



NOTICE OF PROPOSED UTILITY EASEMENT VACATION

Notice is hereby given that an application to vacate a utility easement in the Nikiski area was received on 11/17/2025 by the Planning Department of the Kenai Peninsula Borough.

In accordance with Chapter 20 of the Borough Code of Ordinances, all owners of properties within a 300-foot radius must be notified of the proposed vacation. According to Borough records, you are an owner of property within that radius or you are an affected party.

Request / Affected Property: Vacates two 20' wide utility easements (granted by KN 76-111) that begin 10' back from the Alexander Road right of way and proceed in a northerly direction, one beginning to the west of Hidden Valley Circle and ending near Corona Court cul-de-sac and one beginning to the east of Hidden Valley Circle and ending near Hidden Valley Circle cul-de-sac

KPB File No. 2025-143V1

Petitioner(s)/ Land owner(s): Robert & Deanna Whitcomb of Kenai, AK.

Purpose as stated in petition: Utility easements proposed for vacation are not in use. Existing utilities have been placed in other locations eliminating the need for the easements proposed for vacation.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, December 8, 2025** commencing at **7:30 p.m.**, 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-notice>.

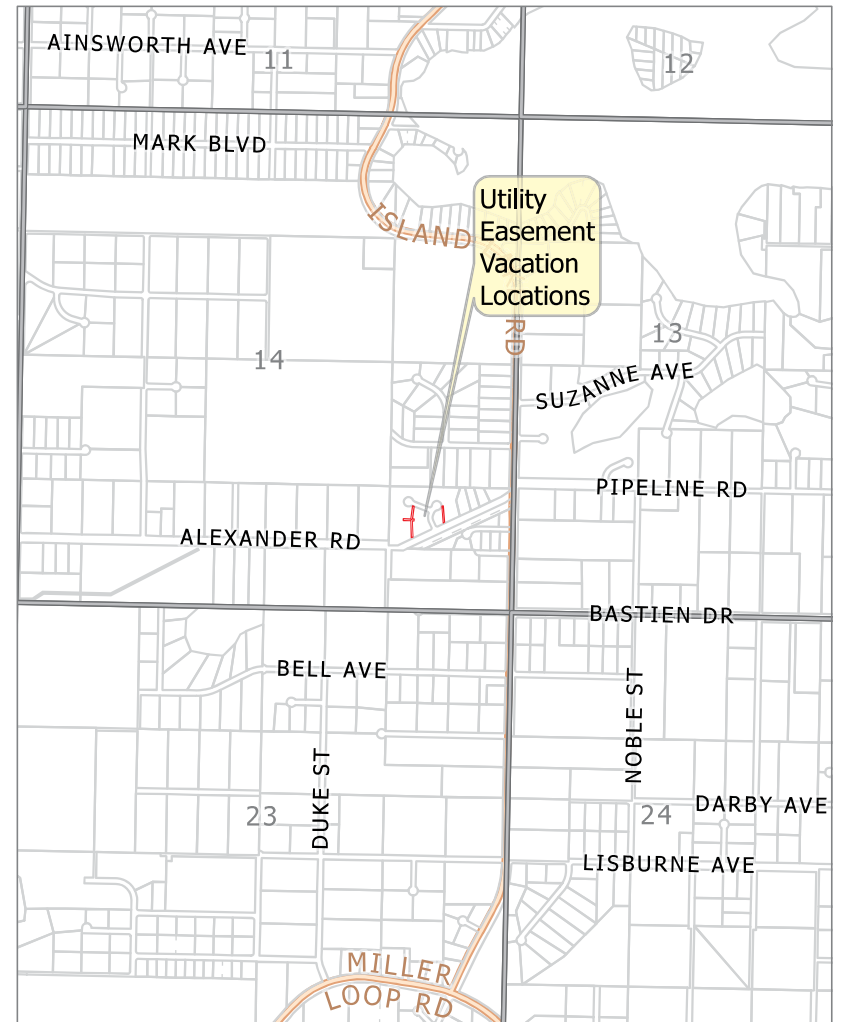
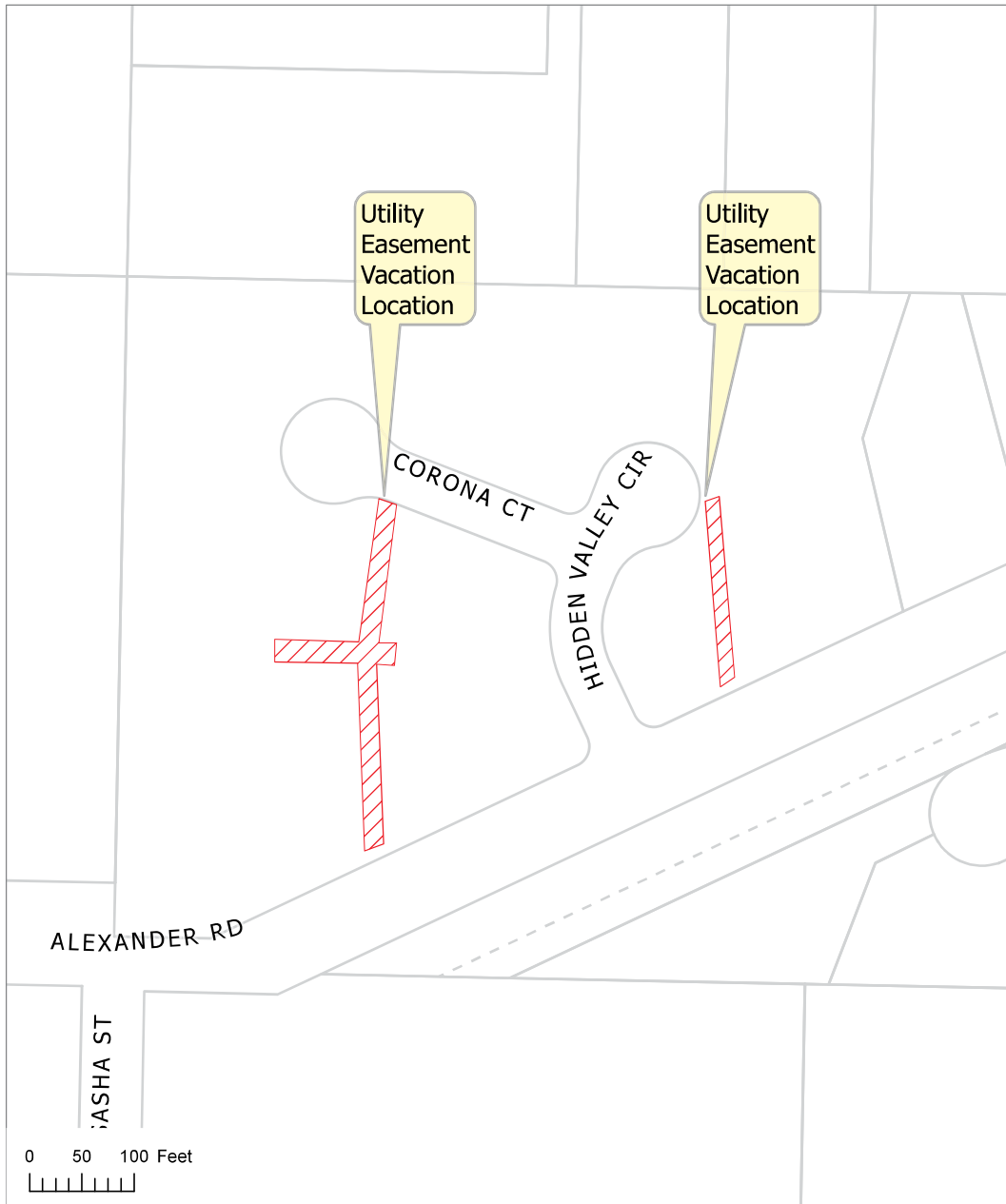
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, December 5, 2025**. The deadline to submit written

comments or documents does not impact the ability to provide verbal testimony at the public hearing.

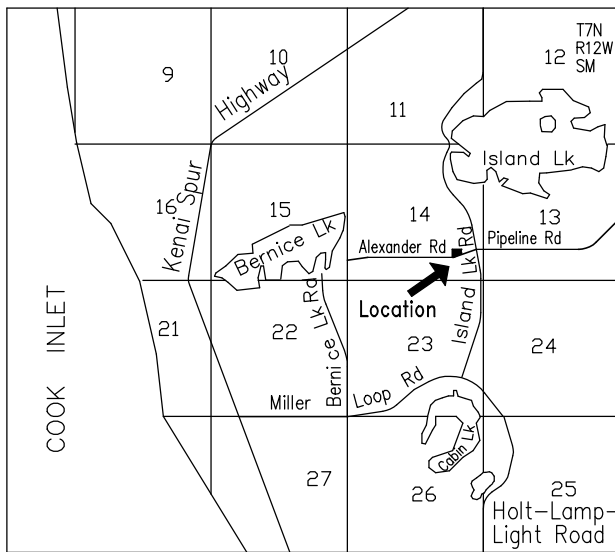
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

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 the Kenai Peninsula Borough).

Mailed 11/18/2025



KPB File 2025-143V1
T07N R12W SEC14
Nikiski



VICINITY 1" = 1 mile MAP

Stephens Subdivision Preliminary Whitcomb 2025 Replat Plat

Located in the SE 1/4 Section 14, T7N R12W, SM, Nikiski, Alaska
A vacation of Corona Ct & Hidden Valley Cir. ROWs and associated
utility easements and other utility easements indicated.
& Replat of Lot 5A Block 2 Stephens Subd. Whitcomb Replat, KRD 2023-53.
Kenai Recording District Kenai Peninsula Borough File 2025-143V

Prepared for

Robert & Deanna Whitcomb
P.O. Box 1475
Kenai, AK 99611

Prepared by

Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772

Scale 1" = 100'

Area = 8.231 acres

14 October, 2025

NOTE

Existing overhead power line shown is the centerline of a 30' wide
electrical easement, including guys and anchors, granted by this plat.

- indicates utility easement being vacated

