



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

August 27, 2025 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page X****

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 July 23, 2025

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 PZ2025-27** – Recommending Approval of Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat, Lots 8, 9, 27, & 28, Block 7, Valhalla Heights Subdivision Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to the Kenai Peninsula Borough, in the Rural Residential Zoning District

F. PUBLIC HEARINGS

1. **Resolution PZ2025-26** – Recommending the Kenai City Council Amend the Official Zoning Map by Rezoning Thirteen Properties Zoned with Multiple Zones and Assigning One Zoning District per Parcel, Tract, or Government Lot

G. UNFINISHED BUSINESS

H. NEW BUSINESS

- 1. Action/Approval** – Approving the Transfer of a Conditional Use Permit PZ2017-01 for the use of a Hotel/Motel, Restaurant, and Bar on the property described as Tract B, Kenai Landing Subdivision 2021 Addition, located at 2291 Bowpicker Lane within the Heavy Industrial Zoning District.
- 2. Discussion** – Alaska Walkability Action Institute – Kenai Peninsula Action Plan

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: September 10, 2025

L. COMMISSION COMMENTS AND QUESTIONS

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATIONAL ITEMS

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

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Planner at 907-283-8237.

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

<https://us02web.zoom.us/meeting/register/i0r2n05NROu0hmkmtbT3ew>

KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING

JULY 23, 2025 – 7:00 P.M.

**KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
VICE CHAIR EARSLEY, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on July 23, 2025, in City Hall Council Chambers, Kenai, AK. Vice Chair Earsley called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Vice Chair Earsley led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Sonja Earsley, Vice Chair
Glenese Pettey
Stacie Krause

Diane Fikes
Jeanne Reveal

A quorum was present.

[Clerk's Note: Commissioner Fikes arrived at 7:02 p.m.]

Absent:

Jeff Twait, Chair

Gwen Woodard

Also in attendance were:

Kevin Buettner, Planning Director
Jessica See, Planning Administrative Assistant
Deborah Sounart, City Council Liaison
Shellie Saner, City Clerk

3. Agenda and Consent Agenda Approval

MOTION:

Commissioner Pettey **MOVED** to approve the agenda and consent agenda. Commissioner Reveal **SECONDED** the motion.

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

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

UNANIMOUS CONSENT was requested.

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

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of June 25, 2025.

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

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

E. **CONSIDERATION OF PLATS**

1. **Resolution PZ2025-25** - Recommending Approval of Preliminary Plat - Terra-B Subdivision Swarner Addition, to replat Lots 3 & 4, Block One, Terra-B Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian, to the Kenai Peninsula Borough, in the Rural Residential Zoning District.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2025-25.

MOTION:

Commissioner Pettey **MOVED** to approve Resolution PZ2025-25. Commissioner Fikes **SECONDED** the motion.

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

VOTE:

YEA: Krause, Fikes, Reveal, Pettey, Earsley

NAY: None

ABSENT: Woodard, Twait

MOTION PASSED.

F. **PUBLIC HEARINGS** - None.

G. **UNFINISHED BUSINESS** - None.

H. **NEW BUSINESS** - None.

I. **REPORTS**

1. Planning Director

Planning Director Buettner reported on the following:

- Introduced new Planning Technician, Jessica See
- The Board of Adjustment overturned the Commission's decision on appeal regarding Resolution PZ2025-17.

Clarification was provided that the parties of interest and any person who participated in the appeal we sent the final decision.

2. Commission Chair - No report.

3. Kenai Peninsula Borough Planning

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

4. City Council Liaison

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

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

Michael Urciuoli addressed the Commission in opposition to the Board of Adjustments decision on appeal for Cornerstone Developments of Alaska LLC., noting concerns the size of the facility in a residential area and traffic flow.

Clarification was provided on the appeal process; the Board of Adjustments role when hearing an appeal and individual Planning Commission members do not participate or speak on behalf of the Commission during the appeal hearing.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: August 27, 2025.

L. COMMISSION COMMENTS AND QUESTIONS

Commission Members commented on the beautiful weather, the fish are in and remember to drive cautiously during Dip Net Season.

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 7:22 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of July 23, 2025.

Michelle M. Saner, MMC
City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-27**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT VALHALLA HEIGHTS SUBDIVISION THOMSEN REPLAT ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESS: 180 & 190 Standard Drive; 175 & 185 Phillips Dr.

LEGAL DESCRIPTION: Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian

KPB PARCEL NUMBERS: 04921016, 04921017, 04921018, & 04922003

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey & Design, LLC, on behalf of property owner Craig Thomsen, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian; and,

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

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

WHEREAS, the proposed lots will have access solely from Standard Drive (a maintained gravel City road); and,

WHEREAS, the proposed lots will not have access from Phillips Drive (a maintained gravel City road) per Kenai Municipal Code (KMC) 14.10.070(e)(2) which prohibits double frontage; and,

WHEREAS, the primary address for the parcel will be 190 Standard Drive, as the primary structure is currently at this address; and,

WHEREAS, City water is not available to the proposed lot; and,

WHEREAS, City sewer is not available to the proposed lot; and,

WHEREAS, an easement for utilities is granted this plat adjacent to the Standard Drive and Phillips Drive rights-of-way, along the eastern and west boundaries of the proposed lot; and,

WHEREAS, an existing easement for utilities along the rear of the current existing lots is requested to be vacated as of this replat; 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 subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the Standard Drive right-of-way exists within the proposed preliminary plat. Standard Drive is an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet (\approx 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 square feet.
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 Valhalla Heights Sub Thomsen Replat, for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 27th DAY OF AUGUST, 2025.

JEFF TWAIT, CHAIRPERSON

ATTEST:

LOGAN PARKS, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: August 20, 2025

SUBJECT: Resolution No. PZ2025-27 – Preliminary Plat – Valhalla Height Subdivision Thomsen Replat

Request	The applicant is proposing a preliminary plat to replat Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three.
Staff Recommendation	Adopt Resolution No. PZ2025-27 recommending approval of Preliminary Plat – Valhalla Heights Subdivision Thomsen Replat, creating one (1) lot of 2.004 acres.

Applicant:	Edge Survey & Design, LLC Attn: Jason Young PO Box 208 Kasilof, AK 99610
Property Owner:	Craig Thomsen
Legal Descriptions:	Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian
Property Address:	180 & 190 Standard Drive; 175 & 185 Phillips Dr.
KPB Parcel Nos.:	04921016, 04921017, 04921018, & 04922003
Zoning District:	Rural Residential (RR)
Land Use Plan:	Suburban Residential (SR)
Surrounding Uses:	Rural Residential

SUMMARY

A preliminary plat has been submitted from Edge Survey & Design, LLC on behalf of the property owner for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to create one (1) parcel.

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

ANALYSIS

The proposed replat meets the minimum lot size requirement of 20,000 square feet (≈ 0.47 acre) for the Rural Residential (RR) zoning district. The size of the proposed lot is approximately 87,294 square feet (2.004 acres).

City water and wastewater is not available along Standard Drive and developments on the proposed lot already have an established private water and septic system. Any expansion of the system will be subject to regulations set forth by the Alaska Department of Environmental Conservation.

Direct access to the proposed lots is provided via Standard Drive, a maintained gravel City road. The owner intends to retain their access driveway onto Standard Drive. If approved, the owners intend to keep the 190 Standard Drive address, as the primary structure is already addressed as such. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

Prior to development, the City of Kenai Floodplain Administrator should be contacted for information and regulations. The City of Kenai Floodplain Administrator has reviewed the preliminary plat and has no comments.

Staff finds that the preliminary plat for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, and the existing well and septic system is subject to the regulatory requirements of the Alaska Department of Environmental Conservation.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet (≈ 0.47 acre), with a proposed lot size of 2.004 acres or approximately 87,294 square feet
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.

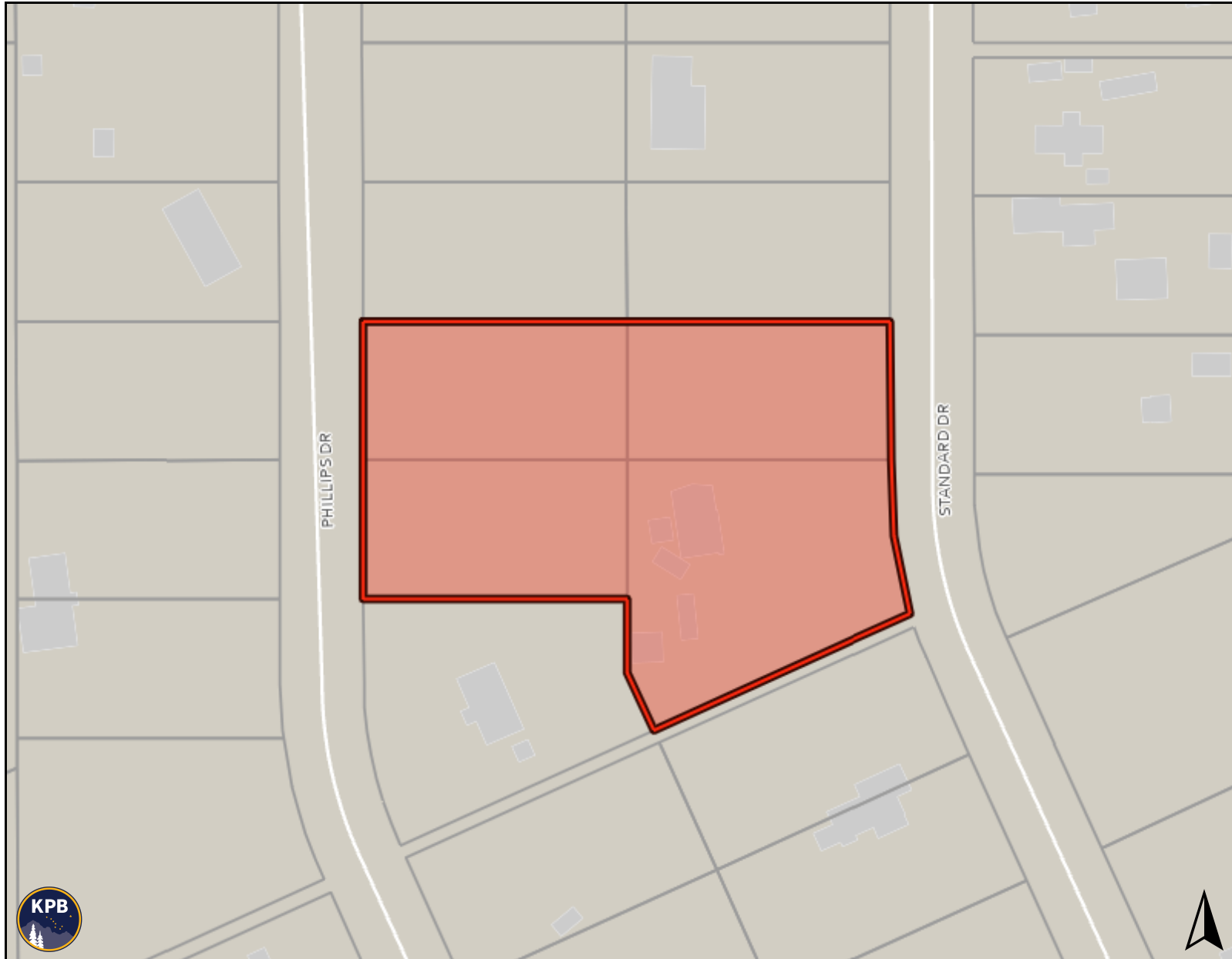
STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Valhalla Heights Subdivision Thomsen Replat meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2025-27 for a replat of Lots 8, 9, 27, & 28, Block Seven, Valhalla Heights Sub Part Three, Township 5 North, Range 10 West, Section 6, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. A plat note added to the final plat to prohibit access from Phillips Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Valhalla Heights Sub Thomsen Replat
Correspondence – Double Frontage



Legend

Transportation

Mileposts



Parcels and PLSS

Tax Parcels



0 150 300
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of these data. Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of these data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or use of the data.

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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 LLC
Mailing Address: PO Box 208 City: Kasilof State: AK Zip Code: 99610
Phone Number(s): 907-283-9047
Email: [REDACTED]

PROPERTY OWNER

Name: Craig Thomsen
Mailing Address: 190 Standard Dr. City: Kenai State: AK Zip Code: 99610
Phone Number(s): [REDACTED]
Email: [REDACTED]

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #: 04921016, 04921017, 04921018, and 04922003
Current City Zoning: [REDACTED]
Use: ☒ Residential ☐ Recreational ☐ Commercial
☐ Other: [REDACTED]
Water: ☒ On Site ☐ City ☐ Community
Sewer: ☒ On Site ☐ City ☐ Community

PLAT INFORMATION

Preliminary Plat Name: Valhalla Heights Subdivision Thomsen Replat
Revised Preliminary Plat Name: [REDACTED]
Vacation of Public Right-of-Way: ☐ Yes ☒ No
Street Name (if vacating ROW): [REDACTED]

Exceptions Required and Requested:

Comments:

REQUIRED ATTACHMENTS

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

SIGNATURE

Signature: [Signature] Date: 7/10/25
Print Name: Craig Thomsen Title/Business: Owner

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: 25615
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of July 28, 2025 at 8:00 A.M. for a plat out of the following property:

Lots Eight (8), Nine (9), Twenty-seven (27), and Twenty-eight (28), Block Seven (7), VALHALLA HEIGHTS SUBD. PART 3, according to Plat No. K-1568, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

Craig W. Thomsen, an unmarried person as to Lot 8 Block 7; and Craig W. Thomsen, a married person, as to Lots 9, 27 and 28, Block 7.

an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **RESERVATIONS AND EXCEPTIONS** as contained in Mineral Patent from the United States of America to the State of Alaska
Recorded: September 27, 1982
Volume/Page: 194/781

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

3. **TAXES AND ASSESSMENTS**, if any due the taxing authority indicated (We will advise by submitting a copy of our report upon receipt of the information):
Taxing Authority: CITY OF KENAI
4. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
5. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: July 16, 1969
Volume/Page: Misc. 35/187
Granted To: Homer Electric Association, Inc.
Affects: General Easement, no definite location disclosed
6. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deeds:
Recorded: July 17, 1968
Volume/Page: Deed Book 52, Pages 51, 52, 70 and 71

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

7. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deed:

Recorded: August 10, 1973
Volume/Page: 72/770

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

8. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. K-1568.

9. **EFFECT** of the notes on said Plat No. K-1568.

10. **BUILDING ENERGY EFFICIENCY STANDARDS CERTIFICATION** including the terms and provisions therein:

Recorded: October 2, 1998
Serial No.: 541/834

11. **SUMMARY OF BUILDING INSPECTION** including the terms and provisions therein:

Recorded: October 2, 1998
Serial No.: 541/835

12. **DEED OF TRUST**, including terms and provisions thereof, to secure an indebtedness of the amount herein stated and for any other amounts payable under the terms thereof:

Amount: \$250,000.00
Dated: November 3, 2021
Recorded: November 8, 2021
Serial No.: 2021-012351-0
Trustor: Craig W. Thomsen, a married person
Trustee: Credit Union 1
Beneficiary: Credit Union 1
Affects Lot 9, Block 7

13. **INTEREST OF THE SPOUSE** of the vestee, if married, and the subject property has been used as a marital homestead.

Stewart Title of the Kenai Peninsula, Inc.

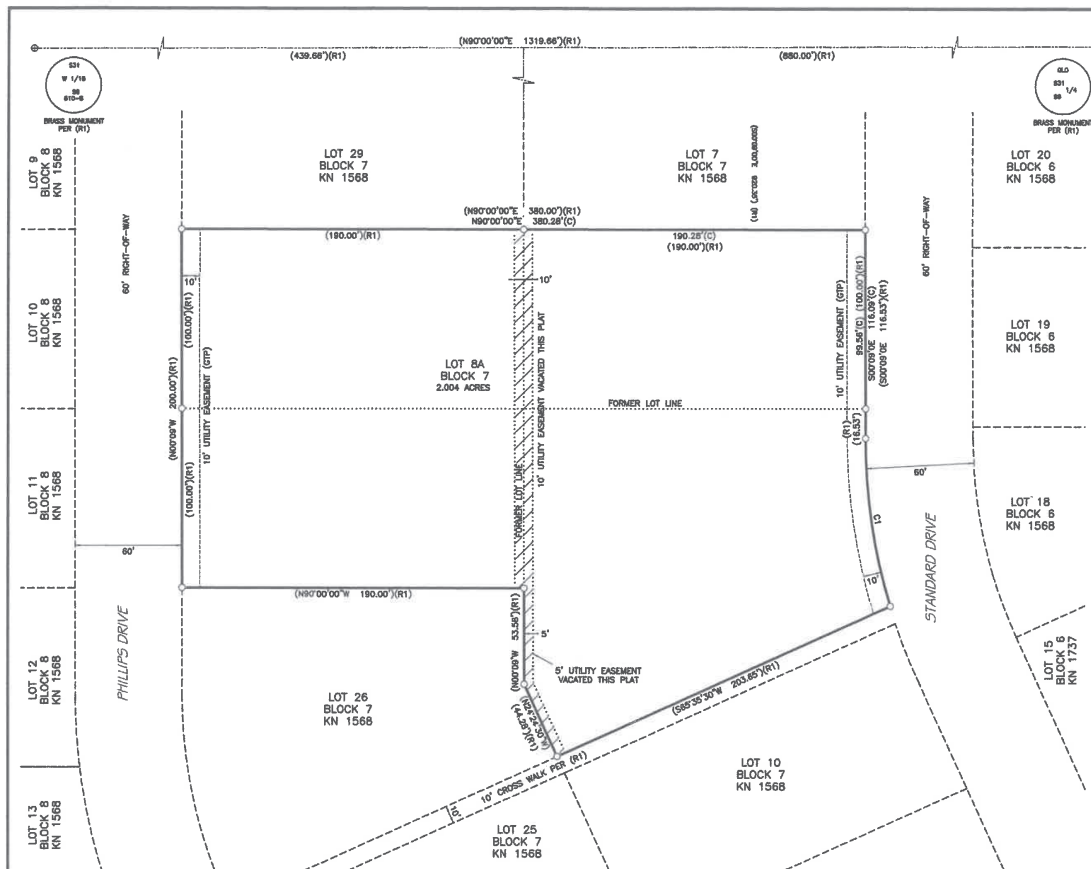
By



Authorized Countersignature

Mary Frengle
Authorized Signator

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



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(C)	330.00'	95.00'	18°29'39"	S09°23'50"E	94.67'
C1(R)	330.00'	95.00'			

REFERENCES

(R1) VALHALLA HEIGHTS SUBDIVISION PART 3, PLAT K-1588, KENAI RECORDING DISTRICT



3" 1" 0" 30"
1" = 30'

PRELIMINARY

NOTES

- PER KPB CODE 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS AND FLOODPLAIN MANAGEMENT.
- PER THIS PLATTING ACTION THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICAL LINE EASEMENT, WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 16, 1999 IN MEC. BOOK 35 PAGE 157 KENAI RECORDING DISTRICT.
- THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES. NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.68.200A.
- UTILITY EASEMENT VACATION APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
- WASTEWATER DISPOSAL: THE PARENT SUBDIVISION, (PLAT K-1568, KRD), FOR THE LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON JULY 8, 1988. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LEGEND

- ⊙ RECORD MONUMENT -- AS SHOWN
- RECORD PROPERTY CORNER PER (R1)
- 1/2" X 18" STEEL ROD
- SUBDIVISION BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - FORMER LOT/ EASEMENT LINE
- - - UTILITY EASEMENT
- - - MONUMENT THE LINE
- (R1) RECORD DATA
- (GTP) GRANTED THIS PLAT
- (C) COMPUTED
- ▨ UTILITY EASEMENT VACATED THIS PLAT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 13, 2025.
KENAI PENINSULA BOROUGH

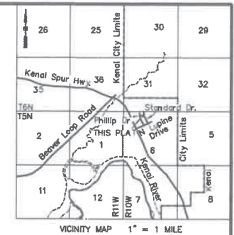
AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 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"



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN 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 W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99811

NOTARY'S ACKNOWLEDGEMENT

FOR: CRAIG W. THOMSEN
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE
MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

KPB FILE NO. 2025-XXX

VALHALLA HEIGHTS
SUBDIVISION
THOMSEN REPLAT

A REPLAT OF
LOTS 8, 9, 27 AND 28 BLOCK 8
VALHALLA HEIGHTS SUBDIVISION PART 3
PLAT NO. K-1568
KENAI RECORDING DISTRICT

LOCATED WITHIN
NW1/4 SECTION 6, T5N, R10W, S.M.
CITY OF KENAI
KENAI RECORDING DISTRICT
KENAI PENINSULA BOROUGH
STATE OF ALASKA

OWNER:
CRAIG W. THOMSEN
190 STANDARD DRIVE
KENAI, ALASKA 99811

CONTAINING 2.004 ACRES



2000 10th STREET ANCHORAGE, AK 99516
Phone (907) 344-5990 Fax (907) 344-7794
ACCL# 1382

DRAWN BY:	DATE:	PROJECT:
UT	08/18/2025	25-584
CHECKED BY:	SCALE:	SHEET:
MA	1" = 30'	1 OF 1

Kevin Buettner

From: Jason Young <jason@edgesurvey.net>
Sent: Monday, August 18, 2025 11:10 AM
To: Kevin Buettner
Subject: Re: Valhalla Heights Sub - Thomsen Replat

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Landowner has no intentions of constructing access to Phillips, so a note will be fine and I can add before KPB submittal.

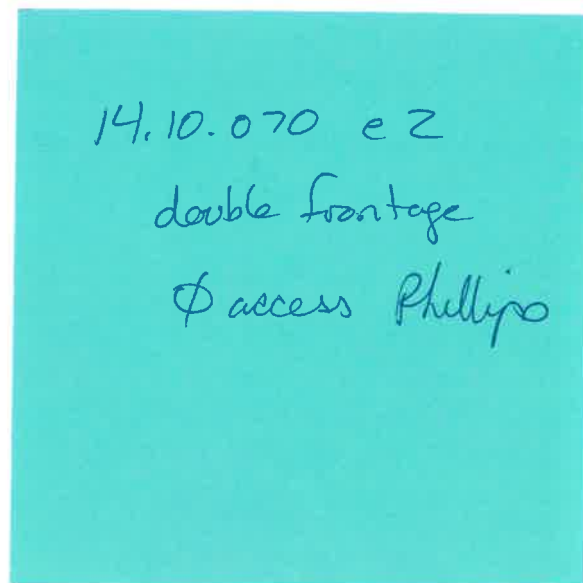
Thanks,
Jason Young
Edge Survey and Design
907-283-9047

From: Kevin Buettner <kbuettner@kenai.city>
Sent: Monday, August 18, 2025 9:12 AM
To: Jason Young <jason@edgesurvey.net>
Subject: Valhalla Heights Sub - Thomsen Replat

Jason,

I am reviewing the replat you dropped off last week. The new proposed parcel will have double frontage, which is not allowed per KMC 14.10.070(e)(2). Would the owner be opposed to a plat note stating that no access shall be given from Phillips Dr.? If that is acceptable, I will ask for an exception to this rule from P&Z.

Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director
(907) 283-8235 (O) | (907) 971-0867 (M)
www.kenai.city





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION PZ2025-26**

A RESOLUTION **RECOMMENDING** THE KENAI CITY COUNCIL AMEND THE OFFICIAL ZONING MAP BY REZONING THIRTEEN PROPERTIES ZONED WITH MULTIPLE ZONES AND ASSIGNING ONE ZONING DISTRICT PER PARCEL, TRACT, OR GOVERNMENT LOT.

WHEREAS, the Planning Department has identified thirteen properties in the City that each have more than one zoning district, known as split zoning; and,

WHEREAS, individual properties with multiple zones can cause ambiguity and confusion, hinder efficient development, and limit commercial financing opportunities; and,

WHEREAS, there are no provisions in the Kenai Zoning Code to address which zoning regulations may take precedence in the event of conflicting guidance; and,

WHEREAS, the property owners of the thirteen parcels, not owned by the City, have been contacted by the Planning Department and do not object to the proposed rezoning; and,

WHEREAS, amendments to the Official Zoning Map may be initiated by Kenai City Council in accordance with Kenai Municipal Code (KMC) 14.20.270(b)(1)(A) Amendment Procedures; and,

WHEREAS, the proposed rezone to the proposed zoning districts would eliminate thirteen (13) split zoned parcels within the City; and,

WHEREAS, the proposed amendment to the zoning ordinance is not substantially the same as any other unapproved proposed amendment submitted within the previous nine (9) months; and,

WHEREAS, the City of Kenai Planning and Zoning Department conducted a duly advertised public hearing, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications; and,

WHEREAS, the Planning and Zoning Commission finds:

1. The rezone is consistent with the Imagine Kenai 2030 Comprehensive Plan and aligns with the Land Use Plan and addresses Goal 3 – *Land Use: Develop land use strategies to implement a forward-looking approach to community growth and development.*
2. The rezone would reduce confusion for landowners and administrative staff regarding allowable development on their parcels, allowing for the highest and best use of their land.

3. Administrative staff have developed procedures to ensure split zones do not occur in the future when land is subdivided.

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

Section 1. That Kenai City Council amend the Official Zoning Map as follows:

<u>Parcel #</u>	<u>Physical Address</u>	<u>Lot Size (acres)</u>	<u>Legal Description</u>	<u>Zoning</u>
04336023	280 Airport Way	10.0	Tract B, FBO Sub #3	[CG/IL] <u>IL</u>
04336044	281 Marathon Rd.	14.78	Lot A, Baron Park 2006 Replat	[CG/IL] <u>IL</u>
04336041	405 Marathon Rd.	9.97	Tract A, Baron Park Kenai Youth Addn	[IL/C] <u>IL</u>
04520026	8195 Kenai Spur Highway	2.05	Tract A1, Integrity Plaza II	[CG/RS] <u>CG</u>
04923051	5839 Kenai Spur Highway	2.19	Lot 7A, Block 2, Valhalla Heights 2024 Addn	[LC/RR] <u>LC</u>
04901119	545 Bridge Access Road	0.86	Lot 2, Jahrig Subdivision	[RS/IH] <u>RS</u>
04901107	609 Bridge Access Road	3.34	Portion of Government Lot 5, T 5N, R 11 W, Sec. 4	[RS/IH] <u>RS</u>
04318046	N. Willow St.	43.97	Tract C, FBO Sub #10	[ALI/IL] <u>ALI</u>
04701031	320 S. Spruce St.	7.41	Tract 2-A City Park Sub 2023 Replat	[RS/RU] <u>RU</u>
04910014	Kenai River Flats	616.9	Portions of Sections 8, 9 & 17, T 5N R 11W	[RR/C] <u>C</u>
04945002	1591 Boat Launch Rd.	12.06	Tract A, City of Kenai Boat Ramp & ROW Dedication	[WW/C] <u>WW</u>
04945008	1568 Beaver Loop Rd.	24.0	Government Lots 1 & 2, Lying East of Kenai River Rd Crossing & South of Beaver Loop Rd Excluding USS 679	[IH/RR] <u>RR</u>
04901048	750 Lawton Drive	37.65	Govt Lot 2 Excluding Therefrom Inlet View Sub	[ED/RR] <u>ED</u>

Section 2. That the Commission will forward its written recommendation to the Kenai City Council, along with all certified minutes and public records relating to the proposed amendment.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 27TH DAY OF AUGUST, 2025.

JEFF TWAIT, CHAIRPERSON

ATTEST:

LOGAN PARKS, DEPUTY CITY CLERK



STAFF REPORT

PLANNING & ZONING DEPARTMENT

O: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
DATE: August 20, 2025
SUBJECT: Resolution PZ2025-26 – Rezone Thirteen (13) Parcels Zoned With Multiple Zones and Assigning One Zoning District Per Parcel, Tract, or Government Lot

Request The Planning Department, through City Council (as sponsored by Councilman Douthit) are requesting a rezone of thirteen (13) parcels zoned with multiple zones and assigning one zoning district per parcel, tract, or government lot.

Staff Recommendation Adopt Resolution PZ2025-26 recommending approval of a rezone of thirteen (13) parcels zoned with multiple zones and assigning one zoning district per parcel, tract, or government lot.

Applicants: Kenai City Council

<u>Parcel #</u>	<u>Physical Address</u>	<u>Lot Size (acres)</u>	<u>Legal Description</u>	<u>Zoning</u>
04336023	280 Airport Way	10.0	Tract B, FBO Sub #3	[CG/IL] <u>IL</u>
04336044	281 Marathon Rd.	14.78	Lot A, Baron Park 2006 Replat	[CG/IL] <u>IL</u>
04336041	405 Marathon Rd.	9.97	Tract A, Baron Park Kenai Youth Addn	[IL/C] <u>IL</u>
04520026	8195 Kenai Spur Highway	2.05	Tract A1, Integrity Plaza II	[CG/RS] <u>CG</u>
04923051	5839 Kenai Spur Highway	2.19	Lot 7A, Block 2, Valhalla Heights 2024 Addn	[LC/RR] <u>LC</u>
04901119	545 Bridge Access Road	0.86	Lot 2, Jahrig Subdivision	[RS/IH] <u>RS</u>

04901107	609 Bridge Access Road	3.34	Portion of Government Lot 5, T 5N, R 11 W, Sec. 4	[RS/IH] <u>RS</u>
04318046	N. Willow St.	43.97	Tract C, FBO Sub #10	[ALI/IL] <u>ALI</u>
04701031	320 S. Spruce St.	7.41	Tract 2-A City Park Sub 2023 Replat	[RS/RU] <u>RU</u>
04910014	Kenai River Flats	616.9	Portions of Sections 8, 9 & 17, T 5N R 11W	[RR/C] <u>C</u>
04945002	1591 Boat Launch Rd.	12.06	Tract A, City of Kenai Boat Ramp & ROW Dedication	[WW/C] <u>WW</u>
04945008	1568 Beaver Loop Rd.	24.0	Government Lots 1 & 2, Lying East of Kenai River Rd Crossing & South of Beaver Loop Rd Excluding USS 679	[IH/RR] <u>RR</u>
04901048	750 Lawton Drive	37.65	Govt Lot 2 Excluding Therefrom Inlet View Sub	[ED/RR] <u>ED</u>

SUMMARY

Upon review of the existing zoning in the City of Kenai, Planning & Zoning staff determined there were thirteen parcels within the city that had two or more zoning districts applied within the boundaries of the parcel, tract, or government lot.

The purpose of the rezone is to assign one zoning district per parcel, tract, or government lot (or portion thereof). This rezone will reduce ambiguity and confusion and ensure all existing parcels are readily evident as to their purpose and allowable, efficient development. As there are no provisions to determine which zone would take precedence in the event of conflicting guidance, it is determined this rezone would eliminate any confusion. The Planning & Zoning Department has developed new protocols to track potential rezoning needs in the future when land is subdivided.

There will be no non-conforming uses created by the completion of this rezoning effort. This rezone also would not develop small, isolated zones. Each change enlarges an adjacent zoning district. For undeveloped parcels, proposed zones were determined by surrounding development types and/or the zoning of the majority of the parcel. For developed parcels, all uses are either permitted by right, or have an existing Conditional Use Permit.

The Comprehensive Plan supports this rezoning in the following identified goal:

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

- *LU-3: Review existing zoning and subdivision codes to determine if they address current and future land uses adequately.*

ANALYSIS

Pursuant to KMC Section 14.20.270, the initiation of a Zoning Map Amendment may be initiated Kenai City Council.

Existing and Proposed Zoning

The existing zoning on the thirteen parcels is mixed with two or more zones.

Findings: The intent of the Zoning Code is to establish boundaries that follow recognizable limits such as:

- Center lines of streets
- Platted lot lines
- City limits or section lines
- Shore lines or river banks

Split zones violated these rules of interpretation and may allow conflicting land uses to be allowable within the same parcel. This confusion may delay development as staff, contractors, and landowners determine the appropriate path forward on each split zoned parcel.

The proposed zoning is to apply the zone that currently covers the largest portion of the parcel, to choose one of the current zones that allows for the development by right, or, if requested by the landowner to enlarge a neighboring zoning district.

Findings: The intent of this rezone is not to change the use of the land as it currently is being used. This rezone would apply one of the current zones across the entire parcel, tract, or government lot. Only at the request of a landowner, would a change to the zoning be made and only if it enlarges a neighboring zoning district on land they also own. No non-conforming uses would be created as a result of this rezoning action. Furthermore, no “spot” zones or small, isolated zoning districts would be created.

Comprehensive Plan

Goal 3, Objective 3 in the *Imagine Kenai 2030 Comprehensive Plan* (“Comprehensive Plan”) states the following:

Review existing zoning and subdivision codes to determine if they address current and future land uses adequately.

Findings: The Planning Department has determined that split zones, while not explicitly prohibited by Kenai Municipal Code, do allow for confusion when landowners seek to develop or otherwise improve their property. Conflicting land uses and development requirements allow for potential confusion and incorrect interpretation. The City of Kenai’s administration strives to reduce or eliminate barriers to development, and streamlining the development process by eliminating split zones allows for faster processing of building permits and other related documents.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280 notices of the public hearing for the rezone were mailed to property owners within a three hundred-foot (300') periphery of the subject properties. City staff published notice of the public hearing in the *Peninsula Clarion*, and notification was posted.

Public and landowner comments have been received, and are attached to this report.

STAFF RECOMMENDATION

Based on the findings and analysis in this staff report, Staff recommends the Planning & Zoning Commission recommend approval of the rezone request for the thirteen parcels listed above. Planning & Zoning Commission's recommendation will be forwarded to City Council for consideration.

ATTACHMENTS

Document with Split Zoned Parcels and Recommendations
Letters of Support from Public and/or Landowners

From: [Cliff Baker](#)
To: [Planning Department](#)
Subject: Parcel # 04520026
Date: Thursday, August 14, 2025 5:12:37 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I agree with the proposed zoning change.
Cliff

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Huff, Scott](#)
To: [Planning Department](#)
Subject: zoning change for parcel 04336023- Homer Electric Association
Date: Tuesday, August 19, 2025 10:11:25 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Kevin,

Thank you for taking my calls yesterday to discuss the zoning of HEA's parcel (04336023) where our Kenai office and Operations yard are located. We have discussed the zoning change and agree that Light Industrial would be an appropriate zoning designation for this parcel. HEA has no comments or concerns with the change to Light Industrial zoning.

Thank you,

SCOTT HUFF | Land Management Officer
Homer Electric Association, Inc.

280 Airport Way | Kenai, Alaska 99611
office 907.335.6209 | toll free 800.478.8551
SHuff@homerelectric.com

Your Member-Owned Electric Cooperative

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.



**CITY OF KENAI
ORDINANCE NO. 3482-2025**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AND LAND USE TABLE BY REZONING THIRTEEN PROPERTIES ZONED WITH MULTIPLE ZONES AND ASSIGNING ONE ZONING DISTRICT PER PARCEL, TRACT, OR GOVERNMENT LOT.

WHEREAS, the Planning Department has identified thirteen properties in the City that each have more than one zoning district, known as split zoning; and,

WHEREAS, individual properties with multiple zones can cause ambiguity and confusion, hinder efficient development, and limit commercial financing opportunities; and,

WHEREAS, there are no provisions in the Kenai Zoning Code to address which zoning regulations may take precedence in the event of conflicting guidance; and,

WHEREAS, the property owners of the thirteen parcels, not owned by the City, have been contacted by the Planning Department and do not object to the proposed rezoning; and,

WHEREAS, amendments to the Official Zoning Map may be initiated by Kenai City Council in accordance with Kenai Municipal Code (KMC) 14.20.270(b)(1)(A) *Amendment Procedures*; and,

WHEREAS, the proposed rezone to the proposed zoning districts would eliminate split zoned parcels within the City ; and,

WHEREAS, the rezone is consistent with the Imagine Kenai 2030 Comprehensive Plan and aligns with the Land Use Plan and addresses Goal 3 – *Land Use: Develop land use strategies to implement a forward-looking approach to community growth and development* and is in the best interest of the City; and,

WHEREAS, at their regularly scheduled meeting held on August 27, 2025, the City of Kenai Planning and Zoning Commission _____ the subject properties be rezoned as proposed above.

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

Section 1. Amendment of City of Kenai Official Zoning Map: That City of Kenai, Official Zoning Map is hereby amended as follows:

<u>Parcel #</u>	<u>Physical Address</u>	<u>Lot Size (acres)</u>	<u>Legal Description</u>	<u>Zoning</u>
04336023	280 Airport Way	10.0	Tract B, FBO Sub #3	[CG/IL] <u>IL</u>
04336044	281 Marathon Rd.	14.78	Lot A, Baron Park 2006 Replat	[CG/IL] <u>IL</u>
04336041	405 Marathon Rd.	9.97	Tract A, Baron Park Kenai Youth Addn	[IL/C] <u>IL</u>

04520026	8195 Kenai Spur Highway	2.05	Tract A1, Integrity Plaza II	[CG/RS] <u>CG</u>
04923051	5839 Kenai Spur Highway	2.19	Lot 7A, Block 2, Valhalla Heights 2024 Addn	[LC/RR] <u>LC</u>
04901119	545 Bridge Access Road	0.86	Lot 2, Jahrig Subdivision	[RS/IH] <u>RS</u>
04901107	609 Bridge Access Road	3.34	Portion of Government Lot 5, T 5N, R 11 W, Sec. 4	[RS/IH] <u>RS</u>
04318046	N. Willow St.	43.97	Tract C, FBO Sub #10	[ALI/IL] <u>ALI</u>
04701031	320 S. Spruce St.	7.41	Tract 2-A City Park Sub 2023 Replat	[RS/RU] <u>RU</u>
04910014	Kenai River Flats	616.9	Portions of Sections 8, 9 & 17, T 5N R 11W	[RR/C] <u>C</u>
04945002	1591 Boat Launch Rd.	12.06	Tract A, City of Kenai Boat Ramp & ROW Dedication	[WW/C] <u>WW</u>
04945008	1568 Beaver Loop Rd.	24.0	Government Lots 1 & 2, Lying East of Kenai River Rd Crossing & South of Beaver Loop Rd Excluding USS 679	[IH/RR] <u>RR</u>
04901048	750 Lawton Drive	37.65	Govt Lot 2 Excluding Therefrom Inlet View Sub	[ED/RR] <u>ED</u>

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

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

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 3RD DAY OF SEPTEMBER, 2025.

Brian Gabriel Sr., Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Introduced: August 6, 2025
Enacted: September 3, 2025
Effective: October 3, 2025



SPLIT ZONED PARCELS



SPLIT ZONED PARCELS & RECOMMENDATIONS

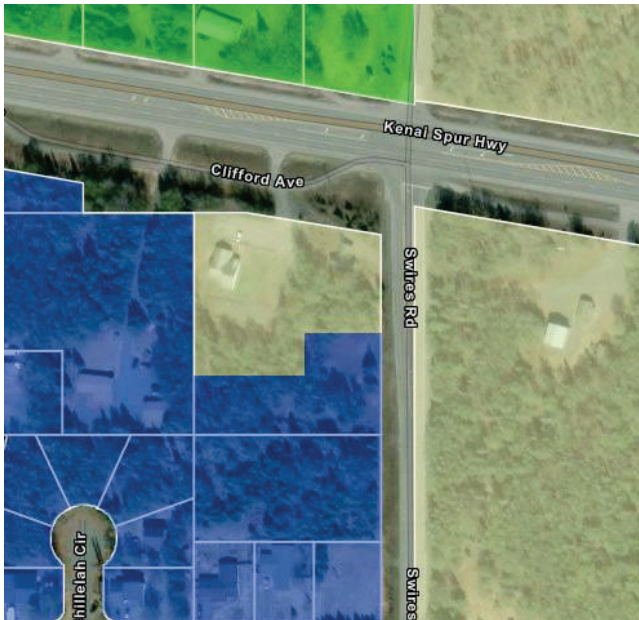
HEA/U-Haul/Baron Park Youth Center



- Parcel 04336023 (HEA) – Rezone to Light Industrial which allows for Storage Yard & Business Services. Extends similar zones to north and west
- Parcel 04336044 (U-Haul) – Rezone to Light Industrial which allows for Mini-Storage Facility. Extends similar zones to north, east, and west
- Parcel 04336041 (Baron Park Youth Center) – Rezone to Light Industrial which allows for Governmental Buildings. Extends similar zones to north, east, and south

SPLIT ZONED PARCELS & RECOMMENDATIONS

8195 Kenai Spur Hwy



- Parcel 04520026 – Rezone to General Commercial. Lots were merged and zoning was not changed at that time.

SPLIT ZONED PARCELS & RECOMMENDATIONS

Peninsula Memorial Chapel

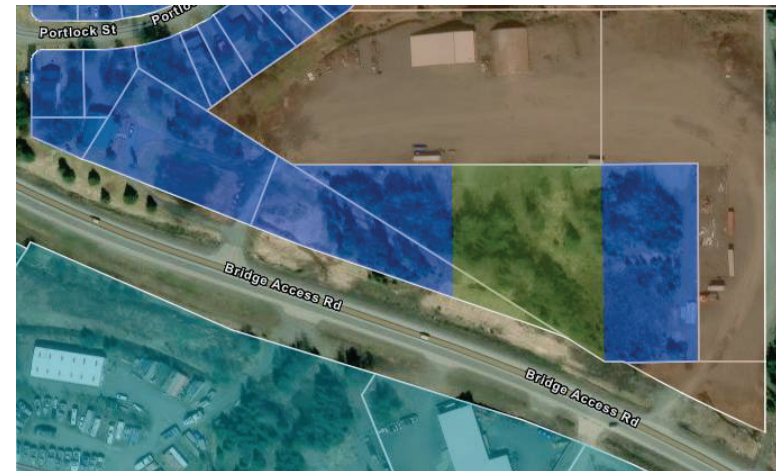


- Parcel 04923051 – Rezone to Limited Commercial. Lots were merged and zoning was not changed at that time.

SPLIT ZONED PARCELS & RECOMMENDATIONS

- Parcel 04901119 (545 Bridge Access Rd.) – Rezone to Suburban Residential. Owner's house is on directly adjacent parcel to west.
- Parcel 04901107 (609 Bridge Access Rd.) – Rezone to Suburban Residential. Majority of parcel is already zoned as such. No drainage or sensitive land areas to justify Conservation Zoning District.

545 & 609 Bridge Access Road



SPLIT ZONED PARCELS & RECOMMENDATIONS

FBO #10

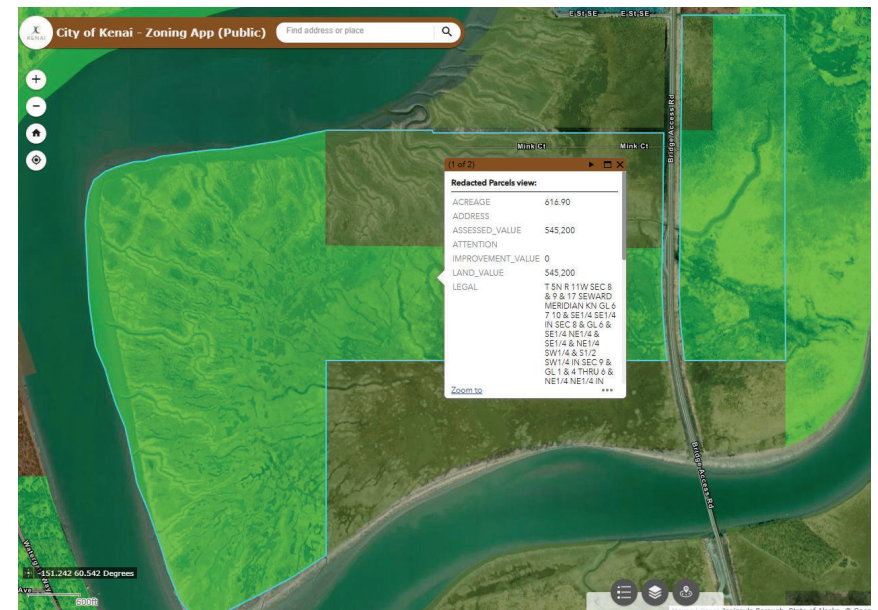


- Parcel 04318046 – Rezone to Airport Light Industrial. Remainder of larger parcel is ALI and is within Airport Reserve Boundary.

SPLIT ZONED PARCELS & RECOMMENDATIONS

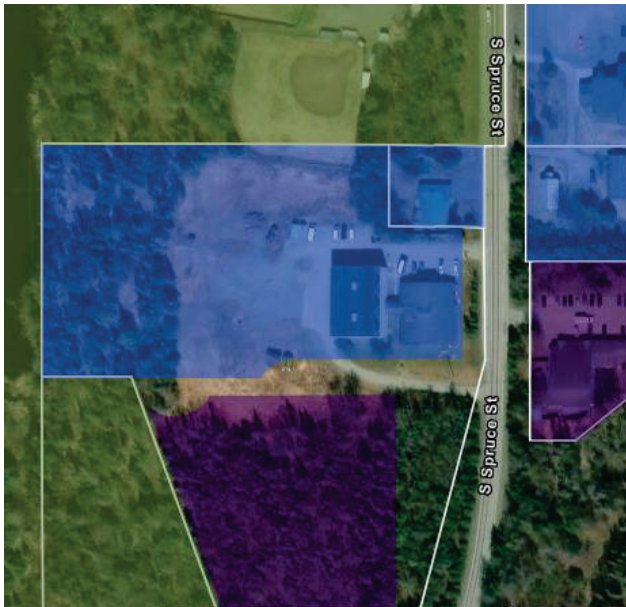
- Parcel 04910014 – Rezone to Conservation. Lands to the west of Bridge Access Road are within designated floodplain, as depicted in 2/28/25 FEMA FIRM maps.

West of Bridge Access



SPLIT ZONED PARCELS & RECOMMENDATIONS

Boys & Girls Club



- Parcel 04701031 – Rezone to Urban Residential. Conditional Use Permit on this property. Size of parcel is 7.41 acres.

SPLIT ZONED PARCELS & RECOMMENDATIONS

- Parcel 04945002 – Rezone to Working Waterfront. Development of southern half of parcel may be restricted by floodplain management requirements.

City Dock Area



SPLIT ZONED PARCELS & RECOMMENDATIONS

1568 Beaver Loop Road

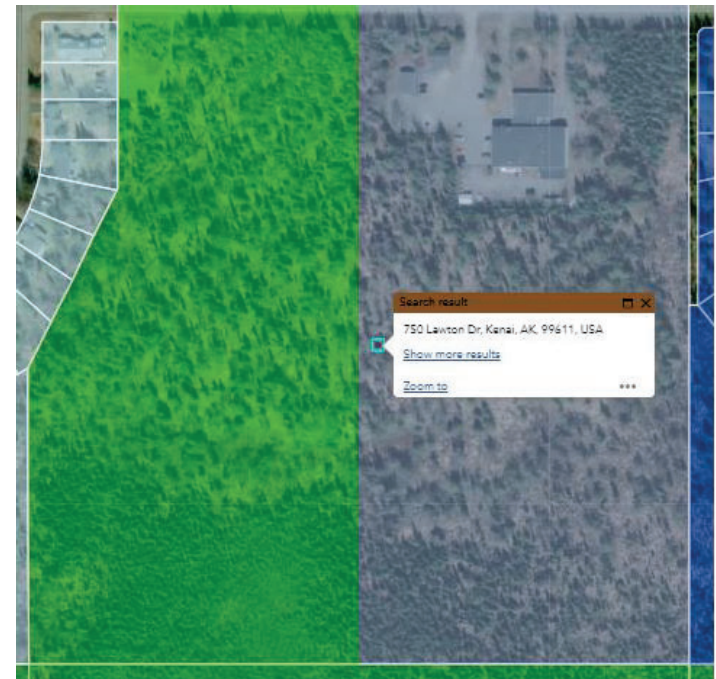


- Parcel 04945008 – Rezone to Rural Residential. No development in this area. Industrial classification would not be adjacent to other industrial zones

SPLIT ZONED PARCELS & RECOMMENDATIONS

- Parcel 04901048 – Rezone to Education. Existing development is school district owned. Remainder of parcel is unsubdivided.

750 Lawton Drive



MEMORANDUM

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: August 19, 2025

SUBJECT: **Action/Approval - Transfer of Conditional Use Permits PZ2017-01 for the use of a Hotel/Motel, Restaurant, & Bar**

On behalf of the applicants, a request is made to the Planning and Zoning Commission to transfer the Conditional Use Permits for the use of a Hotel/Motel, Restaurant, & Bar on the 20.99-acre property described as Tract B, Kenai Landing Sub 2021 Addn, located at 2291 Bowpicker Lane within the Heavy Industrial (IH) zoning district to Salamatof Tribe, dba Salamatof Cannery Lodge, LLC. The original resolution number is PZ03-43, which was amended in 2005 (Resolution No. PZ05-03), and transferred in 2017 (PZ2017-01).

This process was initiated in December 2022. According to available records, the initial process was not completed due to staff turnover in the Planning Department and this should not reflect poorly on the applicant. To the applicant's credit, annual reports were completed in 2023 and 2024, as if the CUP was transferred, which would make them compliant through the date of this memorandum. The discovery of the incomplete transfer was brought about during a routine review of the Alaska Alcohol and Marijuana Control Office license renewal.

On August 4, 2025, after working with the current owner and applicant, a completed application for Transfer of the Conditional Use Permits (CUPs) was submitted by Transferee, Salamatof Cannery Lodge, LLC in accordance with Kenai Municipal Code (KMC), as set forth below:

- KMC 14.20.150(l)(5) *A Conditional Use Permit is not transferable from one (1) parcel of land to another. Conditional Use Permits may be transferred from one (1) owner to another for the same use, but if there is a change in use on the property, a new permit must be obtained.*
- KMC 14.20.157(a) *No Conditional Use Permit issued hereunder shall be transferred until the proposed transferee has made application for transfer in writing filed with the administrative official, which application shall state that he intends to be bound by the plan and statements contained in the application of the permit holder or shall contain the amendments to the plan his proposed operation would mandate. The Commission shall approve the application for transfer and in so doing amend the site plan and statements if such amendments as are contained in the application for transfer would have been approved had they been contained in the original application.*

There will not be a change in use on the property. The transferee has provided a copy of the State Business. The transferee is required to operate under the terms and conditions of the approved CUPs at the subject property.

STAFF RECOMMENDATION

Staff hereby recommends approval of the Transfer of the Conditional Use Permit for the use of a Hotel/Motel, Restaurant, & Bar on the 20.99-acre property described as Tract B, Kenai Landing Sub 2021 Addn, located at 2291 Bowpicker Lane within the Heavy Industrial (IH) zoning district, subject to the conditions as set forth in the approved CUPs.

ATTACHMENTS

- A. Aerial Map
- B. Application
- C. Resolution Nos. PZ03-43, PZ05-03, & PZ2017-01





Legend

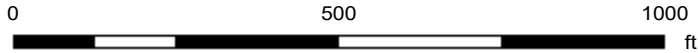
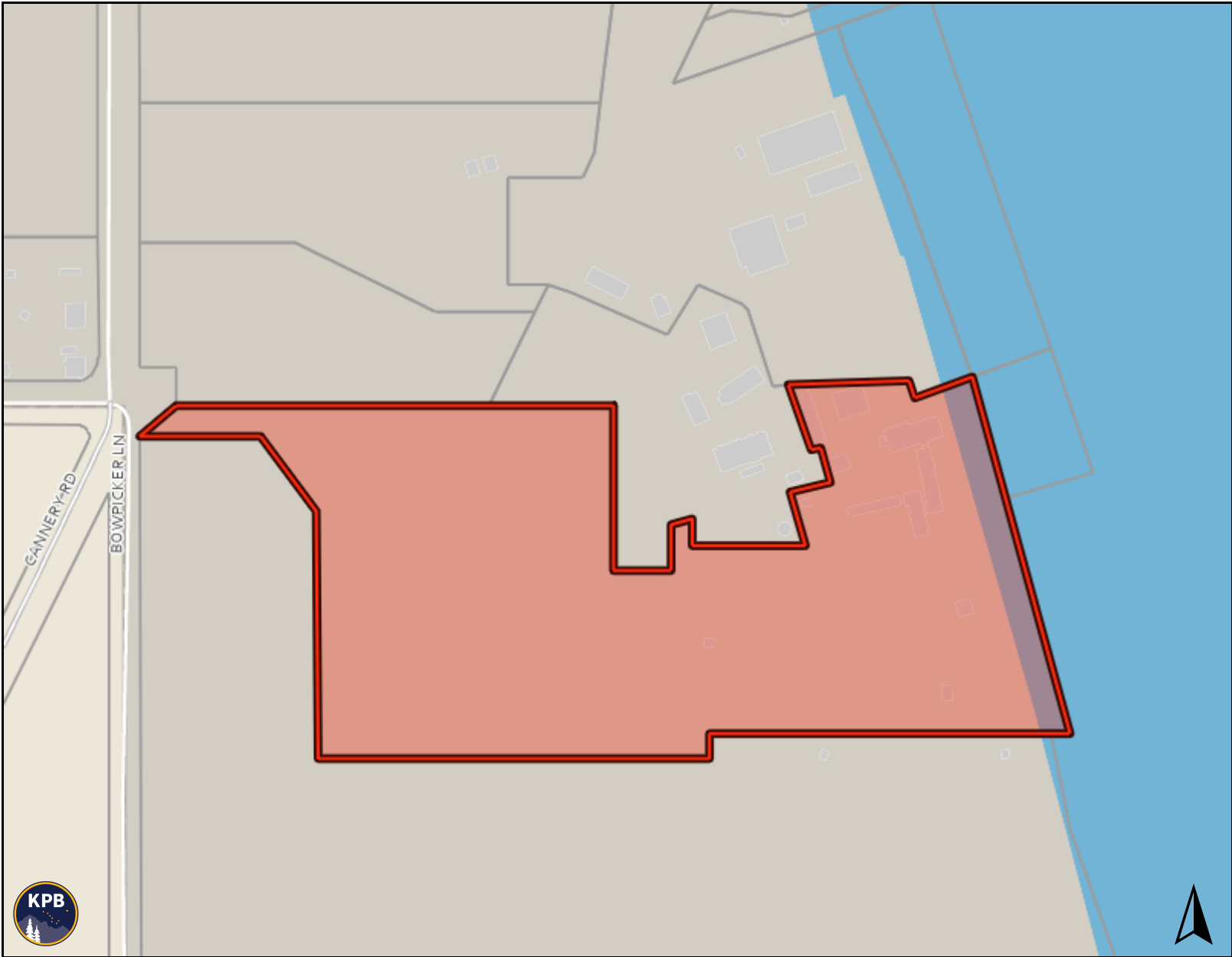
Transportation

Mileposts



Parcels and PLSS

Tax Parcels



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

Borough assumes no liability of any kind arising from the use of this data. The Borough assumes no liability for any error, omission, or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or use of the data.



Transfer of Conditional Use Permit Application

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

TRANSFEROR

Current CUP Holder (Transferor):	PRL LOGISTICS INC		
Mailing Address:	PO BOX 530		
City:	KENAI	State:	AK
Zip Code:	99611		
Phone Number(s):			
Email:			

TRANSFeree

Proposed New CUP Holder (Transferee):	SALAMATOF CANNERY LODGE		
Mailing Address:	PO BOX 1425		
City:	KENAI	State:	AK
Zip Code:	99611		
Phone Number(s):			
Email:			

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	MULTIPLE PARCELS SEE TAX COMPLIANCE		
Physical Address:	2291 BOWPICKER LANE PZ2017-01 & 2301 Bowpicker Lane PZ2020-03		
Legal Description:	Tract "B", KENAI LANDING SUBDIVISION 2021 ADDITION, according to Plat No. 2021-72, AND Lot One (1), KENAI LANDING SUBDIVISION 2021 ADDITION, according to Plat No. 2021-72,		
Zoning:	HEAVY INDUSTRIAL		
Current CUP Resolution #:	PZ2017-01 and PZ2020-03		
Allowed Use by Current CUP:	Hotel/Motel, Restaurant, Bar, Food Vendor, Bakery, Theatre/Commercial Recreation/RV Park & RV Park		

CERTIFICATION OF TRANSFeree: I hereby certify that I am the property owner (transferee), or have been authorized to act on behalf of the property owner, and hereby apply for a Transfer of Conditional Use Permit. I agree to operate under the terms and conditions of the original Conditional Use Permit and application. I have submitted with this transfer application any amendments to the site plan or proposed amendments to operation. If amendments would prevent compliance with terms and conditions of the Conditional Use Permit to be transferred, a new Conditional Use Permit may be required. I understand site visits may be required to process this application for purpose of confirming compliance with conditional use permit conditions.

Signature:		Date:	
Print Name:		Title/Business:	

ACKNOWLEDGEMENT OF TRANSFEROR: I hereby acknowledge this application for a Transfer of Conditional Use Permit and consent to the transfer.

Signature:		Date:	12/11/2022
Print Name:	RONALD HYDE JR	Title/Business:	PRESIDENT & CEO PRL LOGISTICS, INC.

For City Use Only

Date Application Fee Received:
PZ Resolution Number:



Transfer of Conditional Use Permit Application

CHECKLIST

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

- ☐ Evaluate uses allowed in your zoning district. Information on zoning is available at kenai.city/planning/page/zoning.
- ☐ Submit completed application form. The application form must include an updated attached site plan/floor plan with square footages of all structures on the property and parking areas. Please note any planned deviation from the current permit holder's operation. If applicable, include a State Business License and a KPB Tax Compliance Form with the application.
- ☐ City staff will evaluate your application following Kenai Municipal Code 14.20.157- Amendment or Transfer (kenai.municipal.codes/KMC/14.20.157). Please answer questions from City staff about your application.
- ☐ Attend Planning & Zoning Commission meeting (not mandatory, but recommended). Attendance is beneficial so you are able to answer questions of the Commission.

Thank you for choosing the City of Kenai!

Please contact the Planning & Zoning Department with application questions.

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

PRL LOGISTICS, INC.

PO Box 191025, Anchorage, AK 99519

owned by

PRL LOGISTICS, INC.

is licensed by the department to conduct business for the period

November 13, 2024 to December 31, 2026
for the following line(s) of business:

48-49 - Transportation and Warehousing



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

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

Julie Sande
Commissioner

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

Salamatof Cannery Lodge

P.O Box 1425, Kenai, AK 99611

owned by

Salamatof Tribal Council

is licensed by the department to conduct business for the period

November 3, 2023 to December 31, 2025
for the following line(s) of business:

72 - Accommodation and Food Services



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

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

Julie Sande
Commissioner

**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ03-43
CONDITIONAL USE PERMIT**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI GRANTING A REQUEST FOR A CONDITIONAL USE PERMIT TO:

NAME: Jon Faulkner and Steve Agni

USE Hotels/Motels, Restaurant, Bar, Food Vendors, Bakery, Theatre/Commercial Recreation, and Recreational Vehicle Park

LOCATED: Government Lot 9 in Section 8 and Government Lots 11 and 12 in Section 17 excluding therefrom that portion as per easement 183 @ 450 - 2101 Bowpicker Lane

(Street Address/Legal Description)

KENAI PENINSULA BOROUGH PARCEL NO: 04910104 & 04910103

WHEREAS, the Commission finds:

1. That an application meeting the requirements of Section 14.20.150 has been submitted and received on: September 30, 2003
2. This request is on land zoned: IH - Heavy Industrial
3. That the applicant has demonstrated with plans and other documents that they can and will meet the following specific requirements and conditions in addition to existing requirements:
 - a. See page 2.
 - b.
4. That the Commission conducted a duly advertised public hearing as required by KMC 14.20.280 on: October 22, 2003.
5. Applicant must comply with all Federal, State, and local regulations.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI THAT THE APPLICANT HAS DEMONSTRATED THAT THE PROPOSED USES LISTED ABOVE MEET THE CONDITIONS REQUIRED FOR SAID OPERATION AND THEREFORE THE COMMISSION DOES AUTHORIZE THE ADMINISTRATIVE OFFICIAL TO ISSUE THE APPROPRIATE PERMIT.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, OCTOBER 22, 2003.

CHAIRPERSON: Don Locke

ATTEST: M. Kerschull

1. Comply with all state, local, and federal regulations.
2. Submit State of Alaska, Department of Environmental Conservation documentation of approval for septic systems and water systems for the conditional uses.
3. Provide landscape/site plans for review and approval when applications for building permits are submitted.
4. Provide landscape/site plan for the recreational vehicle park for review and approval.
5. If the recreational vehicle sites are increased in the future, submit landscape/site plan for approval.



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ05-03 (PZ03-43)
CONDITIONAL USE PERMIT**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI GRANTING A REQUEST FOR A CONDITIONAL USE PERMIT TO:

NAME: Kenai Landing, Inc.

USE Amend PZ03-43 to include a Common Interest Ownership Community (Condominium Project)

LOCATED 2101 Bowpicker Lane – A portion of Government Lots 11 & 12 in Section 17
(Street Address/Legal Description)

KENAI PENINSULA BOROUGH PARCEL NO: 04910104

WHEREAS, the Commission finds:

1. That an application meeting the requirements of Section 14.20.150 has been submitted and received on: December 22, 2004
2. This request is on land zoned: IH – Heavy Industrial
3. That the applicant has demonstrated with plans and other documents that they can and will meet the following specific requirements and conditions in addition to existing requirements:
 - a. See Page 2
4. That the Commission conducted a duly advertised public hearing as required by KMC 14.20.280 on: January 12, 2005.
5. Applicant must comply with all Federal, State, and local regulations.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI THAT THE APPLICANT HAS DEMONSTRATED THAT THE PROPOSED Common Interest Ownership Community (Condominium Project) MEETS THE CONDITIONS REQUIRED FOR SAID OPERATION AND THEREFORE THE COMMISSION DOES AUTHORIZE THE ADMINISTRATIVE OFFICIAL TO ISSUE THE APPROPRIATE PERMIT.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, JANUARY 12, 2005.

CHAIRPERSON:

ATTEST:

Additional Requirements:

1. Meet State of Alaska requirements for said development.
2. A minimum 15-foot setback must be maintained from property shown as Government Lot 13, Unsubdivided, Government Lot 14, and Track A on the Kenai Landing Cottages Preliminary Plat.
3. Meet State of Alaska, Department of Environmental Conservation requirements for the on-site water and sewer for the development and provide the City of copy of the DEC permits.
4. Provide a recorded copy of the access easement to the City of Kenai.
5. All streets within the development must be maintained by the CIOC.



"Village with a Past, City with a Future"

210 Fidalgo Avenue, Kenai, Alaska 99611-7794

Telephone: 907-283-7535 / Fax: 907-283-3014

www.kenai.city

CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ17-01
TRANSFER OF CONDITIONAL USE PERMIT PZ03-43
(AND AS AMENDED BY PZ05-03)

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **GRANTING** A REQUEST FOR A TRANSFER OF CONDITIONAL USE PERMIT TO:

NAME: PRL Logistics, Inc.

USE: Hotels, Motels, Restaurant, Bar, Food Vendors, Bakery, Theatre/Commercial Recreation, Recreational Vehicle Park, and Common Interest Ownership Community (Condominium Project)

LOCATED: 2101 Bowpicker Lane, Units 13, 14, 15, 16, and 18 and 2291 Bowpicker Lane

KENAI PENINSULA BOROUGH PARCEL NO: 04910123CO13; 04910123CO14; 04910123CO15; 04910123CO16; 04910123CO18; and 04910124

WHEREAS, the Commission finds:

1. That an application meeting the requirements of Sections 14.20.150(i)(5) and 14.20.158(a) has been submitted to the City of Kenai on November, 2016;
2. This request is on land zoned as IH – Heavy Industrial;
3. That the applicant has demonstrated with plans and other documents that they can and will meet the original conditions as set forth on the original permit and additional conditions, as follows:
 1. Facility be licensed by the State of Alaska and managed in compliance with State licensing requirements.
 2. Applicant must comply with all Federal, State and local regulations.

3. Submit State of Alaska, Department of Environmental Conservation documentation of approval for septic systems and water systems for the conditional uses.
4. Provide landscape/site plans for review and approval when applications for building permits are submitted.
5. Provide landscape/site plan for the recreational vehicle park for review and approval.
6. If the recreational vehicle sites are increased in the future, submit landscape/site plan for approval.
7. Mark all buildings with proper unit number not less than four inches (4").
8. Applicant shall file an annual report for the Conditional Use Permit as set forth in Kenai Municipal Code 14.20.150(f).
9. If there is a change of use for the above described property, a new Conditional Use Permit must be obtained, pursuant to KMC 14.20.150(i)(5).
10. All streets within the development must be maintained by the CIOC.


NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI THAT THE CONDITIONAL USE PERMIT TO KENAI LANDING, INC. FOR HOTELS, MOTELS, RESTAURANT, BAR, FOOD VENDORS, BAKERY, THEATRE/COMMERCIAL RECREATION, RECREATIONAL VEHICLE PARK, AND COMMON INTEREST OWNERSHIP COMMUNITY (CONDOMINIUM PROJECT) BE TRANSFERRED TO PRL LOGISTICS, INC.


PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 25th day of January, 2017.

CHAIRPERSON:


Jeff Twait

ATTEST:


Sandra Modigh, City Clerk



MEMORANDUM

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: August 19, 2025

SUBJECT: Alaska Walkability Action Institute – Kenai Peninsula Action Plan

In March 2025, the City of Kenai was approached by a consortium of planners, public & mental health officials, and elected officials from around the Kenai Peninsula to join a grant-funded team in developing an action plan to improve walkability and focus on non-motorized transportation modes. Ultimately a team was formed with representatives from Kenai and Homer.

Throughout March and April, I attended several online sessions and then attended an in-person event in Anchorage in early May. This event allowed us to meet several professionals in the transportation planning field, members of the Alaska DOT&PF, and other supporting agencies within the state. There was a total of six teams from Sitka, Kotzebue, Fairbanks, Bethel, Dillingham, and the Kenai Peninsula.

After this in-person event, our local team worked to develop potential action steps to enhance walkability in select areas of the city. Our main focus area was along Frontage Road due to the proximity to schools, parks, and other services. We also considered enhancements near the school campus and the development of a Transportation Plan for the City of Kenai to guide transportation system development into the future. Homer also had three goals in the plan and they are working with their leadership to adopt and implement strategies.

In June, we presented our final ideas to the state teams and consultants. We worked to finalize the plan by June 20, 2025 and in July 2025, it was approved by the Walkability Action Institute, who hosted the workshops. As a member of a diverse group of individuals, I learned about the intersection of public health and transportation and how addressing challenges in a holistic manner would create benefits on many levels.

The Action Plan and presentation are presented for your consideration. Under your guidance, the Planning & Zoning Department can look more into any of the proposed action items or potential funding opportunities related to adoption and implementation.



Active People, Healthy NationSM Alaska Hybrid Walkability Action Institute (WAI)/Walkability Virtual Academy (WVA) Team Action Plan

2025 Team Action Plan Guidance:

Each of the six Alaska teams will submit one Active People, Healthy Nation team action plan that includes the following:

- ✓ Must be specific to a [defined geographic location](#), such as county, city, or other local area (or Bethel, Dillingham, Fairbanks, Kenai Peninsula, Kotzebue, or Sitka).
- ✓ Must include a [minimum of at least two specific overarching policy, system, or environmental \(PSE\) goals and ensuing action step\(s\)](#). Potential outcomes could reflect those outlined in the [Community Guide](#), CDC real-world example [Implementation Resource Guide](#), or the CDC [Active People, Healthy Nation Physical Activity Strategies](#) list.
- ✓ Regarding the two PSE goals:
 - [One must be bicycle, pedestrian, or transit transportation](#) related, i.e., “activity-friendly routes”
 - [One must be land use](#) related, i.e., “everyday destinations”, where people live, learn, work, play, pray, and receive care.
 - The PSE goal(s) must be written in Specific, Measurable, Attainable, Relevant, and Time (SMART) format. Your public health team representatives are familiar with writing SMART goals!
 - [We encourage you to submit more than two goals!](#) Most past teams submitted action plans with 2-6 goals, representative of a variety of active transportation activities.
 - [Your goals can be short-term, intermediate-term, or long-term.](#) Past teams have submitted goals with timelines ranging as short as the next six months to as long as the next 10 years of strategic planning. The action plan is unique to each location and that location’s future desires, and should be viewed as a living, ever-changing document.
 - [Goals must include at least one action step per goal as a minimum](#) (but are likely to have more than one action step). If the goal has more than five action steps, teams can adjust the chart by adding additional rows (and remove unused rows).

2025 Active People, Healthy Nation Kenai Peninsula Team Action Plan



Name of Participant Team: Kenai Peninsula

- Kevin Buettner, AICP, LEED AP, CNU-A, City of Kenai Planning Director
- Julie Bunch, RN, BSN, Public Health Nurse 3 SOA, DOH, DPH, SOPHN
- Alecia Gottlob, Cook Inlet Counseling
- Romorenzo Marasigan, DOT&PF Central Region Planning Department
- Donna Aderhold, Homer City Council

Goal #1: By January 1, 2026, evaluate strategies to improve beautification and enhance traffic calming along Frontage Road Street in Kenai, Alaska, to incorporate pedestrian and bicycle friendliness, including at least 2 benches, 2 bicycle racks, and enhanced landscaping along the route, aiming to create a traffic-calming environment that promotes safe, activity-friendly access to community services and businesses. This will involve conducting community surveys to gather input from at least 100 local residents and businesses by August 30, 2025, and collaborating with local government and urban planners to incorporate the design plans by September 2028.

☐ Transportation (“Activity-Friendly Routes”) ☒ Land Use (“Everyday Destinations”)

Estimated reach: 5-20k (population + visitors). Kenai, Alaska is situated near the mouth of the Kenai River. Not only would this create a city center contributing to increased walkability for all community members, but business entities would benefit from increased foot traffic. During summer, tourists travel to the area by the thousands. The revitalization would increase local foot traffic to local businesses and services.

Action Steps (to include timeline): <i>Action Steps are specific activities, benchmarks, or achievements that assist in accomplishing the goal; the timeline is an estimated completion date for that stated action step</i>	Responsible Party: <i>Agency or individual responsible for achieving the action step</i>	Additional Comments/ Resources Needed: <i>Added comments or resources useful for achieving the action step</i>
Action Step 1.1: Enlist partners in planning the project by September 2025. Design outreach to each partner based on their role.	Team members	Potential partners: Transportation working group, Kenai Chamber, Kenai Public Works, Kenai City Council, Kenai Planning Commission, Kenai Police, Kenai Peninsula Borough (KPB) School District & Alternative School, Boys & Girls Club, Kenaitze Tribe, Methodist Church, Alaska Department

		of Transportation and Public Facilities (DOT&PF), Kenai Peninsula Economic Development District (KPEDD), Vintage Pointe Manor Independent Senior Living
Action Step 1.2: Conduct mobility audits of Frontage Road with partners by August 31, 2025.	Team members	As possible, conduct multiple audits; inviting a wide range of partners and diverse groups to ensure all community voices have representation.
Action Step 1.3: Collect data on current traffic levels, traffic speeds, and parking usage along Frontage Road by August 31, 2025. Design a presentation and reach out to community members, business organizations, and the City of Kenai leaders to gain support and feedback on project by August 31, 2025.	Team members, volunteer community members and partners	Support from various partners will be crucial to collect data at different times during the day/night, various times of day and on various days of the week, including weekends
Action Step 1.4: Utilize the gathered data and research to select cost-effective and achievable strategies to test on the road by September 15, 2025	Team members and partners	Possible strategies to test: planter boxes or other method to block off parking on north side of street, temporary striping of street (including bike lanes), angle or parallel parking on south side of street, adding bike racks on each block, blocking access to Frontage Road from Kenai Spur Highway entrances without signals (e.g., Bluff St, Broad St)
Action Step 1.5: Install pop-up strategies by May 2026 and leave in place for three months., During this period, collect data on traffic levels, traffic speeds, and parking usage.	Team members and partners	Help from public works and others interested to install and remove temporary stuff; may want to leave in place for part of winter to see how things work in winter
Action Step 1.6: Evaluate success of the pop-up strategies by compilation and review of data, and discussions with businesses, schools, and others along Frontage Road by September 2026	Team members and partners	State of Alaska, CDC, Census, City of Kenai

Action Step 1.7: Present the results of the data and strategies to community members and partners by October 2026 at two community events and two local government meetings.	City of Kenai, Kenai Chamber of Commerce	
Action Step 1.8: Develop initial policy changes as needed to permanently implement strategies that proved effective by February 2027	Team members	Possible changes to city code or road design standards, changes at DOT&PF to remove access points from state road
Action Step 1.9: Apply for Grants to fund revitalization of Frontage Road.	Team members State partners	

Rationale for the above broad goal and corresponding action steps: Frontage Road, as currently designed, does not incorporate a street pattern design that promotes safe movability for all members of the community. By incorporating pedestrian-friendly infrastructure and promoting a traffic calming environment, the goal of increased safe accessibility to community destinations is achievable. This will promote community cohesiveness, increased business foot traffic, and improve the health and well-being of all community members.

Goal #2: By 2030, implement at least three countermeasures to the current design of Kenai Spur Highway to promote Safe Routes to School for Kenai Middle School and Kenai High School



☒ Transportation (“Activity-Friendly Routes”) ☐ Land Use (“Everyday Destinations”)

Estimated reach: Target population – Youth aged 11-18 enrolled in school and families; approximately 1000 total. This would improve accessibility access for all community families.

Action Steps (to include timeline): <i>Action Steps are specific activities, benchmarks, or achievements that assist in accomplishing the goal; the timeline is an estimated completion date for that stated action step</i>	Responsible Party: <i>Agency or individual responsible for achieving the action step</i>	Additional Comments/ Resources Needed: <i>Added comments or resources useful for achieving the action step</i>
Action Step 2.1: Recruit stakeholders and community partners to participate in the project through outreach and presentation of the Project Goal by May 2026.	Team members	Potential partners: Transportation working group, Kenai Chamber, Kenai Public Works, City Council & Planning Commission, Kenai Police, KPB School District, Challenger Learning Center, DOT&PF, Local Artists
Action Step 2.2: Meet with schools, The Challenger Learning Center, other relevant organizations and community members to learn their accessibility issues, barriers to using non-motorized transportation, most common destinations, and possible routes for mobility audits by August 2026.	Team members	
Action Step 2.3: Review recommendations for the Kenai Spur Highway in the Kenai Peninsula Borough Safe Streets for All Comprehensive Safety Plan by August 2026	City of Kenai Planning & Zoning, review with Team Members	
Action Step 2.4: Conduct mobility audits with school groups and others in Fall 2026.	Team Members	Safety vests
Action Step 2.5: Conduct community surveys with school groups and others in Fall/Winter 2025	Team Members	

Rationale for the above broad goal and corresponding action steps: Kenai Middle and High schools are situated along the Kenai Spur Highway South and, East of the of the City of Kenai Center. There is only one signalized intersection along this section of State highway providing minimal safety standards for pedestrians to safely cross and access the schools. Neighborhoods to the north and west of the school lack safe accessibility routes for pedestrians to cross the Kenai Spur Highway without the risk of potential harm from vehicles traveling at a posted speed of 45 miles per hour.

This goal aims to improve safe access for all pedestrians who use active transportation, to include walking, biking, and for those with a disability. Research shows that the risk of injury and death among youth and community members, who use active transportation, can be decreased by implementing safe routes in school zones and incorporating speed reduction design. As highlighted in a National Institute of Health Review “Pedestrian injury is among the leading causes of pediatric death in the United States.” Therefore, injury prevention strategies for safe accessible active transportation routes to schools is imperative to promote and improve the health and well-being of our youth.

It is our community's duty to ensure new planning design in the City of Kenai incorporates safe active transportation routes and traffic calming design.

Goal #3: Develop one new Transportation Plan for the City of Kenai that includes motorized and non-motorized transportation methods by June 2026



☒ Transportation (“Activity-Friendly Routes”) ☐ Land Use (“Everyday Destinations”)

Estimated reach: 7,500 (City of Kenai)

Action Steps (to include timeline): <i>Action Steps are specific activities, benchmarks, or achievements that assist in accomplishing the goal; the timeline is an estimated completion date for that stated action step</i>	Responsible Party: <i>Agency or individual responsible for achieving the action step</i>	Additional Comments/Resources Needed: <i>Added comments or resources useful for achieving the action step</i>
Action Step 3.1.1: By August develop and conduct public surveys to gather initial responses and interested partners	City of Kenai Planning & Zoning	Time commitments from participants. Zoom, meeting location(s).
Action Step 3.2: By November 2025, complete Existing Conditions Report & Goals/Objectives Chapters	City of Kenai Planning & Zoning	
Action Step 3.3: By February 2026, develop initial project lists based on public engagement and Steering Committee feedback	City of Kenai Planning & Zoning, Steering Committee	Public Engagement software
Action Step 3.4: By April 2026, conduct extensive public outreach with draft plan utilizing partnerships formed over time	City of Kenai Planning & Zoning	
Action Step 3.5: By June 2026, complete plan and adopt at City	City of Kenai Planning & Zoning	

Rationale for the above broad goal and corresponding action steps: The City of Kenai does not have a current, standalone Transportation Plan. By developing a transportation plan, the City can position themselves for potential future grant funding to supplement capital expenditures. The plan will also be used to communicate priorities to AKDOT&PF and USDOT, among others.

Goal #4: Beginning in 2026 and with hopeful completion by 2036, evaluate traffic calming strategies for future implementation on Pioneer Ave in Homer that will yield improved non-motorized transportation friendliness and local business patronage, while supporting Homer’s Comprehensive Plan and Zoning Code rewrites (Reimagine Pioneer).



☒ Transportation (“Activity-Friendly Routes”) ☐ Land Use (“Everyday Destinations”)

Estimated reach: Approximately 8,500 or more people could be affected by this project. As a main road through Homer, the entire population of Homer depends on this road and all residents who live east of Homer travel Pioneer Avenue for local services and to reach destination west and north of Homer. Homer city hall and downtown businesses are located on Pioneer Ave. and many additional businesses and neighborhoods are accessed from Pioneer Ave.

Action Steps (to include timeline): <i>Action Steps are specific activities, benchmarks, or achievements that assist in accomplishing the goal; the timeline is an estimated completion date for that stated action step</i>	Responsible Party: <i>Agency or individual responsible for achieving the action step</i>	Additional Comments/ Resources Needed: <i>Added comments or resources useful for achieving the action step</i>
Action Step 4.1: Review recently developed plans and related public comments for Pioneer Ave. by December 2026. Timing is to get the project into the workstream of City of Homer staff. Homer recently adopted an updated Transportation Plan, and the Kenai Peninsula Borough is finalizing a Comprehensive Safety Plan that includes the City of Homer; both plans identify improvements needed on Pioneer Ave. that that address walkability and movability. The Alaska Department of Transportation and Public Facilities (DOT&PF) recently funded the Homer All Ages and Abilities Pedestrian Pathway (HAPP Loop) that intersects with Pioneer Ave.	Homer city staff (city manager, community development, public works), city council, planning commission, economic development advisory commission (EDAC), Americans with Disabilities Act (ADA) advisory board, consultation with DOT&PF	Homer’s recently adopted Transportation Plan, Kenai Peninsula Borough Comprehensive Safety Plan; status of developing the HAPP Loop; Homer’s updated comprehensive plan is in final stages of public review, and the city’s zoning code is currently being completely rewritten
Action Step 4.2: Enlist partners in reimagining Pioneer Ave. by February 2027 by going to them, based on who is being enlisted. Find “champions” among the partners who are willing to help carry the load in planning the project’s action steps and follow-on activities (possible steering committee or task force within or outside of the formality of the city)	Homer city staff, city council, planning commission, EDAC, ADA board, consultation with DOT&PF	Potential partners: Mobilizing for Action through Planning and Partnerships (MAPP), Chamber, Pioneer Ave. businesses, realtors, Independent Living Center, Drawdown group members, Homer Cycling Club, Homer Running Club, Hospice of Homer,

		state house representative, truck drivers, Homer high and middle schools
Action Step 4.3: During calendar year 2026, conduct movability audits during a variety of weather conditions as partners are enlisted	Homer city staff; members of city council, planning commission, and EDAC; ADA board; partners identified in step 4.2	Use walkability audit tools from WAI; train city staff in conducting audits; possibly enlist support from WAI staff
Action Step 4.4: During calendar year 2026, collect data on Pioneer Ave at various times of day: traffic counts, speeds, traffic stopping (or not) at crosswalks when pedestrians are present, etc.	Homer city staff and police department; members of city council, planning commission, and EDAC; partners identified in step 4.2	Use data collection tools from WAI, public works, and police department
Action Step 4.5: Develop concepts for low-cost, temporary changes to make to Pioneer Ave to test; work with DOT&PF and Homer Public Works to ensure safety and workability by July 2027	Homer community development and public works departments, DOT&PF	Pioneer Ave is a state road so any changes, temporary or otherwise will need the blessing of DOT&PF; refer to Homer's comprehensive and transportation plans and Borough comprehensive safety plan
Action Step 4.6: Implement strategies by December 2027 and collect data (as in step 4.4)	Homer city staff and police department; members of city council, planning commission, and EDAC; partners identified in step 4.2	
Action Step 4.7 Throughout calendar year 2028, evaluate how well the strategies work and develop plans for permanent changes as appropriate, including implementation costs and possible funding strategies	Homer city staff and police department; members of city council, planning commission, and EDAC; partners identified in step 4.2	Use data collection tools from WAI, public works, and police department
Action Step 4.8: Add project(s) to City of Homer's Capital Improvement Plan during the plan development and approval process in 2028.	Homer special projects coordinator and grants manager, Homer commissions and boards, city council	Capital Improvement Plan updated annually

Action Step 4.9: Apply for funding grants, possibly support DOT&PF in applying for grants, beginning in 2028	Homer special projects coordinator and grants manager, community development department	Keep current on availability of federal, state, and private grant opportunities
Action Step 4.10: Implement permanent changes to Pioneer Ave. by 2038	DOT&PF, Homer public works, city council, contractors	Will require cooperation with DOT&PF and implementation of Goal 5

Rationale for the above broad goal and corresponding action steps: Pioneer Ave. is the main road through Homer's downtown, connecting the Sterling Highway, the only highway to points north, through the heart of Homer and east to Kachemak City, Fritz Creek, Fox River, and other communities. It is a state road that the city has agreed to maintain in winter, so it is sanded and cleared of snow on a more frequent basis than the state maintenance crew has capacity for. The fastest growing area of the southern Kenai Peninsula is to the east of Homer and all construction traffic travels on Pioneer Ave. because there is not viable truck route that bypasses downtown Homer. The Homer Public Works Director estimates that 30% or more of the current traffic on Pioneer Ave. is gravel trucks. Pioneer Ave. has one travel lane in each direction with a center turning lane. There are sidewalks on both sides of the street and no bicycle infrastructure, and many cyclists chose to ride on the sidewalk. The speed limit on Pioneer Ave. is 25 mph but the width of the road, minimal all-way stops, and rarity of crosswalks allows traffic to increase speed without thinking about it.

Goal #5: Develop one truck route to move as much traffic as possible off Pioneer Ave. to improve safety and walkability by 2028, with implementation by 2036



☒ Transportation (“Activity-Friendly Routes”) ☐ Land Use (“Everyday Destinations”)

Estimated reach: Like Goal 4, approximately 8,500 people may be affected by developing a truck route to bypass Pioneer Ave. Gravel truck and other thru truck drivers would be the most directly affected by the change. Non-motorized users of Pioneer Ave. would find Pioneer Ave. quieter and more pleasant.

Action Steps (to include timeline): <i>Action Steps are specific activities, benchmarks, or achievements that assist in accomplishing the goal; the timeline is an estimated completion date for that stated action step</i>	Responsible Party: <i>Agency or individual responsible for achieving the action step</i>	Additional Comments/ Resources Needed: <i>Added comments or resources useful for achieving the action step</i>
Action Step 5.1: As part of Goal 4, coordinate with DOT&PF on the need for a truck route to bypass Pioneer Ave. by December 2027	Homer city manager, public works, community development department, and city council (for policy decisions), DOT&PF	Homer comprehensive plan and transportation plan, DOT&PF’s latest road projects on Lake Street and Pioneer Ave. that identified the need for a truck route
Action Step 5.2: In conjunction with DOT&PF, by December 2028, identify alternative truck routes and the pros and cons of each	Homer city manager, public works, community development department, and city council (for policy decisions), DOT&PF	Possible routes include Sterling Highway Bypass to Lake Street or Kachemak Drive (both state roads); Lake Street intersection with Pioneer Ave./East Road would require right of way acquisition to develop a workable turning radius
Action Step 5.3: By December 2028, add truck route to Homer’s Capital Improvement Plan and coordinate with DOT&PF to get project in their State Transportation and Improvement Program (STIP)	Homer special projects coordinator and grants manager, commissions and boards, city council, DOT&PF	Capital Improvement Plan updated annually, STIP updated annually

Action Step 5.4: Apply for funding grants, possibly support DOT&PF in applying for grants, beginning in 2028	Homer special projects coordinator and grants manager, community development department, DOT&PF	Keep current on availability of federal, state, and private grant opportunities
Action Step 5.5: By 2038 have truck route bypassing Pioneer Ave. in place	DOT&PF, Homer public works	Mid-range goal

Rationale for the above broad goal and corresponding action steps: A truck route that bypasses Pioneer Ave. and improves safety on Homer's main downtown road has been identified by the City of Homer and DOT&PF for some years, and was discussed during recent road improvements on Lake Street (perhaps the most logical route to bring truck traffic from the Sterling Highway bypass to East Road). The Lake Street Road construction project did not include funding for right of way acquisition that would be necessary for trucks to turn right from Lake Street onto East Road. Pioneer Ave. improvements in Goal 4 will have minimal effect if a truck route is not developed.

Goal #6: Identify traffic problems and evaluate strategies to calm traffic on Fairview Ave in Homer to create an environment that is friendlier to non-motorized transportation and that supports Homer’s Comprehensive Plan and zoning code rewrites by December 2027 (Keep Fairview Safe and Slow)



☒ Transportation (“Activity-Friendly Routes”) ☐ Land Use (“Everyday Destinations”)

Estimated reach: Approximately 3,000 people may be affected by this goal, including residents on Fairview Ave., South Peninsula Hospital (the area’s largest employer) employees and patients/visitors, students traveling to Homer High School (and to a lesser degree West Homer Elementary School), residents of adjacent streets, and people visiting Karen Hornaday Park for baseball, the playground, camping, hiking trails, and special events.

Action Steps (to include timeline): <i>Action Steps are specific activities, benchmarks, or achievements that assist in accomplishing the goal; the timeline is an estimated completion date for that stated action step</i>	Responsible Party: <i>Agency or individual responsible for achieving the action step</i>	Additional Comments/Resources Needed: <i>Added comments or resources useful for achieving the action step</i>
Action Step 6.1: Review recent public comments and traffic data for Fairview Ave. by April 2026. Timing is to get the project into the workstream of City of Homer staff.	Homer city staff (city manager, community development, public works), city council, planning commission, economic development advisory commission (EDAC), Americans with Disabilities Act (ADA) advisory board	Homer’s recently adopted Transportation Plan, Homer’s updated comprehensive plan is in final stages of public review, and the city’s zoning code is currently being completely rewritten
Action Step 6.2: Enlist partners in Fairview Ave. safety by July 2026 by going to them, based on who is being enlisted. Find “champions” among the partners who are willing to help carry the load in planning the project’s action steps and follow-on activities (possible steering committee or task force within or outside of the formality of the city)	Homer city staff, city council, planning commission, EDAC, ADA board	Potential partners: South Peninsula Hospital (SPH), Mobilizing for Action through Planning and Partnerships (MAPP), realtors, Independent Living Center, Drawdown group members, Homer Cycling Club, Homer Running Club, Hospice of Homer, Homer high school

Action Step 6.3: Conduct movability audits of sections of Fairview Ave with a variety of partners and street users during different seasons and weather conditions during calendar year 2026	Homer city staff, city council, planning commission, EDAC, ADA board, partners (particularly SPH)	Use walkability audit tools from WAI; train city staff and interested citizens in conducting audits; possibly enlist support from WAI staff
Action Step 6.4: During calendar year 2026, collect data on Fairview Ave at various times of day: traffic counts, speeds, etc.	Homer city staff and police department; members of city council, planning commission, and EDAC; partners identified in step 6.2	Use data collection tools from WAI, public works, and police department
Action Step 6.5: Develop concepts for low-cost, temporary changes to make to Fairview Ave to test by March 2027	Homer community development and public works departments	Possibilities: road diets, intersection bulb-outs, Mariners themed crosswalk at Kachemak Way, something to alert Kachemak Way drivers of Fairview crossing, work with SPH on varying shift change times to reduce traffic congestion
Action Step 6.6: Implement strategies by July 2027 and collect data (as in step 6.4)	Homer city staff and police department; members of city council, planning commission, and EDAC; partners identified in step 4.2	
Action Step 6.7 From July to December 2027, evaluate how well the strategies work and develop plans for permanent changes as appropriate, including implementation costs and possible funding strategies	Homer city staff and police department; members of city council, planning commission, and EDAC; partners identified in step 4.2	Use data collection tools from WAI, public works, and police department
Action Step 6.8: Add project(s) to City of Homer's Capital Improvement Plan during the plan development and approval process in 2028.	Homer special projects coordinator and grants manager, Homer commissions and boards, city council	Capital Improvement Plan updated annually
Action Step 6.9: Apply for funding grants beginning in 2028	Homer special projects coordinator and grants manager, community development department	Keep current on availability of federal, state, and private grant opportunities

Action Step 6.10: Implement permanent changes to Fairview by 2030	Homer public works, city council, contractors	Contingent on funding
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Rationale for the above broad goal and corresponding action steps: Fairview Ave. is generally parallel to Pioneer Ave. and is envisioned to be an alternate east-west route through Homer as the population grows. It is also predominantly a residential street with single family homes, duplexes, and small apartment buildings. The north side of a portion of Fairview Ave. is Homer's medical district where South Peninsula Hospital (SPH) and numerous primary care and other medical businesses are located. In recent years, an adjacent street has connected West Hill Road to the west end of Fairview Ave., providing direct access to the medical district. Homer High School is at the eastern end of Fairview Ave. and currently exists as the entrance to and exit from the school near where it intersects with East Road (Pioneer Ave. turns into East Road). Some portions of Fairview Ave. near its eastern terminus are currently trail segments which are intended to be developed into road sometime in the future. Some portions of Fairview Ave. are paved, and other portions are gravel. Traffic, traffic speeds, and dust have all increased since Fairview has connected to West Hill, leading to complaints from residents. Some of the cross-streets, particularly Kachemak Way which has a hairpin turn on a steep hill just north of Fairview Ave., have known pedestrian hazards. Addressing traffic issues now will create a safer travel corridor for residents, non-motorized users, commuters, and those traveling to the high school. In addition, the Fire Department (located on the eastern portion of Pioneer Ave.) is interested in developing a secondary access across Homer for emergency response because Pioneer Ave. is a major pinch-point.

Goal #7: By 2030, add one alternative non-motorized path from Bay Ave. to Lake Street to allow pedestrians and bicyclists to avoid Ocean Drive (Sterling Highway).

☒ Transportation (“Activity-Friendly Routes”) ☐ Land Use (“Everyday Destinations”)

Estimated reach: This goal would likely reach well over 10,000 people. Almost everyone who lives on the southern Kenai Peninsula or visits Homer from across Alaska to internationally will encounter Ocean Drive as it is part of the Sterling Highway and accesses local businesses, the Homer Spit, Homer airport, Homer harbor, deep water dock (cruise ship docking), the Alaska Marine Highway System (AMHS) ferry terminal, camping and hotel lodging, and communities and the state park across Kachemak Bay.

Action Steps (to include timeline): <i>Action Steps are specific activities, benchmarks, or achievements that assist in accomplishing the goal; the timeline is an estimated completion date for that stated action step</i>	Responsible Party: <i>Agency or individual responsible for achieving the action step</i>	Additional Comments/ Resources Needed: <i>Added comments or resources useful for achieving the action step</i>
Action Step 7.1: During calendar year 2026, engage with private property owners to acquire trail easements between Bay Ave. and Lake Street	Homer city manager, public works director, community development department, city council	Homer city council allocated funding to acquire easements in FY2026-2027 capital budget from the Homer Accelerated Roads and Trails (HART) trails fund
Action Step 7.2: Add trail project to Homer CIP by October 2026	Special projects coordinator and grants manager, public works department, planning commission, parks and recreation commission, ADA board, city council	CIP updated annually
Action Step 7.3: Design trail based on easements acquired by December 2027	Public works department, parks and recreation commission, ADA board, city council (policy decisions)	

Action Step 7.4: Determine source(s) of funding for trail project by December 2027	Special projects coordinator and grants manager, public works and community development departments, parks and recreation commission, ADA board, city council (policy decisions)	Potential funding sources include HART trails fund and/or grants
Action Step 7.5: Construct trail by December 2028	Public works department, contractor, city council (policy decision)	
Action Step 7.6: Coordinate with DOT&PF on their Sterling Highway Milepost 169-175 pavement restoration project (which includes Ocean Drive) while the project is in design (DOT&PF schedule for this project is unclear based on public information)	Homer city manager, community development and public works departments, city council, DOT&PF	Project includes resurfacing, roadside hardware, drainage improvements, ADA improvements, and utilities as necessary; opportunity to work with DOT&PF on issues and potential improvements outlined in Homer's transportation plan and the Kenai Peninsula Borough's comprehensive safety plan
Action Step 7.7: Develop and implement pop-up and interim measures on private properties to better define entrances and exits at businesses, reduce industrial feel of the corridor, and better define intersection at Ocean Drive and FAA Road by 2030	Homer community development and public works departments, Ocean Drive property owners, city council	

Rationale for the above broad goal and corresponding action steps: Ocean Drive is part of the Sterling Highway (a DOT&PF asset) that ends at the end of the Homer Spit at the AMHS ferry terminal. Destinations within and beyond Ocean Drive include the Homer harbor, Homer airport, numerous Ocean Drive businesses and the farmers' market, camping, lodging, and summer businesses on the Spit, and recreation opportunities associated with the Spit. Cruise ships dock at Homer's deep-water dock during the summer, and many people take shuttles into downtown Homer for the day. It's a busy stretch of road, particularly in the summer. In addition, the U.S. Army Corps of Engineers is currently developing a general investigation study in conjunction with the City of Homer to expand Homer's harbor to provide space for vessels more than 100 feet long and eliminate the current more than 400-long waiting list for harbor moorage. Construction of the large vessel harbor could increase traffic along Ocean Drive and the Homer Spit Road.

During public meetings for Homer's recently adopted transportation plan, Ocean Drive was identified as one of the areas of town most in need of traffic calming for non-motorized users of the corridor. In addition, the Kenai Peninsula Borough's draft comprehensive safety plan identifies Ocean Drive for traffic calming. The road has one travel lane in each direction and wide shoulders used by pedestrians and bicyclists. Ocean Drive is particularly congested on Saturdays when the farmers' market is operating. Several businesses have pull in parking close to the Ocean Drive right of way and back into the shoulder when departing the businesses. The stop sign at FAA Road (which leads to the airport terminal) is often knocked over or damaged because it is unclear where business parking ends and the street begins.

An Alaska Native Corporation with a tourism division is developing plans for a hotel at the base of the Homer Spit. As part of their development, they will construct an ADA accessible path from Bay Ave. (a residential street parallel to Ocean Drive) to their hotel, a crosswalk at the base of the Spit, and bird viewing platform on their property above Mariner Slough. In it's 2026-2027 capital budget, Homer city council allocated funds to acquire easements across several private parcels to extend a non-motorized path from Bay Ave. to Lake Street so that pedestrians and bicyclists could avoid Ocean Drive.

The combination of traffic calming measures on Ocean Drive and a development of a parallel non-motorized path would improve overall safety along Ocean Drive and encourage increased non-motorized use of Homer's streets.



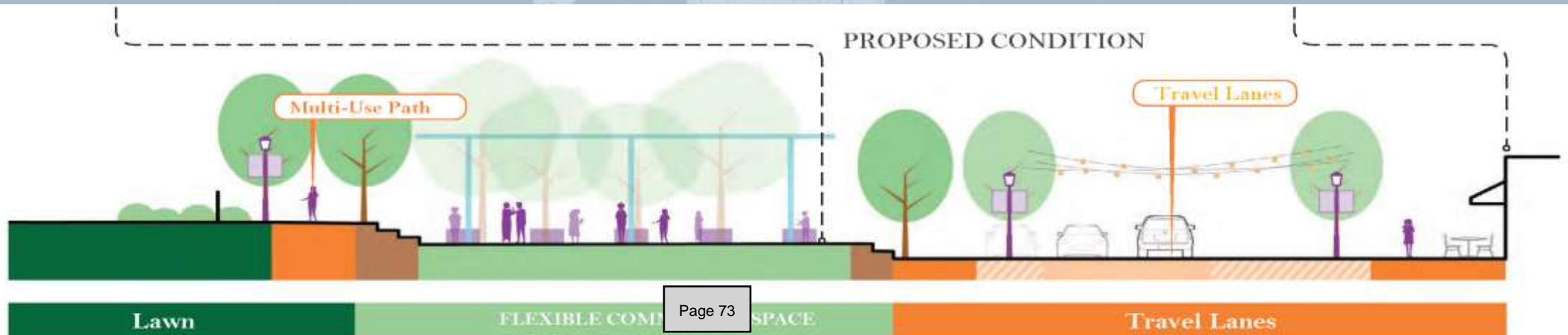
FRONTAGE ROAD REVITALIZATION

<https://maps.app.goo.gl/ZAXXkuBzb7AzJVmg8>

KENAI PENINSULA BOROUGH – K-POW
CITY OF KENAI, ALASKA

POLICY, SYSTEM AND ENVIRONMENT GOAL

GOAL #1: By January 1, 2026, evaluate strategies to Redesign Frontage Road in Kenai, to incorporate pedestrian and bicycle infrastructure and enhanced landscaping along the route, aiming to create a traffic-calming environment that promotes safe, activity-friendly access to community services and businesses. This will involve conducting community surveys to gather input from residents and businesses by August 30, 2025, and collaborating with local government and urban planners to incorporate the design plans by September 2028.



ACTION ITEMS

1. Enlist partners and conduct first movability audits of Frontage Road by August 31, 2025 with additional audits in Winter 2025
2. Collect data on current traffic levels, traffic speeds, and parking usage by August 31, 2025 with additional counts in Winter 2025
3. Determine the types of strategies to test on the road by January 31, 2026
4. Install pop-up strategies by Spring 2026 and leave in place for three months, collect data on traffic levels, traffic speeds, and parking usage during pop-up
5. Evaluate success of the test by evaluating data, assessing health behaviors, talking to businesses, schools, and others along Frontage Road by September 2026
6. Report out to partners by October 2026 by presenting at various meetings/events
7. Develop policy changes as needed to permanently implement strategies that worked by February 2027



❖ Pop-ups

- Planters
- Farmer's Market
- Food Trucks
- Picnic Tables
- Bike Racks

❖ Data Gathering

- Before:
 - Nonmotorized vs Motorized traffic patterns
- During:
 - Community Survey

FORESEEABLE CHALLENGES AND QUESTIONS



- ☐ Community buy-in
 - ☐ Time
 - ☐ Weather
 - ☐ Coordination of Event
 - ☐ Navigating Partnerships
 - ☐ Future Funding
-

K-POW ACTION PLAN

OTHER GOALS....

- Ø Kenai: Improve road crossing safety at Kenai Middle and High Schools by Fall 2026
- Ø Kenai: Develop Transportation Plan (motorized and non-motorized) for the City of Kenai by June 2026
- Ø Homer: “Reimagine Pioneer” calm traffic and improve non-motorized transportation by Spring 2027
- Ø Homer: “Keep Fairview Safe and Slow” calm traffic on residential Fairview Ave by Spring 2027
- Ø Homer: Connect the Homer Spit Trail to the Beluga Slough Causeway with sidewalk and trail segments by Spring 2028



August 11, 2025 – 6:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kasilof 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

Karina England
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

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

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

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. July 14, 2025, 2025 Plat Committee Meeting Minutes
- *4. Grouped Plats**
 - E2. Christensen Gardens; KPB File 2025-061
 - E6. Don Jack Subdivision 2025 Addition; KPB File 2025-105

Motion to approve the agenda and the consent agenda passed by unanimous vote (5-Yes).

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

1. Kenaitze Acres; KPB File 2025-100

Edge Survey & Design / Kenaitze Indian Tribe IRA
Location: Redoubt Avenue & N. Forest Drive
City of Kenai

Motion to grant preliminary approval passed by unanimous vote (9-Yes)

Motion grant the exception request to KPB 20.30.030 – Proposed Street Layout Requirements & KPB 20.30.170 – Block Length Requirements, passed by unanimous vote (5-Yes)

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

2. Christensen Gardens; KPB File 2025-061 *(Consent Agenda)*

Mullikin Surveys / Hough
Location: Hough Road off East End Road
City of Homer

Motion to grant preliminary approval passed by unanimous vote (9-Yes)

3. Virginia Lyn 2025 Replat; KPB File 2025-062 *(Postponed)*

Mullikin Surveys / Hueper
Location: Virginia Lyn Way near Beluga Lake
City of Homer

4. Pete Cooper Tract A Subdivision; KPB File 2025-098

Johnson Surveying / Cooper
Location: MP 126.5 Sterling Highway
Ninilchik Area

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

Motion to grant the exception request to KPB 20.30.170 - Block Length Requirements & KPB 20.30.190 - Lot Dimensions for Tract A2, passed by unanimous vote (5-Yes)

5. Hylen 2025 Addition; KPB File 2025-101

Johnson Surveying / Hylen
Location: Alder Avenue off Sterling Highway
Ninilchik Area

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

6. Don Jack Subdivision 2025 Addition; KPB File 2025-105 (*Consent Agenda*)
Johnson Surveying / Rasmusen
Location: Goodyear Street off Browns Lake Road
Funny River Area / Funny River APC

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

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

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, August 25, 2025** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **6:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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

e-mail address: planning@kpb.us

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

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



August 11, 2025 – 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 2027

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

Karina England
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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

*3. Plats Granted Administrative Approval

- a. 3 John's Subdivision, KPB File 2024-064
- b. Beaver Loop Acres No. 3 Subdivision; KPB File 2025-013
- c. Crane-France Subdivision Replat 2024; KPB File 2024-099
- d. Pacific Park Subdivision 2024 Addition; KPB File 2024-077
- e. Sumpter Subdivision 2024 Replat; KPB File 2024-132
- f. Trust Land Survey 2024-01 Lonesome Lake Sub 2024 Addn; KPB File 2024-117

*7. Minutes

- a. July 14, 2025 Planning Commission Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote. (9-Yes).

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

1. Plat Note Removal; KPB File 2025-085
Petitioner: Matt Miller (Personal Representative for Nancy Miller)
Request: Remove plat note #4 "Restrict Lot 1 to interior access, Lot 8 to interior access or common to Lot 9, and Lots 9, 10, & 11 to common accesses.
Location: Lots 1, 6, 7, 8, 9, 10 & 11 from Huckabay Sub Addn No. 2, Plat KN 83-154
General Location: Mackey Lake Road / Ridgeway Area

Motion to postpone until brought back by staff passed by unanimous vote. (9-Yes)

2. Building Setback Permit; KPB File 2025-106
Segesser / Wanda J. Kennedy & Wenda J. Kennedy Living Trust
Request: To permit a portion of the existing building to remain within the 20' building setback on Tract 1, Nikiski Village Subdivision No. 2, Plat KN 76-3
Nikiski Area / Nikiski APC

Motion to adopt Planning Commission Resolution 2025-15 granting a building setback encroachment permit to Tract 1, Nikiski Village Subdivision No. 2, passed by unanimous vote. (9-Yes)

3. Conditional Use Permit; PC Resolution 2025-14 **(Withdrawn)**
Applicant: Alaska Pipeline Company
Request: To do repairs to existing bridge across the Chickaloon River at the Mystery Creek Road with placement of rip rap within the 50' setback of the river
Parcel ID: 02513001
4. Resolution 2025-XX: Authorizing the acquisition of a perpetual easement located in Kachemak Selo, Alaska for school purposes.

Motion to forward to the Assembly a recommendation to adopt Resolution 2025-XX, authorizing the acquisition of a perpetual easement located in Kachemak Selo, Alaska for school purposes, passed by unanimous vote (9-Yes)

5. Ordinance 2025-19-06: Authorizing the acquisition and appropriating funds for the purchase of four properties located in Homer, Alaska on behalf of South Peninsula Hospital Service Area

Motion to forward to the Assembly a recommendation to adopt Ordinance 2025-19-06, authorizing the acquisition and appropriating funds for the purchase of four properties located in Homer, Alaska on behalf of South Peninsula Hospital Service Area, passed by unanimous vote. (9-Yes)

6. Resolution 2025-XX: Authorizing the KPB to accept a public access easement to provide access to the proposed Graham Ranch Subdivision

Motion to forward to the Assembly a recommendation to adopt Resolution 2025-XX, Authorizing the KPB to accept a public access easement to provide access to the proposed Graham Ranch Subdivision, passed by unanimous vote (9-Yes)

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

G. OTHER

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

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held ***Monday, August 25, 2025*** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **7:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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

e-mail address: planning@kpb.us

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

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

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

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



Kenai City Council - Regular Meeting

August 06, 2025 — 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

Agenda

A. CALL TO ORDER

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

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

B. SCHEDULED ADMINISTRATIVE REPORTS

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

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

E. PUBLIC HEARINGS

1. ***ADOPTED WITHOUT OBJECTION.*** Resolution No. 2025-48 - Authorizing a Contract Award for the Vintage Pointe Exterior Door Replacement. (Administration)
2. ***ADOPTED WITHOUT OBJECTION.*** Resolution No. 2025-49 - Authorizing a Contract Award for the Street Condition Assessment. (Administration)
3. ***ADOPTED WITHOUT OBJECTION.*** Resolution No. 2025-50 - Authorizing a Contract Award for the Street Light Assessment. (Administration)
4. ***ADOPTED WITHOUT OBJECTION.*** Resolution No. 2025-51 - Authorizing a Purchase of Water Treatment Chemicals. (Administration)
5. ***ADOPTED WITHOUT OBJECTION.*** Resolution No. 2025-52 - Declaring a Right-of-Way for a 60' by 230' Portion of Sixth Street as Dedicated Between Lots 2 & 3, Kenai Meadows Addition No. 1 (Plat 2023-48), Not Needed for a Public Purpose and Consenting to its Vacation. (Administration)

F. MINUTES

1. *Special Meeting of June 30, 2025. (City Clerk)
2. *Regular Meeting of July 2, 2025. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Purchase Orders and Purchase Order Amendments Requiring Council Approval in Accordance with KMC 7.15.020. (Administration)
3. ***Action/Approval** - Consent to Assignment and Assignment and Assumption of Lease Agreement, of Lot 2, Block 1, General Aviation Apron No. 1 Amended. (Administration)
4. ***Ordinance No. 3481-2025** - Increasing Estimated Fiscal Year 2025 Revenues and Appropriations in the General Fund - Police Department and Accepting a Grant from the Alaska High Intensity Drug Trafficking Area for Drug Investigation Overtime Expenditures. (Administration)
5. **Introduced, referred to the 08/27/25 Planning Commission Meeting, City Council Public Hearing scheduled for 09/03/25. Ordinance No. 3482-2025** - Amending the Official Zoning Map and Land Use Table by Rezoning Thirteen Properties Zoned with Multiple Zones and Assigning One Zoning District Per Parcel, Tract, or Government Lot. (Douthit)

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 at 907-283-8231.

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

https://us02web.zoom.us/meeting/register/K2ULyPNySNeWLZzVU_UmVg



Kenai City Council - Regular Meeting

August 20, 2025 — 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

1. Bluff Stabilization Project Update, Ronny McPherson, P.E., HDR Alaska Inc.

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

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

E. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. Ordinance No. 3481-2025** - Increasing Estimated Fiscal Year 2025 Revenues and Appropriations in the General Fund - Police Department and Accepting a Grant from the Alaska High Intensity Drug Trafficking Area for Drug Investigation Overtime Expenditures. (Administration)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3483-2025** - Increasing Estimated Revenues and Appropriations in the Airport Improvements Capital Project Fund, accepting a Grant from the Federal Aviation Administration and Awarding Professional Services Agreements for the Kenai Municipal Airport Apron Pavement Maintenance Project. (Administration) [*KMC 1.15.070 (d)*]
 1. Motion for Introduction
 2. Motion for Second Reading (Requires a Unanimous Vote)
 3. Motion for Enactment (Requires Five Affirmative Votes)
3. **ADOPTED UNANIMOUSLY. Resolution No. 2025-53** - Authorizing a Contract Award for the 2025 City Dock Floats Purchase. (Administration)
4. **ADOPTED UNANIMOUSLY. Resolution No. 2025-54** - Authorizing the Application to the State of Alaska, Department of Environmental Conservation for a State Revolving Fund Loan from the Alaska Drinking Water Fund and Execution of a Loan Agreement for the Water Treatment Plant Pumphouse Project. (Administration)

5. **ADOPTED UNANIMOUSLY. Resolution No. 2025-55** - Authorizing a Contract for Management Services for the Kenai Multi-Purpose Facility. (Administration)

F. MINUTES

1. *Regular Meeting of August 6, 2025. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Purchase Orders and Purchase Order Amendments Requiring Council Approval in Accordance with KMC 7.15.020. (Administration)
3. **DIRECTION PROVIDED TO BRING FORWARD AMENDMENTS FOR COUNCIL APPROVAL. Discussion/Action** - Direction to the City Clerk Regarding Applications for Student Representatives to Council from Non-City Residents. (City Clerk)

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

1. **Ordinance No. 3482-2025** - Amending the Official Zoning Map and Land Use Table by Rezoning Thirteen Properties Zoned with Multiple Zones and Assigning One Zoning District Per Parcel, Tract, or Government Lot. (Douthit) *[On August 6, 2025 this item was referred to the Planning & Zoning Commission's August 27, 2025 meeting, and postponed to the September 3, 2025 City Council meeting.]*

O. ADJOURNMENT

P. INFORMATION ITEMS

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Clerk at 907-283-8231.

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

https://us02web.zoom.us/meeting/register/4ulPrLWBSZiCvBeAe_YOOg