

C. CONSENT AGENDA

***1. Time Extension Request**

a. Anchor View Estates Stalcup Addition; KPB File 2024-074

NOTES:

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. THE ACREAGE REPORTED ON THIS PLAT REFERS TO THAT REPORTED ON THE ORIGINAL SUBDIVISION PLAT. LOCATION OF THE CENTER OF GRANROSS CREEK AS SHOWN ON PLAT IS APPROXIMATE, ACCORDING TO ORIGINAL PLAT.
4. THE FOLLOWING BLANKET EASEMENTS HAVE BEEN GRANTED TO HOMER ELECTRIC ASSOCIATION (BK. 17, PG. 14 6/30/1959).
5. THERE ARE RESTRICTIVE COVENANTS THAT AFFECT THIS SUBDIVISION. (BK 87, PGS 332)
6. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170
7. NO STRUCTURES ARE PERMITTED IN THE PANHANDLE PORTION OF THE FLAG LOT, A FLAG LOT WITH ACCESS PORTION LESS THAN 60' WIDE MAY BE SUBJECT TO POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPEMENT TRENDS IN THE AREA, OR TOPOGRAPHY.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

SHAWN STALCUP
PO BOX 115
ANCHOR POINT, AK 99556

NOTARY'S ACKNOWLEDGEMENT:

FOR: SHAWN STALCUP
ACKNOWLEDGED BEFORE ME THIS 29
DAY OF May 2026

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 7/24/2028

PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, 8 /12 /2024

KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL:

WASTEWATER DISPOSAL:

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

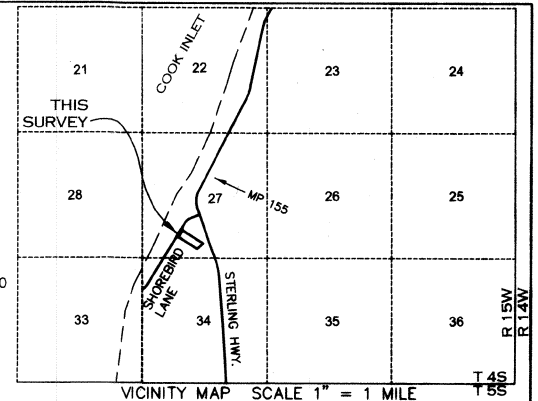
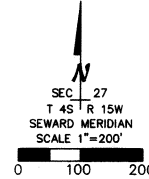
(signature of)ENGINEER LICENSE # _____ DATE _____

LEGEND:

- FOUND 5/8" REBAR
- BRASS CAP MONUMENT 268 1962 C1/4 CORNER S27
- ⊕ GLO MONUMENT 1918 S1/4 CORNER S27
- SET 5/8" REBAR WITH ALUMINUM CAP

LINE	BEARING	DISTANCE
L1	S 47°44'45" W	342.88'
	N 47°46" E	342.9' (R)
L2	S 60°31'12" E	114.17'
L3	N 32°01'15" E	40.00'

(R) REFERS TO PARENT PLAT HM 78-57)



CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS SUBDIVISION PLAN AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

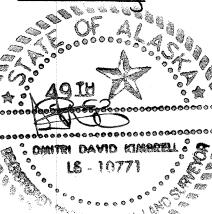
JOSHUA STALCUP
PO BOX 115
ANCHOR POINT, AK 99556

NOTARY'S ACKNOWLEDGEMENT:

FOR: JOSHUA STALCUP
ACKNOWLEDGED BEFORE ME THIS 4th
DAY OF May 2026

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES February 21, 2028

February 21, 2028



SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANCHOR VIEW ESTATES - STALCUP ADDITION,

K.P.B. FILE # 2024-074

A SUBDIVISION OF LOT 16, BLOCK 2,

ANCHOR VIEW ESTATES, SECTION 27, TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN (HM 76-57).

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 27

KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT. containing 7.585 acres.

OWNERS: SHAWN STALCUP, P.O. BOX 115 ANCHOR POINT, AK 99556
JOSHUA STALCUP, P.O. BOX 115 ANCHOR POINT, AK 99556

FINELINE SURVEYS

P.O. Box 774

Anchor Point, Alaska 99556

Dmitri D. Kimbrell, RLS (907) 360 6382

SCALE: 1"=200' DATE: 4/7/2026

FLOOD HAZARD NOTICE:

SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDERS OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. FEMA MAP PANEL (02122C-1890E) ZONE X

TIME EXTENSION REQUEST
ANCHOR VIEW ESTATES STALCUP ADDITION

KPB File No.	2024-074
Applicant / Owner:	Joshua Stalcup and Shawn Stalcup of Anchor Point, Alaska
Surveyor:	Dmitri David Kimbrell; Fineline Surveys
General Location:	Shorebird Lane, Anchor Point Area

STAFF REPORT

PC Meeting: Administrative Approval

2024

A complete preliminary plat application was submitted to the Planning Department on July 15, 2024. The Plat Committee reviewed the plat during its regularly scheduled meeting on August 12, 2024 and granted conditional approval for two years. A Notice of Decision was emailed to interested parties on August 15, 2024.

A paper final plat was submitted on October 14, 2024. Staff reviewed the submittal and issued a review letter on November 26, 2024 identifying required corrections and missing information.

2025

A second paper final plat was submitted on June 24, 2025. Staff reviewed the plat and issued a second review letter on August 22, 2025.

2026

A third paper final plat was submitted on January 22, 2026. Staff reviewed the plat and issued a third review letter on March 18, 2026.

A mylar plat was submitted on June 26, 2026, establishing a staff review deadline by August 25, 2026.

On July 7, 2026, staff contacted the surveyor and owner to notify them of the upcoming file expiration on August 12, 2026. On July 13, 2026, the surveyor provided a Time Extension Request, citing delays associated with the soils report and additional winter-related delays.

This time extension request is the first time extension 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 August 12, 2028. If the plat is not recorded before August 12, 2028, or the second and final time 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 August 12, 2028, subject to the following:

1. Copy of plat with current utility reviews being submitted with the 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, Planning Director

8-11-2026

Date

Time Extension Request
Kenai Peninsula Borough
Planning Department

144 N. Binkley Street
Soldotna, Alaska 99669
planning@kpb.us

Phone: (907) 714-2200
Fax: (907) 714-2378

For Official Use Only

Fees Received: \$ _____

☐ Cash

☐ Check #

Name of Subdivision: anchor view estates stalcup addition

KPB File No.: 2024-074

Location of Subdivision anchor point, ak

Date of Planning Commission Approval(s)

8/12/2024

Date

Date

Date

Date

Date

Date

Reason for the time extension request

there was a delay in soils report, and delays due to winter.

☐ **Non Refundable submittal fee of \$100**



Signature (Surveyor/Property Owner)

7/13/26

Date

FOR OFFICE USE ONLY

Received by:

Date Submitted:

KPB File #: