

E. NEW BUSINESS

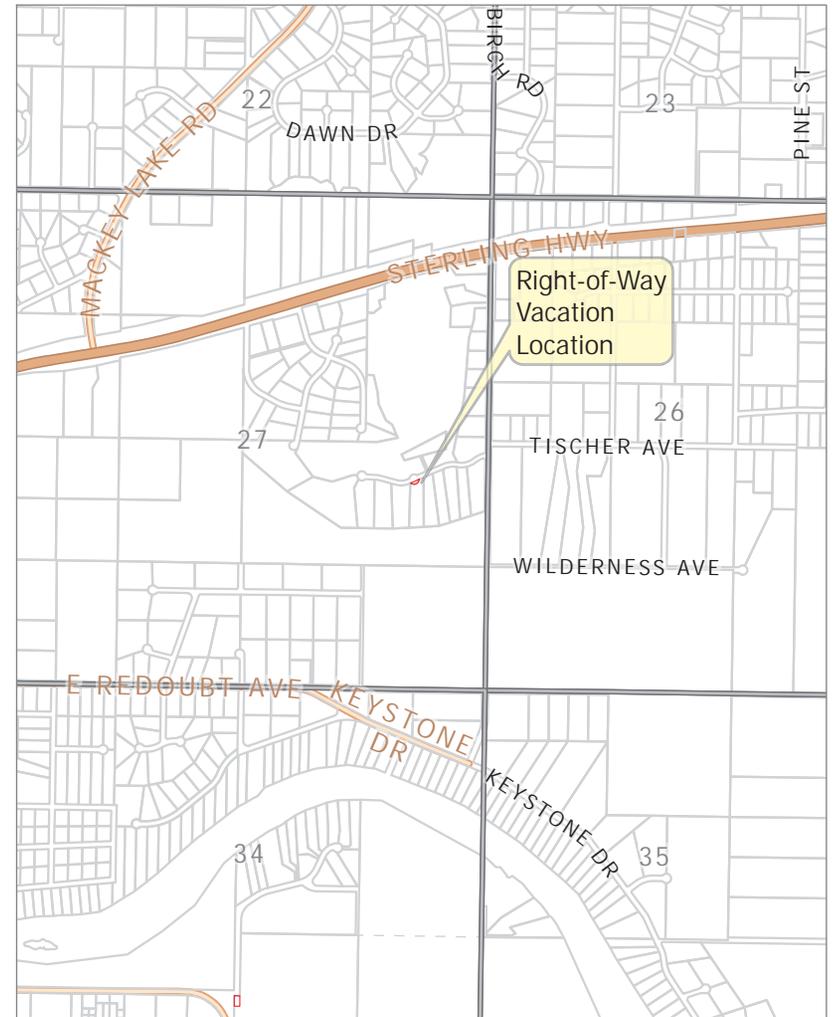
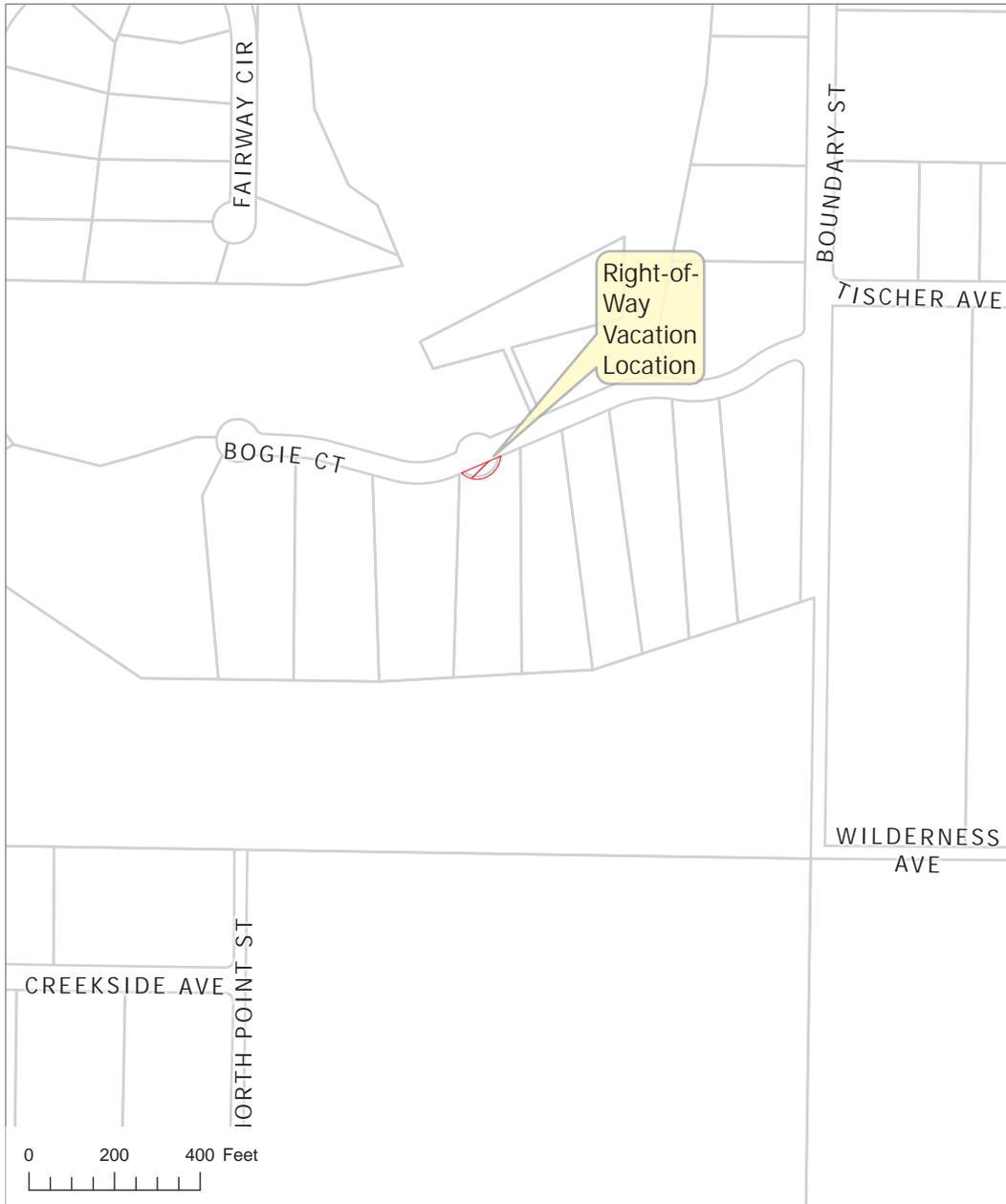
3. ROW Vacation; KPB File 2026-005V

McLane Consulting / Cowan

**Request: Vacates a portion of the Bogie Court ROW
& associated utility easement**

**Location: Lot 5-A, Replat of Lot 5 & 6 , Block 1 Golf
Acres Subdivision, Plat KN 79-84**

City of Soldotna



KPB File 2026-005V
T05N R10W SEC27
Soldotna

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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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.

TIMOTHY SHAUN COWAN
PO BOX 2676
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: TIMOTHY SHAUN COWAN
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2025
MY COMMISSION EXPIRES: _____

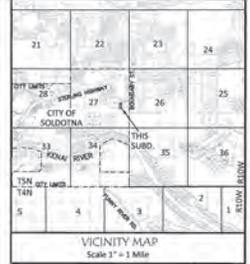
NOTARY PUBLIC FOR THE
STATE OF ALASKA

WASTEWATER DISPOSAL

THE SOLE PURPOSE OF THIS PLAT IS TO DEPICT AN AREA APPROVED FOR VACATION UNDER KPB CHAPTER 20.65 AS DESCRIBED IN KPB 20.60.035(A)(3). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



GRAPHIC SCALE
1" = 66.7L



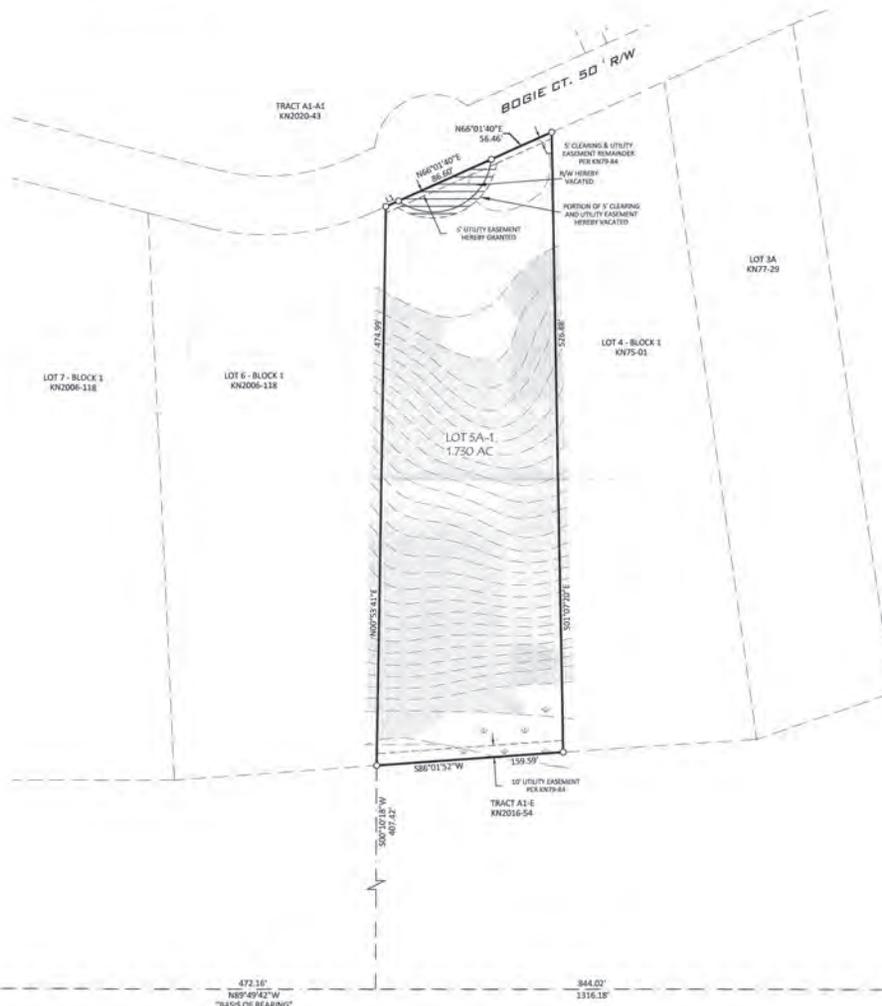
NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
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. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
4. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF BOBBIE COURT AND THE ASSOCIATED BUILDING SETBACK AT THE MEETING OF _____, 2025.
5. BUILDING SET BACK - A BUILDING SET BACK OF 20 FEET IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED.
6. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - 6.1. A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION JUNE 25, 1978, BOOK 71 PAGE 909, KRD. LOCATION NOT DRAWN.
 - 6.2. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 10, 1975, BOOK 58, PAGE 750, KRD. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170(B).

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- - - - DISCHARGE SLOPE PER KPB KWF WETLANDS ASSESSMENT
- CONTOUR INTERVAL = 5'
- ▨ SLOPES GREATER THAN 20%

LINE #	BEARING	DISTANCE
11	N.69°08'44"E	11.30'



⊕ SE 1/4
3-1/4" BRASS CAP
4725-S 1983

572.30'
N89°49'42"W
"BASIS OF BEARING"
(KN2016-54)

844.02'
1336.15'

S 1/16
2-1/2" BRASS CAP
630-S 1972

Plat # _____
 Rec. Date: _____
 Date: _____
 Time: _____



GOLF ACRES SUBDIVISION BOBBIE COURT VACATION
 REPLAT OF LOT 5A (REPLAT OF LOTS 5 AND 6 BLOCK 1 GOLF ACRES SUBDIVISION KN79-84) AND PORTION OF BOBBIE COURT 50' R/W
 OWNER:
 TIMOTHY SHAUN COWAN
 PO BOX 2676, SOLDOTNA, AK 99669
 1.730 AC. A/LJ SITUATED IN THE SE 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.080.

AUTHORIZED OFFICIAL _____

 ENGINEERING SURVEYING MAPPING P.O. BOX 488 SOLDOTNA, AK 99688 VOICE: (907) 283-5200 FAX: (907) 283-5202 WWW.MCLAINCO.COM	KPB File No. 2025-XXXX
	Project No. 252040
Scale: 1" = 50'	Date: NOV, 2025
Book: XX-XX	Drawn by: AHH

KPB 2026-005V

AGENDA ITEM E. NEW BUSINESS

ITEM #3 - RIGHT OF WAY VACATION

VACATE THE SOUTHERN PORTION OF BOGIE COURT CUL-DE-SAC BULB, INCLUDING ADJACENT 5-FOOT CLEARING EASEMENT, ADJACENT TO LOT 5A, BLOCK 1, AS DEDICATED BY PLAT KN 79-84

KPB File No.	2026-005V
Planning Commission Meeting:	February 9, 2026
Applicant / Owner:	Timothy Shaun Cowan of Soldotna, Alaska
Surveyor:	Andrew Hamilton, McLane Consulting Inc.
General Location:	Bogie Court off Boundary Street near Birch Ridge Golf Course, City of Soldotna
Legal Description:	BOGIE COURT, T 5N R 10W SEC 27 Seward Meridian KN 0790084 GOLF ACRES SUB RESUB OF LOTS 5 & 6 BLK 1 LOT 5A

STAFF REPORT

Specific Request / Purpose as stated in the petition:

Right-of-way Vacation: Southern portion of Bogie Court Cul-De-Sac per KN79-84 and KN 2006-118 with associated clearing easement per KN75-1 and 79-84. Proposed right of way vacation is approximately 1535 square feet.

Notification: The public hearing notice was published in the February 6, 2026 issue of the Peninsula Clarion and the February 5, 2026 issue of the Homer News as part of the Commission’s tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Soldotna

Post Office of Soldotna

Eight certified mailings were sent to owners of property within 300 feet of the proposed vacation. Five receipts had been returned when the staff report was prepared.

Ten public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska Dept. of Fish and Game
State of Alaska DNR
State of Alaska DOT
State of Alaska DNR Forestry
City of Soldotna
Emergency Services of Soldotna

Alaska Communication Systems (ACS)
ENSTAR Natural Gas
General Communications Inc, (GCI)
Homer Electric Association (HEA)

Legal Access (existing and proposed):

Bogie Court provides legal access to the subject parcel.

Boundary Street is a borough-maintained road connecting to the Sterling Highway between milepost 91.5 and 92, east of the Birch Ridge Golf Course. From the highway, Boundary Street runs south and intersects with Bogie Court going to the west. Bogie Court is a 50-foot-wide, city-maintained right-of-way that serves approximately twelve parcels and terminates in a cul-de-sac at the western end.

A partial cul-de-sac is located approximately 733.59 feet west of the Boundary Street intersection. The southern portion of this partial cul-de-sac is proposed for vacation by this petition. The affected parcel and all surrounding parcels will continue to have access via Bogie Court.

No section line easements exist within the portion of right-of-way proposed for vacation. No new dedications are proposed with this platting action.

Block length in this area is defined by the Sterling Highway to the north, Boundary Street to the east, Bogie Court to the south, and Long Drive and Fairway Circle to the northwest. Bogie Court, Long Drive, and Fairway Circle all terminate in cul-de-sacs. Due to these existing cul-de-sacs, the bluff to the south, and the golf course to the north, opportunities to modify right-of-way design to reduce block length are limited. The existing partial cul-de-sac provides some relief to block length on the south side.

KPB Roads Dept. comments	Out of Jurisdiction: Yes Roads Director: Uhlin, Dil Comments: City of Soldotna jurisdiction
SOA DOT comments	No response

Site Investigation:

Publicly available imagery indicates that the northern portion of the partial cul-de-sac has been constructed, while the southern portion is currently being used as a driveway providing access to the affected parcel.

KPB GIS contour data shows that the area proposed for vacation is relatively flat. A bluff is present on the subject parcel to the south.

According to KPB GIS wetlands mapping, wetlands classified as discharge slope are located along the southern boundary of the affected parcel. No wetlands are present within the portion of right-of-way proposed for vacation.

The parcel lies within the City of Soldotna and is subject to the requirements of the City's zoning code.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is within non-regulatory zone X-Unshaded, which is area of minimal flood hazard. Floodplain has no comment in regards to the vacation of the partial bulb. Plat that finalizes the vacation will need code required plat note, but no depiction.</p> <p>Flood Zone: X (unshaded) Map Panel: 02122C-0910F In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
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Staff Analysis:

In 1975, Golf Acres Subdivision (KN 75-1) dedicated Bogie Court as a 900-foot-long right-of-way terminating in a 50-foot-radius cul-de-sac. The plat included a 5-foot clearing or underground utility easement along Bogie Court and a 10-foot utility easement along the rear boundary of Lot 5. At the time of approval, the Planning Commission granted an exception to the maximum cul-de-sac length requirement of 500 feet (former KPB 20.15.075).

In 1979, Plat KN 79-84 realigned the cul-de-sac bulb, creating Lots 5-A and 6-A and establishing the current cul-de-sac configuration. The plat granted a 5-foot clearing easement adjacent to the new reconfigured cul-de-sac and carried forward the 10-foot utility easement along the rear boundary of Lot 5-A.

In 2006, Plat KN 2005-57 (later amended and re-recorded as KN 2006-118) opened and extended Bogie Court from approximately 900 feet to approximately 1,300 feet. This extension created an open cul-de-sac in the middle of Bogie Ct and a closed cul-de-sac to the west. The Soldotna City Council and the Plat Committee granted an exception to the right-of-way width for Bogie Court; however, cul-de-sac length was not addressed at that time. The Plat Committee granted an exception to KPB 20.30.160 Block Length Requirement at the time also.

The golf course and surrounding area have undergone multiple subdivisions, with associated plats granting or carrying forward exceptions to KPB requirements related to cul-de-sac length, block length, and right-of-way width. The most recent plat of the golf course, Golf Acres Meyer Addition (KN 2020-43), continued the exceptions to KPB 20.30.100, KPB 20.30.120, and KPB 20.30.170.

The presence of the golf course to the north, the bluff to the south, and the existing cul-de-sacs significantly limits the feasibility of meeting block length standards or proposed street layout.

No future development is proposed at this time.

On December 3, 2025, the City of Soldotna Planning and Zoning Commission recommended approval of Resolution PZ2025-01 for the Preliminary Plat Golf Acres Subdivision Bogie Court Vacation. The proposed plat includes a 5-foot utility easement adjacent to Bogie Court.

The City Council will consider the vacation at an upcoming meeting within thirty days. If approved, the Golf Acres Subdivision Bogie Court Vacation plat will finalize the right-of-way vacation. The plat will be scheduled for review by Plat Committee following the City Council consideration.

Staff recommends that the proposed plat finalizing the vacation include the following:

- An exception request to KPB 20.30.100(A) Cul-de-sac length.
- An exception request to KPB 20.30.170 Blocks-Length Requirements.
- Carry forward the exception to KPB 20.30.120 (A) as granted by the parent plat.

20.65.050 – Action on vacation application

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;

Surveyor comments: The turnaround has not been developed and primarily encompasses the driveway of the petitioner.

Staff comments: Publicly available imagery indicates that the northern portion of the partial cul-de-sac has been constructed, while the southern portion is currently being used as a driveway providing access to the affected parcel.

2. A road is impossible or impractical to construct, and alternative access has been provided;
Surveyor comments: Primary access to this land is Bogie Court. There is an additional cul-de-sac roughly 550 feet to the west via KN 2006-118. This cul-de-sac has been built and is suitable as a turnaround.

Staff comments: Bogie Court is a 50-foot-wide, city-maintained right-of-way that serves approximately twelve parcels and terminates in a cul-de-sac at the western end. The area proposed for vacation is relatively flat. A bluff is present on the subject parcel to the south. Wetlands classified as discharge slope are located along the southern boundary of the affected parcel. No wetlands are present within the portion of right-of-way proposed for vacation.

3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
Surveyor comments: There are no known utilities in the portion of Right of Way to be vacated or the associated utility/clearing easements. Utility easement will be rededicated accordingly so that it is parallel to the proposed right of way line. City of Soldotna streets and maintenance manager is supportive of vacating the cul-de-sac. CES Fire Marshal has approved of vacation.

Staff comments: The affected parcel and all surrounding parcels will continue to have access via Bogie Court. The proposed plat should increase the utility easement along Bogie Court to match the 10' utility easement granted by KN2006-118, carry forward the 5' clearing easement where appropriate and carry forward the 10-foot utility easement on the rear boundary of the lot.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;
Surveyor comments:

Staff comments: The proposed vacation on the south does not provide access to a public interest, no equal or superior access is needed to be supplied.

5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;
Surveyor comments: All surrounding parcels remain with legal access via Bogie Court. There is an additional cul-de-sac at the end of Bogie Court roughly 550 feet to the west.

Staff comments: All existing parcels have current legal access and the proposed vacation will not limit that access.

6. Other public access, other than general road use, exist or are feasible for the right-of-way;
Surveyor comments:

Staff comments: No proposed future development is planned.

7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.
Surveyor comments: City of Soldotna streets and maintenance manager is supportive of vacating the cul-de-sac.

Staff comments: Utility agencies provided no objections or no response was received.

8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.

Staff comments: The golf course and surrounding area have undergone multiple subdivisions, with associated plats granting or carrying forward exceptions to KPB requirements related to cul-de-sac length, block length, and right-of-way width. The presence of the golf course to the north, the bluff to the south, and the existing cul-de-sacs significantly limits the feasibility of meeting block length standards or proposed street layout.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

KPB department / agency review:

Addressing	<p>Reviewer: Pace, Rhealyn Affected Addresses: 1045 Bogie Court</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: Bogie Court</p> <p>Existing Street Name Corrections Needed: All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: No comment</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required</p>
Assessing	<p>Reviewer: Windsor, Heather Comments: No comment</p>
City of Soldotna	No comments

Utility provider review:

HEA	No comments
ENSTAR	No response
ACS	No objections
GCI	No response

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB File No. to 2026-005

- Include a label for the block number on the lot.
- Modify the easement labels and reference corresponding sources:
 - 10-foot utility easement on rear of lot KN 75-1
 - Front of lot, 5-foot easement remainder: 5' Clearing easement east of bulb per KN75-1, 10' Utility Easement west of bulb per KN2006-118,
 - Easement to be vacated with bulb: 5-foot clearing easement (KN 79-84).
 - Include label of total area to be vacated (approximately 1,535 square feet).

RECOMMENDATION:

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by Soldotna City Council.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
3. Grant utility easements requested by the Soldotna City Council and utility providers.
4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).

KPB 20.65.050 – Action on vacation application

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.**
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.**
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.**
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.**

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.

- *Focus Area: Energy and Utilities*

- *Objective A - Encourage coordination of residential, commercial, and industrial development with extension of utilities and other infrastructure.*
 - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
 - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
 - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
 - *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
 - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

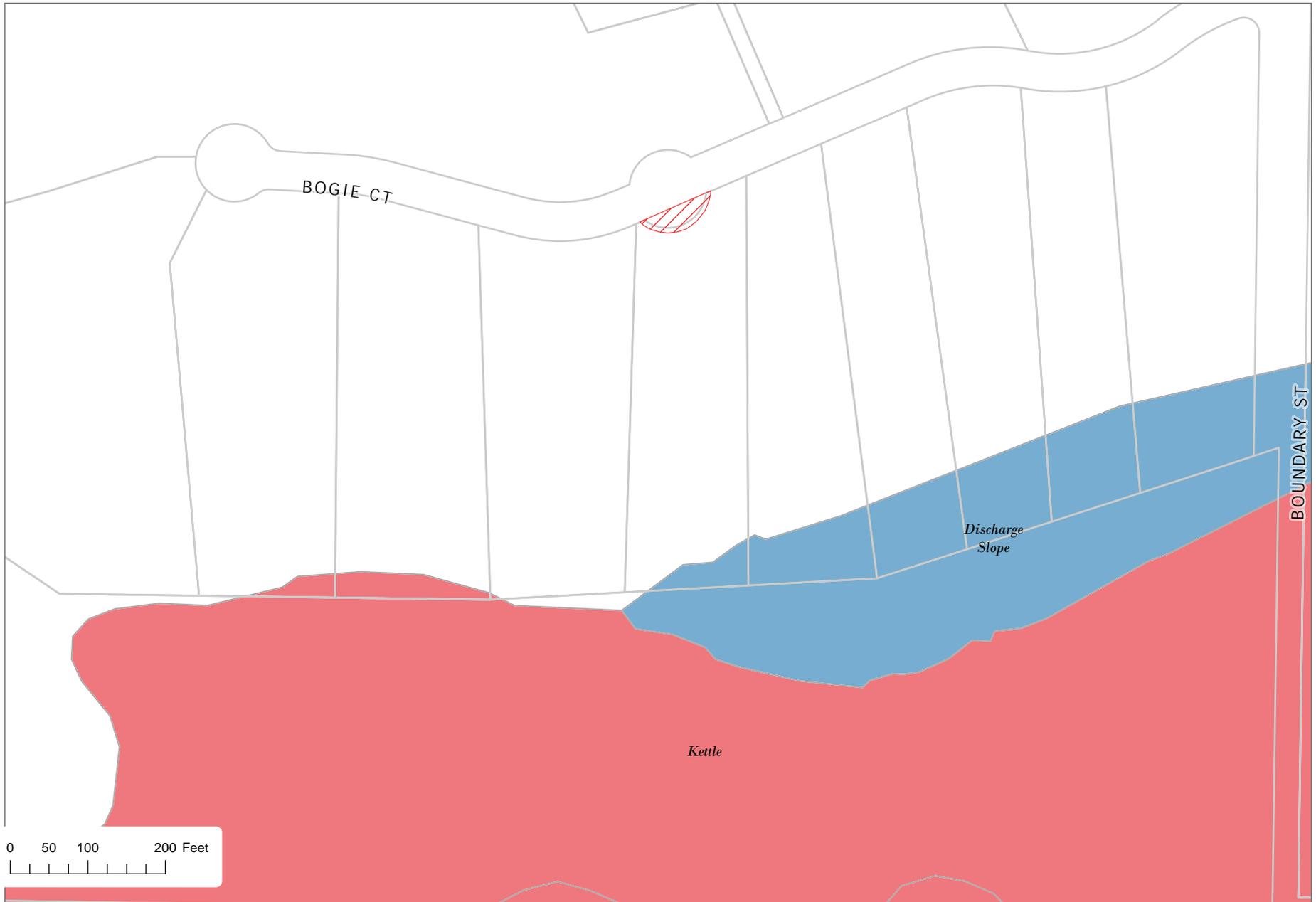
Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough

- *Focus Area: Transportation*
 - *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
 - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
 - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

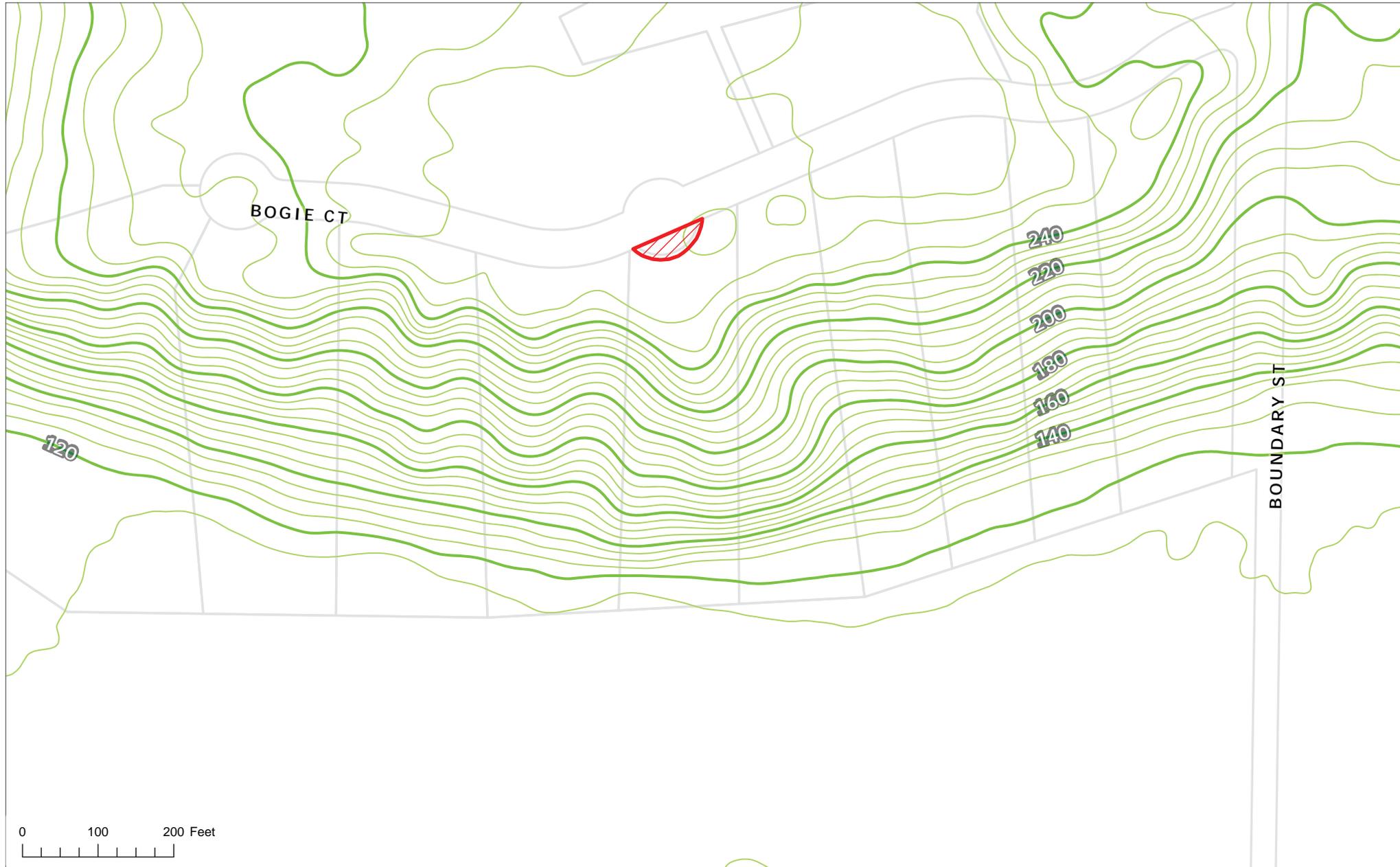
END OF STAFF REPORT



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WASTEWATER DISPOSAL

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater disposal system for use on lots in this subdivision are included in the Engineer's Subdivision and Sales Report and are available from the Keno Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered to practice in Alaska and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

JANCA CE 1867 24 August
 Stan A. Malone C.E. 7583 AK Date

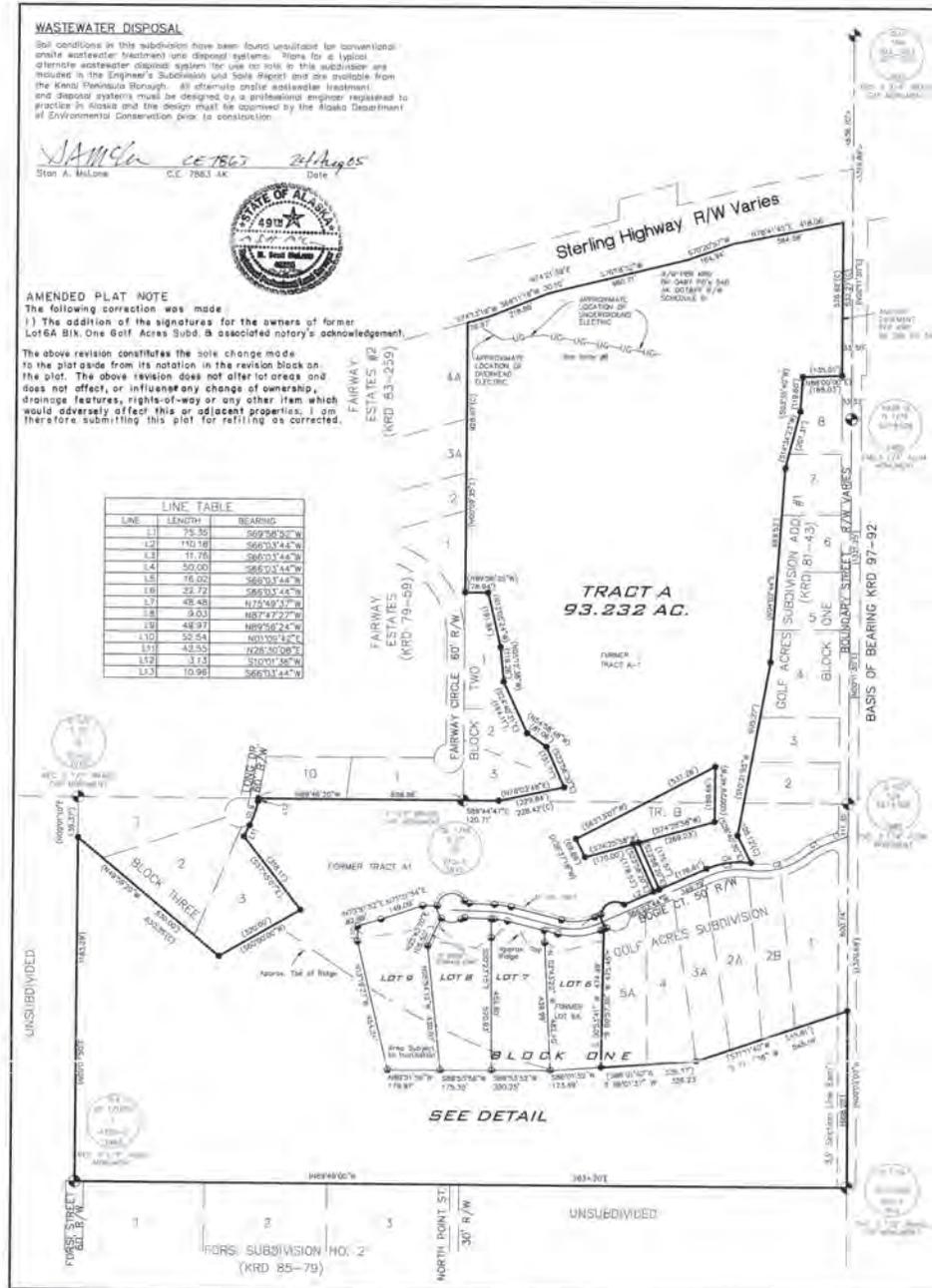


AMENDED PLAT NOTE

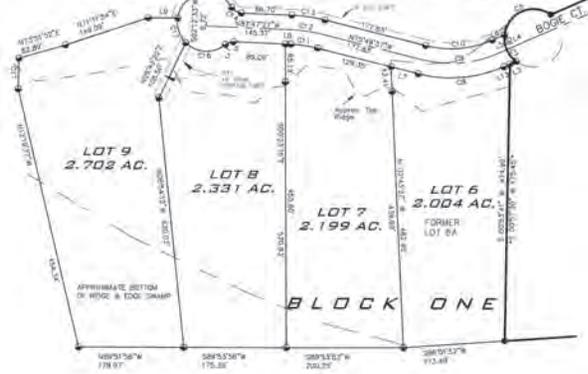
The following correction was made:
 1) The addition of the signatures for the owners of former Lot 6A Birch One Golf Acres Subd. & associated notary's acknowledgment.

The above revision constitutes the sole change made to the plat grade from its notation in the revision block on the plat. The above revision does not alter lot areas and does not affect, or influence any change of ownership, drainage features, rights-of-way or any other item which would adversely affect this or adjacent properties. I am therefore submitting this plat for recording as corrected.

LINE	LENGTH	BEARING
L1	75.30	S69°54'22"W
L2	170.18	S66°33'44"W
L3	11.76	S66°33'44"W
L4	50.00	S66°33'44"W
L5	16.02	S66°33'44"W
L6	22.72	S66°33'44"W
L7	48.40	N174°59'37"E
L8	9.03	N87°42'27"W
L9	48.97	N89°56'24"W
L10	32.54	N01°05'42"E
L11	42.35	N26°30'08"E
L12	3.13	S10°01'36"W
L13	10.99	S66°33'44"W



DETAIL SCALE 1" = 100'



LEGEND

- Primary monument of as described
- 1/2" rebar of rebar
- Set 5/8"x30" rebar with 2" diam. diam. 506 1929-5
- | Derived from data of record (KRD 81-43)
- | Derived from data of record (KRD 75-1)
- | Data from Moore Rea survey of 4/1-27/72
- ▲ Derived from data of record (88-84)
- ▲ Derived from data of record (79-84)
- (C) Computed REC. SHOWS 790. FOUND

NOTES

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access in state mentioned ROWS permitted unless essential which would interfere with the utility of a utility to use the easement.
- 3) No permanent structure shall be constructed or placed within or adjacent to any easement which would interfere with the utility of a utility to use the easement.
- 4) A partial survey measurement error was granted by the Keno Peninsula Borough Planning Commission at the meeting of November 10, 1997.
- 5) This plat was prepared from data of record (Keno Recording District Plat No. 83-256, 79-56, 88-44, 81-43, 75-1 and 97-82) Additional data furnished from boundary survey conducted April 1-27, 1972 by Malone. No additional field survey work conducted this date except for Lots 6 thru 9 Block One.
- 6) Existing powerlines and the centerline of a 20 foot wide overhead and 15 foot wide (underground) electrical distribution easement.
- 7) The least 10 foot along state all rights of ways and the least 20 foot along rights of ways within 5 feet of the side lot line is utility easement.
- 8) The Keno Peninsula Borough Planning Commission granted an exception to KRD 20.20.110 Minimum right of way width for Block One at the meeting of June 28, 2004.
- 9) Covenants, Conditions and Restrictions which may affect this subdivision are recorded in Book 198 Page 494-500.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	74.66	250.00	170°06'39"	37.61	S91°32'53"E	74.98
C2	196.78	250.00	45°03'56"	103.81	N25°23'11"E	191.74
C3	139.22	250.00	31°44'26"	71.47	S82°00'57"W	137.43
C4	155.87	275.00	34°28'30"	85.09	S62°17'56"W	153.78
C5	104.72	50.00	119°29'43"	86.89	S63°04'19"W	86.60
C6	26.19	50.00	100°01'38"	13.40	S08°50'56"E	25.99
C7	26.19	50.00	100°01'38"	13.40	S38°46'15"E	25.88
C8	140.68	225.00	38°06'36"	77.77	N85°27'43"E	148.83
C9	133.03	200.00	38°06'36"	69.06	N85°27'43"E	130.59
C10	116.40	175.00	38°06'36"	60.45	N85°27'43"E	114.27
C11	46.38	225.00	117°32'00"	23.58	N81°48'32"W	46.90
C12	32.30	250.00	117°32'00"	26.20	N81°48'32"W	32.51
C13	37.42	275.00	117°32'00"	28.82	N81°48'32"W	37.37
C14	16.84	30.00	56°50'39"	10.82	S59°22'08"E	16.04
C15	14.78	30.00	57°22'16"	7.75	S71°01'26"W	14.48
C16	74.27	50.00	85°04'32"	48.81	S87°36'25"E	67.83
C17	46.45	50.00	53°17'28"	25.00	S18°26'17"E	44.79
C18	123.94	50.00	140°27'45"	140.72	S28°36'49"W	94.23
C19	94.89	330.00	167°28'42"	47.78	N18°15'52"E	94.57

NOTARY'S ACKNOWLEDGEMENT
 I, Notary Public for the State of Alaska
 Timothy S. Cowan and
 Patricia S. Cowan
 Subscribed and sworn before me this
 24th day of December, 2008.
 My commission expires 2/16/10
 Notary Public for the State of Alaska



CERTIFICATE OF OWNERSHIP AND DEDICATION
 We hereby certify that we are the owners of the real property shown and described herein and we hereby accept this plan of subdivision and by law that we consent dedicate all rights-of-way and public areas to public use and grant all easements to the use shown.
 We further certify that Deed of Trust affecting this property do not contain restrictions which would prohibit this subdivision, or require signatures and approval of some persons.
 Patricia S. Cowan Myra K. Cowan
 Timothy S. Cowan Jennifer S. Cowan
 Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGEMENT
 I, Notary Public for the State of Alaska
 Patricia S. Cowan and
 Myra K. Cowan
 Subscribed and sworn before me this
 24th day of August, 2008.
 My commission expires 2/16/10
 Notary Public for the State of Alaska



PLAT APPROVAL
 This plat was approved by the KENA PENINSULA BOROUGH PLANNING COMMISSION at the meeting of
 June 28, 2004.
 KENA PENINSULA BOROUGH by
 Notary Public

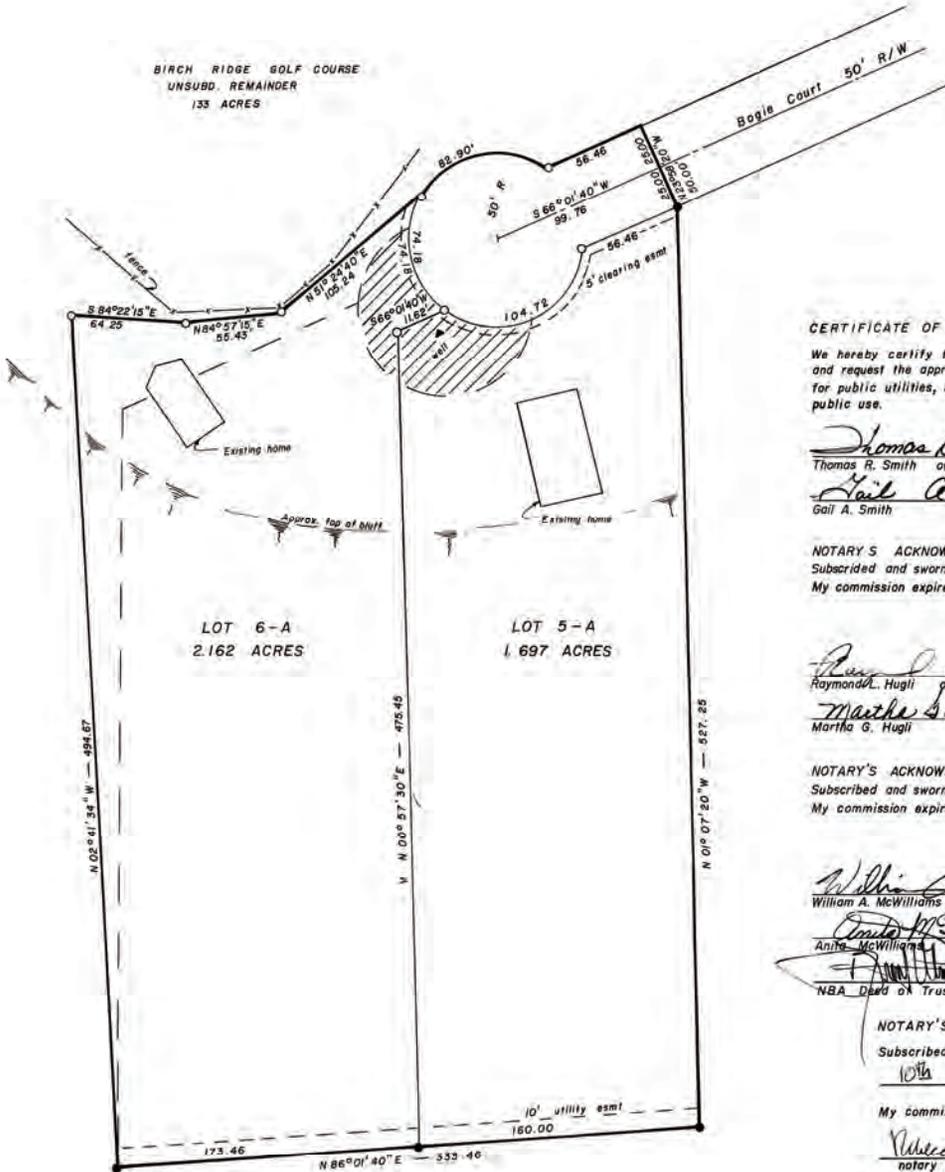
2006-116
 KENAI REC DIST 20
 Date 12-21-08
 Time 2:12 PM
 Address INCLARE



AMENDED GOLF ACRES SUBDIVISION BIRCH BLUFF ADDITION
 A Resubdivision of Tr. A-1 and Lot 6A Golf Acres Subdivision (KRD 97-92 and KRD 79-84)
 Plat and Myra Cowan
 P.O. Box 528
 Soldotna, AK 99669 LOCATION
 103.199 AC. M.A. SITUATED IN THE E 1/3 OF SEC 27, 15W, 104N, 36E, AK AND THE CITY OF SOLDOTNA, THE KENA PENINSULA BOROUGH IN THE KENAI RECORDING DISTRICT.

McLane Consulting Inc.
 10317 103rd Avenue, Suite 200
 Soldotna, AK 99669
 Phone: 907-261-1400 FAX: 907-261-1401
 Email: info@mcclanec.com Website: www.mcclanec.com

BIRCH RIDGE GOLF COURSE
UNSUBD. REMAINDER
133 ACRES



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Thomas R. Smith
Thomas R. Smith owners unsubs. remainder, 8340 E. Chapparral, Scottsdale, Ariz. 85251
Gail A. Smith
Gail A. Smith

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 20th day of MARCH, 1979
My commission expires Sept. 19, 1981
Rebecca B. McLane
Notary Public for Alaska

Raymond L. Hugli
Raymond L. Hugli owners Lot 6, 210 4th Ave. Seward, Ak. 99664
Martha G. Hugli
Martha G. Hugli

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 20 day of APRIL, 1979
My commission expires 1-22-83
Devi A. Steyer
Notary Public for Alaska

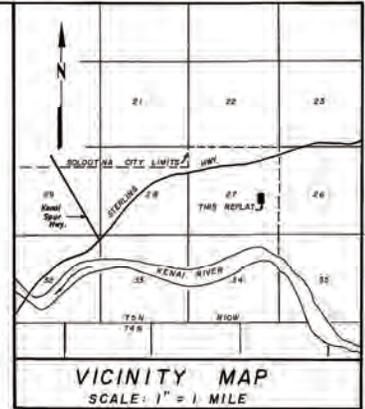
William A. McWilliams
William A. McWilliams, owners Lot 5, Box 435, Soldotna, Ak. 99669
Anita McWilliams
Anita McWilliams
NBA Trust Beneficiary, Bank Officer, NBA Box 509 Soldotna, Ak. 99669

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 10th day of May, 1979
My commission expires 9-19-81
Rebecca B. McLane
notary public for Alaska

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission, as recorded in the official minutes of the meeting of October 24, 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH
By: Philip Williams



LEGEND AND NOTES

- Found 1/2" X 24" steel rebar
- Set 1/2" X 24" steel rebar
- Previous lot line
- ▲ Waterwell

▨ Street being vacated by this plat

All bearings refer to the east boundary of Lot 6 as being N 0° 07' 20" E, datum of record.

All lots are subject to a 20' building setback along dedicated R/W's.

All wastewater disposal systems shall comply with existing law at the time of construction.

COVENANT

Each of the lots in this subdivision shall be subject to assessments for improvements required by ordinance of the City of Soldotna when installed by the City of Soldotna

79-84

DATE	5-14	BY	79
TITLE	8-46	BY	A
APPROVED BY	R.P.B.		

**REPLAT OF LOT 5 AND 6
BLOCK 1 GOLF ACRES SUBDIVISION**

Ray Hugli, William McWilliams and T. R. Smith, owners
Box 828 Soldotna, Alaska 99669

DESCRIPTION

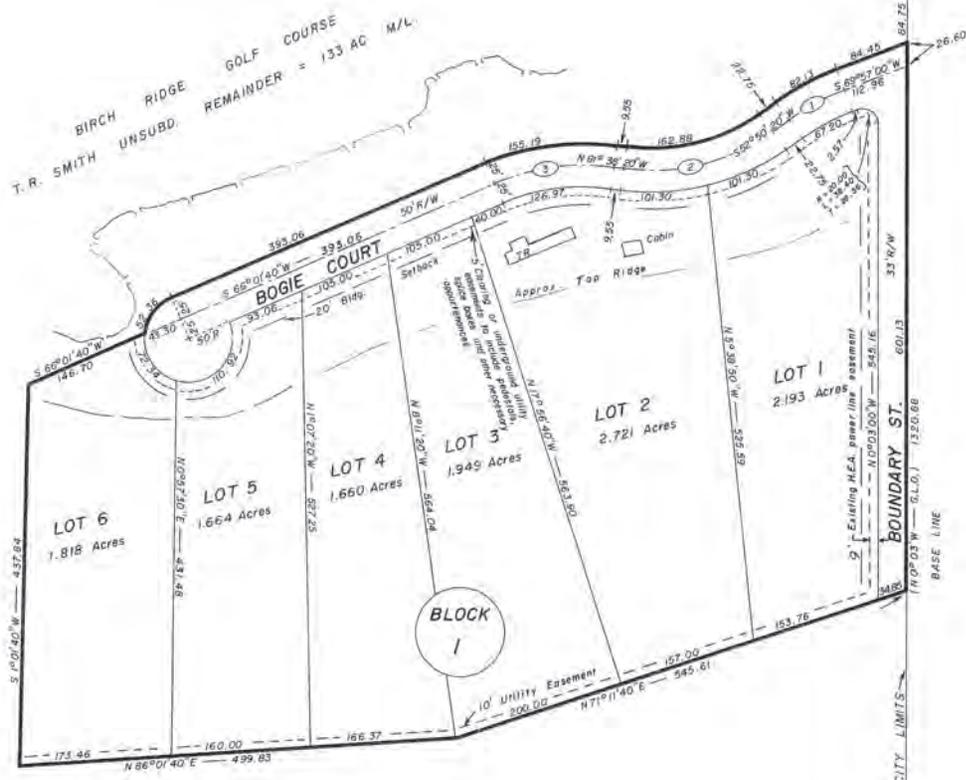
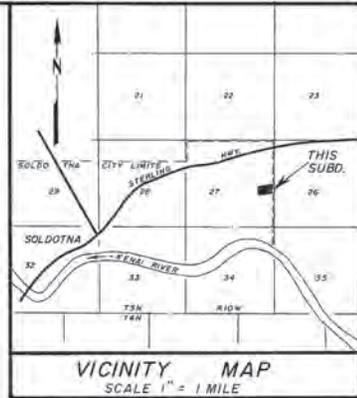
4.099 ACRES SITUATED IN THE NE 1/4 SE 1/4 SECTION 27, T5N, R10W, S.M. AK. AND THE CITY OF SOLDOTNA.

Surveyed by: Mc Lane and Associates
Soldotna, Alaska 99669

DATE	SCALE	BK. NO.
July 20, 1977	1" = 50'	

KN 79-84

CURVE DATA					
CURVE	Δ	R	L	Ch	T
1	17°06'40"	250.00	74.66	74.38	37.61
2	45°31'20"	230.00	182.74	177.97	96.50
3	32°20'00"	250.00	141.08	139.22	72.47



LEGEND AND NOTES:

- Found G.L.O. brass cap monument.
- Found official survey 2 1/2" brass cap. (610-S)
- Set 1/2" x 24" steel rebar at all lot corners and P.C.s.

All bearings refer to the G.L.O. datum of N 0°03' W for the east line of Section 27.

COVENANT

Each of the lots in this subdivision shall be subject to assessments for improvements required by ordinance of the City of Soldotna when installed by the City of Soldotna.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date 2 Dec 1974

Thomas R. Smith
OWNER

David L. Smith
OWNER

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 2 day of December, 1974.

My commission expires 3/1/78

Arthur M. Dean
notary public for Alaska

PLAT APPROVAL.

Plat approved by the Commission this 4th day of December, 1974.

Stanley F. Thompson
Mayor

75-1
RECORDED - FILED
Kensai
1/9
1:49
KPB

GOLF ACRES SUBDIVISION

Thomas R. Smith — owner
Box 828, Soldotna, Ak. 99669

DESCRIPTION
13.611 ACRES SITUATED IN THE NE 1/4 SE 1/4 SECTION 27, T9N, R10W, S.M.AK. AND IN THE CITY OF SOLDOTNA.

Surveyed by — S.S. McLane P.L.S.

DATE OF SURVEY Oct. 1-3, 1974	SCALE 1" = 100'	BK. NO. 38-70
----------------------------------	--------------------	------------------

Moved by: Dennis Murray

Seconded by: Susan Strausbaugh

Yes Dennis Murray, Susan Strausbaugh, Kaitlin Vadla, and Jessie Ruffridge

Adopted 4-0

5.2 Resolution PZ 2025-019 - Recommending Approval of the Golf Acres Subdivision Bogie Court Vacation

Director Mitchell provided the staff report.

Chair Vadla opened the public hearing for public comments.

Tim Cowan, the property owner, spoke in support for the vacation and answered questions from the commission.

With no one else wishing to speak, the public comment period was closed and the item was back before the commission.

Commissioners Strausbaugh and Murray asked clarifying questions, which Director Mitchell answered.

Motion to Adopt Resolution PZ 2025-019.

Moved by: Dennis Murray

Seconded by: Susan Strausbaugh

Yes Dennis Murray, Susan Strausbaugh, Kaitlin Vadla, and Jessie Ruffridge

Adopted 4-0

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

None.

8. PUBLIC COMMENTS WITHOUT PRIOR NOTICE

None.

To: Planning and Zoning Commission
From: Linda Mitchell, ED+P Director
Date: November 26, 2025
Subject: **Resolution PZ 2025-019.** Recommending Approval of the Golf Acres Subdivision Bogie Court Vacation

Request: The applicant is requesting to vacate a portion of Bogie Court right-of-way adjacent to the property located at 1045 Bogie Court.

Staff Recommendation: Adopt Resolution PZ 2025-019 recommending approval of the preliminary plat.

GENERAL INFORMATION

Applicant: Andrew Hamilton
McLane Consulting Inc.
P.O. Box 468, Soldotna, AK 99669

Property Owner: Timothy Cowan
P.O. Box 2676, Soldotna, AK 99669

Parcel ID: 059-410-06

Legal Description: Lot 5-A, Block 1, Replat of Lot 5 and 6 Block 1 Golf Acres Subdivision

Area: 1.697 acres

Proposed Lot Size: 1.730 acres

Existing Zoning: Rural Residential (RR)

Existing Land Use: Single-Family Dwelling

Surrounding Zoning and Land Use:

North:	Rural Residential	Golf Course
South:	Rural Residential	Vacant
East:	Rural Residential	Single-Family Dwelling
West:	Rural Residential	Single-Family Dwelling

Kenai River Overlay District (KROD): Proposed preliminary plat is **not** subject to KROD standards.

Utilities: Municipal sewer and water are **not** available within 300 feet

Access: Access is via Bogie Court

REQUEST

The preliminary plat will vacate a portion of Bogie Court right-of-way adjacent to the property located at 1045 Bogie Court (Figure 1). The proposed vacation would affect an undeveloped right-of-way area (Figure 2) and rededicates the utility easement accordingly (Figure 3).



Figure 1. The Golf Acres Subdivision Bogie Court Vacation would vacate a portion of Bogie Court right-of-way.



Figure 2. Undeveloped right-of-way adjacent to 1045 Bogie Court.

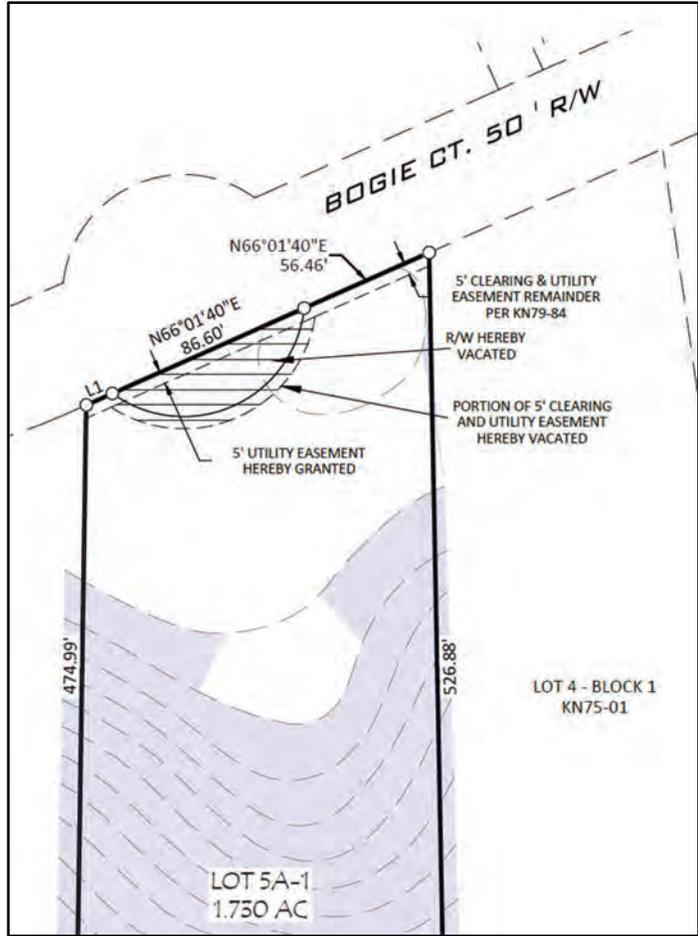


Figure 3. Golf Acres Subdivision Bogie Court Vacation vacates a portion of Bogie Court cul-de-sac.

APPROVAL PROCESS

Authority to review and approve proposed vacations, abbreviated subdivision plats, subdivision plat waivers, and preliminary plats showing a subdivision of land within the corporate boundary of the City of Soldotna is provided by AS 29.40.010 and Kenai Peninsula Borough (KPB) code 20.25.050, and is codified within SMC 16.10.040.

ANALYSIS

General Standards

Standards for subdividing property is intended to meet the public safety, utility, street and public access needs of the city and its residents and to ensure quality development in the city consistent with the comprehensive plan are found in Title 16 – *Subdivision Requirements*.

Zoning. The affected parcel, 059-410-06, addressed as 1045 Bogie Court is zoned Rural Residential. The existing use of a single-family dwelling is compliant with the zoning.

Access. There is no change to the access. The access will remain via Bogie Court.

Streets. There are no dedications, nor the construction or acceptance of right-of-way involved in the proposed vacation.

Street Designations. There are no street designations involved in the proposed vacation.

Utility. There is an existing five-foot (5') utility easement along Bogie Court, which will be rededicated accordingly.

Water and Sewer Services. Municipal sewer and water are unavailable within 300 feet of the preliminary plat.

NOTICING AND PUBLIC COMMENTS

In accordance with SMC 16.10.040.E, on November 24, 2025, the City mailed notices with the meeting date and subdivision request to property owners within 300 feet of the subject properties. At the time this staff report is published, staff has not received any comments.

DEPARTMENT & AGENCY REVIEW COMMENTS

Staff provided the Public Works Director, Streets & Maintenance Manager, and CES Fire Marshal the opportunity to comment on the application. Below is a list of the provided comment(s).

Streets & Maintenance Manager

- Supportive of vacating the cul-de-sac.

Public Works Director

- Initially, requested for vacating the entire cul-de-sac; however, after consulting with KPB Platting Manager and CES Marshal, partial vacation is acceptable. KPB Platting Manager informed that an exception would be required for the block length.

CES Fire Marshal

- Partial vacation is acceptable since there is an existing cul-de-sac at the end of Bogie Court.

STAFF RECOMMENDATION

Staff finds that the preliminary plat for a portion of Bogie Court right-of-way vacation meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC). Staff recommends the Planning and Zoning Commission adopt Resolution PZ 2025-019, recommending approval of the preliminary plat, Golf Acres Subdivision Bogie Court Vacation to the Kenai Peninsula Borough.

Attachments:

- A. Preliminary Plat
- B. Parent Plat

ATTACHMENT A: Preliminary Plat

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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.

TIMOTHY SHAUN COWAN
PO BOX 2676
SOLDOTNA, AK 99669

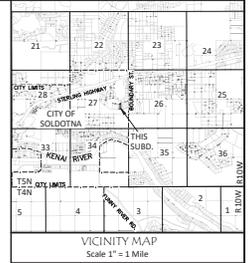
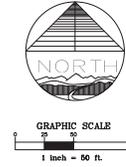
NOTARY'S ACKNOWLEDGEMENT

FOR: TIMOTHY SHAUN COWAN
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF ____ 2025
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

WASTEWATER DISPOSAL

THE SOLE PURPOSE OF THIS PLAT IS TO DEPICT AN AREA APPROVED FOR VACATION UNDER KPB CHAPTER 20.65 AS DESCRIBED IN KPB 20.40.020(A)(3). WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



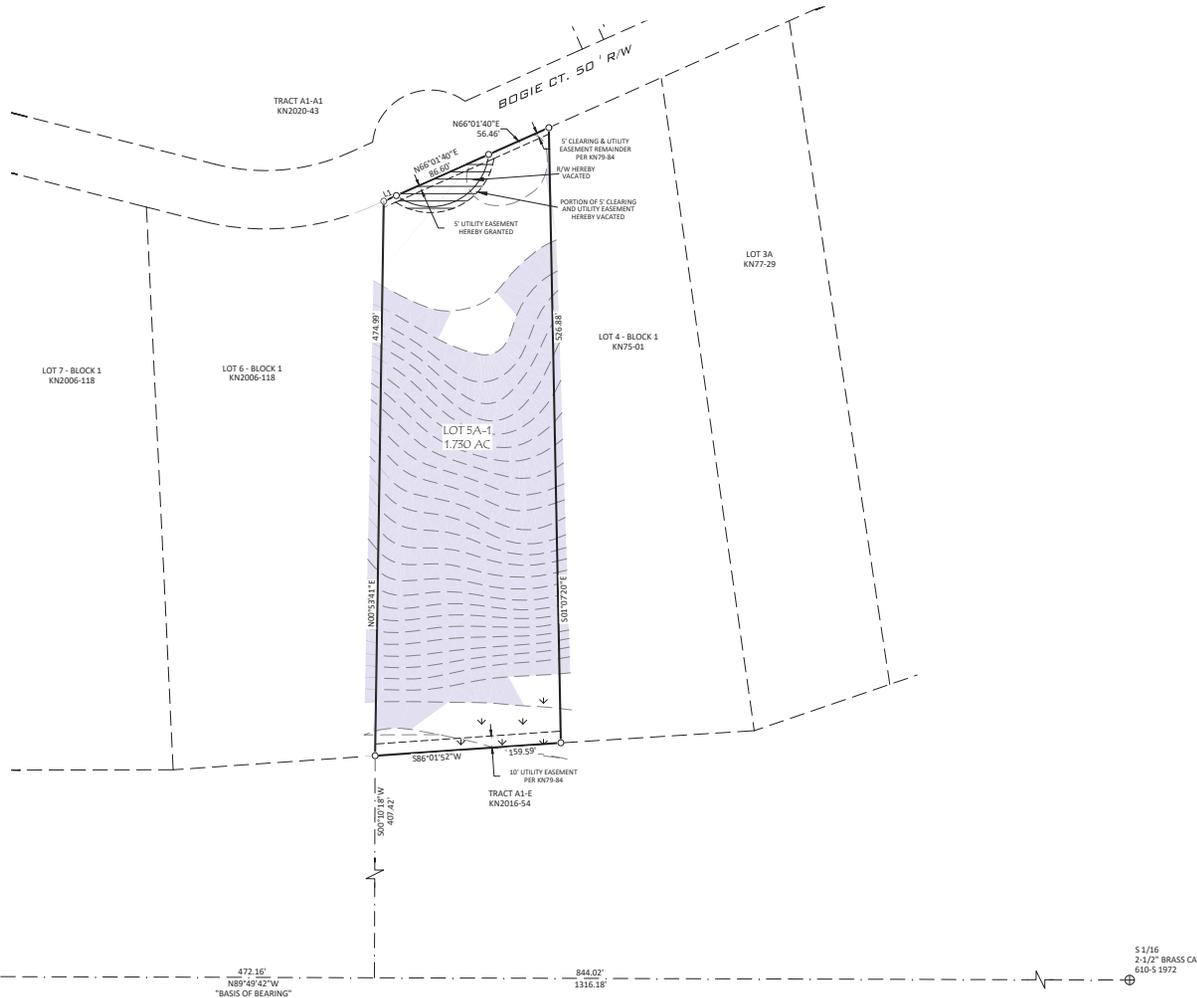
NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
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. DEVELOPMENT MUST MEET THE CITY OF SOLDOTNA TITLE 17 ZONING CODE REQUIREMENTS.
4. THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVED THE VACATION OF A PORTION OF BOGIE COURT AND THE ASSOCIATED BUILDING SETBACK AT THE MEETING OF _____ 2025.
5. BUILDING SET BACK - A BUILDING SET BACK OF 20 FEET IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED.
6. THIS PLAT MAY BE SUBJECT TO THE FOLLOWING:
 - 6.1. A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION JUNE 25, 1975, BOOK 73 PAGE 509, KRD. LOCATION NOT DEFINED.
 - 6.2. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 10, 1975, BOOK 88, PAGE 750, KRD. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170(B).

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- DISCHARGE SLOPE PER KPB KWF WETLANDS ASSESSMENT
- - - - CONTOUR INTERVAL = 5'
- ▨ SLOPES GREATER THAN 20%

LINE TABLE		
LINE #	BEARING	DISTANCE
11	N 68°07'44" E	11.76'



⊕ SE 1/16
3-1/4" BRASS CAP
4725-S-1983

472.16'
N89°49'42"W
"BASIS OF BEARING"
(KN2016-54)

844.03'
1316.18'

S 1/16
2-1/2" BRASS CAP
640-S-1972

Plat # _____
Rec Date: _____
Sheet: _____ of _____
Time: _____



GOLF ACRES SUBDIVISION BOGIE COURT VACATION
REPLAT OF LOT 5A (REPLAT OF LOT 5 AND 6 BLOCK 1 GOLF ACRES SUBDIVISION KN79-84) AND PORTION OF BOGIE COURT 50' R/W
OWNER:
TIMOTHY SHAUN COWAN
PO BOX 2676, SOLDOTNA, AK 99669
1.730 AC. M/L. SITUATED IN THE SE 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.080.

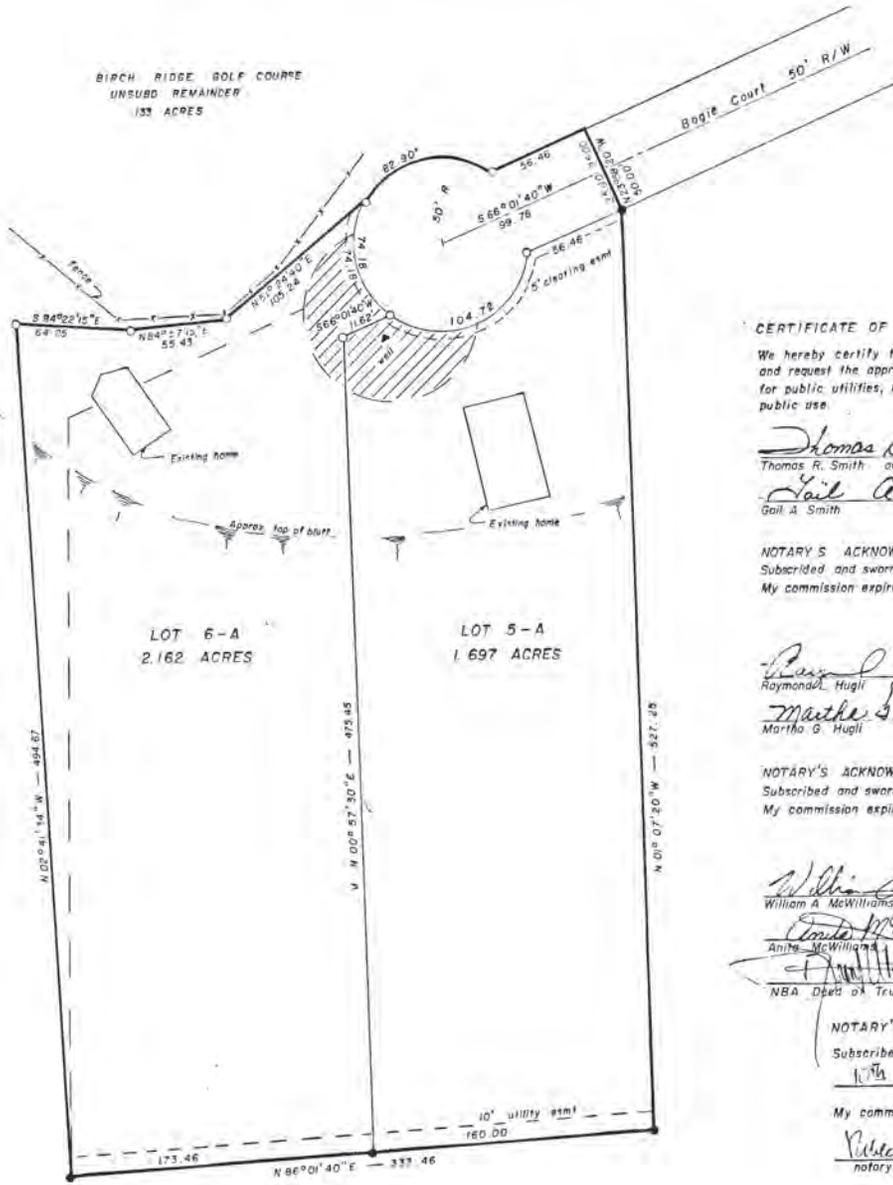
AUTHORIZED OFFICIAL _____

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE (907) 283-4218 FAX (907) 283-5049 WWW.MCLANEENGINEERING.COM	KPB File No. 2025-XXXX
	Project No. 252040	Scale: 1" = 50' Date: NOV. 2025 BOOK: XX-XX Drawn by: AJH

ATTACHMENT B: Parent Plat

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BIRCH RIDGE GOLF COURSE
UNSUBD REMAINDER
133 ACRES



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of said property and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Thomas R. Smith
Thomas R. Smith owners unsubd remainder, 8340 E. Chapparral, Scottsdale, Ariz. 85251
Gail A. Smith
Gail A. Smith

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 26th day of MAY, 1977
My commission expires Sept. 19, 1981
Rebecca B. McInane
Notary Public for Alaska

Raymond L. Hugel
Raymond L. Hugel owners Lot 6, 210 4th Ave. Seward, Ak 99664
Martha G. Hugel
Martha G. Hugel

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 20 day of APRIL, 1977
My commission expires 1-22-83
Lois A. Decker
Notary Public for Alaska

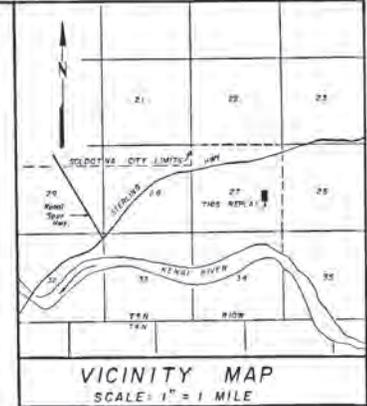
William A. McWilliams
William A. McWilliams, owner Lot 5, Box 435, Soldotna, Ak 99669
Anita McWilliams
Anita McWilliams
NBA Dept of Trust Beneficiary, Bank Officer, NBA Box 509 Soldotna, Ak. 99669

NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this 10th day of May, 1977
My commission expires 9-17-81
Rebecca B. McInane
notary public for Alaska

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of October 24, 1977, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH
By: Richard Williams



LEGEND AND NOTES

- Found 1/2" X 24" steel rebar
- Set 1/2" X 24" steel rebar
- Previous lot line
- ▲ Waterwell
- ▨ Street being vacated by this plat

All bearings refer to the east boundary of Lot 6 as being N 0° 07' 20" E, datum of record.
All lots are subject to a 20' building setback along dedicated R/W's.

All wastewater disposal systems shall comply with existing law at the time of construction.

COVENANT

Each of the lots in this subdivision shall be subject to assessments for improvements required by ordinance of the City of Soldotna when installed by the City of Soldotna.

79-84

SEARCHED INDEXED
SERIALIZED FILED
KEMAN
DATE 5-14-79
TIME 8:46 AM
FILED IN APB

**REPLAT OF LOT 5 AND 6
BLOCK 1 GOLF ACRES SUBDIVISION**
Ray Hugel, William McWilliams and T. R. Smith, owners
Box 828 Soldotna, Alaska 99669

DESCRIPTION
4.099 ACRES SITUATED IN THE NE 1/4 SE 1/4 SECTION 27, T5N, R10W, S.M. AK, AND THE CITY OF SOLDOTNA.

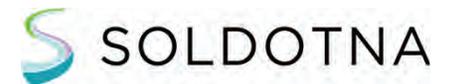
Surveyed by: McLain and Associates
Soldotna, Alaska 99669

DATE July 20, 1977	SCALE 1" = 50'	BK. NO.
-----------------------	-------------------	---------

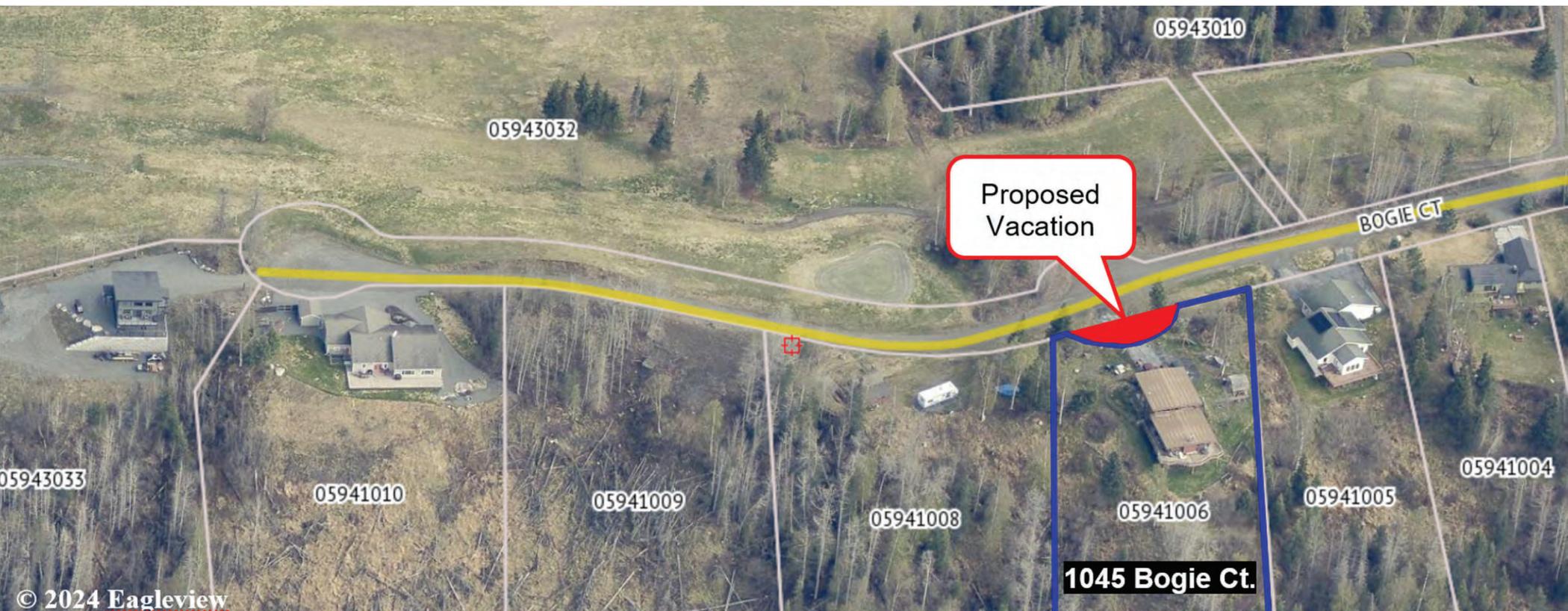


RECOMMENDING APPROVAL OF THE GOLF ACRES SUBDIVISION
BOGIE COURT VACATION
RESOLUTION PZ 2025-019

Linda Mitchell, ED+P Director
December 3, 2025



PRELIMINARY PLAT (ROW VACATION) REQUEST



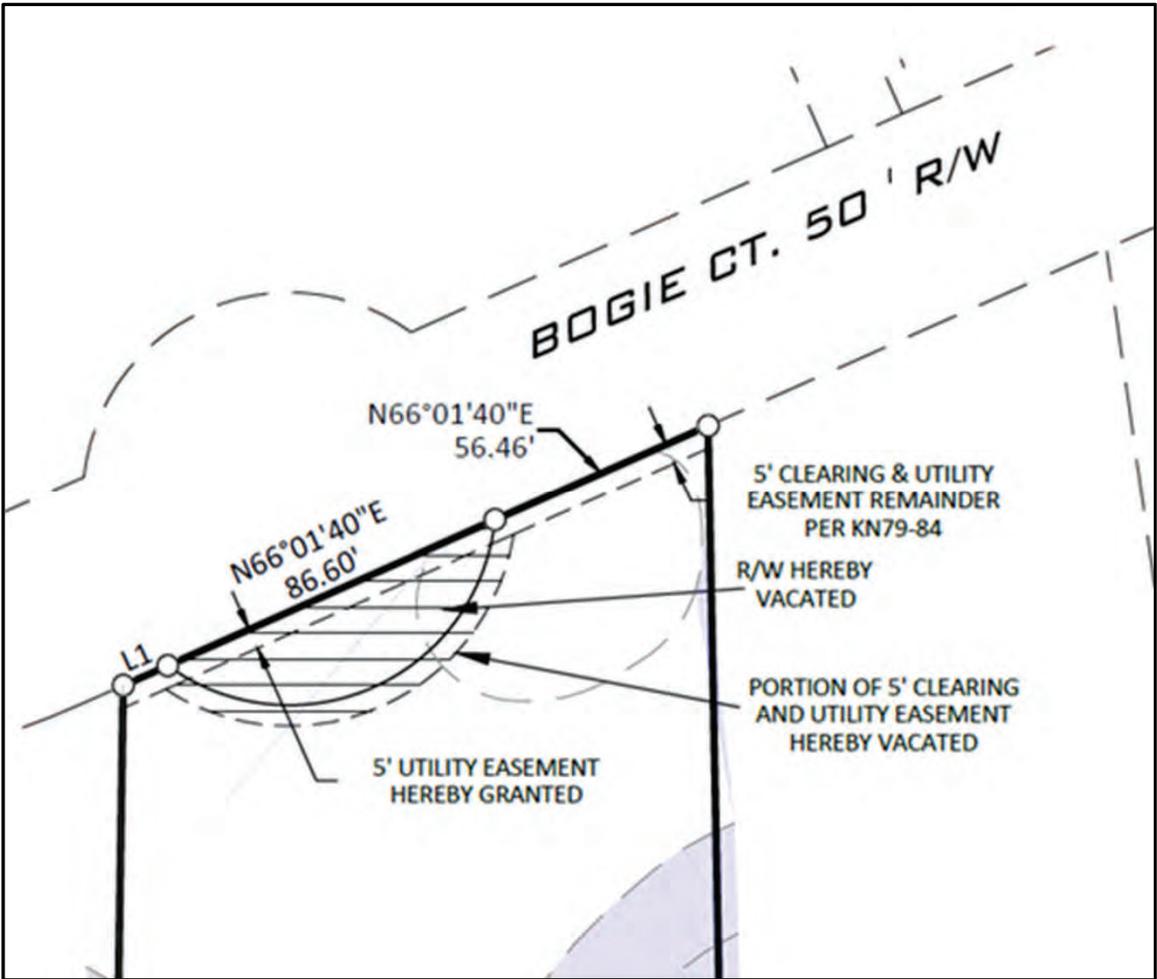
TITLE 16 - SUBDIVISION REQUIREMENTS - ZONING



TITLE 16 – SUBD. REQS. – ACCESS & STREET DESIGNATION



TITLE 16 - SUBDIVISION REQUIREMENTS – UTILITY



NOTICING AND COMMENTS

 **SOLDOTNA**
Economic Development + Planning
177 North Birch Street
Soldotna, AK 99669



Questions or Comments?
Contact Economic Development + Planning
planning@soldotna.org or 907-262-9107

PUBLIC NOTICE

 **SOLDOTNA**

The Planning and Zoning Commission will meet on **Wednesday, December 3, 2025, 5:30 p.m.** in the City Council Chambers, located in City Hall at 177 N. Birch Street, to consider the following Preliminary Plat request:

A recommendation to the Kenai Peninsula Borough for the vacation of a portion of the Bogle Court right-of-way adjacent to the property at 1045 Bogle Court with the legal description of Lot 5-A, Replat of Lot 5 and 6 Block 1, Golf Acres Subdivision.

Resolution No.: PZ2025-019
Project Location: 1045 Bogle Court
Zoning District: Rural Residential (RR)

Planning & Zoning Commission meetings are livestreamed on the City's YouTube channel at <https://www.youtube.com/@citysoldotna>.

Telephonic/virtual participation: To participate through the Zoom webinar by telephone call 1-669-900-6833 or 1-253-215-8782, or to join from a computer visit <https://us02web.zoom.us/j/84511083895>, the webinar ID is: 845 1108 3895.

You are being sent this notice in accordance with the Soldotna Municipal Code 16.10.040 and Soldotna Public Notification Policy, because you are a property owner within 300 feet of the proposed vacation.

Scan to Submit Comments via Email



Notices were mailed on November 24, 2025.

Public Comment(s): 1 (no objections)

Department/Agency Comments: Public Works Director, Streets & Maintenance Manager, and CES Fire Marshal are all supportive of the proposal.

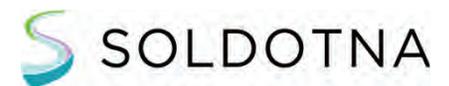
STAFF RECOMMENDATION

Adopt Resolution PZ 2025-019 recommending approval of the preliminary plat, Golf Acres Subdivision Bogie Court Vacation to the Kenai Peninsula Borough.



RECOMMENDING APPROVAL OF THE GOLF ACRES SUBDIVISION
BOGIE COURT VACATION
RESOLUTION PZ 2025-019

Linda Mitchell, ED+P Director
December 3, 2025





Economic Development + Planning
177 North Birch Street
Soldotna, AK 99669
907.262.9107
www.soldotna.org

SENT VIA ELECTRONIC MAIL

December 4, 2025

McLane Consulting
Attn: Andrew Hamilton
PO Box 468
Soldotna, AK 99669
ahamilton@mcclanecg.com

RE: Notice of Recommendation - Resolution PZ2025-019 – Preliminary Plat – Golf Acres Subdivision Bogie Court Vacation

Dear McLane Consulting:

On Wednesday, December 3, 2025, the City of Soldotna Planning and Zoning Commission recommended approval of Resolution PZ2025-019 for Preliminary Plat Golf Acres Subdivision Bogie Court Vacation. **An installation agreement is not required.** Enclosed is a copy of the resolution.

If you have any questions, please contact Economic Development and Planning Department at 907-7141234 or planning@soldotna.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Mitchell', is written over a white rectangular background.

Linda Mitchell
Economic Development and Planning Director

Enclosure

cc: KPB Planning Department (planning@kpb.us)

Date: December 3, 2025
Action: Adopted
Vote: 4 Yes, 0 No, 1 Absent

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ 2025-019

RECOMMENDING APPROVAL OF THE
GOLF ACRES SUBDIVISION BOGIE COURT VACATION

WHEREAS, the City received a completed application for the attached plat, Golf Acres Subdivision Bogie Court Vacation from McLane Consulting Inc. on October 27, 2025; and

WHEREAS, the Planning and Zoning Commission conducted a duly advertised review on December 3, 2025 following noticing requirements outlined in Soldotna Municipal Code 16.10.040.E; and

WHEREAS, the Planning and Zoning Commission finds:

1. The preliminary plat vacates a portion of Bogie Court right-of-way adjacent to the parcel legally described as Lot 5-A, Block 1, Replat of Lot 5 and 6 Block 1 Golf Acres Subdivision;
2. The affected parcel, Lot 5-A, is zoned Rural Residential;
3. Surrounding zoning is Rural Residential with the following adjacent land uses: golf course to the north, single-family dwellings to the west and east, and vacant land to the south;
4. The access will remain via Bogie Court;
5. There are no dedications, nor the construction or acceptance of right-of-way involved in the proposed vacation.
6. There are no street designations involved in the proposed vacation.
7. There is an existing five-foot (5') utility easement along Bogie Court, which will be rededicated accordingly.
8. Municipal water and sewer are unavailable within 300 feet of the preliminary plat;
9. The preliminary plat generally meets the standards in Title 16 – *Subdivision Requirements* and applicable requirements established by other titles of the Soldotna Municipal Code (SMC).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Commission recommends the Kenai Peninsula Borough Planning Commission approve the Golf Acres Subdivision Bogie Court Vacation, subject to the findings as stated above.

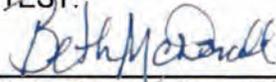
Section 2. A copy of this resolution shall be forwarded to the Kenai Peninsula Borough Planning Department for their consideration.

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 3RD DAY OF DECEMBER, 2025.


Kaitlin Vadla, Chair

ATTEST:


Beth McDonald, Associate Planner

Yes: Murray, Ruffridge, Strausbaugh, Vadla
No: None
Absent: Burton