



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

August 12, 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 Meetings of June 24, 2026 and July 29, 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

1. **Resolution PZ2027-27** - Recommending that Preliminary Plat Thompson Park 2026 Replat Attached Hereto be Approved

F. PUBLIC HEARINGS

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. **Action/Approval** - Ordinance No. 3539-2026 - Amending Kenai Municipal Code Section 14.20.030 - Establishment of Zones and Official Map to Add Airport Light Industrial.

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: August 26, 2026

L. COMMISSION COMMENTS AND QUESTIONS

M. PENDING ITEMS

1. *[Clerks Notes: Items M.1. through M.7. will be carried forward to the August 26, 2026 Planning & Zoning Commission meeting. In accordance with KMC 14.20.280, they were noticed for a public hearing at the July 29, 2026, meeting which failed to have a quorum. It was stated that all items on that agenda would be carried forward to a future meeting.*

For Item M.1., the applicant requested withdrawal of their application on August 3, 2026.]

- Resolution PZ2026-20** – Recommending Approval of a Rezone of Parcels 04923002, 04923003, and 04923004, with the Physical Addresses of 5940 & 5968 Kenai Spur Highway and 220 N Fern Street, from Limited Commercial to Rural Residential
2. **Resolution PZ2026-21** – Granting a Conditional Use Permit for the Operation of a Six (6) Space Recreational Vehicle Park
 3. **Resolution PZ2026-22** – Granting a Conditional Use Permit for Surface Extraction of Natural Resources on KPB Parcel 04901069
 4. **Resolution PZ2026-23** – Granting a Conditional Use Permit for Surface Extraction of Natural Resources on KPB Parcel 04901070
 5. **Resolution PZ2026-24** – Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04901069 within the Setback
 6. **Resolution PZ2026-25** – Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04901070 within the Setback
 7. **Resolution PZ2026-26** – Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04911029 within the Setback

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/baRQ6wVpTB-7J_IKSPmpFA

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
JUNE 24, 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 24, 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
Gwen Woodard
Diane Fikes

Sonja Earsley
Stacie Krause
Marty Askin

A quorum was present.

Absent:

Alex Douthit, Vice Chair

Also in attendance were:

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

3. Agenda and Consent Agenda Approval

Chair Keaton noted the following additions to the Packet:

Add to Item F.1.

Postponement Memo - Administration

Public Comment

- Brad Brown
- KPB River Center

MOTION:

Commissioner Fikes **MOVED** to approve the agenda and consent agenda with the requested revisions. Commissioner Earsley **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 June 10, 2026.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS

Brad Brown addressed the Commission, noting concerns with the effectiveness of the City's public hearing notification process and encouraged consideration of improved methods to better notify affected property owners.

There was discussion from Commissioners regarding public hearing notification procedures and reports of nearby property owners not receiving mailed notices. Clarification was provided regarding publication and mailing requirements; the use of Kenai Peninsula Borough parcel records to identify notified property owners; and efforts to improve online notifications.

David Brighton addressed the Commission, noting concerns regarding the timing of mailed public hearing notifications and encouraged the City to provide earlier and more direct notice to affected residents.

MOTION:

Commissioner Earsley **MOVED** to excuse Commissioner Askin's June 10, 2026 absence. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

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

E. CONSIDERATION OF PLATS - None.

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.

MOTION:

Commissioner Fikes **MOVED** to approve Resolution PZ2026-19. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the memo as included in the laydown packet that indicated the applicant had withdrawn their project from consideration and the Administration was requesting the item to be postponed indefinitely.

Chair Keaton opened the floor for public comment.

Mark Hall spoke in opposition to Resolution PZ2026-19 noting concerns regarding neighborhood compatibility; increased traffic; and impacts to the surrounding residential area.

Brad Brown spoke in opposition to Resolution PZ2026-19 noting concerns that the proposed development did not meet applicable City Code requirements related to residential density and should not have advanced through the review process; and spoke in support of efforts to revise City Code to improve clarity and consistency; and stated the proposed development was incompatible with the surrounding neighborhood.

Clarification was provided that the proposed development would have required revision had the application not been pulled; and there was discussion regarding the significance of accurate staff reports;

the value of public participation in the review process; opportunities to improve future reviews; and notification procedures.

Scott Stanford spoke in opposition to Resolution PZ2026-19 noting concerns that residents had to identify issues with the application and commented that the timing of public notification limited opportunities for public participation.

Phil Draheim spoke in opposition to Resolution PZ2026-19 noting that the proposed development would significantly increase neighborhood traffic and questioned the accuracy of the traffic analysis.

David Brighton spoke in opposition to Resolution PZ2026-19 requesting that the application be denied rather than withdrawn, citing concerns that it could otherwise be resubmitted or reconsidered; and encouraged the Commission to consistently apply City Code during the review process to protect the character of the neighborhood.

Clarification was provided that postponing an application indefinitely would not allow it to return in its current form; the applicant had withdrawn the offer to purchase the property; therefore, the proposed project would not move forward at that location.

There being no one else wishing to be heard, the public comment period was closed.

MOTION:

Commissioner Fikes **MOVED** to postpone Resolution PZ2026-19 indefinitely. Commissioner Askin **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

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

G. UNFINISHED BUSINESS - None.

H. NEW BUSINESS

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

Work Sessions were scheduled for September 23, 2026 and September 30, 2026 at 6:15 p.m.

I. REPORTS

1. Planning Director

Planning Director Buettner reported on the following:

- Reviewed code enforcement activity, including reporting procedures, seasonal increases in complaints, progress under the updated enforcement process, and continued use of fines and legal action when necessary to achieve compliance.
- Announced appointment as Vice President of the State Planning Board and shared that a statewide planning conference will be held in conjunction with the Alaska Municipal League conference, with budgeted funding available to support Commissioner attendance.

2. Commission Chair

Chair Keaton shared appreciation for staff's collaborative approach to working with the public and noted the Commission's continued growth and effectiveness in addressing Planning & Zoning issues.

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

David Brighton thanked the Commission and staff for their work and service to the community.

Jen Brighton thanked the Commission for its consideration of the neighborhood; emphasized the importance of preserving its residential character and long-term community; and clarified the street receives City snow removal services and that private residential trash services are available within the neighborhood.

Brad Brown thanked the Planning Department for their assistance throughout the application review process.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: July 15, 2026

L. COMMISSION COMMENTS AND QUESTIONS

Commissioner Askin stated appreciation for the public's participation.

Commissioner Earsley thanked Kenai residents for attending the meeting and sharing their perspectives; and the audience's acknowledgment of the staff and Commission's efforts.

Commissioner Woodard agreed with Commissioners Askin and Earsley.

Commissioner Krause thanked the public for their participation and encouraged residents to remain engaged in future Planning and Zoning Commission meetings.

Commissioner Fikes appreciated the strong public participation and emphasized the value of resident testimony in the decision-making process.

Chair Keaton thanked the public for their patience and participation, noting the Commission relies on public input and encouraged residents to remain engaged in future planning matters.

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 8:00 p.m.

I certify the above represents accurate minutes of the Kenai Planning & Zoning Commission meeting of June 24, 2026.

Logan Parks, Deputy City Clerk

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
JULY 29, 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 July 29, 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
Gwen Woodard

Alex Douthit, Vice Chair

A quorum was not present.

Absent:

Sonja Earsley
Diane Fikes

Stacie Krause
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

B. APPROVAL OF MINUTES

1. *Regular Meeting of June 24, 2026.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS - None.

F. PUBLIC HEARINGS

1. **Resolution PZ2026-20** - Recommending Approval of a Rezone of Parcels 04923002, 04923003, and 04923004, with the Physical Addresses of 5940 & 5968 Kenai Spur Highway and 220 N Fern Street, from Limited Commercial to Rural Residential.
2. **Resolution PZ2026-21** - Granting a Conditional Use Permit for the Operation of a Six (6) Space Recreational Vehicle Park.
3. **Resolution PZ2026-22** - Granting a Conditional Use Permit for Surface Extraction of Natural Resources on KPB Parcel 04901069.
4. **Resolution PZ2026-23** - Granting a Conditional Use Permit for Surface Extraction of Natural Resources on KPB Parcel 04901070.

5. **Resolution PZ2026-24** - Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04901069 within the Setback.
6. **Resolution PZ2026-25** - Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04901070 within the Setback.
7. **Resolution PZ2026-26** - Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04911029 within the Setback.

G. **UNFINISHED BUSINESS** - None.

H. **NEW BUSINESS** - None.

I. **REPORTS**

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

J. **ADDITIONAL PUBLIC COMMENTS**

K. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: August 12, 2026

L. **COMMISSION COMMENTS AND QUESTIONS**

M. **PENDING ITEMS** - None.

N. **ADJOURNMENT**

O. **INFORMATIONAL ITEMS** - None.

Due to a lack of quorum, the Planning & Zoning Commission meeting was adjourned at approximately 7:01 p.m.

I certify the above represents accurate minutes of the Kenai Planning & Zoning Commission meeting of July 29, 2026.

Logan Parks, Deputy City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-27**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT THOMPSON PARK 2026 REPLAT ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESSES: 4025, 4035, & 4045 Forget Me Not Road

LEGAL DESCRIPTIONS: Lots 4, 5, & 6, Block 6, Thompson Park Subdivision, Township 5 North, Range 10 West, Section 6, Seward Meridian

KPB PARCEL NUMBERS: 04908304, 04908305, & 04908306

WHEREAS, the City of Kenai received a preliminary plat from McLane Consulting, Inc., on behalf of property owners Thomas & Dorothy Wagoner, and W E Rentals, LLC, for a replat of Lots 4, 5, and 6, Block 6, Thompson Park Subdivision, Township 5 North, Range 10 West, Section 6, Seward Meridian; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lots will have access solely from Forget Me Not Road (a City-maintained paved road); and,

WHEREAS, the primary addresses for the parcels will be 4025 Forget Me Not Road for proposed Lot 6A, and 4045 Forget Me Not Road for proposed Lot 5A; and,

WHEREAS, City water and wastewater is connected to proposed Lot 6A and available to proposed Lot 5A; and,

WHEREAS, an existing easement for utilities remains this plat, adjacent to the northerly boundaries of the proposed lots; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 Subdivision Design Standards, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and the accessible water and wastewater systems are subject to the regulatory requirements of the City of Kenai Public Works Department.

2. Pursuant to KMC 14.10.080 Minimum improvement required, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 Minimum lot area requirements, the preliminary plat meets City standards for minimum lot size in the Suburban Residential zoning district of 7,200 square feet (≈ 0.47 acre), with the size of proposed Lot 5A measuring approximately 13,460 square feet (0.309 acres) and proposed Lot 6A measuring approximately 12,066 square feet (0.277 acres).
4. Pursuant to KMC 14.24.020 General Requirements, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

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

Section 1. That preliminary plat Thompson Park 2026 Replat, for a replat of Lots 4, 5, & 6, Block 6, Thompson Park Subdivision, Township 5 North, Range 10 West, Section 6, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 12th DAY OF AUGUST, 2026.

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Brandon McElrea, Land Management Analyst
DATE: July 20, 2026
SUBJECT: Resolution No. PZ2026-27 – Preliminary Plat – Thompson Park 2026 Replat

Request The applicant is proposing a preliminary plat to replat Lots 4, 5, and 6, Block 6, Thompson Park Subdivision.

Staff Recommendation Adopt Resolution No. PZ2026-27 recommending approval of Preliminary Plat – Thompson Park 2026 Replat, creating two (2).

Applicant: McLane Consulting, Inc.
Attn: Andrew Hamilton
PO Box 468
Soldotna, AK 99669

Property Owners: Thomas & Dorothy Wagoner
W.E. Rentals, LLC

Legal Descriptions: Lots 4, 5, and 6, Block 6, Thompson Park Subdivision, Township 5 North, Range 10 West, Section 6, Seward Meridian

Property Addresses: 4045, 4035, and 4025 Forget Me Not Road

KPB Parcel Nos.: 04908304, 04908305, & 04908306

Zoning District: Suburban Residential (SR)

Land Use Plan: Suburban Residential (SR)

Surrounding Uses: Suburban Residential (SR)

SUMMARY

A preliminary plat has been submitted by McLane Consulting, Inc. on behalf of the property owners for a replat of Lots 4, 5, and 6, Block 6, Thompson Park Subdivision, Township 5 North, Range 10 West, Section 6, Seward Meridian, to create two (2) parcels.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

ANALYSIS

The proposed replat meets the minimum lot size requirement of 7,200 square feet (≈ 0.17 acre) for the Suburban Residential (RS) zoning district. The sizes of the proposed lots are approximately 12,066 square feet (0.277 acres) and 13,460 square feet (0.309 acres).

City water and wastewater are available in this area. Property owner(s) currently have water and wastewater services provided by the City of Kenai installed at proposed Lot 6A and available for installation to proposed Lot 5A along the adjacent Forget Me Not Road right-of-way.

Direct access to the proposed lots is provided via Forget Me Not Road, a maintained paved City street. If approved, the owners will retain the 4025 Forget Me Not Road address for proposed Lot 6A, and the 4045 Forget Me Not Road address for proposed Lot 5A. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

Staff finds that the preliminary plat for a replat of Lots 4, 5, and 6, Block 6, Thompson Park Subdivision, Township 5 North, Range 10 West, Section 6, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and the accessible water and wastewater systems are subject to the regulatory requirements overseen by the City of Kenai Public Works Department.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Suburban Residential zoning district of 7,200 square feet (≈ 0.47 acre), with the size of proposed Lot 5A measuring approximately 13,460 square feet (0.309 acres) and proposed Lot 6A measuring approximately 12,066 square feet (0.277 acres).
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Thompson Park 2026 Replat meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2026-27 for a replat of Lots 4, 5, and 6, Block 6, Thompson Park Subdivision, Township 5 North, Range 10 West, Section 6, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Thompson Park 2026 Replat

Aerial Map





Preliminary Plat Submittal Form

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

APPLICANT (SURVEYOR)

Name:	Andrew Hamilton						
Mailing Address:	PO Box 468	City:	Soldotna	State:	AK	Zip Code:	99669
Phone Number(s):	907-283-4218						
Email:	ahamilton@mclanecg.com						

PROPERTY OWNER

Name:	Thomas Wagoner + W E Rentals LLC						
Mailing Address:	4040 Primrose Pl	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):							
Email:							

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04908306, 04908305, 04908304					
Current City Zoning:	RS					
Use:	☒ Residential ☐ Recreational ☐ Commercial ☐ Other:					
Water:	☐ On Site ☒ City ☐ Community					
Sewer:	☐ On Site ☒ City ☐ Community					

PLAT INFORMATION

Preliminary Plat Name:	Thompson Park 2026 Replat					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	☐ Yes ☒ No					
Street Name (if vacating ROW):						

Exceptions Required and Requested:

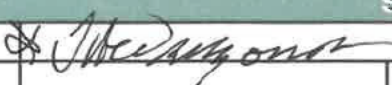
N/A

Comments:

REQUIRED ATTACHMENTS

☒ Certificate to Plat	☒ (2) 11" x 17" Plats and/or PDF
---	--

SIGNATURE

Signature:		Date:	7-9-26
Print Name:		Title/Business:	



First American Title™

Guarantee

Subdivision Guarantee

Issued by

First American Title Insurance Company

GUARANTEE NUMBER

5033602-0229-4387415

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY

a Nebraska corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

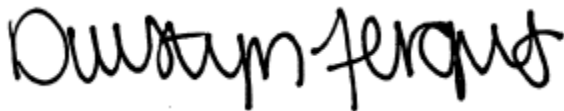
FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


William J. Aulbert, Secretary

This jacket was created electronically and constitutes an original document

First American Title Insurance Company



Dustyn Fergus, Title Officer

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
- The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the

indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title™

Schedule A

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

4387415

Order No.: 4387415

Liability: \$1,000.00

Fee: \$300.00

Tax: \$N/A

Name of Assured: McLane Consulting Inc

Date of Guarantee: June 08, 2026

The assurances referred to on the face page hereof are:

1. [Title is vested in:](#)

Thomas H. Wagoner and Dorothy C. Wagoner, husband and wife, as to Lots 4 and 5, and W. E. Rentals, LLC, as to Lot 6

2. That, according to the Public Records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee:

A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

B. Water rights, claims or title to water.

C. Tax Deeds to the State of Alaska.

D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of A.S. Section 38.04.045 and A.S. Chapter 40.15., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.



First American Title™

Schedule B

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

4387415

File No.: 0229-4387415

RECORD MATTERS

7. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
8. Taxes and/or Assessments, if any, due The Kenai Peninsula Borough and The City of Kenai.
9. Right of Way Easement, including the terms and provisions thereof, granted to Homer Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument
Recorded: October 2, 1959
Recording Information: [Book 5 Page 7](#)
Affects: Blanket Easement
10. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)
11. The effect of the notes which appear on the plat of said subdivision. (Copy Attached)
12. Reservation of all the oil, gas and mineral rights as reserved in an instrument
Recorded: September 15, 1961
Recording Information: Book 19 Page 53
Affects: Lot 6

Note: Title to the mineral estate, as it pertains to said reservation, has not been further searched and no insurance is provided under this policy.

13. Reservation of all the oil, gas and mineral rights as reserved in an instrument
Recorded: July 2, 1962
Recording Information: [Book 22 Page 72](#)
Affects: Lot 5

Note: Title to the mineral estate, as it pertains to said reservation, has not been further searched and no insurance is provided under this policy.

14. Reservation of all the oil, gas and mineral rights as reserved in an instrument
Recorded: December 23, 1965
Recording Information: [Book 36 Page 214](#)
Affects: Lot 4

Note: Title to the mineral estate, as it pertains to said reservation, has not been further searched and no insurance is provided under this policy.

15. W. E. Rentals, LLC is not in good standing in the State of Alaska through and including June 9, 2026.

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.



First American Title™

Schedule C

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

4387415

File No.: 0229-4387415

The land in the Recording District of Kenai, State of Alaska, described as follows:

Lots 4, 5, and 6, Block 6, THOMPSON PARK, according to the official plat thereof, filed under Plat Number [K-1047](#), Records of the Kenai Recording District, Third Judicial District, State of Alaska.

MEMORANDUM

TO: Chair Keaton and Planning & Zoning Commissioners

FROM: Kevin Buettner, Planning Director

DATE: August 5, 2026

SUBJECT: **Action/Approval:** Ordinance No. 3539-2026 - Amending Kenai Municipal Code Section 14.20.030 - Establishment of Zones and Official Map to Add Airport Light Industrial.

The Imagine Kenai 2030 Comprehensive Plan (“Comprehensive Plan”) identified a Land Use objective to review existing zoning and subdivision codes to determine if they address current and future land uses adequately. During a routine review, it was noted by Planning Department staff that the Airport Light Industrial (ALI) Zone was not included in the primary list under Kenai Municipal Code (KMC) 14.20.030 - Establishment of Zones and Official Map.

Ordinance 2884-2016 was recommended for approval by the Planning & Zoning Commission and ultimately enacted by Council in May 2016. This Ordinance established the ALI Zone, and established land uses compatible with the Kenai Municipal Airport. However, it did not amend KMC 14.20.030 - Establishment of Zones and Official Map at that time.

In an effort to make the Kenai Zoning Code clear and understandable, staff recommends approval of Ordinance 3539-2026 to reduce potential future confusion from residents, developers, or Administration.

Thank you for your consideration.



**CITY OF KENAI
ORDINANCE NO. 3539-2026**

AN ORDINANCE AMENDING KENAI MUNICIPAL CODE SECTION 14.20.030 - ESTABLISHMENT OF ZONES AND OFFICIAL MAP TO ADD AIRPORT LIGHT INDUSTRIAL.

WHEREAS, the Imagine Kenai 2030 Comprehensive Plan ("Comprehensive Plan"), identified a Land Use objective to review existing zoning and subdivision codes to determine if they address current and future land uses adequately; and,

WHEREAS, the City of Kenai enacted Kenai Municipal Code Section 14.20.065 - Airport Light Industrial (ALI) Zone in May 2016 with Ordinance 2884-2016; and,

WHEREAS, the enactment of Ordinance 2884-2016 added the Airport Light Industrial Zone to the City Zoning Code and added airport compatible land uses which are consistent with aviation land uses to protect the viability of the Kenai Municipal Airport but did not update KMC14.20.030 to include the new zone; and,

WHEREAS, the Planning & Zoning Commission held a public hearing on August 12, 2026, and recommended the City Council _____ this Ordinance; and,

WHEREAS, it is in the best interest of the City to align all sections of the zoning code for clarity.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, AS FOLLOWS:

Section 1. Amendment of Section of Kenai Municipal Code: That Kenai Municipal Code, Section 14.20.030 - Establishment of Zones, paragraph (a) and Official Map is hereby amended as follows:

(a) *Adoption of Zones and Zoning Map.* The City of Kenai is divided into the following zones:

<u>Airport Light Industrial</u>	<u>ALI Zone</u>
Conservation	C Zone
Rural Residential	RR Zone
Suburban Residential	RS Zone
Rural Residential	RR-1 Zone
Suburban Residential	RS-1 Zone
Suburban Residential	RS-2 Zone
Urban Residential	RU Zone
Central Commercial	CC Zone

General Commercial	CG Zone
Limited Commercial	LC Zone
Light Industrial	IL Zone
Heavy Industrial	IH Zone
Recreational	R Zone
Townsite Historic	TSH Zone
Education Zone	ED Zone
Central Mixed Use	CMU Zone
Working Waterfront	WW Zone

These zones shall be bounded and defined as shown on the official zoning map, which shall be kept on file at Kenai City Hall. This official zoning map, together with all explanatory matters thereon, as exhibited at the time of public hearing, is hereby adopted by reference and declared to be a part of this chapter.

Section 2. Severability: That if any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which this judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this title or application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of this ordinance even without such part, provision, or application.

Section 3. Effective Date: That pursuant to KMC 1.15.070(f), this ordinance shall take effect 30 days after enactment.

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 19TH DAY OF AUGUST 2026.

Henry H. Knackstedt, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Introduced:	August 5, 2026
Enacted:	August 19, 2026
Effective:	September 18, 2026



June 22, 2026 – 7:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2028

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247
Zoom Meeting ID: 907 714 2200

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Planning Commission 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.)

ACTION ITEMS CURRENTLY ON CONSENT AGENDA

*3. Administrative Approvals

- a. Lind Subdivision Barsargin Addition; KPB File 2025-027

*4. Final Approvals

- a. Johnson's Landing No. Four; KPB File 2025-176
- b. Shoreline Heights 2025 Replat; KPB File 2025-168
- c. Shoreline Heights Hanson Vacation Within Lot 48; KPB File 2025-169

*6. Excused Absences

- a. Vacant, City of Seward

*7. Minutes

- a. June 8, 2026 Planning Commission Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote (7-Yes, 1-Absent).

D. UNFINISHED BUSINESS

1. Conditional Land Use Permit Modification; PC Resolution 2026-29

Applicant: Colaska Inc. dba QAP
Findings Discussion

E. NEW BUSINESS

Public Hearing: Quasi-Judicial Matters - *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

1. Building Setback Encroachment Permit; KPB File 2026-057

PC Resolution 2026-33

Fineline Surveys / Swan

Request: Permits a 36' X 48' shop's southwest corner to remain 6.6 feet into the 20' building setback and the southeast corner to remain 6.1' into the 20' building setback, fronting Karluk Avenue

Location: Lot 10 Block 6 Mariners Watch Subdivision Part 1, Plat KN 78-44

Motion to adopt Planning Commission Resolution 2026-33 granting a building setback encroachment permit to a portion of the 20' building setback for Lot 10, Block 6, Mariners Watch Subdivision Part 1, passed by unanimous vote (7-Yes, 1-Absent)

2. Conditional Use Permit; PC Resolution 2026-34

Applicant/Owner: Wearly Catching Silvers, LLC

Request: To place a cabin on a gravel parking pad within the 50' Habitat Protection District of the Kenai River

Parcel ID 05525312

Physical Address: 45439 Catching Silvers Drive

Soldotna Area

Motion to adopt Planning Commission Resolution 2026-34 granting a conditional use permit pursuant to KPB 21.18 for the construction of a gravel pad and cabin within the 50' habitat Protection District of the Kenai River

F. PLAT COMMITTEE REPORT – The plat committee will review 5 plats.

G. OTHER

H. PRESENTATIONS/PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES PER SPEAKER)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, July 20, 2026** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **7:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.

Vacations of rights-of-way, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly. Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.



June 22, 2026 – 6:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2028

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>

Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Planning Commission 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.)

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

- *1. Agenda**
- *2. Excused Absences - None**
- *3. Minutes**
 - a. June 8, 2026 Plat Committee Meeting Minutes
- *4. Grouped Plats**
 - E2. Fritz Creek Drive No. 2 Sorensen
 - E4. Forest Hills Lookout Lunari Acres

Motion to approve the consent and regular agendas, passed by unanimous vote (4-Yes)

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

Public Hearing: Quasi-Judicial Matters *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

1. Carl & Emma Clark Estate No. 2; KPB File 2026-056
Johnson Surveying / Wilson
Location: MP 17 Hope Highway
Hope Area / Hope-Sunrise APC

Motion to grant preliminary approval passed by unanimous vote. (4-Yes)

Motion to grant the exception to KPB 20.30.280(A) – Base Flood Elevation Source, passed by unanimous vote (4-Yes)

2. Fritz Creek Drive No. 2 Sorensen; KPB File 2026-044
Mullikin Surveys / Sorensen
Location: Stuart Avenue & Sorensen Street
Fitz Creek Area

Motion to grant preliminary approval passed by unanimous vote. (4-Yes)

3. Doyle Estates Subdivision Seventh Addition; KPB File 2026-055
McLane Consulting Group / Doyle Family Revocable Trust
Location: Dalton Street S & Karlk Avenue
Kalifornsky Area

Motion to grant preliminary approval passed by unanimous vote. (4-Yes)

Motion to grant the exception to KPB 20.40.040 Conventional onsite soils absorption systems passed by unanimous vote (4-Yes).

Motion to grant the exception to KPB 20.30.200 - Lots minimum size for Lot 2, passed by unanimous vote (4-Yes).

4. Forest Hills Lookout Lunari Acres; KPB File 2026-058
McLane Consulting Group / Atkinson
Location: Foster Avenue & Diamond Willow Lane
Sterling Area

Motion to grant preliminary approval passed by unanimous vote. (4-Yes)

5. Patson Properties Cude Addition No. 2; KPB File 2026-059
McLane Consulting Group / SBC 2012 Family Trust
Location: Patson Road
Funny River Area

Motion to grant preliminary approval passed by unanimous vote. (4-Yes)

Motion to grant the exception to KPB 20.30.190(A) – Lot Dimension for Lot 5-A, passed by unanimous vote (4-Yes).

F. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES
PER SPEAKER)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday July 20, 2026** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **6:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.



July 20, 2026 – 7:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2029

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2029

Jeffrey Epperheimer
Nikiski District
Term Expires 2029

Dawson Slaughter
South Peninsula District
Term Expires 2028

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247
Zoom Meeting ID: 907 714 2200

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Planning Commission 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.)

ACTION ITEMS CURRENTLY ON CONSENT AGENDA

*3. Administrative Approvals

- a. Bay View Subdivision Chow 2024 Replat; KPB File 2024-072
- b. Bouwens Subdivision 3; KPB File 2025-128
- c. Butler Church Sub No. 2 2025 Galley Addition; KPB File 2025-079
- d. France Airpark Subdivision; KPB File 2025-145
- e. Hope Lake Subdivision 2025 Addition; KPB File 2025-157
- f. Jack Gist Subdivision No. 3; KPB File 2020-107P3
- g. Little Jim Subdivision No. Three; KPB File 2026-010
- h. Pavilion Subdivision Part 2 Amended 2026 Replat; KPB File 2026-004
- i. Sholin Subdivision 2025 Replat; KPB File 2025-148
- j. Spruce Park Estates Sub Davis Addition No. 2; KPB File 2025-078
- k. Wilderness Edge Subdivision; KPB File 2026-002

*5. Plat Amendment Request

- a. Graham Ranch; KPB File 2023-028A1

*6. Excused Absences

- a. Vacant, City of Seward

*7. Minutes

- a. June 22, 2026 Planning Commission Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote (8-Yes).

D. UNFINISHED BUSINESS

E. NEW BUSINESS

Public Hearing: Quasi-Judicial Matters - *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

1. Conditional Use Permit; PC Resolution 2026-36
Applicant/Owner: Cole
Request: Place road & bridge within the 50' HPD of an anadromous creek.
Location 67515 Silver Avenue
Anchor Point Area

Motion to adopt Planning Commission Resolution 2026-36 granting a conditional use permit pursuant to KPB 21.18 passed by unanimous vote (8-Yes).

2. Building Setback Encroachment Permit; KPB File 2026-054
Peninsula Surveying / Ganas
Request: permits a portion of a structure fronting Maria Road to remain within the building setback on Lot 1, James 2016, Plat HM 2016-16
Fritz Creek Area

Motion to adopt Planning Commission Resolution 2026-35 granting a building setback encroachment permit passed by unanimous vote (8-Yes)

3. Building Setback Encroachment Permit; KPB File 2026-063
Segesser Surveys / Knuth
Request: permits a portion of a structure to remain within the building setback on Lot 2, Block 6 Cottonwood Acres Subdivision No. 6, Plat KN 82-128
Kalifornsky Area

Motion to adopt Planning Commission Resolution 2026-38 granting a building setback encroachment permit passed by unanimous vote (8-Yes)

4. Plat Waiver Request; KPB File 2025-142
Vector Surveying LLC Magnitude & Direction / Starnes
Request: will create two parcel from one unsubdivided parcel
Parcel ID: 01312205
Nikiski Area / Nikiski APC

Motion to grant a plat waiver failed by unanimous vote (8-No)

5. Right-of-Way Vacation; KPB File 2026-035V
Johnson Surveying / Blumentritt
Request: Vacates a portion of ROW and the associated utility easements along Knackstedt Street
Kalifornsky Area

Motion to postpone until brought back by staff passed by unanimous vote (8-Yes)

6. Right-of-Way Vacation; KPB File 2026-062V
Peninsula Surveying / Inglis
Request: Vacates portions of Tillygirl Avenue & BG Davis Street
Anchor Point Area

Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes)

7. Right-of-Way Vacation; KPB File 2026-066V **(Postponed)**
Peninsula Surveying / Rininger
Request: Vacates a portion of Glacier Street & associated utility easements
City of Kenai

8. Right-of-Way Vacation; KPB File 2026-069V1
AK Lands / Huske, Montgomery
Request: Vacates a portion of Huske Street
Sterling Area

Motion to grant the vacation as petitioned failed by majority vote (7-No, 1-Yes)

9. Section Line Easement Vacation; KPB File 2026-069V
AK Lands / Huske, Montgomery
Request: Vacates a portion of a section line easement within Huske Street
Sterling Area

Motion to grant the vacation as petitioned based failed by unanimous vote (8-No).

F. PLAT COMMITTEE REPORT – The plat committee will review 8 plats.

G. OTHER

- Plat Committee (August & September)

H. PRESENTATIONS/PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES PER SPEAKER)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, August 10, 2026** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **7:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215
e-mail address: planning@kpb.us

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.

Vacations of rights-of-way, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly. Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.



July 20, 2026 – 6:30 PM

Motion Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2028

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247
Zoom Meeting ID: 907 714 2200

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

- *1. **Agenda**
- *2. **Excused Absences** - None
- *3. **Minutes**
 - a. June 22, 2026 Plat Committee Meeting Minutes
- *4. **Grouped Plats**
 - E1. Forest Acres & Fort Raymond Sub Seward Gateway Properties
 - E3. Van Ryzin Subdivision 2026 Addition
 - E5. Grayling Subdivision
 - E6. Webber Subdivision Bluff Park Schneider 2026 Addition
 - E7. Hangover Hollow

Motion to approve the consent & regular agendas passed by unanimous vote (5-Yes)

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

Public Hearing: Quasi-Judicial Matters *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

Platting Staff Contact: Platting Manager Vince Piagentini

1. Forest Acres & Fort Raymond Sub Seward Gateway Properties
KPB File 2025-178R1
AK Lands / City of Seward, Maurer, Williams
Location: Laurel St, Juniper St, Hemlock Ave, Seward Hwy, Dieckgraeff Rd
City of Seward

Motion to grant preliminary approval passed by unanimous vote (5-Yes)

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

Motion to grant preliminary approval postponed until brought back by staff (5-Yes)

Motion to grant the exception to KPB 20.30.030 – Proposed Street Layout Requirements, passed by unanimous vote (5-Yes)

Motion to grant the exception to KPB 20.30.100 – Cul-de-sacs for Gemstone Street, passed by unanimous vote (5-Yes)

Motion to grant the exception to KPB 20.30.100 – Cul-de-sacs for Dempsey Woods Way postponed until brought back by staff (5-Yes)

Motion to grant the exception to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (5-Yes)

3. Van Ryzin Subdivision 2026 Addition; KPB File 2026-065
McLane Consulting Group / Van Ryzin
Location: Foraker Court, Naff Street, Coursen Street N & Van Ryzin Avenue
Sterling Area

Motion to grant preliminary approval passed by unanimous vote (5-Yes)

4. Kenai LNG Subdivision; KPB File 2026-071
McLane Consulting Group / Kenai LNG LLC; Kenai Pipe Line Company LLC
Location: Rig Tenders Dock Road & Salamatof Road
Nikiski Area / Nikiski APC

Motion to grant preliminary approval passed by unanimous vote (5-Yes)

Motion to grant the exception to KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (5-Yes)

5. Grayling Subdivision; KPB File 2026-068
Seabright Survey & Design / Kusnetsov
Location: grayling Lane, Linda Lane & East End Road
Fox River Area

Motion to grant preliminary approval passed by unanimous vote (5-Yes)

6. Webber Subdivision Bluff Park Schneider 2026 Addition
KPB File 2026-067
Seabright Survey & Design / Schneider, Jason
Location: Hidden Way
City of Homer

Motion to grant preliminary approval passed by unanimous vote (5-Yes)

7. Hangover Hollow; KPB File 2026-053
Mullikin Surveys / Mumey, Proctor
Location: North Fork Road
Anchor Point Area

Motion to grant preliminary approval passed by unanimous vote (5-Yes)

8. Newell Park East Wilson Replat; KPB File 2026-061
Mullikin Surveys / Wilson
Location: Newell Court
Fritz Creek Area

Motion to grant preliminary approval passed by unanimous vote (5-Yes)

Motion to grant the exception to KPB 20.30.190(B) – Lot Dimensions, passed by unanimous vote (5-Yes)

F. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES PER SPEAKER)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday August 10, 2026** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **6:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.



Kenai City Council - Regular Meeting

July 08, 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*)

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

E. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY 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)
2. **ENACTED UNANIMOUSLY 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)
3. **ENACTED UNANIMOUSLY Ordinance No. 3533-2026** - Increasing Estimated Revenues and Appropriations for the Senior Center Canopy Roof Replacement and Authorizing a Contract Award for the Animal Control and Senior Center Canopy Roof Replacement Project. (Administration) [KMC 1.15.070(d)]
 1. Motion for Introduction
 2. Motion for Second Reading (Requires a Unanimous Vote)
 3. Motion for Enactment (Requires Five Affirmative Votes)
4. **ENACTED UNANIMOUSLY Resolution No. 2026-51** - Authorizing the City Manager to Execute a Memorandum of Understanding with Tidewater, LLC Regarding the Planning,

Replatting, and Potential Phased Development of Dena'ina Point Estates Subdivision. (Administration)

5. **ADOPTED UNANIMOUSLY Resolution No. 2026-52** - Authorizing a Contract Award for the Kenai Municipal Airport Concessions. (Administration)
6. **ADOPTED UNANIMOUSLY Resolution No. 2026-53** - Authorizing a Contract Award for the Park Pavilion Construction Project and Redirecting Capital Funds in the Parks Improvement Capital Project Fund for the Project. (Administration)

F. MINUTES

1. *Regular Meeting of June 17, 2026. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Purchase Orders and Purchase Order Amendments Requiring Council Approval in Accordance with KMC 7.15.020. (Administration)
3. ***Action/Approval** - Special Use Permit for Kenai Chamber of Commerce and Visitor Center for the Moosemeat John Cabin. (Administration)
4. ***Action/Approval** - Approving the Official Bond Amounts for City Manager, City Clerk and Finance Director. (Administration)
5. ***Action/Approval** - Non-Objection to the Issuance of a Retail Marijuana Store License for Fat Tops, LLC DBA Fat Tops, LLC - License No. 42816. (City Clerk)
6. ***Ordinance No. 3534-2026** - Amending Kenai Municipal Code 7.25.030 - Unbudgeted Appropriations, to Allow the City Manager to Appropriate Donations and Grants Under Ten Thousand Dollars. (Askin, Grieme)
7. ***Ordinance No. 3535-2026** - Removing Public Purpose Designations on Kenai Peninsula Borough Parcel Numbers 04711308, 04711309, 04711310, 04711311, 04711312, and 04108003, to Accommodate Disposal Recommendations in the City of Kenai Land Management Plan. (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

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/UIT3VnHtT3W1XC6l8Gep2w>