



Kenai Planning & Zoning Commission - Regular Meeting

December 11, 2024 - 7:00 PM

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

Telephonic/Virtual Information on Page 2

<http://www.kenai.city>

Agenda

A. **CALL TO ORDER**

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

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

B. **APPROVAL OF MINUTES**

1. *Regular Meeting of November 13, 2024

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 PZ2024-24** – Recommending Approval of Preliminary Plat – FBO Subdivision 2024 Addition for a Replat of Lots 5A and 5B of FBO Subdivision No. 10 Located in the Airport Light Industrial (ALI) Zoning District.

F. **PUBLIC HEARINGS**

G. **UNFINISHED BUSINESS**

H. **NEW BUSINESS**

1. ***Action/Approval** – Requesting an Excused Absence for the November 13, 2024 Regular Meeting – Krause

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: January 8, 2025

L. **COMMISSION COMMENTS AND QUESTIONS**

M. **PENDING ITEMS**

N. **ADJOURNMENT**

O. **INFORMATIONAL 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's Office at 907-283-8231.

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

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

<https://us02web.zoom.us/meeting/register/tZEsd-msqjgvHdWKOk0vTtQq6c5L5QTuhpb3>

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 13, 2024 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR JOE HALSTEAD, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on November 13, 2024, in City Hall Council Chambers, Kenai, AK. Chair Halstead called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Chair Halstead led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Joe Halstead, Chair
Glenese Pettey
Gwen Woodard

Jeff Twait, Vice Chair
Sonja Earsley
Diane Fikes

A quorum was present.

Absent:

Stacie Krause

Also in attendance were:

Kevin Buettner, Planning Director
Victoria Askin, City Council Liaison
Meghan Thibodeau, Deputy City Clerk

3. Approval of Agenda and Consent Agenda

MOTION:

Commissioner Woodard **MOVED** to approve the agenda and consent agenda. Commissioner Earsley **SECONDED** the motion.

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

Chair Halstead 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.
There being no objection; **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.

B. APPROVAL OF MINUTES

1. *Regular Meeting of October 23, 2024

Approved by the consent agenda.

C. **SCHEDULED PUBLIC COMMENTS** - None.

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

E. **CONSIDERATION OF PLATS** - None.

F. **PUBLIC HEARINGS**

1. **Resolution No. PZ2024-23** – Granting a Conditional Use Permit to Operate a Gunsmith Within the Existing Building on the Property Described as Lot 14, Block 1 of Leo T Oberts Subdivision, Addition No. 1, Located at 1540 Kittiwake Court, Within the rural Residential (RR) Zoning District.

MOTION:

Vice Chair Twait **MOVED** to approve Resolution PZ2024-23. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2024-23; he noted that the application was for a Conditional Use Permit (CUP) to operate a gunsmith within an existing building, and that the business would be operated primarily online and there would be little impact to the surrounding area. It was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2024-23.

David Wolf, applicant, noted he did not intend on making changes to the property; would be operating out of his garage and online; and all firearms would be locked in a safe.

Chair Halstead opened the floor for public hearing; there being no one wishing to be heard, the public hearing period was closed.

In response to questions from the commission, Wolf clarified that the business would not be operating full time; the type of work and merchandise that his business would provide; and that any test rounds would be handled at a gun range and not on the property.

VOTE:

YEA: Fikes, Twait, Woodard, Earsley, Pettey, Halstead

NAY: None

ABSENT: Krause

MOTION PASSED WITHOUT OBJECTION.

Chair Halstead noted the 15-day appeal period.

G. **UNFINISHED BUSINESS** – None.

H. **NEW BUSINESS**

1. ***Action/Approval** – Requesting an Excused Absence for the October 23, 2024 Regular Meeting – Halstead

Approved by the consent agenda.

2. **Action/Approval** - Recommending the Kenai City Council Enact an Ordinance - Amending Kenai Municipal Code Section 14.30.030 – General Provisions, to Update the Most Recent Version of the "Flood Insurance Study".

MOTION:

Vice Chair Twait **MOVED** to recommend the Kenai City Council enact an Ordinance - Amending Kenai Municipal Code Section 14.30.030 – General Provisions, to Update the Most Recent Version of the “Flood Insurance Study”. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner noted that the City had received new maps as part of the Borough’s update to the National Flood Insurance Program (NFIP), and introduced Harmony Curtis, State Foodplain Manager. Curtis gave a presentation on the NFIP, including background of the program, statistics, why the City participates and what the program offers to residents.

In response to questions from the commission, Curtis explained that there was no cost to the City to participate in the program, but if suspended it could affect residents’ insurance; timelines for grant cycles; provided further clarification on what can be covered by the program; when the maps were generated; and to whom flood insurance is available or required.

VOTE:

YEA: Twait, Halstead, Pettey, Earsley, Woodard

NAY: Fikes

ABSENT: Krause

MOTION PASSED.

I. REPORTS

1. Planning Director – Planning Director Buettner reported on the following:
 - Comprehensive Plan going into its 9th year; looking to revisit and update in 2025-2026.
 - Hazard Mitigation Plan expires next year and requires update; will know in early 2025 if the City’s application for funding was selected.
 - No business for November 27th and December 26th meetings; requested cancellation.
2. Commission Chair – Expressed appreciation for the commission.
3. Kenai Peninsula Borough Planning – No report.
4. City Council Liaison – Council Member Askin reported on recent actions of the City Council.

J. ADDITIONAL PUBLIC COMMENT – None.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: December 11, 2024

Commissioner Fikes noted she will be absent.

L. COMMISSION COMMENTS AND QUESTIONS – None.

M. PENDING ITEMS – None.

N. ADJOURNMENT

O. INFORMATIONAL ITEMS – None.

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:54 p.m.

I certify the above represents accurate minutes of the Planning & Zoning Commission meeting of November 13, 2024.

DRAFT



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2024-24**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT FOR FBO SUBDIVISION 2024 ADDITION ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESSES: 535 North Willow Street

LEGAL DESCRIPTIONS: Lot 5A, FBO Subdivision No. 10
Lot 5B, FBO Subdivision No. 10

KPB PARCEL NUMBERS: 04318047 and 04317048

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey and Design, LLC, on behalf of the property owners, the City of Kenai for a replat of Lot 5A and Lot 5B, FBO Subdivision No. 10; 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 lot will have access from North Willow Street (a paved and City-maintained road); and,

WHEREAS, City water and sewer lines are available to the 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 on-site water and wastewater systems are subject to the regulatory requirements of ADEC.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a replat of two lots within a subdivision that has dedicated rights-of-way and determined acceptable access, subject to the listed conditions. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, while the ALI zoning district does not have a minimum lot size requirement, the resulting lot size of this merger will be approximately 4.499 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 FBO Subdivision 2024 Addition for a replat of Lot 5A and Lot 5B, FBO Subdivision No. 10 be approved.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 11TH DAY OF DECEMBER, 2024.

JOE HALSTEAD, CHAIRPERSON

ATTEST:

Meghan Thibodeau, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Brandon McElrea, Planning Technician
DATE: December 3, 2024
SUBJECT: Resolution No. PZ2024-24 – Preliminary Plat – FBO Subdivision 2024 Addition

Request The applicant is proposing a preliminary plat to replat Lot 5A and Lot 5B, FBO Subdivision No. 10.

Staff Recommendation Adopt Resolution No. PZ2024-24 recommending approval of Preliminary Plat – FBO Subdivision No. 10 merging Lot 5A and Lot 5B, into a single Lot.

Applicant: Edge Survey and Design, LLC.
Attn: Jason Young
P.O. Box 208
Kasilof, AK 99610

Property Owner: City of Kenai

Legal Descriptions: Lot 5A, FBO Subdivision No. 10
Lot 5B, FBO Subdivision No. 10

Property Addresses: 535 N. Willow Street

KPB Parcel Nos.: 04318047 and 04318048

Zoning District: Airport Light Industrial (ALI)

Land Use Plan: Airport Industrial (AI)

Surrounding Uses: Airport, Airport Reserve Lands

SUMMARY

A preliminary plat has been submitted from Edge Survey and Design, LLC on behalf of the City of Kenai for a replat of Lot 5A and Lot 5B, FBO Subdivision No. 10 to merge the two Lots into one. The subject lots are located along N. Willow St., which is accessed off of Airport Way, or

Marathon Road. The subject lots are unimproved. The purpose of this subdivision is to facilitate the impending lease of the subject lots to ENA, LLC and their plans to improve over the current lot line. Merging these lots will ensure all setbacks are able to be met in the proposed improvement of the land.

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 parcel merger meets the preliminary plat requirements and development requirements for the Airport Light Industrial (ALI) zoning district. The merged parcel will have access off of North Willow Street, which is a City maintained paved road. City sewer and water are available along North Willow Street. The Public Works Director, Fire marshal, and Building Official have reviewed the preliminary replat and have no comments.

Staff finds that the preliminary plat for a replat of Lot 5A and 5B, FBO Subdivision No. 10 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 on-site water and wastewater systems are subject to the regulatory requirements of ADEC.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a replat of two lots within a subdivision that has dedicated rights-of-way and determined acceptable access, subject to the listed conditions. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, while the ALI zoning district does not have a minimum lot size requirement, the resulting lot size of this merger will be approximately 4.499 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 FBO Subdivision 2024 Addition to replat Lot 5A and Lot 5B, FBO Subdivision No 10 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 recommends approval of Resolution No. PZ2024-24 for a replat of Lot 5A and Lot 5B, FBO Subdivision No. 10 to 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, FBO Subdivision 2024 Addition



RECEIVED

CITY OF KENAI



NOV 21 2024

Planning & Zoning

By: 

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:	Edge Survey and Design				
Mailing Address:	POB 208	City:	Kasilof	State:	AK
Zip Code:	99610				
Phone Number(s):	907-283-9047				
Email:	jason@edgesurvey.net				

PROPERTY OWNER

Name:	City of Kenai				
Mailing Address:	210 Fidalgo Ave	City:	Kenai	State:	AK
Zip Code:	99611				
Phone Number(s):	907-283-8237				
Email:					

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04318048 and 04318047				
Current City Zoning:	Airport Light Industrial				
Use:	<input type="checkbox"/> Residential <input type="checkbox"/> Recreational <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other: None - Vacant				
Water:	<input type="checkbox"/> On Site <input checked="" type="checkbox"/> City <input type="checkbox"/> Community				
Sewer:	<input type="checkbox"/> On Site <input checked="" type="checkbox"/> City <input type="checkbox"/> Community				

PLAT INFORMATION

Preliminary Plat Name:	FBO Subdivision 2024 Replat
Revised Preliminary Plat Name:	
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Street Name (if vacating ROW):	

Exceptions Required and Requested:

None

Comments:

REQUIRED ATTACHMENTS

<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (1) 24" x 36" Plat	<input checked="" type="checkbox"/> (2) 11" x 17" Plats
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SIGNATURE

Signature:		Date:	11-20-24
Print Name:	JASON YOUNG	Title/Business:	Edge Survey and Design

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenai Spur Hwy., Unit B

Soldotna, AK 99669

Tel: (907) 260-8031 Fax: (907) 260-8036

CERTIFICATE TO PLAT

Edge Survey and Design, LLC.
PO Box 208
Kasilof, AK 99610
Attention: Jason Young

File Number: 24750
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of October 24, 2024 at 8:00 A.M. for a plat out of the following property:

Lot Five "A" (5A), and Five "B" (5B), FBO SUBDIVISION, NO. 10, according to Plat No. 2021-58, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

City of Kenai, a municipal corporation
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in Quit Claim Deed from the United States of America to the City of Kenai:

Recorded: April 20, 1964
Volume/Page: 27/303

Deed of Release, as disclosed by Affidavit, including the terms and conditions therein:

Recorded: July 14, 1992
Volume/Page: 402/493

Federal Aviation Administration Release and Relinquishment, including the terms and conditions therein:

Recorded: May 6, 2004
Serial No.: 2004-004322-0

2. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:

Taxing Authority: City of Kenai

3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:

Taxing Authority: KENAI PENINSULA BOROUGH

4. **COVENANTS, CONDITIONS AND RESTRICTIONS**, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such Covenant, condition or restriction violates 42 USC 3604 (c), as contained in an instrument:

Recorded: June 1, 1976
Volume/Page: 96/492

5. **GRANT OF INGRESS AND EGRESS**, including the terms and provisions thereof:

Recorded: June 26, 1979
Volume/page: 144/474

6. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: March 9, 1994
Volume/Page: 438/610
Granted To: Homer Electric Association, Inc.
Affects: portion of said land

7. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. 2021-58.

8. **EFFECT** of the notes on said Plat No. 2021-58.

9. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: February 26, 2008
Serial No.: 2008-001942-0
Granted To: Homer Electric Association, Inc.
Affects: Portion of said land

10. **AN OIL AND GAS LEASE** affecting the above interest under the terms, covenants and conditions therein provided, as disclosed by Memorandum:
Lessor: State of Alaska
Lessee: J. Benjamin Johnson
Recorded: March 7, 2011
Serial No.: 2011-002197-0

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

11. **NATURAL GAS PIPELINE EASEMENT** affecting the portion of said premises and for the purposes stated herein, and incidental purposes thereto:
In Favor Of: Buccaneer Alaska Operations, LLC
Recorded: September 30, 2011
Serial No.: 2011-009265-0
Affects: Portion of said land

12. **UTILITY EASEMENT** affecting the portion of said premises and for the purposes stated herein, and incidental purposes thereto:
In Favor Of: Alaska Communications Systems Inc.
Recorded: October 28, 2011
Serial No.: 2011-010358-0
Affects: Portion of said land

13. **NATURAL GAS PIPELINE EASEMENT** affecting the portion of said premises and for the purposes stated herein, and incidental purposes thereto:
In Favor Of: Buccaneer Alaska Operations, LLC
Recorded: March 15, 2013
Serial No.: 2013-002426-0
Affects: Portion of said land

14. **UNRECORDED LEASES**, subleases and/or rental agreements, including terms and provisions thereof.

15. **THE PRESENT OWNERSHIP OF ANY LEASEHOLD** and other matters affecting the interest of the lessee are not shown herein.

Stewart Title of the Kenai Peninsula, Inc.

By



Michelle Prater
Authorized Signator

NOTE: We will update this certificate to comply with Kenai Peninsula Borough Ordinance 90-38 upon notification from surveyor.



VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

TERRY EUBANK, CITY MANAGER
CITY OF KENAI
210 FIDALGO AVENUE, SUITE 200
KENAI, AK 99611

NOTARY ACKNOWLEDGEMENT

FOR: TERRY EUBANK
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2025

PUBLIC NOTARY SIGNATURE
MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

KPB FILE NO. 2024-???

FBO SUBDIVISION
2024 ADDITION

A REPLAT OF
LOT 54 AND 58 FBO SUBDIVISION NO. 10
PLAT 2021-58 KENAI RECORDING DISTRICT

LOCATED WITHIN NE1/4 NE1/4 SECTION 32,
T.6N., R.11W., S.4M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

OWNERS:

CITY OF KENAI
210 FIDALGO AVE. STE. 200
KENAI, AK 99611

CONTAINING 4.499 ACRES



8000 CINC STREET ANCHORAGE, AK 99516
Phone (907) 344-5590 Fax (907) 344-7794
AECCL# 1392

DRAWN BY:	DATE:	PROJECT:
JY	11/17/2024	24-624
CHECKED BY:	SCALE:	SHEET:
MA	1" = 50'	1 OF 1

NOTES

- 1) THIS PLAT IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
- 2) ANY PERSON DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING AN ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- 3) EXCEPTIONS TO KPB 20.30.030 - PROPOSED STREET LAYOUT AND KPB 20.30.170 - BLOCK LENGTH WERE GRANTED FOR THE PARENT PLAT AT THE PLAT COMMITTEE MEETING OF APRIL 12, 2021 AND ARE BEING CARRIED FORWARD FOR THIS PLATING ACTION.
- 4) COVENANTS, CONDITIONS, AND RESTRICTIONS WHICH MAY AFFECT THIS SUBDIVISION ARE RECORDED ON JUNE 1, 1978 IN BK 98 PAGE 492 KENAI RECORDERS OFFICE.
- 5) THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.80.170.
- 6) THIS SUBDIVISION MAY BE AFFECTED BY THE FOLLOWING EASEMENTS AND LEASES AS RECORDED IN THE KENAI RECORDS:
 - GRANT OF INGRESS AND EGRESS RECORDED JUNE 28, 1979 AT BK 144 PAGE 474.
 - UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON MARCH 9, 1994 AT BK 438 PAGE 610
 - UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON FEB. 28, 2008 AT SERIAL NO. 2008-001842-0
 - OIL AND GAS LEASE RECORDED ON MARCH 7, 2011 AT SERIAL NO. 2011-002197-0
 - NATURAL GAS PIPELINE EASEMENT GRANTED TO BUCCANEER ALASKA OPERATIONS, LLC RECORDED ON SEPT. 30, 2011 AT SERIAL NO. 2011-009265-0 AND MARCH 15, 2013 AT SERIAL NO. 2013-002426-0.
 - UTILITY EASEMENT GRANTED TO ALASKA COMMUNICATIONS SYSTEMS INC. RECORDED ON OCT. 28, 2011 AT SERIAL NO. 2011-010358-0
- 7) WASTEWATER DISPOSAL: PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS, ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- ⊕ PRIMARY MONUMENT OF RECORD AS REFERENCED
- SECONDARY MONUMENT OF RECORD
- 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED LS 8859
- SUBDIVISION BOUNDARY
- FORMER LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- MONUMENT TIE LINE
- (c) COMPUTED DATA FROM RECORD PLAT
- (r) RECORD DATA SEE REFERENCE

REFERENCES

(R1) FBO SUBDIVISION NO. 10, PLAT 2021-58, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 30, 2025.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK ANONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RECORDERS
STAMP
AREA

2.25"



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PRELIMINARY PLAT

LS 8101 S28 S32 R11W 1921
1/4 S32
2009
3 1/4" ALUMINUM CAP MONUMENT
PER (R1)

2 1/2" BRASS CAP
MONUMENT
PER (R1)

(S89°59'56"W 2842.44')

(N28°37'40"E 988.31')
(C)

(S89°59'56"W 381.90')

BASE OF BRASS PER (R1)
(N31°05'10"E 489.57')

10' X 20' UTILITY EASEMENT
PER PLAT 2004-85 KN

FORMER LOT LINE

LOT 5C
4.498 ACRES

100' RIGHT-OF-WAY
NORTH WILLOW STREET
(S31°04'35"W 500.00')

10' UTILITY EASEMENT

TRACT C
KN 2021-58

(N68°56'29"W 382.00')

LOT 4A
KN 2021-44



November 18, 2024 – 7:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2024

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

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

ZOOM MEETING DETAILS

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

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

To join the meeting from a computer, visit the Zoom meeting link above. 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. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

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. Time Extension Requests

- a. Red Boat Subdivision; KPB File 2022-150

*3. Plats Granted Administrative Approval

- a. Barron Wood Subdivision 2023 Replat; KPB File 2023-105
- b. Brown's Acre Estates 2024 Addition; KPB File 2024-028
- c. City Park Subdivision 2023 Replat; KPB File 2023-145
- d. Glacial Waters Subdivision Camp Addition; KPB File 2023-125
- e. Hauk's View Subdivision No. 2; KPB File 2024-010
- f. Jakes Estates ROW Replat; KPB File 2023-115
- g. Moose Range Meadows 2024 Addition; KPB File 2024-045
- h. RNK Subdivision; KPB File 2024-032

*4. Plats Granted Final Approval

- a. Holiday Park Subdivision 2024 Replat; KPB File 2024-061
- b. Peakaview subdivision 2024 Replat; KPB File 2024-038
- c. Slikok Creek Alaska Poindexter-Opperman Replat; KPB File 2023-100
- d. Whisper Lake Subdivision 2024 Replat; KPB File 2024-055

*7. Minutes

- a. October 28, 2024 Planning Commission Meeting

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

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

Public Hearing: Legislative Matters

1. **Ordinance 2024-29:** Amending KPB 2.56.030 to incorporate the 2024 Homer Transportation Plan as an element of the official comprehensive plan for the portion of the Borough within the boundaries of the City of Homer.

Motion to forward to the Assembly a recommendation to adopt Ordinance 2024-29, passed by unanimous vote (8-Yes)

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)*

2. **Building Setback Encroachment Permit; KPB File 2024-116**

Segesser Surveys / Musgrove

Request: Permits a portion of the house to remain approximately 4' within the 20' building setback on Lot 5, Tukakna Sky Subdivision, Plat KN 82-110

Location: Tyena Ka Road & Kwanta Hah Circle

Kalifornsky Area

Motion to adopt Planning Commission Resolution 2024-20, granting a building setback encroachment permit to a portion of the 20-foot building setback on Lot 5, Takakna Sky Subdivision, Plat KN 82-110, passed by unanimous vote (8-Yes)

3. **Conditional Land Use Permit Modification; MS2015-005**

Applicant: Sean Cude

Request: Modification to PC Resolution 2014-20 to allow excavation into the water table and for temporary localized dewatering.

Location: 36498 Virginia Drive

Kalifornsky Area

Motion to go into adjudicative session at the conclusion of the meeting and for the vote on the decision to be held at the December 16, 2024 Planning Commission meeting passed by unanimous vote (8-Yes)

F. PLAT COMMITTEE REPORT – The plat committee will review 7 plats

G. OTHER

- 2025 Planning Commission Meeting Calendar

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, December 16, 2024** 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

Fax: 907-714-2378

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.



November 18, 2024 – 6:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2024

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

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

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

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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. Member Excused Absences - None**
- *3. Minutes**
 - a. October 28, 2024 Plat Committee Meeting
- *4. Grouped Plats**
 - E4. Clyde King Subdivision 2024 Addition; KPB File 2024-115
 - E6. Highlands Subdivision Evans Replat; KPB File 2024-119
 - E8. Sea Watch Estates 2024 Addition; KPB File 2024-121

Motion to approve the agenda, the minutes from the October 28, 2024 Plat Committee meeting and grouped plats 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. Nikiski North Subdivision Dyer Addition; KPB File 2024-034
Segesser Surveys / Dyer
Location: Hinson Avenue & Bohlin Street
Nikiski Area / Nikiski APC

Motion to grant the exception request to to KPB 20.40 - Wastewater Disposal Soils Report, passed by unanimous vote (4-Yes)

2. Trust Land Survey 2024-01 Lonesome Lake Sub. 2024 Addn.; KPB File 2024-117
R & M Consultants, Inc. / Alaska Mental Health Trust Authority
Location: Shaw Airstrip Avenue & Upper Lake Drive
Cohoe Area

Motion to grant preliminary approval to Trust Land Survey 2024-01 Lonesome Lake Subdivision 2024 Addition passed by unanimous vote (40Yes)

Motion to grant the exception request to KPB 20.30.190 – Lots Dimensions, passed by unanimous vote (4-Yes)

3. Sutton Subdivision; KPB File 2024-114
Peninsula Surveying, LLC / Sutton, Freeman
Location: Sport Lake Road, Northern Lights Boulevard & Rafie Street
Soldotna Area

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

Motion to grant the exception request to KPB 20.30.170 - Block Length Requirements, passed by unanimous vote (4-Yes)

4. Clyde King Subdivision 2024 Addition; KPB File 2024-115
Johnson Surveying / Kenai Seward Properties. LLC
Location: Nash Road & Johnson Avenue
Bear Creek Area

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

5. Kenai River Bridge Subdivision 2024 Replat; KPB File 2024-118
Johnson Surveying / Ruiz, Greene
Location: Patrick Drive & Eastway Drive
Kalifornsky Area

Motion to grant preliminary approval to Kenai River Bridge Subdivision 2024 Replat passed by unanimous vote (4-Yes)

Motion to grant the exception request to KPB 20.40 - Wastewater Disposal Report, passed by unanimous vote (4-Yes)

6. Highlands Subdivision Evans Replat; KPB File 2024-119
Edge Survey & Design, LLC / Evans
Location: Silver Salmon Drive & Martin Court
City of Kenai

Motion to grant preliminary approval to Highlands Subdivision Evans Replat passed by unanimous vote (4-Yes)

7. Dawn Estates Whittenberg Addition; KPB File 2024-120
Edge Survey & Design, LLC / Whittenberg
Location: Edgington Road & Ryan Lane
Sterling Area

MOTION: Move to postpone action until brought back by staff passed by unanimous vote (4-Yes)

8. Sea Watch Estates 2024 Addition; KPB File 2024-121
Edge Survey & Design, LLC / Sanders & Hillstrand
Location: K-Beach Road Near MP 11
Kalifornsky Area

Motion to grant preliminary approval to Sea Watch Estates 2024 Addition 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, December 16, 2024** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **5:30 p.m.**

CONTACT INFORMATION

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Kenai City Council - Regular Meeting

November 20, 2024 — 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*)

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

E. PUBLIC HEARINGS

1. **ENACTED WITHOUT OBJECTION. Ordinance No. 3440-2024** - Accepting and Appropriating a Grant from the State of Alaska Department of Education and Early Development, Division of Library, Archives, and Museums for the Purchase of Library Materials. (Administration)
2. **ENACTED WITHOUT OBJECTION. Ordinance No. 3441-2024** - Accepting and Appropriating a Donation from Hilcorp Energy Company to Assist with the Annual Area-Wide Senior Thanksgiving Dinner. (Administration)
3. **ENACTED WITHOUT OBJECTION. Ordinance No. 3442-2024** - Amending Kenai Municipal Code Section KMC 23.55.020 – Compensation Structure by Grade for Employees in the Classified Service, to Amend the Effective Date a Step Increase Occurs and KMC 23.55.030 Qualification Pay, to Clarify Annual Leave and Holiday Pay Calculations and Correct an Error to Building Plans Examiner Recognition Pay. (Administration)
4. **ENACTED WITHOUT OBJECTION AS AMENDED. Ordinance No. 3443-2024** - Amending Kenai Municipal Code Section 14.30.030 – General Provisions, to Update the Most Recent Version of the “Flood Insurance Study”. (Administration)

F. MINUTES

1. *Regular Meeting of November 6, 2024. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Non-Objection to Renewal of a Limited Marijuana Cultivation License for Grateful Bud LLC, DBA Grateful Bud LLC - License No. 16474. (City Clerk)
3. ***Action/Approval** - Non-Objection to Renewal of a Retail Marijuana Store License for KRC LLC, DBA Kenai River Cannabis - License No. 17808. (City Clerk)
4. ***Action/Approval** - Non-Objection to Renewal of a Standard Marijuana Cultivation Facility License for Shackelford Investments LLC, DBA Shackelford Investments LLC - License No. 31826. (City Clerk)
5. ***Action/Approval** - Non-Objection to Renewal of a Beverage Dispensary Tourism Liquor License for Upper Deck LLC, DBA the Upper Deck - License No. 2993 (City Clerk)
6. ***Action/Approval** - Special Use Permit to the American Red Cross for Use of 475 Square Feet of Office Space at the Alaska Regional Fire Training Facility. (Administration)
7. ***Action/Approval** - Assignment of Leases of Kenai City Lands as Requested by KNC Golf Inc., for Kenai Municipal Golf Course. (Administration)
8. ***Action/Approval** - Assignment of Lease of Airport Reserve Lands & Consent to Assignment for Security Purposes as Requested by Schilling Rentals, LLC for Lot 5A, Block 1, FBO Sub. 2018 Replat. (Administration)
9. ***Ordinance No. 3444-2024** - 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 Hire a Contractor to Add a Cybersecurity Section to the City's Emergency Operations Plan. (Administration)
10. **APPROVED WITHOUT OBJECTION. Action/Approval** - Council Confirmation of Mayoral Nominations to the City's Commissions. (Gabriel)
11. **APPROVED WITHOUT OBJECTION. Action/Approval** - Council Confirmation of Mayoral Nominations to the Planning & Zoning Commission. (Gabriel)
12. **JOINT WORK SESSION SCHEDULED FOR 12/18/2024 AT 4:30 P.M. Discussion** - Scheduling a Capital Improvement Plan Joint Work Session. (Administration)
13. **WORK SESSION SCHEDULED FOR 12/3/2024 AT 4:30 P.M. Discussion** - Scheduling a Budget Goals Work Session. (Administration)

I. COMMISSION REPORTS

1. Council on Aging Commission
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. 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's Office at 907-283-8231.

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<https://us02web.zoom.us/meeting/register/tZYgc-yvrj8pHdOmr-alZX36o3RC59ZqqXA1>



Kenai City Council - Regular Meeting

December 04, 2024 — 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*)

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B. SCHEDULED ADMINISTRATIVE REPORTS

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

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

E. PUBLIC HEARINGS

1. **ENACTED WITHOUT OBJECTION. Ordinance No. 3444-2024** - 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 Hire a Contractor to Add a Cybersecurity Section to the City's Emergency Operations Plan. (Administration)
2. **ADOPTED WITHOUT OBJECTION. Resolution No. 2024-48** - Approving the Use of the Fleet Replacement Fund for the Purchase of Three Ford Police Interceptors Utilizing the State of Alaska Equipment Fleet Contract. (Administration)
3. **ADOPTED WITHOUT OBJECTION. Resolution No. 2024-49** - Authorizing the Acceptance of 2018 and 2020 Copper River and Prince William Sound Salmon Disaster Relief Funds. (Administration)
4. **ADOPTED WITHOUT OBJECTION. Resolution No. 2024-50** - Authorizing the Acceptance of 2018 East Side Set Gillnet and 2020 Upper Cook Inlet Salmon Disaster Relief Funds. (Administration)
5. **ADOPTED WITHOUT OBJECTION. Resolution No. 2024-51** - Adopting an Alternative Allocation Method for the FY25 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in Fisheries Management Area 14: Cook Inlet Area. (Administration)

F. MINUTES

1. *Regular Meeting of November 20, 2024. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Non-Objection to Renewal of a Restaurant/Eating Place Liquor License for Los Compadres Mexican Restaurant LLC, DBA Los Compadres Mexican Restaurant - License No. 5859 (City Clerk)
3. ***Action/Approval** - Ninety Day Extension of Special Use Permit to Cook Inlet Natural Gas Storage Alaska for Vehicle Parking. (Administration)
4. ***Action/Approval** - Special Use Permit for Snow Storage for Schilling Alaska, Inc. (Administration)
5. ***Action/Approval** - Special Use Permit for Snow Storage for Alaska Sure Seal, Inc. (Administration)
6. ***Ordinance No. 3445-2024** - Decreasing Estimated Revenues and Appropriation in the Kenai City Municipal Roadway Improvement Capital Project Funds to Transfer Residual Balance from Completed Projects Back to Their Original Funding Sources, and Increasing Estimated Revenues and Appropriation in the Kenai City Water & Sewer, Public Safety, and Airport Improvements Capital Project Funds to Fully Fund Projects Approved in the FY2025 Budget. (Administration)
7. **Discussion** - Scheduling a Joint Work Session with Kenaitze. (Administration)

I. COMMISSION REPORTS

1. Council on Aging Commission
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. 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

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