

## **C. CONSENT AGENDA**

- \*1. Time Extension Requests**
  - a. Red Boat Subdivision; KPB File 2022-150**

TIME EXTENSION REQUEST  
RED BOAT SUBDIVISION

<b>KPB File No.</b>	2022-150
<b>Applicant / Owner:</b>	Red Boat Club LLC
<b>Surveyor:</b>	Jason Young
<b>General Location:</b>	Ridgeway Area

STAFF REPORT

PC Meeting: Administrative Approval

2022

The Planning Department received a completed preliminary plat submittal on September 29, 2022. The preliminary plat was scheduled for review by the Plat Committee on October 24, 2022. The Plat Committee granted conditional approval of the preliminary plat for two years. On November 16, 2022, the surveyor submitted a paper plat final for review.

2023

Platting staff reviewed the final plat and sent a review letter to the surveyor and owner on January 9, 2023.

2024

On September 3, 2024, Platting staff notified the surveyor of the upcoming expiration date. The Planning Department received the request October 8, stating the landowner was contemplating whether they wanted to finalize the plat. Staff contacted the surveyor, who confirmed that the owner does want to finalize, and to expect a final plat mylar within a few weeks.

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 October 24, 2026. If the plat is not recorded before October 24, 2026, 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 October 24, 2026, subject to the following:

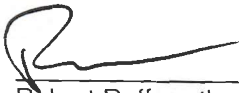
1. Copy of plat with current utility reviews being submitted with the final plat
2. Plat must comply with current Kenai Peninsula Borough Code.

**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 the Planning Director

10-21-2024

Date

**From:** [Sather, Jennifer](#)  
**To:** [Edge Survey \(jason@edgesurvey.net\)](mailto:jason@edgesurvey.net)  
**Subject:** Time Extension Request for Red Boat Subdivision KPB # 2022-150  
**Date:** Tuesday, September 3, 2024 10:41:48 AM  
**Attachments:** [Time Extension Request.pdf](#)  
[image001.png](#)  
[image002.png](#)

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September 03, 2024

RE: Red Boat Subdivision KPB # 2022-150

Edge Survey & Design,

Red Boat Subdivision KPB # 2022-150 will expire on 10/24/2024. Please submit a signed time extension request form to the Planning Department if you wish to keep this file active. I have attached a *Time Extension Request Form* to this letter, and below is a link if you prefer to fill out online.

[https://www.kpb.us/images/KPB/PLN/Plan\\_Comm/Forms/Time\\_Extension\\_Request.pdf](https://www.kpb.us/images/KPB/PLN/Plan_Comm/Forms/Time_Extension_Request.pdf)

**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.

If this file is not going to be finalized, please let me know so we can remove it from our active files. If you have any questions on this. Please feel free to contact the platting department.

***\*\*Please note this expiration notice is a courtesy. It is the responsibility of the surveyor/landowner to keep the file current under the new code. The borough shall not be held liable for any files that expire.***

Thank you for your time.

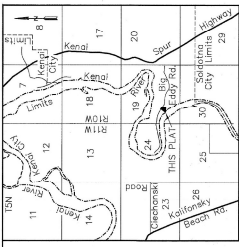
Sincerely,

Jennifer Sather  
Senior Clerk, Planning Department  
Phone: 907-714-2200 {Office}  
Fax: 907-714-2378



**Kenai Peninsula Borough**  
144 N. Binkley St. Soldotna, AK 99669  
[kpb.us](http://kpb.us)

PUBLIC RECORDS LAW DISCLOSURE: This email and responses to this email may be subject to provisions of Alaska Statutes and may be made available to the public upon request.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT RED BOAT CLUB LLC IS THE OWNER OF THE REAL PROPERTY SHOWN ON THIS SUBDIVISION AND THAT THE PLAN OF THIS SUBDIVISION AND BY MY FREE AND VOLUNTARY ACT AND WITHOUT ANY PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JAMES WILLIAM DRAH - MEMBER  
PO BOX 4328  
SOLDOTNA, ALASKA 99669

**NOTARY ACKNOWLEDGEMENT**

FOR: JAMES WILLIAM DRAH  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022

PUBLIC NOTARY SIGNATURE



**RED BOAT SUBDIVISION**

A SUBDIVISION OF  
PORTION OF GOVERNMENT LOT 15  
LYING WITHIN THE PLAT OF PLAT 2008-26  
AND EAST OF PLAT 2008-26

OWNERS:  
ROAD BOAT CLUB LLC  
PO BOX 4328  
SOLDOTNA, ALASKA 99669

LOCATED WITHIN SW 1/4 SECTION 19,  
T5N, R10W, S1M  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT

CONTAINING 2.837 ACRES



12501 OLD SENAROD, STE 100  
ANCHORAGE, AK 99515  
Phone (807) 344-5395 Fax (807) 344-7794

DRAWN BY: JY  
DATE: 8/22/2022  
CHECKED BY: JY  
SCALE: 1" = 30'  
SHEET: 1 OF 1

**NOTES**

1. BUILDING SETBACK - A 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 10 FEET ALIQUANT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. 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. NO STRUCTURES ARE PERMITTED WITHIN THE PANNHOLE PORTION OF THE FLAG LOT.
4. FLOOD HAZARD NOTICE - SOME OR ALL OF THE PROPERTIES SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA. THE FLOOD HAZARD INFORMATION IS BASED ON THE MOST RECENT FLOOD HAZARD DATA AVAILABLE. THE FLOOD HAZARD INFORMATION AND REGULATIONS DEVELOPED MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS EFFECTED BY FLOOD ZONES A, B AND C PER MAP PANEL U000720045C.
5. ANTI-CORROSION PROTECTION NOTE - PORTIONS OF THIS SUBDIVISION ARE WITHIN THE KENAI PENINSULA BOROUGH PROTECTION NOTE DISTRICT. SEE KPB CHAPTER 21.08 AS MAY BE AMENDED, FOR RESTRICTIONS THAT AFFECT DEVELOPMENT IN THIS SUBDIVISION.
6. FLOODWAY NOTICE - PORTIONS OF THIS SUBDIVISION ARE WITHIN THE FLOODWAY. PURSUANT TO KPB CHAPTER 21.06, ALL DEVELOPMENT (INCLUDING FILL) IN THE FLOODWAY IS PROHIBITED UNLESS CERTIFICATION BY AN ENGINEER OR ARCHITECT IS OBTAINED. SUCH CERTIFICATION SHALL NOT RESULT IN ANY INCREASES IN FLOOD LEVELS DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
7. THIS SUBDIVISION SUBJECT TO EASEMENT, WITH NO DEFINED LOCATION, FOR ELECTRIC LINES OR TELEPHONE LINES TOGETHER WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY, RECORDED: JANUARY 3, 1961, MSC. VOLUME/PAGE: 6/224, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC.
8. THIS SUBDIVISION SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF, AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 163, DATED APRIL 7, 1959; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2865, DATED OCTOBER 16, 1951; AMENDMENT NO. 1, THEREOF, DATED OCTOBER 16, 1951; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2, THEREOF, DATED SEPTEMBER 16, 1958, FILED IN THE FEDERAL REGISTER.
9. THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE KENAI RIVER AND ANY QUESTIONS OF RIGHT OF ACCESS TO THE RIVER IN THE EVENT SAID LANDS DO NOT IN FACT ABUT THE RIVER.
10. THIS SUBDIVISION SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND OR ANY PORTION OF THE LAND, AND THIS SUBDIVISION IS SUBJECT TO ANY ORDER WHICH MAY COVER THE LAND OR TO ANY EASEMENT, ENCUMBRANCE, OR INTEREST IN THE LAND, THE RECORD OF WHICH IS ON FILE IN THE PUBLIC RECORDS OF THE STATE OF ALASKA.
11. EASEMENT TO 20.30.30, PERFECT LAYOUT AND 20.30.190, LOTS DIMENSIONS WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF OCTOBER 24, 2022.
12. WASTE, WATER DISPOSAL, SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND THE DESIGN MUST BE APPROVED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER \_\_\_\_\_ LICENSE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

REFERENCES

- (R1) RIVERSIDE SUBDIVISION CROSSING ADDITION, PLAT 2008-26, KENAI RECORDING DISTRICT
- (R2) KENAI RIVER ACRES SUBDIVISION, PLAT 74-23, KENAI RECORDING DISTRICT
- (R3) RESUBDIVISION OF LOT 10 BLOCK ONE WILSON SUBDIVISION, PLAT 78-191, KENAI RECORDING DISTRICT

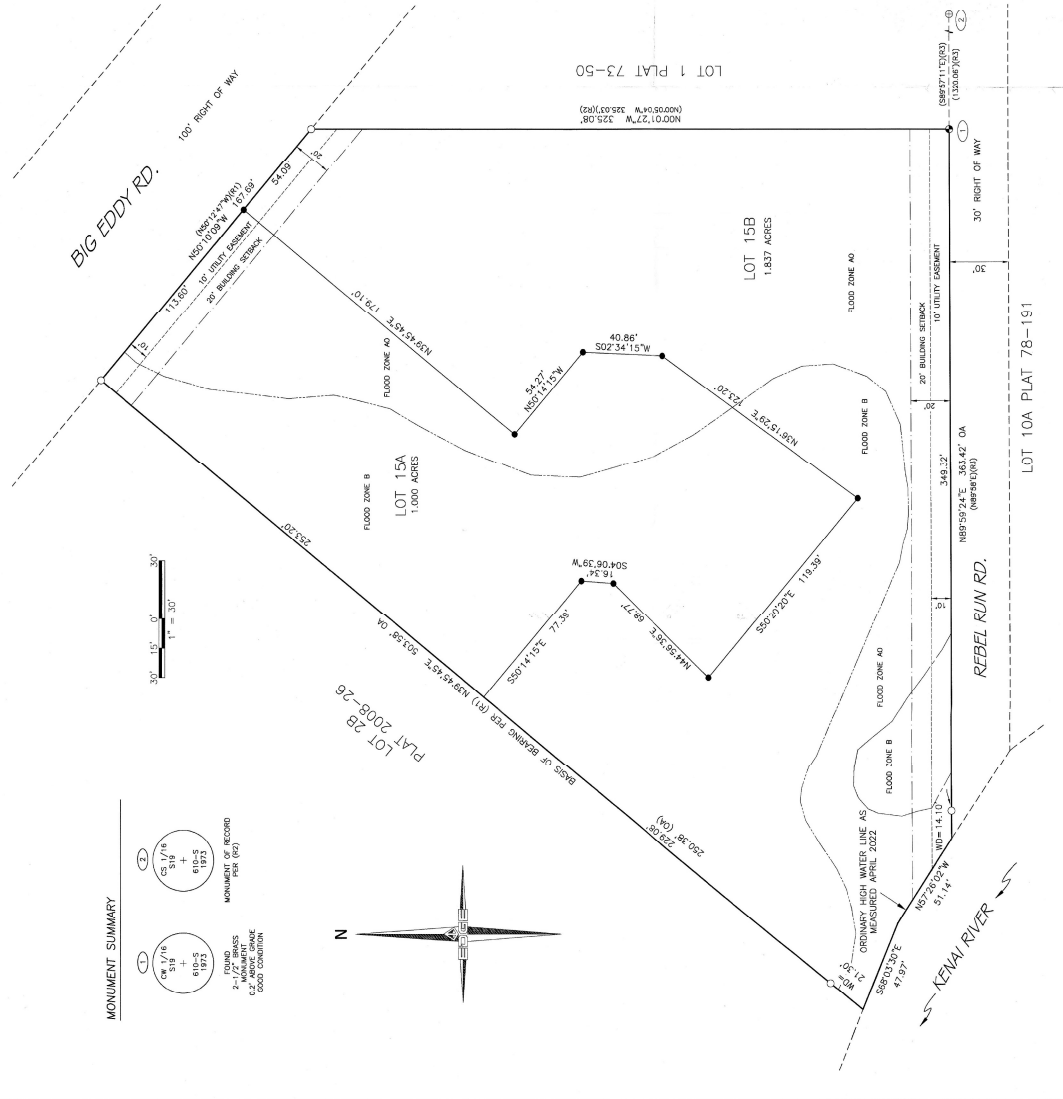
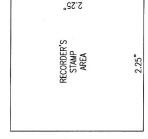
**PLAT APPROVAL**

THIS PLAT HAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 24, 2022.  
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

**CERTIFICATE OF SURVIVOR**

I, MARK ANONETTI, 19229-S HERSEY CIRCLE, HERSEY, ALASKA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACCURATELY REPRESENT THE CORNERS, POINTS, DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



**LEGEND**

◆	FOUND PRIMARY MONUMENT AS REFERENCED
⊕	RECORD PRIMARY MONUMENT AS REFERENCED
○	FOUND PROPERTY CORNER - REBAR
●	SET PROPERTY CORNER 5/8" X 10" REBAR
⊙	FOUND PROPERTY CORNER 5/8" X 10" REBAR STAMPED EDGE SURVEY LS-13022-2022
①	MONUMENT REFERENCE NUMBER
DA	RECORD DATA, SEE REFERENCE
OA	OVERALL

**PRELIMINARY PLAT**

**KPB 2022-150**