



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 7/8/2026 to vacate a public right-of-way in the Ninilchik area. Area under consideration is described as follows:

Request / Affected Property: Vacate a portion of Odman Street as dedicated by Right-of-Way Map Plat HM 84-115

KPB File No. 2026-077V.

Petitioner(s) / Land Owner(s): Kelly R and Kevin R Williams and Chelsea Montoya of Kenai, AK.

Purpose as stated in petition: The goal of this vacation petition is to create a larger, more developable lot from the approximate 0.6 acre fragment of the NW1/4 SW1/4, Section 2, lying north of Oil Well Rd. by vacating this portion of Odman Street, and acquiring 1.00 acres of area from the adjacent parcel, PW96-20.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, August 10, 2026**, commencing at **7:30 p.m.**, or as soon thereafter as business permits. The meeting is being held in 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>.

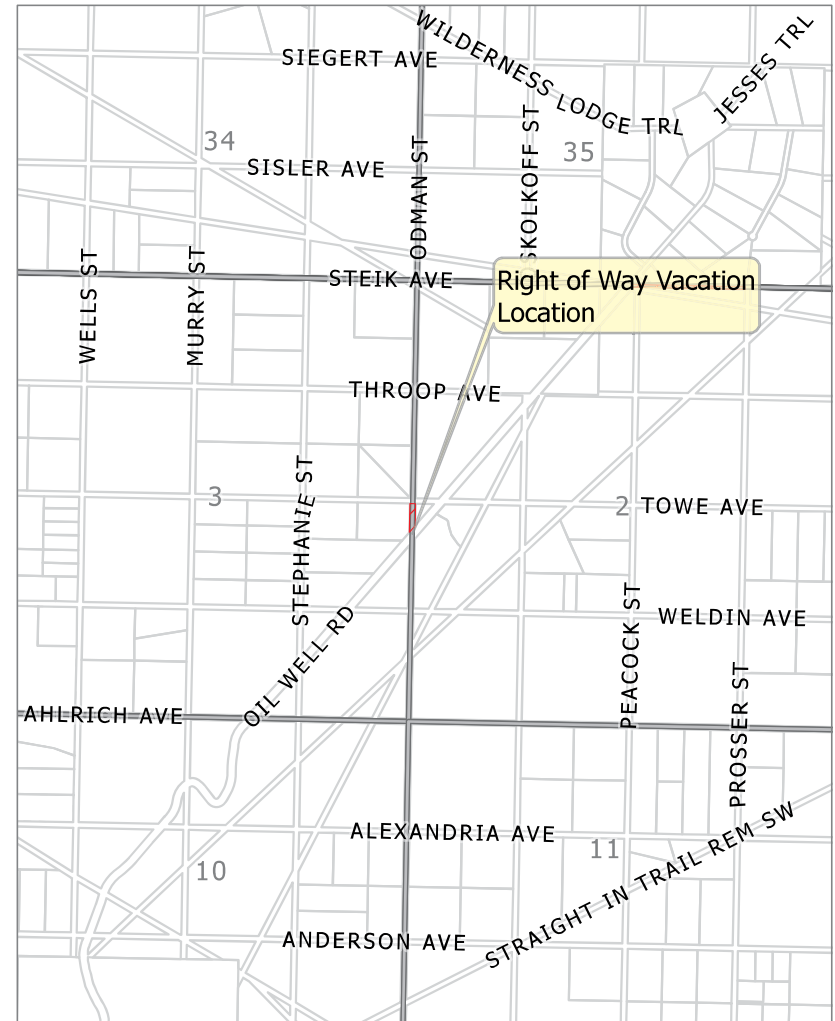
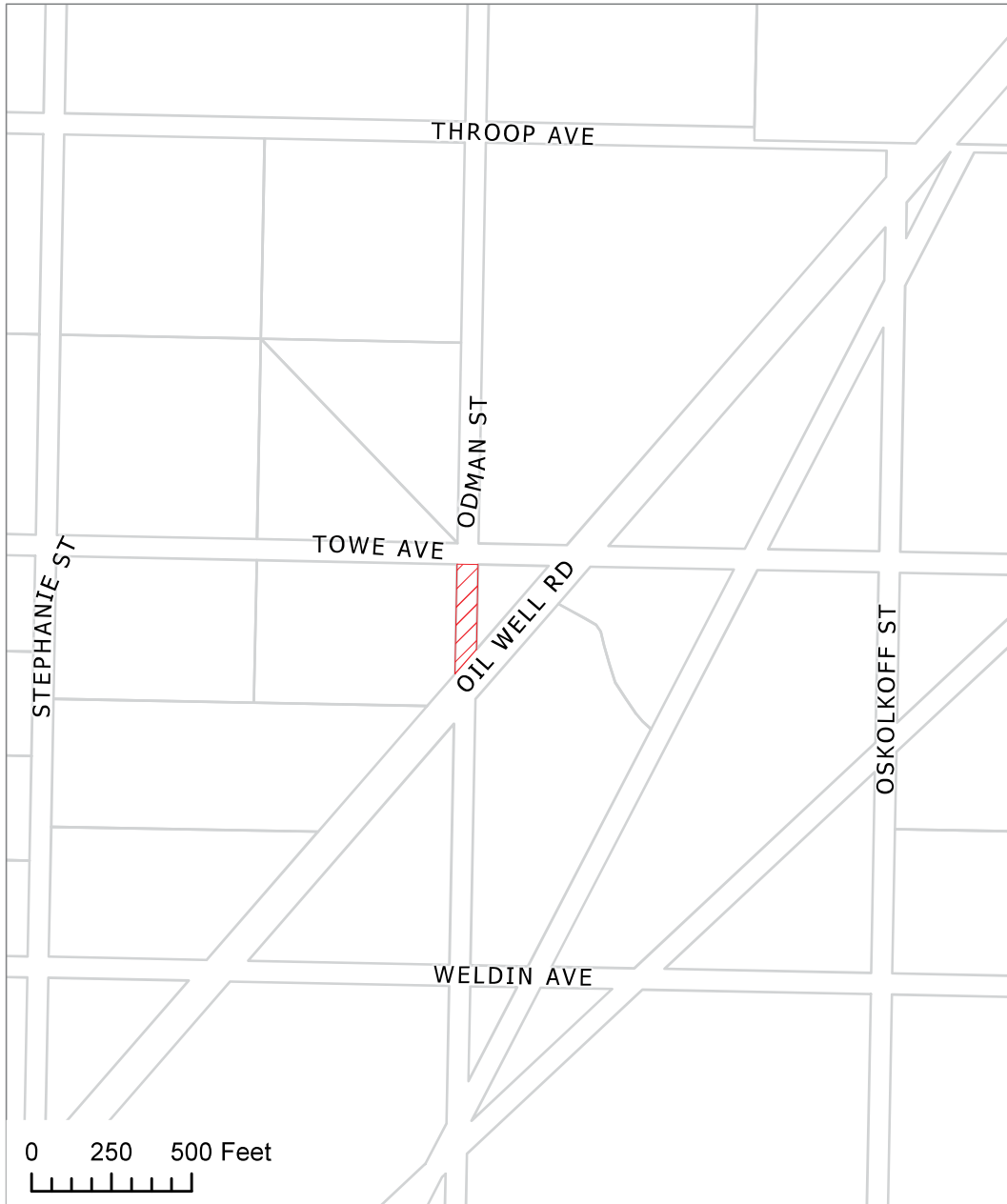
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may 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.

If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

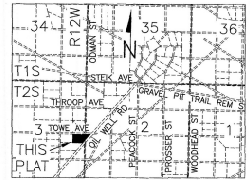
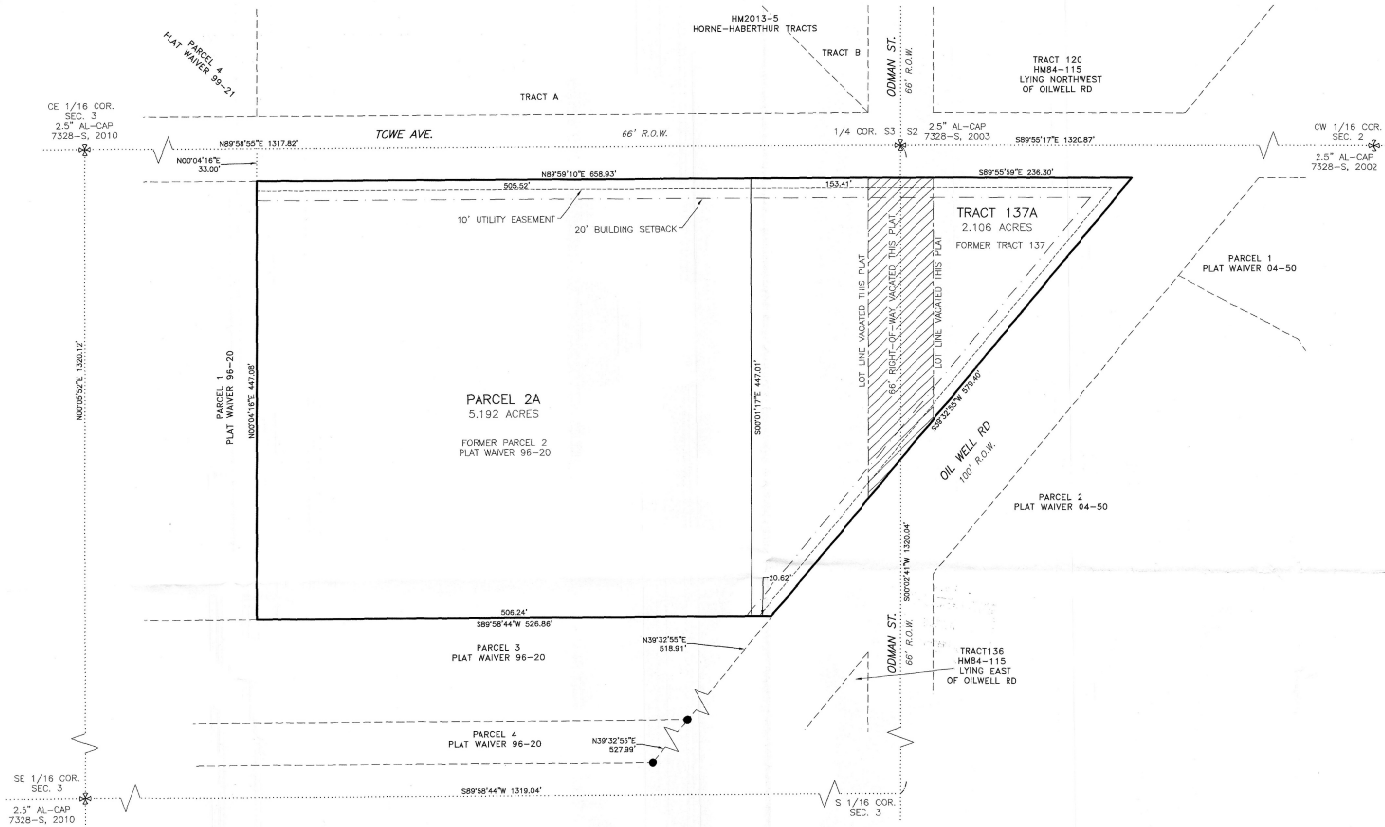
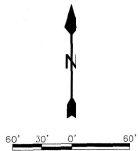
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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) or email planning@kpb.us.

Mailed 7/24/2026



KPB File 2026-077V
T 02S R12W SEC 02 AND SEC 03
Ninilchik



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.

KELLY R. WILLIAMS, OWNER PORTION TRACT 137
36575 SAINT ANDREWS RD.
KENAI, AK 99611

KEVIN R. WILLIAMS, OWNER PORTION TRACT 137
BOX 1170
KENAI, AK 99611

CHELSEA MONTIYA, OWNER PARCEL 2
14 EVELYN DR.
GRIDLEY, CA 95548

NOTARY ACKNOWLEDGMENT
FOR: KELLY R. WILLIAMS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT
FOR: KEVIN R. WILLIAMS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT
FOR: CHELSEA MONTIYA
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

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' ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT PER HM84-115.
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. VACATION OF A PORTION OF ODMAN STREET RIGHT-OF-WAY WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE VM/DO/TTTT.
5. 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.
6. KPB GIS DATA SHOWS THERE ARE NO ANADROMOUS WATERS, WETLANDS NOR STEEP SLOPES.

LEGEND

- ⊗ RECORD PRIMARY MONUMENT AS DESCRIBED
- RECORD 1/2" REBAR
- ⊙ TO SET RPC ON 5/8" X 36" REBAR BY LS14488
- (R1) RECORD DATA PER KX2010-39
- (R2) RECORD DATA PER KX2010-51

RIGHT-OF-WAY VACATED THIS PLAT

WASTEWATER DISPOSAL

TBD

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF VM/DO/TTTT.

AUTHORIZED OFFICIAL _____

DATE _____



KPB FILE NUMBER: 2026-OCO

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)506-7045

PLAT OF
WILLIAMS MEADOWS

A SUBDIVISION OF
THE NW1/4 SW1/4 SECTION 2 (TRACT 137, HM84-115) LYING
NORTH OF OILWELL RD. EXCLUDING STREETS & PARCEL 2, PLAT
WAIVER 96-20, RECORDED AT BOOK 255, PAGE 45, H.R.D., &
VACATING A PORTION OF ODMAN STREET RIGHT-OF-WAY

LOCATED WITHIN
THE NW1/4 SW1/4 SEC. 2, NE1/4 SE1/4 SEC. 3, T2S, R12W,
S.M., HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH,
ALASKA
CONTAINING 7.298 ACRES

OWNERS: KELLY R. WILLIAMS
36575 SAINT ANDREWS RD.
KENAI, AK 99611
KEVIN R. WILLIAMS
P.O. BOX 1170
KENAI, AK 99611

CHELSEA MONTIYA
14 EVELYN DR.
GRIDLEY, CA 95548

SCALE: 1" = 60'

DATE: MAY 27, 2026

DRAWN: BLT

CHECKED: JLS

SHEET: 1 OF 1

KPB 2026-077V