



Kenai Planning & Zoning Commission

Regular Meeting

May 14, 2025 - 7:00 PM

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

Telephonic/Virtual Information on Page 2

<http://www.kenai.city>

Agenda

A. **CALL TO ORDER**

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

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

B. **APPROVAL OF MINUTES**

1. *Regular Meeting of April 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 PZ2025-19** – Recommending Approval of Preliminary Plat – Kenai Meadows Addition No. 2, a subdivision of Tract A and Lots 3 & 4, Kenai Meadows Addition No.1, in the Rural Residential (RR) Zoning District.

F. **PUBLIC HEARINGS**

1. **Resolution PZ2025-17** – Granting a Conditional Use Permit to Develop and Operate an 82-Unit Indoor Heated Storage Facility on the Property Described as Lot 1 BLK 2 of Mommsens Sub Replat Addn No 1, Addn No 2, Located at 1001 Third Street, in the Urban Residential (RU) Zoning District.

G. **UNFINISHED BUSINESS**

1. **Discussion** – Aspen Creek, 701 N. Forest Drive CUP

H. **NEW BUSINESS**

1. ***Action/Approval** – Requesting Excused Absences for the April 23, 2025 Regular Meeting – Krause

I. REPORTS

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

J. ADDITIONAL PUBLIC COMMENT *(Public comment limited to five (5) minutes per speaker)*

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: May 28, 2025

L. COMMISSION COMMENTS AND QUESTIONS

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATIONAL ITEMS

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

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

https://us02web.zoom.us/meeting/register/UP9WMLxuTmi_ikHiaeBeTA

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

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 23, 2025 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611**

MINUTES

A. CALL TO ORDER

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

1. Pledge of Allegiance

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

2. Roll Call

There were present:

Jeff Twait, Vice Chair
Glenese Pettey
Gwen Woodard

Jeanne Reveal
Sonja Earsley
Diane Fikes

A quorum was present.

Absent:

Stacie Krause

Also in attendance were:

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

3. Election of Chair and Vice Chair

Commissioner Woodard **MOVED** to appoint Jeff Twait as Chair. Commissioner Pettey **SECONDED** the motion.

Commissioner Fikes **MOVED** to appoint Sonja Earsley as Chair.

Commissioner Earsley declined the nomination as Chair.

UNANIMOUS CONSENT was requested.

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

Commissioner Fikes **MOVED** to appoint Sonja Earsley as Vice Chair.

UNANIMOUS CONSENT was requested.

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

4. Approval of Agenda and Consent Agenda

MOTION:

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

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

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

UNANIMOUS CONSENT was requested.
There being no objection; **SO ORDERED**.

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of March 26, 2025

Approved by the consent agenda.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS - None.

F. PUBLIC HEARINGS

1. **PZ2025-14** - Recommending Approval to Rezone 28 Parcels Located Near the Intersection of the Kenai Spur Highway and Wildwood Drive from Suburban Residential (RS) to General Commercial (CG) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-14. Vice Chair Earsley **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-14; he noted that the application was for a request to rezone 28 parcels from Suburban Residential (RS) to General Commercial (CG) Zoning District, to allow commercial uses to be developed on the subject parcels. Current and surrounding uses were reviewed, and it was noted that a majority of the landowners of the affected parcels had expressed support. It was noted that staff's recommendation is approval, recommending a Zoning Map amendment; and a Land Use Map amendment. The Commission's recommendation would be forwarded to the City Council for a final decision.

Chair Twait opened the floor for public hearing;

Alex Douthit, applicant, explained that he had gathered support from property owners in this area; many lots are already being marketed as commercial despite currently being zoned as residential; and rezoning this area would help encourage commercial growth.

JayLynn Rogers, resident, noted that she owns nearby property; she stated she was not in support but was also not opposed. Clarification was provided that her lot is still in the RS zone.

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

Concerns were expressed that not all of the property owners had been reached for comments. Support was expressed for increasing available commercial land for development.

VOTE:

YEA: Pettey, Earsley, Woodard, Twait, Fikes

NAY: Reveal
ABSENT: Krause
MOTION PASSED.

G. UNFINISHED BUSINESS

1. Discussion – Aspen Creek, 701 N. Forest Drive CUP

Director Buettner noted that he had received no further complaints; construction on the facility was nearly complete, and was optimistic that traffic would decrease.

Commissioner Pettey noted that residents had reached out to her to express concerns about the affects the neighborhood is experiencing.

H. NEW BUSINESS

1. *Action/Approval – Requesting Excused Absences for the March 26, 2025 Regular Meeting – Fikes

Approved by the consent agenda.

I. REPORTS

1. Planning Director – Planning Director Buettner reported on the following:
 - Reviewed the KPHI land donation memo provided in the packet.
 - Received plans for the Bridge Access Bike Path.
2. Commission Chair – No report.
3. Kenai Peninsula Borough Planning – Commissioner Fikes reported on recent actions of the Kenai Peninsula Borough Planning Commission.
4. City Council Liaison – Council Member Askin reported on recent actions of the City Council.

J. ADDITIONAL PUBLIC COMMENT – None.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: May 14, 2025

Commissioner Pettey noted she will be absent.

L. COMMISSION COMMENTS AND QUESTIONS

Commissioner Reveal expressed excitement for working with the Commission, and congratulated Chair Twait and Vice Chair Earsley.

Vice Chair Earsley congratulated Chair Twait.

Commissioner Woodard welcomed Commissioner Reveal, congratulated Chair Twait and Vice Chair Earsley.

Commissioner Pettey welcomed Commissioner Reveal, congratulated Chair Twait and Vice Chair Earsley, and encouraged everyone to attend the upcoming Bluff Erosion Project public meeting.

Commissioner Fikes welcomed Commissioner Reveal, and thanked Chair Twait and Vice Chair Earsley.

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 7:44 p.m.

I certify the above represents accurate minutes of the Planning & Zoning Commission meeting of April 23, 2025.

Meghan Thibodeau
Deputy City Clerk

DRAFT



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-19**

A RESOLUTION RECOMMENDING THAT THE PRELIMINARY PLAT FOR KENAI MEADOWS ADDITION NO. 2, A SUBDIVISION OF TRACT A1 AND A REPLAT OF LOTS 3 & 4, KENAI MEADOWS ADDITION NO. 1, IN THE RURAL RESIDENTIAL ZONING DISTRICT ATTACHED HERETO BE **APPROVED**.

LEGAL DESCRIPTIONS: Tract A1, Kenai Meadows Addition No. 1
Lot 3, Kenai Meadows Addition No. 1
Lot 4, Kenai Meadows Addition No. 1

KPB PARCEL NUMBERS: 03901067, 03901068 and 03901069

WHEREAS, at the regularly scheduled City Council meeting on April 16, 2025, the City of Kenai conditionally donated approximately 5.2 acres of city-owned land to be subdivided from Tract A1, Kenai Meadows Addition No. 1; and,

WHEREAS, the City of Kenai, owner of Tract A1 and Lot 3, Kenai Meadows Addition No. 1, is supportive of the proposed development presented by the Kenai Peninsula Housing Initiative, Inc.; and,

WHEREAS, the City of Kenai received a preliminary plat from Segesser Surveys, on behalf of Kenai Peninsula Housing Initiatives, Inc., for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1; 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, Rights-of-Way Sixth Street and State Avenue are newly dedicated, therefore an installation agreement is required; and,

WHEREAS, the proposed lots have access from Redoubt Avenue (a City-maintained asphalt road) and the newly dedicated Sixth Street and State Avenue (currently undeveloped); and,

WHEREAS, City water and sewer lines are available to the lots; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a

satisfactory and desirable building site, and connection to the existing City of Kenai water and wastewater utility.

2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a subdivision of a 69.5-acre tract into a new, 62.79-acre tract and three new lots (Lots 5, 6, & 7) and a replat of two (2) lots within a subdivision containing newly dedicated rights-of-way and a vacation of an existing right of way and determined acceptable access, subject to the listed conditions. An installation agreement is required for the newly dedicated Sixth Street right-of-way.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 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 Kenai Meadows Addition No. 2 for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1 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. Prior to recording of the final plat, the developer will be required to enter into an installation agreement with the City of Kenai.
3. The Kenai City Council must declare the current sixty-foot right-of-way for Sixth Street not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.

Section 2. That the official name for the 60-foot dedicated right-of-way between Lots 3A and 4A be assigned as "Sixth Street", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.

Section 3. That the official name for the 60-foot dedicated right-of-way north of the newly formed Lots 5, 6, & 7, be assigned as "State Avenue", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 14th DAY OF MAY, 2025.

JEFF TWAIT, CHAIRPERSON

ATTEST:

Meghan Thibodeau, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: May 9, 2025

SUBJECT: Resolution No. PZ2025-19 – Preliminary Plat – Kenai Meadows Addition No. 2, a Subdivision of Tract A1 and a Replat of Lots 3 & 4, Kenai Meadows Addition No. 1.

Request The applicant is proposing a preliminary plat for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1.

Staff Recommendation Adopt Resolution No. PZ2025-19 recommending approval of Preliminary Plat – Kenai Meadows Addition No.2 to subdivide Tract A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1.

Applicant: Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669

Property Owner: Kenai Peninsula Housing Initiative & City of Kenai

Legal Descriptions: Tract A1, Kenai Meadows Addition No. 1
Lot 3, Kenai Meadows Addition No. 1
Lot 4, Kenai Meadows Addition No. 1

KPB Parcel Nos.: 03901067, 03901068 and 03901069

Zoning District: Rural Residential (RR)

Land Use Plan: Medium Density Residential (LDR)

Surrounding Uses: Vacant Residential

SUMMARY

The City received a preliminary plat from Segesser Surveys, on behalf of Kenai Peninsula Housing Initiatives, Inc., for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1.

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 preliminary plat requirements and development requirements for the Rural Residential (RR) zoning district. Access to the subject lots is via Redoubt Avenue, which is a City maintained asphalt road. City water and wastewater are available in this area and will developments on these lots will be required to establish a connection to the City of Kenai water and wastewater utility systems. The Public Works Director, Fire Marshal, and Building Official have reviewed the preliminary plat and have no comments.

At the regularly scheduled City Council meeting on April 16, 2025, the City of Kenai conditionally donated approximately 5.2 acres of city-owned land to be subdivided from Tract A1, Kenai Meadows Addition No. 1. The City of Kenai, owner of Tract A1 and Lot 3, Kenai Meadows Addition No. 1, is supportive of the proposed development presented by the Kenai Peninsula Housing Initiative, Inc.

Staff finds that the preliminary plat meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and connection to the existing City of Kenai water and wastewater utility.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a subdivision of a larger tract into smaller lots and a replat of two lots within a subdivision containing dedicated rights-of-way and determined acceptable access, subject to the listed conditions. An installation agreement is required, as the existing north-south right of way is being moved and extended and a new right of way is being dedicated along the northern boundary of the new lots.
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. Each lot is over one acre in size.
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 Kenai Meadows Addition No. 2 to subdivide Tract A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1, meets the general standards for Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommends approval of Resolution No. PZ2025-19 to subdivide Tract

A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1 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. Prior to recording of the final plat, the developer will be required to enter into an installation agreement with the City of Kenai.
3. The Kenai City Council must declare the current sixty-foot right-of-way for Sixth Street not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.
4. That the official name for the 60-foot dedicated right-of-way between Lots 3A and 4A be assigned as "Sixth Street", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.
5. That the official name for the 60-foot dedicated right-of-way north of the newly formed Lots 5, 6, & 7, be assigned as "State Avenue", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.

ATTACHMENTS

Aerial Map

Application

Preliminary Plat, Kenai Meadows Addition No. 2





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:	Segesser Surveys Inc			
Mailing Address:	[REDACTED]		State:	AK
Phone Number(s):	[REDACTED]		Zip Code:	99669
Email:	[REDACTED]			

PROPERTY OWNER

Name:	City of Kenai, KPHI				
Mailing Address:	210 Fidalgo	City:	Kenai	State:	AK
Phone Number(s):					
Email:					

PROPERTY INFORMATION

Property Owner Name:			
Current City Zoning:			
Use:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input type="checkbox"/> Commercial
	<input type="checkbox"/> Other:		
Water:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community
Sewer:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community

PLAT INFORMATION

Preliminary Plat Name:	Kenai Meadows Addition No. 2
Revised Preliminary Plat Name:	
Vacation of Public Right-of-Way:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Street Name (if vacating ROW):	

Exceptions Required and Requested:

Comments:

REQUIRED ATTACHMENTS

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

Signature:		Date:	5-1-25
Print Name:	John Segesser	Title/Business:	Segesser Surveys Inc

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

Segesser Surveys, Inc.

File Number: 25377

Premium: \$300.00

Tax:

Attention: John Segesser

Gentlemen:

This is a certificate as of April 17, 2025 at 8:00 A.M. for a plat out of the following property:

Tract "A" One (A1) and Lots Three (3) and Four (4), KENAI MEADOWS ADDITION NO. 1, according to Plat No. 2023-48, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

The City of Kenai, as to Tract A1 and Lot 3; and
Kenai Peninsula Housing Initiatives, Inc., as to Lot 4

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. **TAXES AND ASSESSMENTS**, if any due the taxing authority:
Taxing Authority: CITY OF KENAI
3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
4. **RESERVATION OF EASEMENT** for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949 and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.
5. **AN OIL AND GAS LEASE** affecting the above interest under the terms, covenants and conditions therein provided:
Lessor: Richard Mommsen, a single man
Lessee: Standard Oil Company of California
Recorded: April 12, 1958
Volume/Page: 8/79

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

6. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:

Recorded: June 4, 1958
Volume/Page: Misc. 2/34
Granted To: Homer Electric Association, Inc.
Affects: General Easement, no definite location disclosed

7. **WATER AND SEWER EASEMENT** affecting the portion of said premises and for the purposes stated herein, and incidental purposes thereto:

In Favor Of: City of Kenai
Recorded: September 17, 1973
Volume/Page: 73/347
Affects: Portion of said land

8. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. 2023-48.

9. **EFFECT** of the notes on said Plat No. 2023-48.

10. **SUBJECT TO A ROAD RESERVATION** of 33 feet along each side of the section line as created by 43 U.S.C. 932.

11. **RIGHTS OF REVERSION** retained by the City of Kenai, as contained in Quit Claim Deed:

Recorded: May 7, 2024
Volume/Page: 2024-003066-0
Affects Lot 4 only

Stewart Title of the Kenai Peninsula, Inc.

By



Authorized Countersignature

Mary Frengle
Authorized Signator

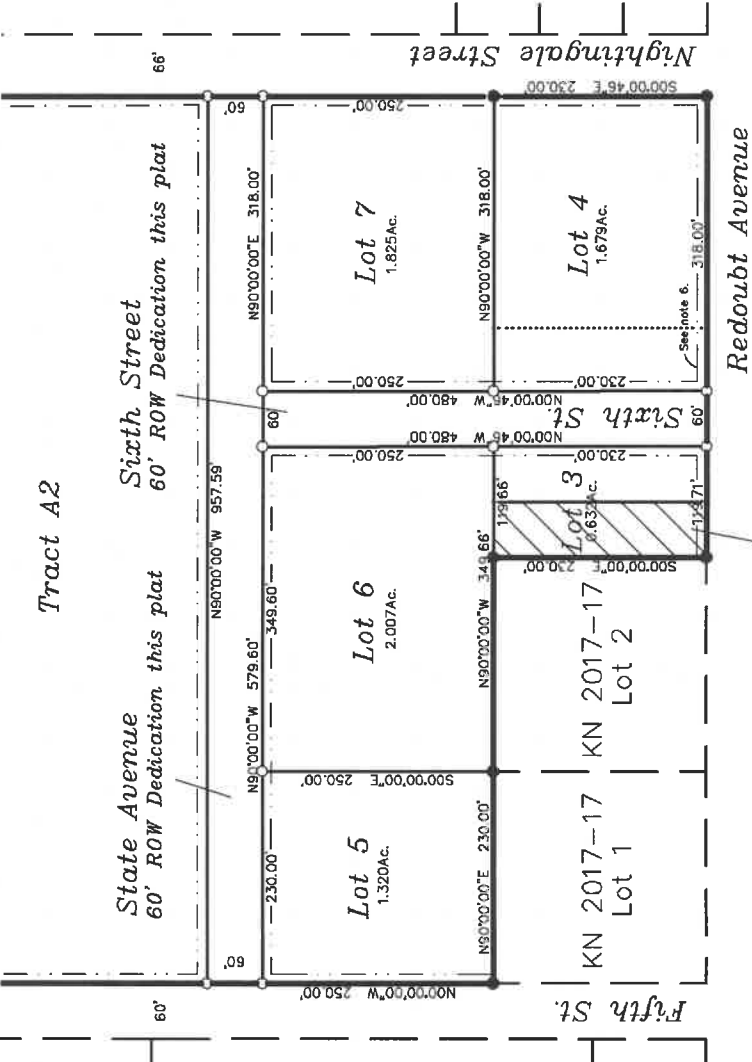
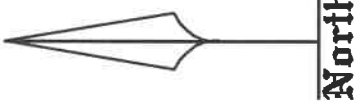
NOTE: We will update this certificate to comply with Kenai Peninsula Borough Ordinance 90-38 upon notification from surveyor.

LEGEND:

- 3 1/4" ALUM. CAP MON. LS 6101 FOUND AS SHOWN
- 2 1/2" BRASS CAP MON. FOUND AS SHOWN
- 5/8" REBAR w/PLASTIC CAP LS8869 FOUND
- 5/8" REBAR w/PLASTIC CAP LSB859 SET
- () RECORD AND MEASURED DATUM PLAT 2017-17 KRD

NOTES:

- 1) Basis of bearing taken from Kenai Meadows, Plat 2017-17, Kenai Recording District.
- 2) This plat is subject to City of Kenai zoning regulations.
- 3) Further development of the property shall conform to all Federal, State, and local regulations.
- 4) The Plat Committee, at the meeting of May 23, 2022, carried over the exception granted to the parent plat. Exceptions to KPB 20.30.030, extension of California Avenue to Nightingale Street, Florida Avenue to Nightingale Street, and Fifth Street to California Avenue, and KPB 20.30.170, block length, were originally approved by the plat committee at the meeting of March 13, 2017.
- 5) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Misc Book 2 Page 34, Kenai Recording District.
- 6) The front 10 feet adjoining rights-of-way is granted by this plat as utility easements. 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. See Detail B.
- 7) A water and sewer easement in favor of the City of Kenai is recorded Book 73 Page 347, Kenai Recording District.
- 8) WASTEWATER DISPOSAL: Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.
- 9) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951; Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 13, 1956, filed in the Federal Register.



Sixth Street
60' ROW Vacated this plat

Detail A

Scale: 1"=100'

SURVEYOR'S CERTIFICATE

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

Date _____

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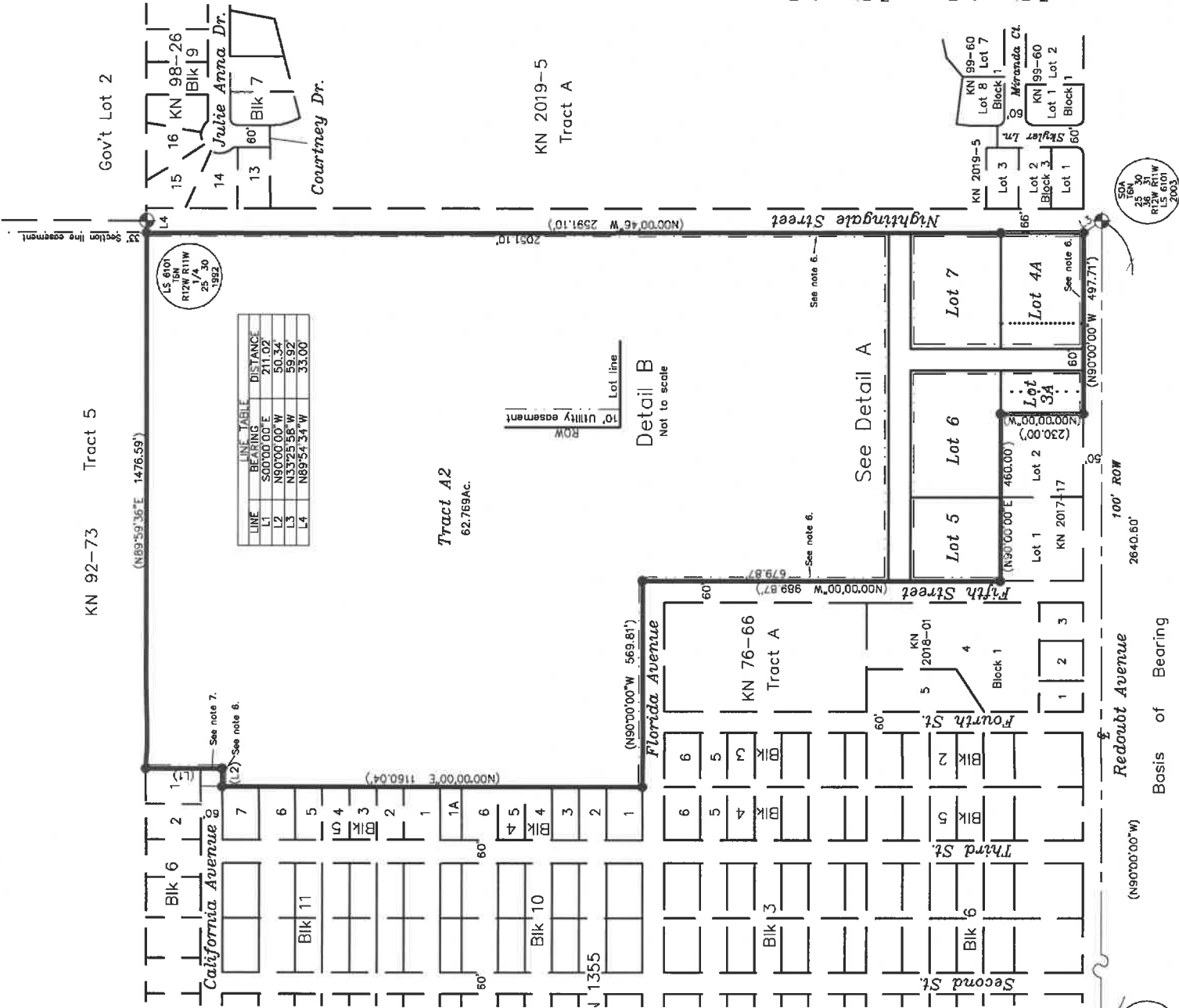


CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: STATE AVENUE AND SIXTH ST. DEDICATIONS. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

TERRY EUBANK, CITY MANAGER
CITY OF KENAI

DATE _____



LINE	BEARING	DISTANCE
L1	S00°00'00"E	211.02'
L2	N90°00'00"W	50.34'
L3	N33°25'56"W	59.92'
L4	N89°54'34"W	33.00'



Tract A2
62.769Ac.

KN 2019-5
Tract A

DANA GREGORE
KIDNEY PENINSULA HOUSING INITIATIVES INC
P.O. BOX 1869
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE NO. _____

Kenai Meadows
Addition No. 2

A resubdivision of Tract A and Lots 3 and 4 Kenai Meadows
Addition No. 1, Plat 2023-48, Kenai Recording District.

Located within the SE1/4 Section 25, T6N, R12W, S.M.,
City of Kenai, Kenai Recording District, Kenai Peninsula
Borough, Alaska.

Containing 72.212 Ac.

Surveyor
Segesser Surveys
30486 Rosland St.
Soldotna, AK 99669
(907) 262-3909

Owners
City of Kenai
Kenai, AK 99611
(907) 262-3909

Kenai Peninsula
Housing Initiatives Inc
P.O. Box 1869
Homer, AK 99603

JOB NO. 25055

DRAWN: 4-28-25

SURVEYED: _____

SCALE: 1"=200'

SHEET: 1 of 1

FIELD BOOK: _____



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-17**

A RESOLUTION **GRANTING** A CONDITIONAL USE PERMIT TO DEVELOP AND OPERATE A MINI-STORAGE FACILITY AT 1001 THIRD STREET IN THE URBAN RESIDENTIAL (RU) ZONING DISTRICT.

APPLICANT: Cornerstone Developments of Alaska, LLC – Adam Tugan

PROPERTY ADDRESS: 1001 Third Street

LEGAL DESCRIPTION: Mommsens Sub Replat Addn No 1 & 2, Lot 12 Blk 6 Addn No. 1

KENAI PENINSULA BOROUGH PARCEL NUMBER: 03912318

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on April 8, 2025; and,

WHEREAS, the applicant has demonstrated that the prerequisites of a Conditional Use Permit have been met pursuant to Kenai Municipal Code 14.20.150; and,

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on May 14, 2025, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds:

1. *KMC 14.20.150(d)(1) The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district;*

Findings: The Urban Residential (RU) Zone is intended to provide for apartments and compatible uses in areas near centers of shopping, services and employment where high-density residential development is desirable.

The proposed development would not necessarily violate the character of the neighborhood as it would provide a practical amenity for residents to store personal belongings, seasonal equipment such as fishing gear, snow machines, and household items, thereby supporting the functionality and organization of the nearby apartments, multi- and single-family dwellings.

As Redoubt Avenue is considered a Minor Collector Route, and often has higher annual average daily traffic counts than the surrounding streets, and while there is no significant change in traffic anticipated, Staff recommends the entry to the property be moved to Third Street to forestall any possible changes/increases to traffic on Redoubt Avenue. There is

adequate parking available, as it is for loading and unloading only. Staff finds that the proposed use meets the intent of the RU zoning district.

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

Findings: The proposed indoor heated storage facility will not impair the economic and noneconomic value of the adjacent properties and neighborhood as, per the applicant, it will be designed to minimize disruption. Unlike outdoor storage, the facility's indoor structure eliminates visual clutter, noise and activity that could detract from the neighborhood's rural aesthetic. Being heated, it ensures year-round functionality without external equipment that might disturb residents.

The Applicant plans to incorporate natural landscaping, setbacks and screening (fencing or vegetation) to ensure a proper buffer. The units will generate low traffic volumes, and enhance the utility of the neighborhood by providing a practical amenity, reducing the need for sprawling outbuildings that could clutter the neighborhood. At a scale of 82 units, the facility ensures it serves local demand without transforming the area into a commercial hub, preservice the residential character.

Staff finds the proposed use would not impair the economic and noneconomic value of adjacent properties and neighborhood.

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

Findings: The Land Use Plan, from the 2016 Comprehensive Plan, identifies the subject property with the Suburban Residential (RS) land use classification. The RS Land Use Classification is defined in the Comprehensive Plan:

Suburban Residential is intended for single-family and multi-family residential uses that are urban or suburban in character. The area will typically be developed at a higher density; lots are typically smaller; and, public water and sewer services are required or planned. Some developments may be required to construct streets to a pave standard and larger subdivisions may be required to provide sidewalks and public areas. Parks and open space land uses may be considered appropriate.

The surrounding uses consist of empty lots to the north, empty lot and residential to the east, empty lots and a single-family dwelling to the south, and empty lot and apartment buildings to the west. To the south of Redoubt Avenue, it is zoned Recreational (R) and Rural Residential (RR). To the North, it is Suburban Residential (RS), as well as surrounding the strip of seven (7) Urban Residential (RU) parcels that include 1001 Third Avenue.

As stated by the applicant in detail in the application letter, the proposed use of the property as proposed is consistent and in harmony with several goals in the 2016 Comprehensive Plan.

In *Imagine Kenai 2030 Comprehensive Plan*, Chapter 6, "Goals, Objectives, and Implementation", several goals and objectives are met from the proposed use.

Goal 1 – Quality of Life is to promote and encourage quality of life in Kenai.

Objective Q-2

Protect and rejuvenate the livability of existing Neighborhoods.

Objective Q-4

Establish siting and design standards so that development is in harmony and scale with surrounding uses.

Objective Q-5

Update existing site design guidelines for commercial development – landscaping, setbacks, parking.

Goal 2 – Provide economic development to support the fiscal health of Kenai.

Objective ED-2

Implement business-friendly regulations, taxation and incentives to create a stable, positive climate for private investment.

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

Objective LU-2

Promote the infill of existing, improved subdivision lots.

Objective LU-6

Review Zoning Code to consider use of buffers and buffer zones to separate incompatible land uses. Review landscaping ordinance to ensure buffers are required to protect Neighborhoods.

Objective LU-12

Ensure that the installation of basic public infrastructure (roads, sewer, water and drainage) is coordinated with the timing of development and that improvements are in place at the time impacts occur.

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

Findings: City water and sewer are available and adequate for the proposed use. Redoubt Avenue is a paved City-maintained road.

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

Findings: There is adequate parking and buffer for the proposed use to minimize the impact to the surrounding area. It is not anticipated that the conditional use will be harmful to the public safety, health or welfare.

As noted by the applicant, Its low-impact design, minimal environmental footprint, and community-serving purpose ensure safety through reduced hazards, protect health with no significant pollution or sanitation issues, and enhance welfare by meeting a local need without adverse impacts.

6. *KMC 14.150(d)(6) Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions should be met by the applicant. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.*

Findings: Staff finds that allowing an indoor Mini-Storage facility does not cause any adverse impacts on the surrounding properties. Staff recommends the entrance to the facility be constructed on Third Avenue, instead of Redoubt, to continue the current traffic patterns on Redoubt Avenue.

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

Section 1. That a conditional use permit is granted to develop and operate an indoor heated storage facility of approximately 82 units at 1001 Third Street, on the property described as Mommsens Subdivision Replat Addn No 1 & 2 Lot 12 Blk 6 Addn No 1 in the Urban Residential (RU) Zoning District.

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

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Upon request, the applicant or applicant's representative shall meet with City staff for an on-site inspection.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 14TH DAY OF MAY, 2025

Jeff Twait, CHAIRPERSON

ATTEST:

Meghan Thibodeau, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Beth McDonald, Planning Administrative Assistant
DATE: April 14, 2025
SUBJECT: Resolution PZ2025-17 – Conditional Use Permit – Mini-Storage Facility

Request The applicant is requesting to develop and operate an indoor heated mini-storage facility with approximately 82 units.

Staff Recommendation Adopt Resolution PZ2025-17 approving a Conditional Use Permit to develop and operate a mini-storage facility at 1001 Third Street, in the Urban Residential (RU) Zoning District.

Applicant: Cornerstone Developments of Alaska, LLC – Adam Tugan
Legal Description: Mommsens Sub Replat Addn No 1 & 2 Lot 12 Blk 6 Addn No 1
Property Address: 1001 Third St.
KPB Parcel No.: 03912318
Lot Size: 28,314 square feet (.65-acres)
Zoning: Urban Residential (RU)
Current Use: Vacant Lot
Land Use Plan: Suburban Residential (RS)

SUMMARY

The Applicant is requesting to develop and operate an indoor heated mini-storage facility with approximately 82 units at 1001 Third Street, located at the intersection of Redoubt Avenue and Third Street. A Conditional Use Permit (CUP) is required to operate a Mini-Storage Facility in the Urban Residential (RU) Zoning District.

ANALYSIS

Pursuant to KMC 14.20.150(a), the intent of a conditional use permit is to allow some uses that may be compatible with the designated principal uses in specific zoning districts provided certain conditions are met. Prior to granting a conditional use permit, the Commission shall determine that the identified criteria as outlined in KMC 14.20.150(e) *Conditional Use Permits Review Criteria* are met.

Criteria 1: The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district.

Findings: *The Urban Residential (RU) Zone is intended to provide for apartments and compatible uses in areas near centers of shopping, services and employment where high-density residential development is desirable.*

The proposed development would not necessarily violate the character of the neighborhood as it would provide a practical amenity for residents to store personal belongings, seasonal equipment such as fishing gear, snow machines, and household items, thereby supporting the functionality and organization of the nearby apartments, multi- and single-family dwellings.

As Redoubt Avenue is considered a Minor Collector Route, and often has higher annual average daily traffic counts than the surrounding streets, and while there is no significant change in traffic anticipated, Staff recommends the entry to the property be moved to Third Street to forestall any possible changes/increases to traffic on Redoubt Avenue. There is adequate parking available, as it is for loading and unloading only.

Staff finds that the proposed use meets the intent of the RU zoning district.

Criteria 2: The economic and noneconomic value of the adjoining property and neighborhood will not be significantly impaired.

Findings: The proposed indoor heated mini-storage facility will not impair the economic and noneconomic value of the adjacent properties and neighborhood as, per the applicant, it will be designed to minimize disruption. Unlike outdoor storage, the facility's indoor structure eliminates visual clutter, noise and activity that could detract from the neighborhood's rural aesthetic. Being heated, it ensures year-round functionality without external equipment that might disturb residents.

The Applicant plans to incorporate natural landscaping, setbacks and screening (fencing or vegetation) to ensure a proper buffer. The units will generate low traffic volumes, and enhance the utility of the neighborhood by providing a practical amenity, reducing the need for sprawling outbuildings that could clutter the neighborhood. At a scale of 82 units, the facility ensures it serves local demand without transforming the area into a commercial hub, preserving the residential character.

Staff finds the proposed use would not impair the economic and noneconomic value of adjacent properties and neighborhood.

Criteria 3: The proposed use is in harmony with the Comprehensive Plan.

Findings: The Land Use Plan, from the 2016 Comprehensive Plan, identifies the subject property with the Suburban Residential (RS) land use classification. The RS Land Use Classification is defined in the Comprehensive Plan:

Suburban Residential is intended for single-family and multi-family residential uses that are urban or suburban in character. The area will typically be developed at a higher density; lots are typically smaller; and, public water and sewer services are required or planned. Some developments may be required to construct streets to a pave standard and larger subdivisions may be required to provide sidewalks and public areas. Parks and open space land uses may be considered appropriate.

The surrounding uses consist of empty lots to the north, empty lot and residential to the east, empty lots and a single-family dwelling to the south, and empty lot being developed into two multi-family structures, and apartment buildings further to the west. To the south of Redoubt Avenue, it is zoned Recreational (R) and Rural Residential (RR). To the North, it is Suburban Residential (RS), as well as surrounding the strip of seven (7) Urban Residential (RU) parcels that include 1001 Third Avenue.

As stated by the applicant in detail in the application letter, the proposed use of the property as proposed is consistent and in harmony with several goals in the 2016 Comprehensive Plan.

RELEVANT GOALS

In *Imagine Kenai 2030 Comprehensive Plan*, Chapter 6, “Goals, Objectives, and Implementation”, several goals and objectives are met from the proposed use.

Goal 1 – Quality of Life is to promote and encourage quality of life in Kenai.

Objective Q-2

Protect and rejuvenate the livability of existing Neighborhoods.

Objective Q-4

Establish siting and design standards so that development is in harmony and scale with surrounding uses.

Objective Q-5

Update existing site design guidelines for commercial development – landscaping, setbacks, parking.

Goal 2 – Provide economic development to support the fiscal health of Kenai.

Objective ED-2

Implement business-friendly regulations, taxation and incentives to create a stable, positive climate for private investment.

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

Objective LU-2

Promote the infill of existing, improved subdivision lots.

Objective LU-6

Review Zoning Code to consider use of buffers and buffer zones to separate incompatible land uses. Review landscaping ordinance to ensure buffers are required to protect Neighborhoods.

Objective LU-12

Ensure that the installation of basic public infrastructure (roads, sewer, water and drainage) is coordinated with the timing of development and that improvements are in place at the time impacts occur.

Criteria 4: Public services and facilities are adequate to serve the proposed use.

Findings: City water and sewer are available and adequate for the proposed use. Redoubt Avenue is a paved City-maintained road.

Criteria 5: The proposed use will not be harmful to the public safety, health or welfare.

Findings: There is adequate parking and buffer for the proposed use to minimize the impact to the surrounding area. It is not anticipated that the conditional use will be harmful to the public safety, health or welfare.

As noted by the applicant, Its low-impact design, minimal environmental footprint, and community-serving purpose ensure safety through reduced hazards, protect health with no significant pollution or sanitation issues, and enhance welfare by meeting a local need without adverse impacts.

Criteria 6: Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.

Findings: Staff finds that allowing an indoor Mini-Storage facility does not cause any adverse impacts on the surrounding properties. Staff recommends the entrance to the facility be constructed on Third Avenue, instead of Redoubt, to continue the current traffic patterns on Redoubt Avenue.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280(c) notices of the public hearing for the conditional use were mailed to property owners within a three hundred-foot (300') periphery of the subject property. City staff published notice of the public hearing in the *Peninsula Clarion*. City staff submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the conditional use permit request.

No public comments have been received at the time of this report.

STAFF RECOMMENDATION

Staff finds that the proposed Conditional Use Permit to develop and operate an indoor heated mini-storage facility with approximately 82 units at 1001 Third Street, on the property described as Mommsens Subdivision Replat Addn No 1 & 2 Lot 12 Blk 6 Addn No 1 meets the criteria for issuance of a Conditional Use Permit as set forth in subsections (e)(1) through (e)(6) of Kenai Municipal Code 14.20.150, and hereby recommends that the Planning and Zoning Commission adopt Resolution PZ2025-17 approving the Conditional Use Permit, subject to the following conditions:

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Upon request, the applicant or applicant's representative shall meet with City staff for an on-site inspection.

ATTACHMENTS

Aerial Map
Application
Application Letter
Site Plan
Mommsens Sub Replat Addn No 1&2 Subdivision Plat



Legend

Physical Addresses

Transportation

Mileposts

Roads

Medium Collector

Medium Volume -

Unmaintained

Medium Volume -

Maintained

Low / Seasonal

Legal Trail

Private

State Hwy

Platted / Proposed

Parcels and PLSS

Parcels

9" Imagery

Red: Red

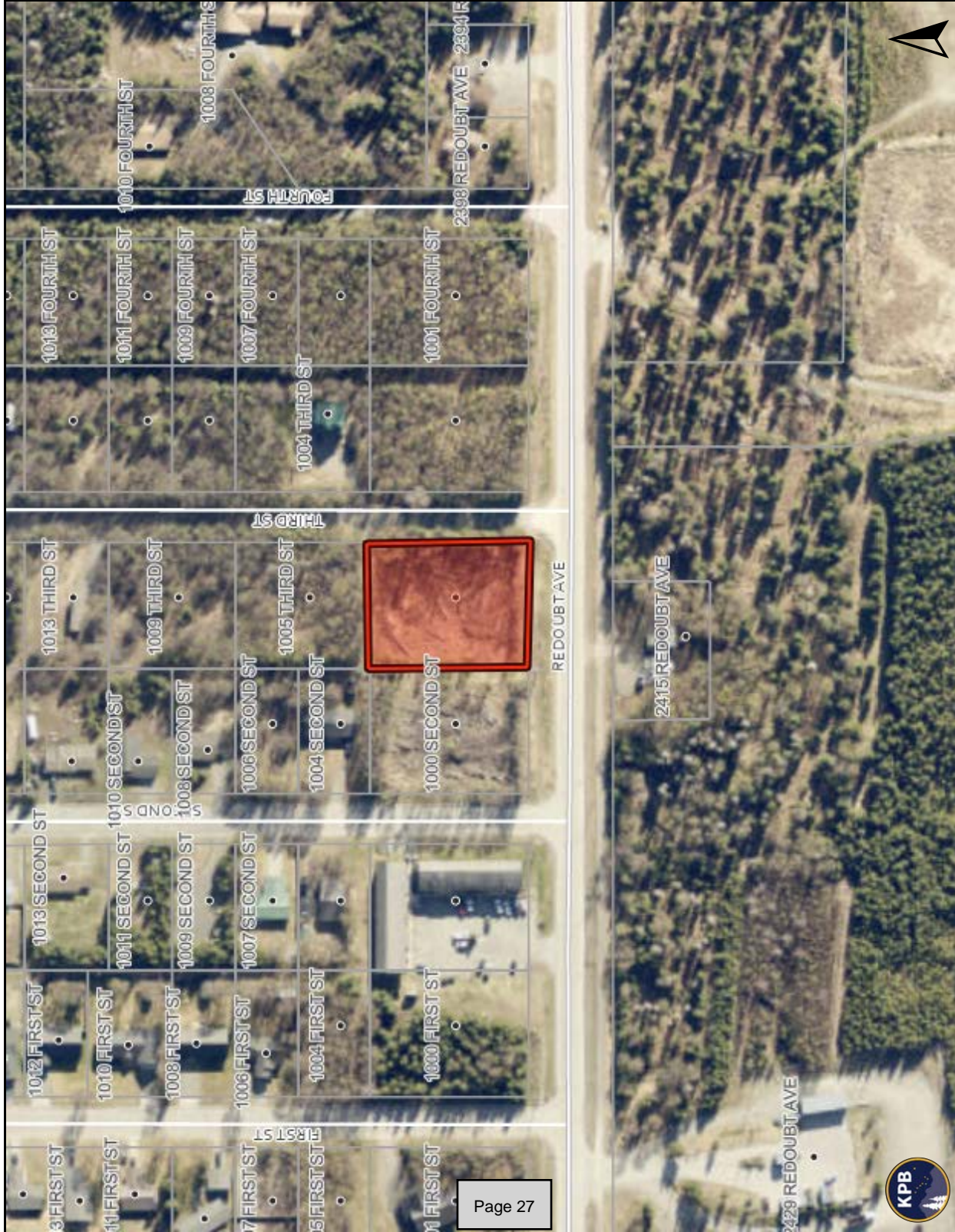
Green: Green

Blue: Blue

Red: Red

Green: Green

Blue: Blue



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the 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, operation 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 correctness of the data, or use of the data.



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

PROPERTY OWNER

Name:	Cornerstone Developments of Alaska, LLC						
Mailing Address:	<div></div>						
City:					State:	WA	Zip Code: 99037
Phone Number(s):							
Email:							

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:	Adam Tugan						
Mailing Address:	<div></div>						
City:					State:	AK	Zip Code: 99672
Phone Number(s):							
Email:							

PROPERTY INFORMATION


Kenai Peninsula Borough Parcel # (Property Tax ID):	03912318
Physical Address:	1001 3rd St Kenai, AK 99611
Legal Description:	T 6N R 12W SEC 25 SEWARD MERIDIAN KN 0001355 MOMMSSENS SUB REPLAT ADDN NO 1 & 2 LOT 12 BLK
Zoning:	Urban Residential
Acres:	0.65 Acres

CONDITIONAL USE DESCRIPTION

(include site plan/floor plan with square footages)

(include State Business License and KPB Tax Compliance if applicable)

How is this property currently being used?	Vacant Land
Conditional Use Requested for (attach additional sheets if necessary):	
See Attachment - Section 1	
Explain how the conditional use is consistent with purposes and intent of the zoning district of the property:	
See Attachment - Section 2	
Explain how the value of adjoining property and neighborhood will not be significantly impaired by the conditional use:	
See Attachment - Section 3	

Use of surrounding property - north:	Suburban Residential		
Use of surrounding property - south:	Recreational		
Use of surrounding property - east:	Urban Residential		
Use of surrounding property - west:	Urban residential		
Explain how the conditional use is in harmony with the City's Comprehensive Plan:			
See Attachment - Section 4			
Are public services and facilities on the property adequate to serve the proposed conditional use?			
See Attachment - Section 5			
Explain how the conditional use will not be harmful to public safety, health, or welfare:			
See Attachment - Section 6			
Are there any measures with access, screening, site development, building design, or business operation that will lessen potential impacts of the conditional use to neighbors?			
See Attachment - Section 7			
<p>AUTHORITY TO APPLY FOR CONDITIONAL USE: I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 14 of the Kenai Municipal Code. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.</p>			
Signature:		Date:	4/8/2025
Print Name:	Adam Tugan	Title/Business:	Manager/ Co-owner
For City Use Only		Date Application Fee Received:	
		PZ Resolution Number:	



Section 1. - Conditional Use Requested for:

The applicant requests a Conditional Use Permit (CUP) to develop and operate an indoor heated storage facility with approximately 82 units at 1001 3rd St, located at the intersection of Redoubt Ave and 3rd Street in Kenai, within the Rural Residential (RU) zoning district. Under Kenai Municipal Code 14.20.050, storage facilities are not a permitted use in RU zones but may be allowed with a CUP if they meet community goals and compatibility standards. This proposal seeks approval to introduce a low-impact, service-oriented use in a residential area, designed to harmonize with the surrounding rural character.

Section 2. - Explain how the conditional use is consistent with purposes and intent of the zoning district of the property:

The proposed indoor heated storage facility at 1001 3rd St is consistent with the purposes and intent of the RU zoning district in the following ways:

- 1. Support for Residential Use and Lifestyle:**

The RU district prioritizes a low-density residential environment. This storage facility enhances the rural residential lifestyle by providing a practical amenity for residents to store personal belongings, seasonal equipment (e.g., fishing gear, snow machines), and household items, thereby supporting the functionality and organization of nearby single-family homes. Its proximity to Redoubt Ave and 3rd Street, near the downtown core, offers convenience without necessitating urban-density development, aligning with the district's goal of maintaining a rural character with minimal infrastructure demands.

- 2. Low-Impact Design Compatible with Rural Character:**

The facility's indoor, heated design ensures minimal external impact, preserving the tranquility and aesthetics of the RU district. Unlike open storage or industrial uses, the enclosed structure reduces noise, visual clutter, and traffic compared to permitted accessory uses like large garages or barns. The *Imagine Kenai 2030 Comprehensive Plan* supports such compatibility through Goal 1, Objective Q-4, which promotes land uses "in harmony and scale with surrounding uses" (Chapter 6, Section 6.2). Landscaping,

setbacks, and buffers (Goal 3, Objective LU-6) will further mitigate effects on adjacent properties, maintaining the rural residential ambiance.

3. **Efficient Use of Existing Infrastructure:**

The RU district assumes reliance on existing rural infrastructure, such as gravel roads and on-site utilities. The storage facility at 1001 3rd St leverages Redoubt Ave’s accessibility without requiring significant upgrades to roads, water, or sewer systems beyond what is already available or planned for the site. This aligns with the district’s intent to limit urban sprawl and infrastructure costs, as well as the Comprehensive Plan’s Goal 3, Objective LU-12, which emphasizes coordinating development with existing infrastructure (Chapter 6, Section 6.4).

4. **Community Benefit Without Altering District Purpose:**

While the RU district focuses on residential uses, the conditional use process allows flexibility for community-serving uses that do not undermine its rural intent. The storage facility meets a demonstrated need for secure, climate-controlled storage in Kenai, supporting residents’ quality of life (Goal 1) and economic vitality (Goal 2) as outlined in the Comprehensive Plan (Chapter 6, Sections 6.2 and 6.3). Its scale—approximately 82 units—remains modest, ensuring it serves local households rather than transforming the area into a commercial hub, thus preserving the district’s low-density residential focus.

5. **Alignment with Comprehensive Plan’s Flexibility:**

The *Imagine Kenai 2030 Comprehensive Plan* maps RU zones to its Low Density Residential (LDR) classification, intended for “large-lot single-family low-density residential development” (Chapter 5, Section 5.4.3), but also encourages adaptive land use to meet evolving needs (Chapter 5, Section 5.1). The storage facility aligns with this flexibility by introducing a low-impact service use that complements residential living, supporting Goal 3’s forward-looking approach to growth (Chapter 6, Section 6.4) without conflicting with the RU district’s rural residential purpose.

Conclusion:

The indoor heated storage facility with approximately 82 units at 1001 3rd St is consistent with the RU zoning district’s purposes and intent by enhancing the rural residential lifestyle, maintaining low-impact compatibility, utilizing existing infrastructure, and providing a community benefit without altering the district’s primary residential character. Its design and location align with both the zoning code and the *Imagine Kenai 2030 Comprehensive Plan*, ensuring it supports rather than detracts from the RU district’s rural residential environment.

Section 3. - Explain how the value of adjoining property and neighborhood will not be significantly impaired by the conditional use:

The proposed indoor heated storage facility at 1001 3rd St will not significantly impair the value of adjoining properties or the surrounding neighborhood due to its low-impact design, compatibility measures, and alignment with community goals. The following points demonstrate how the project preserves the rural residential character and property values in the RU district:

1. **Low-Impact Indoor Design Minimizes Disruption:**
Unlike outdoor storage or industrial uses, the facility’s indoor structure eliminates visual clutter, noise, and activity that could detract from the neighborhood’s rural aesthetic. The heated feature ensures year-round functionality without external equipment (e.g., generators) that might disturb residents. This aligns with the *Imagine Kenai 2030 Comprehensive Plan* Goal 1, Objective Q-4, which promotes land uses “in harmony and scale with surrounding uses” (Chapter 6, Section 6.2). By maintaining a clean, enclosed appearance, the facility avoids the depreciation often associated with unsightly or noisy developments, preserving the appeal and value of adjoining single-family homes.
2. **Mitigation Through Site Design and Buffers:**
The project will incorporate natural landscaping, setbacks, and screening (e.g., fencing or vegetation) as recommended by Goal 3, Objective LU-6 of the Comprehensive Plan (Chapter 6, Section 6.4), ensuring a buffer between the facility and adjacent properties. These measures, consistent with updated site design guidelines (Objective Q-5), will obscure the building from view, reduce light spillage, and maintain privacy for neighbors. In a rural residential context, where large lots and open space are valued, such mitigation prevents any significant aesthetic or functional impairment, supporting property values comparable to permitted accessory structures like sheds or garages.
3. **Minimal Traffic and Activity Impact:**
Storage facilities generate low traffic volumes, primarily occasional visits by users, unlike retail or office uses that could increase congestion. Located at Redoubt Ave and 3rd Street, the site benefits from existing road access near the downtown core, dispersing trips without overburdening rural streets. This low-intensity use aligns with the RU district’s intent for minimal infrastructure demands (KMC 14.20.050) and avoids the traffic-related devaluation that might occur with higher-impact developments. The Comprehensive Plan’s emphasis on efficient land use (Goal 3, Objective LU-2) supports this approach, ensuring neighborhood functionality remains intact.
4. **Enhancement of Neighborhood Utility and Appeal:**
The facility provides a practical amenity for residents, addressing storage needs for seasonal items, recreational equipment, or excess belongings in a rural area where large accessory buildings might otherwise proliferate on individual lots. By centralizing storage in a single, well-designed facility, it reduces the need for sprawling outbuildings that could clutter the neighborhood and lower its cohesive rural charm. This supports property values by maintaining a tidy, organized community appearance, consistent with Goal 1’s focus on quality of life (Chapter 6, Section 6.2).
5. **Precedent of Compatible Uses in Residential Areas:**
Storage facilities, particularly indoor ones, are often approved in or near residential zones nationwide when designed to blend with surroundings, as they provide utility without the negative externalities of commercial or industrial operations. At 1001 3rd St, the modest scale of 82 units ensures it serves local demand without transforming the area into a commercial hub, preserving the RU district’s residential character. The Comprehensive Plan’s allowance for flexible land use (Chapter 5, Section 5.1) reinforces this compatibility, suggesting that well-integrated service uses can coexist with rural residential areas without impairing value.

Conclusion:

The indoor heated storage facility at 1001 3rd St will not significantly impair the value of adjoining properties or the neighborhood due to its low-impact, indoor design, effective mitigation measures, minimal traffic, and enhancement of community utility. By adhering to the RU district’s rural residential intent (KMC 14.20.050) and the *Imagine Kenai 2030 Comprehensive Plan*’s goals for compatibility and quality of life, the project ensures that the surrounding area retains its aesthetic, functional, and economic value. Far from detracting, it offers a subtle benefit that supports the neighborhood’s livability and appeal.

Section 4. – Explain how the conditional use is in harmony with the City's Comprehensive Plan:

The proposed indoor heated storage facility at 1001 3rd St is in harmony with the *Imagine Kenai 2030 Comprehensive Plan*, adopted on January 3, 2017, by supporting its overarching goals of enhancing quality of life, fostering economic vitality, and promoting efficient land use, while respecting the rural residential context of the RU zoning district. Below, we outline how the project aligns with specific Plan goals and objectives.

1. Enhancing Quality of Life (Goal 1):

Goal 1 aims to “promote and encourage quality of life in Kenai” by meeting diverse resident needs (Chapter 6, Section 6.2). The storage facility supports this by providing a practical, climate-controlled solution for storing personal belongings, seasonal equipment, and recreational gear—key to Kenai’s northern climate and outdoor lifestyle (Chapter 4, Sections 4.2.1 and 4.7). Objective Q-4 calls for land uses “in harmony and scale with surrounding uses,” and the indoor design, with landscaping and setbacks (Objective Q-5), ensures minimal impact on the rural residential neighborhood near Redoubt Ave and 3rd Street. This enhances livability by reducing clutter on individual properties, preserving the aesthetic and functional value of the area (Objective Q-2).

2. Supporting Economic Vitality (Goal 2):

Goal 2 seeks to bolster Kenai’s fiscal health through economic development and job creation (Chapter 6, Section 6.3). The storage facility aligns with Objective ED-2, which promotes “business-friendly regulations, taxation, and incentives to create a stable, positive climate for private investment.” This project represents a private investment that will generate temporary construction jobs and long-term employment for management and maintenance. Though located in an RU zone, its proximity to the downtown core via Redoubt Ave positions it as a strategic economic enhancer, offering a service that supports local households without requiring extensive commercial rezoning (Objective ED-5). This modest economic contribution harmonizes with the Plan’s vision of sustainable growth.

3. Promoting Efficient Land Use (Goal 3):

Goal 3 advocates a “forward-looking approach to community growth and development” through efficient land use and infrastructure coordination (Chapter 6, Section 6.4). The facility at 1001 3rd St supports Objective LU-2 by utilizing an existing RU-zoned parcel for infill development, avoiding sprawl into undeveloped areas. Objective LU-12 ensures

“basic public infrastructure (roads, sewer, water, and drainage) is coordinated with the timing of development,” and the project leverages Redoubt Ave’s rural road access without necessitating significant upgrades beyond on-site needs. This aligns with the Plan’s emphasis on compact, cost-effective growth patterns (Chapter 5, Section 5.2.1), harmonizing with the RU district’s low-density framework while meeting community demands.

4. Compatibility with Low Density Residential (LDR) Classification:

The RU zoning district corresponds to the Plan’s *Low Density Residential (LDR)* classification, intended for “large-lot single-family low-density residential development” with rural standards (Chapter 5, Section 5.4.3). While storage is not a listed use, the Plan encourages flexibility to adapt land use to evolving needs (Chapter 5, Section 5.1). The indoor facility complements this classification by serving adjacent residents without altering the area’s rural character. Its design—enclosed, heated, and buffered (Goal 3, Objective LU-6)—ensures compatibility with surrounding homes, aligning with the Plan’s intent to balance growth with neighborhood integrity.

5. Community Benefit and Strategic Location:

The Plan highlights Kenai’s evolving needs, including storage for a growing senior population and seasonal residents (Chapter 4, Section 4.7). Located near the downtown core, the facility at 1001 3rd St bridges rural and urban areas, supporting the Plan’s vision of a connected community (Chapter 5, Section 5.2). By providing a centralized, low-impact storage option, it reduces the proliferation of accessory structures on large lots, maintaining the rural aesthetic while fulfilling a practical need, in harmony with the Plan’s holistic approach to development.

Conclusion:

The indoor heated storage facility with approximately 82 units at 1001 3rd St is in harmony with the *Imagine Kenai 2030 Comprehensive Plan* by enhancing quality of life, supporting economic vitality, and promoting efficient land use within the RU zoning district. Its thoughtful design and strategic location near Redoubt Ave and 3rd Street ensure it complements the rural residential environment while addressing community needs, fulfilling the Plan’s vision of a thriving, well-planned Kenai that balances growth with its unique character.

Section 5. - Adequacy of Public Services and Facilities for the Proposed Conditional Use

Conditional Use Requested: The applicant seeks a Conditional Use Permit to develop an indoor heated storage facility with approximately 82 units at 1001 3rd St, located at the intersection of Redoubt Ave and 3rd Street in Kenai, within the Rural Residential (RU) zoning district.

Evaluation of Public Services and Facilities:

Public services and facilities on or available to the property at 1001 3rd St are adequate to serve the proposed indoor heated storage facility, given its low-impact nature and the existing infrastructure in this RU-zoned area near the downtown core. The following analysis assesses key services—roads, water, wastewater, drainage, and utilities—in the context of the project’s needs and the *Imagine Kenai 2030 Comprehensive Plan*.

1. Road Access and Transportation:

The property at 1001 3rd St benefits from its location at the intersection of Redoubt Ave and 3rd Street, providing direct access to an existing rural road network. The RU zoning district typically features gravel roads designed for low-density residential use (KMC 14.20.050), and Redoubt Ave, as a collector street near the downtown core, adequately supports the minimal traffic generated by a storage facility. Unlike retail or office uses, this project will involve infrequent trips—primarily short visits by users—requiring no significant road upgrades. The Comprehensive Plan’s Goal 3, Objective LU-12 emphasizes coordinating development with existing infrastructure (Chapter 6, Section 6.4), and the current road capacity is sufficient to serve the proposed use without strain.

2. Water Supply:

The RU district often relies on individual on-site wells for water supply (Chapter 5, Section 5.4.3), though properties near the downtown core may have access to municipal water depending on proximity to service lines. The storage facility’s water needs are minimal, limited to a boiler system, and do not include high-demand activities like industrial processing. This aligns with the Plan’s focus on efficient infrastructure use (Goal 3).

3. Wastewater Management:

Similar to water, RU properties typically use on-site septic systems (KMC 14.20.050). The storage facility’s wastewater demands are ZERO, with no discharge from the 82-unit operation itself. No restrooms required. The Comprehensive Plan notes that RU areas like Beaver Loop Road may see future sewer extensions (Chapter 5, Section 5.4.3), but the project’s minimal needs do not necessitate such upgrades.

4. Drainage:

The property’s rural setting implies natural drainage or basic on-site solutions, typical for RU zones with large lots (Chapter 5, Section 5.4.3). The indoor facility will generate limited runoff, primarily from the building roof and small parking area, which can be managed with gravel surfaces or simple swales per city standards. The Plan’s Goal 3, Objective LU-12 supports coordinating drainage with development (Chapter 6, Section 6.4), and the site’s design will include adequate grading and landscaping to prevent impacts on adjoining properties, ensuring existing drainage capacity is sufficient.

5. Utilities (Power and Heating):

Electrical service from Homer Electric Association (HEA) is widely available in Kenai, including RU areas near the downtown core like 1001 3rd St (Chapter 4, Section 4.2.1). The facility requires power for interior lighting and heating the 82 units, a demand well within HEA’s capacity for a modest commercial structure. Natural gas from Enstar, or electric heating systems will meet the heated storage needs without exceeding local utility infrastructure. The Plan’s emphasis on efficient growth (Goal 3) supports leveraging existing utility lines, which are adequate here due to the site’s strategic location.

6. Public Safety (Fire and Police):

The Kenai Fire Department and Police Department serve the entire city, including RU zones near Redoubt Ave and 3rd Street. The facility’s indoor, all metal exterior design reduces fire risk compared to outdoor storage. Police needs are minimal, as storage facilities experience low crime rates with basic security measures (e.g., lighting, locks). Existing public safety services are sufficient to cover this low-intensity use without additional resources, consistent with the Plan’s community-focused vision (Goal 1).

Conclusion:

Public services and facilities at 1001 3rd St are adequate to serve the proposed indoor heated storage facility with approximately 82 units. The site's access to Redoubt Ave, minimal water, basic drainage solutions, available utilities, and existing public safety coverage align with the RU district's rural infrastructure standards (KMC 14.20.050). This efficiency supports the *Imagine Kenai 2030 Comprehensive Plan's* Goal 3 by utilizing existing resources without necessitating costly expansions (Chapter 6, Section 6.4), ensuring the project integrates seamlessly into the community.

Section 6. - How the Conditional Use Will Not Be Harmful to Public Safety, Health, or Welfare

Conditional Use Requested: The applicant seeks a Conditional Use Permit to develop an indoor heated storage facility with approximately 82 units at 1001 3rd St, located at the intersection of Redoubt Ave and 3rd Street in Kenai, within the Rural Residential (RU) zoning district.

Assessment of Impact on Public Safety, Health, and Welfare:

The proposed indoor heated storage facility at 1001 3rd St will not be harmful to public safety, health, or welfare due to its low-impact design, minimal operational demands, and proactive mitigation measures. The project aligns with the *Imagine Kenai 2030 Comprehensive Plan's* goals of enhancing quality of life and ensuring community well-being, as detailed below.

1. Public Safety – Low Risk to Fire, Traffic, and Crime:

- **Fire Safety:** The indoor facility reduces fire hazards compared to outdoor storage by enclosing all units. The heated design prevents frozen pipes or equipment malfunctions common in unheated structures, further minimizing risks in Kenai's cold climate (Chapter 4, Section 4.2.1). Existing fire services near the downtown core are adequate to respond, ensuring no strain on public safety resources.
- **Traffic Safety:** The facility will generate minimal traffic—primarily occasional user visits—posing no significant risk to road safety on Redoubt Ave or 3rd Street. The RU district's rural roads (KMC 14.20.050) can handle this low volume without congestion or hazards, aligning with the Plan's Goal 3 focus on coordinated infrastructure use (Chapter 6, Section 6.4).
- **Crime Prevention:** Storage facilities typically have low crime rates when equipped with basic security (e.g., lighting, locks, cameras), which will be implemented here. Proximity to the downtown core enhances police visibility, and the Kenai Police Department's existing coverage ensures safety without additional burden, supporting Goal 1's livability objectives (Chapter 6, Section 6.2).

2. Public Health – No Environmental or Health Hazards:

- **Air and Noise Quality:** The indoor design eliminates dust, emissions, or noise from outdoor operations, unlike industrial or open storage uses. Heating will be electric or natural gas-based (e.g., via Homer Electric Association or Enstar), producing no harmful pollutants beyond standard residential levels. This preserves air quality and quietude in the RU neighborhood, consistent with Objective Q-2's focus on safe, healthy environments (Chapter 6, Section 6.2).

- **Runoff Control:** Limited runoff from the roof and small parking area will be managed with gravel surfaces or swales, preventing flooding or erosion that could affect neighboring health or property, in line with Goal 3, Objective LU-12 (Chapter 6, Section 6.4).
3. **Public Welfare – Community Benefit Without Adverse Effects:**
- **Meeting a Public Need:** The facility addresses a community need for secure, climate-controlled storage, supporting residents’ welfare by accommodating seasonal items (e.g., fishing gear, Snow Machines, etc..) and reducing clutter on large RU lots (Chapter 4, Section 4.7). This enhances quality of life (Goal 1), fulfilling KMC 14.20.150(e)(1)’s public need criterion without compromising the rural residential character.
 - **Compatibility and Mitigation:** Landscaping, setbacks, (Goal 3, Objective LU-6) will buffer the facility from adjoining properties, minimizing visual or privacy impacts. The indoor structure avoids the aesthetic or welfare concerns of open storage, ensuring harmony with the neighborhood near Redoubt Ave and 3rd Street (Objective Q-4). This supports the Plan’s vision of balanced growth (Chapter 5, Section 5.1).
 - **No Overburden on Services:** As noted previously, existing roads, utilities, and public safety services are adequate, preventing any reduction in welfare due to strained resources (Goal 3, Chapter 6, Section 6.4).

Conclusion:

The indoor heated storage facility with approximately 82 units at 1001 3rd St will not be harmful to public safety, health, or welfare. Its low-risk design, minimal environmental footprint, and community-serving purpose ensure safety through reduced hazards, protect health with no significant pollution or sanitation issues, and enhance welfare by meeting a local need without adverse impacts. This aligns with the *Imagine Kenai 2030 Comprehensive Plan*’s goals of fostering a safe, healthy, and thriving community, making it a compatible addition to the RU district.

Section 7. - Are there any measures with access, screening, site development, building design, or business operation that will lessen potential impacts of the conditional use to neighbors?

Measures to Lessen Potential Impacts of the Conditional Use to Neighbors

Conditional Use Requested: The applicant seeks a Conditional Use Permit to develop an indoor heated storage facility with approximately 82 units at 1001 3rd St, located at the intersection of Redoubt Ave and 3rd Street in Kenai, within the Rural Residential (RU) zoning district.

Mitigation Measures to Lessen Impacts:

The proposed indoor heated storage facility at 1001 3rd St incorporates specific measures in access, screening, site development, building design, and business operation to minimize potential impacts on neighboring properties in the RU district. These measures ensure compatibility with the rural residential character and align with the *Imagine Kenai 2030*

Comprehensive Plan's emphasis on harmony and quality of life (Goal 1, Objective Q-4; Goal 3, Objective LU-6). Below are the proposed mitigations:

1. **Access Measures:**

- **Controlled Entry Point:** Access will be limited to a single, well-defined entrance off Redoubt Ave, reducing traffic dispersion onto 3rd Street or adjacent residential areas. This leverages the existing rural road infrastructure (KMC 14.20.050) without necessitating widenings or additional access points, minimizing disruption to neighbors.
- **Low Traffic Design:** The facility's layout will include a small parking area (e.g., 5-10 spaces) for users, sized for the low-frequency visits typical of storage facilities (1-2 trips per week per unit). Signage will direct traffic efficiently, preventing congestion or safety hazards on rural streets, supporting Goal 3's coordinated infrastructure use (Chapter 6, Section 6.4).

2. **Screening Measures:**

- **Vegetative Buffers:** Native trees or shrubs will be planted along property lines, particularly adjacent to residential lots, to screen the facility from view and maintain the rural aesthetic of the RU district (Chapter 5, Section 5.4.3). This aligns with Objective LU-6's call for buffers to lessen impacts (Chapter 6, Section 6.4).
- **Fencing:** A 6-foot fence designed to blend with residential surroundings, will encircle the site, obscuring the building and parking area while enhancing privacy for neighbors. This complements Objective Q-5's updated design standards (Chapter 6, Section 6.2).

3. **Site Development Measures:**

- **Setbacks:** The building and parking will exceed minimum RU setbacks (e.g., 20 feet front, 10 feet sides/rear per KMC 14.20.050), providing ample space from property lines to reduce perceived intrusion and preserve open space typical of rural lots.
- **Drainage Control:** Gravel surfaces or swales will manage runoff from the roof and parking, preventing flooding or erosion onto adjacent properties. This low-impact solution suits the RU district's rural infrastructure and aligns with Goal 3, Objective LU-12 (Chapter 6, Section 6.4).
- **Lighting:** Downward-directed, motion-sensor lights will illuminate the site only when needed, minimizing light pollution and glare into neighboring yards, consistent with Objective Q-2's focus on safe, livable environments (Chapter 6, Section 6.2).

4. **Building Design Measures:**

- **Indoor Structure:** The fully enclosed design eliminates noise, dust, and visual clutter from outdoor storage, significantly reducing impacts compared to open alternatives. The 82 units will be housed in a single-story or low-profile building to match the scale of rural residential structures (Objective Q-4).
- **Aesthetic Integration:** Exterior finishes (e.g., muted colors, metal siding) will reflect rural residential styles, blending with the neighborhood rather than standing out as a commercial entity. This supports the Plan's emphasis on harmony with surroundings (Chapter 6, Section 6.2).

- **Heated Design:** Internal heating (electric or gas) ensures no external noise or emissions from heating units, maintaining quietude and air quality for neighbors, tailored to Kenai’s climate (Chapter 4, Section 4.2.1).
5. **Business Operation Measures:**
- **Limited Hours:** Operations will be restricted to daytime hours (e.g., 7 AM to 7PM), with no after-hours access unless via secure keycard entry for users, reducing noise or activity during quiet times and preserving rural tranquility.
 - **Security Features:** Motion-activated cameras and adequate lighting will deter vandalism or crime without constant staffing, minimizing operational presence and neighbor concerns about safety (Goal 1, Chapter 6, Section 6.2).
 - **Usage Restrictions:** The facility will prohibit hazardous materials, commercial operations, or living spaces within units, ensuring it remains a passive storage use that does not introduce health or safety risks to the community.

Conclusion:

The indoor heated storage facility at 1001 3rd St incorporates targeted measures—controlled access, vegetative and fenced screening, thoughtful site development, residential-style building design, and low-impact operations—to lessen potential impacts on neighbors. These mitigations minimize traffic, noise, visual, and environmental effects, ensuring the project harmonizes with the RU district’s rural residential character. This approach aligns with the *Imagine Kenai 2030 Comprehensive Plan*’s goals of enhancing quality of life (Goal 1) and promoting compatible development (Goal 3), safeguarding the well-being of the surrounding neighborhood.

C/O

Adam Tugan – Construction & Maintenance Director

Cornerstone Developments of Alaska, LLC

PO Box 1017 Veradale, WA 99037

adam@cornerstonedevelopmentsak.com

State of Alaska
Department of Commerce, Community, and Economic Development
Corporations, Business, and Professional Licensing

Certificate of Organization

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

Cornerstone Developments of Alaska LLC



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **January 21, 2019**.



Julie Anderson
Commissioner

KENAI PENINSULA BOROUGH

CERTIFICATE OF AUTHORITY TO COLLECT BOROUGH SALES TAX

THIS IS TO CERTIFY THAT CORNERSTONE DEVELOPMENTS OF ALASKA LLC

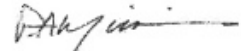
is authorized and empowered by the Mayor of the Kenai Peninsula Borough to collect for the Borough Sales Tax on retail Sales, Rents and Services imposed pursuant to Ordinance No 5.18 of the Kenai Peninsula Borough.

This certificate is non-assignable and non-transferable and must be surrendered to the Mayor by the seller to whom it was issued upon his ceasing to do business at the location named herein, or any change in ownership, form of ownership, or any other change.

CORNERSTONE DEVELOPMENTS OF ALASKA LLC
36809 DUTCH LANDING LOOP
STERLING AK 99672

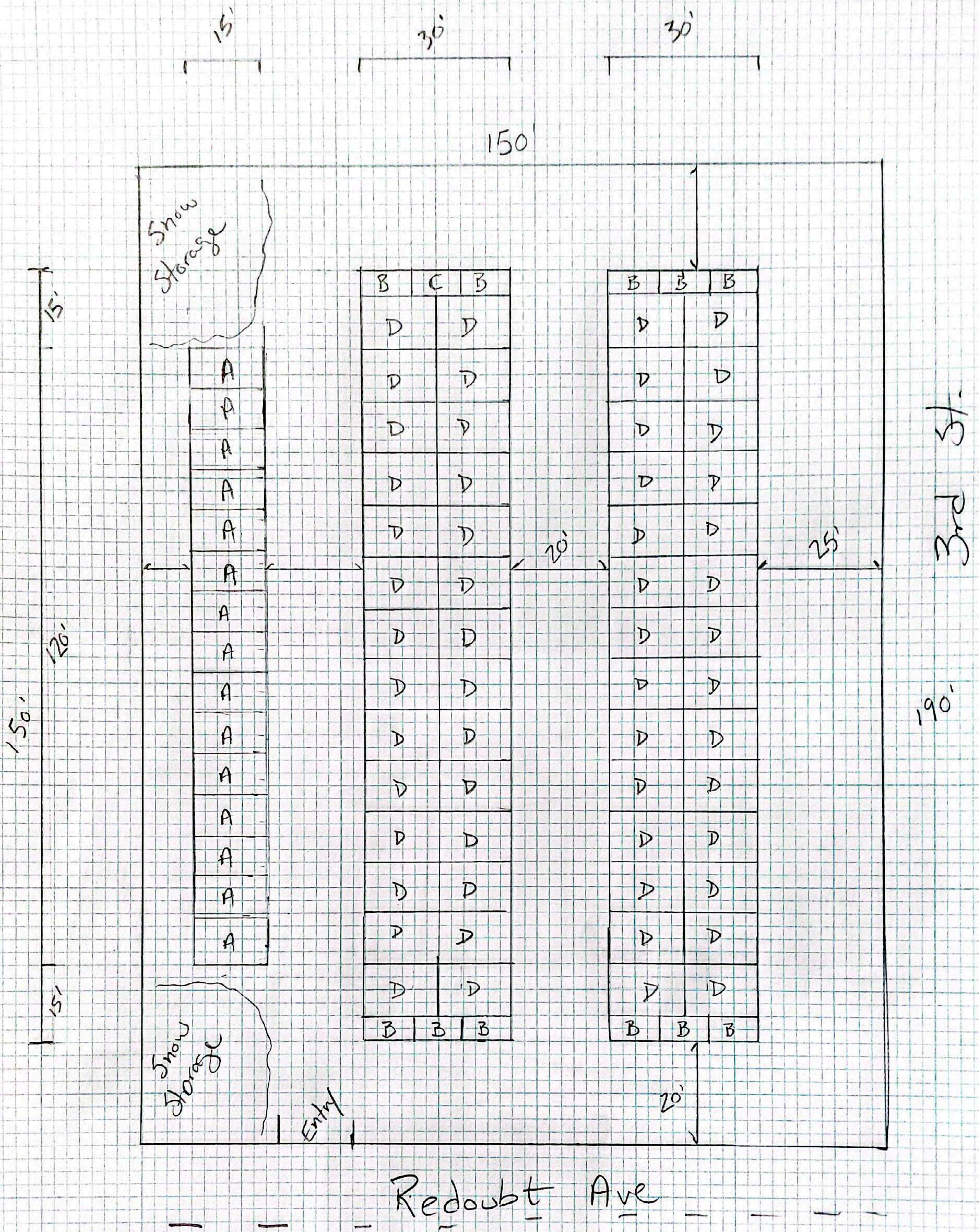
ACCOUNT
NUMBER 00213432

DATE OF
REGISTRATION August 1, 2024



MAYOR

THIS CERTIFICATE MUST BE DISPLAYED PROMINENTLY AT THE PLACE OF BUSINESS.



Cornerstone Developments of Alaska LLC

Parcel 03912318

1/2" Scale 1 square = 2.5'



April 28, 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 listed with an asterisk (*) are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.)

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

*3. Plats Granted Administrative Approval

- a. Adam-Shaw Subdivision; KPB File 2024-096
- b. Clyde King Subdivision 2024 Addition; KPB File 2024-115
- c. Iliamna Meadows 2024 Addition; KPB File 2024-087
- d. Immanuel Subdivision No. 2; KPB File 2024-022
- e. Michael J. Pelch Homestead JR; Addition No. 4; KPB File 2024-029
- f. Mountain Park 2024; KPB File 2024-065
- g. Princess Lake Estates Phase 6; KPB File 2018-042

4* Plats Granted Final Approval

- a. Highlands Subdivision Evans Replat: KPB File 2024-119
- b. Valhalla Heights 2024 Addition; KPB File 2024-093

*6. Commissioner Excused Absences

- a. Jeffery Epperheimer, Nikiski District
- b. Vacant, City of Seward

*7. Minutes

- a. April 14, 2025 Planning Commission Meeting Minutes

**Motion to approve the consent & regular agendas passed by unanimous vote
(6-Yes, 2-Absent)**

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

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

1. Utility Easement Vacation; KPB File 2025-004V1
McLane Consulting Group / Cash
Request: Vacates a 10' by 30' utility easement along the western boundary of Lot 1, Block 1, Kenaitze Estates Subdivision, Plat KN 75-123
Funny River Area / Funny River APC

Motion to grant the vacation as petitioned based passed by unanimous vote (6-Yes, 2-Absent)

2. Utility Easement Vacation; KPB File 2025-048V
McLane Consulting Group / Douthit
Request: Vacates a 20' wide utility easement centered on the southeasterly line of Lots 16 & 17 common to the northwesterly lines of Lots 11 & 12 of Black Gold Estates Subdivision, Plat KN1399
City of Kenai

Motion to grant the vacation as petitioned based passed by unanimous vote (6-Yes, 2-Absent)

Public Hearing: Legislative Matters

3. Right-Of-Way Vacation; KPB File 2025-048V1
McLane Consulting Group / Douthit
Request: Vacates approximately 9360 square foot portion of an unnamed 60' ROW adjacent to Lots 11 & 12 of Black Gold Estates Subdivision, Plat KN 1399
City of Kenai

Motion to grant the vacation as petitioned based passed by unanimous vote (6-Yes, 2-Absent)

4. Right-Of-Way Vacation; KPB File 2025-047V
McLane Consulting Group / Muller, Davis
Request: Vacates a portion of Erlwein Road and associated utility easements adjacent to Lot 1, Block 2 & Lot 2, Block 2 of Birch Forest No. 2, Plat KN 2019-80
Sterling Area

MOTION: Move to grant the vacation as petitioned based passed by unanimous vote (7-Yes)

5. Section Line Easement Vacation; KPB File 2025-046V
Alaska Remote Imaging / TBA Properties LLC
Request: Vacates the 100' Section Line Easement with Tract B1 of Quartz Creek Subdivision Outfitter Way Replat, Plat SW 2024-19
Cooper Landing Area / Cooper Landing APC

Motion to grant the vacation as petitioned based passed by unanimous vote (6-Yes, 2-Absent)

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

G. OTHER

1. PEU Material Site Appeals

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, May 12, 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.



April 28, 2025 – 6:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

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

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
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Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

ZOOM MEETING DETAILS

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. April 14, 2025 Plat Committee Meeting Minutes
- *4. Grouped Plats**
 - E3. Forest Knolls Subdivision 2025 Replat

[Motion to approve the agenda, the minutes from the April 14, 2025 Plat Committee meeting and grouped plats passed by unanimous vote \(4-Yes\)](#)

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

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

Platting Staff Contact: Platting Manager Vince Piagentini

1. Herrin Subdivision 2025 Addition; KPB File 2025-049
Johnson Surveying / Nevels
Location: Cloudy Court, Fairway Avenue & Lost Street
Cohoe Area

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

Motion to grant the exception request to to KPB 20.30.190 – Lot Dimension Requirements 3:1 Ratio, passed by unanimous vote (4-Yes)

2. Myers Estates; KPB File 2025-032 **(Postponed)**
Peninsula Surveying / Giraldo
Location: Off Knob Hill Road & Inez Avenue
Anchor Point Area
3. Forest Knolls Subdivision 2025 Addition; KPB File 2025-051
Peninsula Surveying / State of Alaska
Location: MP 1.5 Old Sterling Highway
Anchor Point Area

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

4. Kasilof Preservation Estates; KPB File 2025-050
Peninsula Surveying / Kasilof Preservation LLC
Location: Pollard Loop Road & Reindeer Lane
Kasilof Area

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

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

5. Kenaitze Estates Subdivision 2025 Replat; KPB File 2025-017R1
McLane Consulting Group / Johnson
Location: King Salmon Avenue
Funny River Area / Funny River APC

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

Motion to grant the exception request to to KPB 20.30.190 – Lot Dimension Requirements 3:1 Ratio, passed by unanimous vote (4-Yes)

6. Black Gold Estates 2025 Replat; KPB File 2025-048
McLane Consulting Group / Douthit
Location: Wildwood Drive, Unnamed Street & Windflower Drive
City of Kenai

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

7. Erlwein Subdivision No. 4; KPB File 2025-047
McLane Consulting Group / Muller, Davis
Location: Erlwein Road & Poppin Court
Sterling Area

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

Motion to grant the exception request to KPB 20.30.190 – Lot Dimension Requirements 3:1 Ratio, passed by unanimous vote (4-Yes)

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

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, May 12, 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.**

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Kenai City Council - Regular Meeting

May 07, 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

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. 3464-2025** - Amending Kenai Municipal Code 21.05.085 - Airport Fuel Flowage Fee, to Remove the Set Amount in Code and Instead Refer to the Annually Updated Schedule of Rates, Charges and Fees. (Administration)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3465-2025** - Amending Kenai Municipal Code, Title 2 - Alcoholic Beverage and Marijuana, Standardizing How Licenses are Reviewed by the City, Allowing for Administrative Non-Objections for Renewal of Existing Licenses When No Grounds to Object to the Renewal are Identified, Updating Public Hearings for Protests or Conditional Non-Objections, Aligning Municipal Code with Requirements of Alaska Statutes, and Other Housekeeping Amendments. (City Clerk)
3. **ENACTED UNANIMOUSLY. Ordinance No. 3466-2025** - Amending Kenai Municipal Code, Chapter 4.32 Residential Code, to Reinstate Provisions Related to Engineered Design and Location, Including Fire Code Protection on Floors Provisions of the 2021 International Residential Code. (Administration)
4. **ENACTED UNANIMOUSLY. Ordinance No. 3467-2025** - Accepting and Appropriating a Grant Received Through the Alaska Animal Control Association to the Kenai Animal Shelter for Attendance at the Alaska Animal Control Association 2025 Training Conference. (Administration)

5. **ENACTED UNANIMOUSLY. Ordinance No. 3468-2025** - Accepting and Appropriating a Donation to the Kenai Community Library for the Summer Reading Program 2025. (Administration)
6. **POSTPONED TO 5/21/2025. Ordinance No. 3469-2025** - Amending KMC 1.85.060-Conflicts of Interest Prohibited, to Allow Municipal Officers and City Employees to Participate in Certain Sales Open to the Public Through a Public Process and Narrowing the Existing Prohibition on Purchases to Personal Property Items. (Douthitt)
7. **ADOPTED UNANIMOUSLY. Resolution No. 2025-27** - Authorizing the City Manager to Enter Into an Agreement with the State of Alaska Department of Natural Resources for a Utility Easement for the City Water Main. (Administration)
8. **ADOPTED UNANIMOUSLY. Resolution No. 2025-28** - Authorizing Contract Awards for Purchase of Water and Wastewater Chemicals. (Administration)
9. **ADOPTED UNANIMOUSLY. Resolution No. 2025-29** - Authorizing Contract Award for Aliak Storm Water Rehab Design. (Administration)
10. **ADOPTED UNANIMOUSLY. Resolution No. 2025-30** - Approving Amendments to the Agreement for Contract Services for Vintage Pointe Manor Congregate Housing. (Administration)
11. **ADOPTED UNANIMOUSLY. Resolution No. 2025-31** - Amending the Kenai Municipal Cemetery Regulations and Fee Schedule Policy Numbering It PRK-70.001, Revising Marker and Headstone Regulations and Making Other Housekeeping Amendments. (City Clerk)

F. MINUTES

1. *Special Meeting of April 15, 2025. (City Clerk)
2. *Regular Meeting of April 16, 2025. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Special Use Permit to Weaver Brothers, Inc. for Truck Trailer Storage. (Administration)
3. ***Action/Approval** - Special Use Permit to NILCHIL Solutions, LLC for an Off-Premise Sign on City-Owned Property Described as Tract B, Gusty Subdivision Addition No. 2 Located at 11631 Kenai Spur Highway. (Administration)
4. ***Ordinance 3470-2025** - Amending the Official Zoning Map and Land Use Table by Rezoning Twenty-Eight Properties Located Near the Intersection of the Kenai Spur Highway and Wildwood Drive from Suburban Residential (RS) to General Commercial (CG) Zoning District. (Administration)
5. ***Action/Approval** - Amending and Extending an Employment Agreement between the City of Kenai and City Attorney, Scott Bloom. (Gabriel)
6. **Discussion** - Facility Use Policy Administration. (Administration)
7. **Discussion** - Unsafe Driving Through Parking Lots (Rat Running). (Administration)

I. COMMISSION REPORTS

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

J. REPORT OF THE MAYOR

1. Proclamation Declaring April 2025 as “Sexual Assault Awareness Month”

K. ADMINISTRATION REPORTS

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

L. ADDITIONAL PUBLIC COMMENTS

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

M. EXECUTIVE SESSION

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

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

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

https://us02web.zoom.us/meeting/register/2fyfc_EtQ3aRlaULt8K0zg