

DESK PACKET

(MATERIALS SUBMITTED AFTER 8/3/26)

- E8. Garnet Subdivision 2026 Addition; KPB File 2026-070
Johnson Surveying / Hawker
Location: Diamond St, Gemstone St & Dempsey Woods Way
Nikiski Area**

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

STAFF REPORT - ADDENDUM

After the start report was completed, staff wanted to follow up with findings to support the request for a half cul-de-sac bulb at the end of Dempsey Woods Way. Staff feels the request for the half cul-de-sac bulb is backed up by the following findings listed in the staff report.

3. The Roads Department has requested a cul-de-sac be dedicated for Dempsey Woods Way for safety purposes and emergency vehicle turn around.
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

END OF STAFF REPORT ADDENDUM