



**Kenai Planning and Zoning Commission
Meeting**

October 28, 2020 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic Participation Info Page 2****

Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda
5. *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. *September 23, 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

1. **Resolution PZ2020-34** - Preliminary Subdivision Plat of Kenai Bluff Stabilization Subdivision, submitted by Segesser Surveys, 30485 Rosland St., Soldotna, AK 99669, on behalf of Craig Lofstedt, Personal Representative of Vernon L. Bud Lofstedt, P.O. Box 3024, Kenai, AK 99611

F. PUBLIC HEARINGS

G. UNFINISHED BUSINESS

H. NEW BUSINESS

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. Council Comments

L. INFORMATIONAL ITEMS

- [1.](#) Planning and Zoning Resolutions - Third Quarter 2020
- [2.](#) Building Permit Report - Third Quarter 2020
- [3.](#) Code Violations - Third Quarter 2020

M. NEXT MEETING ATTENDANCE NOTIFICATION

N. COMMISSION COMMENTS AND QUESTIONS

O. ADJOURNMENT

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.

Join Zoom Meeting

<https://us02web.zoom.us/j/81711016917>

Meeting ID: 817 1101 6917

Passcode: 975043

Dial by your location

+1 253 215 8782

+1 301 715 8592

Meeting ID: 817 1101 6917

Passcode: 975043

File Attachments for Item:

*September 23, 2020

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 23, 2020 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

Commission Chair Twait called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

Commission Chair Twait led those assembled in the Pledge of the Allegiance.

2. Roll Call

Commissioners present: J. Twait, D. Fikes, J. Halstead, G. Greenberg

Commissioners absent: T. McIntyre, R. Springer, V. Askin

Staff/Council Liaison present: City Manager P. Ostrander, Planning Assistant W. Anderson, Deputy City Clerk J. LaPlante, Animal Control Officer J. Hendrickson, Council Liaison H. Knackstedt

A quorum was present.

3. Agenda Approval

Chair Twait noted the following revisions to the packet:

Add to item F.1.

Resolution No. PZ2020-30

- Memorandum to Commission
- Revised Staff Report and Resolution to Add an Additional Condition of Approval
- Pictures of Shetland Sheep Dog (Sheltie)
- Informational Sheet for Shetland Sheep Dog

MOTION:

Commissioner Halstead **MOVED** to approve the agenda with the requested additions and Commissioner Greenberg **SECONDED** the motion. There were no objections; **SO ORDERED.**

4. Consent Agenda

MOTION:

Commissioner Halstead **MOVED** to approve the consent agenda and Commissioner Greenberg

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, R. Springer, V. Askin

B. APPROVAL OF MINUTES

1. *September 9, 2020

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 PZ2020-30** – Application for a Conditional Use Permit for the breeding and sale of dogs, for the property described as Lot 1, Block 7, North 90 feet thereof, Mommsens Subdivision Replat Additions No. 1 and 2, located at 1115 First Street, Kenai, Alaska 99611. The application was submitted by Robert H. and Donna L. Myers, 1115 First Street, Kenai, Alaska 99611

MOTION:

Commissioner Greenberg **MOVED** to approve Resolution No. PZ2020-30 and Commissioner Halstead **SECONDED** the motion.

The staff report was reviewed as provided in the laydown. The memorandum in the laydown was referenced, specifically noting it was the intent of the applicant to only have one litter of puppies a year and the Kenai Animal Control agreed it was a reasonable condition.

Chair Twait opened the floor for public testimony.

The applicants, Robert and Donna Meyers introduced themselves noting the business would be small in scale and a financial opportunity for their teenage daughter, assuring that the dogs were a well-cared for part of the family, living indoors with them, and well socialized. They described the temperament and herding behavior of that type of dog and added that their dogs were current on vaccines, and medically healthy.

It was clarified that puppy vaccinations would be done by a veterinarian's office and it was the intent to re-home the puppies before the age of 3 months.

Noise concerns, training, and the market of demand for the puppies were also addressed.

The Kenai Animal Control provided information on the current kennel certification and inspection process per Kenai Code, and clarified that this was the only commercial kennel permit in the City of Kenai, noting all of the others were private kennel permits.

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

Concern was expressed regarding the letter in the packet from a nearby neighbor. The Animal Control Officer noted the protocols in place and action steps with any form of complaint, adding the permit compliance requirements.

VOTE:

YEA: Twait, Fikes, Halstead, Greenberg
NAY:

MOTION PASSED UNANIMOUSLY.

Chair Twait noted the 15-day appeal period.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS – None.

I. PENDING ITEMS – None.

J. REPORTS

1. **City Council** – Council Member Knackstedt reported on the actions from the September 16 City Council meeting, and noted protocols put in place in Council Chambers as guided by CDC to safely allow all Commission members to meet in-person.
2. **Borough Planning** – Commissioner Fikes reported on the actions of the Borough Planning Commission meeting of September 14. The next meeting is scheduled for September 28.
3. **Administration** – City Manager reported on the following:
 - Bluff erosion project update – the Preconstruction Engineering Design (PED) was signed, fully executed;
 - Land Management Plan is passed the draft stage, being reviewed internally, hopefully will go before the Planning & Zoning Commission and Council this year;
 - Provided an update on the new Ravn airlines – new date to start scheduled for October 9; intending to operate 7 days a week.

K. ADDITIONAL PUBLIC COMMENT – None.

L. INFORMATIONAL ITEMS – None.

M. NEXT MEETING ATTENDANCE NOTIFICATION – October 14, 2020

N. COMMISSION COMMENTS & QUESTIONS – None.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:58 p.m.

Minutes prepared and submitted by:

Jacquelyn LaPlante
Deputy City Clerk

File Attachments for Item:

Resolution PZ2020-34 - Preliminary Subdivision Plat of Kenai Bluff Stabilization Subdivision, submitted by Segesser Surveys, 30485 Rosland St., Soldotna, AK 99669, on behalf of Craig Lofstedt, Personal Representative of Vernon L. Bud Lofstedt, P.O. Box 3024, Kenai, AK 99611



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2020-34**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT THE PRELIMINARY PLAT OF BLUFF STABILIZATION SUBDIVISION ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys; and,

WHEREAS, the plat meets City Code requirements of the Suburban Residential and Conservation Zone; and,

WHEREAS, the plat will not change the existing access to the properties; and,

WHEREAS, access to the tracts could be provided via South Forest Drive, Tanaga Avenue, and Toyon Way which are all dedicated rights-of-way maintained by the City of Kenai. In addition, there is a section line easement lying North of Tract A which could be developed for access; and

WHEREAS, The City of Kenai may require that the rights-of-way for Toyon Way and Tanaga Avenue be extended; and

WHEREAS, The proposed plat does not dedicate any additional rights-of-way; and

WHEREAS, the plat dedicates the front fifteen (15) feet adjacent to rights-of-way as a utility easement which will allow for orderly development of the properties; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, an easement is sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the proposed lot meets standards for connection to City water and sewer lines.
2. Pursuant to Kenai Municipal Code 14.10.080 Minimum improvements required, there is adequate access and facilities available to the proposed parcel. An installation agreement is not required.
3. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the lot meets City standards for minimum lot sizes.
4. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the lots meet City standards for minimum lot width, maximum lot coverage, maximum height, and setbacks.

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

Section 1. That the preliminary plat of Kristine Subdivision No. 1 attached as Exhibit "A" be approved subject to the following conditions:

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

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 28th day of October, 2020.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CITY CLERK



KENAI

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

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Willie Anderson, Planning Assistant
DATE: October 22, 2020
SUBJECT: PZ2020-34 – Preliminary Subdivision Plat – Kenai Bluff Stabilization Subdivision

Applicant: Craig Lofstedt, Personal Representative,
Estate of Vernon L Bud Lofstedt, Deceased
P.O. Box 3024
Kenai, AK 99611

Submitted By: Segesser Surveys.
30485 Rosland St.
Soldotna, AK 99669

Requested Action: Preliminary Subdivision Plat – Kenai Bluff Stabilization Subdivision

Legal Description: Portions of Section 1, T5N, R12W; and Section 6, T5N, R11W, Seward Meridian excepting therefrom Redoubt Terrace Subdivision and Redoubt Terrace Subdivision, Additions One through Seven

Property Address: 1618 Toyon Way

KPB Parcel No: 04701027

Lot Size: Approximately 52.66 acres (2,293,870 sq. ft.)

Existing Zoning: Conservation – area below the bluff (approximately 35.88 acres)
Suburban Residential (approximately 25.60 acres)

Current Land Use: Vacant
Land Use Plan: Low Density Residential

GENERAL INFORMATION

Segesser Surveys submitted a preliminary plat on behalf of Craig Lofstedt, Personal Representative, Estate of Vernon L. Bud Lofstedt. The plat affects the parcel described as follows:

Those portions of Section 1, Township 5 North, Range 12 West, Seward Meridian, and Section 6, Township 5 North, Range 11 West, Seward Meridian, Kenai Recording District, Third Judicial District, State of Alaska, described as follows:

Beginning at the one-quarter corner common to Section 6, Township 5 North, Range 11 West and Section 31, Township 6 North, Range 11 West, Seward Meridian, said corner being the true point of beginning; run thence South 0°13' East, 2,780.45 feet, more or less, along the center North-South one-quarter section line of said Section 6 to the line of mean high water (M.H.W.) of Cook Inlet, Alaska; thence Northwesterly along said line of mean high water (M.H.W.) to the section line common to Section 1, Township 5 North, Range 12 West, and Section 36, Township 6 North, Range 12 West, Seward Meridian; thence East, 1,450.68 feet, more or less, to the township corner common to Townships 5 and 6 North, Ranges 11 and 12 West, Seward Meridian; thence South 89°58'30" East, 2,557.86 feet, more or less, along the section line, common to Section 6, Township 5 north, Range 11 West, and Section 31, Township 6 North, Range 11 West, Seward Meridian, to the one-quarter corner common to Section 6, Township 5 North, Range 11 West, and Section 31, Township 6 North, Range 11 West, Seward Meridian; which is the true point of beginning,

LESS AND EXCEPT THEREFROM, all that part of said land included within the right-of-way lines of the Kenai Spur Highway;

AND ALSO LESS AND EXCEPT THEREFROM,

- a. REDOUBT TERRACE SUBDIVISION, according to Plat K-1474, Kenai Recording District, Third Judicial District, State of Alaska
- b. REDOUBT TERRACE SUBDIVISION, ADDITION NO. ONE (1), according to Plat K-1519, Kenai Recording District, Third Judicial District, State of Alaska
- c. REDOUBT TERRACE SUBDIVISION, ADDITION NO. TWO (2), according to Plat 75-86, Kenai Recording District, Third Judicial District, State of Alaska
- d. REDOUBT TERRACE SUBDIVISION, ADDITION NO. THREE (3), according to Plat 76-96, Kenai Recording District, Third Judicial District, State of Alaska
- e. REDOUBT TERRACE SUBDIVISION, ADDITION NO. FOUR (4), according to Plat 83-7, Kenai Recording District, Third Judicial District, State of Alaska
- f. REDOUBT TERRACE SUBDIVISION, ADDITION NO. FIVE (5), according to Plat 81-134, Kenai Recording District, Third Judicial District, State of Alaska

Page 2 of 4



g. REDOUBT TERRACE SUBDIVISION, ADDITION NO. SIX (6), according to Plat 83-29, Kenai Recording District, Third Judicial District, State of Alaska

h. REDOUBT TERRACE SUBDIVISION, ADDITION NO. SEVEN (7), according to Plat 83-207, Kenai Recording District, Third Judicial District, State of Alaska

EXCEPTING THEREFROM the subsurface estate and all rights, privileges, immunities and appurtenances of whatsoever nature, accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 [85 Stat. 688, 704; 43 U.S.C. 1601, 1613 (f) (1976)], as reserved by the United States of America in the Patent of record to said land.

The surveyor has indicated that the purpose of this plat is to divide the property into two tracts. The portion shown as Tract B will be conveyed to a group of homeowners within the Redoubt Terrace Subdivision that wish to develop a plan to decelerate the erosion of the bluff. Tract A will be retained by the owner, Craig Lofstedt, Personal Representative, Estate of Vernon L. Bud Lofstedt for further development. The development of Tract A may be constrained due to a restriction set forth in Warranty Deed recorded on May 1, 1979, in Book 142 at Page 110, which stipulates as follows:

- (1) Usage – The property shall be used only for public park purposes and activities reasonably related thereto (no other uses are permissible);
- (2) Buildings – No building (s) or structures of any type may be constructed, maintained or placed thereon except such building(s) or structures directly related to the usage of the property for a public park(s).

Application, Public Notice, Public Comment

KMC 14.10.010 General under *Chapter 14.10 Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review prior to the submittal of the plat to the Kenai Peninsula Borough Planning Department. *Kenai Municipal Code (KMC) 14.10.060* describes the process in more detail. The plat will be reviewed first by the City of Kenai Planning and Zoning Commission and then by the Kenai Peninsula Borough's Plat Committee and Planning Commission.

The applicant completed the City of Kenai preliminary plat submittal form. The City of Kenai follows *Kenai Peninsula Borough Code 20.25.070* and *20.25.080* for preliminary plat submittal requirements.

City staff published notice of the consideration of the plat as part of the agenda for the City of Kenai Planning and Zoning Commission in the *Peninsula Clarion*. No public comments have been received as of October 22, 2020.



ANALYSIS

The parcels are within the Suburban Residential (RS) and Conservation (C) Zone of the City. Plat note three (3) states that the subdivision is subject to City of Kenai zoning regulations.

South Forest Drive is a dedicated right-of-way which could provide access to Tract B; however, it is highly unlikely that vehicles would use this right-of-way for access to the property given the steep bluff embankment. Toyon Way and Tanaga Avenue dedicated rights-of-way could be extended to provide access to Tract A, Kenai Bluff Stabilization Subdivision. Also, there is a section line easement to the North of Tract A which could be developed for access to Tract A, Kenai Bluff Stabilization Subdivision. The proposed plat does not dedicate any additional rights-of-way. If at some point these tracts are developed the City of Kenai may require that the right-of-way for Toyon Way and Tanaga Avenue be extended.

City water and sewer lines are not within close proximity to these parcels. If property owners wished to develop the tracts, they will have to install a private well and a septic system following Alaska Department of Environmental Conservation requirements. Plat note seven (7) addresses wastewater disposal, as follows:

Tract A – This lot is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

Tract B – No wastewater will be generated or disposed of on these lots. Conditions might not be suitable for onsite wastewater treatment and disposal systems. Any onsite wastewater treatment and disposal system must meet the wastewater disposal requirements of KPB Chapter 20.40 and regulatory requirements of the Alaska Department of Environmental Conservation.

Plat note number six (6) states the front 15-foot adjacent to rights-of-way is utility easement. No permanent structure shall be placed within the utility easement which would interfere with the ability of a utility to use the easement.

RECOMMENDATIONS

City staff recommends approval of the preliminary plat of Kenai Bluff Stabilization Subdivision, subject to the following conditions:

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

ATTACHMENTS

1. Resolution No. PZ2020-34
2. Application
3. Preliminary Plat
4. Aerial Map





CITY OF KENAI PLANNING DEPARTMENT
PRELIMINARY PLAT SUBMITTAL FORM

APPLICANT	SEGESSER SURVEYS INC
MAILING ADDRESS	30485 ROSLAND ST
CITY, STATE, ZIP	SOLDOTNA AK 99669
PHONE	907-262-3909 OFF 907-252-3421 CELL

NAME OF PLAT	KENAI BLUFF STABILIZATION SUBD.	
	<u>Preliminary Plat</u>	Revised Preliminary Plat

CURRENT ZONING WHERE APPLICABLE:

USE: Residential Recreational Commercial Other

SEWER:	On Site	<u>City</u>	Community
WATER:	On Site	<u>City</u>	Community

Vacation of Public Right-of-Way Yes No

STREET NAME:

EXCEPTIONS REQUIRED AND REQUESTED:

COMMENTS:

[Signature]
Applicant's Signature

10-9-2020
Date

6/24/2014



Ptn. NW 1/4, Section 6, T5N,
 R11W and Ptn. NE 1/4, Section 1,
 T5N, R11W



KENAI



Page 16



1 inch equals 833 feet

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

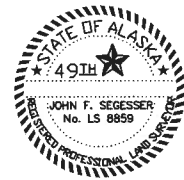
Date: 10/22/2020

LEGEND:

- ⊗ 3 1/4" BLM MONUMENT AS SHOWN FOUND
- ⊙ IRON PIPE IN MONUMENT BOX
- () RECORD DATUM PLAT 1474 KRD

NOTES:

- 1) Basis of bearing taken from Redoubt Terrace Subdivision, Plat K-1474, Kenai Recording District.
- 2) Further development of the property shall conform to all federal, State of Alaska, and local regulations.
- 3) Development must meet City of Kenai Chapter 14 Zoning Requirements.
- 4) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order Number 757 dated October 10, 1959; Public Land Order 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951 Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
- 5) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 142 Page 110 Kenai Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 21.44.080.
- 6) Front 15 feet adjacent to rights-of-way is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 7) **WASTEWATER DISPOSAL:** Tract A This lot is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
WASTEWATER DISPOSAL: Tract B No wastewater will be generated or disposed of on these lots. Conditions might not be suitable for onsite wastewater treatment and disposal systems. Any onsite wastewater treatment and disposal system must meet the wastewater disposal requirements of KPB Chapter 20.40 and regulatory requirements of the Alaska Department of Environmental Conservation.



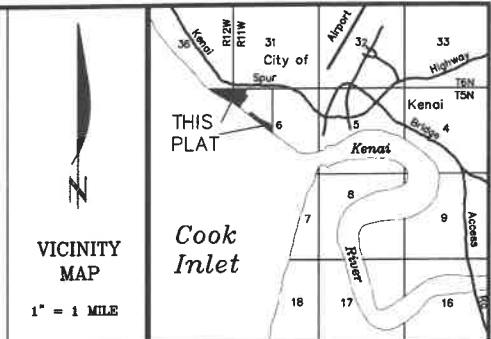
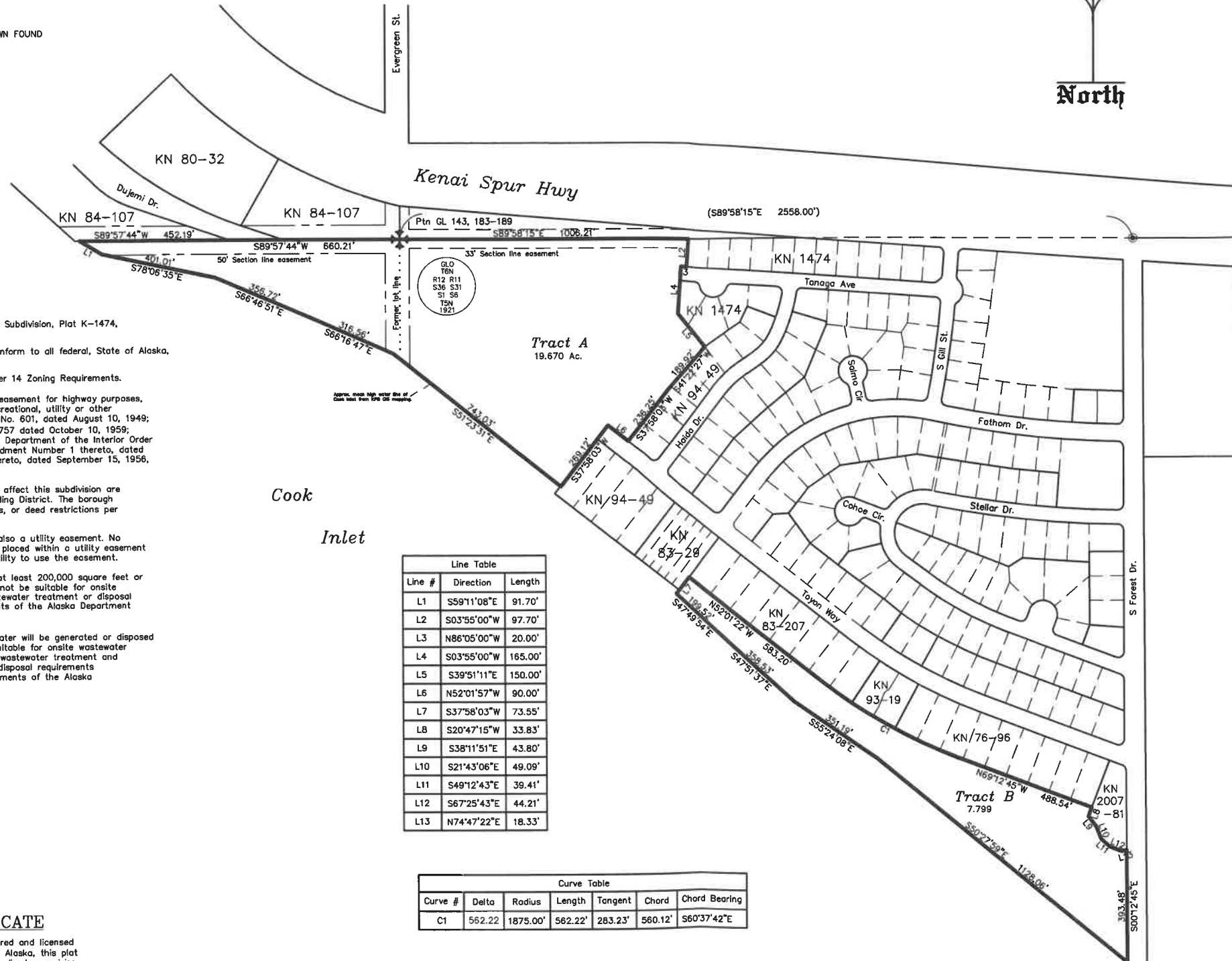
SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date _____

Line Table		
Line #	Direction	Length
L1	S59°11'08"E	91.70'
L2	S03°55'00"W	97.70'
L3	N86°05'00"W	20.00'
L4	S03°55'00"W	165.00'
L5	S39°51'11"E	150.00'
L6	N52°01'57"W	90.00'
L7	S37°58'03"W	73.55'
L8	S20°47'15"W	33.85'
L9	S38°11'51"E	43.80'
L10	S21°43'06"E	49.09'
L11	S49°12'43"E	39.41'
L12	S67°25'43"E	44.21'
L13	N74°47'22"E	18.33'

Curve Table					
Curve #	Delta	Radius	Length	Chord	Chord Bearing
C1	562.22	1875.00'	562.22'	283.23'	S60°37'42"E



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CRAIG LOFSTEDT
PERSONAL REPRESENTATIVE
ESTATE OF VERNON L. BUD LOFSTEDT
P.O. BOX 3024
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. _____

Kenai Bluff Stabilization Subdivision	
Located within the NW1/4 Section 6 T5N, R11W, and the NE1/4 Section 1, T5N, R12W, S.M., City of Kenai, Kenai Peninsula Borough, Alaska.	
Containing	
Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99689 (907) 262-3909	Owner Estate of Vernon L. Bud Lofstedt P.O. Box 3024 Kenai, Alaska 99611
JOB NO. 20216	DRAWN: 10-8-2020
SURVEYED:	SCALE: 1"=200'
FIELD BOOK:	SHEET: 1 of 1

File Attachments for Item:

City Council



Kenai City Council - Regular Meeting

October 21, 2020 – 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. **Election Certification**
4. Agenda Approval
5. Consent Agenda (*Public comment limited to three (3) minutes) per speaker; thirty (30) minutes aggregated*)

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B. SCHEDULED PUBLIC COMMENTS

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

C. UNSCHEDULED PUBLIC COMMENTS

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

D. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. Ordinance No. 3163-2020** - Amending Kenai Municipal Code Sections 23.30.030 – Probationary Period for Employees in the Classified Service, to Remove the Six-Month Waiting Period for New Employees to Utilize Annual Leave and 23.40.060 – Leave of Absence With Pay, to Allow for Transition Leave for New Police Officers Upon Completion of a Public Safety Academy. (Administration)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3164-2020** - Accepting and Appropriating a Grant from Marathon Petroleum Foundation to Purchase Firefighting Tools. (Administration)
3. **APPROVED UNANIMOUSLY. Resolution No. 2020-81** - Amending its Comprehensive Schedule of Rates, Charges, and Fees, to eliminate Kenai Community Library Late Fees. (Administration)
4. **APPROVED UNANIMOUSLY. Resolution No. 2020-82** - Awarding a Construction Contract for the Installation of the 2020 Facility Occupancy Management System. (Administration)

E. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of October 7, 2020. (City Clerk)

F. UNFINISHED BUSINESS

1. **POSTPONED INDEFINITELY. Substitute Ordinance No. 3127-2020** - Repealing and Replacing Kenai Municipal Code Title 6 - Elections to Provide Clarity, Process Improvements, and Increase Voter Accessibility through Vote By Mail Elections. (Council Member Peterkin) [**Clerk's Note:** *At the August 19 Meeting, this item was Postponed to the 10/21/20 Council Meeting; a motion to enact is on the floor.*]
2. **POSTPONED INDEFINITELY. Ordinance No. 3128-2020** - Amending Kenai Municipal Code Section 1.85.040 – Records Public, To Provide For A Record Retention Length. (City Clerk) [**Clerk's Note:** *At the August 19 Meeting, this item was Postponed to the 10/21/20 Council Meeting; a motion to enact is on the floor.*]

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Bills to be Ratified. (Administration)
2. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Purchase Orders Over \$15,000. (Administration)
3. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 11/04/2020.** *Ordinance No. 3165-2020 - Accepting and Appropriating a Grant From the U.S. Department of Homeland Security Passed Through the State of Alaska Department of Military and Veterans' Affairs to Update the City's Emergency Operations Plan. (Administration)
4. **Discussion** - Response to COVID-19. (Administration)

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.

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.

Join Zoom Meeting

<https://us02web.zoom.us/j/86058608095>

Meeting ID: 860 5860 8095 **Passcode:** 772639

OR

Dial In: (253) 215-8782 or (301) 715-8592

Meeting ID: 860 5860 8095 **Passcode:** 772639

File Attachments for Item:

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

Marcus Mueller, Acting Planning Director • Charlie Pierce, Borough Mayor

*Blair Martin, Chair – Kalifornsky Beach ~ Robert Ruffner, Vice Chair – Kaslof/Clam Gulch
Syverine Abrahamson-Bentz, Parliamentarian – Anchor Point/Ninilchik ~ Jeremy Brantley – Sterling
Paulette Bokenko-Carluccio – City of Seldovia ~ Cindy Ecklund – City of Seward ~ Pamela Gillham – Ridge Way
Diane Fikes – City of Kenai ~ Virginia Morgan – East Peninsula ~ Franco Venuti – City of Homer*

October 12, 2020

7:30 p.m.

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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 Chair 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 - None**
- *6. Commissioner Excused Absences - None**
- *7. Minutes**

September 28 2020 Planning Commission Meeting

D. OLD BUSINESS

1. Ordinance 2020-__: An ordinance amending Kenai Peninsula Borough Code of Ordinances including Chapter 2.40-Planning Commission, Title 20-Subdivisions, Chapter 21.20-Hearing & Appeals to correct grammatical errors, clarify and improve certain administrative procedures.

E. NEW BUSINESS

1. Building Setback Exception
Cook Inlet Academy Subdivision No. 2 Lot 1A
KPB File: 2020-116; PC Resolution 2020-31
2. Building Setback Exception
Leisure Lake Subdivision 2016 Addition Lot a10A
KPB File 2020-117; PC Resolution 2020-32
3. Conditional Use Permit – Anadromous Water Protection District
Replacement of the Quartz Creek Bridge at MP 0.75
Petitioner: Alaska Department of Transportation & Public Facilities
Location: Quartz Creek Road, Cooper Landing
PC Resolution 2020-30
Cooper Landing APC
4. Conditional Use Permit – Anadromous Water Protection District
Time Extension Request
Construction of Girder Bridge on Anchor Point River
Petitioner: Alaska Department of Transportation & Public Facilities
Location: Old Sterling Highway, Anchor Point
5. Ordinance 2020-__: Authorizing the lease of approximately 2500 square feet of Borough owned land to Atlas Tower 1 LLC for the construction and maintenance of a communication tower site.
6. Ordinance 2020-__: Amending KPB 21.44.110 - Nonconforming Uses, to clarify expansion related to agricultural purposes, that a nonconforming use runs with the land and to extend the nonconforming use application deadline for C&H Estates.

F. PENDING ITEMS – None

G. PLAT COMMITTEE REPORT - The Plat Committee will review 5 preliminary plats

H. OTHER

I. 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.)

J. ASSEMBLY COMMENTS

K. LEGAL REPRESENTATIVE COMMENTS

L. DIRECTOR'S COMMENTS

M. COMMISSIONER COMMENTS

N. ADJOURNMENT

O. MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, October 26, 2020** 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.**

ADVISORY PLANNING COMMISSION MEETINGS

ADVISORY COMMISSION	MEETING LOCATION	DATE	TIME
Anchor Point	Anchor Point Chamber of Commerce	TBD	
Cooper Landing	Zoom	TBD	
Funny River	Funny River Community Center	TBD	
Kalifornsky	Zoom	TBD	
Kachemak Bay	Zoom	TBD	
Moose Pass	Moose Pass Community Hall	TBD	
Hope / Sunrise	Zoom	TBD	

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. Links to the websites can be found on 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>

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Vacations of right-of-ways, 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.



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

Paulette Bokenko-Carluccio – City of Seldovia **Cindy Ecklund** – City of Seward

Robert Ruffner – Kasilof/Clam Gulch **Jeremy Brantley** – Sterling Area

October 12, 2020
6:00 p.m.

Due to the current COVID-19 pandemic and CDC guidelines, the meeting will not be physically open to the public. The meeting will be held through Zoom. The Planning Commission and staff members will be attending via teleconferencing. The public will be able to listen or participate. To join the meeting from a computer visit <https://zoom.us/j/2084259541>. To attend the Zoom meeting by telephone call toll free **1-888-788-0099** or **1-877-853-5247**. When calling in you will need the Meeting ID **208 425 9541**. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the Meeting ID, and your participant number. Detailed instructions will be posted on the Planning Commission's webpage prior to the meeting. <https://www.kpb.us/planning-dept/planning-commission>

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A. CALL TO ORDER

B. ROLL CALL

1. Election of Officers

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

1. Agenda
2. Member/Alternate Excused Absences
3. Minutes

September 28, 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. OLD BUSINESS – None

F. NEW BUSINESS

1. Echo Hills Subdivision 2020 Replat
KPB File: 2020-099; [McLane Consulting Group/Kuemerle]
Off Oxford Avenue & Echo Lake Road
Kalifornsky APC
2. Beaver Loop Acres Addition No. 2
KPB File: 2020-049R1; [Segesser Surveys/Estate of Patrick Joseph, Doyle, Beaver Loop Sand & Gravel LLC]
Off Beaver Loop Road
City of Kenai
3. Foot Hills Subdivision Sunset View Estates 2020 Addition
KPB File: 2020-113; [Geovera/TL Investments LLC]
Off W. Fairview Ave, Soundview Ave., Tajen Ln. & Eric Ln.
City of Homer
4. Guy Waddell Sub. No. 3 Junes Addn. Lot 1-E 2020 Replat
KPB File: 2020-115; [Seabright Surveying/Jager, Keller]
Off Uminski Cir., Triton Ct. & East End Rd.
City of Homer
5. Hawkins View 2020 Addition
KPB File: 2020-093; [Peninsula Surveying/Hawkins]
Off Sterling Hwy.
Ninilchik Area

G. PENDING ITEMS**H. OTHER****I. ADJOURNMENT****J. MISCELLANEOUS INFORMATION – NO ACTION REQUIRED****NEXT REGULARLY SCHEDULED MEETING**

The next regularly scheduled Plat Committee meeting will be held **Monday October 26, 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
email address: planning@kpb.us
website: <http://www.kpb.us/planning-dept/planning-home>

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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

Marcus Mueller, Acting Planning Director • Charlie Pierce, Borough Mayor

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October 26, 2020

7:30 p.m.

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***1. Time Extension Request – None**

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

***3. Plats Granted Administrative Approval**

- a. AA Mattox 2020 Addition; KPB File 2020-034
- b. AK State Land Survey No. 2018-29 Old Sterling Hwy. North Sub; KPB File 2019-077
- c. Baringer Subdivision; KPB File 2019-071
- d. Bear Island 2019; KPB File 2019-035
- e. Betty Goodrich Churchill Meadows Subdivision; KPB File 2020-020R1
- f. Cowan McFarland Subdivision; KPB File 2020-053
- g. Gold Acres Meyer Addition; KPB File 2019-149
- h. Kristine Subdivision No. 1; KPB File 2020-037
- i. Meridian Park Subdivision 2020 Replat; KPB 2020-070
- j. Original Townsite of Kenai Bluff Replat; KPB File 2018-057
- k. Patson Properties McBride Addition; KPB File 2020-075
- l. Penny Hardy Homestead Addn.; KPB File 2019-146R1
- m. Robert Turkington Sub. 2020 Addition; KPB File 2020-006

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

***5. Plat Amendment Request**

- a. Chris Little Subdivision Amended
 KPB File 2020-019A1 [Johnson Surveying/Little]
 Recording Number KN 2020-37
 Location: Bastien Drive, Nikiski area

***6. Commissioner Excused Absences - None**

***7. Minutes**

October 2020 Planning Commission Meeting

D. OLD BUSINESS

1. Location and request:

- Vacate Sara Jane Street a 100-foot right of way (per Rappe Park Subdivision Amended KN 87-105 and patent deed KN Bk. 31 Pg. 299 and patent deed Bk. 27 Pg. 65).
- Vacate a portion of Park Road a 60-foot right of way (per Rappe Park Subdivision Amended KN 87-105 and ADL 220394 at Serial Number 2018-007092-0)
- Vacate 50-foot right of way easements on the east and west of Gov't. Lot 19 (per patent deed KN Bk. 27 Pg. 65).

Located within the NE 1/4 SW 1/4 of Section 34, Township 8 North, Range 11 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-059V. Purpose as stated in petition (*SUMMARIZED*): Petitioner owns the property on both sides of Sara Jane Street (Government Lot 17 and Lot 1 per Rappe Park Subdivision Amended Plat KN 87-105) as well as Government Lot 19. The rights of way have not been constructed and there are ponded wetlands on Sara Jane Street preventing lake access. Petitioner is providing a proposed 30' public access easement as an alternate access to Daniels Lake that is easily traversable and does not have wetlands. Petitioner(s): Louis F. Oliva Jr. and Stacy Ann Oliva of Nikiski, AK and Triple Knot Land & Livestock LLC of Kenai, AK.

E. NEW BUSINESS

1. Building Setback Exception

Marriott Subdivision Lot 21A Block 3 (Plat KN 88-42)
 KPB File 2020-125; PC Resolution 2020-33
 Location Harbin Avenue, Sterling Area

2. Location and request: Vacate Cheryl Lane a 60-foot right-of-way, approximately 951 feet in length including the adjoining utility easements as dedicated on Lillian Walli Estate, Plat HM 88-16. The right-of-way being vacated is unconstructed and located within the NE1/4 NE1/4 of Section 24, Township 6 South, Range 14 West, Seward Meridian, Alaska, within the Kenai Peninsula Borough. KPB File 2020-119V. Purpose as stated in petition: Petitioners are vacating lot lines and rights-of-way under an agreement with the City of Homer. All resulting lots have access by existing rights-of-way. Petitioner(s): Ero Walli ETAL of Anchor Point, AK.

F. PENDING ITEMS – None

G. PLAT COMMITTEE REPORT - The Plat Committee will review 5 preliminary plats

H. OTHER

- 1. Planning Commissioner Training: KPB 21.18 Condition Use Permits

I. 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.)

J. ASSEMBLY COMMENTS

K. LEGAL REPRESENTATIVE COMMENTS

L. DIRECTOR'S COMMENTS

M. COMMISSIONER COMMENTS

N. ADJOURNMENT

O. MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

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ADVISORY PLANNING COMMISSION MEETINGS

ADVISORY COMMISSION	MEETING LOCATION	DATE	TIME
Anchor Point	Zoom	November 5, 2020	7:00 PM
Cooper Landing	Zoom	November 4, 2020	6:00 PM
Funny River	Funny River Community Center	November 5, 2020	6:00 PM
Kalifornsky	Zoom	November 4, 2020	6:00 PM
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Moose Pass	Moose Pass Community Hall	TBD	
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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

Paulette Bokenko-Carluccio – City of Seldovia **Pamela Gillham** – Ridgeway

Robert Ruffner – Kasilof/Clam Gulch **Jeremy Brantley** – Sterling Area

Cindy Ecklund – City of Seward (Alternate)

October 26, 2020

6:00 p.m.

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A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

1. Agenda
2. Member/Alternate Excused Absences
3. Minutes

October 12, 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. OLD BUSINESS

1. Bryson Subdivision 2020 Addition
KPB File 2020-089; [Johnson Surveying/McCarty]
Location: Off Old Seward Road & Seward Highway
Bear Creek

F. NEW BUSINESS

- 1. Misty Acres Coys Addition 2020 Replat
 KPB File: 2020-114; [Peninsula Surveying/Carlson & Able]
 Location: Between Milepost 141 & 142 of the Sterling Highway
 Happy Valley
- 2. Baringer Schloesser Subdivision
 KPB File: 2020-122; [Fineline Surveys/Baringer, Schloesser, Wolfolk]
 Location: Off Mile Post 153 of the Sterling Highway
 Anchor Point APC
- 3. Katamar Subdivision Unit 2 Amended Mitchell Addition
 KPB File 2020-123; [Fineline Surveys/Mitchell]
 Location: Off Brown Drive & Iliamna Court
 Kachemak Bay APC
- 4. College Park North Subdivision Uei Replat
 KPB File: 2020-121; [Segesser Surveys/Uei]
 Location: Off Commerce Street, Liberty Lane & K-Beach Road
 Kalifornsky APC
- 5. Galloway Subdivision
 KPB File: 2020-120; [Segesser Surveys/Galloway]
 Location: Off Charlie Brown Drive & Stubblefield Drive
 Kalifornsky APC

G. PENDING ITEMS

H. OTHER

I. ADJOURNMENT

J. MISCELLANEOUS INFORMATION – NO ACTION REQUIRED

NEXT REGULARLY SCHEDULED MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday November 9, 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
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File Attachments for Item:

Planning and Zoning Resolutions - Third Quarter 2020

Planning and Zoning Resolutions - Third Quarter 2020

Amend CUP	202024 Remove square footage of building from CUP	8/12/2020	Approved
Conditional Use Permit	202030 Dog Breeding Business	9/23/2020	Approved
Encroachment Permit	202026 Side yard setback	8/27/2020	Approved
Encroachment Permit	202020 Administrative Encroachment Permit	7/24/2020	Approved
Landscape/Site Plan	202029 Education Center	9/3/2020	Approved
Landscape/Site Plan	202009 Renovation of existing building	9/14/2020	Approved
Landscape/Site Plan	202008 Six-plex	9/2/2020	Approved
Miscellaneous	202032 Change Street Name	9/9/2020	Approved
Miscellaneous	202031 Cell Tower Administrative Permit	9/3/2020	Approved
Miscellaneous	202028 Cell Tower Administrative Permit	9/3/2020	Approved
Preliminary Plat	202018 Eventyr Subdivision Number 3	7/8/2020	Approved
Preliminary Plat	202018 Eventyr Subdivision Number 3	7/8/2020	Approved
Preliminary Plat	202018 Eventyr Subdivision Number 3	7/8/2020	Approved
Preliminary Plat	202019 Oberts Pillars Subd. Donaghe Replat	7/22/2020	Approved
Preliminary Plat	202019 Oberts Pillars Subd. Donaghe Replat	7/22/2020	Approved
Preliminary Plat	202025 Beaver Loop Acres Addition No. 2	8/12/2020	Approved
Preliminary Plat	202019 Oberts Pillars Subd. Donaghe Replat	7/22/2020	Approved
Preliminary Plat	202025 Beaver Loop Acres Addition No. 2	8/12/2020	Approved

Preliminary Plat	202027	Inlet Woods Subdivision Lee-Worley Replat	8/26/2020	Approved
Preliminary Plat	202027	Inlet Woods Subdivision Lee-Worley Replat	8/26/2020	Approved
TSH Development	202023	Addition to Existing Building	8/12/2020	Approved
Variance	202021	Cell Tower Set back	8/26/2020	Approved
Variance	202022	Building size	8/12/2020	Approved

File Attachments for Item:

2. Building Permit Report - Third Quarter 2020

CITY OF KENAI BUILDING PERMITS - THIRD QUARTER 2020

<i>Permit #:</i>	<i>Date</i>	<i>Parcel #</i>	<i>Owner</i>	<i>Address</i>	<i>Legal Description</i>	<i>Comments</i>	<i>Valuation</i>	<i>R/C</i>
B5510			John & Shawna Hall	1301 Cunningham Ct	L12, Wildrose Subd. Kenai River Addition	#2572 SFD w/attached #1344 garage	\$407,000	R
B5511			Ian Kuernerle	1309 Kakru Way	L120B, American Subd.	#1500 SFD w/attached #440 garage	\$205,000	R
B5512			Diane M. Fikes	307 Linwood Ln.	L1 Stenga Sub No 2	#Removal of old deck & installation c new deck	\$117,000	R
B5513			Glenn Riley	315 Rogers Rd	L6, B7 Inlet View	#1272 SFD w/attached #528 garage	\$185,400	R
B5514			Nick & Shea Barnes	610 Dolchok Lane	L1, B2, Basin View Subd. Part 3	#380 Detached Garage	\$23,000	R
B5515			Gene & Barbara Backstrom	950 Baleen Ave	L23, B3 VIP Ranch Estates Sub Part 5	#1352 SFD w/attached #1248 garage	\$225,844	R
B5516			Glenn & Patricia Clifford	1602 Alliak Drive	L2, Silvertip Sub.	#256 addition	\$40,000	R
B5517			Double Glacier Builders, LLC	10128 Kenal Spur Hwy	L3 Subdivision Baron Park	#Parking Canopy	\$10,000	C
B5518			Kenaitze Indian Tribe	1000 Mission Ave	L16B	#1639 Dining & Kitchen Addition	\$693,000	C
B5519			Kenaitze Indian Tribe	508 Upland St.	B5 Townsite of Kenai Kenaitze Adhn. Sub	#Interior Alterations	\$3,802,428	C
B5520			Evan Harding	1555 Angler Drive	L31 B1 Subdivision Anglers Acres	#875 1 Bedroom Cabin Accessory Structure	\$106,000	R
B5521			Five Sac Self-Storage Corporation	281 Marathon Rd.	LA, Subdivision Baron Park	#Interior Modifications	\$738,000	C
B5522			Alex N Douthit	1104 Leeward	L6, B4 Subdivision Inlet Woods Sub Part One	#494 Addition & Renovation	\$49,000	R

<i>Permit #:</i>	<i>Date</i>	<i>Parcel #</i>	<i>Owner</i>	<i>Address</i>	<i>Legal Description</i>	<i>Comments</i>	<i>Valuation</i>	<i>R/C</i>
B5523			Scott & Chris Holmes	606 McCollum Drive	L2, B1 Kempf Subdivision	#1216 Rebuild portion of house damaged in fire	\$150,000	R
B5525			Alaska Bell LLC	1514 Pey Drive	L38 Shoreline Heights 2014 Addn Subdivision	#Single Family Dwelling	\$400,000	R

File Attachments for Item:

3. Code Violations - Third Quarter 2020



KENAI

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

MEMORANDUM

TO: Planning & Zoning Commission

THROUGH: Paul Ostrander, City Manager

FROM: Wilma Anderson, Planning Assistant

DATE: October 21, 2020

SUBJECT: Code Enforcement Action

2020 THIRD QUARTER REPORT

Planning & Zoning currently has three active code cases:

Junk Vehicles	0
Junk Vehicles and Debris & Junk	1
Debris & Junk	0
Garbage	0
Building Code Violation	0
Miscellaneous Code Violation	2
Cases transferred to Legal Department/Civil Penalties being assessed.	0
TOTALS:	3

Code Enforcement Action during the months of July. – September, 2020:

Closed Cases	12
Opened Cases	9