

C. CONSENT AGENDA

1. Time Extension Request

- a. Morning Panorama Subdivision #2; KPB File 2022-058**

MORNING PANORAMA SUBDIVISION # 2
TIME EXTENSION REQUEST

| | |
|---------------------------|---|
| KPB File No. | 2022-058 |
| Applicant / Owner: | Rahman Hafiz |
| Surveyor: | Stacy Wessel - AK Lands, Land Surveying LLC |
| General Location: | Salamatof Area, Kenai, Alaska |

STAFF REPORT

PC Meeting: Administrative Approval

2022

On April 25, 2022, the Planning Department Staff received a completed preliminary plat application for the Morning Panorama Subdivision # 2. The Plat Committee granted conditional approval during its meeting on May 23, 2022.

2024

On May 17, 2024, the Planning Department Staff received a Time Extension Request for the project. The original surveyor is currently unavailable to complete the project which has led to the owner's hiring of a new surveyor, AK Lands, Land Surveying LLC. The new surveyor will work on completing the project in compliance with the requirements set by the Kenai Peninsula Borough Plat Committee. On May 22, 2024, the time extension request was granted, extending preliminary plat approval to May 23rd, 2026.

2026

On April 8, 2026 staff notified surveyor and owner of the upcoming file expiration date of May 23, 2026 and included a Time Extension Request Form. On May 20, 2026 a Time Extension Request form was received. The owner respectfully requests an extension of the subdivision approval. The subdivision process has been delayed due to extended processing times associated with obtaining required lender documentation and mortgage related approvals from KeyBank. Additional time is needed to finalize lender requirements and complete the subdivision recording process.

This time extension request is the second request associated with this subdivision plat. Per KPB 20.25.110, only two 2-year time extension requests may be granted. This final time extension request will extend the subdivision approval to May 23, 2028. If the plat is not recorded before May 23, 2028, then the approval will expire and a new plat submittal will be required to complete the subdivision

There have been no changes in the area that would affect this plat.

STAFF RECOMMENDATIONS: Extend preliminary plat approval for two years to May 23, 2028, subject to the following:

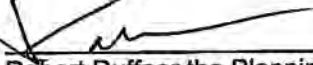
1. Current utility reviews submitted with copy of final plat.
2. Plat must comply with current Kenai Peninsula Borough Code.

NOTE: Per KPB 20.25.110(A), upon application by the subdivider prior to the two-year deadline for final plat submittal, a time extension for two years beyond the initial two-year period for submittal of the final plat may be granted by the planning director. A second and final two-year extension may be granted by the planning director when requested by the subdivider prior to expiration of the previous approval, allowing for a total approval time of six years. Expiration of time extensions will require the submission of, and action on, a new preliminary plat.

END OF STAFF REPORT



APPROVED



Robert Ruffner the Planning Director

5-21-2026

Date

KENAI PENINSULA BOROUGH
MAY 20 2026
PLANNING DEPARTMENT

Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

TIME EXTENSION REQUEST FORM

Name of Subdivision: Morning Panorama Subdivision No. 2

Location of Subdivision: 43045 Morning Circle, Kenai, AK

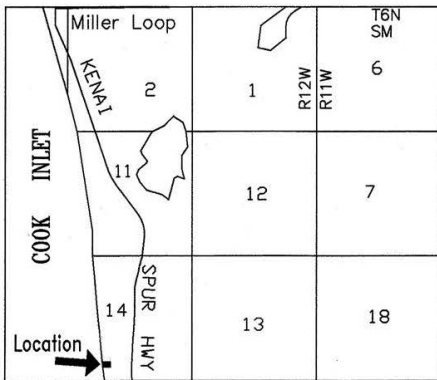
KPB Number: 2022-058

Date of Planning Commission Approval(s)

Reason for time extension request.
I respectfully request an extension of the subdivision approval period. The subdivision process
has been delayed due to extended processing times associated with obtaining required lender
documentation and mortgage-related approvals from KeyBank. Additional time is needed to
finalize lender requirements and complete the subdivision recording process.

Date: 5/20/2026

Signature of Surveyor/Property Owner: H. Rahmany



Morning Panorama Subdivision #2 Preliminary Plat

A subdivision of Lot 5 Morning Panorama Subd., Richey Replat, KRD 2019-9
 Located in the SW1/4 Section 14, T6N R12W, SM, Alaska.
 Kenai Recording District Kenai Peninsula Borough

KPB 2022-058

Prepared for
Hafiz Rahman
 3809 E. Thousand Oaks Circle
 Salt Lake City, UT 84124

Prepared by
Johnson Surveying
 P.O. Box 27
 Clam Gulch, Ak 99568
 (907) 262-5772

SCALE 1" = 60'
 30 March, 2022

AREA = 2.349 acres

VICINITY 1" = 1 mile MAP

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' adjacent to ROWs is also a utility easement that increases to 20' within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. 10' utility easements shown hereon were carried forward from plat KRD 2019-9.
4. Mean High Tide Meanders shown are for area calculations, the true property corners being the extensions of side lot lines with the Natural Mean High Water Line.
5. Former Lot 2 of KRD 80-80 within this subdivision is subject to private restrictive covenants filed with the Kenai District Recorder in Book 2006 page 177 and amendments thereto file in book 206 page 371.
 The borough will not enforce private covenants per KPB 20.60.170.
6. This property may be subject to an electrical easement granted to Homer Electric Association filed in KRD misc book 2 page 75. This is a general easement, no specific location given.
7. Topography on top bluff is flat, bluff area is over 25% grade.
 There are no wet areas on the property above bluff.

