



## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 6/30/2026 to vacate a public right-of-way in the Seward area. Area under consideration is described as follows:

Request / Affected Property: Vacate the entire Eads Way right-of-way and portions of Balmat Street and Bardarson Lane as dedicated by Balmat Subdivision, plat SW 18

KPB File No. 2026-075V.

Petitioner(s) / Land Owner(s): James Unrein AKA James Daniel Unrein and Sheila Ruth Berticevich of Seward, AK.

Purpose as stated in petition: Vacate Eads Way and portions of Balmat Street and Bardarson Lane

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](mailto: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.

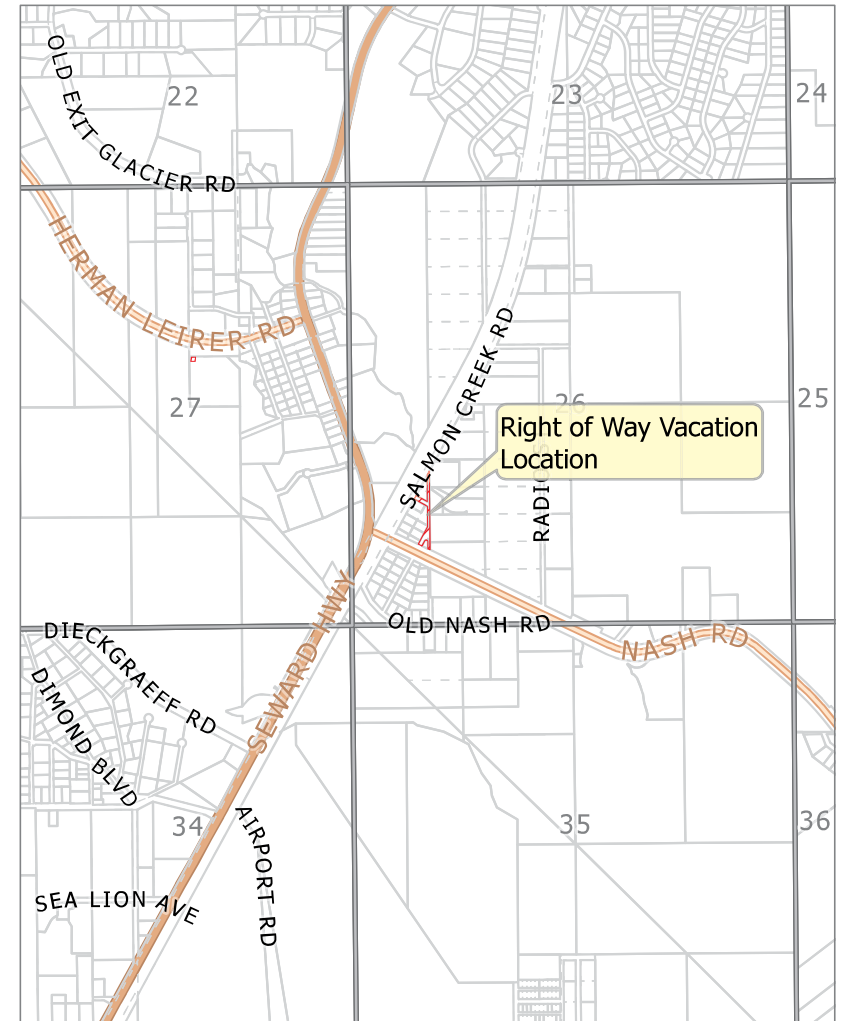
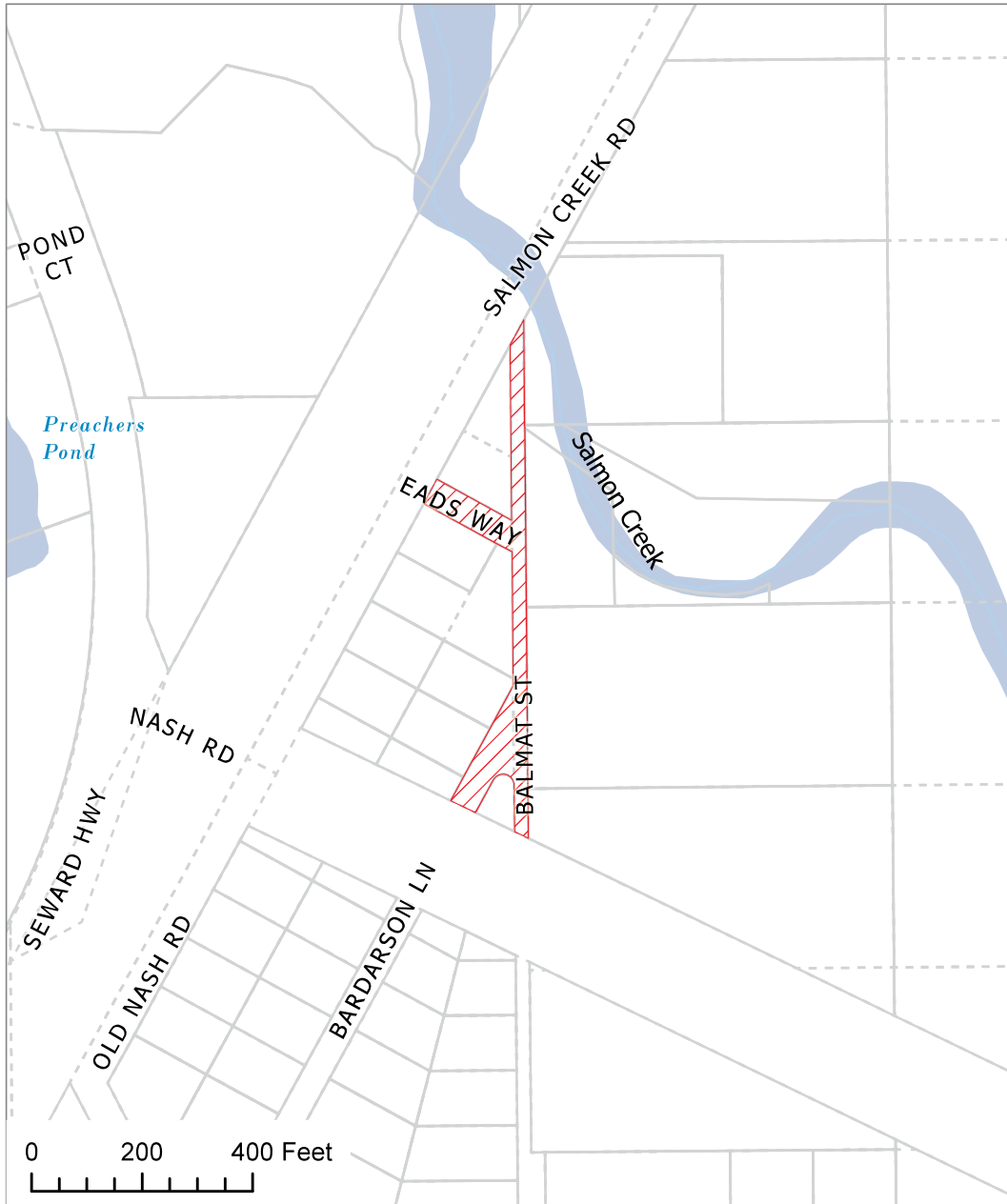
If the Planning Commission approves the vacation, the Borough Assembly has thirty days from that decision in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

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.

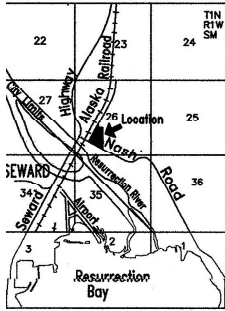
For additional information contact Sandee Simons ([ssimons@kpb.us](mailto:ssimons@kpb.us)) or Beverly Carpenter

(BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough) or email [planning@kpb.us](mailto:planning@kpb.us).

Mailed 7/24/2026



KPB File 2026-075V  
T 01N R01W SEC 26  
Bear Creek



VICINITY 1" = 1 mile MAP

# Unrein River Walk Preliminary Plat

A replat of Stewart Subd of Ole Martin Homestead, SWD 11, Block 4, deed parcels of Lot 5 and Lot 6, Lot 7 & Lot 8 (portion North of Nash Road), and Balmat Subd, SWD 18, Lots 1-5, 6 except portion conveyed to State of Alaska by SWD Book 340 Page 31, & Lots 23-27. Including a vacation of Eads Way, Balmat Street and Harderson Lane ROWs. Located in the SW 1/4 Section 26, T34N, R14W, S4E. Seward Recording District - Kenai Peninsula Borough

Prepared for

James Unrein  
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Seward, AK 99684

Sheila Ruth Berticevich  
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William H McInn  
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Prepared by

Johnson Surveying  
P.O. Box 27  
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(907) 882-5772

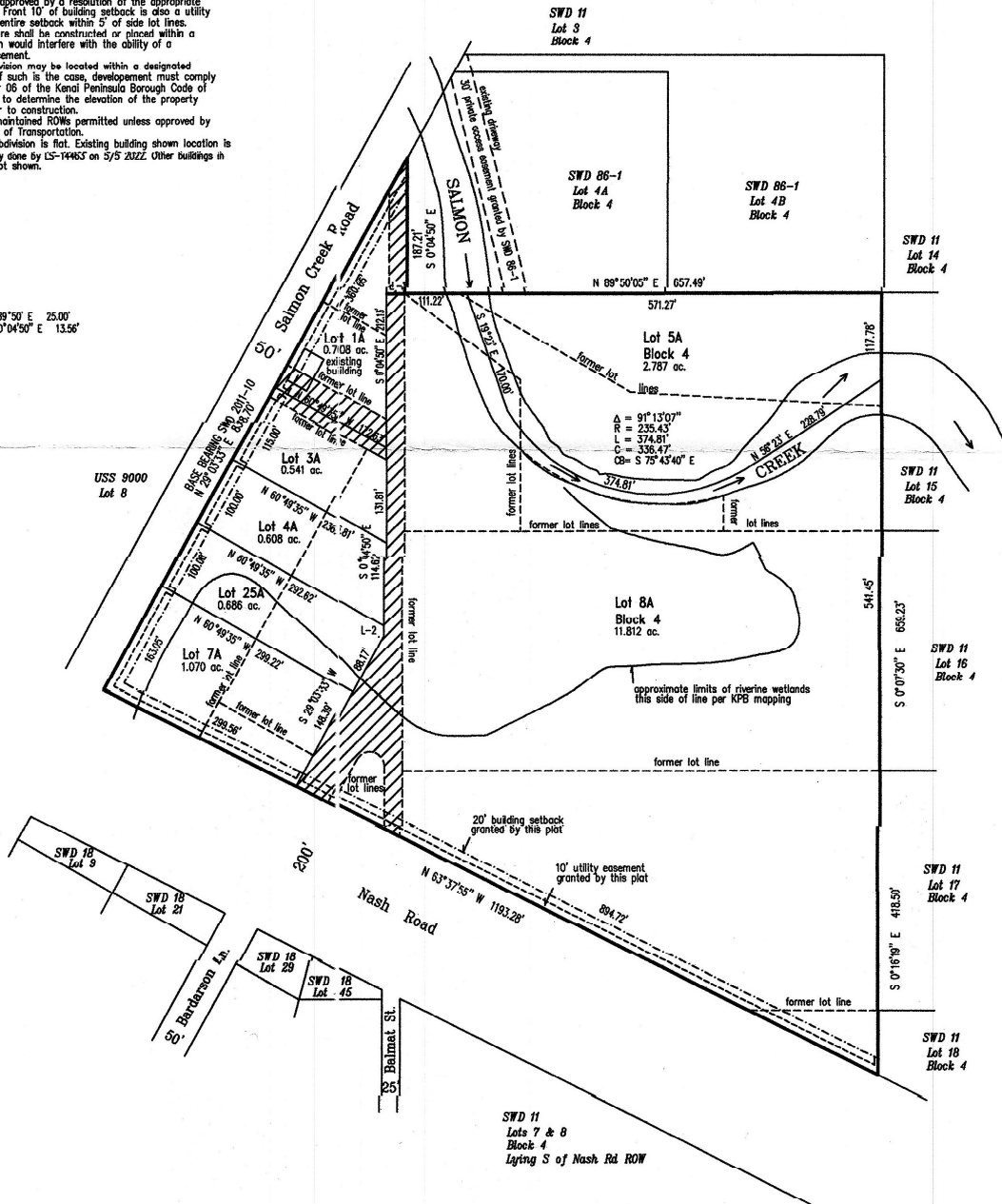
SCALE 1" = 100' AREA = 18.178 acres  
23 June, 2026

- Indicates ROW being vacated.

### NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' of building setback is also a utility easement, as is the entire setback within 5' of side lot lines.
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. Lots within this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
4. No access to state maintained ROWs permitted unless approved by State of Alaska Dept of Transportation.
5. Topography of the subdivision is flat. Existing building shown location is from an as-built survey done by 15-14463 on 5/5/2022. Other buildings in Eads Way ROW are not shown.

L-1 N 89°50' E 25.00'  
L-2 S 0°04'50" E 13.56'



**KPB 2026-075V**