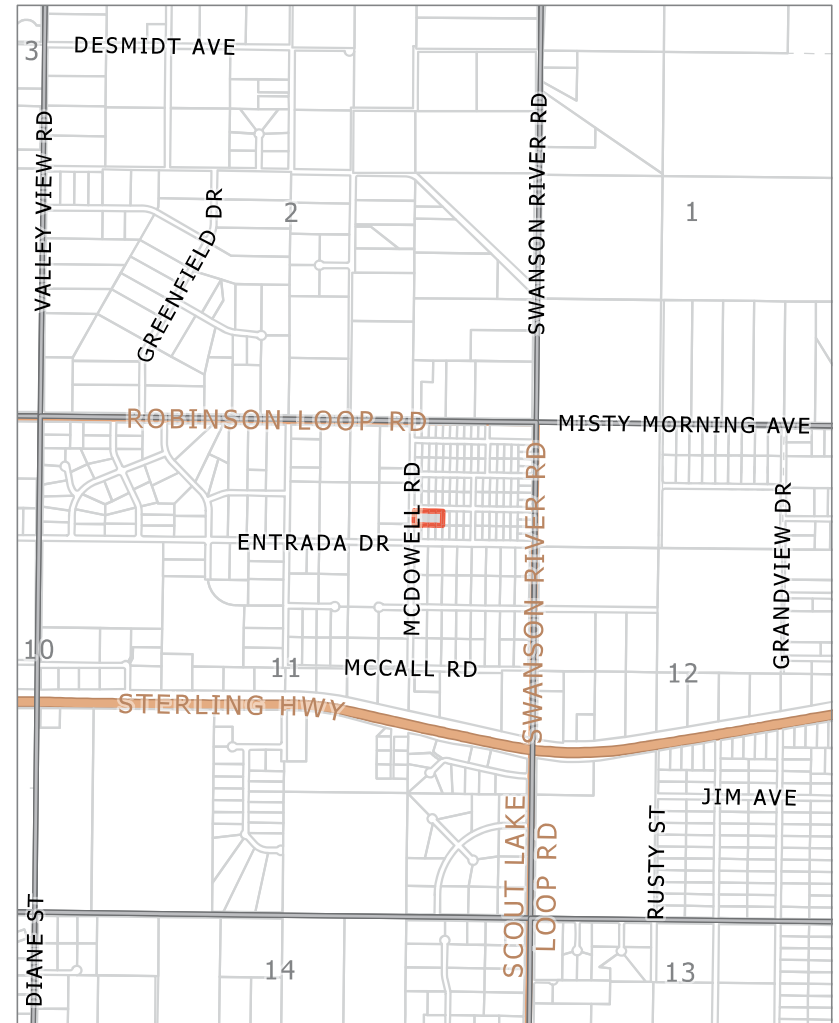
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, June 5, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

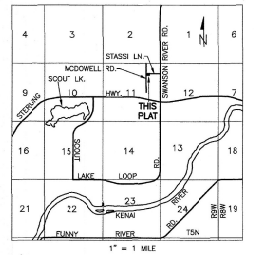
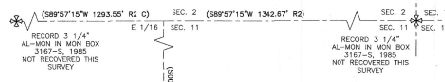
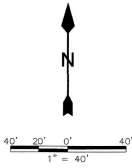
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 5/19/2026



KPB File 2026-045
T05N R09W SEC11
Sterling



NOTES

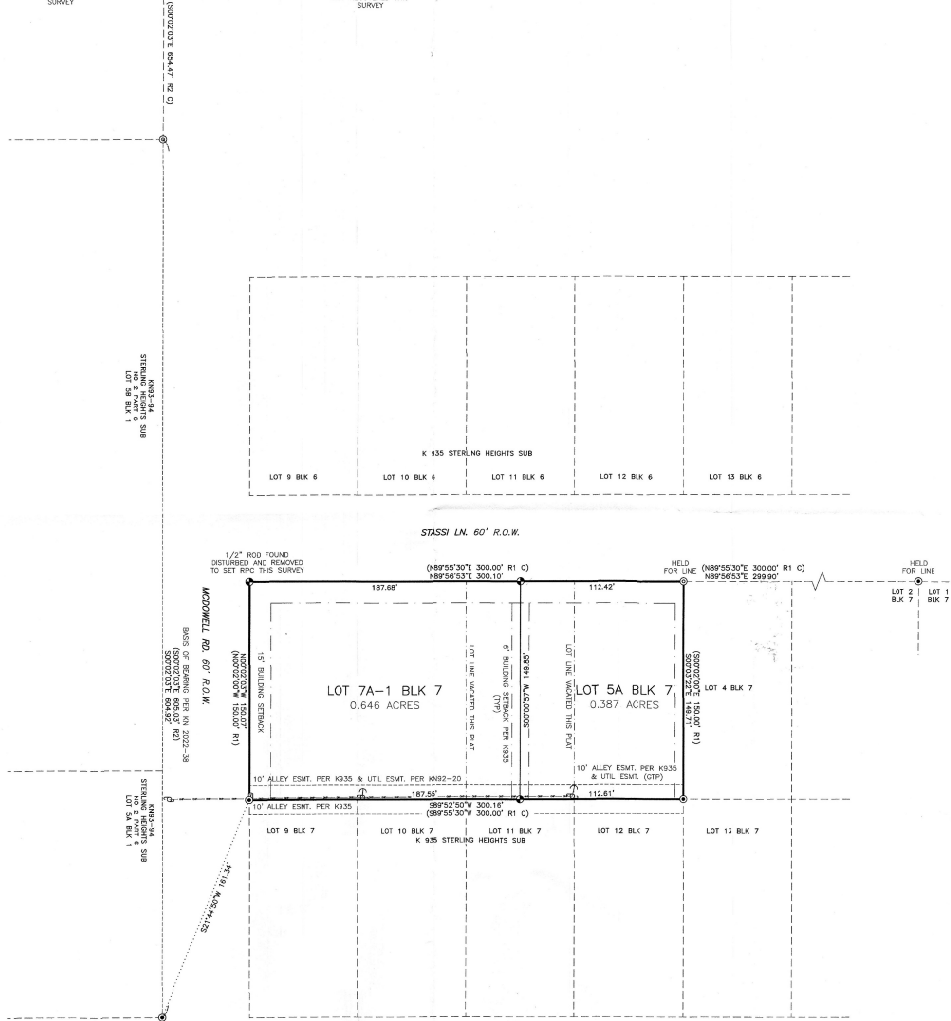
1. BUILDING SHALL NOT BE CONSTRUCTED OR PLAINED WITHIN FIFTEEN (15) FEET OF THE FRONT BOUNDARY LINE OF LOT, OR WITHIN SIX (6) FEET OF ANY SIDE BOUNDARY LINE, NOR OVER TEN (10) FEET ALLEY EASEMENT ON REAR OF PROPERTY LINE. A GARAGE MAY BE BUILT WITHIN TWO (2) FEET OF SIDE PROPERTY LINE PER K935. UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. 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.
3. NO LOT SHALL BE USED AS DUMPING GROUND FOR TRASH, GARBAGE OR OTHERWISE.
4. FLOOD HAZARD NOTICES: 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 FLOODPLAN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANEL 02122C-0295F, EFFECTIVE 2/26/2325 FOR INFORMATION ON FLOODPLAN ZONES X-U.
5. SUBJECT TO AN EASEMENT FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SURBERGERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 5 PAGE 36 RECORDED DECEMBER 7, 1959, KENAI RECORDING DISTRICT WITH NO DEFINITE LOCATION DISCLOSED.
6. THE EASEMENT RECORDED PER BOOK 5 PAGE 66, KRD IS AFFECTED BY RELEASE OF GENERAL RIGHT-OF-WAY WITH RESERVATIONS OF SPECIFIC EASEMENT BY HOMER ELECTRIC ASSOCIATION, INC., PER BOOK 353 PAGE 764, RECORDED SEPTEMBER 12, 1989, KENAI RECORDING DISTRICT.
7. KPB GIS CONTOUR DATA INDICATES THERE ARE NO STEEP SLOPES, VETLAND, NOR ANADROMOUS WATERS.

WASTEWATER DISPOSAL

TBD

LEGEND

- ⊗ RECORD PRIMARY MONUMENT
- ⊙ FOUND 1" AL-CAP "PROPERTY CORNER"
- ⊙ FOUND 1" STAINLESS CAP BY 65032-S
- ⊙ TO SET RPC ON 5/8" X 3/8" REBAR BY LS1448S
- (R1) RECORD DATA PER K935
- (R2) RECORD DATA PER KN 2022-38
- (C) COMPUTED DATA
- (GTP) GRANTED THIS PLAT
- ⊙ TELEPHONE PEDESTAL
- ⊙ POWER POLE
- ANCHOR



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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CARL C. KINCAID
38800 MCDOWELL RD.
STERLING, AK 99672

TAMMY L. KINCAID
38800 MCDOWELL RD.
STERLING, AK 99672

NOTARY ACKNOWLEDGMENT

FOR: CARL C. KINCAID
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: TAMMY L. KINCAID
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

PLAT APPROVAL

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

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2026-000

<p>PENINSULA SURVEYING, LLC 10535 KATRINA BOULEVARD, NINILCHIK, AK 99635 (907)306-7065</p>	
<p>PLAT OF STERLING HEIGHTS SUBDIVISION KINCAID 2026 REPLAT</p>	
<p>A SUBDIVISION OF LOT 7A, BLOCK 7, STERLING HEIGHTS SUBDIVISION KINCAID ADDITION (KN 82-20) AND LOTS 5 & 6, BLOCK 7, STERLING HEIGHTS SUBDIVISION (K 935) LOCATED WITHIN NE 1/4 SEC. 11, 15N, ROW, S.M. KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA CONTAINING 1.033 ACRES</p>	
<p>OWNERS: CARL C. KINCAID 38800 MCDOWELL RD. STERLING, AK 99672</p>	<p>TAMMY L. KINCAID 38800 MCDOWELL RD. STERLING, AK 99672</p>
<p>SCALE: 1" = 40'</p>	<p>DATE: MARCH 27, 2026</p>
<p>DRAWN: BLT</p>	<p>CHECKED: JLS</p>
<p>SHEET: 1 OF 1</p>	



KPB 2026-045