



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 5/18/2026 to vacate a public right-of-way in the Remote area. Area under consideration is described as follows:

Request / Affected Property: Vacates a 16,857 sq ft portion of the 60' wide Mountain Brook Rd right-of-way and associated utility easements abutting Lots 43-45, Lot 47, and Deed Parcel (BK 23 PG 985)

KPB File No. 2026-038V.

Petitioner(s) / Land Owner(s): James O Hopkins and Linda J Hedgecoth of Seldovia, AK.

Purpose as stated in petition: Mountain Brook Rd, practically speaking, is utilized as a shared private driveway that provides access to the Kenley's (Lots 41 & 42), and to Hopkins' shop property/materials site. The right of way vacation will not affect access to adjacent properties, as Kenley and Hopkins will still have direct access from the shortened right of way. There is no alternative access proposed, as Rocky Street is fully constructed and provides legal and physical access from north and south. Since the remainder of Mountain Brook Road will primarily be used by the owners of the proposed replat and the Kenley's, a turn around easement is being proposed in lieu of a cul-de-sac dedication. It is in the owner's interest to vacate this portion of the Mountain Brook Road right of way to maintain safe operation and necessary expansion of the materials extraction site.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, June 8, 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-notice>.

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.

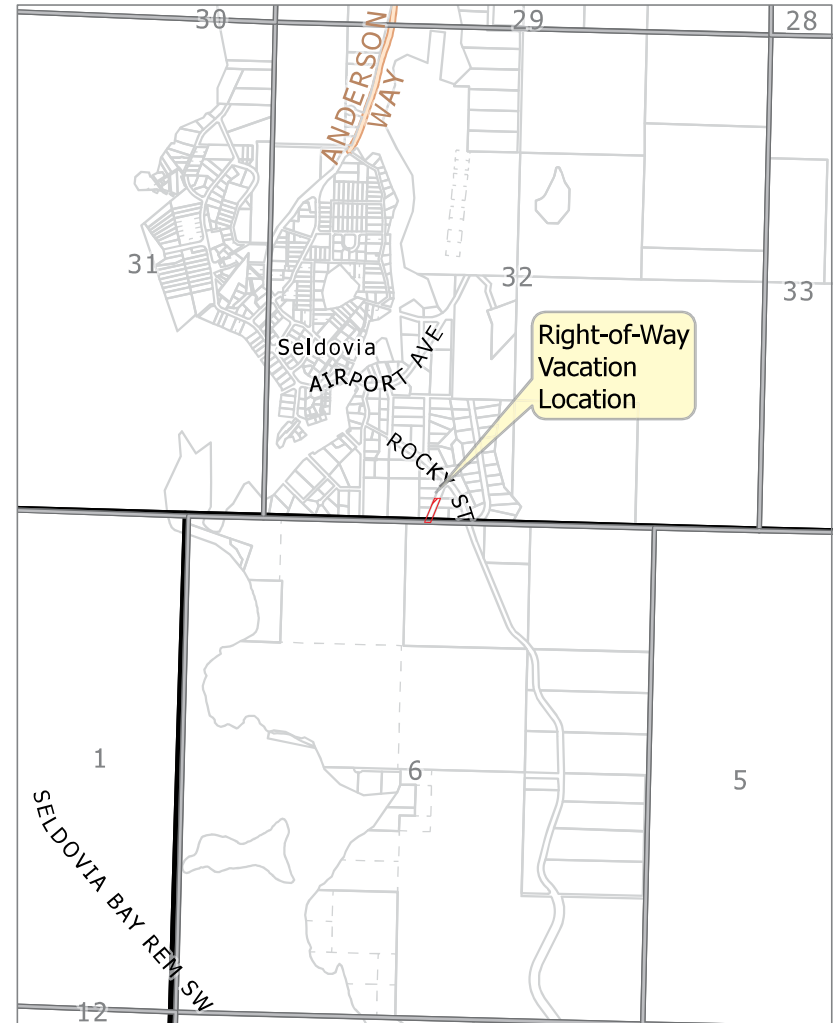
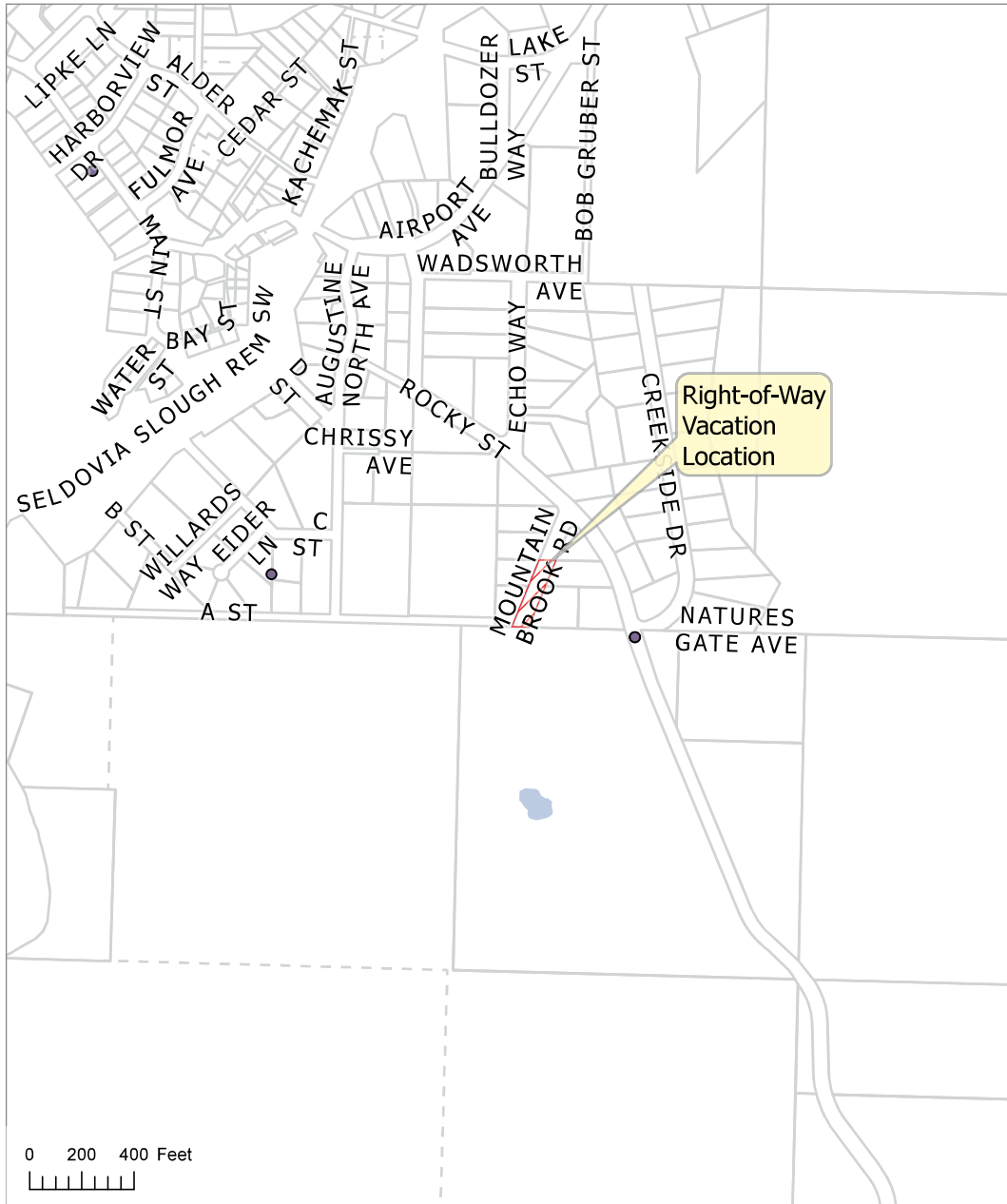
If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for

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 5/19/2026



KPB File 2026-038V
T08S R14W SEC32 & T09S R14W SEC06
Remote

**MOUNTAIN BROOK HEIGHTS
HOPKINS 2026 REPLAT
RIGHT-OF-WAY VACATION DIAGRAM**

A SUBDIVISION OF LOTS 43, 44, 45, 46, 47, AND 48, MOUNTAIN BROOK HEIGHTS SUBDIVISION, AMENDED (SL 92-4), LOCATED IN THE SE1/4 SW1/4 SEC. 32 T. 8 S., R. 14 W., & THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4), EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE KPB BY WARRANTY DEED RECORDED JULY 14, 1980 IN BK 23 PG 985, LOCATED IN THE NW1/4 NE1/4, SEC. 6 T. 9 S., R. 14 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

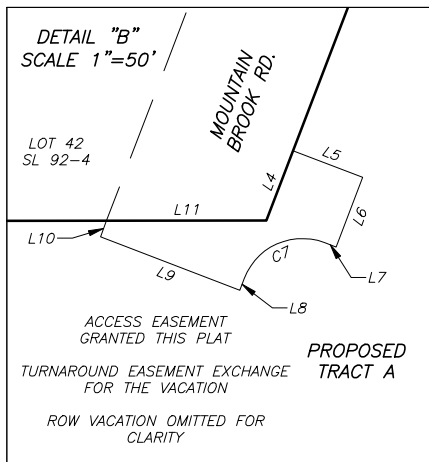
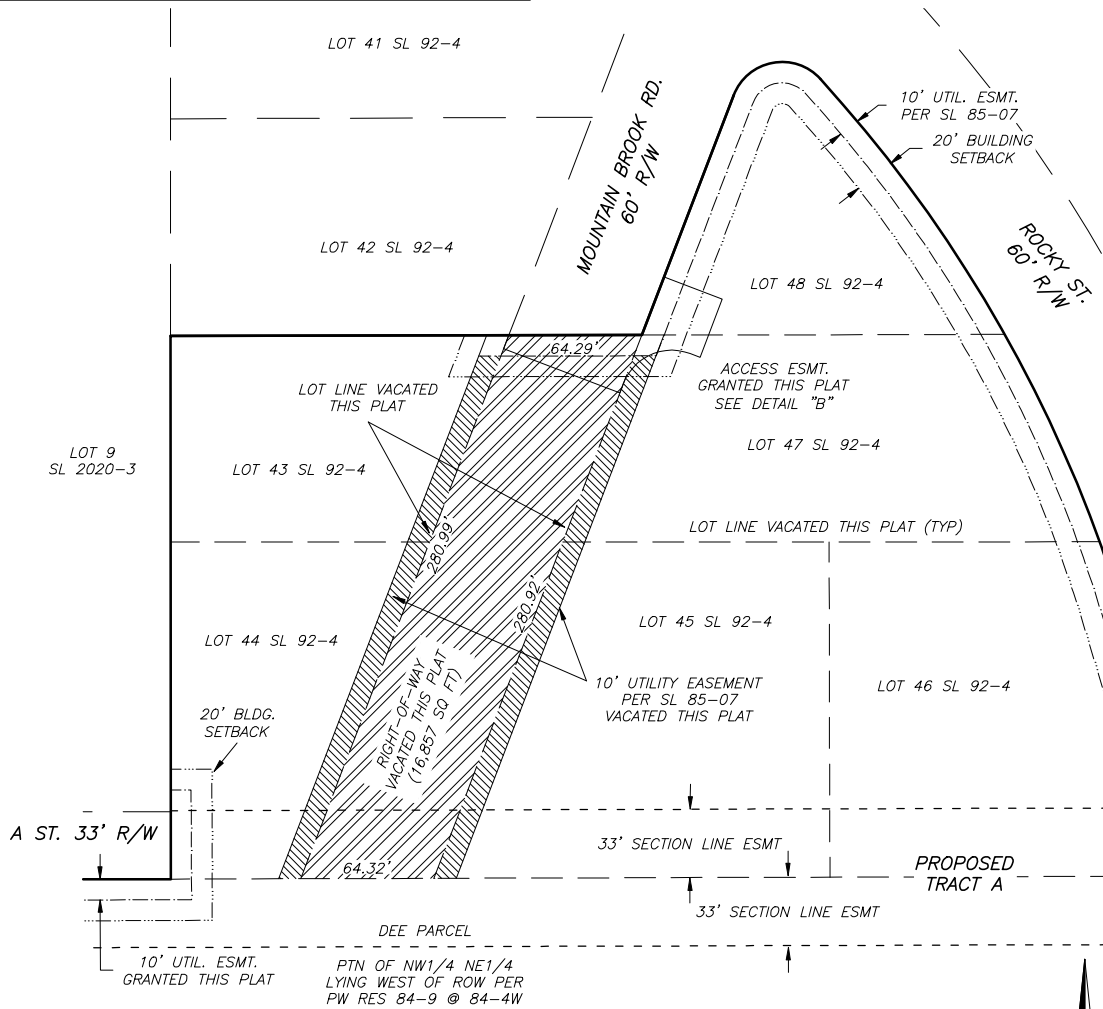
SEABRIGHT SURVEY + DESIGN

KATHERINE A. KIRSIS, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580
SEABRIGHTSURVEY@GMAIL.COM

DATE: 4/17/2026

JOB #2025-97



LINE #	LENGTH	BEARING
L4	30.00'	S20°56'32"W
L5	30.00'	N69°03'28"W
L6	30.00'	N20°56'32"E
L7	5.00'	S69°03'28"E
L8	5.00'	N20°56'32"E
L9	60.00'	S69°03'28"E
L10	6.91'	S20°56'32"W
L11	64.29'	S89°53'45"W

