



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Public notice is hereby given that a petition was received on 1/15/2026 to vacate a public right-of-way in the City of Soldotna. Area under consideration is described as follows:

Request / Affected Property: Vacates of portion of the Bogie Court right-of-way and associated utility easement

KPB File No. 2026-005V.

Petitioner(s) / Land Owner(s): Timothy Shaun Cowan of Soldotna, AK.

Purpose as stated in petition: Vacate southern portion of Bogie Court cul-de-sac per KN79-84 with associated utility and clearing easement. Utility easement will be rededicated accordingly so that it is parallel to the proposed right of way line.

Public hearing will be held by the Kenai Peninsula Borough Planning Commission on **Monday, February 9, 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>.

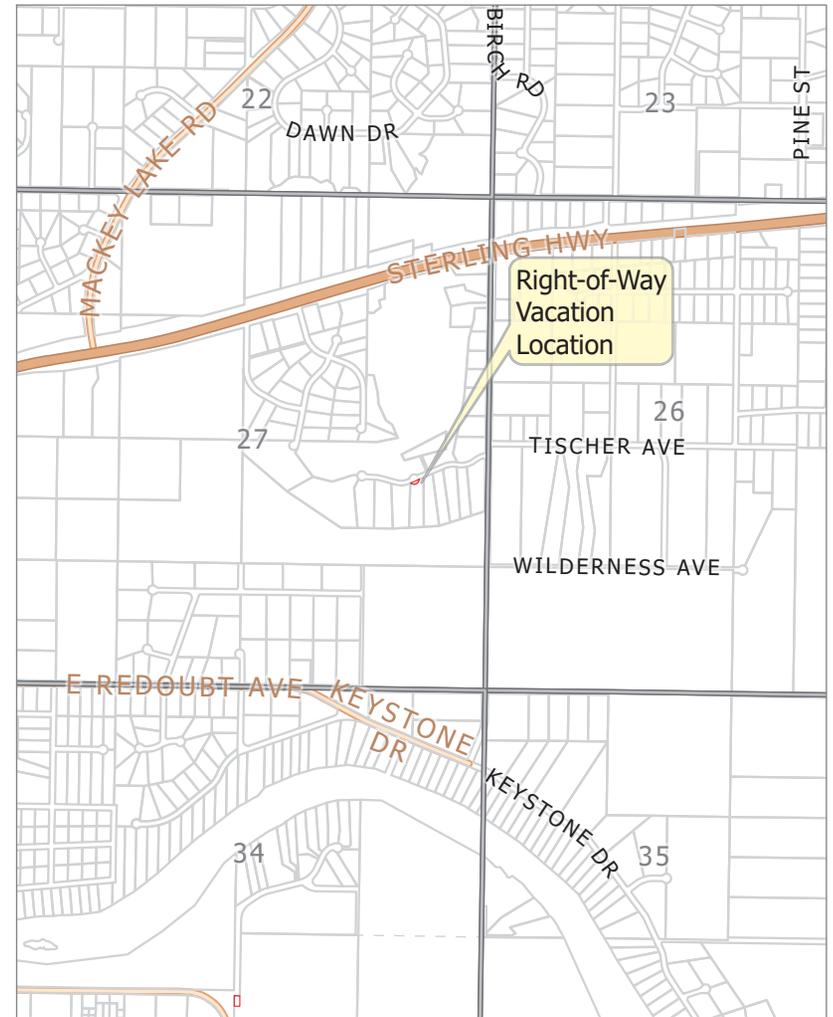
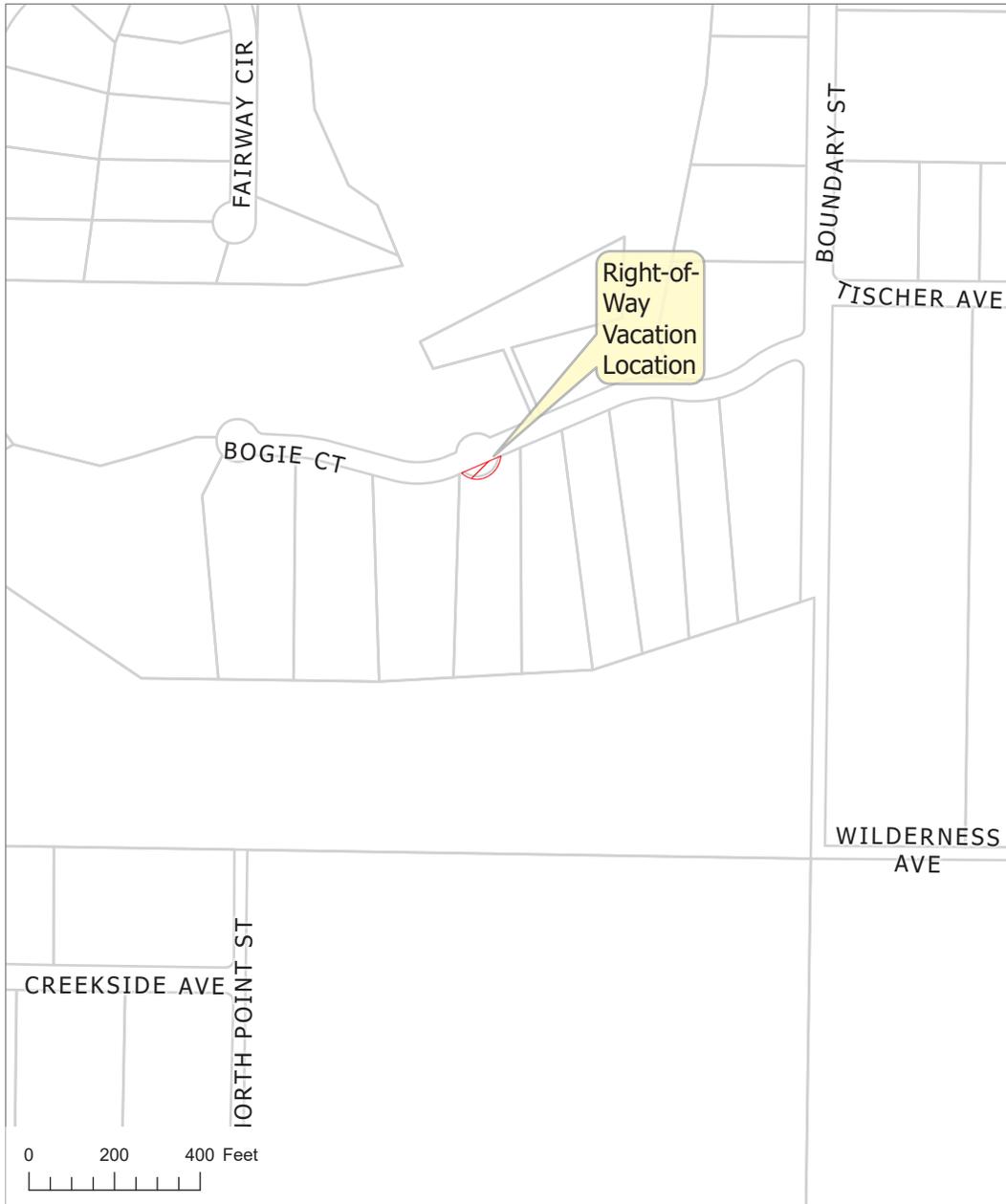
Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, February 6, 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 Soldotna City Council 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 1/20/2026



KPB File 2026-005V
T05N R10W SEC27
Soldotna

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

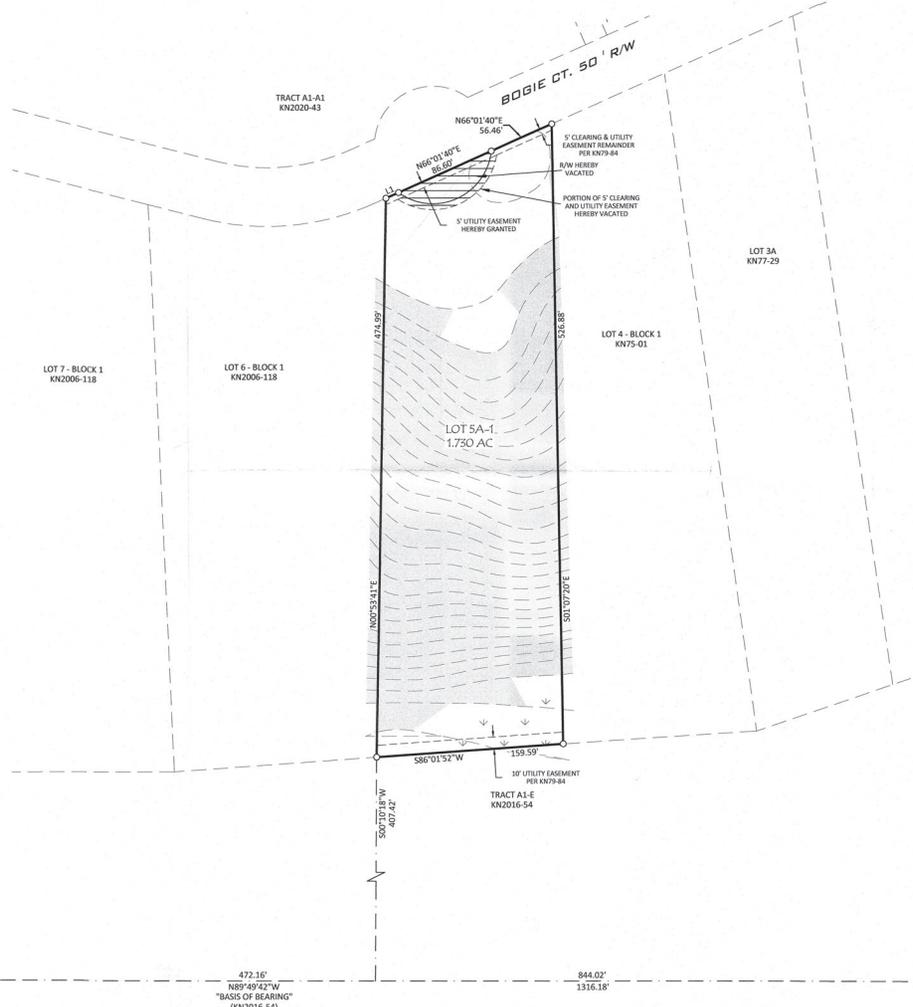
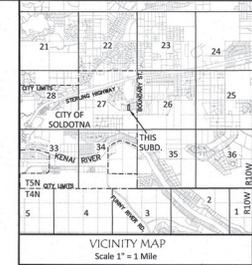
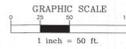
DAY OF 2025

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 BOBBIE COURT AND THE ASSOCIATED BUILDING SETBACKS 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, 1973, BOOK 71, PAGE 905, 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 60°00'04"E	11.70'

Plat # _____
Rec Date _____
Date _____
Time _____



GOLF ACRES SUBDIVISION BOBBIE COURT VACATION
REPLAT OF LOT 5A (REPLAT OF LOT 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. 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.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99689 VOICE: (907) 283-3218 FAX: (907) 283-3265 WWW.MCLANCO.COM	KPB File No. 2025-XXXX
	Project No. 252040	

Scale: 1" = 50' Date: NOV. 2025 BOOK: XX-XX Drawn by: AHH

AUTHORIZED OFFICIAL _____

KPB 2026-005V