

# **C. CONSENT AGENDA**

- \*1. Time Extension Request - None**
  - b. O'Rourke Subdivision Matranga Addition**  
**KPB File 2022-124**

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: O'Rourke Subd. Matranga Addition

Location of Subdivision: Kasilof

KPB Number: 2022-124

Date of Planning Commission Approval(s)

9-12-22 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reason for time extension request.

Owner is trying to finalize the subdivision.

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\_\_\_\_\_

Date: 8-7-24

Signature of Surveyor/Property Owner:

TIME EXTENSION REQUEST  
O'Rourke Subdivision Matranga Addition

<b>KPB File No.</b>	2022-124
<b>Applicant / Owner:</b>	Gregory A Matranga and Teresa J Matranga
<b>Surveyor:</b>	John Segesser – Segesser Surveys
<b>General Location:</b>	Kalifornsky

STAFF REPORT

PC Meeting: Administrative Approval

2022

On August 18, 2022, a complete preliminary plat application was submitted to the Planning Department. The Plat Committee granted conditional approval for two years on September 12, 2022, at their regularly scheduled meeting. On October 11, 2022, a final plat was submitted to the Planning Department for review. The Planning Department mailed a review letter on November 18, 2022, requesting items to be completed on the final plat prior to recording.

2024

On July 1, 2024, the owner submitted pictures to the Planning Department confirming the equestrian fence had been removed from the right-of-way. The surveyor submitted a final plat for review on July 2, 2024. On August 7, 2024, platting staff notified the surveyor of the impending file expiration date. The surveyor submitted a Time Extension request on the same date, stating that the owner is trying to finalize the subdivision.

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 September 12, 2026. If the plat is not recorded before September 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 September 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

8-15-2024

\_\_\_\_\_  
Date

**LEGEND:**

- 3 1/4" ALUM. CAP MONUMENT 610-S 1985 FOUND
- 2 1/2" ALUM. CAP MONUMENT LS1512 1996 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- ( ) RECORD DATUM PLAT 2008-76 KRD



**NOTES:**

- 1) Basis of bearing taken from O'Rourke Subdivision Lucas Addition Part 1, Plat 2008-76, 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) An easement for a road which affects the East 15 feet of this property is recorded in Book 163 Page 863, Kenai Recording District.
- 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 10 feet adjacent to right-of-ways and 20 feet 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 onsite 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 onsite 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.

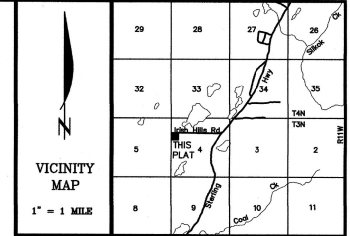
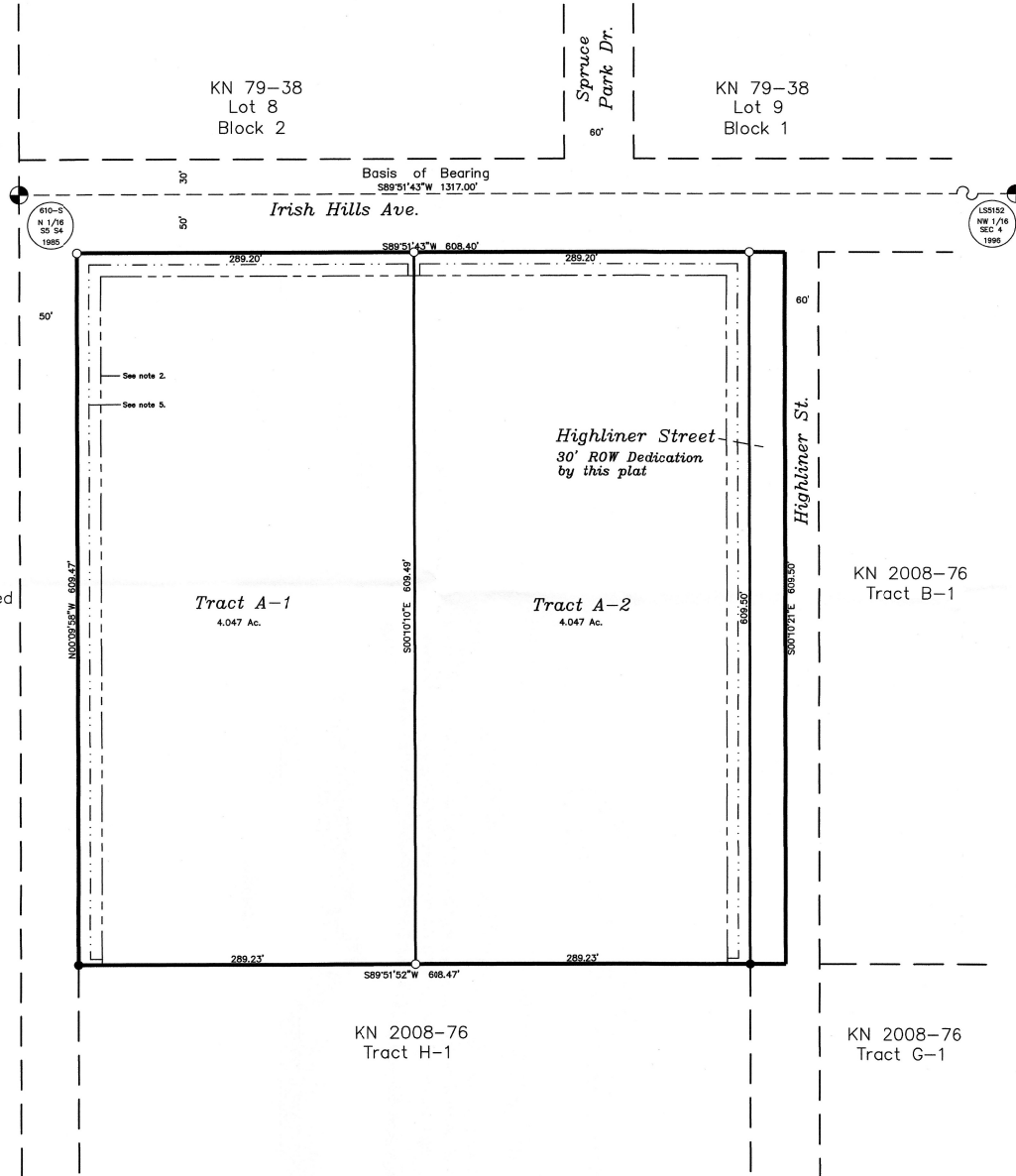
Engineer \_\_\_\_\_ License No. \_\_\_\_\_ date \_\_\_\_\_



**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**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

\_\_\_\_\_  
 GREGORY A. MATRANGA      TERESA J. MATRANGA  
 P.O. BOX 4316  
 SOLDOTNA, ALASKA 99669

**NOTARY'S ACKNOWLEDGEMENT**

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

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

**NOTARY'S ACKNOWLEDGEMENT**

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

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

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

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

KPB FILE No. \_\_\_\_\_

**O'Rourke Subdivision Matranga Addition**

A resubdivision of Tract A, O'Rourke Subdivision, Plat 76-44, Kenai Recording District.

Located within the SW1/4 NW1/4 Section 4, T3N, R11W, S.M., Kenai Peninsula Borough, Alaska.

Containing 8.513 Ac.

Surveyor <b>Segesser Surveys</b> 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners Gregory A. & Teresa J. Matranga P.O. Box 4316 Soldotna, Alaska 99669
JOB NO. 22219	DRAWN: 8-16-22
SURVEYED: August, 2022	SCALE: 1"=50'
FIELD BOOK: 22-4	SHEET: 1 of 1

**KPB 2022-124**