

C. CONSENT AGENDA

- *1. Time Extension Request - None**
 - a. Echo Lake Hills Subdivision Endries Addition**
KPB File 2022-116

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: Echo Lake Hills Subdivision Endries Addition

Location of Subdivision: Echo Lake

KPB Number: 2022-116

Date of Planning Commission Approval(s)

Reason for time extension request.
Client has not decided to complete the project yet.

Date: 7-9-24

Signature of Surveyor/Property Owner: 

TIME EXTENSION REQUEST
ECHO LAKE HILLS SUBDIVISION ENDRIES ADDITION

KPB File No.	2022-116
Applicant / Owner:	Aron Endries
Surveyor:	John Segesser
General Location:	Kalifornsky

STAFF REPORT

PC Meeting: Administrative Approval

2022

On July 29, 2022, a completed preliminary application was submitted to the Planning Department. The Plat Committee granted conditional approval of the preliminary plat during their regularly scheduled meeting on August 22, 2022. On September 7, 2022, a paper final plat was submitted to the Planning Department for review. Platting staff sent a final review letter to the owners and surveyor on October 31, 2022.

2021

On July 9, 2024, Platting staff contacted the surveyor notifying of the impending file expiration date. On July 11, 2024, the surveyor submitted a Time Extension Request stating that the owner is uncertain if they will finalize the replat.

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 22, 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 22, 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:

- ⊗ 2 1/2" BRASS CAP MONUMENT GLO FOUND
- ⊙ 5/8" REBAR w/ALUM. CAP LS5152 FOUND
- 1/2" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 78-17 KR0



NOTES:

- 1) Basis of bearing taken from Echo Hills Subdivision, Plat 78-17, 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) No access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 4) 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.
- 5) **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.

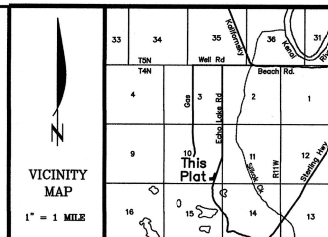
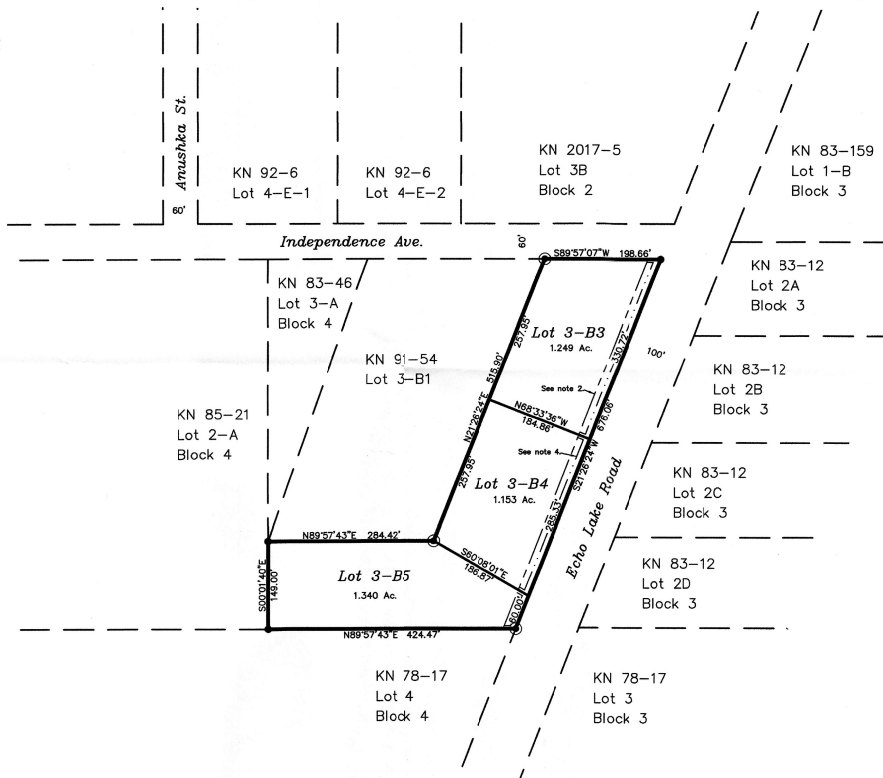
Engineer _____ License No. _____ date _____



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

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ARON ENDRIES
32258 ECHO LAKE ROAD
SOLDOTNA, ALASKA 99669

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. _____

Echo Lake Hills Subdivision Endries Addition A resubdivision of Lot 3-82 Echo Hills Subdivision No. 9, Plat 91-54, Kenai Recording District. Located within the SE1/4 SE1/4 Section 10, T4N, R11W, S.M., Kenai Peninsula Borough, Alaska. Containing 3.740 Ac.	
Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owner Aron Endries 32258 Echo Lake Road Soldotna, Alaska 99669
JOB NO. 22209	DRAWN: 7-27-22
SURVEYED:	SCALE: 1"=50'
FIELD BOOK:	SHEET: 1 of 1

KPB 2022-115