



**Kenai Planning & Zoning Commission -
Regular Meeting**

June 24, 2026 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

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 June 10, 2026

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

F. PUBLIC HEARINGS

1. **Resolution PZ2026-19** – Granting a Conditional Use Permit for the Development and Use of Zero Lot Line Townhouses and a Six Family Dwelling in the Rural Residential Zoning District.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. **Discussion/Approval** – Establishing Work Session Schedule for Fall 2026

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: July 15, 2026

L. **COMMISSION COMMENTS AND QUESTIONS**

M. **PENDING ITEMS**

N. **ADJOURNMENT**

O. **INFORMATIONAL ITEMS**

****COMMISSIONERS, PLEASE CONTACT US IF YOU WILL NOT BE ABLE TO ATTEND THE MEETING****

The agenda and supporting documents are posted on the City's website at 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 Planner at 907-283-8237.

Registration is required to join the meeting remotely through Zoom. Please use the following link to register:

<https://us02web.zoom.us/meeting/register/ncGhvj7uQ26wWMcBy-yauQ>

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
JUNE 10, 2026 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR KEATON, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on June 10, 2026, in City Hall Council Chambers, Kenai, AK. Chair Keaton called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Chair Keaton led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Jeanne Keaton, Chair	Alex Douthit, Vice Chair
Sonja Earsley	Gwen Woodard
Stacie Krause	Diane Fikes

A quorum was present.

Absent:

Marty Askin

Also in attendance were:

Kevin Buettner, Planning Director
Phil Daniel, City Council Liaison
Logan Parks, Deputy City Clerk

3. Agenda and Consent Agenda Approval

MOTION:

Commissioner Woodard **MOVED** to approve the agenda and consent agenda. Vice Chair Douthit **SECONDED** the motion.

The items on the Consent Agenda were read into the record.

Chair Keaton opened the floor for public comment on consent agenda items; there being no one wishing to be heard, the public comment period was closed.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

All items listed with an asterisk () are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner 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 May 27, 2026.

C. SCHEDULED PUBLIC COMMENTS - None.

D. **UNSCHEDULED PUBLIC COMMENTS** - None.

E. **CONSIDERATION OF PLATS**

1. **Resolution PZ2026-17** - Recommending that Preliminary Plat Micah Subdivision Ringer Replat Attached Hereto be Approved.

MOTION:

Vice Chair Douthit **MOVED** to approve Resolution PZ2026-17. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-17.

Chair Keaton opened the floor for public comment. There being no one wishing to be heard, the public comment period was closed.

The Commission discussed access and utility considerations associated with the proposed plat, including street connectivity, right-of-way, and utility service locations.

Staff clarified the proposed plat would not landlock any properties and utilities serve the property from Rainbow Drive, noting the plat includes right-of-way for a future Glacier Street cul-de-sac.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

2. **Resolution PZ2026-18** - Recommending that Preliminary Plat Thompson Park Myers Addition No. 3 Attached Hereto be Approved.

MOTION:

Commissioner Earsley **MOVED** to approve Resolution PZ2026-18. Vice Chair Douthit **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-18.

Chair Keaton opened the floor for public comment. There being no one wishing to be heard, the public comment period was closed.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

F. **PUBLIC HEARINGS** - None.

G. **UNFINISHED BUSINESS**

1. **Resolution PZ2026-11** - Granting a Conditional Use Permit for a Cabin Rental of a Single-Family Dwelling at 1510 Tundra Rose Lane

MOTION:

Vice Chair Douthit **MOVED** to approve Resolution PZ2026-11. Commissioner Earsley **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-11.

Chair Keaton opened the floor for public comment. There being no one wishing to be heard, the public comment period was closed.

Commission discussion included support for the proposed quiet hours condition.

Ken Corbett, applicant, clarified a property management company would be used if necessary.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

H. **NEW BUSINESS** - None.

I. **REPORTS**

1. Planning Director

Planning Director Buettner reported on the following:

- Ongoing code enforcement activities and noted staff would begin providing periodic informational updates.
- Grant applications submitted for sidewalk and street lighting improvements along Lawton Drive and Tinker Lane, fish passage improvements between Cemetery Park and North Beach, and continued exploration of additional grant opportunities to advance projects identified in City plans through funding partnerships, noting that a phased approach is being considered for Old Town Park improvements to improve funding opportunities and project success.
- Ongoing collaboration with local tribes and other partners on grant applications and project development.

2. Commission Chair

Chair Keaton reported on the following:

- Thanked the Commissioners and citizens for attending meetings.

3. Kenai Peninsula Borough Planning

Commissioner Fikes reported on recent actions of the Kenai Peninsula Borough Planning Commission.

4. City Council Liaison

Council Member Daniel reported on recent actions of the City Council.

J. **ADDITIONAL PUBLIC COMMENTS** - None.

K. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: June 24, 2026

L. **COMMISSION COMMENTS AND QUESTIONS**

Commissioner Earsley supported the Safe Streets for All grant application.

Commissioner Krause thanked staff for putting the meeting notice on social media, noting she saw it shared online.

Commissioner Douthit suggested discussing potential amendments to the short-term rental regulations, including options to streamline the approval process, at a future work session.

M. **PENDING ITEMS** - None.

N. **ADJOURNMENT**

O. **INFORMATIONAL ITEMS** - None.

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:44 p.m.

I certify the above represents accurate minutes of the Kenai Planning & Zoning Commission meeting of June 10, 2026.

Logan Parks, Deputy City Clerk

DRAFT



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-19**

A RESOLUTION **GRANTING** A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT AND USE OF ZERO LOT LINE TOWNHOUSES AND A SIX-FAMILY DWELLING IN THE RURAL RESIDENTIAL ZONING DISTRICT.

PROPERTY OWNER: Gregory Enders

APPLICANT: Carter R. Callahan

PROPERTY ADDRESS: 307 Highbush Lane & 309 Highbush Lane

LEGAL DESCRIPTION: Lots 1 & 2, Enders Subdivision

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04521062 & 04521063

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on May 26, 2026; and,

WHEREAS, the applicant has demonstrated that the prerequisites of a Conditional Use Permit have been met pursuant to Kenai Municipal Code 14.20.150; and,

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on June 24, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds:

1. *KMC 14.20.150(d)(1) The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district;*

Findings: *The RR Zone is intended to provide for low density residential development in outlying and rural areas in a form which creates a stable and attractive residential environment. The specific intent in establishing this zone is:*

- (1) *To separate residential structures to an extent which will:*
 - (A) *Preserve the rural, open quality of the environment;*
 - (B) *Prevent health hazards in areas not served by public water and sewer.*
- (2) *To prohibit uses which would:*
 - (A) *Violate the residential character of the environment;*
 - (B) *Generate heavy traffic in predominantly residential areas.*

Staff finds that the proposed use is consistent with the purpose of this chapter and the intent of the zoning district. The proposed site plan will have the property surrounded by a privacy fence and landscaping that preserves the areas rural

character and would not change or harm the residential nature of the area. Highbush Lane is a paved City maintained road that is directly accessed by the Kenai Spur Highway, a main corridor in the community providing adequate travel in and out of the neighborhood to limit the generation of increased traffic from a multi-dwelling lot in a residential area. Using commonly used traffic generation methods developed by the Institute of Transportation Engineers (ITE) Trip Generation Manual, the expected increase would be 120 trips per day, or approximately five additional vehicles an hour.

2. *KMC 14.20.150(d)(2) The economic and noneconomic value of the adjoining property and neighborhood will not be significantly impaired;*

Findings: The lots currently are vacant, raw land. The approval of this conditional use permit will provide essential housing for current and future Kenai residents as well as promote development within the City. New development will build equity on a what is currently an empty lot, thereby positively impacting values of the neighborhood. Staff finds that the proposed use of townhouses would not negatively impact economic nor noneconomic value of adjoining properties or neighborhood.

3. *KMC 14.20.150(d)(3) The proposed use is in harmony with the Comprehensive Plan;*

Findings: The Land Use Plan, from the 2016 Comprehensive Plan, identifies the subject property with the Suburban Residential (SR) land use classification. The SR Land Use Classification is defined in the Comprehensive Plan as:

Intended for single-family and multi-family residential uses that are urban or suburban in character. The area will typically be developed at a higher density, lots that are typically smaller, and, public water and sewer services are required or planned. Some developments may be required to construct streets to a paved standard and larger subdivisions may be required to provide sidewalks and public areas. Parks and open space land uses may be considered appropriate.

The surrounding lots are a mixture of undeveloped land and residential dwellings. The proposed development is consistent with current use and intended use of the area. Townhouses provide for multi-family units that will develop the area at a higher density and will be serviced by City water and City sewer. Both lots are accessible by Highbush Lane, a paved City maintained road allowing for adequate, safe, travel to both lots.

As stated by the applicant, the proposed development and use of Townhouses will provide economic development and support the fiscal health of the community by bringing housing for new families along with their taxes and utility payments, as well as support growth and development in the area. The proposed use is consistent with the following goals in the Comprehensive Plan.

In Imagine Kenai 2030 Comprehensive Plan, Chapter 6, "Goals, Objectives, and Implementation", several goals and objectives are met from the proposed use.

Goal 2 – Economic Development is to provide economic development to support the fiscal health of Kenai.

Objective ED-1

Establish siting and design standards so that development is in harmony and scale with surrounding uses.

Goal 3 – Land Use is to develop land use strategies to implement a forward-looking approach to community growth and development.

Objective LU-1

Establish siting and design standards so that development is in harmony and scale with surrounding issues.

Objective LU-2

Promote the infill of existing, improved subdivision lots.

Objective LU-10

Encourage creative subdivision design for residential areas.

4. *KMC 14.20.150(d)(4) Public services and facilities are adequate to serve the proposed use;*

Findings: Both lots will be serviced by City water and City sewer that is adequate to serve the proposed use. Trash services are available in the area and the lots are serviced by Highbush Lane a paved and City maintained road.

5. *KMC 14.150(d)(5) The proposed use will not be harmful to the public safety, health or welfare;*

Findings: The submitted plans show adequate parking on site, each unit has an attached garage and there will be additional parking spaces on-site to service for safe, off-street parking. The development will be closely monitored by the City Building Official to ensure that the property is constructed to required Code and Safety Standards ensuring safe housing for future tenants. Staff finds that the proposed use will not be harmful to public safety, health, or welfare.

6. *KMC 14.150(d)(6) Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions should be met by the applicant. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.*

Findings: Both Townhouses and Zero Lot Line Developments are subject to the following standards per KMC 14.20.160 and 14.20.161, respectively:

1. The development conforms to the adopted comprehensive plan
 - a. See Finding 1 of this report.
2. Public services and facilities are adequate to serve the townhouse/zero lot line development
 - a. See Finding 4 of this report.
3. Health, safety, and welfare will not be jeopardized as a result of the proposed development
 - a. See Finding 5 of this report
4. Standards for townhouse/zero lot line development are satisfied in their respective section
 - a. The proposed development has met the applicable processing conditions specified in the conditional use permit section (see above findings).

- b. A detailed development plan was submitted and drawn to scale.
 - c. No more than six contiguous townhouses are being built in a row (4 total per building).
 - d. Each building is greater than 15' away from other buildings.
 - e. Lot width per townhouse exceeds 24'.
 - f. The lot area for each townhouse exceeds 2000 square feet
 - i. Lot coverage meets the requirements of KMC 14.24
 - g. Garages are included with each unit.
 - h. The developer conforms to the Uniform Common Interest Ownership Act in Alaska Statute 34.08.
 - i. Areas not devoted to development are covered with natural or ornamental vegetative materials including grass, trees, and shrubs.
5. Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions shall be met by the applicant.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That a conditional use permit is granted for the development and use of zero lot line townhouses and a six-family dwelling on the properties described as Lots 1 & 2, Enders Subdivision.

Section 2. That the conditional use permit is subject to the following conditions:

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Upon request, the applicant or applicant's representative shall meet with City staff for an on-site inspection.
3. If there is an expansion or change of use for the above described property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).
4. The applicant will have a routine fire inspection performed every 2 (two) years.
5. Pursuant to 14.20.160 all areas not devoted to buildings, drives, walks, parking areas or other authorized installations will be covered with lawn, grass, natural or ornamental shrubbery or trees, or other suitable materials approved by the Commission.
6. Property owner and tenants will maintain the premises free from significant accumulations of junk, garbage, or litter. Adequate trash containment will be acquired either by the property owner or tenant; If individual garbage containers are utilized, they must be labeled with the apartment they belong to.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 24TH DAY OF JUNE, 2026

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
THROUGH: Jessica See, Planning Technician
DATE: June 5, 2026

SUBJECT: Resolution PZ2026-19 – Conditional Use Permit – Zero Lot Line Townhouses & Six-Family Dwelling

Request The applicant is requesting a Conditional Use Permit for the development and use of zero lot line townhouses and a six-family dwelling in a Rural Residential (RR) Zone.

Staff Recommendation Adopt Resolution PZ2026-19 approving a Conditional Use Permit for the development zero lot line townhouses.

Property Owner: Gregory Enders
Petitioner: Carter R. Callahan
Legal Description: Lots 1 & 2, Enders Subdivision
Property Address: 307 Highbush Lane & 309 Highbush Lane
KPB Parcel No.: 04521063 & 04521062
Lot Size: 0.76-acres & 0.76-acres
Zoning: Rural Residential (RR)
Current Use: Vacant
Land Use Plan: Suburban Residential (RS)

SUMMARY

The applicant is requesting to develop zero lot line townhomes with a total of six (6) livable units on each lot. Pursuant to the Land Use Table in KMC 14.22.010 a Conditional Use Permit (CUP) is required to develop and operate townhouses and a six-family dwelling in a RR Zone.

ANALYSIS

Pursuant to KMC 14.20.150(a), the intent of a conditional use permit is to allow some uses that may be compatible with the designated principal uses in specific zoning districts provided certain conditions are met. Prior to granting a conditional use permit, the Commission shall determine that the identified criteria as outlined in KMC 14.20.150(e) *Conditional Use Permits Review Criteria* are met.

Criteria 1: The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district.

Findings: *The RR Zone is intended to provide for low density residential development in outlying and rural areas in a form which creates a stable and attractive residential environment. The specific intent in establishing this zone is:*

- (1) *To separate residential structures to an extent which will:*
 - (A) *Preserve the rural, open quality of the environment;*
 - (B) *Prevent health hazards in areas not served by public water and sewer.*
- (2) *To prohibit uses which would:*
 - (A) *Violate the residential character of the environment;*
 - (B) *Generate heavy traffic in predominantly residential areas.*

Staff finds that the proposed use is consistent with the purpose of this chapter and the intent of the zoning district. The proposed site plan will have the property surrounded by a privacy fence and landscaping that preserves the areas rural character and would not change or harm the residential nature of the area. Highbush Lane is a paved City maintained road that is directly accessed by the Kenai Spur Highway, a main corridor in the community providing adequate travel in and out of the neighborhood to limit the generation of increased traffic from a multi-dwelling lot in a residential area. Using commonly used traffic generation methods developed by the Institute of Transportation Engineers (ITE) Trip Generation Manual, the expected increase would be 120 trips per day, or approximately five additional vehicles an hour.

Criteria 2: The economic and noneconomic value of the adjoining property and neighborhood will not be significantly impaired.

Findings: The lots currently are vacant, raw land. The approval of this conditional use permit will provide essential housing for current and future Kenai residents as well as promote development within the City. New development will build equity on a what is currently an empty lot, thereby positively impacting values of the neighborhood. Staff finds that the proposed use of townhouses would not negatively impact economic nor noneconomic value of adjoining properties or neighborhood.

Criteria 3: The proposed use is in harmony with the Comprehensive Plan.

Findings: The Land Use Plan, from the 2016 Comprehensive Plan, identifies the subject property with the Suburban Residential (SR) land use classification. The SR Land Use Classification is defined in the Comprehensive Plan as:

Intended for single-family and multi-family residential uses that are urban or suburban in character. The area will typically be developed at a higher density, lots that are typically smaller, and, public water and sewer services are required or planned. Some developments may be required to construct streets to a paved standard and larger subdivisions may be required to provide sidewalks and public areas. Parks and open space land uses may be considered appropriate.

The surrounding lots are a mixture of undeveloped land and residential dwellings. The proposed development is consistent with current use and intended use of the area. Townhouses provide for multi-family units that will develop the area at a higher density and will be serviced by City water and City sewer. Both lots are accessible by Highbush Lane, a paved City maintained road allowing for adequate, safe, travel to both lots.

As stated by the applicant, the proposed development and use of Townhouses will provide economic development and support the fiscal health of the community by bringing housing for new families along with their taxes and utility payments, as well as support growth and development in the area. The proposed use is consistent with the following goals in the Comprehensive Plan.

RELEVANT GOALS

In *Imagine Kenai 2030 Comprehensive Plan*, Chapter 6, “Goals, Objectives, and Implementation”, several goals and objectives are met from the proposed use.

Goal 2 – Economic Development: provide economic development to support the fiscal health of Kenai.

Objective ED-1

Promote projects that create workforce development opportunities.

Goal 3 – Land Use is to develop land use strategies to implement a forward-looking approach to community growth and development.

Objective LU-1

Establish siting and design standards so that development is in harmony and scale with surrounding uses.

Objective LU-2

Promote the infill of existing, improved subdivision lots.

Objective LU-10

Encourage creative subdivision design for residential areas.

Criteria 4: Public services and facilities are adequate to serve the proposed use.

Findings: Both lots will be serviced by City water and City sewer that is adequate to serve the proposed use. Trash services are available in the area and the lots are serviced by Highbush Lane a paved and City maintained road.

Criteria 5: The proposed use will not be harmful to the public safety, health or welfare.

Findings: The submitted plans show adequate parking on site, each unit has an attached garage and there will be additional parking spaces on-site to service for safe, off-street parking. The development will be closely monitored by the City Building Official to ensure that the property is constructed to required Code and Safety Standards ensuring safe housing for future tenants. Staff finds that the proposed use will not be harmful to public safety, health, or welfare.

Criteria 6: Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.

Findings: Both Townhouses and Zero Lot Line Developments are subject to the following standards per KMC 14.20.160 and 14.20.161, respectively:

1. The development conforms to the adopted comprehensive plan
 - a. See Finding 1 of this report.
2. Public services and facilities are adequate to serve the townhouse/zero lot line development
 - a. See Finding 4 of this report.
3. Health, safety, and welfare will not be jeopardized as a result of the proposed development
 - a. See Finding 5 of this report
4. Standards for townhouse/zero lot line development are satisfied in their respective section
 - a. The proposed development has met the applicable processing conditions specified in the conditional use permit section (see above findings).
 - b. A detailed development plan was submitted and drawn to scale.
 - c. No more than six contiguous townhouses are being built in a row (4 total per building).
 - d. Each building is greater than 15' away from other buildings.
 - e. Lot width per townhouse exceeds 24'.
 - f. The lot area for each townhouse exceeds 2000 square feet
 - i. Lot coverage meets the requirements of KMC 14.24
 - g. Garages are included with each unit.
 - h. The developer conforms to the Uniform Common Interest Ownership Act in Alaska Statute 34.08.
 - i. Areas not devoted to development are covered with natural or ornamental vegetative materials including grass, trees, and shrubs.
5. Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions shall be met by the applicant.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280(c) notices of the public hearing for the conditional use were mailed to property owners within a three hundred-foot (300') periphery of the subject property. City staff published notice of the public hearing in the *Peninsula Clarion*. City staff submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the conditional use permit request.

One public comment has been received at the time of this report and is included in this packet.

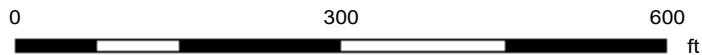
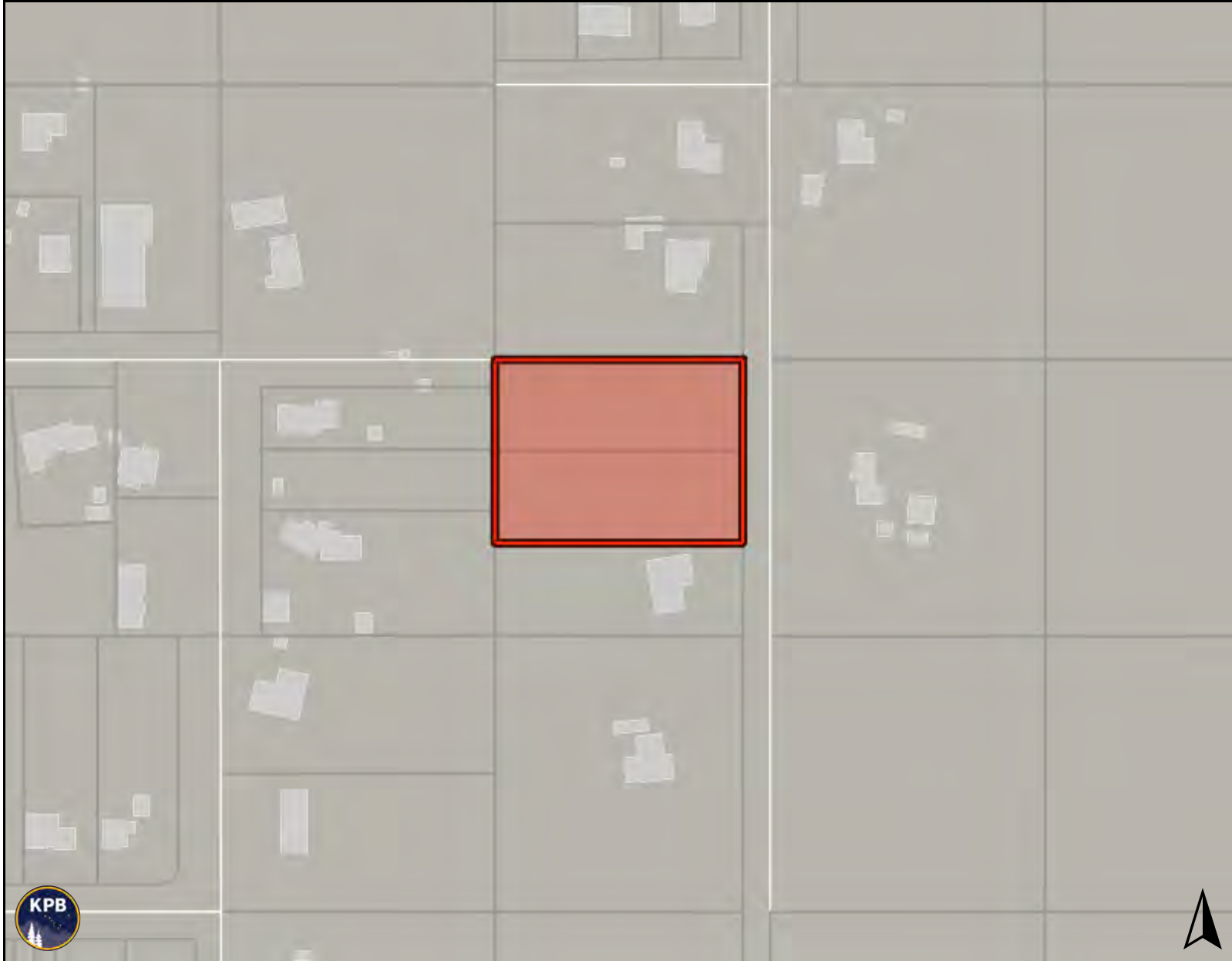
STAFF RECOMMENDATION

Staff finds that the proposed Conditional Use Permit for the use and development of zero lot line townhouses and a six-family dwelling on the properties described as Lots 1 & 2, Enders Subdivision meets the criteria for issuance of a Conditional Use Permit as set forth in subsections (e)(1) through (e)(6) of Kenai Municipal Code 14.20.150, and hereby recommends that the Planning and Zoning Commission adopt Resolution PZ2026-19 approving the Conditional Use Permit, subject to the following conditions:

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Upon request, the applicant or applicant's representative shall meet with City staff for an on-site inspection.
3. If there is an expansion or change of use for the above described property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).
4. The applicant will have a routine fire inspection performed every 2 (two) years.
5. Pursuant to 14.20.160 all areas not devoted to buildings, drives, walks, parking areas or other authorized installations will be covered with lawn, grass, natural or ornamental shrubbery or trees, or other suitable materials approved by the Commission.
6. Property owner and tenants will maintain the premises free from significant accumulations of junk, garbage, or litter. Adequate trash containment will be acquired either by the property owner or tenant; If individual garbage containers are utilized, they must be labeled with the apartment they belong to.

ATTACHMENTS

Aerial Map
Application
Plat
Site Plan
Floor Plan
Public Comment



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

Legend

Transportation

Mileposts



Roads

- Legal Trail
- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-
- Unmaintained

Parcels and PLSS

Tax Parcels





Conditional Use Permit Application

City of Kenai
Planning and Zoning Department
210 Fidalgo Avenue
Kenai, AK 99611
(907) 283-8200
planning@kenai.city
www.kenai.city/planning

PROPERTY OWNER

Name:	Gregory Enders		
Mailing Address:			
City:	State:	Zip Code:	
Phone Number(s):			
Email:			

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:	Carter R. Callahan				
Mailing Address:	450 Endicott Drive				
City:	Soldotna	State:	ALaska	Zip Code:	99669
Phone Number(s):	707-225-4388				
Email:	[REDACTED]				

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	04521062 & 04521063
Physical Address:	309 Highbush Land & 307 Highbush Lane
Legal Description:	T 6N R 11W SEC 34 SEWARD MERIDIAN KN 2005102 ENDERS SUB LOT 1 & LOT 2
Zoning:	Rural Residential
Acres:	.076 acres each

CONDITIONAL USE DESCRIPTION

(include site plan/floor plan with square footages)
(include State Business License and KPB Tax Compliance if applicable)

How is this property currently being used? Vacant

Conditional Use Requested for (attach additional sheets if necessary):

Zreo lot line townhomes

Explain how the conditional use is consistent with purposes and intent of the zoning district of the property:

The property is still residential, in keeping with the surrounding area

Explain how the value of adjoining property and neighborhood will not be significantly impaired by the conditional use:

There is residential surrounding the property, there will be a 2' tall berm with a 6' tall fence and landscaping on the berm to screen it from the surrounding properties

Use of surrounding property - north:	Residential
Use of surrounding property - south:	Residential
Use of surrounding property - east:	Residential
Use of surrounding property - west:	Residential

Explain how the conditional use is in harmony with the City's Comprehensive Plan:

This project is in harmony with goals 2 and 3 of the City's comprehensive plan. It is providing economic development and supporting the fiscal health of the community by bringing housing for new families along with their taxes and utility payments as well as supporting growth and development in the area.

Are public services and facilities on the property adequate to serve the proposed conditional use?

Yes

Explain how the conditional use will not be harmful to public safety, health, or welfare:

This conditional use does not change from residential use so it will not change the public safety, health and welfare

Are there any measures with access, screening, site development, building design, or business operation that will lessen potential impacts of the conditional use to neighbors?

There will be a 2' tall berm and fence on the berm, screening the single family from the multi-family

AUTHORITY TO APPLY FOR CONDITIONAL USE:

I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 14 of the Kenai Municipal Code. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.

Signature: Carter R. Courban Date: 5/26/2026

Print Name: CARTER R. COURBAN Title/Business: OWNER

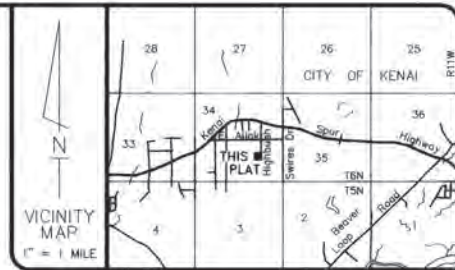
For City Use Only

Date Application Fee Received:

PZ Resolution Number:

NOTES:

- 1) Development of these lots is subject to the City of Kenai's zoning regulations.
- 2) Front 10 ft. adjacent to rights-of-way, 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.
- 3) **WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.



CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Edmund C. Enders, Trustee *Iris B. Enders, Trustee*
 Edmund C. Enders, Trustee Iris B. Enders, Trustee
 Edmund C. Enders & Iris B. Enders Revocable Trust
 1113 W. Fireweed #600
 Anchorage, Alaska 99503

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF November, 2005 FOR Edmund C. Enders, Iris B. Enders

Angela L. Yeaming
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: 11/15/08



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 22, 2005

KENAI PENINSULA BOROUGH
Max J. Burt
 AUTHORIZED OFFICIAL

KPB FILE No. 2005-221

Enders Subdivision

A subdivision of Government Lot 105
 Located within the SE1/4 Section 34, T6N, R11W, S.M.,
 City of Kenai, Kenai Recording District, Kenai
 Peninsula Borough, Alaska.

Containing 2.511 Acres

Integrity Surveys	
8195 Kenai Spur Hwy Kenai, Alaska 99611-8902	
SURVEYORS	PLANNERS
PHONE - (907) 283-9047	FAX - (907) 283-9071
JOB NO: 25125	DRAWN: 10 November, 2005 CB
SURVEYED: July - Oct., 2005	SCALE: 1" = 50'
FIELD BK: 2005-4, Pg. 44	DISK: Enders'

2005-102
RECORDED AD
 Kenai REC. DIST.
 DATE: 11-22-05
 TIME: 3:46 P.M.
 REQUESTED BY:
 INTEGRITY SURVEYS
 605 SWIRES DRIVE
 KENAI, ALASKA 99611

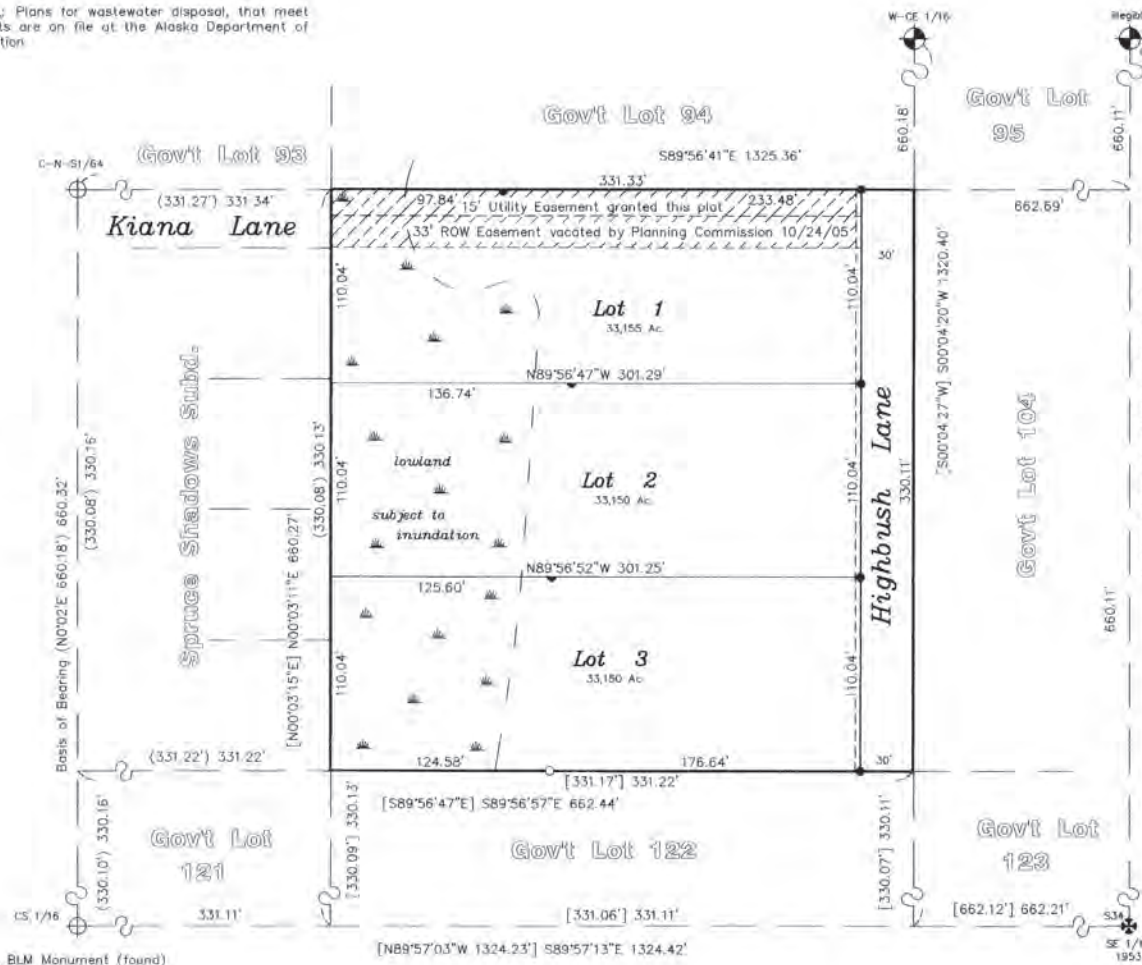


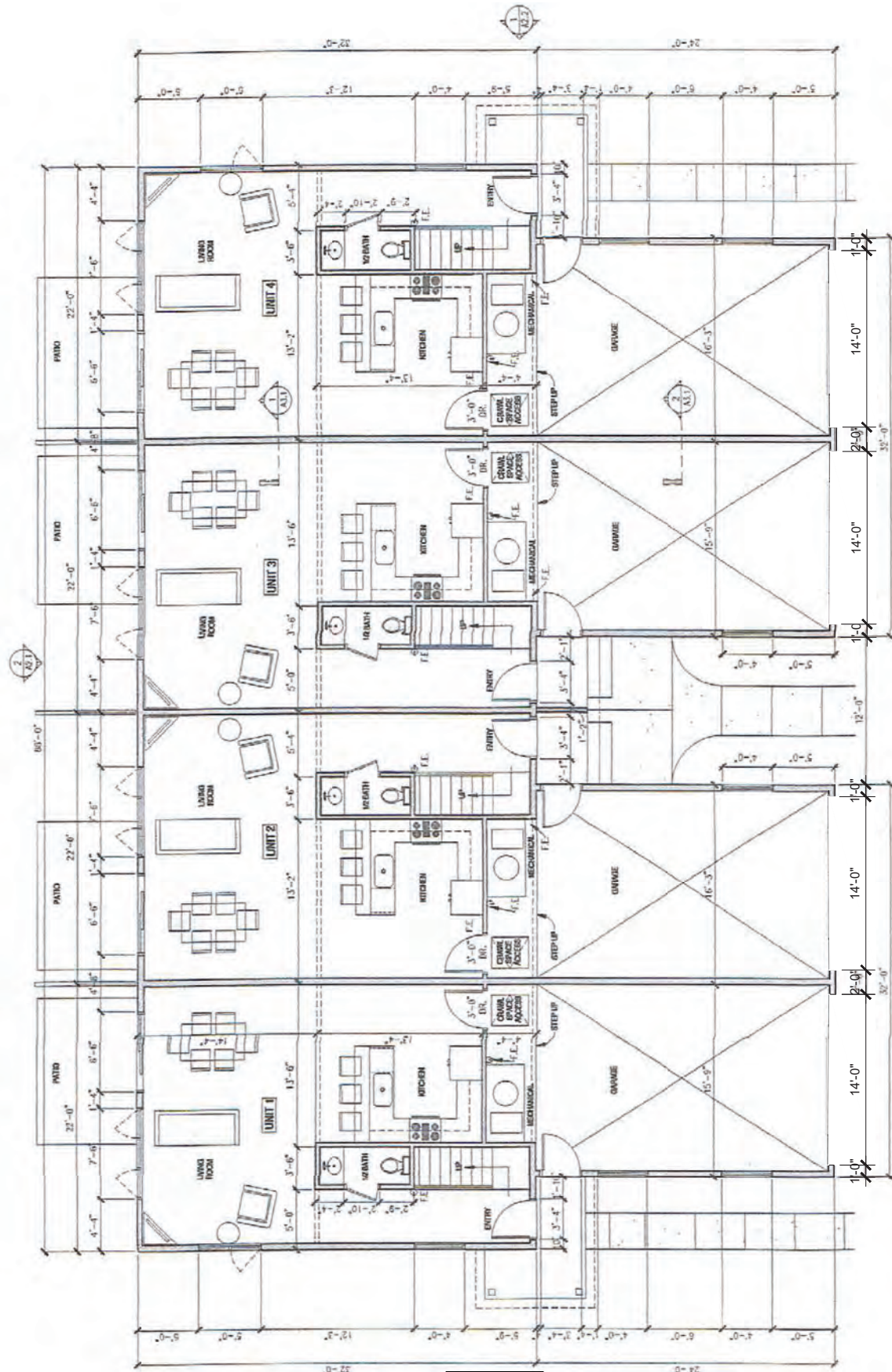
SURVEYOR'S CERTIFICATE

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 to the normal standards of practice of land surveyors in the State of Alaska.

LEGEND:

- ⊗ 3-1/4" Brass Cap BLM Monument (found) 1953
- ⊙ 2-1/2" Alum. Cap Monument (found) 69405, 1989
- ⊕ 2" Brass Cap Monument (found) LS 5152, 1989
- 5/8" Rebar (found)
- 5/8" Rebar (set)
- Witness Corner Meander Corner 5/8" Rebar (set)
- () Record Datum - Record of Survey Plot # 94-23RS
- () Record Datum - Spruce Shadows Subd. Plot # 84-151





PLAN NOTES:

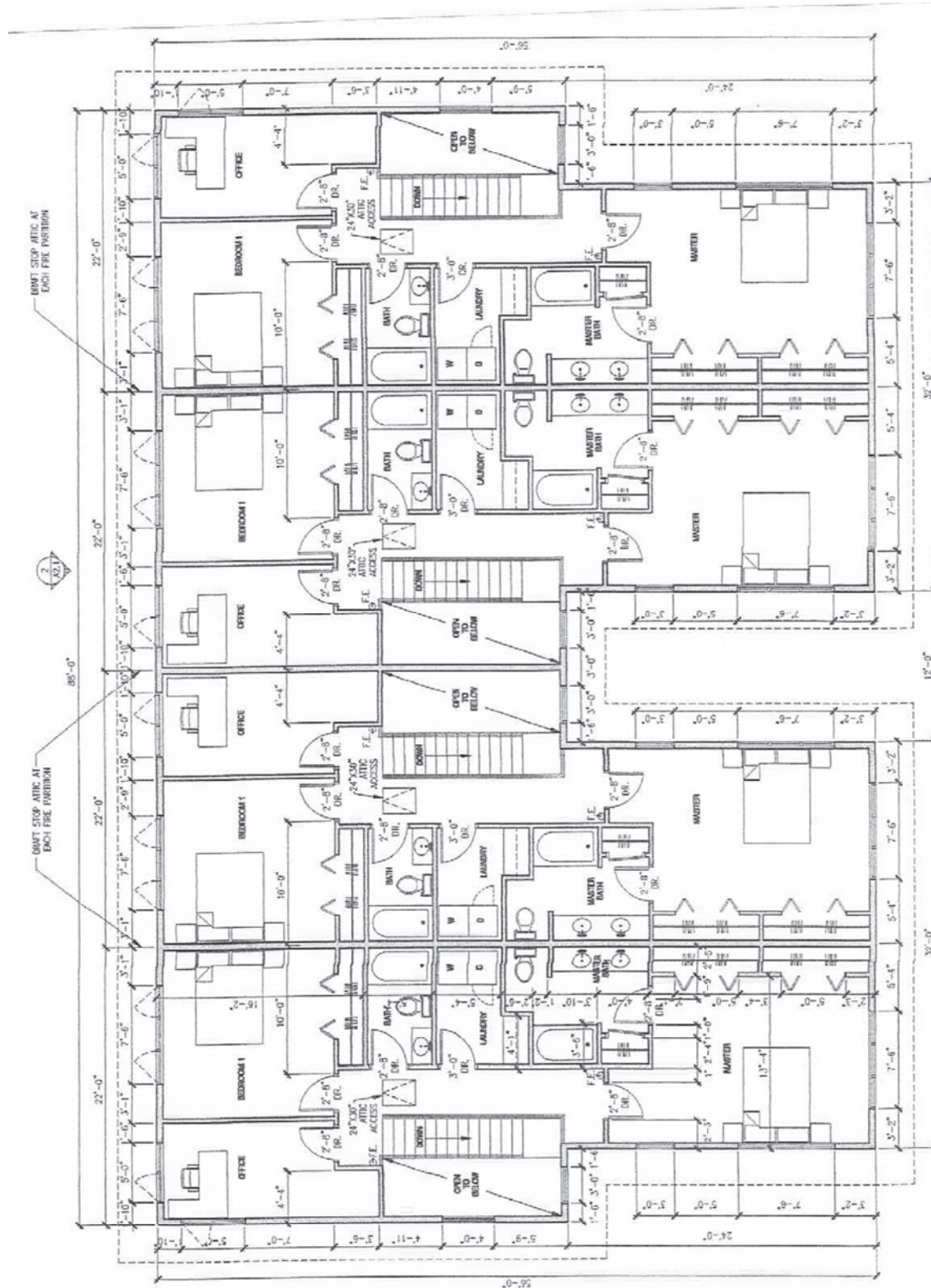
1. ALL DIMENSIONS ARE TO FACE OF WOOD FRAMING
2. ALL INTERIOR DOORS ARE 4" TO ADJACENT BATHROOM
3. ALL CONSTRUCTION SHALL MEET CITY OF SIKOTONA BUILDING CODE.



1 FLOOR PLAN

LIVING - 650 SF PER UNIT
GARAGE - 438 SF PER UNIT





PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF WOOD FINISH.
2. ALL INTERIOR DOORS ARE 4" TO ADJACENT INTERIOR WALL UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL MEET CITY OF SALSALOMA BUILDING CODE.

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
LIVING - 922 SF PER UNIT

██████

To:

██████████

[Planning Department](#)

Subject:

Opposition to Conditional Use Permit – 307 & 309 Highbush Lane (Parcel IDs 04521063 & 04521062)

Date:

Wednesday, June 17, 2026 6:24:26 PM

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

To whom it may concern,

My name is Scott Stanford, and I am writing in strong opposition to the proposed Conditional Use Permit for zero lot line townhouses at 307 & 309 Highbush Lane (Parcel IDs 04521063 & 04521062). I am an adjoining property owner to 309 Highbush Lane and would be directly impacted by this development. The surrounding area consists exclusively of single-family homes on 0.5-acre or larger parcels, with several exceeding one acre, and has maintained a consistent low-density residential character for the 13 years I have lived here. Each subject parcel is approximately 0.76 acres and backs up to a swamp meaning a portion of the land is otherwise unusable, making the proposed density and housing type incompatible with the site and surrounding neighborhood. Highbush Lane is a dead-end road designed for minimal local traffic, and additional dwelling units would increase traffic, noise, and safety concerns beyond what the road currently supports. This proposal is inconsistent with the intent of the Rural Residential Zoning District, which is meant to preserve low-density development patterns, and approval would set a precedent for further incompatible higher-density requests that would gradually erode the established character of the neighborhood. For these reasons, I respectfully request denial of the Conditional Use Permit.

Thank you,
Scott Stanford

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KENAI

City of Kenai | 210 Fidalgo Ave, Kenai, AK 99611-7794 | 907.283.7535 | www.kenai.city

MEMORANDUM

TO: Chair Keaton and Planning & Zoning Commission Members
FROM: Kevin Buettner, Planning Director
THROUGH: Jessica See, Planning Technician
DATE: June 17, 2026
SUBJECT: **Discussion/Approval** – Establishing Work Session Schedule for Fall 2026

The meeting calendar for the Planning & Zoning Commission includes the following future dates through December 2026:

- July 15, 2026
- July 29, 2026 (*may cancel if no business*)
- August 12, 2026
- August 26, 2026
- September 9, 2026
- September 23, 2026
- October 14, 2026
- October 28, 2026
- November 17, 2026
- December 9, 2026
- December 23, 2026 (*may cancel due to proximity to holiday*)

The items up for discussion are:

- Conditional Use Permits
 - Continuation of process started in Fall 2025
- Tent Camping
 - At the request of a P&Z Commissioner

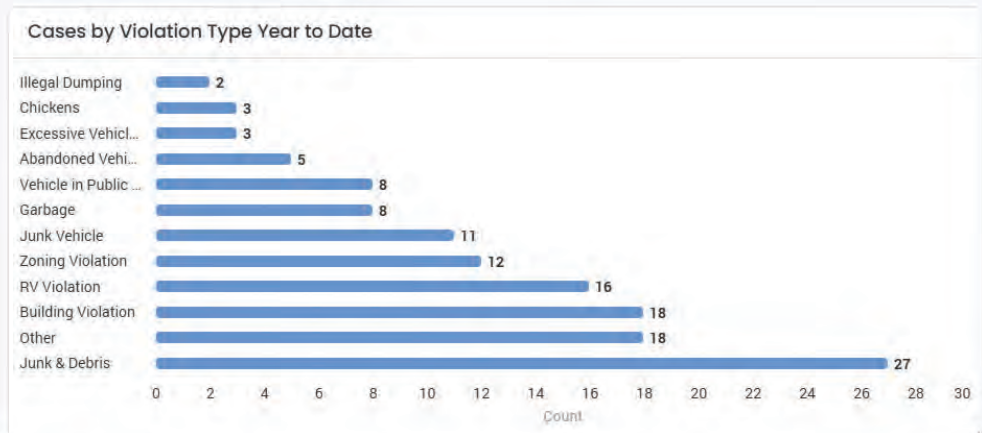
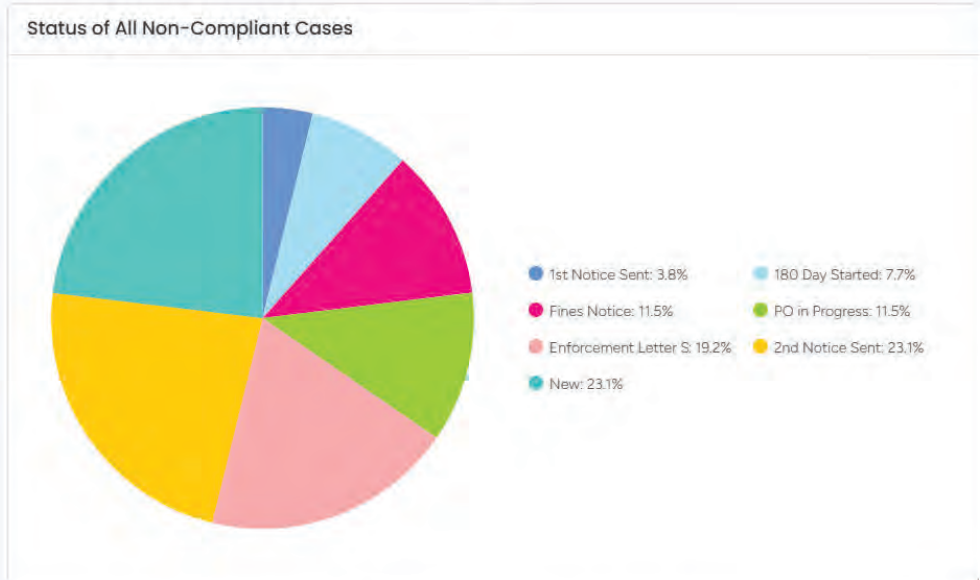
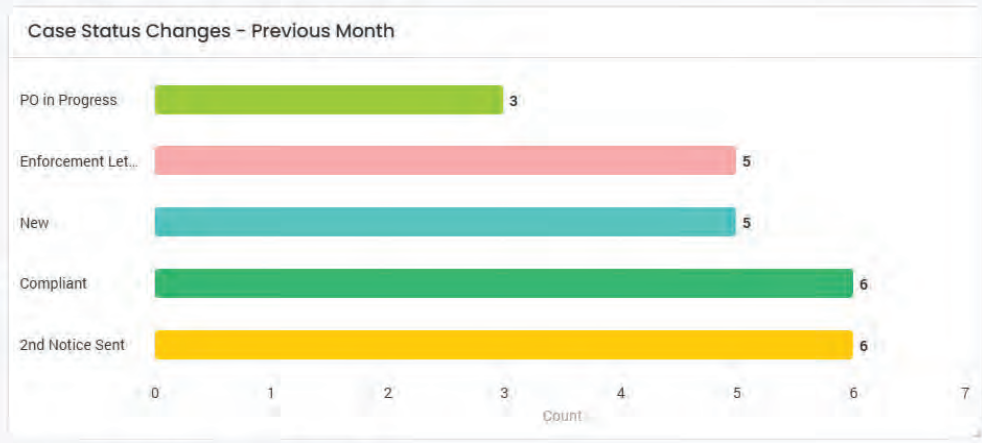
These discussions will necessitate work sessions and/or public hearings to complete these tasks.

Total Complaints Year to Date

97

Complaints Reported Prev. Month

10

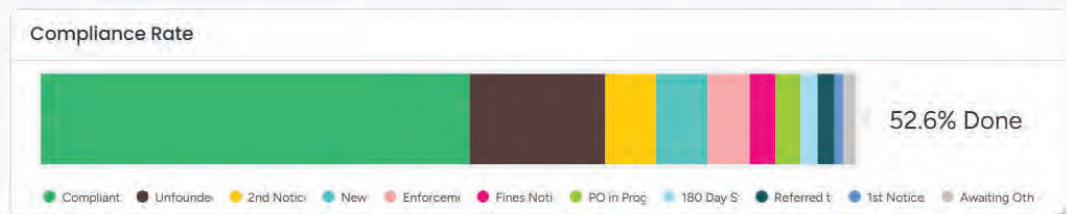


Cases Marked Compliant Last Month

3

Open Cases

30





Kenai City Council - Regular Meeting

June 17, 2026 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page 3****

Action 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 council and will be approved by one motion. There will be no separate discussion of these items unless a council 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. SCHEDULED ADMINISTRATIVE REPORTS

C. SCHEDULED PUBLIC COMMENTS (*Public comments limited to ten (10) minutes per speaker; twenty (20) minutes aggregated*)

1. Alaska Wastewater Monitoring for Infectious Disease Program, Clayton Weingartner, MPA HAI/AR Program Manager for the Alaska Department of Health, Division of Public Health / Section of Epidemiology.
2. 2026 March for Meals Event, Jerry Nassen, Vice President for Kenai Senior Connection, Inc.

D. UNSCHEDULED PUBLIC COMMENTS (*Public comments limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

E. PUBLIC HEARINGS

1. **ENACTED WITHOUT OBJECTION Ordinance No. 3528-2026** - Accepting and Appropriating \$42,867.04 in asset Forfeiture Sharing Funds for the Purchase of Law Enforcement Equipment into the General Fund, Police Department. (Administration)
2. **ENACTED WITHOUT OBJECTION Ordinance No. 3529-2026** - Increasing Estimated Revenues and Appropriations in the General Fund - City Manager for Leave Cash-Out, Finance Information Technology Salaries and Benefits, and Public Works Administration Salaries and Benefits in Excess of Budgeted Amounts. (Administration)
3. **ENACTED WITHOUT OBJECTION Ordinance No. 3530-2026** - Accepting and Appropriating a Grant Awarded to the Kenai Senior Center from the Kenai Peninsula Foundation, Inc. and the Alaska Community Foundation, Inc., Through the Elmer and Ruth Schwantes Fund for the Purchase of Meals on Wheels Delivery Bags. (Administration)

4. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-47** - Authorizing Binding of the City's Property, Liability, Workers' Compensation, Airport and Other Ancillary Insurance Policies with the Alaska Public Risk Alliance for July 1, 2026 Through June 30, 2027. (Administration)
5. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-48** - Authorizing an Agreement with the Boys and Girls Club of the Kenai Peninsula for the Operation of the Teen Center Located in the Kenai Recreation Center. (Administration)
6. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-49** - Amending the City of Kenai Land Management Plan to Change the Land Management Designation of Tract E, Boat Ramp Subdivision From "Retain" to "Mixed – Retain/Dispose. (Administration)
7. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-50** - Authorizing a Contract Award and Corresponding Purchase Order to Vector Airports Systems for Aircraft Operating Fee Billing and Collection Services. (Administration)

F. MINUTES

1. *Regular Meeting of June 3, 2026. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Special Use Permit to Empire Airlines, Inc. for Use of Apron Space at Kenai Municipal Airport for Aircraft Parking (Administration)
3. ***Action/Approval** - Special Use Permit to Everts Air Fuel, Inc. for Use of Apron Space at Kenai Municipal Airport for Aircraft Parking and Loading (Administration)
4. ***Action/Approval** - Special Use Permit to State of Alaska, Department of Natural Resources, Division of Forestry and Fire Protection for Use of Apron Space at Kenai Municipal Airport for Aircraft Parking and Loading. (Administration)
5. ***Action/Approval** - Special Use Permit to United Parcel Service Co., Inc. for Apron Space at Kenai Municipal Airport for Aircraft Parking and Loading. (Administration)
6. ***Action/Approval** - Second Amendment to the Agreement with Tyler Distributing Company, Inc. for ATM Services at the Kenai Municipal Airport Terminal. (Administration)
7. ***Action/Approval** - Memorandum of Agreement with the Alaska Department of Health for Participation in the Wastewater Monitoring Program. (Administration)
8. ***Ordinance No. 3531-2026** - Increasing Estimated Revenues and Appropriations in the Kenai Recreation Center Improvements Capital Project Fund and Accepting a Grant from the Energy Efficiency and Conservation Block Grant Program to Replace Lighting in the Kenai Recreation Center. (Administration)
9. ***Ordinance No. 3532-2026** - Determining that the Proposed Subdivision of Dena'ina Point Estates Serves Other City Purposes, Authorizing the City to Share in Subdivision Costs, and Increasing Estimated Revenues and Appropriations in the General Fund - Lands Administration in the Amount of \$54,219. (Administration)

I. COMMISSION REPORTS

1. Council on Aging Commission
2. Airport Commission
3. Parks and Recreation Commission
4. Planning and Zoning Commission
5. Beautification Commission

J. REPORT OF THE MAYOR

K. ADMINISTRATION REPORTS

1. City Manager
2. City Attorney
3. City Clerk

Marijuana License Renewal Annual Report

L. ADDITIONAL PUBLIC COMMENTS

1. Citizens Comments (*Public comments limited to five (5) minutes per speaker*)
2. Council Comments

M. EXECUTIVE SESSION

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

The agenda and supporting documents are posted on the City's website at 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 at 907-283-8231.

Registration is required to join the meeting remotely through Zoom. Please use the following link to register:

<https://us02web.zoom.us/meeting/register/ikqCvDm8QqmrXbzPojhXfA>