

# **Planning Department**

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

# 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 culde-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.

<u>Purpose as stated in petition</u>: 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 <a href="https://us06web.zoom.us/j/9077142200">https://us06web.zoom.us/j/9077142200</a>. 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 <a href="https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices">https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices</a>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to <a href="mailto:planning@kpb.us">planning@kpb.us</a>, 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

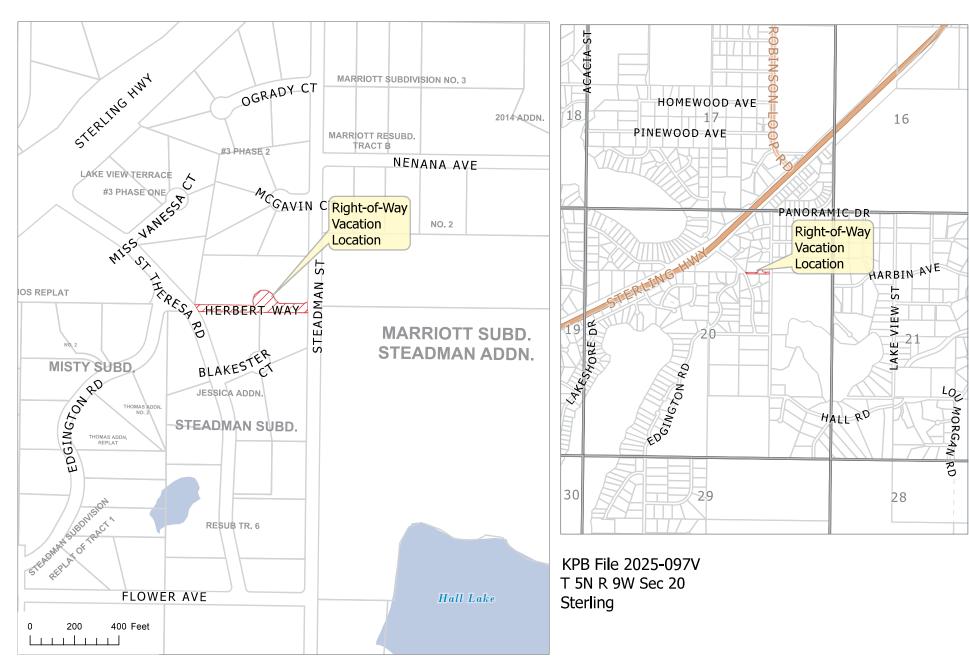
in which they may veto the Planning Commission approval. Denial of a vacation petition is a final act for which no further consideration shall be given by the Kenai Peninsula Borough.

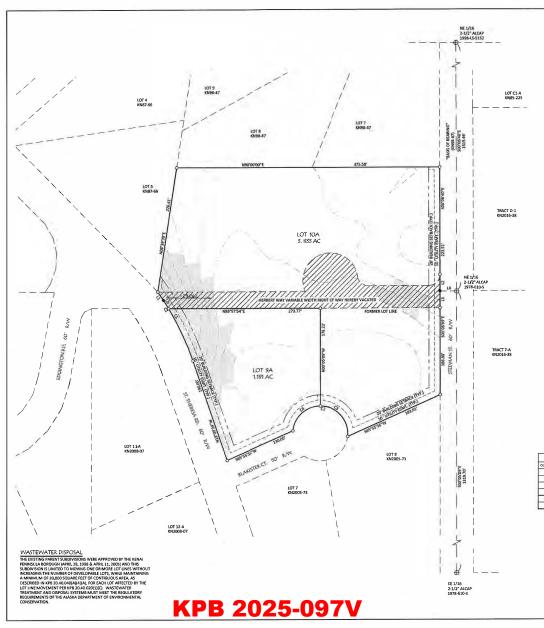
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <a href="https://kpb.legistar.com/Calendar.aspx">https://kpb.legistar.com/Calendar.aspx</a>. Use the search options to find the correct timeframe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

Vicinity Map 6/24/2025





#### LEGEND

FOUND 5/8" REBAR UNLESS NOTED

SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP IS-211269

CONTOUR INTERVAL = S' SLOPES GREATER THAN 20%

#### CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SCOTT W. BROWN OWNER LOT 6 LAKE VIEW TERRACE H3 PHASE 2 (KN98-47) & LOT 9 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73) 38232 BLAKESTER CT.
SOLDOTINA, AK 99669

### NOTARY'S ACKNOWLEDGEMENT

FOR: ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_\_ DAYOF \_\_\_\_, 2025

MY COMMISSION EXPIRES:\_

NOTARY PUBLIC FOR THE STATE OF ALASKA

#### CERTIFICATE OF OWNERSHIP

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JACQUELINE PANNELL OWNER LOT 10 STEADMAN SUBDIVISION JESSICA ADDITION (KN2005-73)

38272 BLAKESTER CT. SOLDOTNA, AK 99669

## NOTARY'S ACKNOWLEDGEMENT

FOR: ACKNOWLEDGED BEFORE METHIS

DAY OF . 2025 MY COMMISSION EXPIRES :

NOTARY PUBLIC FOR THE STATE OF ALASKA





#### NOTES

- BUILDING SET BACK- A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OFWAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
- THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
- 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.
- THIS PLAT MAY BE SUBJECT TO:
  A BLANKET EXCEMENT GRANTED TO HOMER LECTRIC ASSOCIATION RECORDED AUGUST 4, 1961 IN
  RESTRICTURE CONSMANTS RECORDED SEPTEMBER 22, 1998 IN BOOK 540 PAGE 843 KIRD. THE KENAL
  PRINISULA BOROUGH WILL NOT ENFORCE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER
  K89 21 AMORDIS.

CURVE TABLE								
URVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORDLENGTH		
CI	13"49"03"	504.90"	121.76	61.18"	N 25"55" 06" W	121.47		
co	179"59"45"	50.00	157.66	1376413.53"	N 84" 04'07" W	100.00		
сз	96"00"58"	50.00*	83.79"	55.55'	N 42" 04" 43" W	74.32"		
C4	83'58'48"	50.00	73.29'	45.00	5 47" 55" 24" W	66.90"		
cs	11748'54"	504.90"	104.12	52.24"	N 24" 55" 01" W	103.93		
C6	2,00,00	504.90"	17.65"	8.82"	N 31" 49'33" W	17.65'		

	LINE TABLE	
UNE A	EEARING	DISTANCE
u	N 34"04"39" W	18.10*
1.2	5 0°06'40" E	30.03*
13	5 0*05*09* E	30.00
L4	N 89'57'53" E	30.00

AUTHORIZED OFFICIAL





STEADMAN SUBDIVISION JESSICA ADDITION 2025 REPLAT SCOTT W. BROWN,OWNER 38252 BLAKESTER CT., SOLDOTNA, AK 99669

JACQUELINEPANNELL, OWNER 38272 BLAKESTERCT., SOLDOTNA, AK 99669

5.024 AC: M/L SITUATED IN THE W1/2 OF SECTION 20, TOWNSHIP S NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

MALANE Compliting for	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 458 SQLDOTNA, AK. 99469 VOICE: (807) 283-24218 FAX: (907) 283-3255 WMWMCLANECG, COM

VOICE: (907) 283-4218		ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 458 SQLDOTNA, AK. 99889	KPB File No. 2025-XXX	
	lo be	VOICE: (907) 283-4218 FAX: (907) 283-3265	Project No.	25201

252013 Project No.