



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 2/22/2026 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 one parcel into eight parcels and dedicate a portion of Feuding Lane.

KPB File No. 2026-019

Petitioner(s) / Land Owner(s): Stephen M. Hill of Ben Wheeler, TX

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, March 16, 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.

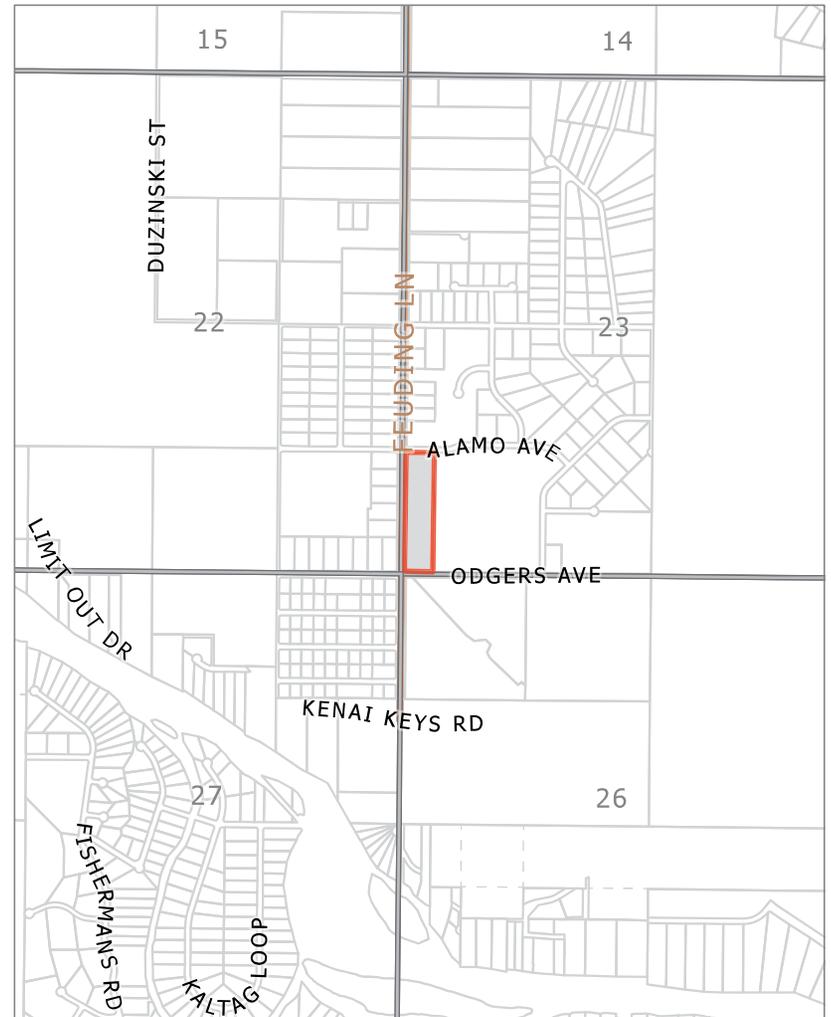
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the 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, March 13, 2026**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

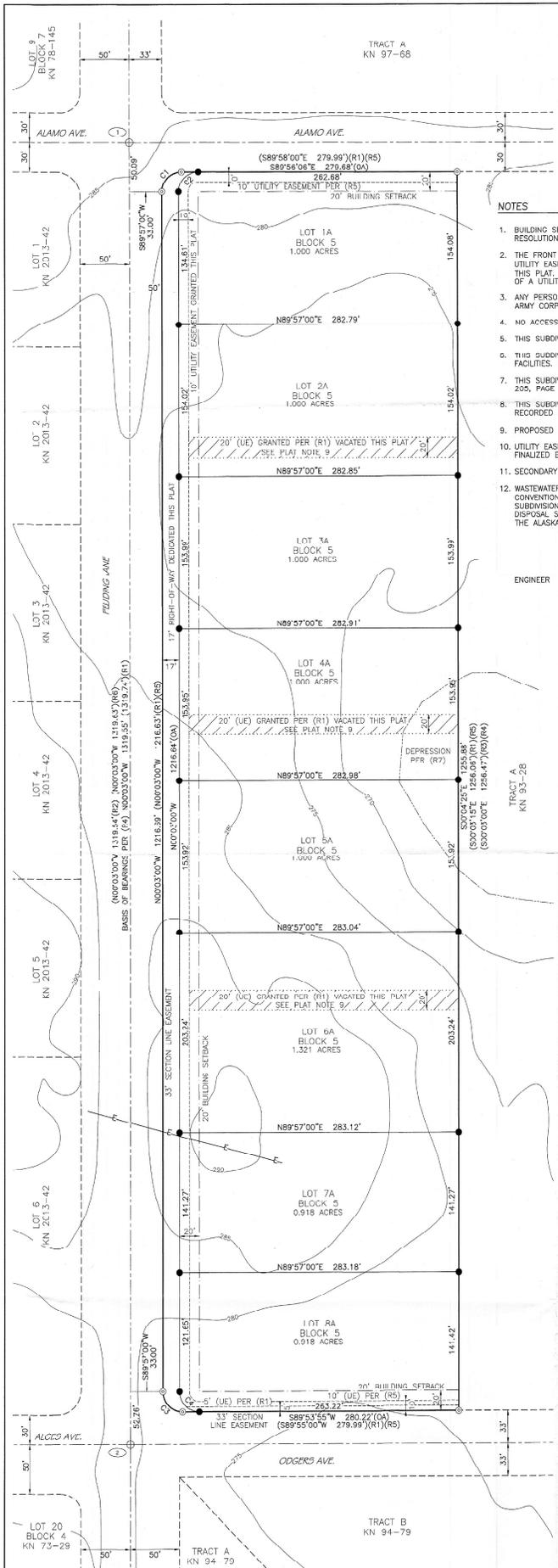
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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).

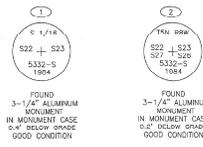
Mailed 2/24/2026



KPB File 2026-019
T05N R08W SEC23
Sterling



MONUMENT SUMMARY



NOTES

- 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 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT, PER RS. THE FRONT 5' FEET ADJACENT TO ODGERS AVE., IS A UTILITY EASEMENT, PER (R1). THE FRONT 10 FEET ADJACENT TO THE PORTION OF FEUING LANE DEDICATED THIS PLAT IS A UTILITY EASEMENT, PER THIS PLAT. 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 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.
- NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- THIS SUBDIVISION SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932.
- THIS SUBDIVISION IS SUBJECT TO A PUBLIC ROAD EASEMENT GRANTED TO STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, RECORDED ON DECEMBER 30, 1981 IN VOLUME 181, PAGE 897, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A PUBLIC ROAD EASEMENT GRANTED TO KENAI PENINSULA BOROUGH, RECORDED ON APRIL 7, 1983 IN VOLUME 205, PAGE 002, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO AN ELECTRICAL LINE EASEMENT WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON APRIL 19, 1961 IN VOLUME 6, PAGE 322, KENAI RECORDING DISTRICT.
- PROPOSED LAND USES ARE RECREATIONAL, RESIDENTIAL, AGRICULTURAL, AND COMMERCIAL PER (R5).
- UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 13, 2026, BEING FINALIZED BY THIS PLAT, AS SHOWN ON PLAT.
- SECONDARY MONUMENTS OF 1/2" REBAR SET PER (R1) ADJACENT TO FEUING LANE HELD AND REMOVED.
- WASTEWATER DISPOSAL: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE NUMBER _____ DATE _____

REFERENCES

- (R1) GREEN ACRES ADDITION NO. 3, PLAT 78-145, KENAI RECORDING DISTRICT
- (R2) STERLING VISTA SUBDIVISION UNIT 1, PLAT 84-186, KENAI RECORDING DISTRICT
- (R3) STERLING VISTA SUBDIVISION UNIT 2, PLAT 84-209, KENAI RECORDING DISTRICT
- (R4) STERLING VISTA SUBDIVISION EQUESTRIAN REPLAT, PLAT 93-28, KENAI RECORDING DISTRICT
- (R5) GREEN ACRES GANGLOFF REPLAT, PLAT 97-79, KENAI RECORDING DISTRICT
- (R6) SHERNITA MOUNTAIN VIEW SUBDIVISION, PLAT 2013-42, KENAI RECORDING DISTRICT
- (R7) KENAI WATERSHED FORUM WETLAND ASSESSMENT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 13, 2026.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USE 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 THE PLAT IDENTIFIED AS FOLLOWS:
RIGHT OF WAY DEDICATED ON THIS PLAT: EAST 17' OF FEUING LANE.
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

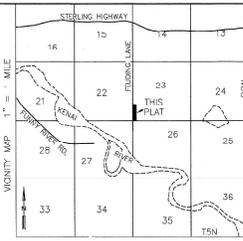
W/PLAN/ ARN/RS P/F RW/ CHIFF DATE _____
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
- ⊙ FOUND 1/2" REBAR - NO CAP
- SET PROPERTY CORNER 3/0" x 3/0" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
- ⊖ MONUMENT REFERENCE NUMBER
- SUBDIVISION BOUNDARY
- - - INTERIOR LOT LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- - - CENTERLINE
- - - FORMER EASEMENT LINE
- - - LOW AREA PER (R7)
- (UA) OVER-ALL
- (#F) RECORD DATA, SEE REFERENCE
- (UE) UTILITY EASEMENT
- ▨ EASEMENT VACATED

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADD THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAYS AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

STEPHEN M. HILL
PO BOX 306
BEN WHEELER, TEXAS 75754

NOTARY'S ACKNOWLEDGEMENT

FOR: STEPHEN M. HILL
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____
MY COMMISSION EXPIRES: _____



PRELIMINARY
KPB FILE NO. 2026-XXX

GREEN ACRES HILL ADDITION

A SUBDIVISION OF
TRACT A BLOCK 5
GREEN ACRES GANGLOFF REPLAT
PLAT NO. 97-79
KENAI RECORDING DISTRICT

LOCATED WITHIN
SW 1/4 SECTION 23, T5N, R6W, S.M.
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
STEPHEN M. HILL
PO BOX 306
BEN WHEELER, TEXAS 75754

CONTAINING 8.648 ACRES



DRAWN BY: _____ DATE: 02/10/2026 PROJECT: 25-651
CHECKED BY: _____ SCALE: 1" = 50' SHEET: 1 OF 1

KPB 2026-019

CURVE TABLE

CURVE	RAIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARINGS	CHORD LENGTH
C1	20.00'	31.46'	90°06'54"	S45°00'27"W	28.31'
C1(R1)(R2)	20.00'	31.43'	90°06'54"	S46°00'27"W	28.31'
C2	20.00'	31.46'	90°06'54"	S45°00'27"W	28.31'
C2(R1)(R2)	20.00'	31.45'	90°06'54"	S46°00'27"W	28.31'
C3	20.00'	31.43'	90°03'05"	S40°04'32"E	28.30'
C3(R1)	20.00'	31.43'	90°03'05"	N45°04'32"W	28.30'