



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 6/24/2025 to vacate a public right-of-way in the Sterling area. Area under consideration is described as follows:

Request / Affected Property: Vacates approximately 22,515 sq. ft. pertaining to a 10' right-of-way and cul-de-sac per Lake View Terrace #3, Phase 2 (KN1988-45) & 30' right-of-way per Steadman Subdivision (KN75-45)

KPB File No. 2025-097V.

Petitioner(s) / Land Owner(s): Scott W. Brown and Jacqueline Pannell of Soldotna, AK.

Purpose as stated in petition: Owner of Lot 6 Lake View Terrace #3 Phase 2 also owns Lot 9 Steadman Subdivision Jessica Addition. Herbert Way ROW bisects the two lots. The owner would like to consolidate the two lots. Herbert Way has no driveways or roads built inside of the ROW. There are no known utilities in the existing Herbert Way ROW. The terrain at the intersection of the existing Herbert Rd & St. Theresa rights-of-way has significant slope gradients (-29%) that present major challenges for standard road construction. Based upon preliminary site analysis and contour data, portions of the right-of-way exceed typical slope tolerances for road development, creating safety, engineering, and cost feasibility concerns. Owners have an agreement that the Herbert ROW vacated lands will be added to the parcels owned by Scott Brown..

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, July 14, 2025**, 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, July 11, 2025**. 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.

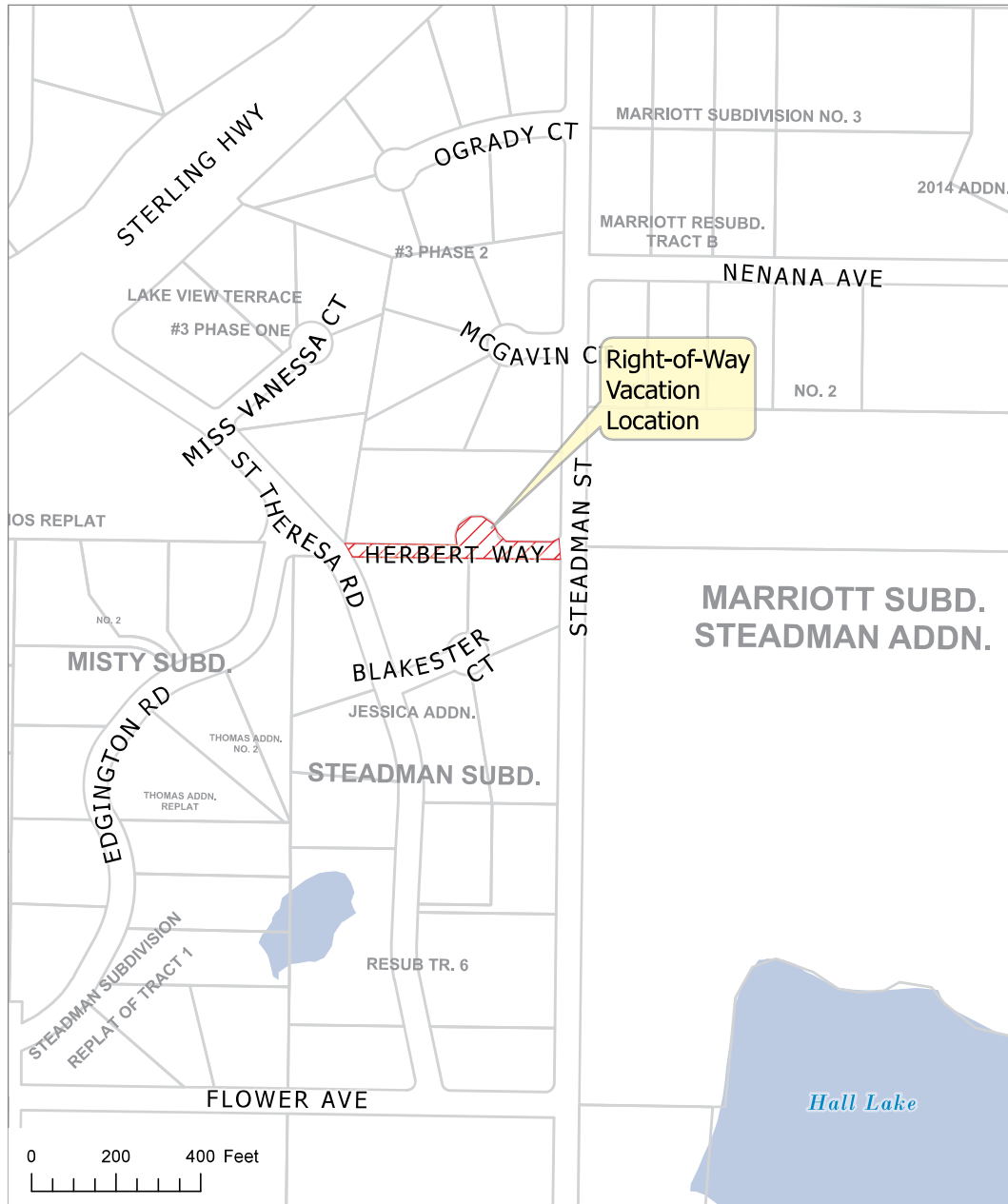
Mailed 6/25/2025



KENAI PENINSULA BOROUGH
Planning

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6/24/2025



KPB File 2025-097V
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Sterling

