

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

CONSENT AGENDA:

- *1. Time Extension Requests
 - 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.

This time extension request is the first request associated with this subdivision plat. Per KPB 20.25.110, only two 2-year time extension requests may be granted. This time extension request will extend the subdivision approval to May 23, 2026. If the plat is not recorded before May 23, 2026, or a second and final extension is not requested, 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, 2026, 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

5-22-2024
Date

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 #2 Preliminary Plot

Location of Subdivision: Morning Circle, Salamatof area

KPB Number: 2022-058

Date of Planning Commission Approval(s)

May 23, 2022 _____

Reason for time extension request.
Needed an extension to complete amendment motion. The original surveyor was not available
to complete the work. Stacy Wessel from AK Lands, Land Surveying LLC is working on it
to comply with Kenai Peninsula Borough plat committee's requirements.

Date: May 17, 2024

Signature of Surveyor/Property Owner: *H. Rahmay*

Morning Panorama Subdivision #2 Preliminary Plat

KPB 2022-058

A subdivision of Lot 5 Morning Panorama Subd., Richey Replat, KR D 2019-9
 Located in the SW 1/4 Section 14, T6N R12W, SM, Alaska.
 Kenai Recording District Kenai Peninsula Borough

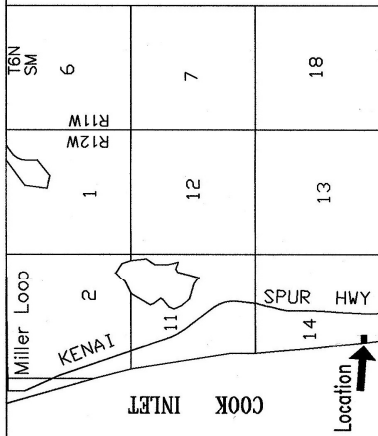
Prepared for

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

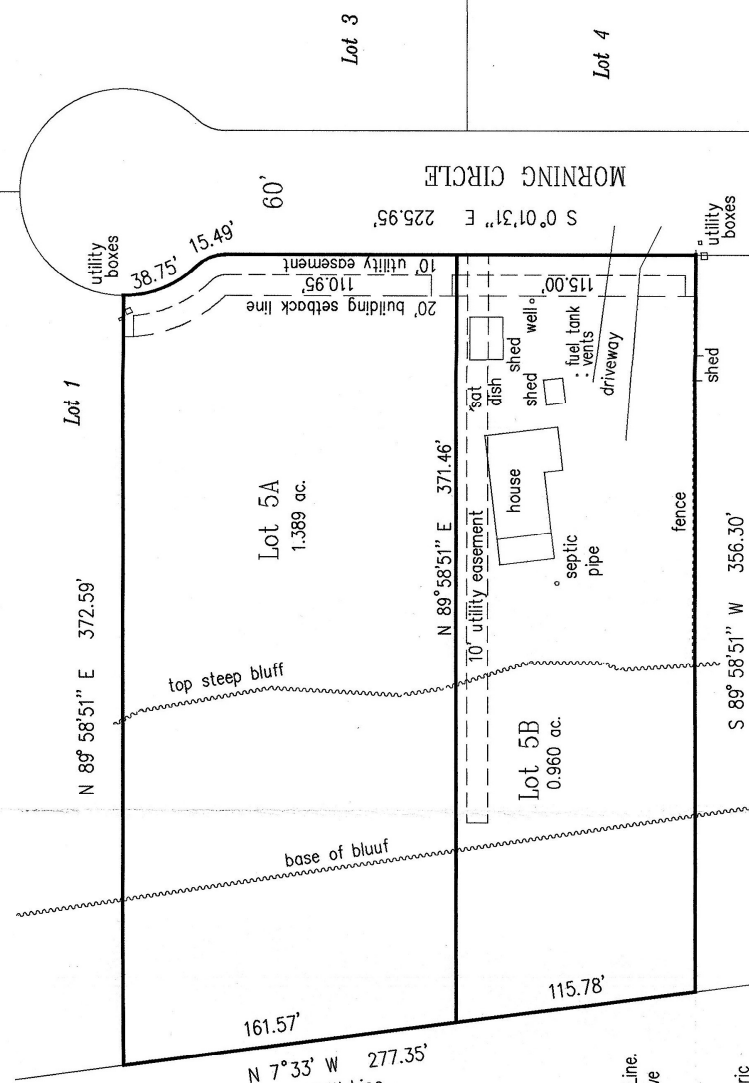
Prepared by

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



COOK INLET

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 KR D 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 KR D 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.
6. The borough will not enforce private covenants per KPB 20.60.170. This property may be subject to an electrical easement granted to Homer Electric Association filed in KR D 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.