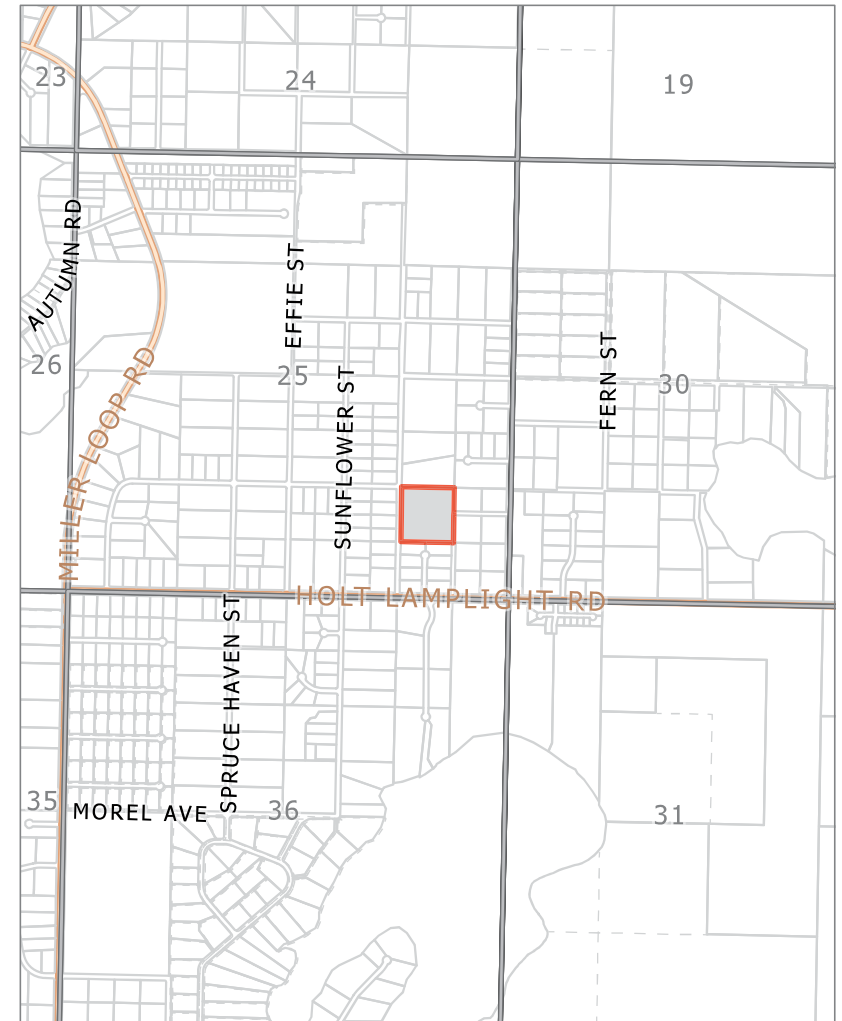
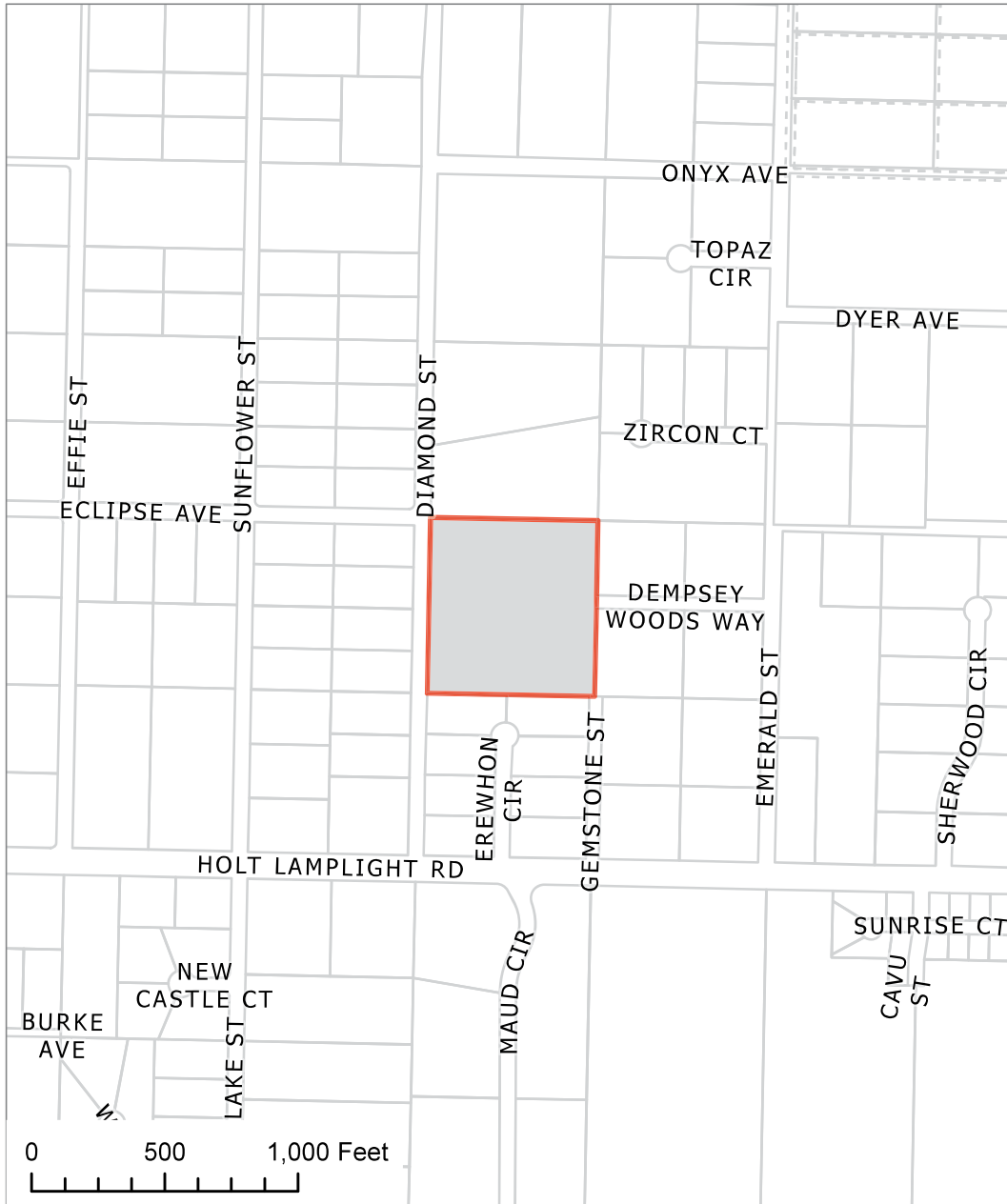


E. NEW BUSINESS

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



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.

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

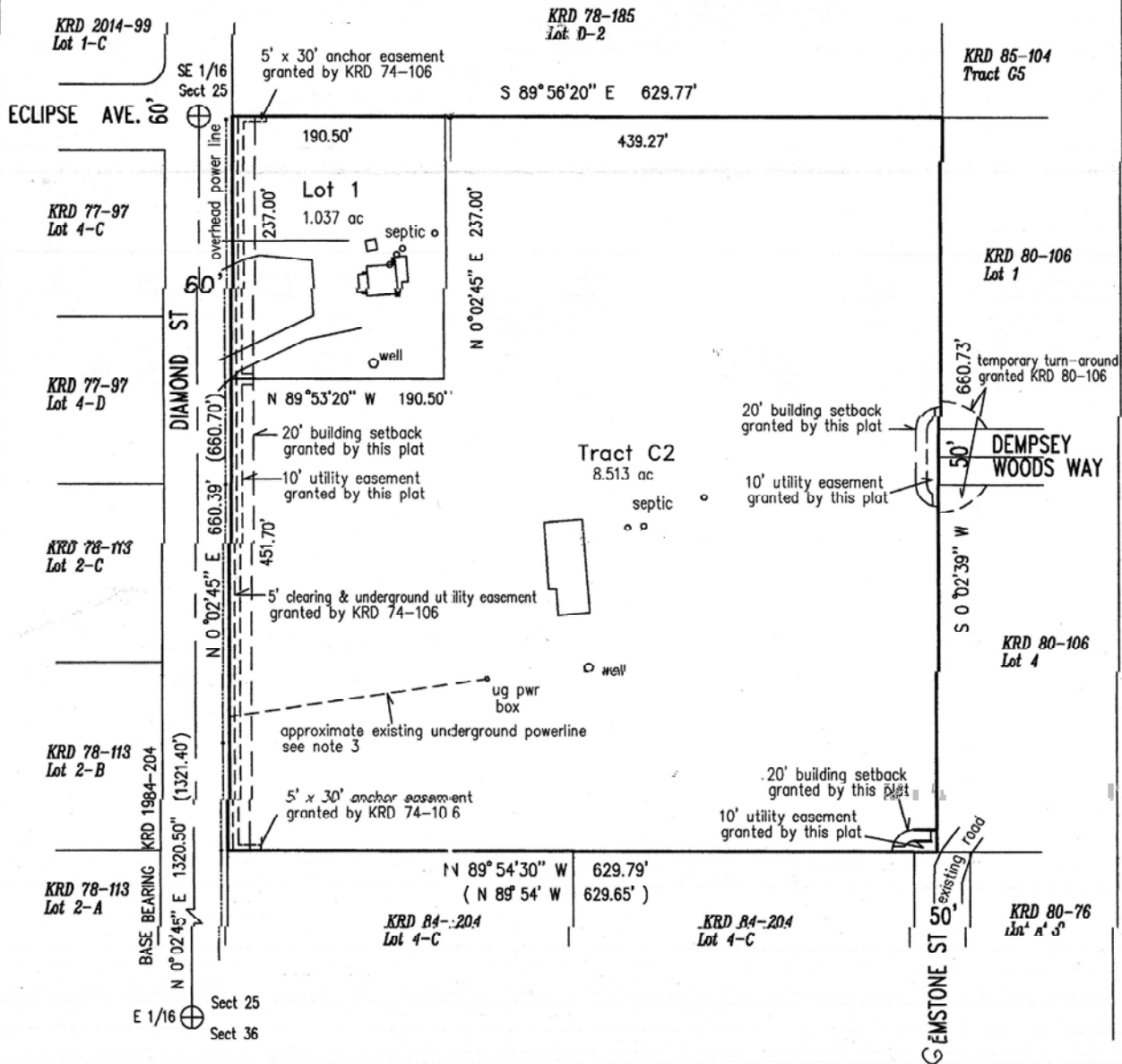
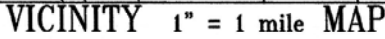
Prepared for
Wayne E & Susan Hawker
P.O. Box 1934
Kenai, AK 99611

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 easement 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.



AGENDA ITEM E. NEW BUSINESS

ITEM #8 - PRELIMINARY PLAT
GARNET SUBDIVISION 2026 ADDITION

KPB File No.	2026-070
Plat Committee Meeting:	August 10, 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

This plat was heard at the July 20, 2026 meeting. The exceptions to 20.30.030 Proposed Street Layout, 20.30.100 Cul-de-sacs for Gemstones Street designated as exception B-1, 20.30.170 Block Length were granted. Exception B-2 exception request for 20.30.100 cul-de-sac for Dempsey Woods Way and final approval of the plat have been held over to this plat meeting.

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.

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.

EXCEPTIONS REQUESTED:

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.

Commissioner Epperheimer Discussion:

I apologize for using this Far West Subdivision 1980 as a finding since it wasn't in the original packet. I have included finding 11 with and without it. I was simply looking at the original plat on the Parcel Viewer for better detail and I noticed the Far West Subdivision was created after this. It can be construed in 2 different ways if we want to avoid using any new information that wasn't in the original findings by the KPB and the applicant.

Commissioner Epperheimer Findings

11. The 1974 Garnet Subdivision plat created Tract C and shows the adjoining land immediately east of Tract C as part of the original subdivision layout. That parent plat shows no Dempsey Woods Way, no street right-of-way terminating at Tract C, and no dedication or reservation of any portion of Tract C for a cul-de-sac turnaround. The present application is a further subdivision of an existing platted tract. Requiring

a cul-de-sac now would impose a new land-dedication burden on Tract C to address a road-termination condition that did not exist when the original Garnet Subdivision was approved.

12. The proposed subdivision does not construct, extend, narrow, vacate, or obstruct Dempsey Woods Way.
13. No constructed road presently reaches the subject-property boundary through Dempsey Woods Way, and the packet identifies no developed parcel that depends upon travel through that terminus for its existing access.
14. Surrounding developed parcels appear to use Gemstone Street and Emerald Street, and granting the exception will not remove or alter those existing access routes.
15. Granting the exception leaves the entire existing 50-foot Dempsey Woods Way ROW in place and does not extinguish any existing public-access right.
16. Because Dempsey Woods Way is undeveloped, granting the exception will not remove an existing emergency-vehicle turnaround or interfere with the current use of a constructed road.

Staff Extra Findings:

17. Garnet Subdivision KN74-106 was the first subdivision of the land described as E1/2 SE1/4 Sec 25, T7N, R12W SM AK.
18. Only rights-of-way shown on the Garnet Subdivision are around the exterior.
19. All but two lots of the original 8 lots of Garnet Subdivision have been replatted, Tract C and Tract E are unplatted, with Tract C being platting in this action.
20. Of the other 6 Tracts subdivided of Garnet Subdivision, 5 dedicated roads with 3 having cul-de-sacs to close them.
21. One of the 6 subdivisions has temporary turnarounds in place as alternative to a cul-de-sac bulb.
22. Far West Subdivision was approved at the Plat Committee meeting of June 4, 1979.
23. At the meeting of June 4, 1979, staff recommended a cul-de-sac be provided at the end of West Ave.
24. The Commission approved the Preliminary / Final plat with rewording of the cul-de-sac recommendation to 'provide a temporary turnaround at the end of West Avenue or dedicate a 60' R.O.W...'
25. Far West Subdivision KN80-106 shows two temporary turnaround easements on either side of the west end of Dempsey Woods Way

Staff reviewed the exception request and recommends granting approval with the following recommendation: A half cul-de-sac bulb be dedicated to match the temporary turnaround easements shown at the west end of Dempsey Woods Way in Far West Subdivision.

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 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 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 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:

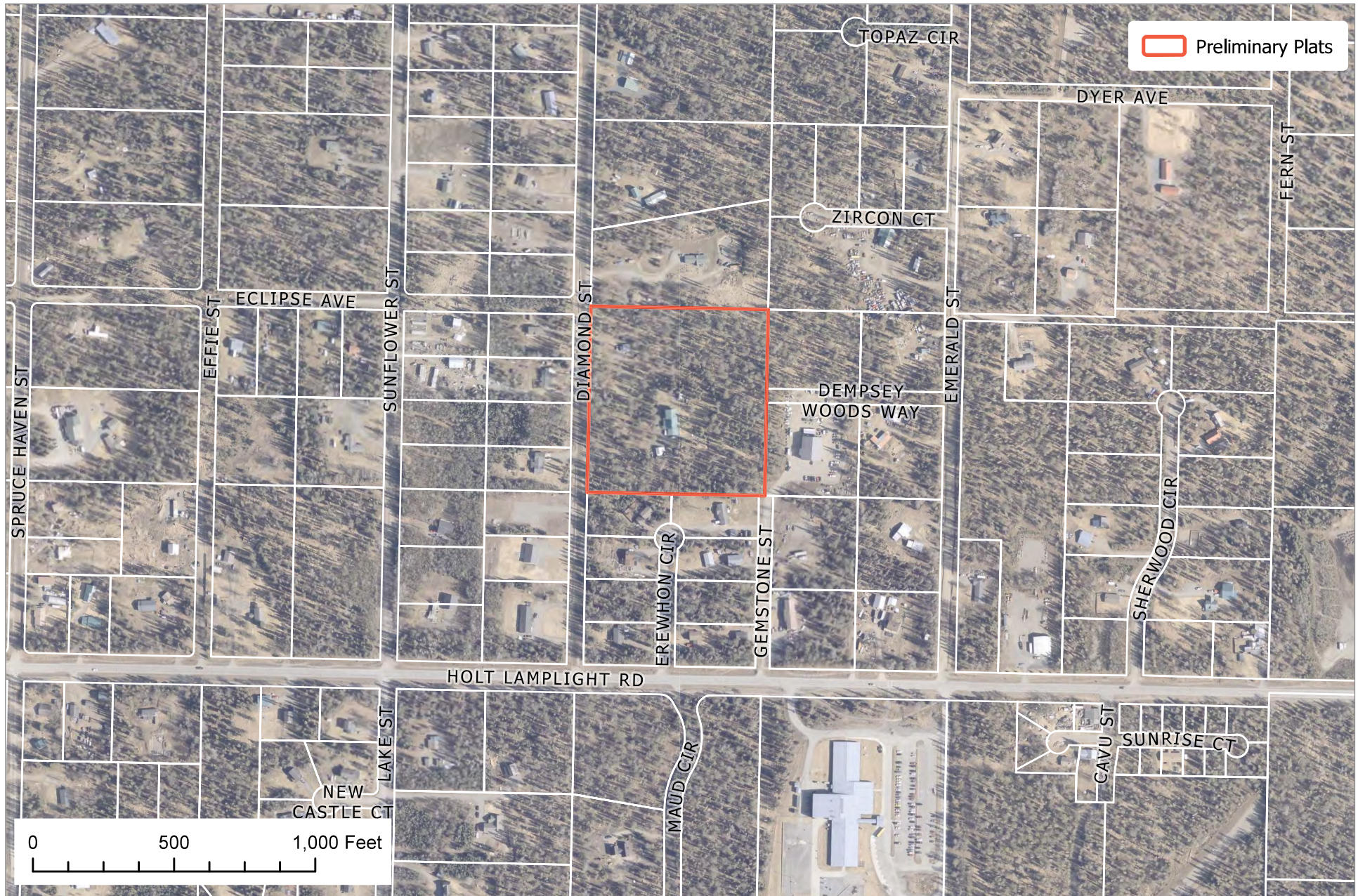
- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL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



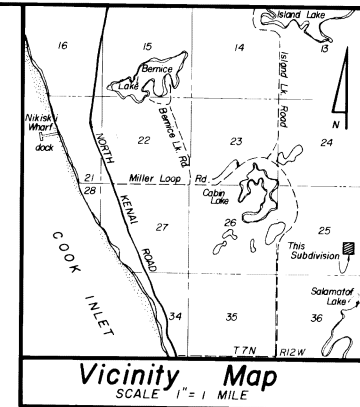
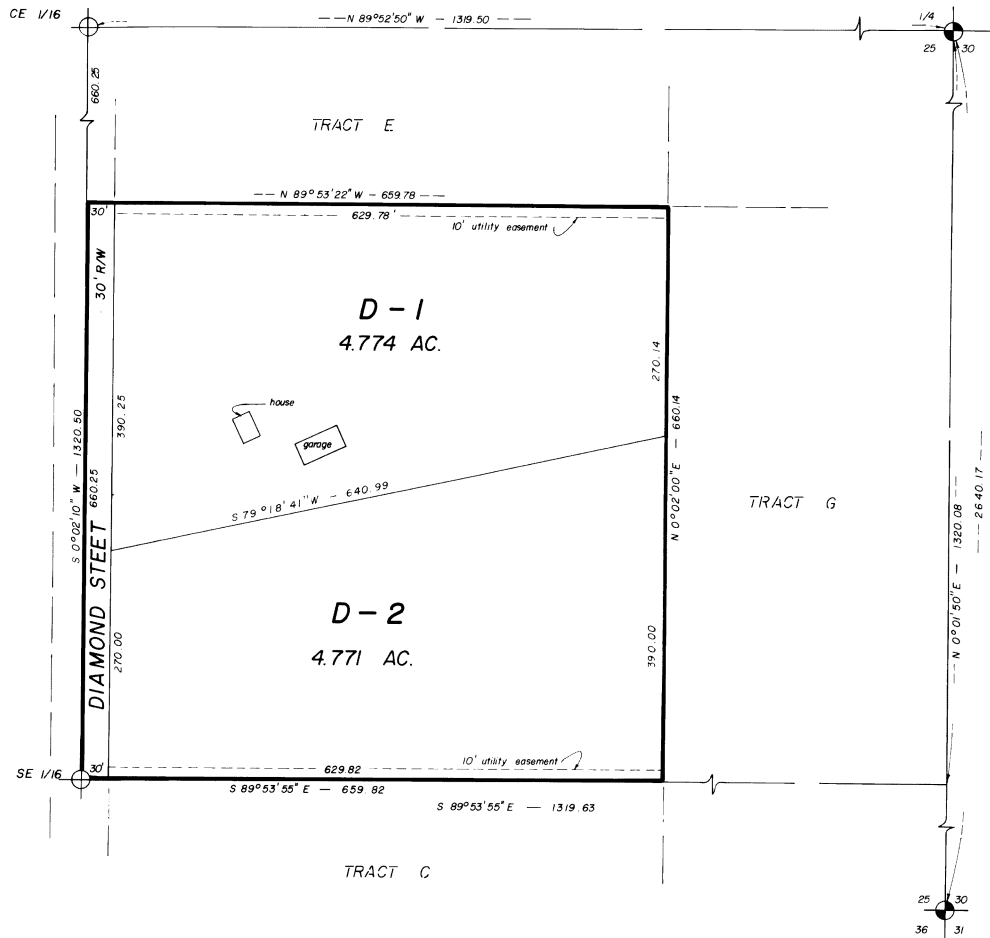
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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.



SUNSHINE ESTATES



Legend and Notes

- Found G.L.O. brass cap monument
- Found official survey monument
- Set 1/2" x 24" steel rebar

All bearings refer to the EAST boundary of Section 25 as being $0^{\circ} 01' 50''$ E data of record, Sunshine Estates

All lots are subject to a 20' building setback along dedicated R/W's.

All wastewater disposal systems shall comply with existing law at the time of construction.

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.

Richard C. Mundell
Richard C. Mundell owner
Rt. 1, Box 1515 Kenai AK 99611

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 12th day of October, 1978

My commission expires 4-15-81
Richard C. Mundell
Notary Public for Alaska

PLAT APPROVAL

This plat having been approved by the Kenai Peninsula Borough Planning Commission as recorded in the official minutes of the meeting of August 21, 1978, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

KENAI PENINSULA BOROUGH

By: Philip Waring

RESUBDIVISION of TRACT D GARNET SUBDIVISION

Richard C. Mundell, owner
Route 1 Box 1515 Kenai, Alaska 99611

DESCRIPTION

10.000 ACRES SITUATED IN THE SW 1/4 NE 1/4 SE 1/4 SECTION 25 T7N R12W S.M. AK. AND THE KENAI PENINSULA BOROUGH

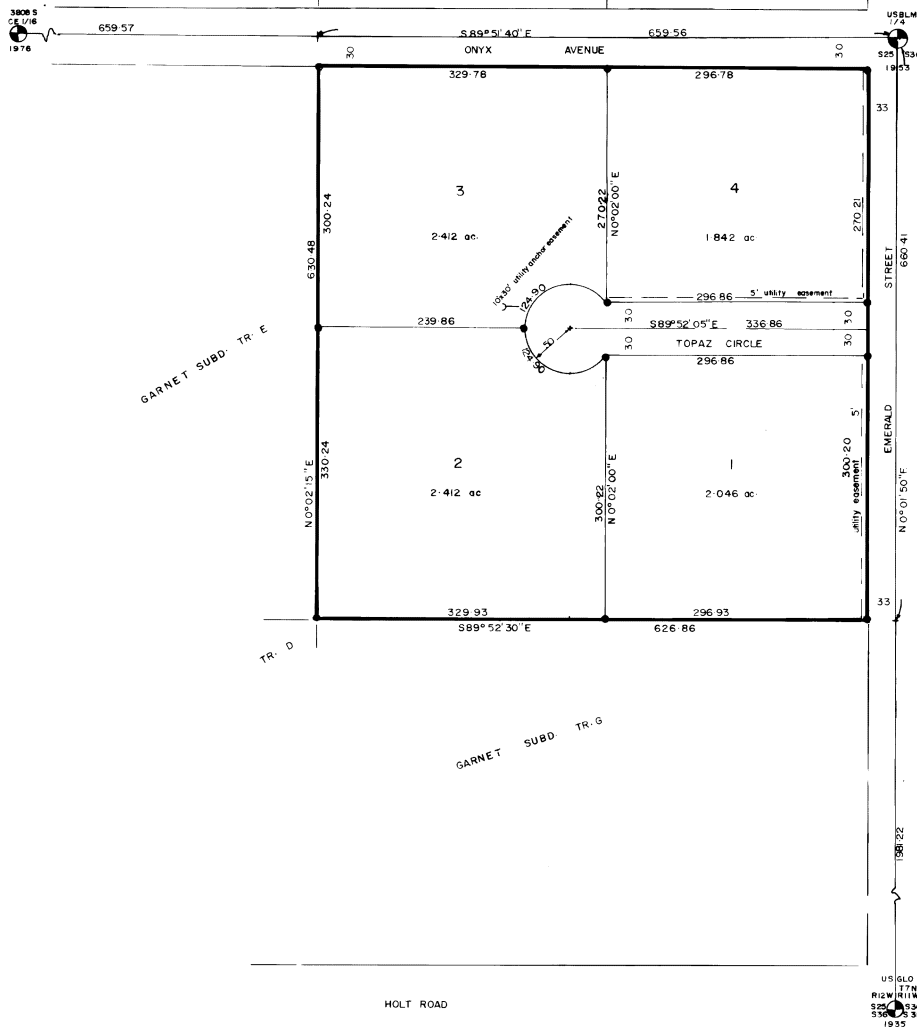
Surveyed by McLane and Associates, Soldotna, AK. 99669

DATE OF SURVEY
7-21-78

SCALE
1" = 100'

BOOK NO.
36-70

SUNSHINE ESTATES



GARNET SUBD. TR. E

GARNET SUBD. TR. G

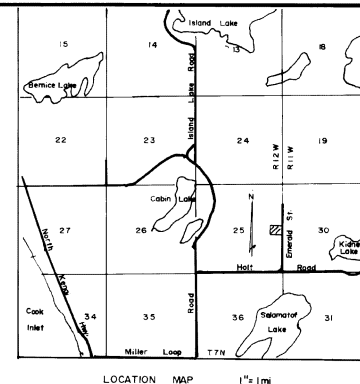
NOT SUBDIVIDED

LEGEND:

- Brass cap survey monument found
- 5/8" rebar corner marker set

NOTE: 20' building setback adjacent to all rights of way.

NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.



LOCATION MAP 1"=1 mi

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY SHOWN AND DESCRIBED HEREON, THAT I ADOPT THIS PLAN OF SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC USE AND THE USE OF PUBLIC UTILITIES THE STREETS AND EASEMENTS SHOWN:

Erland Hoag
ERLAND HOAG

Bernice Hoag
BERNICE HOAG
BOX 2931
KENAI, ALASKA

NOTARY'S ACKNOWLEDGEMENT

SWORN AND SUBSCRIBED TO BEFORE ME, A NOTARY PUBLIC, THIS 25 DAY OF January, 1979

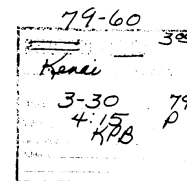
Jane M. Gabler MY COMMISSION EXPIRES Sept. 13, 1981

PLAT APPROVAL

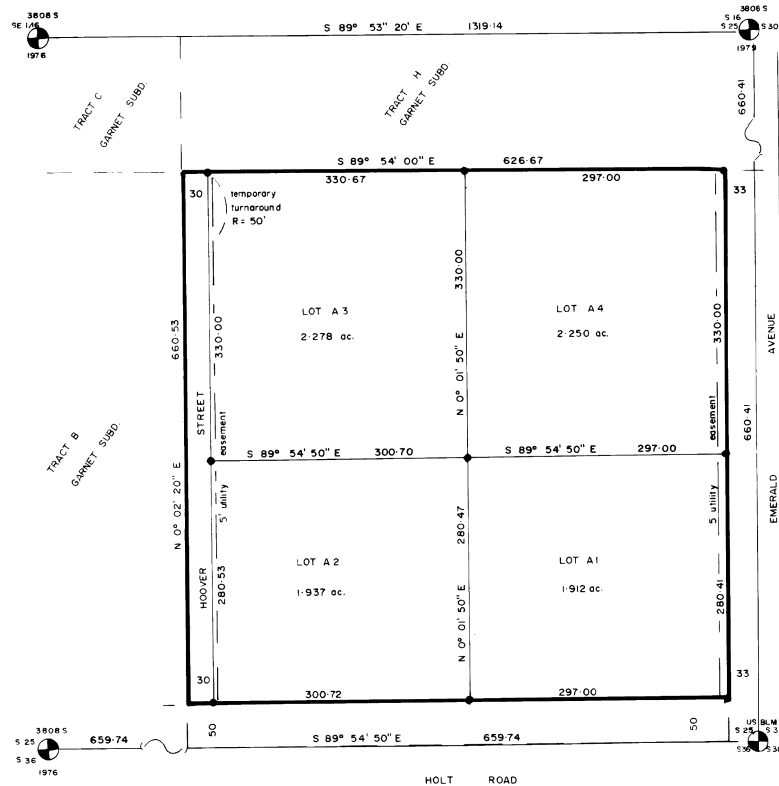
THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF SEPTEMBER 11, 1978 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO:

KENAI PENINSULA BOROUGH

BY *Philip Waring*



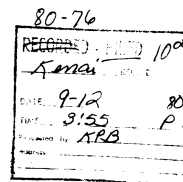
TOPAZ SUBDIVISION	
An 8.18 acre subdivision of Tract F Garnet Subdivision situated in the E 1/2 SE 1/4 Sec. 25 T7N R12W S4 Kenai Peninsula Borough, Alaska (Tract F being the NE 1/4 NE 1/4 SE 1/4 sec 25)	
Proposed land use; Residential	Surveyed May, 1977
DEVELOPER ERLAND HOAG BOX 2931 KENAI, ALASKA	SURVEYOR JESSE LOBDELL-SURVEYOR ROUTE 1, BOX 47 KENAI, ALASKA



- LEGEND:
- Gross cap survey monument found
 - ⊕ Gross cap survey monument set
 - 5/8" rebar set at lot corner

NOTE: 20' Building setback adjacent to all street rights of way limits unless a lesser standard is approved by resolution of the appropriate planning authority.

NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.



CERTIFICATE OF OWNERSHIP AND DEDICATION

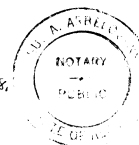
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Earl L. Thomas Bette G. Thomas
Earl L. Thomas Bette G. Thomas
PO Box 5083
Kenai, Alaska 99611

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF September, 1980.

Joe A. Archelowsky
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: September 13, 1981



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 14, 1980.

KENAI PENINSULA BOROUGH

BY: Philip Hanning
AUTHORIZED OFFICIAL

3808 S
REGISTRATION NUMBER, SEAL AND SIGNATURE

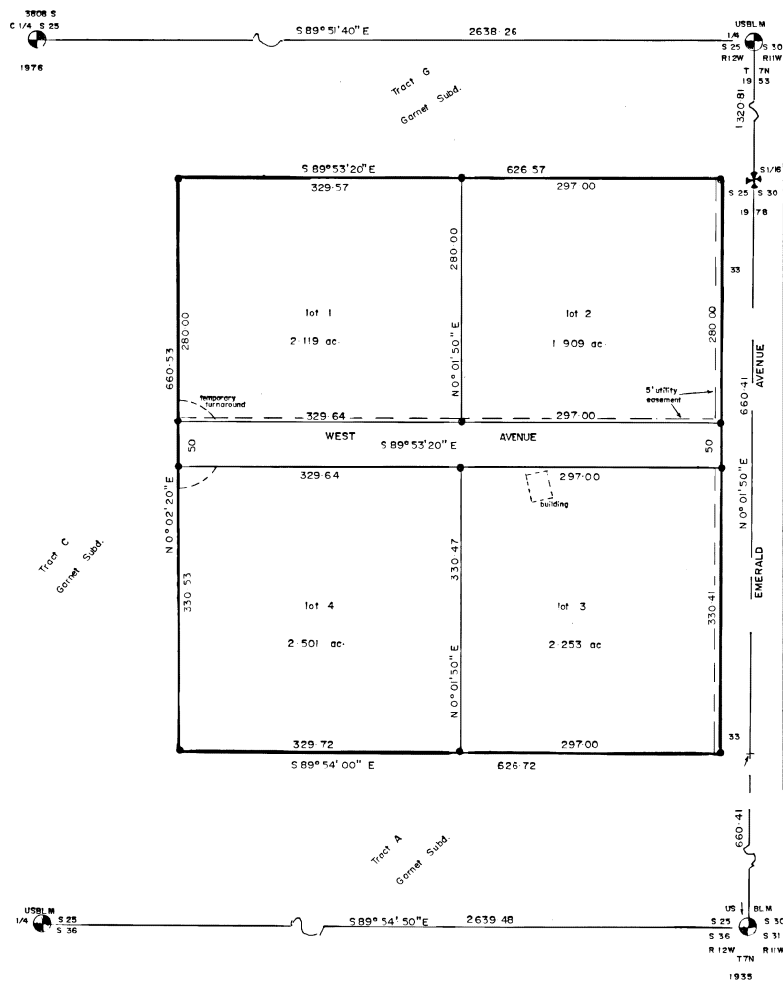
GARNET-THOMAS SUBDIVISION

A 9.501 acre subdivision of Tract A, Garnet Subd. being also the SE 1/4, SE 1/4, SE 1/4 Sec. 25, T.7N. R.12W. S.1M. Kenai Peninsula Borough, Alaska

Proposed land use is residential Surveyed Sept. 5, 1980

EARL THOMAS
P.O. BOX 5083
KENAI, ALASKA

JESSE LOBDELL - SURVEYOR
BOX 1386
KENAI, ALASKA

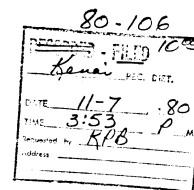


LEGEND

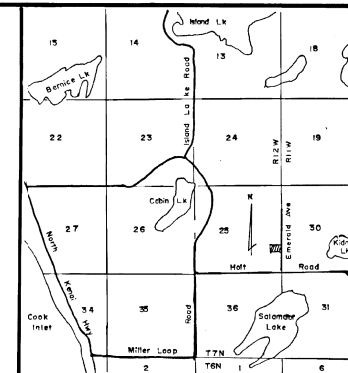
- Brass cap survey monument found
- Brass cap survey monument set
- 5/8" rebar set at lot corner

NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction.

NOTE: A 20' building setback is required adjacent to all right of way limits unless a lesser standard is approved by resolution of the appropriate planning authority.



REGISTRATION NUMBER, SEAL AND SIGNATURE



LOCATION MAP 1"= 1mi

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN:

William L. West Luana West
WILLIAM L. WEST BOX 37 LUANA WEST
KENAI, ALASKA

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF July, 1980.

Iona L. Wilson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 6/1/82

STATE OF ALASKA
NOTARY PUBLIC
IONA L. WILSON
My Commission Expires 6/1/82

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 4, 1979.

KENAI PENINSULA BOROUGH

BY Philip Waring
AUTHORIZING OFFICIAL

REGISTRATION NUMBER, SEAL AND SIGNATURE

FAR WEST SUBDIVISION

A 9.501 acre subdivision of Tract H, Garnet Subd., being also the NE 1/4 SE 1/4 sec 25 T7N R12W 5M Kenai Peninsula Borough, Alaska

Proposed land use is residential

Surveyed November 1978

WILLIAM L. & LUANA WEST
BOX 37
KENAI, ALASKA

JESSE LOBDELL - SURVEYOR
BOX 1386
KENAI, ALASKA

NOTE: All wastewater disposal systems shall meet requirements of existing law at time of construction

NOTE: A minimum 20' building setback is required adjacent to all dedicated rights of way unless a different standard is adopted by the appropriate planning authority

US BLM
1993

LEGEND

- Brass cap survey monument found
- 5/8" rebar found
- 5/8" rebar set at lot corner

GARNET SUBD

TR E

TOPAZ SUBD

2

GARNET SUBD

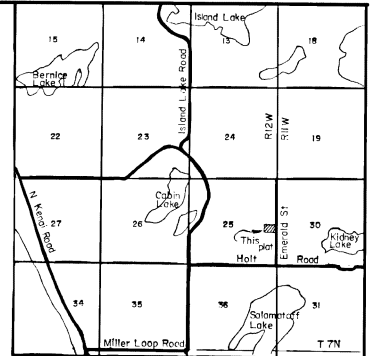
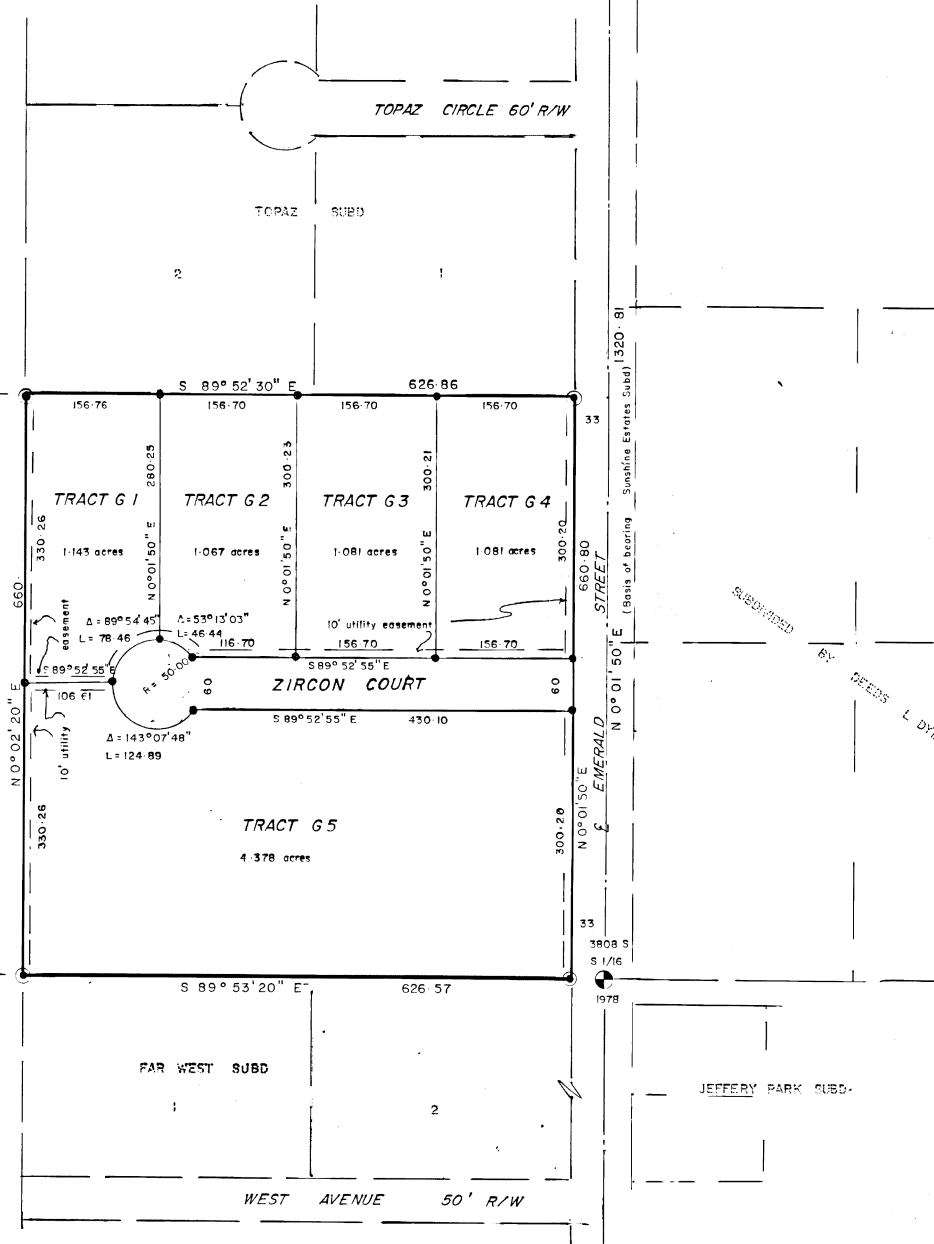
TR S

GARNET SUBD

TR C

FAR WEST SUBD

JEFFERY PARK SUBD



LOCATION MAP 1" = 1 mile

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS OF WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN

Erland Hoag Marla Church
Erland Hoag P.O. Box 2931
Kenai, Alaska 99611

NOTARY'S ACKNOWLEDGEMENT

FOR Erland Hoag, Marla Church and Walter C. Church
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF May, 1985

Baron B. Hutchinson
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 6/30/87

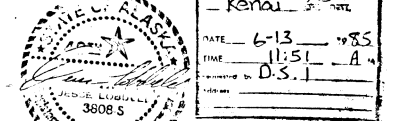
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF April 23, 1984

KENAI PENINSULA BOROUGH

BY Arthur J. Tveit 6-13-85
AUTHORIZED OFFICIAL 85-101

SURVEYORS CERTIFICATE



3808-S

REGISTRATION NUMBER SEAL AND SIGNATURE

GARNET SUBDIVISION Tract G Addition

A subdivision of Tract G GARNET SUBD situated in the NE1/4 SE1/4 Sec 25 T7N R12W S.M. Kenai Peninsula Borough, Alaska

Scale 1" = 100'	Area Subdivided 4.752 acres	Proposed Land Use residential	Date of Survey April 11, 1985
ERLEND HOAG PO Box 2931 Kenai, Alaska		JESSE T LOBDELL - SURVEYOR PO Box 1386 Kenai, Alaska	

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

E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
FOREST ACRES SUBDIVISION SEWARD GATEWAY PROPERTIES**

KPB File No.	2025-178R1
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	City of Seward; Robert W. Williams; Travis E. Maurer
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	City of Seward
Parent Parcel No.:	145-021-33; 145-021-40; 145-021-42 & 145-026-01
Legal Description:	145-021-33: T 1N R 1W SEC 34 SEWARD MERIDIAN SW THAT PORTION OF US SURVEY NO 149 BEGIN AT POINT ON THE NORTHERLY LINE OF SAID SURVEY, NORTH 63 DEGREES 41' E 1178.10 FT FROM CORNER NO 2 THEREOF, POB; THENCE S 54 DEGREES 31' E 251.62 FT TO WESTERLY ROW LINE OF ALASKA RAILROAD; THENCE S 29 DEGREES 10' W ALONG WESTERLY ROW LINE 521.21 FT; THENCE N 54 DEGREES 31' W 586.7 FT TO NORTHERLY BOUNDARY OF SAID SURVEY; THENCE N 63 DEGREES 41' E 587.8 FT TO POB, EXCLUDING THE SEWARD HIGHWAY ROW AND THE ALASKA RAILROAD ROW. 145-021-40: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT LOT B1 145-021-42: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 2012017 FOREST ACRES SUB LEVEE REPLAT TRACT 5B 145-026-01: T 1N R 1W SEC 34 SEWARD MERIDIAN SW 0860010 FORT RAYMOND SUB LOT 13
Assessing Use:	145-021-33; 145-021-40 & 145-021-42: Commercial Vacant 145-026-01: Residential Vacant
Zoning:	City of Seward Zoning
Water / Wastewater	Onsite
Exception Request	None Requested

***APPROVED UNDER CONSENT AGENDA**

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

KPB File No.	2026-070
Plat Committee Meeting:	July 20, 2026
Applicant / Owner:	Wayne E. & Susan Hawker
Surveyor:	Jerry Johnson / Johnson Surveying
General Location:	Diamond Street, Gemstone Street & Dempsey Woods Way Nikiski Area
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
Exception Request	20.30.030 Proposed Street Layout 20.30.100 Cul-de-sacs 20.30.170 Block Length Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

Jerry Johnson, Johnson Surveys: Mr. Johnson was the surveyor on this project and made himself available for questions.

Susan Hawker, Petitioner: Ms. Hawker stated he was against the requirement of the dedication of a cul-de-sac on Dempsey Wood Way.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Garnet Subdivision 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations. (*Action pending*)

EXCEPTION REQUEST A: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.030 – Proposed Street Layout Requirements, citing findings 1-3, 8, 9, & 11 in support of standard one, findings 1-3, & 11 in support of standard two and findings 1-3 & 12 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST A PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
---------	---

EXCEPTION REQUEST B-1: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.100 – Cul-de-sacs for Gemstone Street, citing findings 1 & 7-9 in support of standards one & two and findings 1, 2, 7-9 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST B-1 PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
---------	---

EXCEPTION REQUEST B-2: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.100 – Cul-de-sacs for Dempsey Woods Way.

Commissioner Epperheimer stated he supported the petitioner request to not require a cul-de-sac dedication for Dempsey Wood Way. Requested action on this item be postponed so that staff can do additional research on this request.

Commissioner Epperheimer withdrew his motion and Commissioner Whitney withdrew his second, granting an exception request related to Dempsey Wood Way.

MOTION FOR POSTPONEMENT: Commissioner Epperheimer moved, seconded by Commission Whitney to postpone action on Exception Request B2 until brought back by staff.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST POSTPONEDMENT ON B-2 PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney
---------	---

EXCEPTION REQUEST C: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception request to KPB 20.30.170 – Block Length Requirements, citing findings 1, 3 & 5 in support of standard one, findings 1 & 3 in support of standard two and findings 3 & 10 in support of standard three.

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:

EXCEPTION REQUEST C PASSED BY UNANIMOUS VOTE

Yes - 5	Gillham, Morgan, Venuti, Whitney
---------	----------------------------------

The planning staff had reviewed the plat and recommended the exception be granted and the plat approved subject to the following being shown:

1. The words "Tract 8" being dotted in on the north where appropriate.
2. By interrupted lines, and bearings and distances, show the relationship of the C $\frac{1}{4}$ of Section 33 to the M.H.W. and these tracts.
3. The private driveway shown should be so labeled as well as the labels, etc. that are shown on the original plat.
4. The Kenai Peninsula Borough Planning Commission policy concerning the Alaska Department of Environmental Conservation Wastewater Disposal regulations.

Commissioner Barefield asked what a preference right is. Mrs. Gibbs explained it is an Act with the key date of 1959 which allows up to five acres of the uplands to fishermen for fishing sites.

Commissioners Amundson/Suszka moved to approve the plat subject to the staff's recommendations and to grant the survey exception. The motion carried unanimously.

B. Garnett Subdivision (Preliminary/Final)

This is an aliquot parts plat of 10-acre subdivision, located in North Kenai on Holt Road. The letter, on file from the subdivider, was read.

The planning staff had reviewed the plat and recommended preliminary/final approval subject to:

1. The interior road rights-of-way being shown as solid lines.
2. Some lot lines of adjacent Jeffrey Park Sub. being dotted in.
3. There being a named and dedicated 30 foot half right-of-way on the $\frac{1}{4}$ line along the north.
4. Utility easements as requested by HEA.
5. The Kenai Peninsula Borough Planning Commission policy concerning the Alaska Department of Environmental Conservation Wastewater Disposal regulations.

Commissioners Dimmick/Hines moved to approve the plat subject to the staff's recommendations. The motion carried unanimously.

C. Dunham Subdivision (Preliminary)

This subdivision is located on Old McLay Road, one-half mile north of Fritz Creek Drive in Kachemak City. The letter, on file from the surveyor, was read.

The staff had reviewed the plat and recommended granting the 3:1 lot depth to width exception and preliminary approval subject to:

1. Old McLay Road having a 33 foot dedicated right-of-way. (The homestead was entered October, 1919, so 30 feet is sufficient for Dunham Road.)
2. A 30 foot named, half street dedication on the west of Tract 1.
3. Utility easements as requested by HEA.
4. The Kenai Peninsula Borough Planning Commission policy concerning the Alaska Department of Environmental Conservation Wastewater Disposal regulations.

2. Provide symbol in legend depicting 5/8" rebar found (20.16.200).
3. Plat Committee standard statements as set forth in Kenai Peninsula Borough Planning Commission Resolution 78-6.

END OF STAFF REPORT.

After considerable discussion, Ike Waits stated he would be in favor of deleting Item 1-b until such time as a set of procedures for naming subdivisions can be devised.

MOTION

Commissioner Ernst, seconded by Thorne moved to approve the preliminary/final subject to staff recommendations with the deletion of Item #1b. With all in favor, motion carried.

Item #6

FAR WEST SUBDIVISION (PRELIMINARY/FINAL)
THE STAFF REPORT STATED:

LOCATION: Nikiski
USE: Residential
SEWER: On-site
WATER: On-site

Staff Recommendation: Approval subject to the following conditions:

1. Correct format/drafting errors:
 - a. Correct gramatical errors within legal description (20.12.060-B).
 - b. Label Miller Loop Road in the vicinity map (20.12.060-F).
 - c. Correct status of land to the south and west (20.23.060-M).
2. Complete legend: i.e., label monument symbols (20.16.200).
3. Provide a cul-de-sac at the end of West Ave.
4. Plat Committee standard statements as set forth in Kenai Peninsula Borough Planning Commission Resolution 78-6.

END OF STAFF REPORT.

MOTION

Commissioner Ernst, seconded by Ganql moved to approve the preliminary/final subject to staff recommendations with the rewording of Item #3 to provide a temporary turnaround at the end of West Avenue or dedicate a 60' R.O.W.. With all in favor, motion carried.

Item #7

LAKESIDE VILLAGE PART 3 (PRELIMINARY/FINAL)
THE STAFF REPORT STATED:

LOCATION: City of Homer
USE: Commercial
SEWER: City
WATER: City

Staff Recommendation: Approval subject to the following conditions:

1. Show on plat all survey work performed (20.16.200).
2. Plat Committee standard statements as set forth in Kenai Peninsula Borough Planning Commission Resolution 78-6.

END OF STAFF REPORT.