



## Kenai Planning & Zoning Commission - Regular Meeting

January 22, 2025 - 7:00 PM

Council Chambers, City Hall, 210 Fidalgo Avenue, Kenai, AK  
99611

**\*Telephonic/Virtual Information on Page 2\***

<http://www.kenai.city>

### Agenda

#### A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

\*All items listed with an asterisk (\*) are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as part of the General Orders.

#### B. APPROVAL OF MINUTES

1. \*Regular Meeting of January 8, 2025

#### C. SCHEDULED PUBLIC COMMENT (*Public comment limited to ten (10) minutes per speaker*)

#### D. UNSCHEDULED PUBLIC COMMENT (*Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

#### E. CONSIDERATION OF PLATS

1. **Resolution PZ2025-02** - Recommending Approval of Preliminary Plat – The Lake at Kenai 2025 Addition for a Replat of Tract A, The Lake at Kenai 2016 Addition – Phase 1 in the Rural Residential (RR) Zoning District.
2. **Resolution PZ025-03** - Recommending Approval of Preliminary Plat – Beaver Loop Acres No. 3 Subdivision for a Subdivision of SW1/4 Nw1/4 & SW1/4 & S1/2 SE1/4 & NE1/4 SE1/4, Section 3, Township 5 North, Range 11 West, Seward Meridian in the Rural Residential (RR) Zoning District.

#### F. PUBLIC HEARINGS

#### G. UNFINISHED BUSINESS

#### H. NEW BUSINESS

1. **\*Action/Approval** – Requesting Excused Absences for the January 8, 2025 Regular Meeting – Halstead, Earsley, and Krause
2. **Action/Approval** – Approving the Transfer of a Conditional Use Permit PZ2021-42 for the use of a Hotel (Short Term Recreational Rentals) on the property described as Lot 1, Block 2, Anglers Acres Sub Addn. No. 1, Part 2, located at 1230 Angler Drive within the Rural Residential Zoning District.

3. **Action/Approval** – Approving a time extension for the finalization of Windhaven Estates Phase 4 Preliminary Plat.

**I. REPORTS**

1. Planning Director
2. Commission Chair
3. Kenai Peninsula Borough Planning
4. City Council Liaison

**J. ADDITIONAL PUBLIC COMMENT** *(Public comment limited to five (5) minutes per speaker)*

**K. NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: February 12, 2025

**L. COMMISSION COMMENTS AND QUESTIONS**

**M. PENDING ITEMS**

**N. ADJOURNMENT**

**O. INFORMATIONAL ITEMS**

1. **Conditional Use Permits** - 701 N. Forest Drive, Aspen Creek
2. **Airport Master Plan Public Meeting** – February 4, 2025, 5:30 PM in Council Chambers at City Hall

*The agenda and supporting documents are posted on the City's website at [www.kenai.city](http://www.kenai.city). Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Clerk's Office at 907-283-8231.*

<b>**COMMISSIONERS, PLEASE CONTACT US IF YOU WILL NOT BE ABLE TO ATTEND THE MEETING**</b>
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**Registration is required to join the meeting remotely through Zoom.** Please use the link below to register:

[https://us02web.zoom.us/meeting/register/qsT-Fk\\_tQS-q4pVtnDYeCA](https://us02web.zoom.us/meeting/register/qsT-Fk_tQS-q4pVtnDYeCA)