

## **C. CONSENT AGENDA**

- \*1. Time Extension Requests**
  - a. McGahan-Schilling Tracts 2022 Additions; KPB File 2022-031**

**LEGEND:**

- ⊕ 3 1/4" ALUM. CAP MONUMENT FOUND
- ⊙ 2 1/2" ALUM. CAP MONUMENT FOUND
- ⊗ 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 98-56 KRD

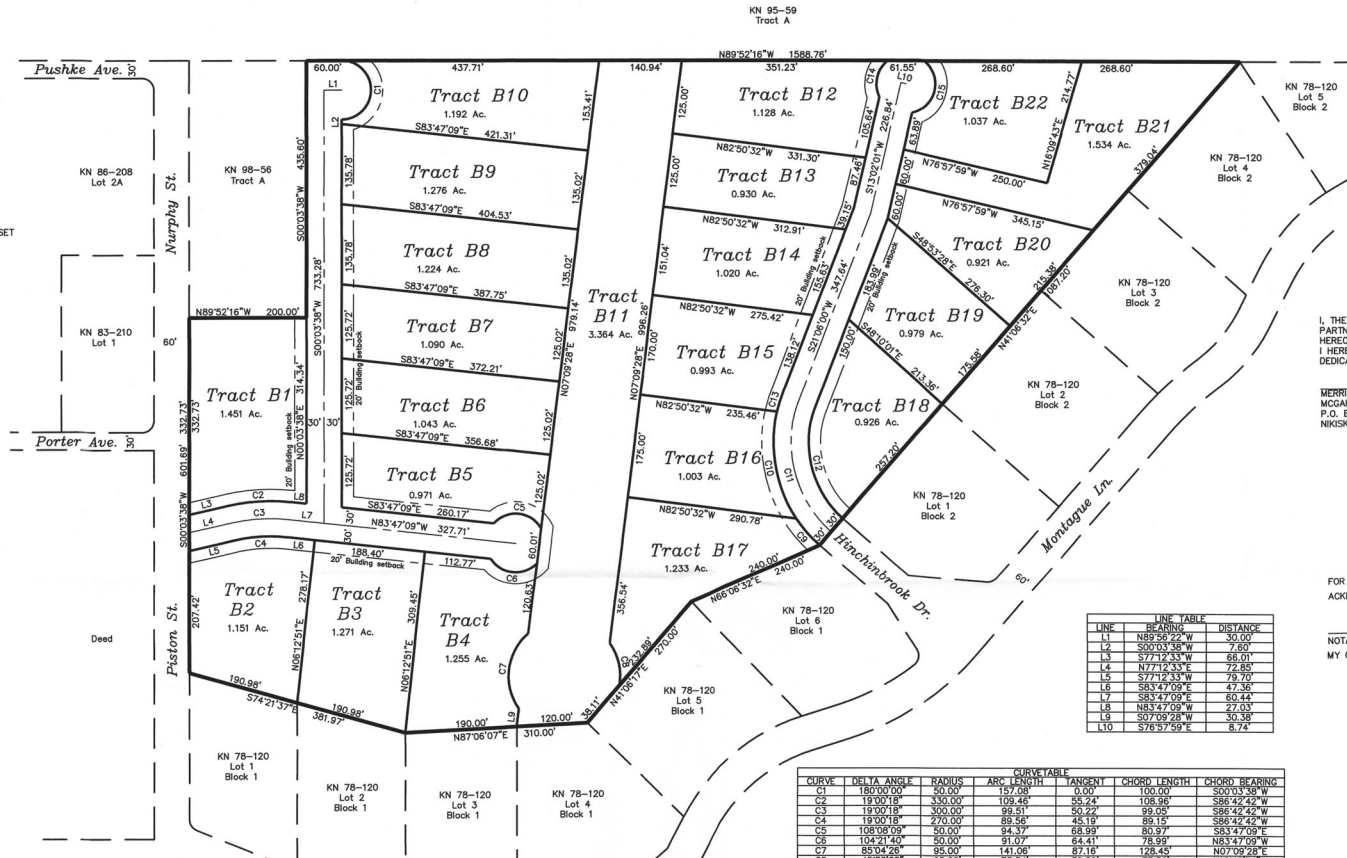


**SURVEYOR'S CERTIFICATE**

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 herein actually exist as described, and all dimensions and other details are correct.

Date \_\_\_\_\_

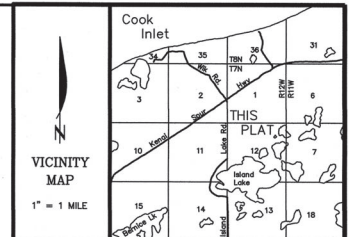
Engineer License No. \_\_\_\_\_ date \_\_\_\_\_



**NOTES:**

- 1) Basis of bearing taken from McGahan-Schilling Tracts, Plat 98-56, Kenai 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) 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.
- 4) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 2 Page 153, Kenai Recording District. No definite location disclosed.
- 5) Front 10 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) **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 Kenai 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.

KN 95-59 Tract A



**CERTIFICATE of OWNERSHIP and DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE MCGAHAN FAMILY LIMITED PARTNERSHIP IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE MCGAHAN FAMILY LIMITED PARTNERSHIP, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MERRILL W. MCGAHAN  
MCGAHAN FAMILY LIMITED PARTNERSHIP  
P.O. BOX 8022  
NIKISKI, ALASKA 99635

**NOTARY'S ACKNOWLEDGEMENT**

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

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

**PLAT APPROVAL**

THIS PLAN WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

KENAI PENINSULA BOROUGH

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

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	180.0000°	50.00	157.08	0.00	100.00	S00°03'38"W
C2	19.0001°	300.00	102.44	55.24	108.99	S85°42'42"W
C3	19.0001°	300.00	99.51	50.22	99.05	S86°42'42"W
C4	19.0001°	270.00	89.58	45.19	89.15	S86°42'42"W
C5	108.9809°	50.00	84.37	68.99	80.97	S53°47'09"E
C6	104.2140°	50.00	91.07	64.41	78.99	N83°47'09"W
C7	85.0478°	85.00	141.06	87.18	78.45	N77°09'29"E
C8	45.3378°	85.00	75.54	39.89	73.58	N72°42'34"W
C9	14.8972°	250.00	60.17	30.26	60.00	S41°24'42"E
C10	47.0149°	250.00	188.79	100.08	183.54	S102°01'01"E
C11	67.3910°	200.00	238.15	134.02	222.87	N15°03'48"W
C12	72.5122°	170.00	213.89	124.70	201.10	S17°37'39"W
C13	97.0709°	250.00	36.81	18.34	35.37	N17°41'22"E
C14	78.2445°	50.00	68.44	40.80	63.22	S13°07'01"W
C15	128.2508°	50.00	112.94	108.82	90.42	S13°02'01"W

**CERTIFICATE of ACCEPTANCE**

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: HINCHBROOK DRIVE, DEDICATIONS.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL \_\_\_\_\_  
KENAI PENINSULA BOROUGH

**KPB 2022-031**

**KPB FILE NO.**

**McGahan-Schilling Tracts 2022 Addition**

A resubdivision of Tract B, McGahan-Schilling Tracts, Tracts, Plat 98-56, Kenai Recording District.

Located within the SE1/4 Section 1, T7N, R12W, S.M., Kenai Peninsula Borough, Alaska.

Containing 30.921 Ac.

Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 282-3909	Owner McGahan Family Limited Partnership P.O. Box 8022 Nikiski, Alaska 99635
JOB NO. 20107	DRAWN: 3-4-22
SURVEYED: July, 2020	SCALE: 1"=100'
FIELD BOOK: 20-1	SHEET: 1 of 1

TIME EXTENSION REQUEST  
MCGAHAN-SCHILLING TRACTS 2022 ADDITION

<b>KPB File No.</b>	2022-031
<b>Applicant / Owner:</b>	Carmen M. McGahan and Airport Ventures Trust
<b>Surveyor:</b>	John Segesser/ Segesser Surveys
<b>General Location:</b>	Nikiski

STAFF REPORT

PC Meeting: Administrative Approval

2022

The planning department received a completed application March 29, 2022. The preliminary plat was scheduled for the April 25, 2022 meeting and the plat committee granted conditional approval for two years.

2023

On May 19, 2023, a paper final plat was submitted for review to the Planning Department. Staff reviewed the final plat and sent a review letter on July 13, 2023, requesting corrections and missing information on the plat.

2024

On February 26, 2024, staff notified the surveyor of the file expiring within two months. The Surveyor submitted a Time Extension Request February 26, 2024 stating more time is needed to complete the subdivision. The Time Extension Request was approved on March 13, 2024, extending preliminary approval to April 25, 2026. A final mylar was received November 22, 2024. On December 19, 2024, a review letter was sent requesting a soils report, additional authority documents, and other necessary items to be completed prior to final approval of the plat.

2025

A final mylar was received July 1, 2025. On August 27, 2025, a review letter was sent noting the same edits needed and the missing items and requesting some additional corrections to ownership information.

2026

On February 26, 2026, staff notified the surveyor of the upcoming file expiration date of April 25, 2026. The Surveyor submitted a Time Extension Request on March 17, 2026 stating the reason for the request is that the plat was not yet finalized.

This time extension request is the second and final 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 April 25, 2028. If the plat is not recorded before April 26, 2028, 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 April 25, 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



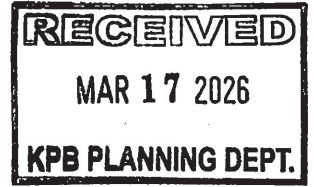
APPROVED

  
\_\_\_\_\_  
Robert Ruffner the Planning Director

4/20/2026

\_\_\_\_\_  
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: McGahan Shilling Tracts 2022 Addition

Location of Subdivision: Nikiski

KPb Number: KPB 2022-031

Date of Planning Commission Approval(s)

4-25-24 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reason for time extension request.

Plat not finalized  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 3-17-26

Signature of Surveyor/Property Owner: 