

## **C. CONSENT AGENDA**

- \*1. Time Extension Request**
  - a. Princess Lakes Estates Phase 6; KPB File 2018-042**

TIME EXTENSION REQUEST  
Princess Lake Estates Phase 6

KPB File No.	2018-042
Applicant / Owner:	Kenai Gravel Products LLC
Surveyor:	John Segesser
General Location:	Salamatof

STAFF REPORT

PC Meeting: Administrative Approval

2018

On October 1, 2018, a complete application was received for the preliminary design of Princess Lake Estates. The Plat Committee granted conditional approval on October 22, 2018.

2020

Princess Lake Estates Phase 7, KPB File 2020-004 (Tracts C1 and C2), were recorded on July 20, 2022.

On September 11, 2020 the Planning Department received the first extension request. Reason for request states that the owner wants to record next year. Staff informed the surveyor that due to the finalization of the first phase of this design, a time extension was not required as the approval was extended to July 20, 2022.

2022

On May 4, 2022, a Planning Department staff member emailed the surveyor informing that the file was set to expire within two months. On May 5, 2022, the Planning Department received a signed time extension request with the reason stated as, "Owner passed away. Heirs may want to complete this phase."

Staff requires new LLC documents to establish who can sign on behalf of the LLC and it would be recommended we get a copy of the death certificate as well.

2023

The surveyor submitted finals for review on May 10, 2023, and again on August 4, 2023. Staff sent a final review email on September 8, 2023.

2024

Platting staff contacted the surveyor on June 7, 2024 informing of the file expiring within two months. The surveyor submitted a time extension request on June 12, 2024, stating that the Engineer needs to sign the plat.

This time extension request is the second 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 July 20, 2026. If the plat is not recorded before July 20, 2026, 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 July 20, 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.

Per KPB 20.250.110(B) Preliminary plats that will be finalized in phases must comply with current code at the time each phase is finalized. All dedications for streets that are required pursuant to KPB 20.30.030, must be provided in the first phase. The approval of a final plat for a portion of the phased preliminary shall extend the preliminary approval for two years for the remaining land within the phased subdivision, except that the commission may require a new preliminary plat if the abutting road system changes. Phases must be filed in sequential order.

END OF STAFF REPORT

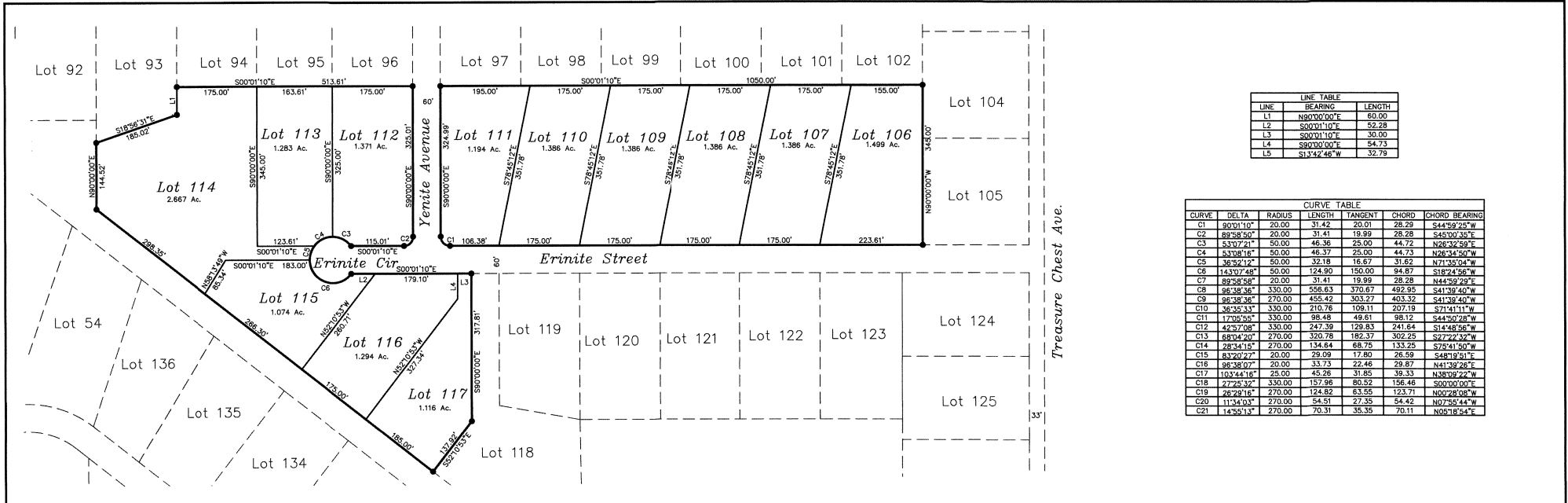


APPROVED

Robert Ruffner, Planning Director

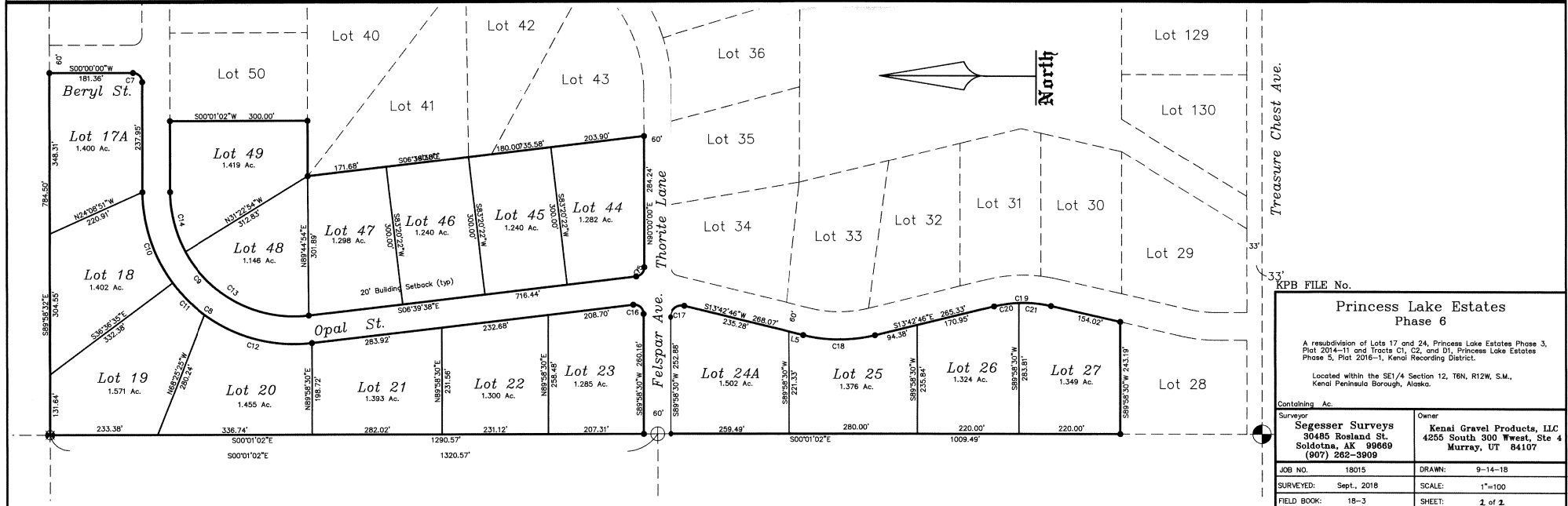
7-1-2024

Date



LINE	BEARING	LENGTH
L1	N80°00'00"E	60.00
L2	S00°01'10"E	52.28
L3	S00°01'10"E	30.00
L4	S00°00'00"E	34.73
L5	S13°42'46"W	32.79

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°01'10"	20.00	31.42	20.01	28.29	S44°59'25"W
C2	89°58'50"	20.00	31.41	19.99	28.28	S45°00'35"E
C3	53°01'21"	50.00	46.36	25.00	44.72	N26°32'58"E
C4	53°08'16"	50.00	46.37	25.00	44.73	N26°34'50"W
C5	36°52'12"	50.00	32.18	16.67	31.62	N71°35'04"W
C6	143°30'49"	50.00	124.90	150.00	94.87	S16°24'56"W
C7	89°58'58"	20.00	31.41	19.99	28.28	N44°59'29"E
C8	96°38'36"	330.00	558.63	370.67	492.95	S41°39'40"W
C9	96°38'36"	270.00	455.42	303.27	403.32	S41°39'40"W
C10	36°35'33"	330.00	210.76	109.11	207.19	S71°41'11"W
C11	17°05'55"	330.00	98.48	49.61	98.12	S44°50'28"W
C12	42°57'08"	330.00	247.39	129.83	241.84	S14°48'56"W
C13	68°04'20"	270.00	320.78	182.37	302.25	S27°22'32"W
C14	28°34'15"	270.00	134.64	68.75	133.25	S72°41'50"W
C15	83°20'27"	20.00	29.09	17.80	26.59	S48°19'51"E
C16	96°38'07"	20.00	33.73	22.46	29.87	N41°38'28"E
C17	103°44'18"	25.00	45.26	31.85	39.33	N38°19'22"W
C18	127°23'32"	330.00	157.66	80.52	156.48	S00°00'00"E
C19	26°29'16"	270.00	124.82	63.55	123.71	N07°28'08"W
C20	11°34'03"	270.00	54.51	27.35	54.42	N07°55'44"W
C21	14°58'13"	270.00	70.31	35.35	70.11	N09°18'54"E



KPB FILE NO.

### Princess Lake Estates Phase 6

A resubdivision of Lots 17 and 24, Princess Lake Estates Phase 3, Plat 2014-11 and Tracts C1, C2, and D1, Princess Lake Estates Phase 5, Plat 2016-1, Kenai Recording District.

Located within the SE1/4 Section 12, T6N, R12W, S.M., Kenai Peninsula Borough, Alaska.

Containing Ac.	
Surveyor: <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99689 (907) 262-3909	Owner: <b>Kenai Gravel Products, LLC</b> 4255 South 300 West, Ste 4 Murray, UT 84107
JOB NO. 18015	DRAWN: 9-14-18
SURVEYED: Sept., 2018	SCALE: 1"=100'
FIELD BOOK: 18-3	SHEET: 2 of 2

KPB 2018-042

**LEGEND:**

- ⊗ 2 1/2" BLM BRASS CAP MONUMENT FOUND
- ⊕ 2 1/2" BRASS CAP MON. FOUND
- ⊙ 3 1/4" BRASS CAP MON. LS8859 FOUND
- ⊖ 3 1/4" ALUM. CAP MONUMENT FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 FOUND
- ⊔ 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 2011-41 KR D

**NOTES:**

- 1) Beak of bearing taken from Princess Lake Estates Phase 5, plat 2014-11, Kenal Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) All waste disposal systems shall comply with existing laws at the time of construction.
- 4) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 5) 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 a utility easement which would interfere with the ability of a utility to use the easement.
- 6) No structures are permitted within the parhanche portion of the flag lot(s).
- 7) A Right of Way easement granted to Homer Electric Association is recorded in Book 139 Page 165, Kenal Recording District.
- 8) **WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenal Peninsula Borough. Any other type of on-site wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

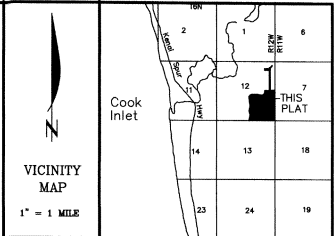
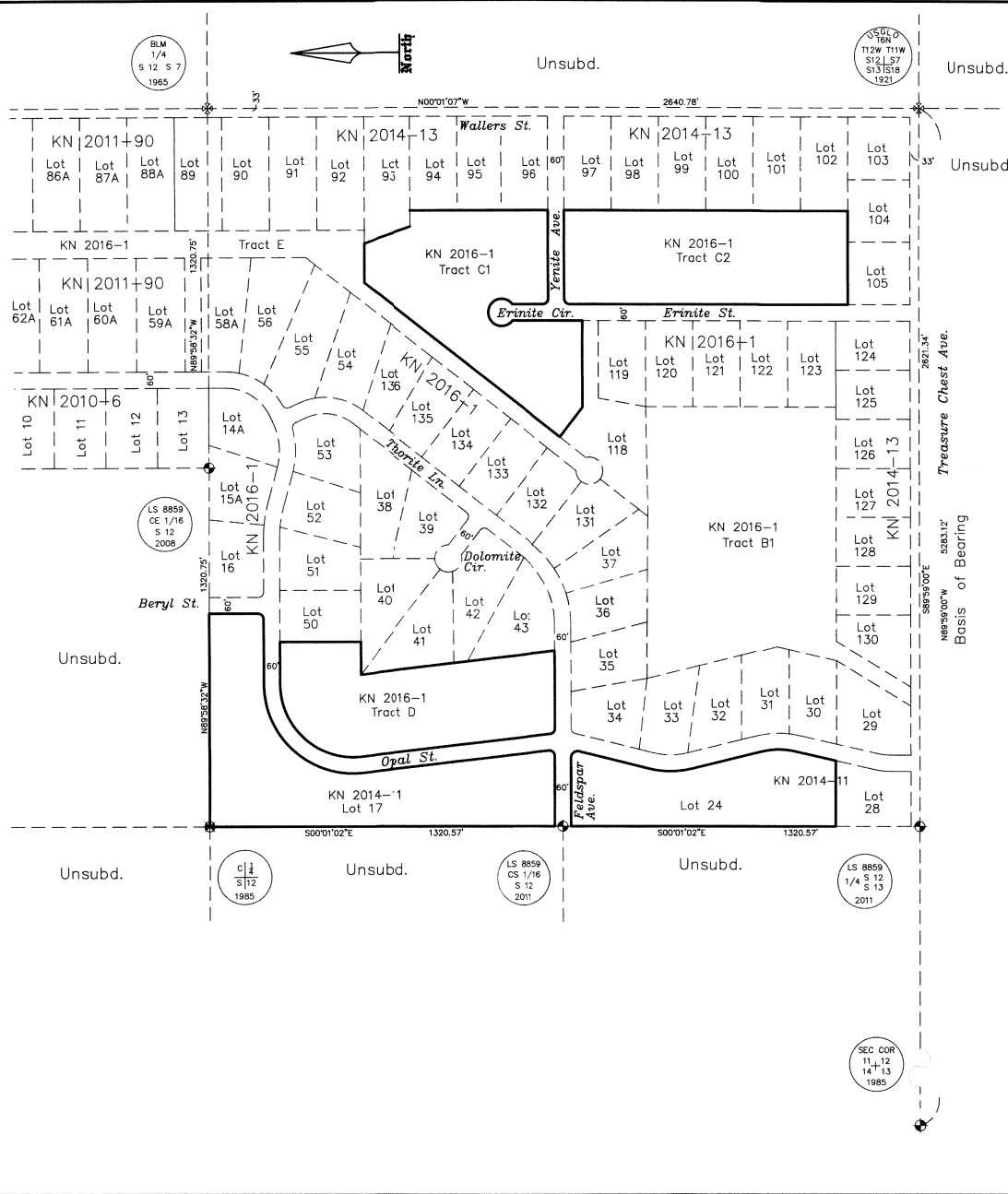
Engineer \_\_\_\_\_ License No. \_\_\_\_\_ date \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date \_\_\_\_\_



**CERTIFICATE of OWNERSHIP and DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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.

KENT C. BANGERTER  
KENAL GRAVEL PRODUCTS, LLC  
4255 SOUTH 300 WEST, STE. 4  
MURRAY, UT 84101

**NOTARY'S ACKNOWLEDGMENT**

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAL PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

KENAL PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

**KPB FILE NO.**

**Princess Lake Estates Phase 6**

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SURVEYED: Sept., 2018	SCALE: 1"=200'
FIELD BOOK: 18-3	SHEET: 1 of 2

**KPB 2018-042**

RECEIVED

JUN 12 2024

KPB PLANNING DEPT.

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: PRINCESS LAKE ESTATE PH 6

Location of Subdivision: NORTH KENAI

KPB Number: 2018-042

Date of Planning Commission Approval(s)

10-22-18 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for time extension request.

ENGINEER NEEDS TO SIGN PLAT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 6-12-24

Signature of Surveyor/Property Owner: John F. [Signature]