

Time Extension Request

**b. Skyline Heights Estates Kachemak Landing Airpark
KPB File 2023-142**

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT KACHEMAX LANDING, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF KACHEMAX LANDING, LLC, WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT, DEWEALT ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND TRANSFER ALL EASEMENTS TO THE USE SHOWN HEREON.

KRISTINA HAYNES, MEMBER
KACHEMAX LANDING, LLC
P.O. BOX 3337
HOMER, AK 99603

AMY ASHLEY, MEMBER
KACHEMAX LANDING, LLC
P.O. BOX 3337
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

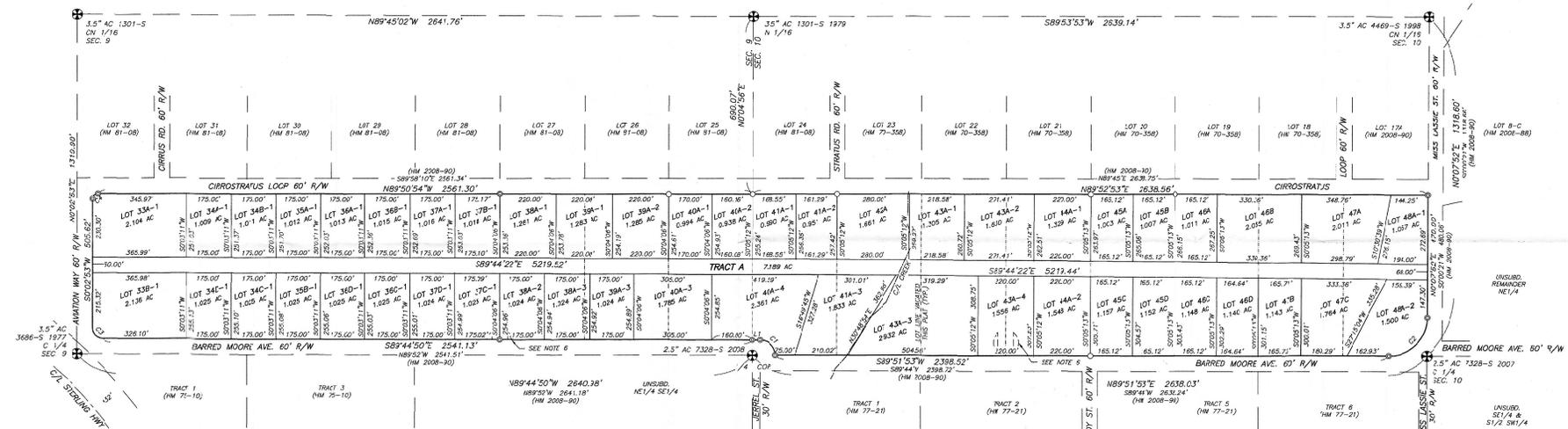
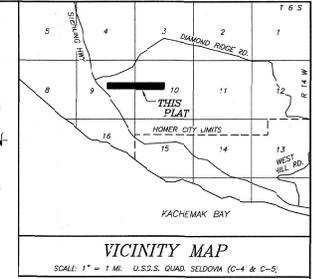
WASTEWATER DISPOSAL

SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL WASTE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS SHOWING A SURFABLE ALTERNATE WASTEWATER DISPOSAL SYSTEM THAT WOULD OPERATE ON THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOIL REPORT. ALL INFORMATION AVAILABLE FROM THE KEMNA PENINSULA BOROUGH, INCLUDING BUT NOT LIMITED TO, TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED FOR THE SPECIFIC INSTALLATION BY A QUALIFIED ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

ENGINEER LICENSE NO. DATE

GPS CONTROL DATA

1. BASIS OF COORDINATES FOR THIS SURVEY IS FROM GPS OBSERVATIONS TAKEN ON THE MONUMENT POSITIONS AS SHOWN ON THIS PLAN UNDER ALASKA STATE PLANE GRID COORDINATES OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NAD 83 DATUM. HORIZONTAL POSITIONS ARE LISTED IN UTM ZONE 18 Q UTM COORDINATES. THESE COORDINATES SHOULD BE USED TO LOCATE AND VERIFY EXISTING CORNERS AND MONUMENTS.
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING USGS'S TRISTARION "HOMER" AS A SCALING POINT. TRUE BEARINGS WERE OBTAINED BY ROTATING GRID INVERSE AZIMUTHS -117.734°. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.99999988.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON USGS'S TRISTARION "HOMER" 14100000 E=100000. ALL COORDINATE VALUES REPRESENTY GROUND DISTANCES ORIENTED TO TRUE NORTH.



NOTES

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT LOT ADJACENT TO HIGHWAY 57 OR A UTILITY EASEMENT GRANTED THIS PLAN, NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT UNLESS OTHERWISE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BUREAU OF HIGHWAYS IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM (RMP 14.06).
5. SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAN WAS BEING RECORDED BY FEMAUR ON THE KEMNA PENINSULA BOROUGH SENIORS MAPS FLOOD HAZARD AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAN IS RECORDED WITH THE DISTRICT RECORDERS OFFICE. BEFORE THE DEVELOPMENT OF THE KEMNA PENINSULA BOROUGH DEVELOPMENT ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENTS MUST COMPLY WITH CHAPTER 31.06 OF THE KEMNA PENINSULA BOROUGH AREA.
6. THERE ARE EXISTING REMAINING PORTIONS OF TEMPORARY COLL-D-SACS TO BE REMOVED WHEN ROAD 5 EXTENDS PER NM 70-358.
7. THERE IS A RIGHT OF WAY EASEMENT OF NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. THAT AFFECTS THIS SUBDIVISION RECORDED BY 19 P212 HRD.

GPS CONTROL DATA

IDENTIFIER	NORTHING	EASTING
1/4 COR 59/S10	11795.1418	66328.6654
C 1/4 S9	11810.7835	66688.7160
C 1/4 S10	11800.3735	71967.6860
CN 1/16 S9	113136.7780	66688.8250
CN 1/16 S10	113123.8990	71970.7015

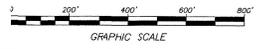
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	84.20'	80.00'	0°00'00"	N49°08'07"W	84.83'
C2	234.52'	50.00'	89°44'01"	N44°59'52"E	211.64'
C3	62.69'	40.00'	89°47'43"	S44°50'38"E	56.61'
C4	31.45'	20.00'	0°06'13"	S49°06'00"W	28.31'

LINE TABLE

LINE #	LENGTH	BEARING
L1	30.00'	N89°01'53"E

- LEGEND**
- ⊕ FIND PRIMARY MONUMENT AS NOTED
 - ⊙ FIND 1/2" REBAR W/ 1" PCAF 7328-S 2008
 - FIND 1/2" REBAR
 - + SET 2" AC 7068-S 2024
 - LOT LINE VACATED THIS PLAN



HOMER RECORDING DISTRICT KPB FILE NO. 2024-100

**SKYLINE HEIGHTS ESTATES
KACHEMAX LANDING APARTS**

A SUBDIVISION OF LOTS 33A, 33B, 34A, 34B, 34C, 34D, 35A, 35B, 36A, 36B, 36C, 36D, 37A, 37B, 37C, 37D, 38A, 38B, 40A, 41A, 42A, 44A & 48A (NM 2008-30), AND LOTS 42, 45, 46 & 47 (NM 70-358) LOCATED IN THE NE1/4 SEC. 9 & THE NW1/4 SEC. 10, T. 6 S., R. 14 W., SEWARD MERIDIAN, KEMNA PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT ALASKA.

CONTAINING 11,557 ACRES

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

CLIENTS: KACHEMAX LANDING, LLC
P.O. BOX 3337 HOMER, AK 99603

DRAWN BY: KF CKD BY: KK JOB #2023-05
DATE: 12/2023 SCALE: 1"=200' SHEET #1 OF 1

KPB 2023-142

TIME EXTENSION REQUEST
SKYLINE HEIGHTS ESTATES KACHEMAK LANDING AIRPARK

KPB File No.	2023-142
Applicant / Owner:	Kachemak Landing, LLC of Homer, AK
Surveyor:	Katherine Kirsis / Seabright Survey + Design
General Location:	Diamond Ridge, Homer

STAFF REPORT

PC Meeting: Administrative Approval

2023

On December 12, 2023 a complete preliminary plat application was submitted to the Planning Department.

2024

The Plat Committee reviewed and granted conditional approval for the preliminary plat for two years during their regularly scheduled meeting on January 8, 2024. A Notice of Decision was mailed to interested parties on January 12, 2024.

An appeal was submitted on January 24, 2024, requesting the Planning Commission to review the Plat Committee's decision of the plat. On February 26, 2024, the Planning Commission reviewed and granted conditional approval of the preliminary plat.

A Notice of Decision was mailed to interested parties on March 6, 2024. On March 20, 2024, a paper final plat was submitted for review to the Planning Department. Staff reviewed the final plat and sent a review letter on May 15, 2024, requesting corrections and missing information needed on the plat. On November 22, 2024, a second paper final plat was submitted for review to the Planning Department.

2025

Staff reviewed the final plat and sent a review letter on January 23, 2025, requesting corrections and missing information needed on the plat. On December 30, 2025, a final mylar was submitted for review and is line to be reviewed.

2026

On January 7, 2026, staff contacted the owners and surveyor notifying them of the upcoming file expiration on February 26, 2026. The owner provided a Time Extension request on January 14, 2026, stating that the final plat has been submitted and they are waiting for estimated tax payments for 2026 and approval of plat.

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 February 26, 2028. If the plat is not recorded before February 26, 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 February 26, 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

2-27-26

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: Skylina Heights Estates Kachemak Landing
- Location of Subdivision: NE quarter, section 9 T2S R14W, Airpark
- KPB Number: 2023-142 diamond Ridge
- Date of Planning Commission Approval(s)
11/8/24 _____

- Reason for time extension request.
Final Plat has been submitted, waiting for
estimated tax payments for 2024 & approval
of plat

Date: 1/14/24 _____

Signature of Surveyor/Property Owner: Kristina Johnson