

# DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

## C. CONSENT AGENDA

- \*1. **Time Extension Request**
  - a. Hope Lake Subdivision 2022 Replat; KPB File 2022-112

TIME EXTENSION REQUEST  
HOPE LAKE SUBDIVISION 2022 REPLAT

<b>KPB File No.</b>	2022-112
<b>Applicant / Owner:</b>	James E & Jeannette E Kimes and Dominique E Kurth and Alexander Hillman
<b>Surveyor:</b>	Jerry Johnson
<b>General Location:</b>	Kalifornsky

STAFF REPORT

PC Meeting: Administrative Approval

2022

On July 26, 2022, a complete preliminary plat application was submitted to the Planning Department. The Plat Committee granted conditional approval during their regularly scheduled meeting on August 22, 2022. On August 25, 2022, Platting staff sent a Notice of Decision to the owners and surveyor informing of the approval.

2024

On July 9, 2024, Platting staff notified the surveyor about the impending file expiration date. The surveyor submitted a Time Extension Request on July 10, 2024, stating an owner is awaiting approval from their mortgage company prior to proceeding.

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 August 22, 2026. If the plat is not recorded before August 12, 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 August 12, 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

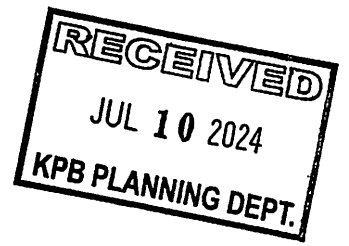
APPROVED



Robert Ruffner the Planning Director

7-14-2024

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: Hpoe Lake Subdivision 2022 Replat

Location of Subdivision: Tote Road

KPB Number: 2022-112

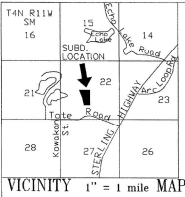
Date of Planning Commission Approval(s)

8/22/2022 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for time extension request.  
We are waiting for the one party to work out the replat with their mortgage company  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 7/10/2024

Signature of Surveyor/Property Owner: *Darrel L Johnson*



# HOPE LAKE SUBDIVISION 2022 Replat

A replat of Lots 4A-1 Hope Lake Subd., 2017 Addn., KRD 201-33, and Tract 4A Gruber Subd., Kimes Replat, KRD 2006-49. Located in the SW 1/4 & NW 1/4 Section 22, T4N R11W, S4M, Alaska. Kenai Recording District Kenai Peninsula Borough

Prepared for  
James & Jeannette Kimes  
P.O. Box 375  
Seward, AK 99664

Alexander Hillman  
Dominique E. Kurth  
P.O. Box 111995  
Anchorage, AK 99511

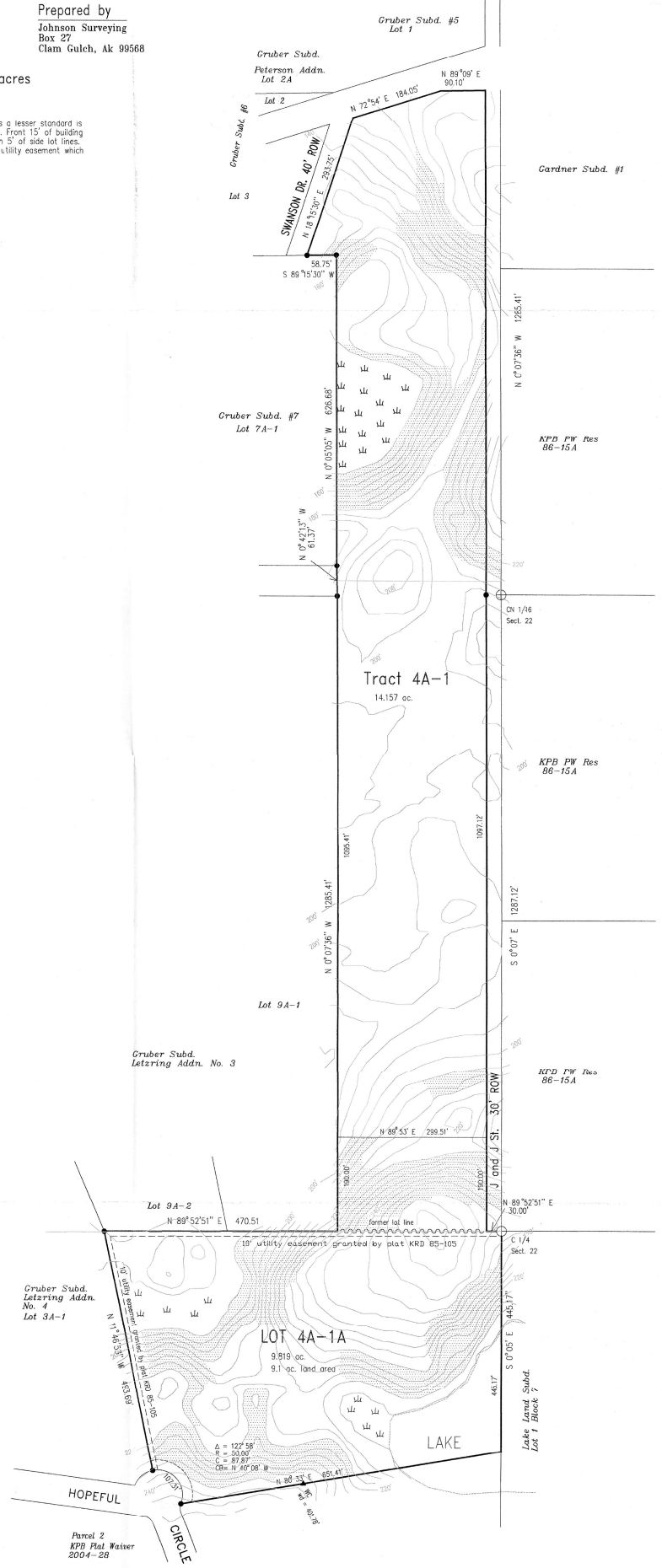
Prepared by  
Johnson Surveying  
Box 27  
Clam Gulch, AK 99568

SCALE 1" = 100'  
23 July, 2022

AREA = 24.321 acres

- NOTES**
1. A building setback of 20' from all street R/Ws is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 15' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
  2. 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. Contour interval 4'. Shaded areas indicate grades over 25%.

## KPB 2022-112



**WASTEWATER DISPOSAL**

20.40.030  
These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.