

# **C. CONSENT AGENDA**

- \*1. Time Extension Request**
  - a. Russian Gap Subdivision 2023 Addition; KPB File 2022-185**

TIME EXTENSION REQUEST  
RUSSIAN GAP SUBDIVISION 2023 ADDITION

KPB File No.	2022-185
Applicant / Owner:	Paul Tarcy, William Coulliette, and Dusty Byrd
Surveyor:	Jerry Johnson – Johnson Surveying
General Location:	Russian Gap Road, Cooper Landing Area

STAFF REPORT

PC Meeting: Administrative Approval

2022

On December 30, 2022, a complete preliminary plat application was submitted to the Planning Department. The Plat Committee reviewed and granted conditional approval for the preliminary plat for two years during their regularly scheduled meeting on January 23, 2023. A Notice of Decision was mailed to the owners and surveyor on February 8, 2023.

2023

On February 21, 2023, a paper final plat was submitted for review to the Planning Department. Platting staff reviewed the final plat and sent a review letter on April 15, 2023, requesting corrections and missing information on the plat. On June 15, 2023, a second paper final plat was submitted for review. Platting staff reviewed the second submittal and sent a review letter on July 26, 2023, requesting that the surveyor provide additional information on the plat.

2024

On December 3, 2024, Platting staff contacted the surveyor notifying them of the upcoming file expiration on January 23, 2025.

2025

An owner submitted a Time Extension request on January 9, 2025, stating that they are working with neighbors to approve the property line change and to sign the mylar. Coordination has been challenging due to living in different places at different times of the year.

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 January 23, 2027. If the plat is not recorded before January 23, 2027, 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 January 23, 2027, 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

1-23-25

Date

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

RECEIVED  
JAN 09 2025  
KPB PLANNING DEPT.

**TIME EXTENSION REQUEST FORM**

Name of Subdivision: Russian Gap Subdivision

Location of Subdivision: Cooper Landing, Russian Gap Road.

KPB Number: 2022-185

Date of Planning Commission Approval(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for time extension request.  
Working with neighbor to approve the property line change and have the revised plat map  
signed and notarized. We both live in different places at different times of the year, coordination  
has been challenging.  
\_\_\_\_\_  
\_\_\_\_\_

Date: 1-9-25

Signature of Surveyor/Property Owner: 



# RUSSIAN GAP SUBDIVISION 2023 ADDITION PRELIMINARY PLAT

A replat of Tract 10B Russian Gap Subd., Reger Addn., Amended, SWD 2003-7; and Tract 11A Russian Gap Subd., 2015 Addn., SWD 2015-8. Located in the NW1/4 Section 30, T5N R2W, SM, Cooper Landing, Alaska. Seward Recording District Kenai Peninsula Borough

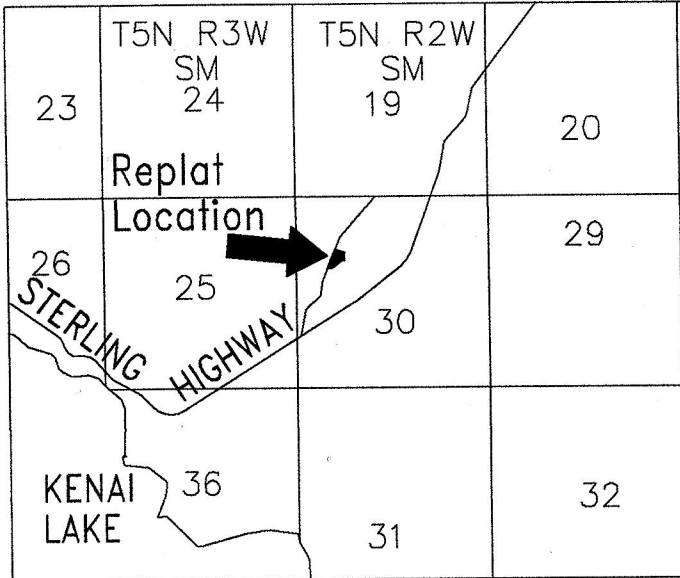
Prepared for

Paul David Tarcy  
2314 Foraker Dr.  
Anchorage, AK 99517

William Michael Coulliette  
Dusty Rose Byrd  
P.O. Box 632  
Cooper Landing, AK 99572

Prepared by

Johnson Surveying  
P.O. Box 27  
Clam Gulch, Ak 99568



VICINITY 1" = 1 mile MAP

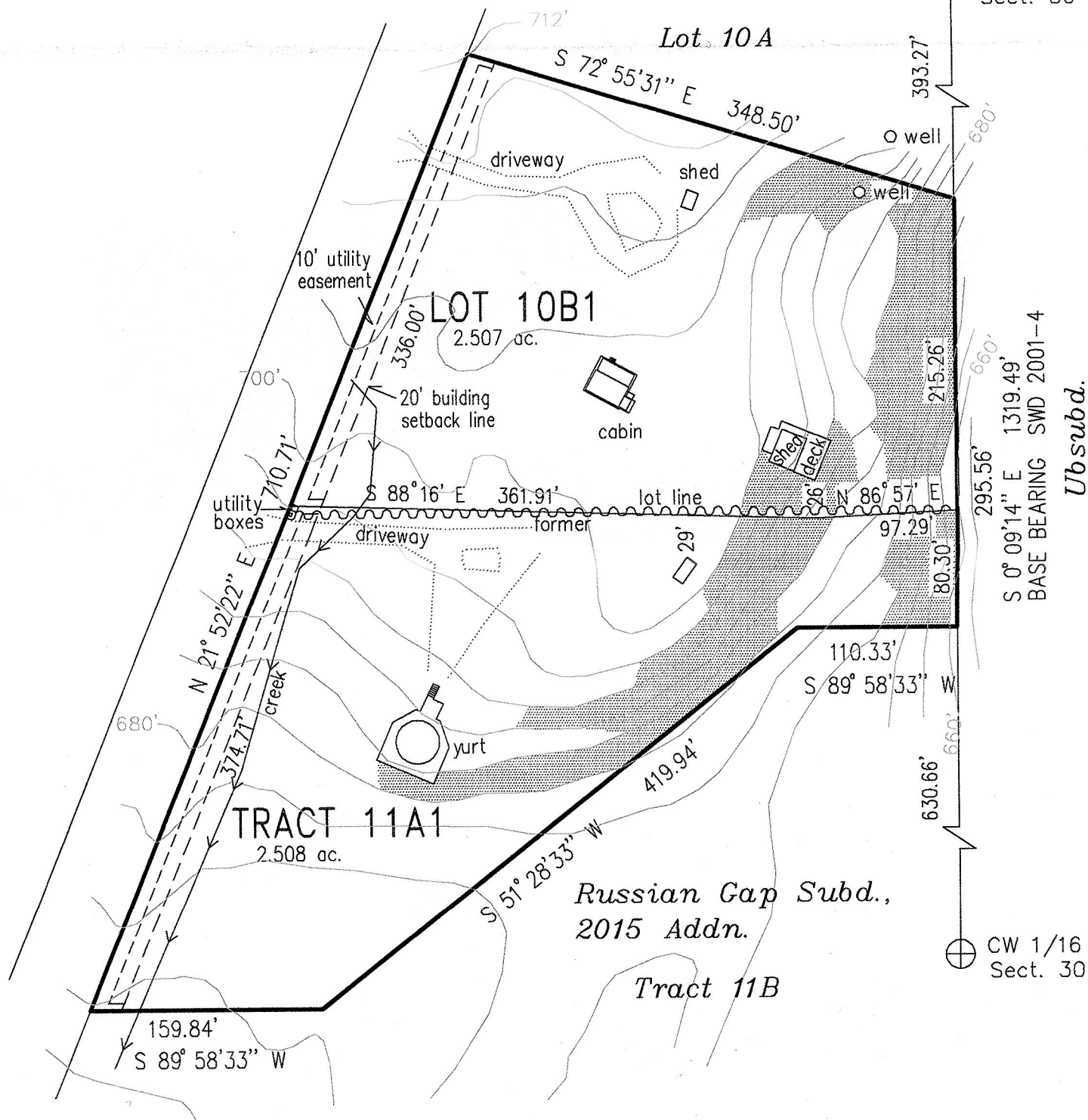
SCALE 1" = 100' AREA = 5.015 acres  
29 December, 2022

## NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Building setback is also a utility easement, as granted by plat SWD 2001-4.
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. These lots are within a KPB Local Zoning District under KPB 21.46.030, as filed with the Seward District Recorder in Book 110 Page 725, and amended by Deed Serial #2011-000638-0 and rerecorded as Deed Serial#2011-000909-0.
4. Covenants, conditions, and restrictions affecting this property are filed with the Seward District Recorder in Book 112 Page 909.
5. Contour interval 4'. Creek shown is the extent of wet areas on the property.

Russian Gap Subd.,  
Reger Addn., Amended

NW 1/16  
Sect. 30



S 0° 09' 14" E 1319.49'  
BASE BEARING SWD 2001-4  
Ubsubd.

CW 1/16  
Sect. 30

KPB 2022-185