



Kenai Planning and Zoning Commission Meeting

February 12, 2020 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

AGENDA

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Election of Chair and Vice-chair
4. Agenda Approval
5. Consent Agenda
6. *Excused Absences

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. *January 22, 2020

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 PZ2020-03** – Application for a Conditional Use Permit to operate a Recreational Vehicle Park, located at 2301 Bowpicker Lane, Kenai, Alaska 99611 and further described as Tract 1, Kenai River Shores Subdivision. The application was submitted by Ronald Hyde, Jr. on behalf of PRL Logistics, Inc., P.O. Box 222029, Anchorage, AK 99522

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. [Post-Conference Discussion](#) - 2020 Alaska Planning Conference - Collaborating for Resilient Communities, February 9-11, 2020, Anchorage, AK

I. PENDING ITEMS

J. REPORTS

1. [City](#) Council
2. Kenai Peninsula Borough Planning
3. City Administration

K. ADDITIONAL PUBLIC COMMENT

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

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

L. INFORMATIONAL ITEMS

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. February 26, 2020 - Regular Meeting

N. ADJOURNMENT

Item Attachment Documents:

1. *January 22, 2020

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 22, 2020 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
VICE-CHAIR DIANE FIKES, PRESIDING**

MINUTES

A. CALL TO ORDER

Commission Vice Chair D. Fikes called the meeting to order at 7:04 p.m.

1. Pledge of Allegiance

Commission Vice Chair D. Fikes led those assembled in the Pledge of the Allegiance.

2. Roll Call

Commissioners present: D. Fikes, J. Halstead, V. Askin, R. Springer

Commissioners absent: J. Twait, G. Greenberg, T. McIntyre

Staff/Council Liaison present: City Planner E. Appleby, Planning Assistant W. Anderson,
Deputy Clerk J. LaPlante, Council Liaison H. Knackstedt

A quorum was present.

3. Agenda Approval

MOTION:

Commissioner Halstead **MOVED** to approve the agenda as presented and Commissioner Askin **SECONDED** the motion. There were no objections; **SO ORDERED**.

4. Consent Agenda

MOTION:

Commissioner Halstead **MOVED** to approve the consent agenda and Commissioner Askin **SECONDED** the motion. There were no objections; **SO ORDERED**.

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.

5. *Excused absences – T. McIntyre, G. Greenberg, J. Twait

B. APPROVAL OF MINUTES

1. *November 13, 2019

The minutes were approved by the Consent Agenda.

C. SCHEDULED PUBLIC COMMENT – None.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS – None.

F. PUBLIC HEARINGS

1. **Resolution PZ2020-01** - Recommending the Kenai City Council Adopt Ordinance 3102-2020 to Amend Kenai Municipal Code 14.20.280 Public Hearings and Notifications, to Reduce the Newspaper Posting Requirement.

The City Planner noted that the Kenai City Council has requested a recommendation from the Planning and Zoning Commission for Ordinance 3102-2020. She referenced the memorandum in the packet from Council Member Knackstedt to City Council that described the cost savings and detailed the changes in Kenai Municipal Code while still exceeding minimum requirements for public hearing notifications if the Ordinance 3102-2020 were passed. She added that in October, the Kenai City Council enacted an Ordinance amending advertising requirements for Council meetings and Ordinance 3102-2020 would enact applicable changes to follow this pattern for the Planning and Zoning Commission meetings. She clarified it would reduce the newspaper posting requirement from twice to once for Planning and Zoning Commission public hearings but the requirements for posting on public bulletin boards, placing a sign on the subject property, and mailing postcards to neighboring property owners would not change.

MOTION:

Commissioner Springer **MOVED** to approve Resolution No. PZ2020-01 and Commissioner Askin **SECONDED** the motion.

Vice Chair Fikes opened the floor for public testimony. There being no one wishing to be heard, public comment was closed.

The City Planner clarified that although the amendment to KMC still exceeded the minimum requirements, she would look into the State of Alaska's requirements and report back specifics to the Commission.

VOTE:

YEA: Halstead, Springer, Fikes, Askin

NAY:

MOTION PASSED UNANIMOUSLY.

2. **Resolution PZ2020-02** – Recommending the Kenai City Council Adopt the City of Kenai Hazard Mitigation Plan.

The City Planner noted that Resolution No. PZ2020-02 would recommend adoption by the Kenai City Council at their next regularly scheduled meeting on February 5, 2020. She added that the City of Kenai Hazard Mitigation Plan had been approved by both the State of Alaska and the Federal Emergency Management Agency (FEMA) pending local adoption. The City Planner clarified that the mitigation strategy designates erosion as the top priority hazard, followed by wildland fire and earthquakes.

MOTION:

Commissioner Springer **MOVED** to approve Resolution No. PZ2020-02 and Commissioner Askin **SECONDED** the motion.

Vice Chair Fikes opened the floor for public testimony. There being no one wishing to be heard, public comment was closed.

VOTE:

YEA: Fikes, Springer, Askin, Halstead

NAY:

MOTION PASSED UNANIMOUSLY.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS

1. Discussion – 2020 Alaska Planning Conference – Collaborating for Resilient Communities, February 9-11, 2020.

The City Planner briefly discussed the upcoming 2020 Alaska Planning Conference logistics.

I. PENDING ITEMS – None.

J. REPORTS

1. **City Council** – Council Member Knackstedt reported on the actions from the December 4, 2019, December 18, 2019 and January 15, 2020 City Council meetings. He provided a handout invitation for Project Homeless Connect on January 29 at the Soldotna Sports Center. He also noted about the Federal Emergency Management Agency (FEMA) site-assessment meeting held today at City Hall.
2. **Borough Planning** – Vice Chair Fikes provided a report of the January 6 Planning Commission meeting.
3. **Administration** – City Planner Appleby reported on the following:
 - Provided a status of the Kenai Peninsula Borough Hazard Mitigation Plan and other Kenai Peninsula Borough Cities' Local Hazard Mitigation Plans;

- The approved Kenai lease assignment to SOAR International Ministries from the Kenai Fabric Center was only a name change of ownership at this time, although aviation development on the parcel was expected to go before City Council in the future;
- She attended the Kenai Peninsula Economic Development District Economic Forum in Seward, noting it was very informative and had valuable takeaways;
- Participated in a photo shoot as part of the marketing of living in the City of Kenai and was looked forward to the outcome;
- The 2020 U.S. Census Bureau would start in March; Census Day is April 1st;
- The Beaver Loop bike project completion is expected next year and then the City of Kenai would take over maintaining it; and
- The City of Kenai Planning and Zoning webpage was updated and zoning code violations can now be reported online.

K. ADDITIONAL PUBLIC COMMENT – None.

L. INFORMATIONAL ITEMS

1. Planning & Zoning Resolutions - Fourth Quarter 2019
2. Building Permits - Fourth Quarter 2019
3. Code Enforcement - Fourth Quarter 2019

M. NEXT MEETING ATTENDANCE NOTIFICATION – February 12, 2020

N. COMMISSION COMMENTS & QUESTIONS – None.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:11 p.m.

Minutes prepared and submitted by:

Jacquelyn LaPlante
Deputy City Clerk

Item Attachment Documents:

1. **Resolution PZ2020-03** – Application for a Conditional Use Permit to operate a Recreational Vehicle Park, located at 2301 Bowpicker Lane, Kenai, Alaska 99611 and further described as Tract 1, Kenai River Shores Subdivision. The application was submitted by Ronald Hyde, Jr. on behalf of PRL Logistics, Inc., P.O. Box 222029, Anchorage, AK 99522



"Village with a Past, City with a Future"

210 Fidalgo Ave, Kenai, Alaska 99611-7794
Telephone: (907) 283-7535 | Fax: (907) 283-3014
www.kenai.city

STAFF REPORT

To: Planning & Zoning Commission

From: Elizabeth Appleby, City Planner

Date: February 7, 2020

Subject: Resolution PZ2020-03 – Conditional Use Permit – Recreational Vehicle Park

Applicant: Ronald Hyde, Jr.
P.O. Box 222029
Anchorage, AK 99522

Owner: PRL Logistics, Inc.
P.O. Box 222029
Anchorage, AK 99522

Requested Action: Conditional Use Permit – Recreational Vehicle Park

Legal Description: Tract 1, Kenai River Shores Subdivision

Property Address: 2301 Bowpicker Lane

KPB Parcel Number: 04910125

Lot Size: 10.60 acres (approximately 461,736 square feet)

Existing Zoning: Heavy Industrial (IH)

Current Land Use: Vacant

Land Use Plan: Industrial

GENERAL INFORMATION

The City has received an application for a Conditional Use Permit for a recreational vehicle park at 2301 Bowpicker Lane. The subject parcel is approximately 10 acres and is located in the Heavy

Industrial (IH) Zone of the City of Kenai. Kenai Municipal Code (KMC) 14.22.010 - Land Use Table denotes the land use of recreational vehicle park as a conditional use within the Heavy Industrial zone. KMC 14.20.320-Definitions gives the following definition of a recreational vehicle park:

“Recreational vehicle park” means an area established by a conditional use Permit for the parking of two (2) or more recreational vehicles on a temporary Basis.

The applicant states that it is his intent to construct an RV park in early 2020 for approximately 40 to 60 RV sites, 15 tent sites, and a small office/camp store with an extra parking area for vehicles, boats, and trailers utilizing the boat ramp located at the adjacent Cannery Lodge. The applicant has submitted a drawing along with the application which details the proposed layout of the recreational vehicle park.

Application

KMC 14.20.150(b) details application requirements for conditional use permits. City staff deemed the application to be complete and the City is in receipt of the application fee.

Public Notice, Public Comment

KMC 14.20.150(b) details application requirements for conditional use permits. City staff deemed the application to be complete and the City is in receipt of the application fee. Pursuant to KMC 14.20.280-Public hearing and notifications, City staff published notice of the public hearing twice in the *Peninsula Clarion*, sent notification to real property owners within three-hundred-feet (300') of the affected parcel, and notification was posted on the property.

ANALYSIS

Kenai Municipal Code 14.20.150(d) – Review Criteria for Conditional Use Permits

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. KMC 14.20.150(d)-Conditional Use Permits Review Criteria states six conditions that the Planning and Zoning Commission must deem to exist when establishing findings prior to issuing a conditional use permit:

- *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;*

Criteria Met: The subject parcel is within the Heavy Industrial (IH) zone. Pursuant to KMC 14.20.090, the intent of the Heavy Industrial Zone is to allow for a broad range of industrial and commercial uses. It is intended to apply to industrial areas which are sufficiently isolated from residential and commercial areas to avoid any nuisance effect.

The properties surrounding the subject parcel are also within the Heavy Industrial (IH) zone. The 12-acre parcel located to the north and east of the subject parcel was originally a commercial cannery for the processing of fish. In recent years, this parcel has been converted to the Cannery Lodge. The Cannery Lodge campus includes a lodge with bar and full-service kitchen and dining facility; event services with onsite catering, an outdoor event center for hosted functions; an indoor event area; recreational ATV's; a full-service marina for commercial or private vessels; and a boat ramp for river launching and temporary boat parking. A Conditional Use Permit was granted by the Planning and Zoning Commission for the uses of

motels/hotels, restaurant, bar, food vendors, bakery, theatre/commercial recreation, and recreational vehicle park. The Conditional Use Permit was subsequently amended to include a Common Interest Ownership Community (Condominium Project).

A parcel to the west encompasses a drill pad (Cannery Loop Unit) which is owned and operated by Hilcorp Alaska, LLC for natural gas exploration. In April of 1996, a Conditional Use Permit for extraction of natural resources (Gas Well) was granted by the Planning and Zoning Commission.

Two additional parcels to the west have conditional use permits for an airstrip, airport, restaurant, mobile concession, professional offices, assemblies, and lodge. These two parcels are owned by Ron Hyde, who is the representative for the subject applicant (PRL Logistics, Inc.).

The property to the south has not been developed at this time and is owned by Salamatof Native Association, Inc. and is leased by PRL Logistics, Inc. The property to the east is also owned by PRL Logistics, Inc.

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

Criteria Met: It is not anticipated that the proposed development would impair the adjoining property given the historical uses as commercial fish processing plants and gas exploration. The existing Cannery Lodge campus provides numerous activities that cater to the tourism industry. In addition, property nearby is used for the seasonal personal use dipnet fishery along South Beach which attracts thousands of people to the area each summer.

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

Criteria Met: The proposed use is in line with goals and objectives identified in the Comprehensive Plan, including Goal 2 - Economic Development which states Kenai will encourage businesses to start up while providing growth that promotes affordable residential and commercial development; Goal 3 - Land Use which states Kenai will implement a forward-looking approach to community growth and development; and Goal 6 - Parks and Recreation which states that Kenai has excellent parks and recreational facilities and opportunities.

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

Criteria Met: Access to the property is provided via Cannery Road which connects to the Kenai Spur Highway. Cannery Road is a paved road which is maintained by the Kenai Peninsula Borough.

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

Criteria Met: The development of a recreational vehicle park will be compatible with the other uses of the surrounding properties. The neighborhood within the Rural Residential (RR) Zone is not immediately adjacent to the proposed development; there is vacant parcel that separates the uses. There will be adequate access to the recreational vehicle park via Cannery Road, which is already used by recreational vehicles in summer to access South Beach.

The applicant intends to have self-contained buildings with bathroom facilities and showers. These buildings are equipped with holding tanks to hold gray water and waste water and will be pumped out on a regular basis. There is an existing well on the property which will provide non-potable water for campers to use. The applicant does not plan on installing an on-site dump station at this time. Photos of the proposed temporary bathroom facilities are included in the packet with the application materials. It is recommended the Planning and Zoning Commission place a condition on the permit to allow these temporary bathroom facilities for up to the first two years of operation. After two years of operation (before the 2022 summer season), the applicant must have installed permanent sanitary facilities.

- *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.*

Recommended conditions are stated at the end of the report.

RECOMMENDATIONS

City staff find that the applicant meets the criteria for issuance of a Conditional Use Permit as set forth in subsections (d)(1) through (d)(4) of Kenai Municipal Code 14.20.185, and hereby recommends that the Planning and Zoning Commission approve the Conditional Use Permit application, subject to the following conditions:

1. Applicant must comply with all federal, State of Alaska, and local regulations.
2. Applicant will submit a Landscape Site Plan and obtain approval by City Administration prior to any land-clearing activities on the parcel.
3. The applicant may use the self-contained bathroom facilities submitted with the application for up to two years (during the 2020 and 2021 season).
4. The applicant shall install permanent sanitary facilities prior to operation in the 2022 season.
5. The applicant will obtain Building Permits from the City as appropriate for construction of bathroom buildings and electricity lines to individual campsites.
6. Applicant shall file an annual report for the Conditional Use Permit as set forth in Kenai Municipal Code 14.20.155.
7. The applicant will meet with City staff for on-site inspections when requested.
8. If there is a change of use for the above described property a new Conditional Use Permit must be obtained, pursuant to 14.20.150(i)(5).
9. Pursuant to KMC 14.20.150(i)(2), this permit shall expire automatically upon termination or interruption of the use for a period of at least one year.
10. Failure to provide documentation to the City for meeting these conditions prior to operation

of the recreational vehicle park shall be grounds for the suspension or revocation of the Conditional Use Permit.

ATTACHMENTS

- A. Resolution No. PZ2020-03
- B. Application
- C. Maps



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2020-03**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
GRANTING A CONDITIONAL USE PERMIT FOR THE USE OF RECREATIONAL VEHICLE
PARK AT 2301 BOWPICKER LANE

APPLICANT: PRL Logistics, Inc.

REPRESENTATIVE: Ronald Hyde, Jr., President

PROPERTY ADDRESS: 2301 Bowpicker Lane

LEGAL DESCRIPTION: Tract 1, Kenai River Shores Subdivision

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04910125

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on January 21, 2020; and,

WHEREAS, the applicant has demonstrated with plans and other documents 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 February 12, 2020, 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;*

Criteria Met: The subject parcel is within the Heavy Industrial (IH) zone. Pursuant to KMC 14.20.090, the intent of the Heavy Industrial Zone is to allow for a broad range of industrial and commercial uses. It is intended to apply to industrial areas which are sufficiently isolated from residential and commercial areas to avoid any nuisance effect.

The properties surrounding the subject parcel are also within the Heavy Industrial (IH) zone. The 12-acre parcel located to the north and east of the subject parcel was originally a commercial cannery for the processing of fish. In recent years, this parcel has been converted to the Cannery Lodge. The Cannery Lodge campus includes a lodge with bar and full-service kitchen and dining facility; event services with onsite catering, an outdoor event center for hosted functions; an indoor event area; recreational ATV's; a full-service marina for commercial or private vessels; and a boat ramp for river launching and temporary boat parking. A Conditional Use Permit was granted by the Planning and

Zoning Commission for the uses of motels/hotels, restaurant, bar, food vendors, bakery, theatre/commercial recreation, and recreational vehicle park. The Conditional Use Permit was subsequently amended to include a Common Interest Ownership Community (Condominium Project).

A parcel to the west encompasses a drill pad (Cannery Loop Unit) which is owned and operated by Hilcorp Alaska, LLC for natural gas exploration. In April of 1996, a Conditional Use Permit for extraction of natural resources (Gas Well) was granted by the Planning and Zoning Commission.

Two additional parcels to the west have conditional use permits for an airstrip, airport, restaurant, mobile concession, professional offices, assemblies, and lodge. These two parcels are owned by Ron Hyde, who is the representative for the subject applicant (PRL Logistics, Inc.).

The property to the south has not been developed at this time and is owned by Salamatof Native Association, Inc. and is leased by PRL Logistics, Inc. The property to the east is also owned by PRL Logistics, Inc.

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

Criteria Met: It is not anticipated that the proposed development would impair the adjoining property given the historical uses as commercial fish processing plants and gas exploration. The existing Cannery Lodge campus provides numerous activities that cater to the tourism industry. In addition, property nearby is used for the seasonal personal use dipnet fishery along South Beach which attracts thousands of people to the area each summer.

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

Criteria Met: The proposed use is in line with goals and objectives identified in the Comprehensive Plan, including Goal 2 - Economic Development which states Kenai will encourage businesses to start up while providing growth that promotes affordable residential and commercial development; Goal 3 - Land Use which states Kenai implement a forward-looking approach to community growth and development; and Goal 6 - Parks and Recreation which states that Kenai has excellent parks and recreational facilities and opportunities.

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

Criteria Met: Access to the property is provided via Cannery Road which connects to the Kenai Spur Highway. Cannery Road is a paved road which is maintained by the Kenai Peninsula Borough.

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

Criteria Met: The development of a recreational vehicle park will be compatible with the other uses of the surrounding properties. The neighborhood within the Rural Residential

(RR) Zone is not immediately adjacent to the proposed development; there is vacant parcel that separates the uses. There will be adequate access to the recreational vehicle park via Cannery Road, which is already used by recreational vehicles in summer to access South Beach.

The applicant intends to have self-contained buildings with bathroom facilities and showers. These buildings are equipped with holding tanks to hold gray water and waste water and will be pumped out on a regular basis. There is an existing well on the property which will provide non-potable water for campers to use. The applicant does not plan on installing an on-site dump station at this time. Photos of the proposed temporary bathroom facilities are included in the packet with the application materials. It is recommended the Planning and Zoning Commission place a condition on the permit to allow these temporary bathroom facilities for up to the first two years of operation. After two years of operation (before the 2022 summer season), the applicant must have installed permanent sanitary facilities.

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.*

Recommended conditions are set forth in Section 2 below.

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 to Ronald Hyde, Jr. d/b/a PRL Logistics, Inc. for the use of a recreational vehicle park located at 2301 Bowpicker Lane.

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

1. Applicant must comply with all federal, State of Alaska, and local regulations.
2. Applicant will submit a Landscape Site Plan and obtain approval by City Administration prior to any land-clearing activities on the parcel.
3. The applicant may use the self-contained bathroom facilities submitted with the application for up to two years (during the 2020 and 2021 season).
4. The applicant shall install permanent sanitary facilities prior to operation in the 2022 season.
5. The applicant will obtain Building Permits from the City as appropriate for construction of bathroom buildings and electricity lines to individual campsites.
6. Applicant shall file an annual report for the Conditional Use Permit as set forth in Kenai Municipal Code 14.20.155.
7. The applicant will meet with City staff for on-site inspections when requested.

8. If there is a change of use for the above described property a new Conditional Use Permit must be obtained, pursuant to 14.20.150(i)(5).
9. Pursuant to KMC 14.20.150(i)(2), this permit shall expire automatically upon termination or interruption of the use for a period of at least one year.
10. Failure to provide documentation to the City for meeting these conditions prior to operation of the recreational vehicle park shall be grounds for the suspension or revocation of the Conditional Use Permit.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
this 12th day of February, 2020.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CMC, CITY CLERK



PRL LOGISTICS INC.

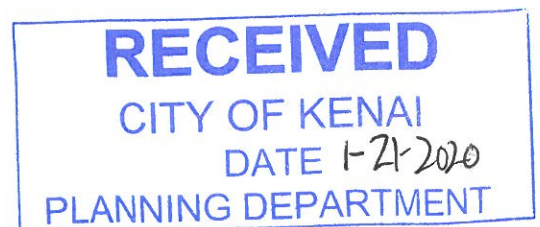
PO BOX 222029

ANCHORAGE, AK 99522

907-261-9442

PRL KENAI OPERATIONS CENTER AND THE CANNERY LODGE
2101 BOWPICKER LANE

CITY OF KENAI
APPLICATION FOR CONDITIONAL USE PERMIT
RV PARK & TENT CAMPGROUND
TRACT 1 KENAI RIVER SHORES SUBDIVISION Plat 2015-29





APPLICATION FOR CONDITIONAL USE PERMIT
KMC 14.20.150


PROPERTY OWNER	PETITIONER REPRESENTATIVE
Name: PRL Logistics, Inc.	Name: Ronald Hyde, Jr.
Mailing Address: PO Box 222029	Mailing Address: PO Box 222029
City, State Zip: Anchorage, AK 99611	City, State Zip: Anchorage, AK 99611
Phone Number: 907-223-1242	Phone Number: 907-223-1242
Fax Number:	Fax Number:
Email: ron.hyde@pacrimlog.com	Email: ron.hyde@pacrimlog.com

PROPERTY INFORMATION
Property Tax ID #: 04910125
Site Street Address: 2301 Bowpicker Lane
Current Legal Description: T 05N R 11W SEC 17 SEWARD MERIDIAN KN 2015029 KENAI RIVER SHORES SUB TRACT 1
Conditional Use Requested For: (Describe the project, and use additional sheets if necessary)
Conditional Use Permits sought: Recreational Vehicle park (14.22.010 Land use table) Commercial Recreation (14.22.010 Land Use Table)
Zoning: Heavy Industrial (IH)
Acreage: 10.6

DOCUMENTATION
Required Attachments: Completed Application Form Site Plan/Floor Plan with Square Footage \$250 Fee (plus applicable sales tax) KPB Tax Compliance (if applicable) State Business License (if applicable)

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.

Date: 1/20/19	Signature: 
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CONDITIONAL USE STANDARD (KMC 14.20.150)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that the following six (6) standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Feel free to use additional paper if needed.

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

The property is zoned as IH; 14.20.140.

The value of the adjoining property and neighborhood will not be significantly impaired:

The surrounding property to the South, West, are owned by Salamatof Native Association and currently on a long-term lease to PRL Logistics, Inc.

The proposed use is in harmony with the Comprehensive Plan:

As one of the focus areas in Kenai's comprehensive plan, this project would be a new local attraction for Tourism and Recreation in "Alaska's Playground". It would be a new destination serving alternative and new interests for travelers.

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

There is currently access to the property via road and utilities are all available nearby to develop the property to its proposed use as a recreational vehicle park.

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

The proposed use of the property will allow safe, year-round, recreation tourism activities.

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.

LAND USE

Describe current use of property covered by this application:

Vacant, no infrastructure

Surrounding property: (Describe how land adjacent to the property is currently being used)

North: The property is zoned as heavy industrial

South: Vacant Land. Owned by Salamatof Native Association - Leased by PRL Logistics

East: Property Owned by PRL Logistics - Operating as a lodge and place of outdoor recreation

West: Vacant Land. Owned by Native Association - Leased by PRL Logistics

PROCEDURES FOR PERMITS REQUIRING PUBLIC HEARINGS AND NOTIFICATIONS

The permit you have applied for may require Public Hearing and Notification under KMC 14.20.280. The Planning and Zoning Commission meets the 2nd and 4th Wednesday of each month. To meet notice requirements, the Planning Department must receive your completed application **21 days prior** to the meeting when the Public Hearing is scheduled.

- Applications requiring Public Hearings must be filed no later than noon on the date of the deadline.
- Home Occupations and Landscape/Site Plans do not require a Public Hearing.
- Allow up to 4 weeks for the permitting process.
- If required:
 - The Fire Inspection Report must be received prior to processing the application.
 - The Affidavit of Posting must be received 2 weeks prior to the hearing date in order to schedule a public hearing.
 - Resolutions cannot be issued until expiration of the 15-day appeal period.
 - Resolutions cannot be issued until documentation is received that the certificate of compliance is met.

WHEN YOU HAVE A COMPLETED APPLICATION, CALL 283-8237 TO SCHEDULE AN APPOINTMENT WITH THE PLANNING DEPARTMENT TO REVIEW THE APPLICATION.

IF THE APPLICATION IS DETERMINED COMPLETE AND ACCEPTED, THE PUBLIC HEARING FEE OF \$125 PLUS TAX WILL BE COLLECTED. YOU WILL BE GIVEN A SIGN TO POST AND AN AFFIDAVIT OF POSTING TO SIGN AND RETURN TO THE PLANNING DEPARTMENT TO BEGIN PROCESSING THE APPLICATION.

PRL Logistics, Inc.

Summary of Business Activities Annual Report 2019 and Proposed New Conditional Use

PRL Logistics, Inc. was originally founded in 2002 as a logistics consulting and management company and is solely owned by Ronald B. Hyde, Jr., President and CEO. PRL's corporate offices are located at 6375 Kulis Drive, Suite 113 Anchorage, Alaska and the Kenai Operations Center/Cannery Lodge is located at 2101 Bowpicker Lane, Unit #13 Kenai, Alaska with a current combined staff of 22 employees.

PRL Logistics acquired multiple Kenai properties between 2013 and 2018 to establish our base of operations in Kenai in support of the oil and gas industry of Cook Inlet as well as the ongoing and busy tourism industry on the Kenai River.

PRL is a full-service campus and lodge at the headwaters of the Kenai River. **Our campus at 2101 Bowpicker Lane includes Tract 1 Kenai River Shores for which we are seeking a new Conditional Use Permit for a seasonal RV Park and Tent Campground.** Our intent is to construct the RV park in early 2020 for approximately 40 to 60 RV sites, 15 tent sites and a small office/camp store with an extra parking area for vehicles, boats and trailers utilizing our boat launch ramp, (see attached aerial rendering).

Our history with this property includes extensive renovations completed over the past six years which includes the refurbishing of the 100 year old (Libby McNeil & Libby) cannery building that now serves as our operations and event center, renovation of the lodging facility (The Cannery Lodge, a wholly owned subsidiary of PRL), construction of a helipad, a full service kitchen, indoor event center and several outdoor stages, all providing PRL's clients and guests with a unique full service facility on the Kenai River.

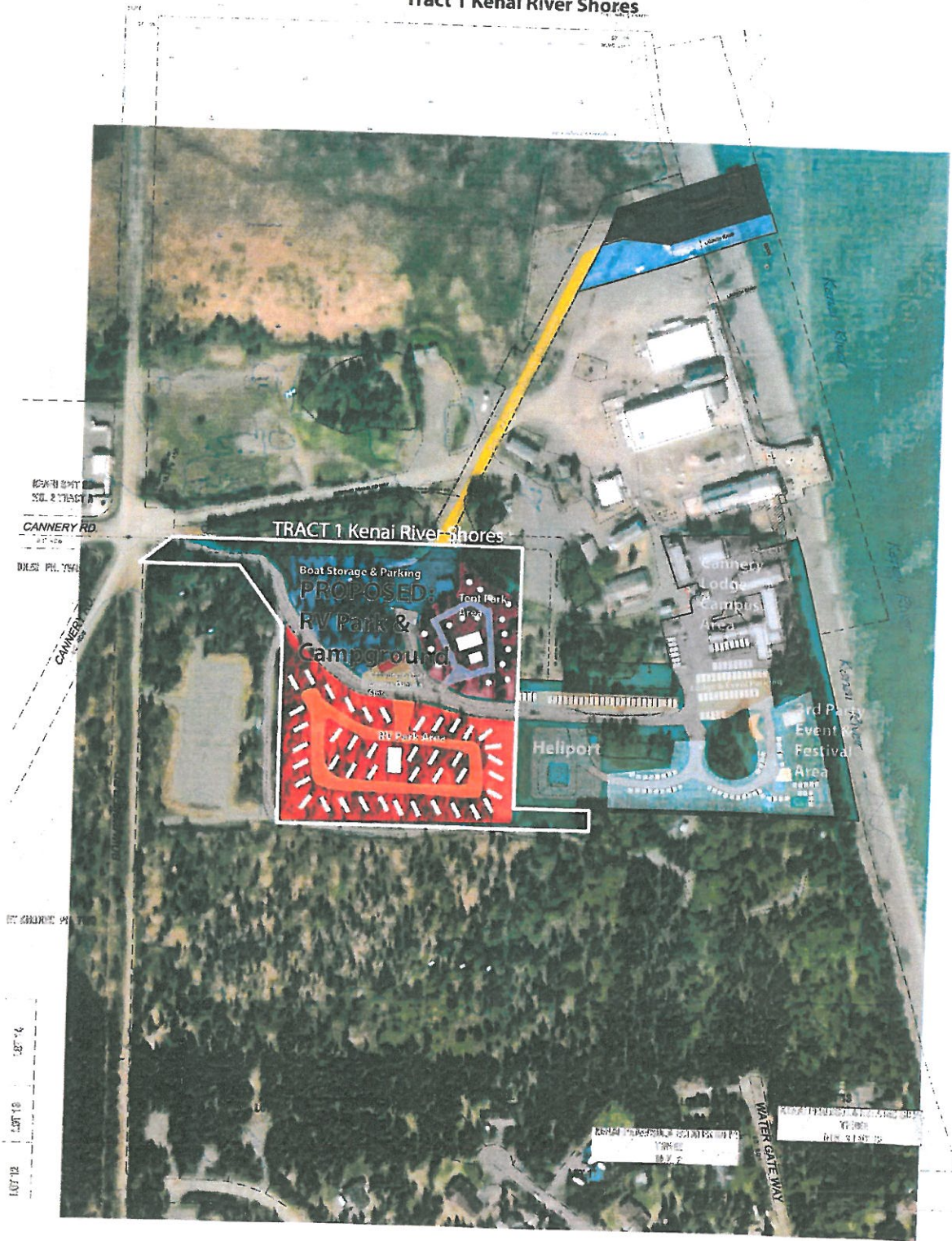
Our existing operation includes: an FAA approved private helipad for clients; fully furnished lodging in multiple buildings; a full bar with a lodge liquor license; client offices and meeting room with multiple screen media and conferencing capabilities; full service kitchen and dining facility; event services with onsite catering; an outdoor event center for hosted functions; an indoor event area; recreational ATV's; and a full service marina for commercial or private vessels; a boat ramp for river launching and temporary boat parking. PRL maintained full staffing at the facility and operated throughout the year in 2019. PRL currently holds multiple conditional use permits with the City of Kenai on this campus.

During this past season, PRL hosted multiple indoor and outdoor concerts, events such as weddings, private celebrations, commercial client annual meetings, boat launch services, and various cultural celebrations with various local native corporations and operated our marina/dock in support of the fishing industry.

PRL has two sales tax accounts 107804 (PRL) and 200838 (The Cannery Lodge) and a business property account 96322 and multiple real property tax accounts with the Kenai Peninsula Borough and holds various conditional use permits with the City of Kenai and permits with the State of Alaska.

Our tax accounts are current as well as our business license. The KPB Tax Compliance Certification form PRL's Business License 2018-2020 and Aerial Overview of Tract 1 with conceptual site improvements, and Tract 1 Plat are attached.

Cannery Lodge Conditional Use Application RV Park 1/15/2020
Tract 1 Kenai River Shores





January 29, 2020

City of Kenai
210 Fidalgo Ave
Kenai, Alaska 99611

Subject: RV & Camping Site Plan – PRL Logistics, Inc.

Attention: Ms. Elizabeth Appleby

Dear Ms. Appleby,

RV Site Accommodation:

On the proposed site plan and CUP submitted to the City of Kenai, PRL Logistics, Inc. and The Cannery Lodge plans to accommodate all classes of motorhomes in their parking spots and RV sites.

- Class A RV: 20 feet to 45 feet, motor coaches
- Class B RV: Sleeper vans, Camper Vans
- Class C RV: Truck Chassis
- Travel trailers, pop-up or foldable trailers, toy haulers, and 5th wheel trailers.

There is no plan in place for an onsite RV dumpsite.

Bathroom Facilities:

There will be (2) self-contained, above ground bathroom units centrally located in the RV park and the tent camping zones, one in each. These units will have an above ground septic holding system that would be pumped on an as-needed frequency by an authorized pumping service.

Non-potable water will be provided to these facilities by an existing wellhouse on the property.

The following pages include photo examples of the proposed bathroom facility design.

Sincerely,

Ron Hyde
President & CEO
PRL Logistics, Inc.



Bathroom Facilities Exterior – Concept:





Bathroom Facilities Interior – Concept:

Alaska Business License # 735292

Alaska Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

PRL LOGISTICS, INC.

PO BOX 222029 ANCHORAGE AK 99522

owned by

PRL LOGISTICS, INC.

is licensed by the department to conduct business for the period

October 08, 2018 through December 31, 2020
for the following line of business:

48 - Transportation and Warehousing



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

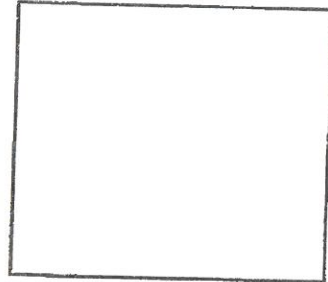
This license must be posted in a conspicuous place at the business location. It is not transferable or assignable.

Mike Navarre

Tax Compliance Certification Kenai Peninsula Borough Finance Department

144 N. Binkley Street
Soldotna, Alaska 99669-7599
www.kpb.us

Phone: (907) 714-2197
or: (907) 714-2175
Fax: (907) 714-2376



1.) Fill in all information requested. 2.) Sign and date. 3.) Submit with solicitation, or other.

For Official Use Only

Reason for Certificate: <input type="checkbox"/> Solicitation <input checked="" type="checkbox"/> Other: <u>Conditional Use Permit</u>		For Department: <u>Manufacturing</u>
		Dept. Contact: <u>Tax Dept</u>
Business Name:	<u>PRL LOGISTICS INC</u>	
Business Type:	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other:	
Owner Name(s):	<u>Ken Hylec Sr. President</u>	
Business Mailing Address:	<u>PO Box 22229, Anchorage AK 99502</u>	
Business Telephone:	<u>907 261 9440</u>	Business Fax:
Email:	<u>lshult@prllogistics.com</u>	

As a business or individual, have you ever conducted business or owned real or personal property within the Kenai Peninsula Borough? (If yes, please supply the following account numbers and sign below. If no, please sign below.)
 Yes No Kenai Peninsula Borough Code of Ordinances, Chapter 5.28.140, requires that businesses/individuals contracting to do business with the Kenai Peninsula Borough be in compliance with Borough tax provisions. No contract will be awarded to any individual or business who is found to be in violation of the Borough Code of Ordinances in the several areas of taxation.

REAL/PERSONAL/BUSINESS PROPERTY ACCOUNTS	
ACCT. NO.	ACCT. NAME
<u>522 211111</u>	<u>12/20/19</u>

TAX ACCOUNTS/STATUS (TO BE COMPLETED BY KPB)	
YEAR LAST PAID	BALANCE DUE
<u>2017</u>	<u>0</u>

Loren Inghart
 KPB Finance Department (Signature required)

12/20/19 In Compliance Not in Compliance
 Date

SALES TAX ACCOUNTS	
ACCT. NO.	ACCT. NAME
<u>107304</u>	<u>PRL Logistics</u>
<u>240539</u>	<u>Tax Department</u>

TAX ACCOUNTS/STATUS (TO BE COMPLETED BY KPB)		
FILED THRU	M/F's	BALANCE DUE
<u>10/20/19</u>	<u>0</u>	<u>0</u>
<u>10/20/19</u>	<u>0</u>	<u>0</u>

Loren Inghart
 KPB Sales Tax Division (signature required)

12/20/19 In Compliance Not in Compliance
 Date

CERTIFICATION: I, Ken Hylec Sr. the President hereby certify that, to the best of my knowledge, the above information is correct as of 12/20/19
(Name of Applicant) (Title) (Date)

Ken Hylec Sr.
 Signature of Applicant (Required)

IF ANY BUSINESS IS CONDUCTED OR IS AWARDED A BID WITHIN THE KENAI PENINSULA BOROUGH YOU MUST BE REGISTERED TO COLLECT SALES TAX. THE SALES TAX DEPARTMENT CAN BE REACHED AT (907) 714-2175.

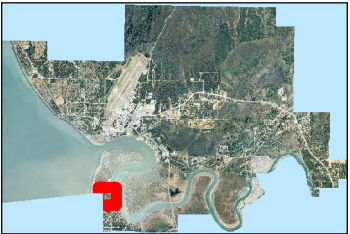


Aerial Map

**PZ2020-03:
Conditional Use Permit
to PRL Logistics, Inc.
for Recreational Vehicle Park**

**Parcel No:
04910125**

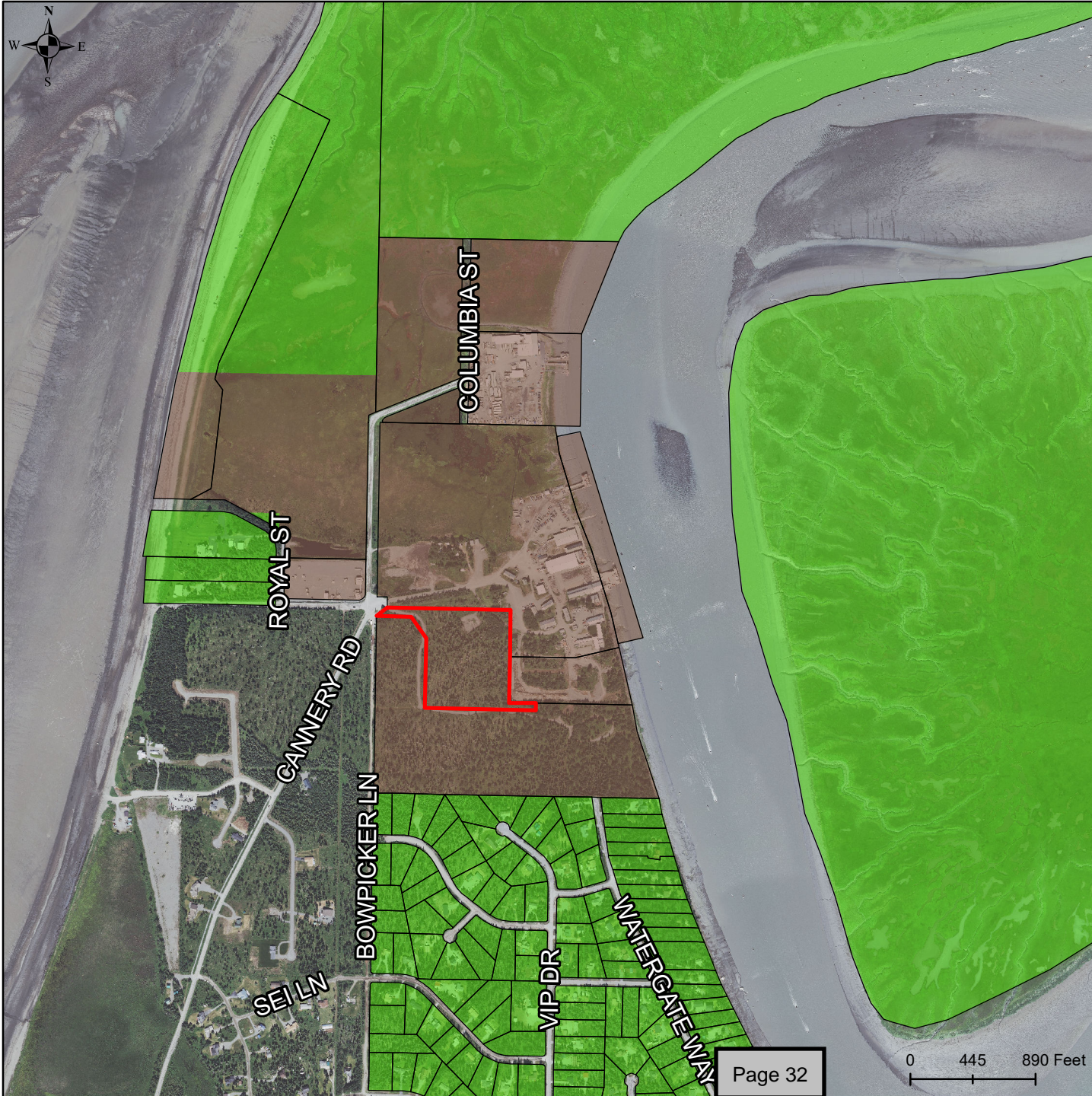
**Tract 1,
Kenai River Shores Subdivision**



The information depicted hereon is for graphic representation only of the best available sources. The City of Kenai assumes no responsibility for errors on this map.

Date: 2/7/2020





Zoning Map



**PZ2020-03:
Conditional Use Permit
to PRL Logistics, Inc.
for Recreational Vehicle Park**

**Parcel No:
04910125**

**Tract 1,
Kenai River Shores Subdivision**

LEGEND

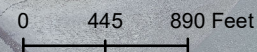
City Zoning

-  Heavy Industrial (IH)
-  Rural Residential (RR)



The information depicted hereon is for graphic representation only of the best available sources. The City of Kenai assumes no responsibility for errors on this map.

Date: 2/7/2020



Item Attachment Documents:

1. Discussion - 2020 Alaska Planning Conference - Collaborating for Resilient Communities, February 9-11, 2020, Anchorage, AK



A stylized illustration of a community landscape. At the top, a yellow sun is on the left, followed by two green evergreen trees in the center, and a brown building on the right. Below this is a thick green horizontal bar. The central text 'COLLABORATING FOR RESILIENT COMMUNITIES' is written in a large, black, hand-drawn font. This text is framed by a vertical border of colorful, rounded rectangular shapes in shades of blue, green, yellow, and brown. At the bottom of the illustration, there is a brown mountain range on the left, a yellow star in the center, and a brown boat with a person on the right, all above a light blue wavy line representing water. Below the water line is a light blue rounded rectangular box containing the text '2020 ALASKA PLANNING CONFERENCE'.

COLLABORATING FOR RESILIENT COMMUNITIES

2020 ALASKA PLANNING CONFERENCE



Conference Schedule

SUNDAY 02.09.20

MONDAY 02.10.20

TUESDAY 02.11.20

PLANNING COMMISSIONER TRAINING ANCHORAGE/FAIRBANKS BALLROOM

SUNDAY
02.09.20

8:00 AM

8:30 AM - 9:00 AM
REGISTRATION

9:00 AM

9:00 AM - 9:45 AM
PLANNING COMMISSIONER 101
A general overview of the material covered in the Alaska Planning Commission Handbook, covering the statutory basis for planning in the state, basic roles and responsibilities of Planning Commissioners, types of meetings and decisions, and effective planning and zoning.

9:45 AM

9:45 AM - 10:00 AM
BREAK

10:00 AM

10:00 AM - 11:30 AM
LEGAL BASIS FOR PLANNING AND DECISION-MAKING
AS Title 29.40; US Constitution; The link between comprehensive planning, zoning, and platting decisions; Case law specific to planning in Alaska.

11:30 AM

11:30 AM - 12:30 PM
LUNCH (PROVIDED)



WORKSHOP LEADER: MICHELLE MCNULTY

Michelle is the Planning Director for the Municipality of Anchorage. She is a certified planner with more than a decade of experience working with both the private and public sectors on an array of planning and development projects. Michelle has an in-depth knowledge of transportation and land use planning issues throughout the state from working on master plans, zoning overlay districts, site selection studies, conditional use permits, zoning map amendments, site plan reviews, due diligence reports, and facilitating extensive public involvement efforts. Michelle holds a Bachelor of Arts in Cultural Anthropology from The Ohio State University and a Master of Arts in Rural Geography from Northern Arizona State University.

12:30 PM

12:30 PM - 1:15 PM

PLANNING FUNDAMENTALS - TYPES OF DECISIONS

What are the differences between a quasi-judicial, legislative, and administrative decisions?

1:15 PM

1:15 PM - 2:45 PM

WRITING FINDINGS OF FACT

Using real-life scenarios, groups will be asked to write findings of fact to support their decision.

2:45 PM

2:45 PM - 3:00 PM

BREAK

3:00 PM

3:00 PM - 4:30 PM

IMPORTANT LEGAL CONSIDERATIONS

Groups will be given scenarios that are similar in material facts to existing case law to see how their decisions align with the courts' decisions.

4:30 PM

4:30 PM - 5:00 PM

QUESTIONS AND CONCLUDING REMARKS





Conference Schedule

MONDAY
02.10.20

7:00 AM

7:00 AM - 8:30 AM

ETHICS SESSION | CHECK IN | REGISTRATION | BREAKFAST PROVIDED
ANCHORAGE/FAIRBANKS BALLROOM

8:45 AM

8:45 AM - 10:30 AM

WELCOME PLENARY & KEYNOTE SPEAKERS

Aaron Legget, President & Chair, Native Village of Eklutna
Shelly Wade, AICP, APA AK President, Conference Chair
Ethan Berkowitz, Mayor of Anchorage
Tiffany Zulkosky, AK Legislative Representative
Carol Gore, President & CEO, Cook Inlet Housing Authority

ANCHORAGE/FAIRBANKS BALLROOM

10:45 AM

10:45 AM - 12:00 PM

BREAKOUT SESSIONS

12:00 PM

12:00 PM - 1:30 PM

LUNCHEON KEYNOTE SPEAKERS

Amos Philemonoff, President, Aleut Community of St. Paul Island | Walter Nelson, Napakiak City Council & David Andrew, Tribal Administrator, Native Village of Napakiak

ANCHORAGE/FAIRBANKS BALLROOM

1:45 PM

1:45 PM - 3:00 PM

BREAKOUT SESSIONS

3:15 PM

3:15 PM - 4:30 PM

BREAKOUT SESSIONS

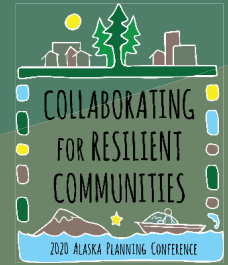
6:00 PM

6:00 PM - 8:00 PM

CHAPTER SOCIAL & NETWORKING EVENT

Join us!

DETAILS TO BE ANNOUNCED!



TUESDAY 02.11.20

7:00 AM	7:00 PM - 8:30 AM REGISTRATION CHECK IN BREAKFAST PROVIDED SILENT AUCTION START ANCHORAGE/FAIRBANKS BALLROOM
9:00 AM	9:00 AM - 10:00 AM KEYNOTE SPEAKER Tom Jentz, AICP, Retired Kalispell Planning Director ANCHORAGE/FAIRBANKS BALLROOM
10:00 AM	10:00 AM - 10:30 AM BEST PRACTICES LIGHTENING PRESENTATIONS Six best practices in 30 minutes! ANCHORAGE/FAIRBANKS BALLROOM
10:45 AM	10:45 AM - 12:00 PM BREAKOUT SESSIONS
12:00 PM	12:00 PM - 1:30 PM PLANNING AWARDS LUNCHEON APA AK BUSINESS MEETING SILENT AUCTION END Shelly Wade, APA AK Chapter President ANCHORAGE/FAIRBANKS BALLROOM
1:30 PM	1:30 PM - 3:00 PM BREAKOUT SESSIONS
3:15 PM	3:15 PM - 4:30 PM TAKING IT HOME - HOW TO APPLY WHAT YOU'VE LEARNED IN YOUR COMMUNITY ANCHORAGE/FAIRBANKS BALLROOM



Conference Schedule

SUNDAY 02.09.20

MONDAY 02.10.20

TUESDAY 02.11.20

MONDAY BREAKOUT SESSIONS

10:45 AM - 12:00 PM

PLAN YOUR CITIES & ENGAGE YOUR COMMUNITIES USING INTERACTIVE WEB-BASED GIS SOLUTIONS

Terri Morganson, ESRI

KENAI

1 CM CREDIT

Focus Area: Collecting Data, Monitoring & Evaluating Community Projects; Planning Across Cultures & Jurisdictions

HOW TO END HOMELSSNESS IN ANCHORAGE: LOCAL SOLUTIONS FOR A NATIONAL CRISIS

Anna Brawley & Molly Mylius, Agnew::Beck

DENALI

1 CM CREDIT

Focus Area: Building Affordable, Quality Housing; Planning Across Cultures & Jurisdictions; Collecting Data, Monitoring & Evaluating Community Projects

BROWFIELD REDEVELOPMENT ALONG KODIAK'S MILL BAY ROAD

Erin Welty, Kodiak Islan Borough; Ryan Givens, Stantec; Shanna Zuspan, Agnew::Beck

JUNEAU

1 CM CREDIT

Focus Area: Creating & Implementing Successful Economic Development Strategies

1:45 PM - 3:00 PM

MONDAY BREAKOUT SESSIONS

UNALASKA AIRPORT CLOSURE PLANNING ACROSS CULTURES & JURISDICTIONS

Bill Homka & Erin Reinders, City of Unalaska

JUNEAU

1 CM CREDIT

Focus Area: Building & Sustaining Community Infrastructure;
Planning Across Cultures & Jurisdictions

AUKE-WARD: WORKING THROUGH CHANGE IN AN ESTABLISHED NEIGHBORHOOD

Allison Eddins, City & Borough of Juneau

HAINES

1 CM CREDIT

Focus Area: Creating & Implementing Successful Economic
Development Strategies

PUBLIC NOTICE. CAN YOU DO BETTER?

Michelle Stephens, Bang the Table

KENAI

1 CM CREDIT

Public Engagement; Collecting Data, Monitoring, & Evaluating
Community Projects

WHERE WILL WE NEED NEW SCHOOLS?

Tom Davis, Municipality of Anchorage

DENALI

1 CM CREDIT

Focus Area: Building & Sustaining Community Infrastructure;
Planning Across Cultures & Jurisdictions



Conference Schedule

SUNDAY 02.09.20

MONDAY 02.10.20

TUESDAY 02.11.20

MONDAY BREAKOUT SESSIONS

ANCHORAGE INDIGENOUS PLACEMAKING MOVEMENT: A MOVEMENT TO BRING DENA'INA CULTURE TO OUR BUILT ENVIRONMENT

Bri Keifer, Huddle; Aaron Leggett, Anchorage Museum; Michael Fredericks, SALT AK

JUNEAU

1.5 CM CREDIT

Focus Area: Indigenous Planning; Planning Across Cultures & Jurisdictions

COASTAL HAZARD MAPPING & MONITORING FOR DECISION MAKING

Jacquelyn Overbeck & Richard Buzard, State of Alaska Division of Geological & Geophysical Survey

HAINES

1.5 CM CREDIT

Focus Area: Addressing Environmental Change; Planning Across Cultures & Jurisdictions; Collecting Data, Monitoring & Evaluating Community Projects

HOW A PLANNING PROCESS LED TO INCREASED FUNDING & A NEW TRANSIT ROUTE

Bart Rudolph & Christine Schuette, MOA Public Transportation

KENAI

1.5 CM CREDIT

Focus Area: Building & Sustaining Community Infrastructure; Collecting Data, Monitoring & Evaluating Community Projects

THE CONFORMING & THE NONCONFORMING

Beth McKibben, City & Borough of Juneau

DENALI

1.5 CM CREDIT

Focus Area: Building Affordable, Quality Housing; Building & Sustaining Community Infrastructure

3:15 PM - 4:30 PM



Conference Schedule

SUNDAY 02.09.20

MONDAY 02.10.20

TUESDAY 02.11.20

TUESDAY BREAKOUT SESSIONS

10:45 AM - 12:00 PM

MULTIMODAL TRANSPORTATION PLANNING & PROGRAMMING IN ALASKA

Jennifer Eason, Alaska DOT&PF; Ryan Cooper, Stantec

DENALI

1 CM CREDIT

Focus Area: Building & Sustaining Community Infrastructure

STREAMLINING CAPITAL PLANNING WITH GIS

Cameron Dean & Thomas Roufos, City of Unalaska

HAINES

1 CM CREDIT

Focus Area: Collecting Data, Monitoring & Evaluating Community Projects

ENVISIONING POSITIVE FUTURES FOR THE NORTH

Julie Decker & Bodil Kjelstrup, Anchorage Museum; Shannon Kuhn, Municipality of Anchorage; Issac Vanderburg, Launch Alaska; Tanya Iden, Agnew::Beck

KENAI

1 CM CREDIT

Focus Area: Addressing Environmental Change; Understanding/Collaborating with Private & Non-Profit Partners

WHEN OUR SHIP COMES IN - STRIVING FOR AN EVEN KEEL

Beth McKibben, City & Borough of Juneau; Sarah Leonard, Alaska Travel Industry Association; Kirby Day, Holland America Line & Seabourn Cruise Line; Richard Harney, Ketchikan Gateway Borough

JUNEAU

1 CM CREDIT

Focus Area: Creating & Implementing Successful Economic Development Strategies

1:30 PM - 3:00 PM

TUESDAY BREAKOUT SESSIONS

DOWNTOWN ANCHORAGE: REVITALIZATION THROUGH HOUSING AND PLACEMAKING

Amanda Moser, Anchorage Downtown Partnership; Michelle McNulty, Municipality of Anchorage; Tanya Iden & Shanna Zuspan, Agnew::Beck; Sezy Gerow-Hanson, Cook Inlet Housing Authority

JUNEAU

1 CM CREDIT

Focus Area: Building Affordable, Quality Housing; Creating & Implementing Successful Economic Development Strategies

BRINGING GIS TO PLANNING: WEB-BASED SYSTEMS FOR PLANNING & ENGAGEMENT - WORKSHOP

Terri Morganson, ESRI

DENALI - BRING YOUR LAPTOP!

1 CM CREDIT

Focus Area: Collecting Data, Monitoring & Evaluating Community Projects

THE SALCHA-BADGER ROAD AREA PLAN: HOW THE FASTEST GROWING AREA IN THE FAIRBANKS NORTH STAR BOROUGH IS MANAGING THEIR VALUES WHILE LEVERAGING AND MANAGING UNPRECEDENTED GROWTH

Kellen Spillman & Melissa Kellner, Fairbanks North Star Borough; Shelly Wade, Agnew::Beck

KENAI

1 CM CREDIT

Focus Area: Building & Sustaining Community Infrastructure; Collecting Data, Monitoring & Evaluating Community Projects

Item Attachment Documents:

1. City Council



Kenai City Council - Regular Meeting

February 05, 2020 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

ACTION AGENDA

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda (*Public comment 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 PUBLIC COMMENTS

(Public comment limited to ten (10) minutes per speaker)

1. **Bill Lierman and Brandi Niclai, Alaska Permanent Capital Management** - City of Kenai Permanent Funds 2019 Performance Review and Establishment of 2020 Asset Allocation and Benchmarks.

C. UNSCHEDULED PUBLIC COMMENTS

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

D. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. No. 3101-2020** - Accepting and Appropriating a Grant from the Rasmuson Foundation for the Purchase and Installation of Security Cameras at the City's Historical Cabins in Old Town Kenai. (Administration)
2. **ENACTED UNANIMOUSLY AS AMENDED. Ordinance No. 3102-2020** - Amending Kenai Municipal Code 14.20.280 Public Hearings and Notifications, to Reduce the Newspaper Posting Requirement. (Council Member Knackstedt)
3. **ADOPTED UNANIMOUSLY. Resolution No. 2020-03** - Authorizing the Purchase of Real Property Described as Lots 6B and 10B2, Block 19, and Lots 7D and 7C, Kenai Townsite 2018 Addition for the Public Purpose of Including the Property in the Bluff

Erosion Restoration Project and Determining that Public Interest Will Not Be Served by an Appraisal. (Administration)

4. **ADOPTED UNANIMOUSLY. Resolution No. 2020-04** - Adopting the City of Kenai Hazard Mitigation Plan. (Administration)
5. **ADOPTED. Resolution No. 2020-05** - Supporting Alaska House Bill 198, an Act Relating to Aggravating Factors Considered at Sentencing. (Vice Mayor Molloy and Council Member Navarre)
6. **ADOPTED UNANIMOUSLY. Resolution No. 2020-06** - Designating the Investment and Allocation Plan for the City's Permanent Funds and Establishing Appropriate Benchmarks to Measure Performance for Calendar Year 2020. (Administration)
7. **ADOPTED UNANIMOUSLY AS AMENDED. Resolution No. 2020-07** - Supporting Sound Fisheries Management Practices and Diversified Harvest Opportunities in the Cook Inlet. (Mayor Gabriel)

E. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of January 15, 2020 (City Clerk)
2. **APPROVED BY THE CONSENT AGENDA.** *Work Session of January 15, 2020. (City Clerk)

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Bills to be Ratified. (Administration)
2. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Non-Objection to the Issuance of a New Standard Marijuana Cultivation Facility License for Majestic Gardens. (City Clerk)
3. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Non-Objection to the Renewal of Liquor License for the Main Street Tap & Grill. (City Clerk)
4. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 02/19/2020.** *Ordinance No. 3103-2020 - Accepting and Appropriating a Grant from the Alaska State Library for Employee Travel and Training. (Administration)
5. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 02/19/2020.** *Ordinance No. 3104-2020 - Accepting and Appropriating a Federal Grant from the Institute of Museum and Library Services Passed Through the Alaska State Library for Employee Travel and Training. (Administration)

6. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 02/19/2020. Ordinance No. 3105-2020** - Accepting and Appropriating Two Donations From the Totem Tracers and the Friends of the Kenai Community Library for the Upgrade of Library Equipment. (Administration)
7. **DEREK LEICHLITER APPOINTED UNANIMOUSLY. Action/Approval** - Mayoral Nomination for Appointment to the Airport Commission. (Mayor Gabriel)

H. COMMISSION / COMMITTEE REPORTS

1. Council on Aging
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. Beautification Committee
7. Mini-Grant Steering Committee

I. REPORT OF THE MAYOR

J. ADMINISTRATION REPORTS

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

K. ADDITIONAL PUBLIC COMMENT

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

L. EXECUTIVE SESSION

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATION ITEMS

1. *Purchase Orders Between \$2,500 and \$15,000
2. Alaska Department of Transportation Correspondence - January 2020

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's Office at 907-283-8231.

Item Attachment Documents:

2. Kenai Peninsula Borough Planning



Planning Commission Tentative Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

Max J. Best, Planning Director • Charlie Pierce, Borough Mayor

*Blair Martin, Chairman – Kalifornsky Beach • Robert Ruffner, Vice Chairman – Kasilof/Clam Gulch
Dr. Rick Foster, Parliamentarian – Southwest Borough • Syverine Abrahamson-Bentz – Anchor Point/Ninilchik
Jeremy Brantley – Sterling • Paulette Bokenko-Carluccio – City of Seldovia • Cindy Ecklund – City of Seward
Robert F. Ernst – Northwest Borough • Diane Fikes – City of Kenai • Virginia Morgan – East Peninsula
Franco Venuti – City of Homer • Paul Whitney – City of Soldotna*

JANUARY 27, 2020

7:30 p.m.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk (*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

***1. Time Extension Request – None**

***2. Planning Commission Resolutions - None**

***3. Plats Granted Administrative Approval**

***4. Plats Granted Final Approval (20.10.040) - None**

***5. Plat Amendment Request**

- a. Alaska State Land Survey No 2013-49
KPB 2015-087A1 [Integrity / Alaska State DNR]
Recording No. KN 2017-8
Location: Kenai Spur Highway and Shotgun Drive; City of Kenai

***6. Utility Easement Vacations - None**

***7. Commissioner Excused Absences**

- a. Cindy Ecklund, City of Seward
- b. Robert Ruffner, Kasilof / Clam Gulch
- c. Vacant, Ridgeway

***8. Minutes**

a. January 6, 2020 Planning Commission Meeting

D. PUBLIC COMMENT/PRESENTATIONS/COMMISSIONERS

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made.)

E. UNFINISHED BUSINESS - None

F. PUBLIC HEARINGS

1. Ordinance 2020-__; An Ordinance Authorizing a Community Trail Management Agreement on Borough Land within the City of Soldotna with Shimai Toshi Garden Trails, Inc.
2. Ordinance 2020-04; An Ordinance Authorizing the Mayor to Select a Parcel of Land in the City of Kenai Through the Kenai Peninsula Borough’s Municipal Entitlement Land Grant and Authorizing the Conveyance of the Parcel to the City of Kenai for a Municipal Park.
3. Resolution 2020-__; A Resolution Authorizing the Acquisition by Donation of 20 Acres of Land Located in the Seward Area on Behalf of the Seward Bear Creek Flood Service Area.
4. Kalifornsky Center Subdivision Bonita Avenue right-of-way and associated utility easement vacation. KPB File 2019-132V. Petitioners: Douglas A Norris Sr. and Kenai Peninsula Borough of Soldotna, AK.
5. Resolution 2020-03; Conditional land use permit application for material extraction on a parcel in the Anchor Point area. Applicant / Landowner: Trimark Earth Reserve LLC; Parcel Number: 165-012-16; Location: 70495 Stoddard Avenue.

G. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT (21.18) - None

H. VACATIONS NOT REQUIRING A PUBLIC HEARING – None

I. SPECIAL CONSIDERATIONS

1. Time Extension Request
Tulin Birch Lake Subdivision
KPB File 2007-224; [Segesser/Tulin]
Location: Nikiski

J. SUBDIVISION PLAT PUBLIC HEARINGS

1. The Plat Committee will review 4 preliminary plat.

K. OTHER/NEW BUSINESS

L. ASSEMBLY COMMENTS

- M. LEGAL REPRESENTATIVE COMMENTS**
- N. DIRECTOR'S COMMENTS**
- O. COMMISSIONER COMMENTS**
- P. PENDING ITEMS FOR FUTURE ACTION**
- Q. ADJOURNMENT**

**MISCELLANEOUS INFORMATIONAL ITEMS
NO ACTION REQUIRED**

1. Sterling Highway MP 45-60 Project Updates

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, February 10, 2020** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley St, Soldotna, Alaska at **7:30 p.m.**

ADVISORY PLANNING COMMISSION MEETINGS

ADVISORY COMMISSION	MEETING LOCATION	DATE	TIME
Anchor Point	Anchor Point Chamber of Commerce	February 6, 2020	7:00 p.m.
Cooper Landing	Cooper Landing Community Hall	February 5, 2020	6:00 p.m.
Funny River	Funny River Community Center	April 6, 2020	6:00 p.m.
Kalifornsky	Cook Inlet Aquaculture Association	February 5, 2020	6:00 p.m.
Moose Pass	Moose Pass Community Hall	TBD	6:30 p.m.
Hope / Sunrise	Hope Social Hall	TBD	6:00 p.m.
The Kachemak Bay Advisory Planning Commission is inactive at this time.			

NOTE: Advisory planning commission meetings are subject to change. Please verify the meeting date, location, and time with the advisory planning commission chairperson. Chairperson contact information is on each advisory planning commission website, which is linked to the Planning Department website.

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>



Plat Committee Tentative Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

*Jeremy Brantley – Sterling • Paulette Bokenko-Carluccio – City of Seldovia • Cindy Ecklund – City of Seward
Dr. Rick Foster – Southwest Borough • Paul Whitney – City of Soldotna
Alternates: Virginia Morgan – East Peninsula*

January 27, 2020

6:30 p.m.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

1. Agenda
2. Member/Alternate Excused Absences
3. Minutes
 - a. January 6, 2020 Plat Committee Meeting

D. PUBLIC COMMENT

(Items other than those appearing on the agenda or not scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made.)

E. SUBDIVISION PLAT PUBLIC HEARINGS

1. Hollier-Coleman Subdivision
KPB File 2020-003 [Edge Survey & Design, LLC / Coleman Family Trust, Hollier]
Location: on Oskolkoff Street, Straight in Trail REM SW and Anderson Avenue; Ninilchik
2. Kimbrel Subdivision Sedivy Replat
KPB File 2020-002 [Edge Survey & Design, LLC / Sedivy, Ackerman-Sedivy]
Location: off Halverson Avenue, Naomi Street, and Tote Road; Kalifornsky
Kalifornsky APC
3. Konovalof Lake Subdivision Beier Addition
KPB File 2020-001 [Edge Survey & Design, LLC / Estate of John Elvin Beier]
Location: Red Salmon Avenue and Hooligan Street; Nikiski
4. Princess Lake Estates Phase 7
KPB File 2020-004 [Segesser Surveys / Kenai Gravel Products LLC]
Location: on Erinite Street, Erinite Circle and Yenite Avenue; Salamatof

F. FINAL SUBDIVISION PLAT PUBLIC HEARING – None

G. OTHER / NEW BUSINESS

H. MISCELLANEOUS INFORMATION – NO ACTION REQUIRED

I. ADJOURNMENT

NEXT REGULARLY SCHEDULED MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday February 10, 2020** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley, Soldotna, Alaska at **5:30 p.m.**

PLANNING DEPARTMENT

Phone: 907-714-2215 Fax: 907-714-2378

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

web site: <http://www.kpb.us/planning-dept/planning-home>



Planning Commission Tentative Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

Max J. Best, Planning Director • Charlie Pierce, Borough Mayor

*Blair Martin, Chairman – Kalifornsky Beach • Robert Ruffner, Vice Chairman – Kasilof/Clam Gulch
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Franco Venuti – City of Homer • Paul Whitney – City of Soldotna*

FEBRUARY 10, 2020

7:30 p.m.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

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If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

***1. Time Extension Request – None**

***2. Planning Commission Resolutions - None**

***3. Plats Granted Administrative Approval - None**

***4. Plats Granted Final Approval (20.10.040) - None**

***5. Plat Amendment Request - None**

***6. Utility Easement Vacations**

- a. Petition to vacate a 5 foot by 5 foot portion of a 15 foot utility easement in the Kalifornsky area. Located in the southeast corner of South Bend Bluff Estates Lot 4 Block 3; within Section 23, Township 5 North, Range 11 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-009V. Petitioner: Jennifer Wood and William Wood of Kenai, AK.

***7. Commissioner Excused Absences**

- a. Paulette Bokenko-Carluccio, City of Seldovia
- b. Virginia Morgan, East Peninsula
- c. Robert Ruffner, Kasilof / Clam Gulch
- d. Franco Venuti, City of Homer
- e. Vacant, Ridgeway

***8. Minutes**

- a. January 27, 2020 Planning Commission Meeting

D. PUBLIC COMMENT/PRESENTATIONS/COMMISSIONERS

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made.)

E. UNFINISHED BUSINESS - None

F. PUBLIC HEARINGS - None

G. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT (21.18) - None

H. VACATIONS NOT REQUIRING A PUBLIC HEARING – None

I. SPECIAL CONSIDERATIONS - None

J. SUBDIVISION PLAT PUBLIC HEARINGS

- 1. The Plat Committee will review 5 preliminary plat.

K. OTHER/NEW BUSINESS

L. ASSEMBLY COMMENTS

M. LEGAL REPRESENTATIVE COMMENTS

N. DIRECTOR'S COMMENTS

O. COMMISSIONER COMMENTS

P. PENDING ITEMS FOR FUTURE ACTION

Q. ADJOURNMENT

**MISCELLANEOUS INFORMATIONAL ITEMS
NO ACTION REQUIRED**

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

February 24, 2020
7:30 P.M.

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough
George A. Navarre Administration Building
144 N. Binkley St.
Soldotna, Alaska

ADVISORY PLANNING COMMISSION MEETINGS

ADVISORY COMMISSION	MEETING LOCATION	DATE	TIME
Anchor Point	Anchor Point Senior Center	February 13, 2020	7:00 p.m.
Cooper Landing	Cooper Landing Community Hall	March 18, 2020	6:00 p.m.
Funny River	Funny River Community Center	April 6, 2020	6:00 p.m.
Kalifornsky	Cook Inlet Aquaculture Association	March 18, 2020	6:00 p.m.
Moose Pass	Moose Pass Community Hall	TBD	6:30 p.m.
Hope / Sunrise	Hope Social Hall	TBD	6:00 p.m.
The Kachemak Bay Advisory Planning Commission is inactive at this time.			

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Plat Committee Tentative Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

*Jeremy Brantley – Sterling • Paulette Bokenko-Carluccio – City of Seldovia • Cindy Ecklund – City of Seward
Dr. Rick Foster – Southwest Borough • Paul Whitney – City of Soldotna
Alternates: Virginia Morgan – East Peninsula*

February 10, 2020

6:30 p.m.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

1. Agenda
2. Member/Alternate Excused Absences
 - a. Paulette Bokenko-Carluccio, City of Seldovia
 - b. Virginia Morgan, East Peninsula
3. Minutes
 - a. January 27, 2020 Plat Committee Meeting

D. PUBLIC COMMENT

(Items other than those appearing on the agenda or not scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made.)

E. SUBDIVISION PLAT PUBLIC HEARINGS

1. Nils O. Svedlund Subdivision Nomar 2020 Addition
KPB File 2020-005 [Seabright Surveying / Hooligan Holdings LLC, Mitchell]
Location: on Main Street and E. Pioneer Avenue; City of Homer
2. Robert Turkington Subdivision 2020 Addition
KPB File 2020-006 [Orion Surveys / Needham]
Location: off East End Road and Waterman Road; Fritz Creek
Kachemak Bay APC
3. Sterling Heights Subdivision 2020 Addition
KPB File 2020-008 [Johnson Surveying / Michel 2014 Family Trust, Michel]
Location: off Robinson Loop Road, Adelaide Drive and Cherokee Lane; Sterling
4. Bing-Browns Subdivision Hill-Labrec Addition
KPB File 2019-151 [Edge Survey & Labrec Enterprises Inc., Peninsula Properties LLC]
Location: Sterling Highway, Jimbo Ukitis Avenue; Sterling

- 5. Kalifornsky Center Subdivision
KPB File 2019-132R1 [McLane Consulting Group / Kenai Peninsula Borough, Norris]
Location: Kalifornsky Beach Road, Poopy Ridge Road and Bonita Avenue; Kalifornsky
Kalifornsky APC

F. FINAL SUBDIVISION PLAT PUBLIC HEARING - None

G. OTHER / NEW BUSINESS

H. MISCELLANEOUS INFORMATION – NO ACTION REQUIRED

I. ADJOURNMENT

NEXT REGULARLY SCHEDULED MEETING

February 24, 2020 Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building
5:30 P.M. 144 N. Binkley St.
Soldotna, Alaska

CONTACT INFORMATION

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