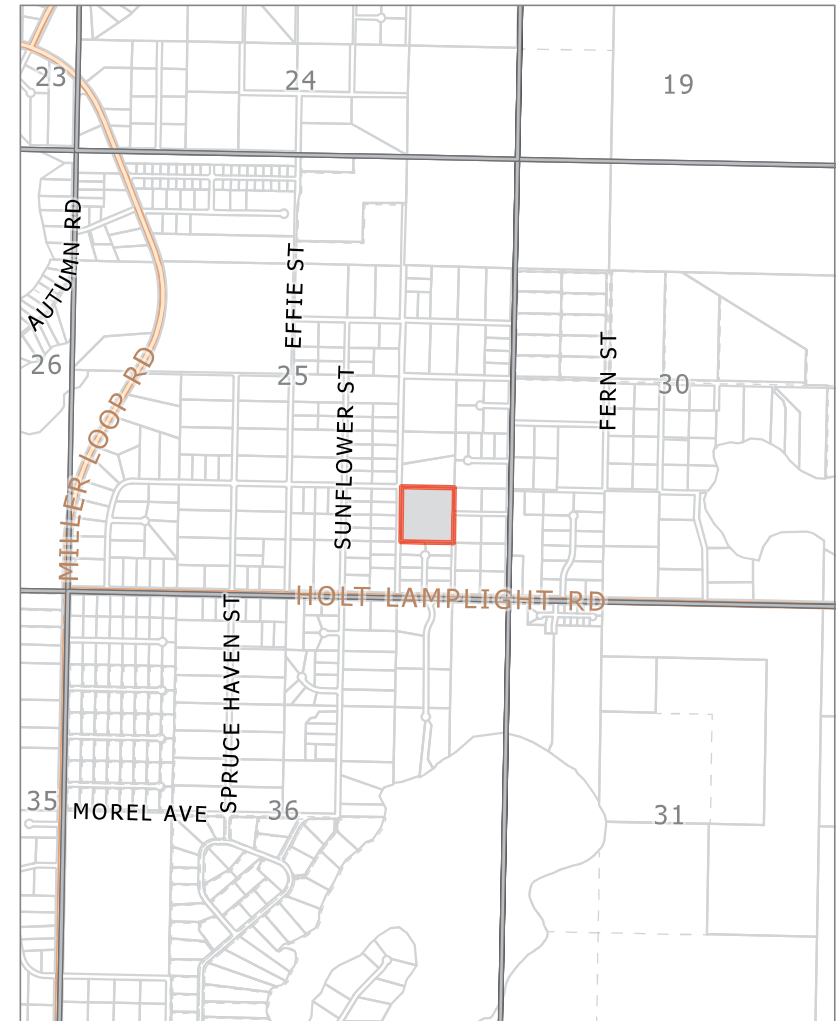
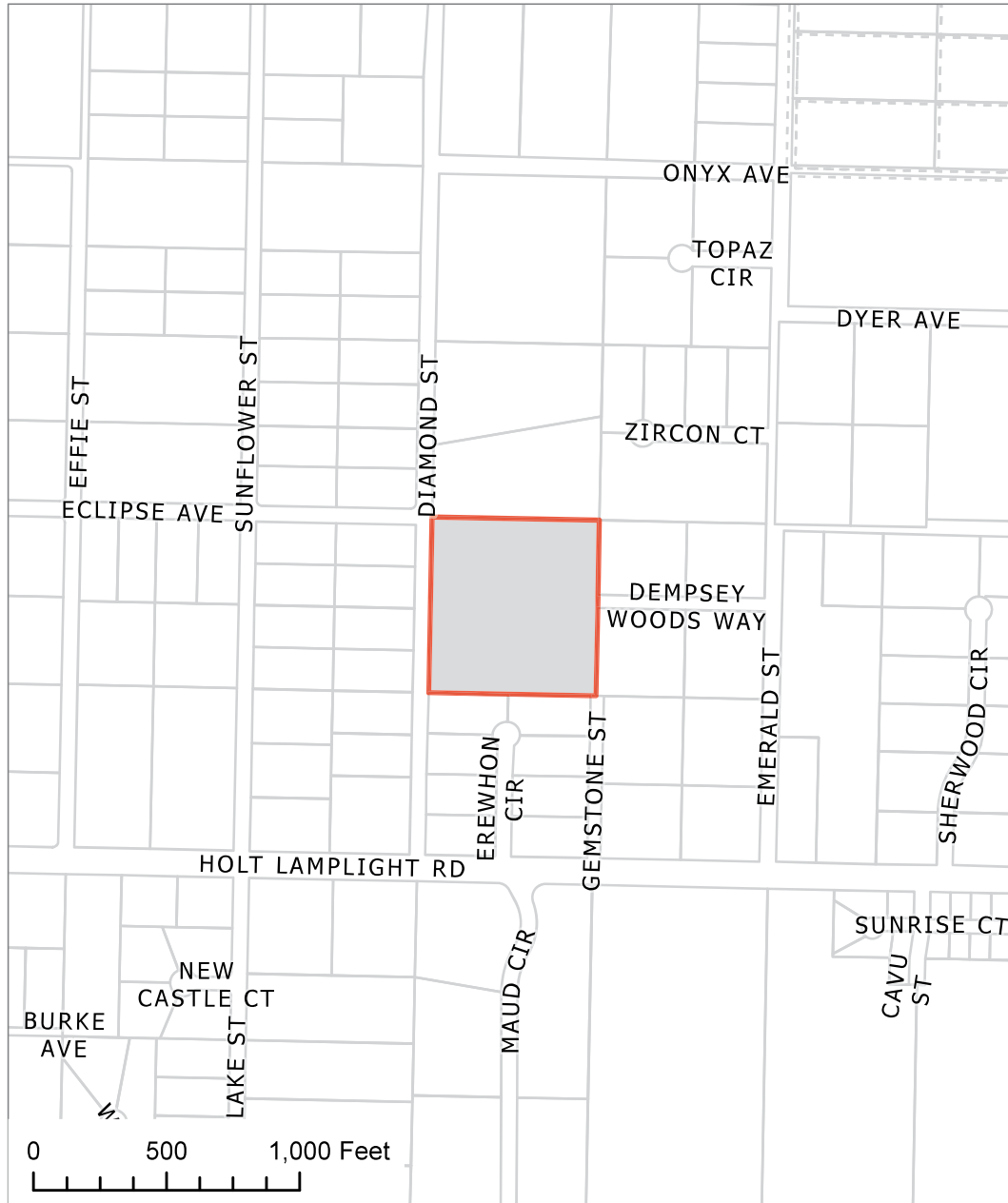


E. NEW BUSINESS

- 2. Garnet Subdivision 2026 Addition; KPB File 2026-070
Johnson Surveying / Hawker
Location: Diamond St, Gemstone St & Dempsey Woods Way
Nikiski Area / Nikiski APC**



KPB File 2026-070
T 07N R12W SEC 25
Nikiski



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

Garnet Subdivision 2026 Addition

PRELIMINARY
PLAT

A subdivision of Tract C Garnet Subd, KRD 74-106.
Located in the SE1/4 Section 25, T7N R12W, SM.
Kenai Recording District Kenai Peninsula Borough File

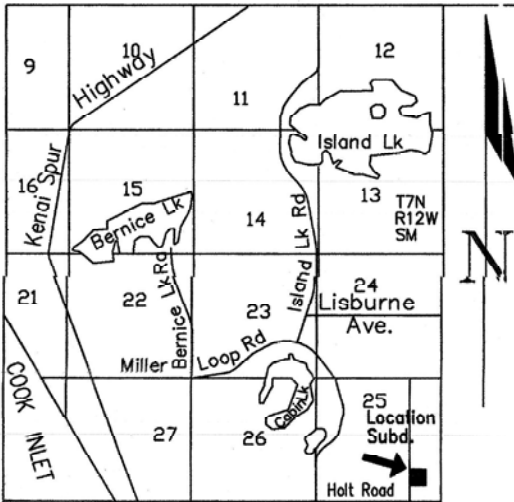
Prepared for
Wayne E & Susan Hawker
P.O. Box 1934
Kenai, AK 99611

Prepared by
Johnson Surveying
P.O. Box 27
Clam Gulch, AK 99568
(907) 262-5772

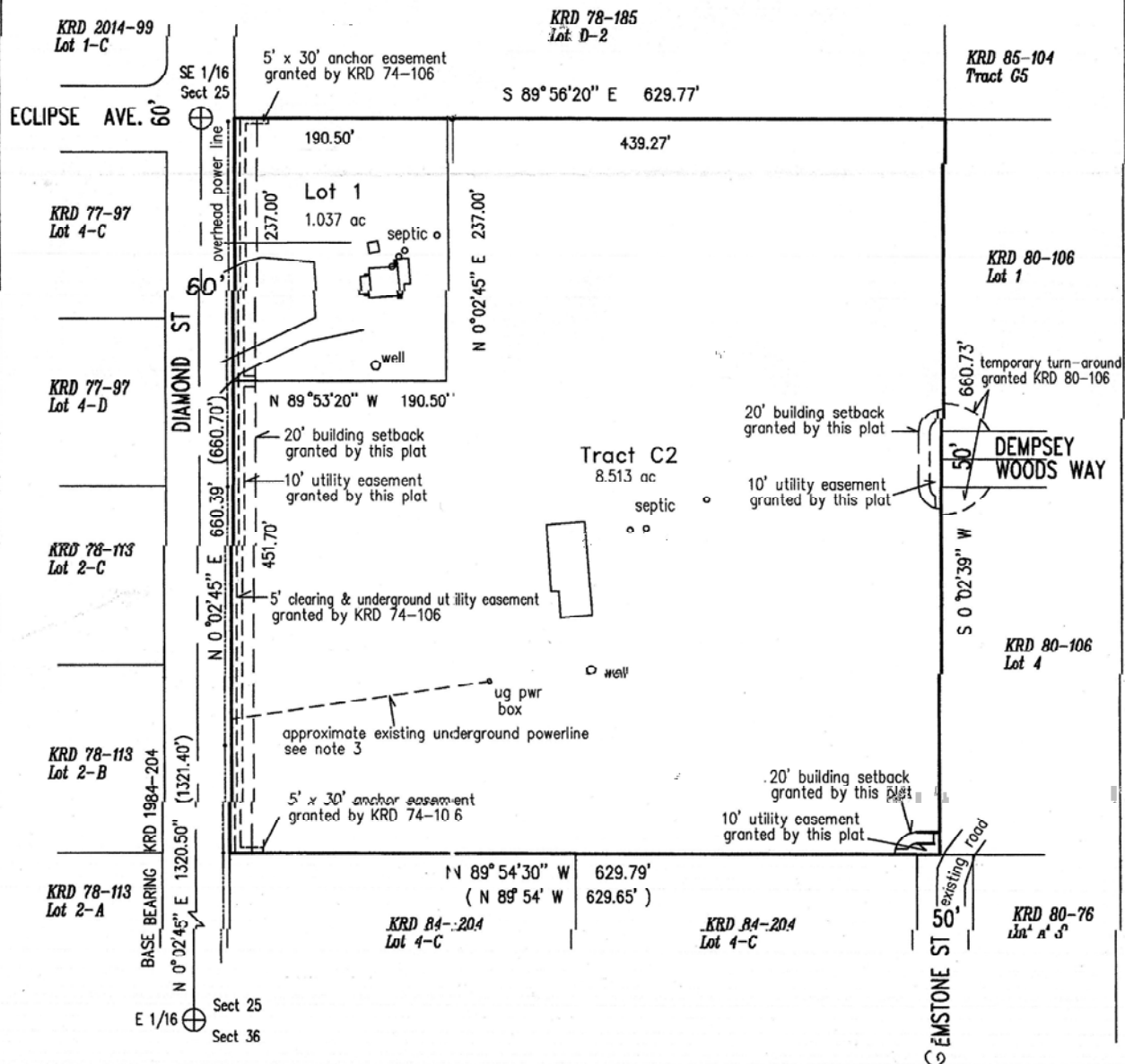
SCALE 1" = 100' AREA = 9.550 acres 13 June, 2026

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' 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 an easment which would interfere with the ability of a utility to use the easement.
3. Existing underground powerline shown is the centerline of a 15' wide electrical distribution line easement granted to Homer Electric Association, Inc. by KRD book 462 page 361.
4. Kenai Records Misc. book 3 page 87 granted an electrical easement to Homer Electric Association, Inc. This is a general easement, no specific location given.
5. Subdivision topography is flat, no grades over 3% grade.
There are no wet areas on the property.



VICINITY 1" = 1 mile MAP



AGENDA ITEM E. NEW BUSINESS

**ITEM #2 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION**

KPB File No.	2026-070
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Wayne E. and Susan Hawker of Kenai, Alaska
Surveyor:	Jerry Johnson; Johnson Surveying
General Location:	Diamond Street, Gemstone Street, and Dempsey Woods Way, Nikiski

Parent Parcel No.:	015-173-17
Legal Description:	T 7N R 12W SEC 25 Seward Meridian KN 0740106 GARNET SUB TRACT C
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.030 Proposed Street Layout 20.30.100 Cul-de-sacs 20.30.170 Block Length

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 9.55-acre parcel into two lots of size 1.037 acres and 8.513 acres.

Location and Access (existing and proposed):

Access to the subdivision is provided by Diamond Street, Gemstone Street and Dempsey Woods Way.

Diamond Street is a 60-foot borough-maintained right-of-way located on the west boundary.

Gemstone Street is a 50-foot right-of-way that is indicated to be borough-maintained to just beyond the southwest corner of Lot A-3 Garnett – Thomas Subdivision (KN 80-76), after which it transitions to privately maintained. The road terminates at the southeast corner of the proposed subdivision and as a driveway at Lot 4 Far West Subdivision (KN 80-106).

Dempsey Woods Way is a 50-foot platted right-of-way that currently undeveloped according to KPB imagery. It connects from Emerald Street to the west boundary of the proposed subdivision. A portion appears to be used as parking for Lot 4 (KN 80-106).

Diamond Street, Gemstone Street, and Emerald Street all access Holt Lamplight Road to the south, a state-maintained right-of-way.

No right-of-way dedication or vacation is proposed with this plat. The applicant has requested an exception to KPB 20.30.30 (Proposed Street Layout), which is discussed later in the staff report.

The block consists of Diamond Street to the west; Erewhon Circle, Gemstone Street, and Holt Lamplight Road to the south; Dempsey Woods Way and Emerald Street to the west; and Eclipse Avenue to the north. An exception to KPB 20.30.170 (Block Length) has been requested and will be discussed later in the staff report.

No section line easements affect the subject area.

The Roads Director has concern with the end of Dempsey Woods Way that ends on the east side of the plat. In his review he notes that a road ending in termination should have a cul-de-sac bulb for purpose of emergency service

vehicle turn around. There is currently no road developed on Dempsey Wood Way but the future could see the road developed and that is what should be considered.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Dempsey Woods Way terminates on the east property line of the original parcel. Code requires that a cul-de-sac be plated on a terminating road. Please require the cul-de-sac to be added to this plat.
SOA DOT&PF comments	No comments

Site Investigation:

The terrain of the property is relatively flat with the elevations staying within 5 feet across the property.

KPB data indicates two dwellings exist on the subject parcel along with several small structures. If approved, each proposed parcel will contain one dwelling. No apparent encroachments were identified.

Available data shows no areas of inundation within the subdivision.

KPB River Center Reviewers confirm the area has not been mapped in a FEMA flood hazard area and is not located within a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: This area has not had a flood study performed by FEMA B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	No response

Staff Analysis

The land was originally an aliquot portion of the SE1/4 of Section 25, Township 7 North, Range 12 West, Seward Meridian, was subdivided into eight tracts by Garnet Subdivision is 1974 (KN 74-106). Several of the tracts have already been subdivided. This proposed plat will further subdivide Tract C into Lot 1 and Tract C2.

A soils report is required for Lot 1, and an engineer must sign the final plat as the new lot is approximately 45,171.72 square feet. **Staff recommends** adding the appropriate Waste Water Disposal Note to the final plat. The note will be reviewed upon submittal of the soils report.

A soils report is not required for proposed Tract C2, which is approximately 370,826.28 square feet. **Staff recommends** Adding the 20.40.030 Wastewater Disposal Note for Tract C2 to the final plat.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

Utility Easements

A 10-foot by 30-foot anchor easement was granted by the parent plat (KN 74-106) along the common lot line of former Tracts B and C. This easement is shown on the preliminary plat.

A 5-foot clearing and underground utility easement along Diamond Street was granted by the parent plat (KN 74-106) and has been depicted and labeled on the submitted plat.

Easements granted by Misc. Book 3, Page 87, KRD, and Book 462, Page 361, KRD, have been added to the preliminary plat. **Staff recommends** Including the dimensions for the underground powerline easement granted by Book 462 Page 361, KRD.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The proposed plat grants a 10-foot utility easement along all road rights-of-way.

Utility provider review:

HEA	No comments
ENSTAR	No comments or recommendations
ACS	No response
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 47190 Diamond St Existing Street Names are Correct: No List of Correct Street Names: Diamond St, Gemstone St, Dempsey Woods Way, Eclipse Ave Existing Street Name Corrections Needed: Vicinity map, Holt Lamplight Rd All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 47190 Diamond St will be removed and two new addresses assigned.
Code Compliance	Vacant
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.

Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Modify KPB File No to 2026-070
- There is a line near the northeast corner of Lot 1 needs removed.

PLAT NOTES?

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- Provide a label for section 28
- Center the subject plat on the map area.
- Modify road label “Holt Lamplight Road”
- Provide a label for Diamond Street

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Correctly label parcels to the west and south.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

EXCEPTIONS REQUESTED:

A. KPB 20.30.030- Proposed Street Layout-Requirements (A)

Surveyor's Discussion:

Requesting an exception to KPB 20.30.030 Proposed Street Layout Requirements for Eclipse Avenue and Gemstone Street. Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Surveyor's Findings:

1. Any dedication would dead end.
2. No dedications have been provided to the east.
3. The owners of Lots 1 and 4 (KN 80-106) have expressed opposition to any type of additional right-of-way dedication in those locations.

Staff Discussion:

KPB 20.30.030- Proposed Street Layout-Requirements

- A. The streets provided on the plat must provide fee simple right-of-way dedications to the appropriate governmental entity. These dedications must provide for the continuation or appropriate projection of all streets in surrounding areas and provide reasonable means of ingress for surrounding acreage tracts. Adequate and safe access for emergency and service vehicle traffic shall be considered in street layout.

Staff Findings:

4. Garnet Subdivision Tract B Addition (84-204) and Garnet-Thomas Subdivision (KN 80-76) dedicated 50 feet to Gemstone Street.
5. Gemstone Street is borough-maintained to just beyond the southeast corner of Lot 6 (KN 84-204), after which it transitions to privately maintained.
6. Gemstones St terminates at the southeast corner of the proposed subdivision and is then used as a driveway at Lot 4 (KN 80-106).
7. The parcels along the west side of Gemstone Street appear to utilize the right-of-way for primary access.
8. The parent plat (KN 74-106) did not dedicate along the interior of the subdivision.
9. The subdivision to the east (KN 80-106) dedicated Dempsey Woods Way, intersecting in the middle of Tract C rather than the top as an extension of Eclipse Ave.
10. Dedicating Eclipse Avenue would alleviate block length for the plat.
11. Extending Eclipse Ave would result in a dead-end road on the east, with no expectation of future dedication from Lots 1 or 2 KN80-106.
12. Granting of this exception will not deny the public access to adjacent roads.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-3, 8, 9 & 11 appear to support this standard.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-3 & 11 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-3 & 12 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

B. KPB 20.30.100-Cul-de-sacs

Surveyor's Discussion:

Requesting an exception to KPB 20.30.030 Cul-de-sacs for Gemstone Street and Dempsey Woods Way
Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Surveyor's Findings:

1. The owners of Lots 1 and 4 (KN 80-106) have expressed opposition to any type of additional right-of-way dedication in those locations.
2. Granting the exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, and will not create any hazardous situations.

Staff Discussion:

20.30.100. - Cul-de-sacs.

A. Streets designed to have one end permanently closed shall be no more than 1,000 feet long. The closed end of the cul-de-sac shall have a suitable turnaround with a minimum radius of 50 feet to the property line. The turnaround shall be constructible to a 4 percent grade or less.

Staff Findings:

3. The Roads Department has requested a cul-de-sac be dedicated for Dempsey Woods Way for safety purposes and emergency vehicle turn around.
4. Far West Subdivision (KN 80-106) dedicated 50-feet to Dempsey Woods Way.
5. Dempsey Woods Way appears to be currently undeveloped according to KPB imagery.
6. A portion of Dempsey Woods Way appears to be used as parking for Lot 4 (KN 80-106). All surrounding developed parcels appear to use Gemstone Street and Emerald Street for access.
7. Garnet Subdivision Tract B Addition (84-204) and Garnet-Thomas Subdivision (KN 80-76) dedicated 25 feet each to Gemstone Street, which lines up on the east line of the subject plat.
8. Gemstone Street is borough-maintained to just beyond the southeast corner of Lot 6 (KN 84-204), after which it transitions to privately maintained.
9. The road terminates at the southeast corner of the proposed subdivision and becomes a driveway for Lot 4 (KN 80-106).
10. Parcels along the west side of Gemstone Street are utilizing the right-of-way for access.

Staff reviewed the exception request and recommends granting approval the exception for Gemstone Street and denial of the exception request for Dempsey Woods Way. Staff feels a cul-de-sac bulb should be recommended at the end of Dempsey Woods Way as noted by the Roads Director.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be

requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception: These findings shall be for the approval of exception KPB 20.30.030 for Gemstone St.

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1 & 7-9 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 & 7-9 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1, 2 & 7-9 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

C. KPB 20.30.170- Blocks-Length Requirements

Applicant's Discussion:

Requesting an exception to KPB 20.30.030 Blocks-Length Requirements. Granting this exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, or will not create any hazardous situations.

Applicant's Findings:

1. Any dedication would dead end.
2. No dedications have been provided to the east.
3. Granting the exception will be in line with the wishes of the area owners, will not adversely affect any adjacent properties, and will not create any hazardous situations.

Staff Discussion:

KPB 20.30.170- Blocks-Length Requirements

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Staff Findings:

4. The parent plat (KN 74-106) did not dedicate along the interior of the subdivision.
5. The subdivision to the east (KN 80-106) dedicated Dempsey Woods Way, intersecting in the middle of Tract C rather than the top as an extension of Eclipse Ave.
6. Dedicating Eclipse Avenue would alleviate block length along the northern boundary.
7. The distance from Holt Lamplight Road to Eclipse Avenue on the west is approximately 1,321 feet.
8. The distance from Eclipse Avenue on the east to Dempsey Woods Way is approximately 1,065 feet.
9. Along the east side of Diamond St, the distance from Holt Lamplight Road to Onyx Ave (the next road) is approximately 2640 feet.
10. Granting this exception, will not deny neighboring properties access to their land.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in

this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1, & 3-5 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1 & 3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 3 & 10 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

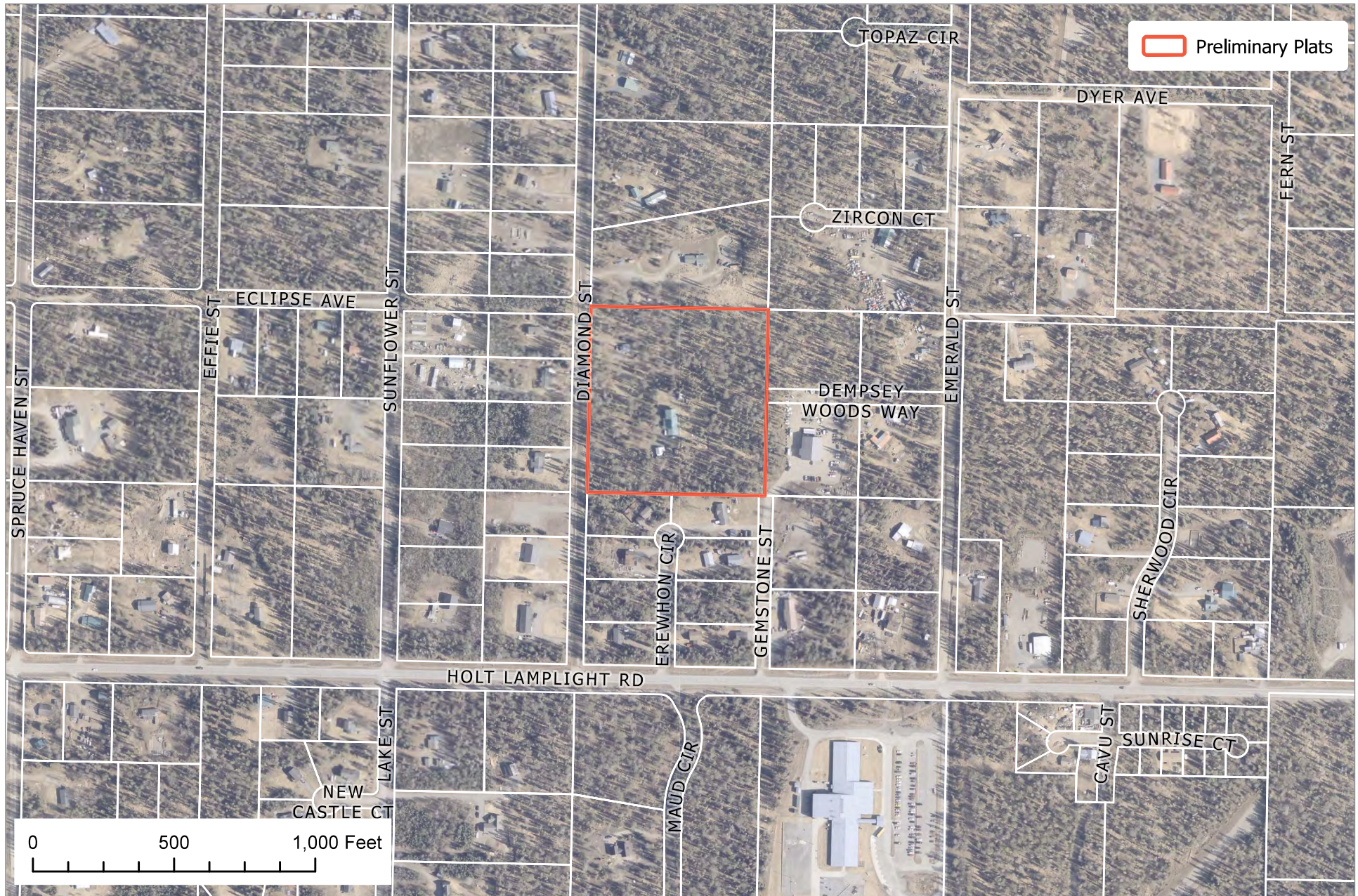
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



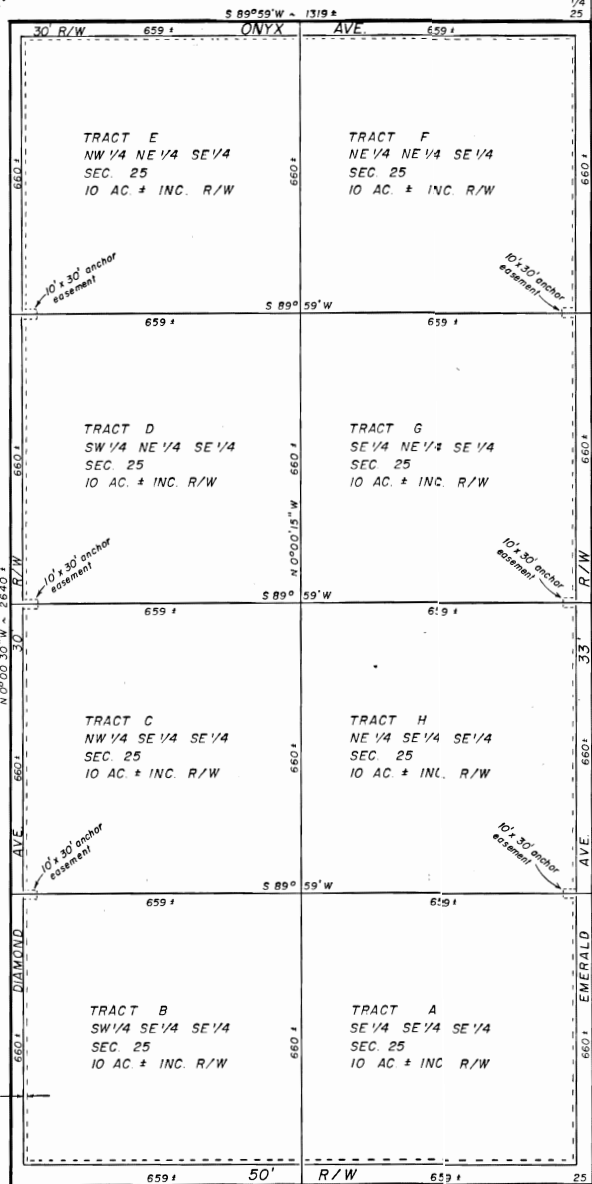
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

23 24
26 25

(S 89°55'W - 5275.71)

24 19
25 30
1/4 30
25 30

UNSUBDIVIDED



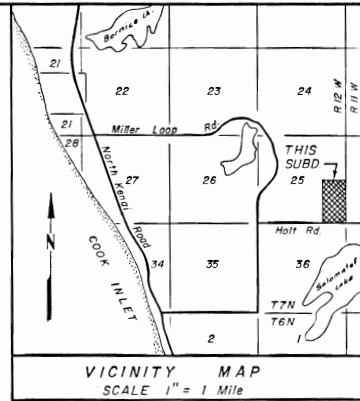
5' clearing or underground utility easements to include pedestals, utility boxes, and other necessary appurtenances.

(S 89°59'W - 5273.66)

HOLT ROAD

(NORTH - 5280.00)

JEFFERY PARK SUBD.



NOTES:

This is a paper plat of the E1/2 SE1/4 Section 25, T7N, R12W, S.M., Ak.; described by aliquot parts.
The G.L.O datum of record shown thus ().
No field survey was done this date.

CERTIFICATE OF OWNERSHIP AND DEDICATION.

We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.

Date August 20, 1974

Edward L. Garnett
owner
Robert L. Shields
owner

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 20th day of August, 1974.

My commission expires September 7, 1977

Marjorie Shields
Notary Public
State of Alaska

Marjorie Shields
notary public for Alaska

74-106
RECORDED - FILED
Kenai REC. DIST.
DATE 11/29/74
TIME 1:25 P.M.
Submitted by KPD
Address

PLAT APPROVAL.

Plat approved by the Commission this 6th day of May, 1974.

Mayor

GARNET SUBDIVISION

Edward L. Garnett (owner)
3513 W 13th; Anchorage, Ak. 99501

DESCRIPTION

E1/2 SE1/4 SECTION 25, T7N, R12W, S.M., AK.,
CONTAINING 80 ± ACRES WITHIN THE KENAI
PENINSULA BOROUGH.

Prepared by: S.S. McInane, R.L.S.
Soldotna, Ak. 99669

DATE
Jan. 8, 1973

SCALE
1" = 200'

