



Kenai Planning & Zoning Commission - Regular Meeting

April 23, 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. **Election of Chair**
4. 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 March 26, 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

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.

G. UNFINISHED BUSINESS

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

H. NEW BUSINESS

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

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 14, 2025

L. COMMISSION COMMENTS AND QUESTIONS

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATIONAL ITEMS

1. KPHI Land Donation Memo
2. Bridge Access Bike Path

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/Z5qfgR9qSWaK9P_zOjyCHw

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

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 26, 2025 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR JOE HALSTEAD, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on March 26, 2025, in City Hall Council Chambers, Kenai, AK. Chair Halstead called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Chair Halstead led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Joe Halstead, Chair
Glenese Pettey
Stacie Krause

Jeff Twait, Vice Chair
Sonja Earsley
Gwen Woodard

A quorum was present.

Absent:

Diane Fikes

Also in attendance were:

Kevin Buettner, Planning Director
Deborah Sounart, City Council Liaison
Meghan Thibodeau, Deputy City Clerk

3. Approval of Agenda and Consent Agenda

Chair Halstead noted the following additions to the Packet:

Add Item O.1

Staff Report

- Updated Staff Report for PZ2025-05

MOTION:

Vice Chair Twait **MOVED** to approve the agenda and consent agenda with the requested revisions. Commissioner Woodard **SECONDED** the motion.

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

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

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

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of March 12, 2025

Approved by the consent agenda.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS

1. **Resolution No. PZ2025-05** – Recommending Conditional Approval of Preliminary Plat – Black Gold Estates 2025 Replat Merging Lots 11, 12, 16, 17 and 60 feet of Right-of-Way into a Single Lot in the Suburban Residential (RS) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-05. Commissioner Pettey **SECONDED** the motion.

Planning Director Buettner noted that a substitute staff report was provided in the laydown, provided an overview of the staff report, and explained the purpose of the plat was to merge four parcels and 60 feet of unnamed Right-of-Way (ROW) into one lot. It was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-05.

Alex Douthit, applicant, provided background regarding the plat and vacation of the portion of ROW. He explained and that the lot would be more suitable for development once merged.

There was Commission discussion regarding the background of the unnamed ROW. Clarification was provided that this ROW was not involved in a dispute between the Kenai Native Association and the City of Kenai, and that a Conditional Use Permit is not needed for the proposed uses.

VOTE:

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

NAY: None

ABSENT: Fikes

MOTION PASSED WITHOUT OBJECTION.

2. **PZ2025-15** - Recommending Approval of Preliminary Plat – Bailey Estates Karpik Rice Replat to Relocate the Lot Line Separating Lots 1 and 2, Bailey Estates Amended in the Suburban Residential 2 (RS-2) Zoning District.

MOTION:

Vice Chair Twait **MOVED** to approve Resolution PZ2025-15. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-15, and explained the purpose of the plat was to adjust the lot lines between two lots, to allow a shop building to meet setback requirements. It was noted that staff's recommendation is approval subject to the condition specified within the staff report as attached to Resolution No. PZ2025-15.

VOTE:

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

NAY: None

ABSENT: Fikes

MOTION PASSED WITHOUT OBJECTION.

3. **PZ2025-16** – Recommending Approval of Preliminary Plat – Highlands Subdivision 2025 Replat Merging Lots 10,11 and 12 into a Single Lot in the Rural Residential (RR) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-16. Commissioner Pettey **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-16, and explained the purpose of the plat was to merge three lots into a single lot. It was noted that staff's recommendation is approval subject to the condition specified within the staff report as attached to Resolution No. PZ2025-16.

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

F. PUBLIC HEARINGS – None.

G. UNFINISHED BUSINESS

1. **Discussion** – Aspen Creek, 701 N. Forest Drive Conditional Use Permit

It was reported that there were no new developments to the issue; that construction was anticipated to finish during the first week of May; and that City staff visited the site and noted less traffic than their visit a few months prior. Clarification was provided that the vehicles observed were mostly pickup trucks, but ownership of the vehicles cannot be confirmed.

It was noted that this discussion will be continued on the next Commission meeting agenda.

2. **Discussion** - Schedule a Work Session Meeting for May 14, 2025 at 5:30 pm to discuss Conditional Use Permits.

The work session was scheduled for May 14, 2025 at 5:30 p.m.

H. NEW BUSINESS – None.

I. REPORTS

1. Planning Director – Planning Director Buettner reported on the following:
 - The Kenai Peninsula Borough will be holding public workshops on the Comprehensive Safety Action Plan, and a Joint Work Session with the City Council and Planning & Zoning Commission on April 16, 2025 at 5:00 p.m.
2. Commission Chair – Chair Halstead noted that it would be his last meeting due to a schedule change with his new employment, and expressed appreciation for his time working on the Commission.
3. Kenai Peninsula Borough Planning – No report.
4. City Council Liaison – No report.

J. ADDITIONAL PUBLIC COMMENT

Arllys Miskinis, resident, expressed concerns with the Aspen Creek Conditional Use Permit; reported that there was an “emergency vehicles only” sign on Ponderosa Street; that she had continued to

observe increased traffic; and that Aspen Creek had not installed a street camera to monitor traffic. She discussed speed limits and signage in residential neighborhoods.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: April 9, 2025

It was noted that the April 9, 2025 meeting would be cancelled due to lack of agenda items. Commissioner Krause noted that she would attend remotely at the April 23, 2025 meeting.

L. COMMISSION COMMENTS AND QUESTIONS

Commissioner Woodard stated that it had been nice serving with Chair Halstead.

Commissioner Pettey noted that she would be absent at the April 23, 2025 meeting.

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 7:32 p.m.

I certify the above represents accurate minutes of the Planning & Zoning Commission meeting of March 26, 2025.

Meghan Thibodeau
Deputy City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION PZ2025-14**

A RESOLUTION **RECOMMENDING** THE KENAI CITY COUNCIL APPROVE THE REZONE FROM SUBURBAN RESIDENTIAL (RS) TO GENERAL COMMERCIAL (CG) ZONING DISTRICT FOR THE FOLLOWING PROPERTIES AND AS DEPICTED ON THE ATTACHED BOUNDARY MAP.

<u>Parcel No.</u>	<u>Address</u>	<u>Lot Size</u>	<u>Legal Description</u>
03902122	14383 Kenai Spur Hwy	1.96-acre	BUSH LANES SUB NO 2
03903308	14320 Kenai Spur Hwy	0.52-acre	BLACK GOLD EST SUB AMD
03903310	14288 Kenai Spur Hwy	0.52-acre	BLACK GOLD EST SUB AMD
03903312	2807 Windflower Dr.	0.17-acre	BLACK GOLD EST SUB AMD
03903313	2809 Windflower Dr.	0.17-acre	BLACK GOLD EST SUB AMD
03903314	2811 Windflower Dr.	0.17-acre	BLACK GOLD EST SUB AMD
03903315	2813 Windflower Dr.	0.17-acre	BLACK GOLD EST SUB AMD
03903316	2815 Windflower Dr.	0.17-acre	BLACK GOLD EST SUB AMD
03904001	14260 Kenai Spur Hwy	0.26-acre	BLACK GOLD EST SUB AMD
03904002	14256 Kenai Spur Hwy	0.26-acre	BLACK GOLD EST SUB AMD
03904010	1303 Orchid Way	0.34-acre	BLACK GOLD EST SUB AMD
03904011	2705 Windflower Dr.	0.17-acre	BLACK GOLD EST SUB AMD
03904012	2707 Windflower Dr.	0.17-acre	BLACK GOLD EST SUB AMD
03904015	2713 Windflower Dr.	0.17-acre	BLACK GOLD EST SUB AMD
03904016	2715 Windflower Dr.	0.21-acre	BLACK GOLD EST SUB AMD
03904017	2717 Windflower Dr.	0.21-acre	BLACK GOLD EST SUB AMD

03908108	2726 Augustine Way	0.40-acre	CARL F. AHLSTROM SUB
03908109	2724 Augustine Way	0.61-acre	CARL F. AHLSTROM SUB
03908111	2722 Augustine Way	0.28-acre	CARL F. AHLSTROM SUB
03908113	2720 Augustine Way	0.26-acre	CARL F. AHLSTROM SUB
03908115	2718 Augustine Way	0.26-acre	CARL F. AHLSTROM SUB
03904009	2710 Wildwood Dr.	0.20-acre	BLACK GOLD EST SUB AMD
03904008	2712 Wildwood Dr.	0.20-acre	BLACK GOLD EST SUB AMD
03904007	2714 Wildwood Dr.	0.20-acre	BLACK GOLD EST SUB AMD
03908116	2717 Wildwood Dr.	0.26-acre	CARL F. AHLSTROM SUB
03908114	2719 Wildwood Dr.	0.26-acre	CARL F. AHLSTROM SUB
03908112	2721 Wildwood Dr.	0.41-acre	CARL F. AHLSTROM SUB
03908110	2723 Wildwood Dr.	0.34-acre	CARL F. AHLSTROM SUB

WHEREAS, the City of Kenai received a rezone application and supporting documentation from the majority of property owners in accordance with Kenai Municipal Code (KMC) Section 14.20.270 *Amendment procedures*; and,

WHEREAS, the area proposed to be rezoned contains a minimum of one (1) acre (excluding street or alley rights-of-way); and,

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

WHEREAS, a map has been included of the proposed rezone area; and,

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

WHEREAS, the Planning and Zoning Commission finds:

1. The current zoning district, Suburban Residential (RS) is intended to provide for medium density residential development. The existing RS zone is not the preferred land use for this area as there are existing commercial uses to the south and west of the proposed rezone area and the subject properties are located within 600 feet of the Kenai Spur Highway.
2. The rezone to General Commercial (CG) zone would increase the adjacent CG zoning district, which it is anticipated that it would be developed in conjunction with the surrounding

commercial uses along the Kenai Spur Highway, therefore minimizing potential impacts of commercial development on existing residential uses.

3. Kenai Spur Highway has a Functional Classification as a Primary Arterial, as designated by the Alaska Department of Transportation, which infers a higher annual average daily traffic volume than surrounding neighborhood streets and therefore less desirable for residential uses due to vehicle noise.
4. The existing land use classification states that the area is to be Suburban Residential. Due to the Kenai Spur Highway being a Primary Arterial route, there is reason to anticipate that this area will become commercial uses, as traffic volume is higher along the highway and the associated road noise make residential uses less desirable. In the current RS zone, several commercial uses are permitted subject to a Conditional Use Permit (see attached Land Use Table). The proposed rezone to CG zone would be consistent as a natural extension of the General Commercial land use classification that is immediately south of the subject properties as identified in the Comprehensive Plan and reduce the administrative burden on business owners and city staff.
5. The proposed rezone to CG would align with the current commercial character of the neighborhood.

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

Section 1. That Kenai City Council approve the rezone request for the twenty-eight (28) properties located near the intersection of the Kenai Spur Highway and Wildwood Drive from Suburban Residential (RS) to General Commercial (CG) zoning district.

Section 2. That Kenai City Council amend the Land Use Map for the twenty-eight (28) properties located near the intersection of the Kenai Spur Highway and Wildwood Drive from Suburban Residential (RS) to General Commercial (CG).

Section 3. That Kenai City Council amend the Official Zoning Map for the twenty-eight (28) properties located near the intersection of the Kenai Spur Highway and Wildwood Drive from Suburban Residential (RS) to General Commercial (CG).

Section 4. That the Commission will forward its written recommendation to the Kenai City Council, along with all certified minutes and public records relating to the proposed amendment.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 23rd DAY OF APRIL, 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: April 15, 2025
SUBJECT: Resolution PZ2025-14 – Rezone Twenty-eight (28) Parcels from Suburban Residential (RS) to General Commercial (GC) Zoning District

Request The applicants are requesting a rezone of Twenty-eight (28) parcels from Suburban Residential (RS) to General Commercial (CG) Zoning District.

Staff Recommendation Adopt Resolution PZ2025-14 recommending approval of a rezone of twenty-eight (28) parcels from Suburban Residential (RS) to General Commercial (CG) Zoning District; recommending a Zoning Map Amendment; and a Land Use Map Amendment.

Applicants: Alexander Douthit
1104 Leeward Drive
Kenai, AK 99611

<u>Parcel No.</u>	<u>Address</u>	<u>Lot Size</u>	<u>Legal Description</u>
03902122	14383 Kenai Spur Hwy	1.96-acre	BUSH LANES SUB NO 2
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Current Zoning: Suburban Residential (RS)

Proposed Zoning: General Commercial (CG)

Current Land Use Unimproved Residential Lots

Land Use Plan Suburban Residential

SUMMARY

The applicants are seeking to rezone properties located primarily north and east of the Kenai Spur Highway and north of Wildwood Drive in the Black Gold Estates Subdivision (Amended) from Suburban Residential (RS) to General Commercial (CG) zoning district. One parcel is located to the west of the Kenai Spur Highway (KPB Parcel 03902122), which is currently split zoned as RS and CG. The new zoning for this parcel would be wholly CG. Five parcels south of Wildwood Drive in the Carl F. Ahlstrom Subdivision are also included due to their proximity to other CG zoned parcels and common ownership.

The purpose of the rezone is to allow commercial uses to be developed on the subject parcels. Due to the proximity of the Kenai Spur Highway, it is anticipated that commercial uses are more likely to develop along the corridor, acting as a buffer to the proposed suburban residential subdivision beyond the affected parcels.

The Kenai Spur Highway is classified as a Principal Arterial in this location by the Alaska Department of Transportation and as such, it is used to convey a high volume of traffic to Nikiski and points north. A Principal Arterial route often has higher annual average daily traffic counts than surrounding city streets, and generally results in higher associated road noise. This noise often deters substantial residential development directly on the route.

These parcels were originally platted in the 1960s. As development priorities within the City have changed over time, the preferred use of the land has also changed. Land use along this corridor and similar corridors in the City are commercial or light industrial in nature. Expanding the CG Zoning District will allow for additional development along the Kenai Spur Highway.

ANALYSIS

Pursuant to KMC Section 14.20.270, the initiation of a Zoning Map Amendment may be initiated by a majority of the property owners in the area to be rezoned. Furthermore, the area to be rezoned contains a minimum one (1) acre (excluding street or alley rights-of-way) unless the amendment enlarges an adjacent district boundary.

The affected parcels are owned by eight different landowners. A majority of the landowners have expressed support. Written letters of support are attached to the application in this packet. This therefore, meets the requirements for the initiation of a rezone application. The combined area of the rezone is approximately 9.55 acres, which exceeds the minimum one (1) acre requirement for a zoning map amendment and it would expand the adjacent General Commercial zoning district to the south and west of the proposed rezone area.

Existing and Proposed Zoning

The existing zoning is Suburban Residential (RS) and the intent as outlined in KMC Section 14.20.090 states the following:

The RS Zone is intended to provide for medium density residential development in areas which will be provided with common utility systems. The specific intent in establishing this zone is:

- (1) To separate residential structures to an extent which will allow for adequate light, air, and privacy;*

- (2) *To prohibit uses which would:*
(A) *Violate the residential character of the environment;*
(B) *Generate heavy traffic in predominantly residential areas.*

Findings: The area is currently surrounded to the west and south with existing commercial uses. A commercial use is also present in the center of the proposed rezoning area. The subdivision has not been developed in over sixty years, and given current development trends in the City of Kenai, the land closest to the Kenai Spur Highway is typically used for commercial uses. The current zoning, RS prohibits commercial uses unless it is a conditional use which may preclude potential development from occurring due to an increased administrative burden on potential developers.

The proposed zoning is General Commercial (CG) and the intent as outlined in KMC Section 14.20.120 states the following:

The CG zone allows for the widest range of commercial uses compared to other commercial zoning districts. The current zoning district, Suburban Residential (RS) is intended to provide for medium density residential development. The existing RS zone is not the preferred land use for this area as there are existing commercial uses to the south and west of the proposed rezone area and the subject properties are located on or near the Kenai Spur Highway.

The rezone to General Commercial (CG) zone would increase the adjacent CG zoning district, which it is anticipated that it would be developed in conjunction with the surrounding commercial uses along the Kenai Spur Highway. Therefore, it would minimize potential impacts of commercial development on existing residential uses.

Findings: The rezone to CG zone would increase the adjacent CG zoning district, which it is anticipated that it would be developed in conjunction with the surrounding commercial/institutional uses to the west and south. Therefore, minimizing potential impacts of commercial development on existing uses.

Comprehensive Plan – Land Use Classification

The existing land use classification is Suburban Residential and the intent as outlined in the *Imagine Kenai 2030 Comprehensive Plan* (“Comprehensive Plan”) states the following:

Kenai residents place a high value on residential neighborhoods that are safe for all ages and located near important community facilities such as schools, recreational facilities, the library, parks, government services, and commercial areas.

Findings: The existing land use classification states that the area is to be Suburban Residential. Due to the Kenai Spur being a Principal Arterial route, there is reason to anticipate that this area will become a mix of commercial uses, as traffic is higher along the Kenai Spur Highway and the associated road noise make residential uses less desirable. The proposed rezone to CG zone would be consistent as a natural extension of the General Commercial land use classification that is immediately south of the subject properties as identified in the Comprehensive Plan.

An amendment to the land use map in the Comprehensive Plan is required, as all the

proposed uses are not allowable in Suburban Residential zones. The City anticipates updating the Comprehensive Plan within a couple years, and a new Land Use Plan may be developed as a part of this process.

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

Goal 1 – Quality of Life: Promote and encourage quality of life in Kenai.

- *Q-4: Promote the siting and design of land uses that are in harmony and scale with surrounding uses.*

Findings: The proposed rezone to CG would align with the commercial development of the surrounding neighborhoods.

Existing Use

In the proposed rezone area, there are no principal structures. Commercial enterprises exist to the south and west of the proposed rezone area, and mirroring the zoning on the opposite side of the Kenai Spur Highway would open up land for new development. The original subdivision was platted over sixty years ago, and to date, there is little development within the entirety of the subdivision.

Findings: The proposed rezone to CG zone would make the land fronting the Kenai Spur Highway, as well as adjacent lots behind them more desirable for development. The parcels not fronting the highway could potentially be merged in future subdivisions to allow for large developments.

PUBLIC NOTICE

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

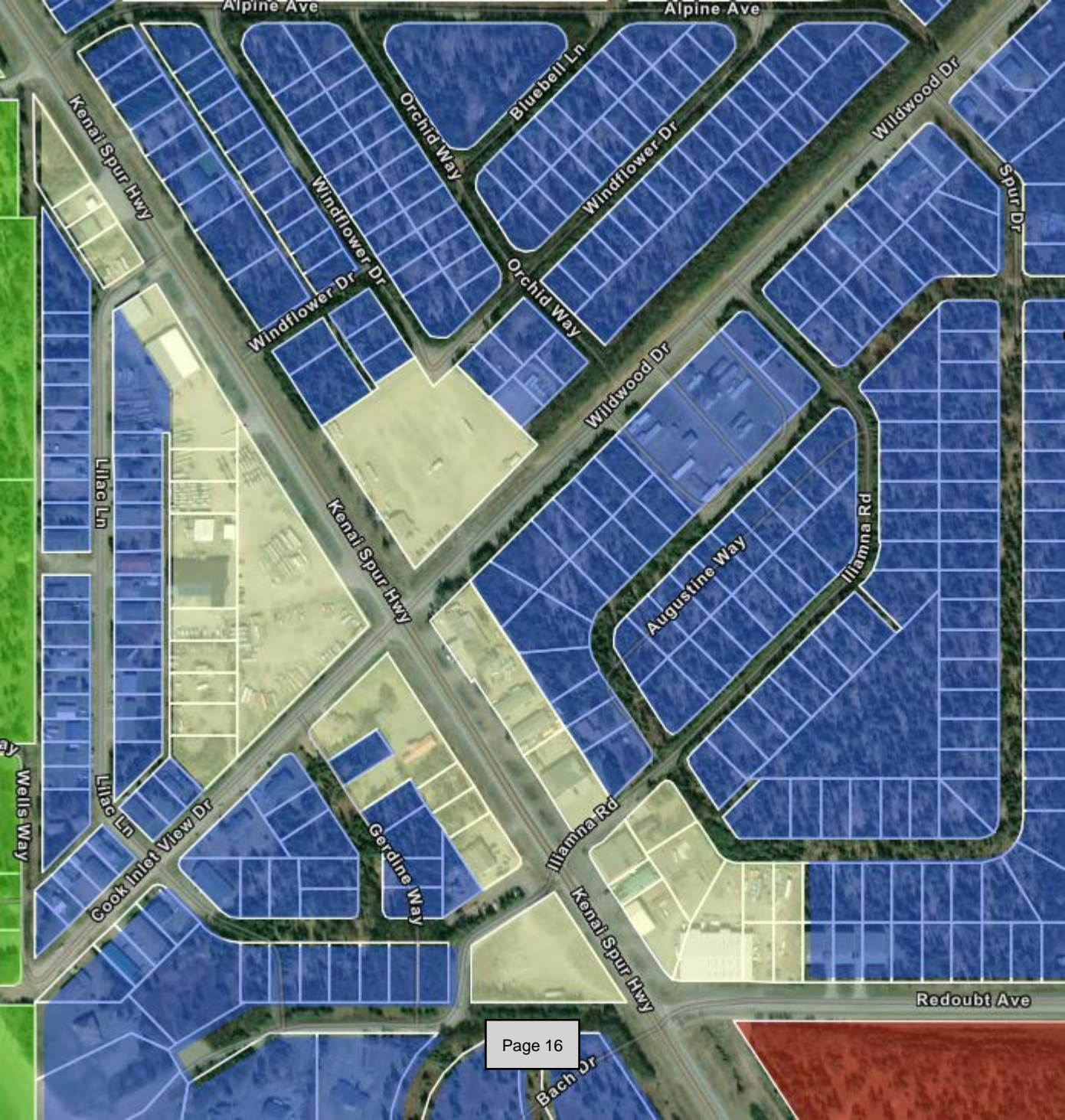
No public comments have been received as of the date of this meeting.

STAFF RECOMMENDATION

Based on the findings and analysis in this staff report, Staff recommends the Planning & Zoning Commission recommending approval of a rezone of twenty-nine (29) parcels from Suburban Residential (RS) to General Commercial (CG) Zoning District; recommending a Zoning Map Amendment; and a Land Use Map Amendment. Planning & Zoning Commission's recommendation will be forwarded to City Council for consideration.

ATTACHMENTS

Zoning Map
Application Materials
Letter of Intent
Letters of Support
Aerial Map
Plat
Draft Zoning Map





Rezoning Application

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

PETITIONER

Name:	Alexander Douthett					
Mailing Address:	[REDACTED]	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):						
Email:						

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (s):	See attached list
Physical Address:	Centered on 14224 Kenai Spur Hwy, Kenai, AK 99611
Legal Description:	See attached list

ZONING INFORMATION

Present Zone:	Suburban Residential
Proposed Zone:	General Commercial

Intended Use and/or Reason for Rezoning (attach additional sheets if necessary):

Extend general commercial zone and mirror adjacent zoning along Kenai Spur Hwy.
Would also remove split zoned areas, allowing for easier transfers of property.

AMENDMENT PROCEDURE REQUIREMENTS

The area proposed to be rezoned contains a minimum of 1 acre (excluding street or alley rights-of-way), unless the amendment enlarges an adjacent zoning district boundary.	<input checked="" type="checkbox"/> YES
This proposed amendment to the zoning ordinance is not substantially the same as any other unapproved proposed amendment submitted within the previous 9 months.	<input checked="" type="checkbox"/> YES
I understand a public hearing is required as outlined in the Kenai Zoning Code, a \$250 fee is required (\$265 total after tax), and that this application will be reviewed following Kenai City Code 14.20.270, available at kenai.municipal.codes/KMC/14.20.270.	<input checked="" type="checkbox"/> YES
I have included a map of the proposed rezone area and applicable signatures.	<input checked="" type="checkbox"/> YES

The proposed Zoning Code and Official Zoning Map Amendments is initiated by (check one):

- ☐ Kenai City Council
- ☐ Kenai Planning & Zoning Commission
- ☒ Petition of majority of the property owners in the area to be rezoned
- ☐ Petition bearing the signatures of 50 registered voters within the City of Kenai
- ☐ Petition as provided by the Home Rule Charter of the City of Kenai

PETITIONER'S SIGNATURE

Signature:	See email - 3/4/2025	
Printed Name:		Date:

For City Use Only

Date Application Fee Received:

PZ Resolution Number:

Kevin Buettner

From: Alex Douthit [REDACTED]
Sent: Tuesday, March 4, 2025 10:45 AM
To: Kevin Buettner
Subject: Rezone

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

Good Afternoon,

It is my request to rezone an area on the Kenai Spur Hwy and Wildwood Drive.

I currently own a large lot in the middle of the area that is zoned General Commercial and this would align the surrounding areas to also be general commercial.

The surrounding lots are currently zoned Suburban residential.
With this change, this area would then mirror the adjacent side of the Kenai Spur hwy which has a very similar area that is already zoned General Commercial.

This rezoning would allow for much needed commercial development areas within the City of Kenai and encourage economic growth within the city. The attached letters in addition to myself represent 22 of 29 surrounding lots.

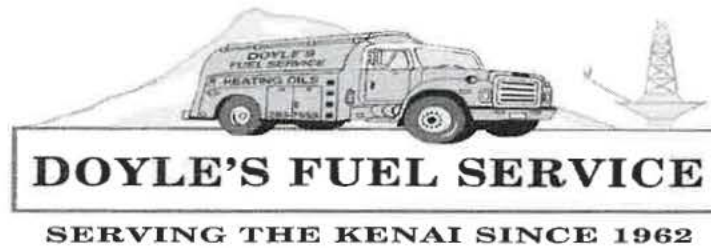
The lots requesting to rezone are listed as follows

4320, 14288,14260,14256,14224,14383 KENAI SPUR HWY
2815,2813,2811,2809,2807,2717,2715,2713,2707,2705 WILDFLOWER DR.
2710,2714,2712,2717,2719,2721,2723 Wildwood dr.
1303 ORCHID WAY
2718,2720,2722,2724,2726 Augustine

Also attached are letters of support form a large majority of the involved land owners.

Thank you,

Alex Douthit
[REDACTED]



3/4/2025

To Whom it may concern,

Weaver Brothers/Doyle's Fuel Service is in support of zoning 14383 Kenai Spur Hwy Kenai, Alaska 99611 into a commercial zone as well as any lots directly across the Kenai Spur Hwy in the vicinity of this address.

Thank you,
Kevin Doyle

A handwritten signature in blue ink that reads "Kevin M. Doyle".

Weaver Brothers/Doyle's Fuel Service, Inc.





Alex Douthit [redacted]

rezone

[redacted]

Fri, Feb 28, 2025 at 9:44 AM

yes i John Bennett would like to rezone my lots to general commercial

[Quoted text hidden]



Alex Douthit [REDACTED]

Rezone on Kenai Spur Hwy project

bryan lowe [REDACTED]

Fri, Feb 28, 2025 at 9:09 PM

To: Alex Douthit [REDACTED]

I, Bryon Lowe, owner of 14260 Kenai Spur Hwy am in support of Rezoning this lot and the surrounding area to General Commercial as proposed by Alex Douthit.

Thank You

Bryan Lowe [REDACTED]

Sent from my iPhone

[Quoted text hidden]



Alex Douthit [REDACTED]

rezone

1 message

John Mellish [REDACTED]

Fri, Feb 28, 2025 at 5:16 PM

To: [REDACTED]

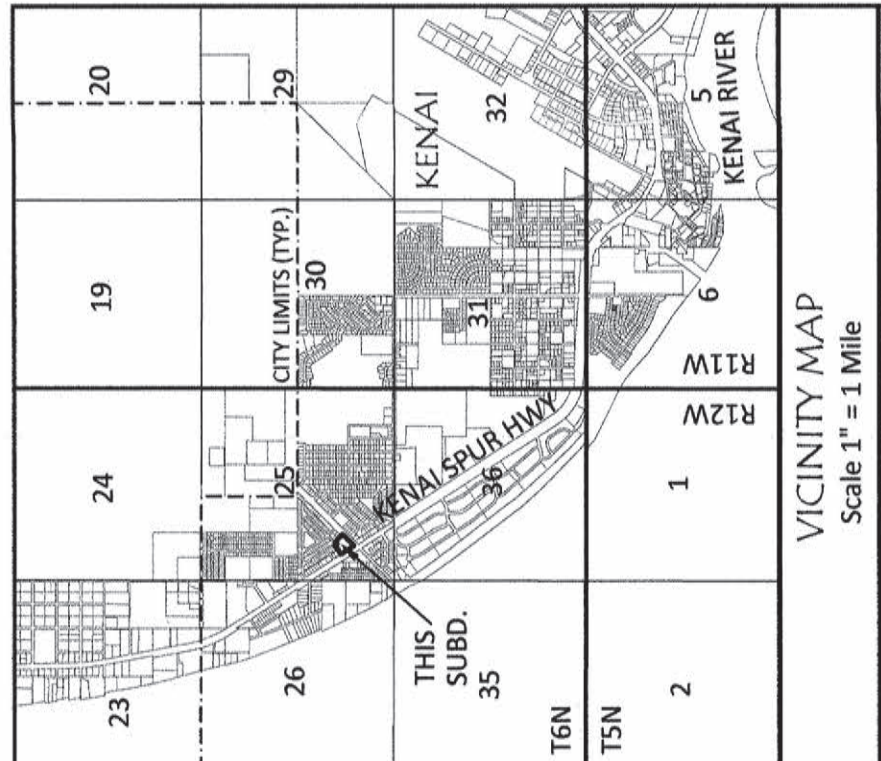
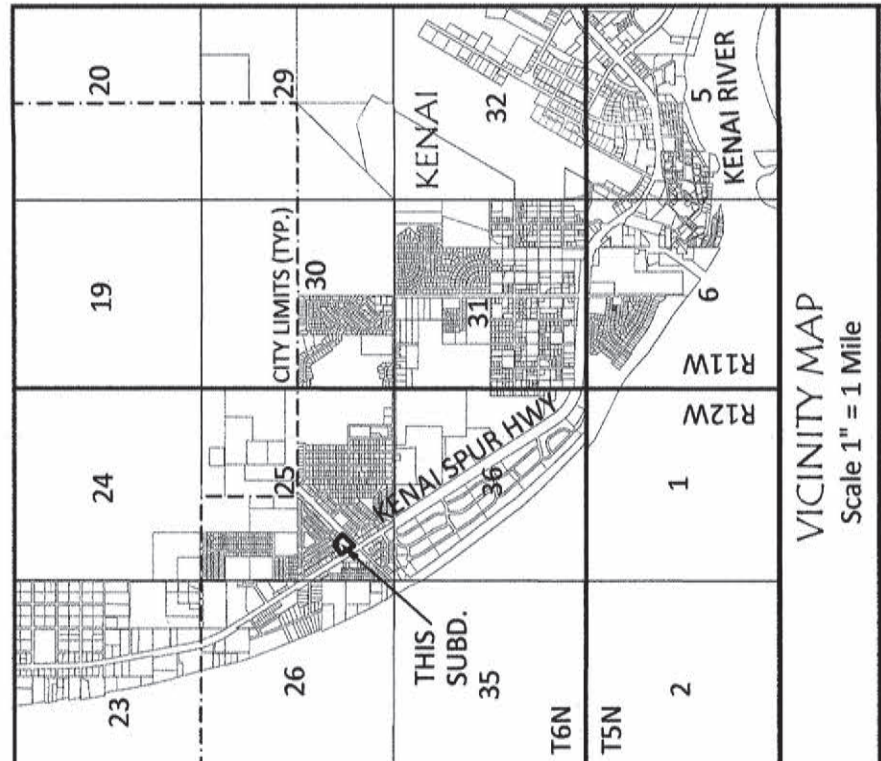
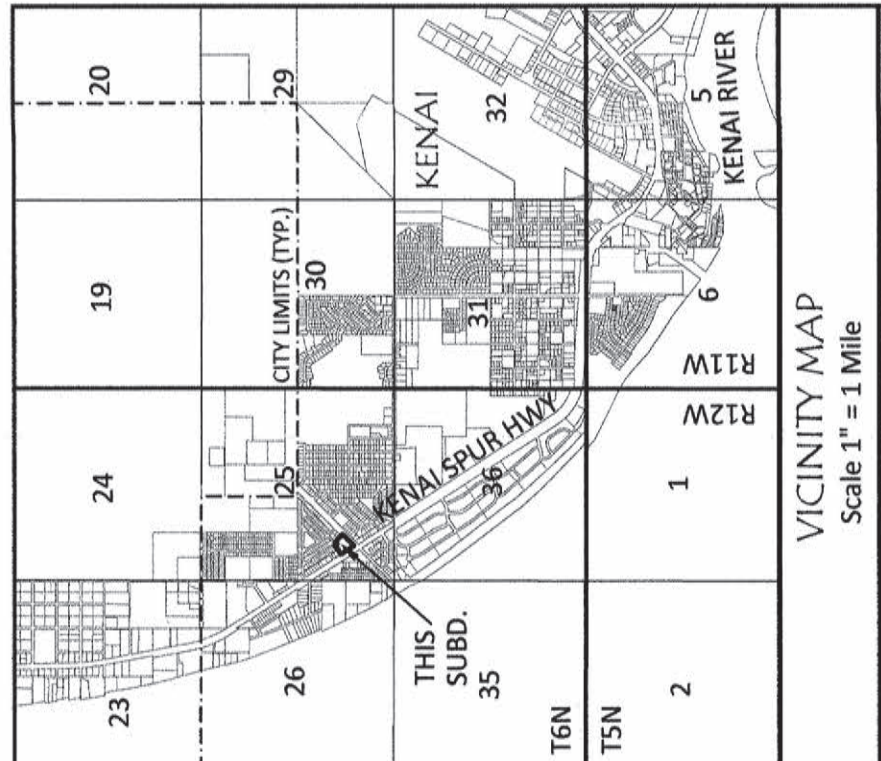
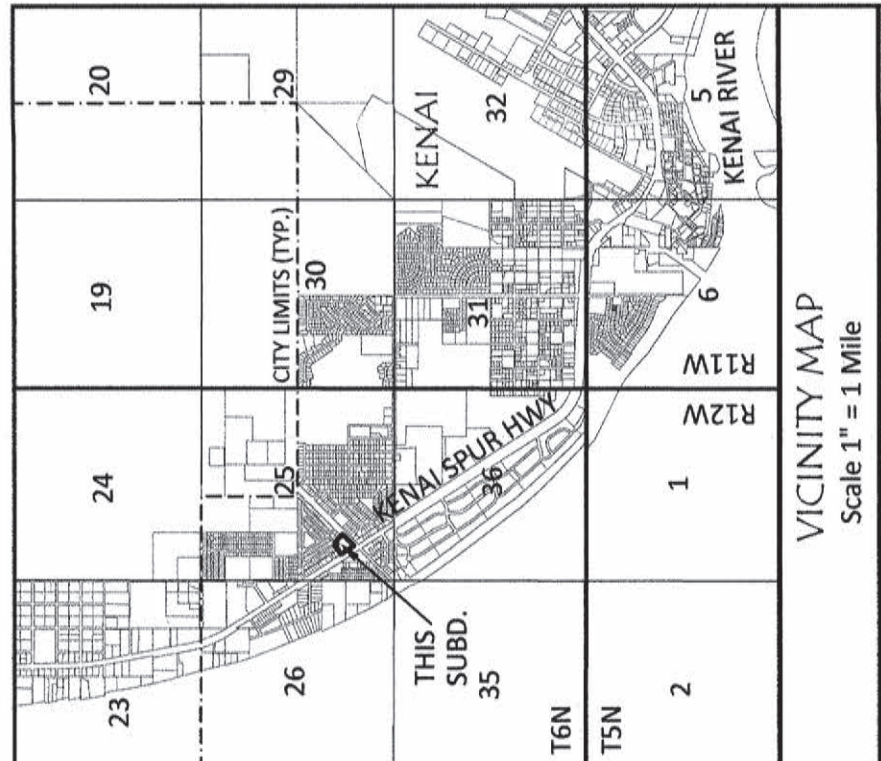
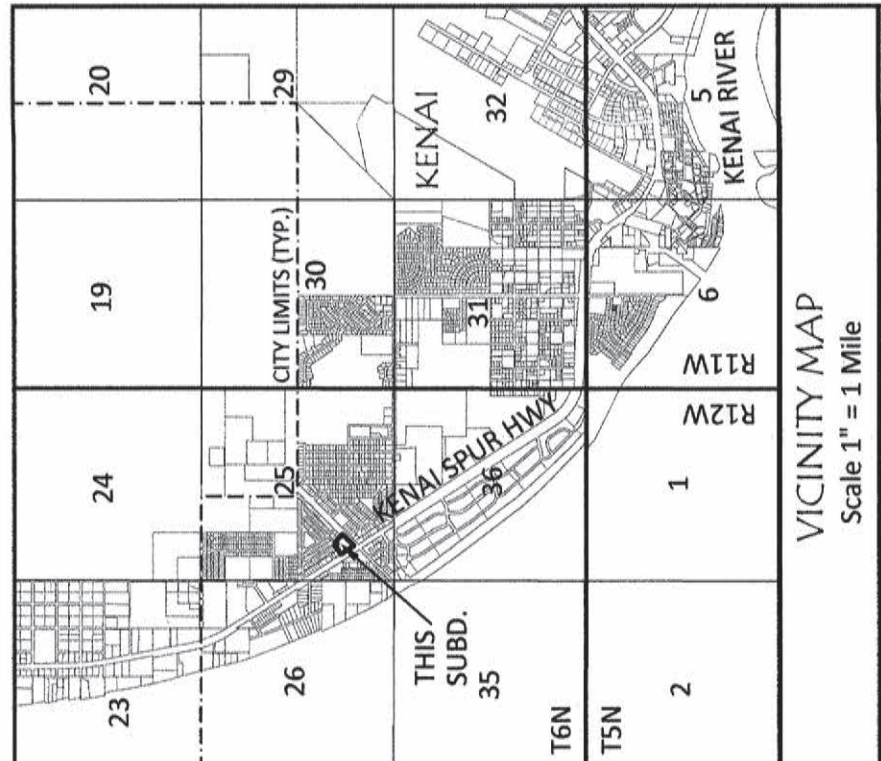
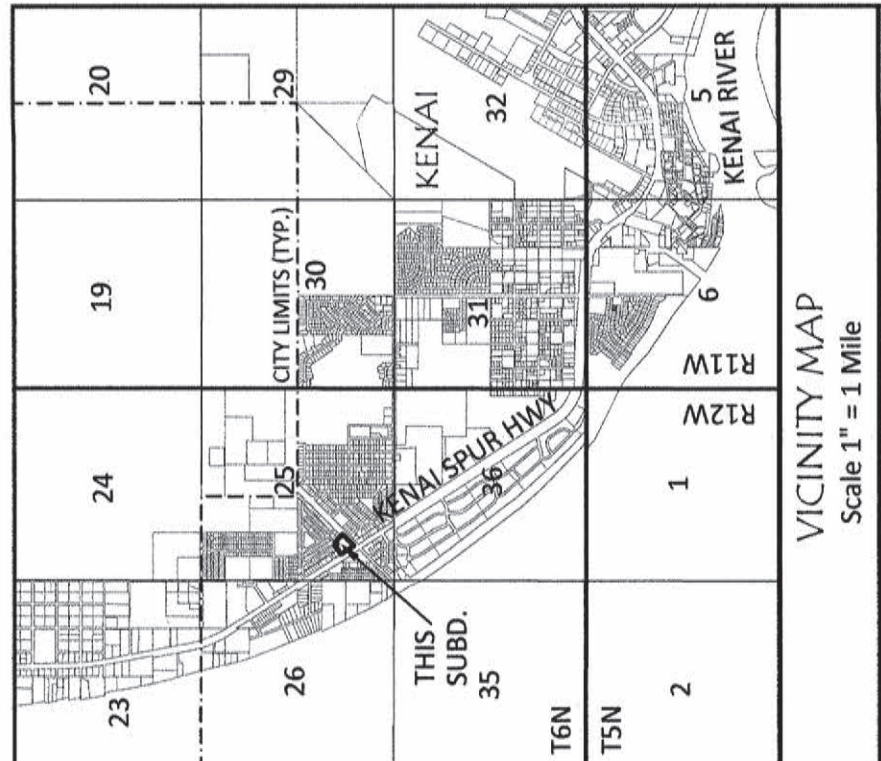
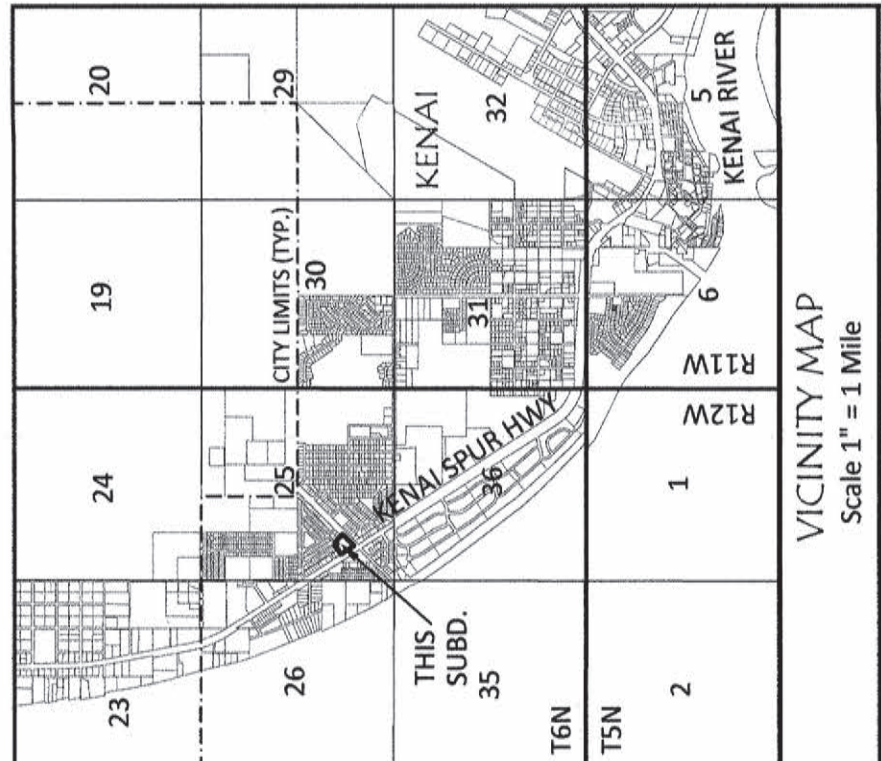
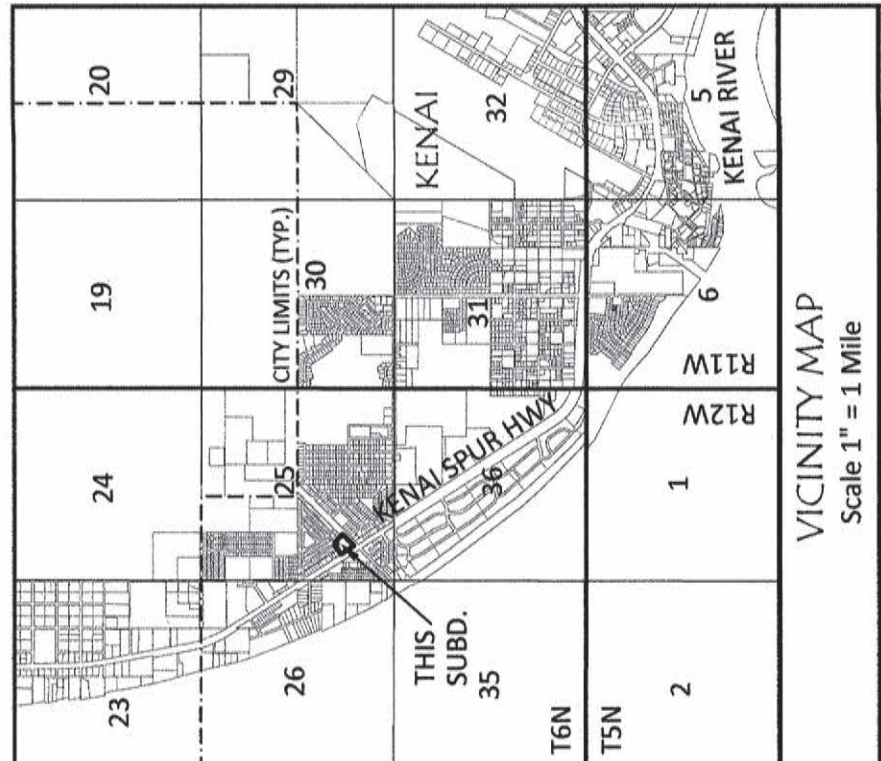
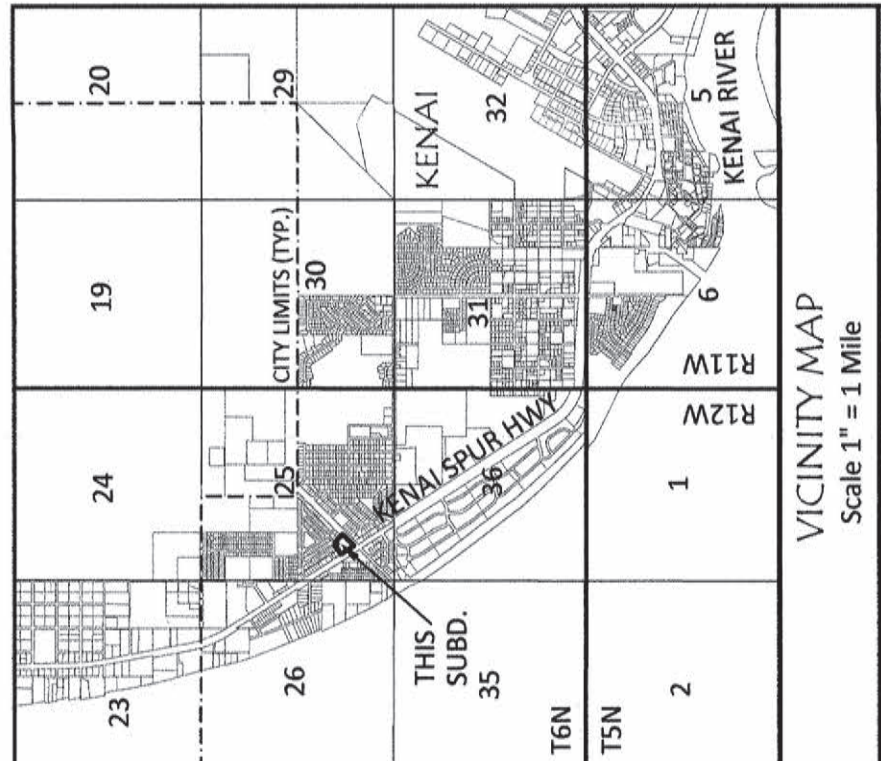
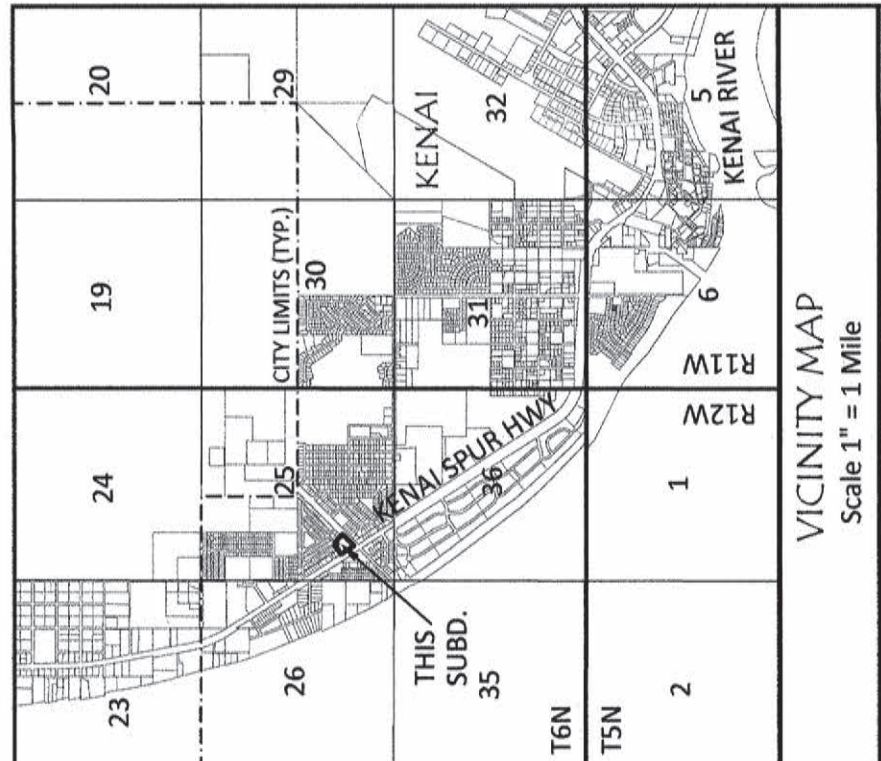
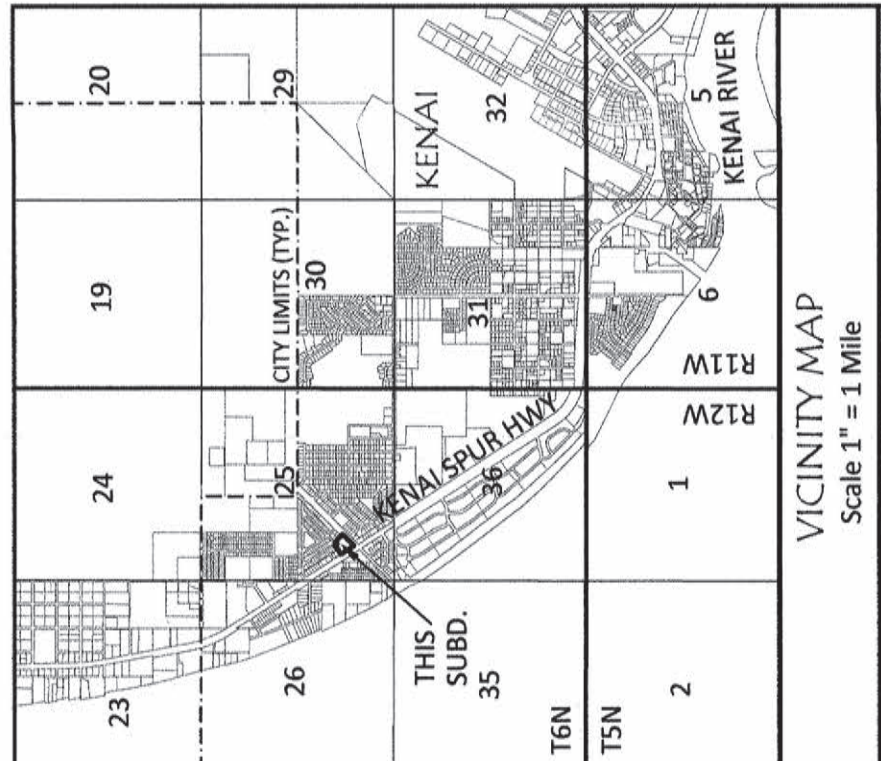
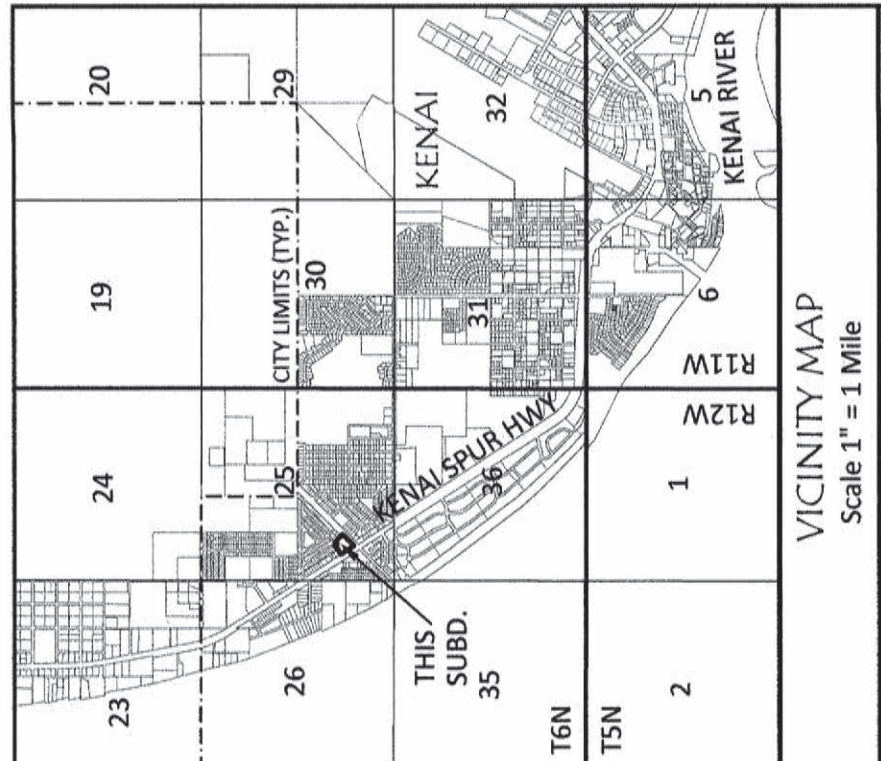
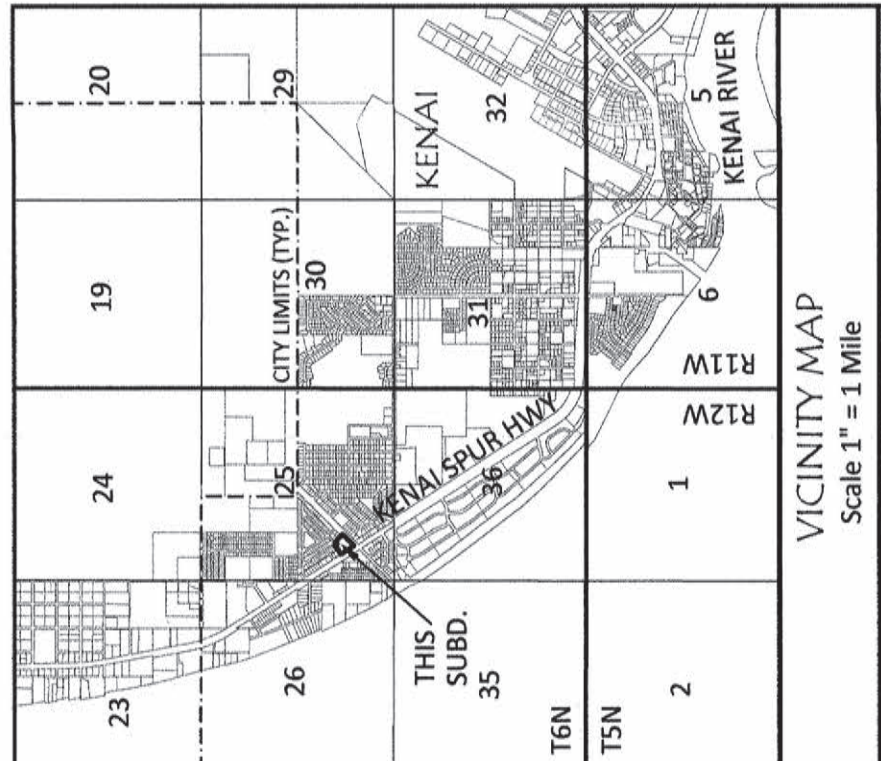
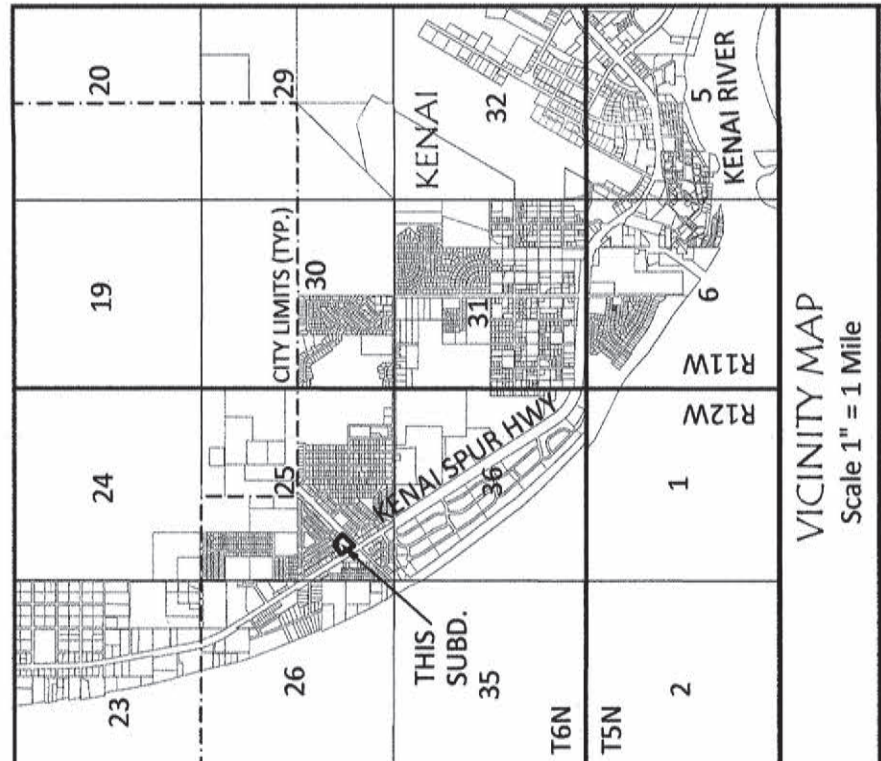
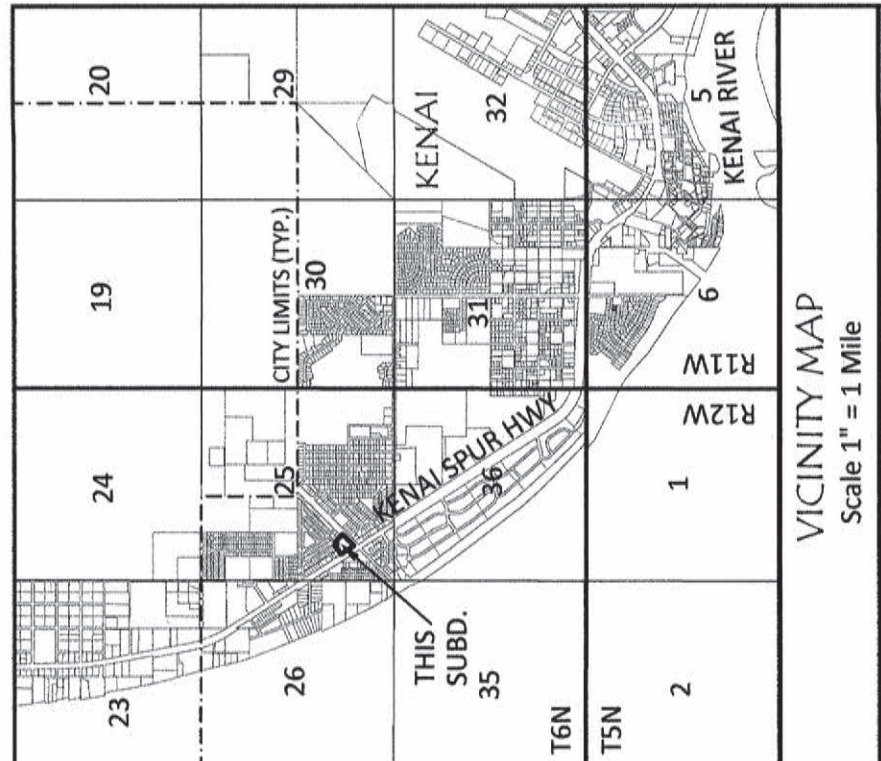
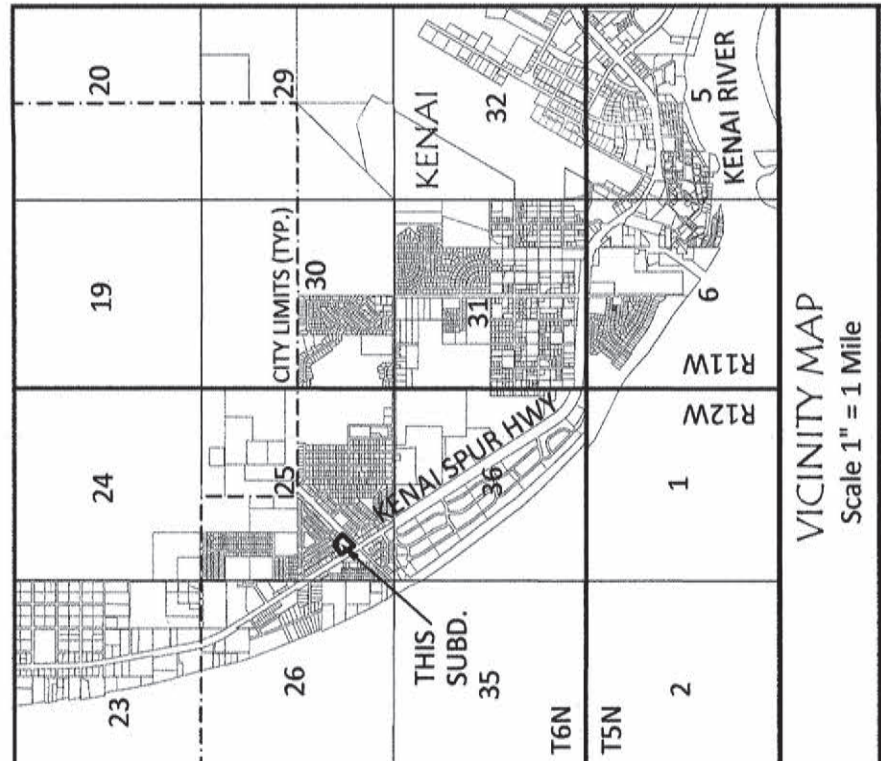
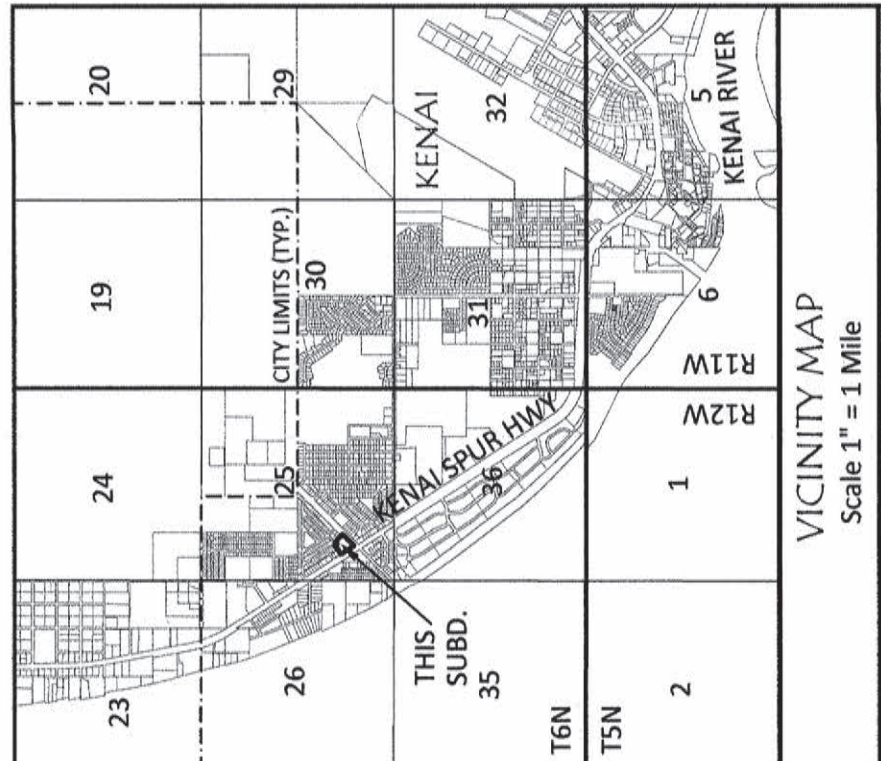
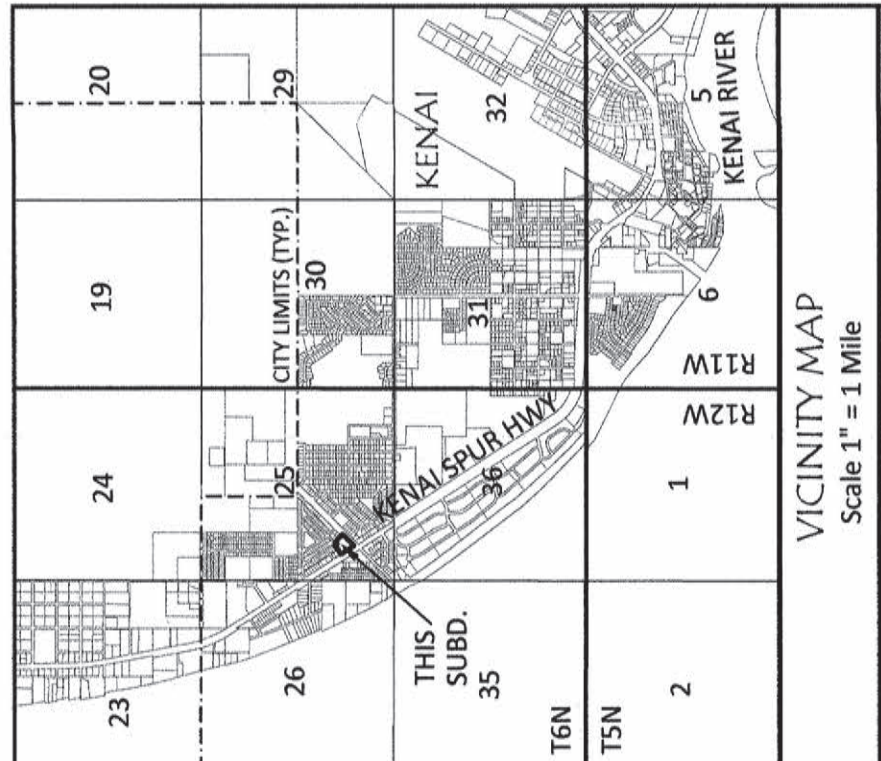
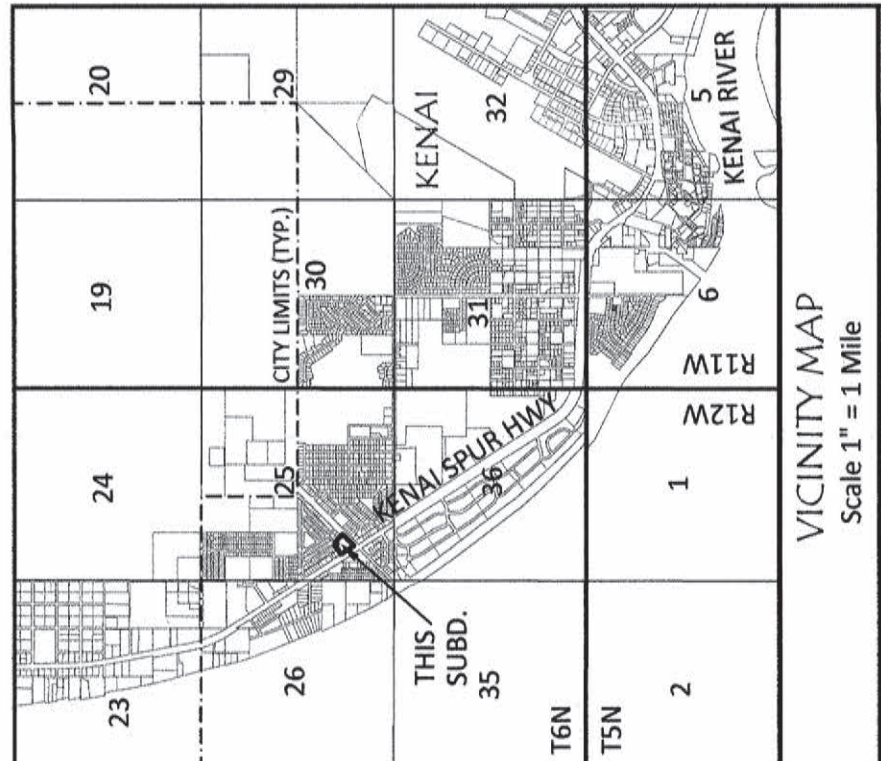
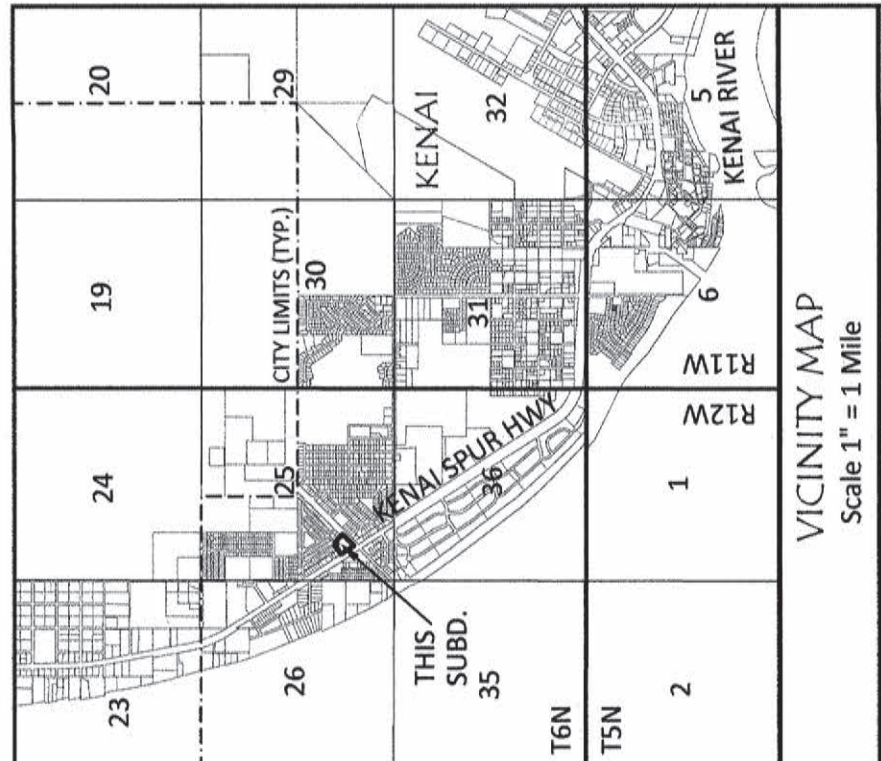
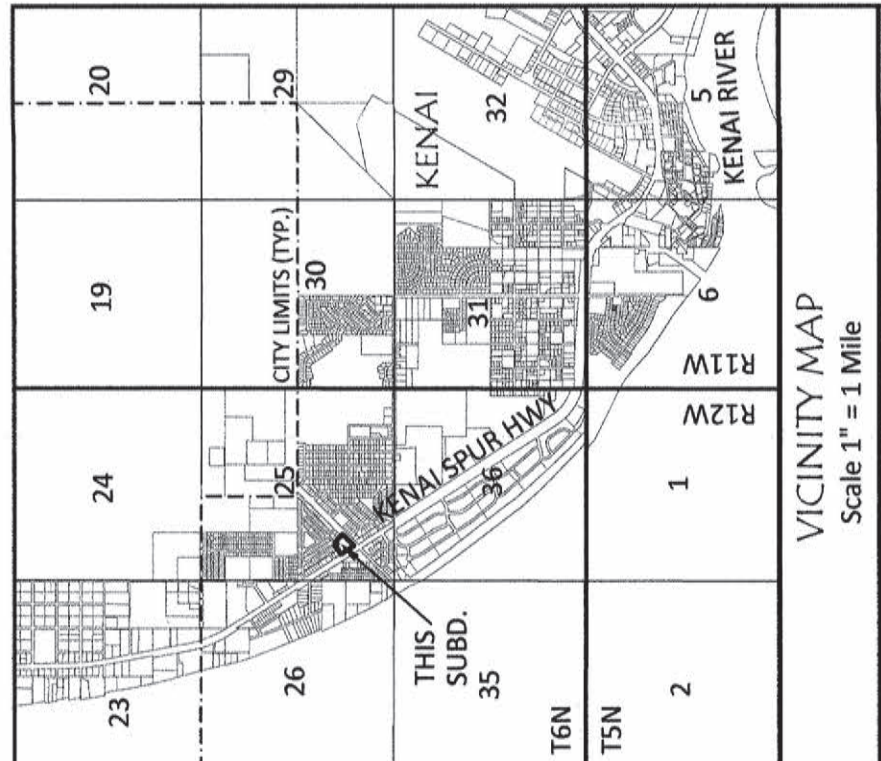
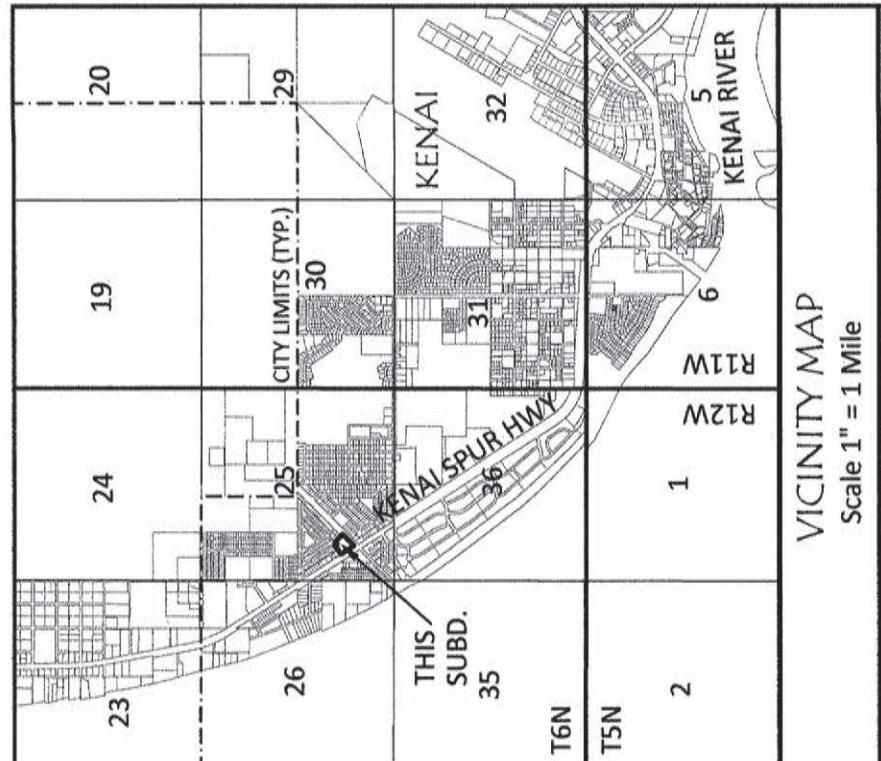
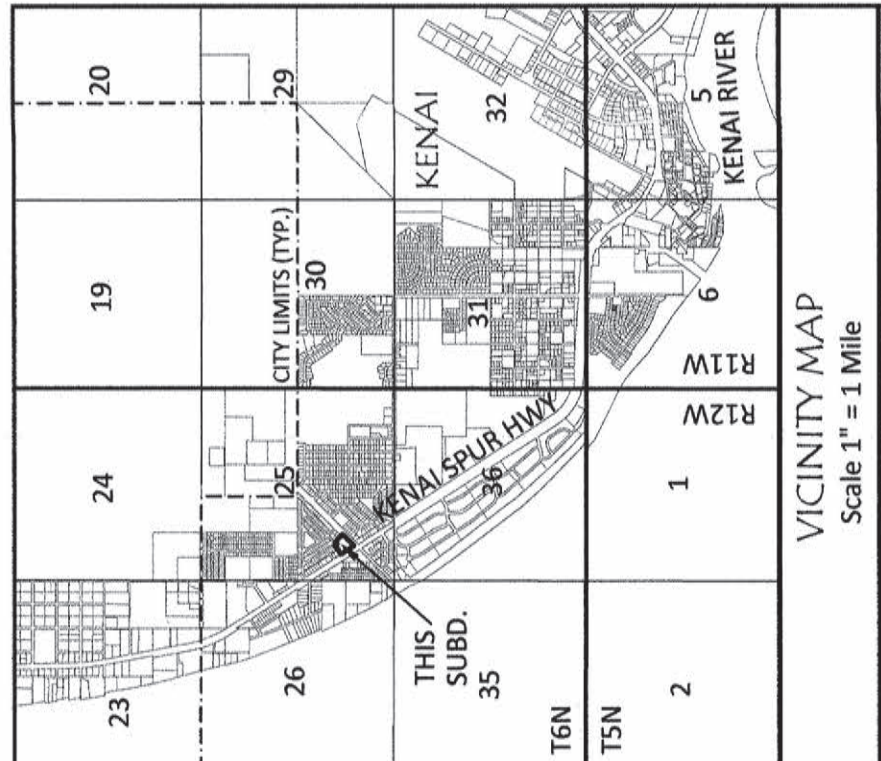
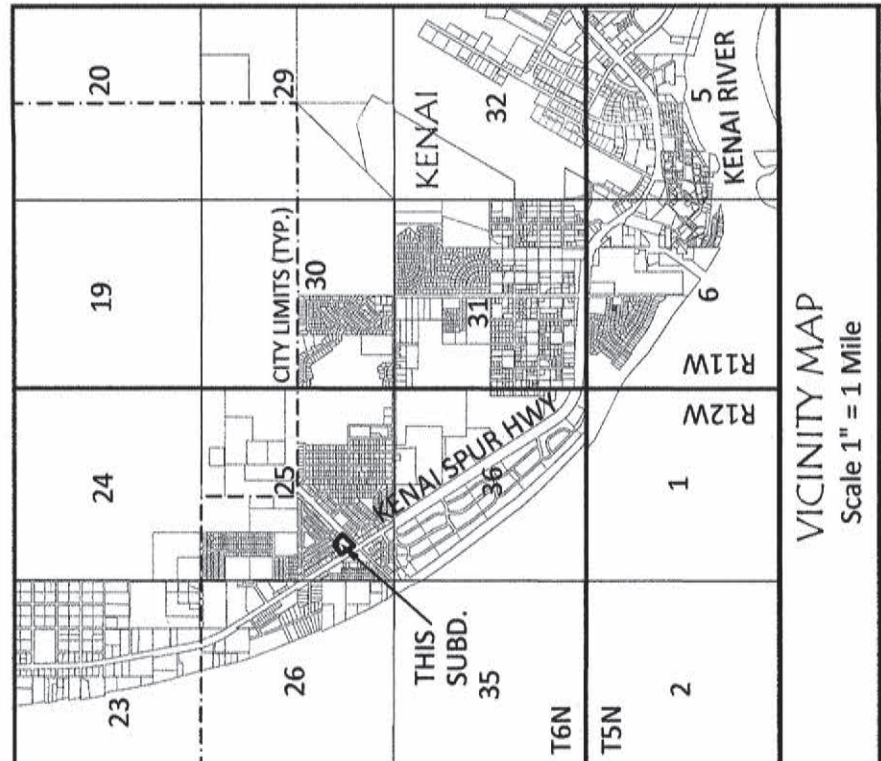
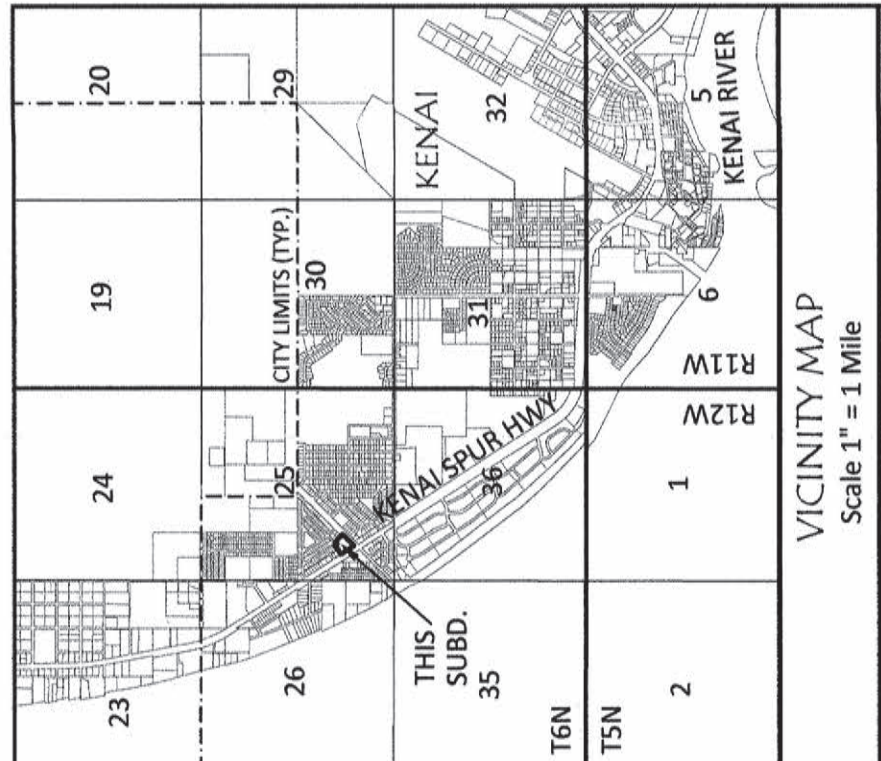
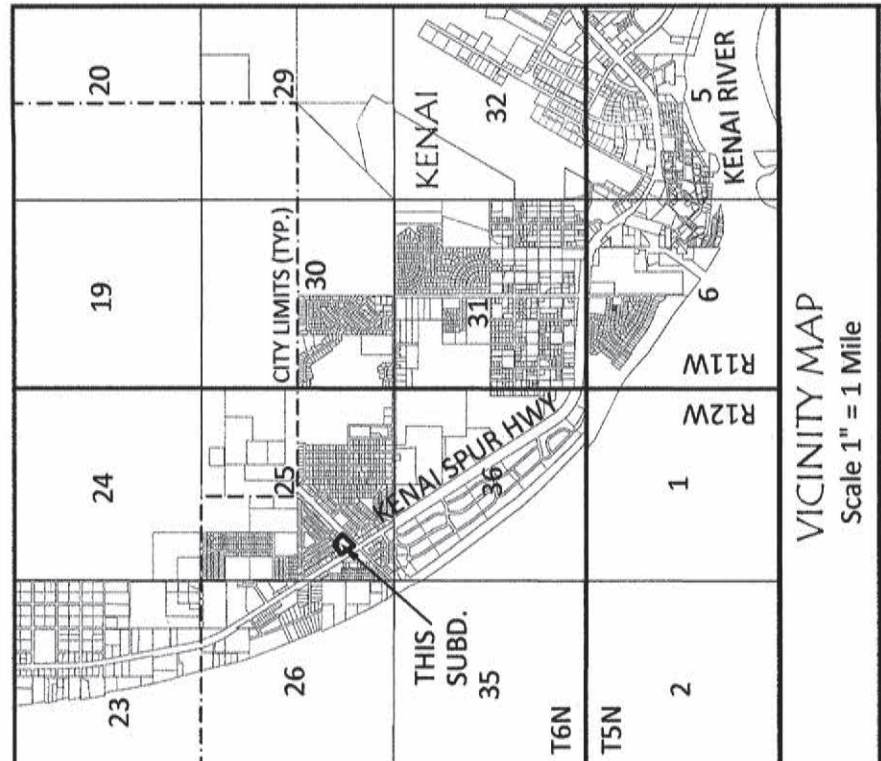
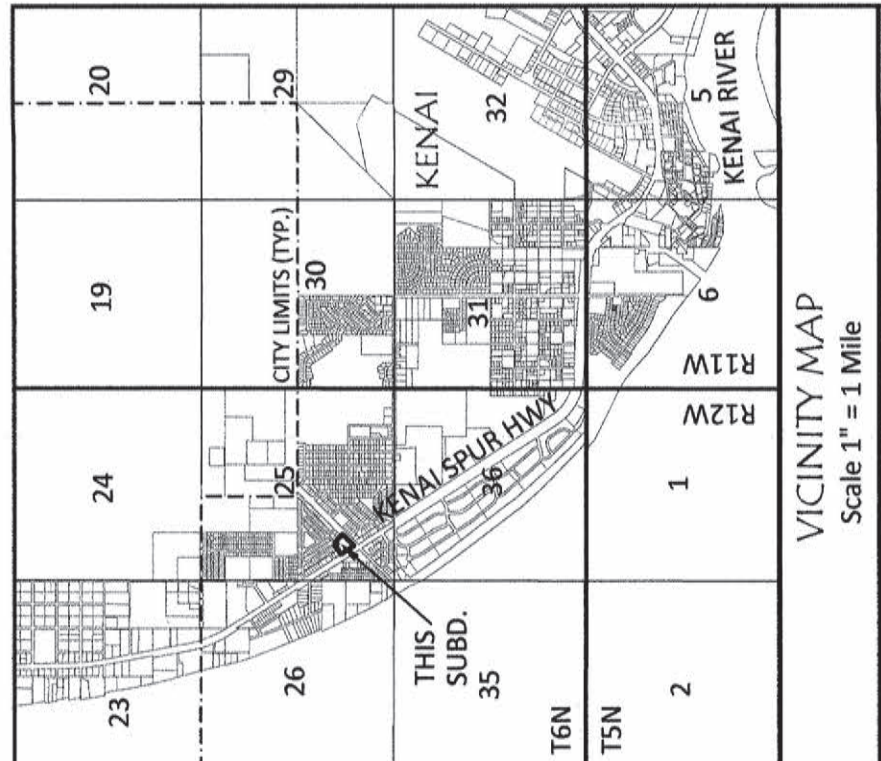
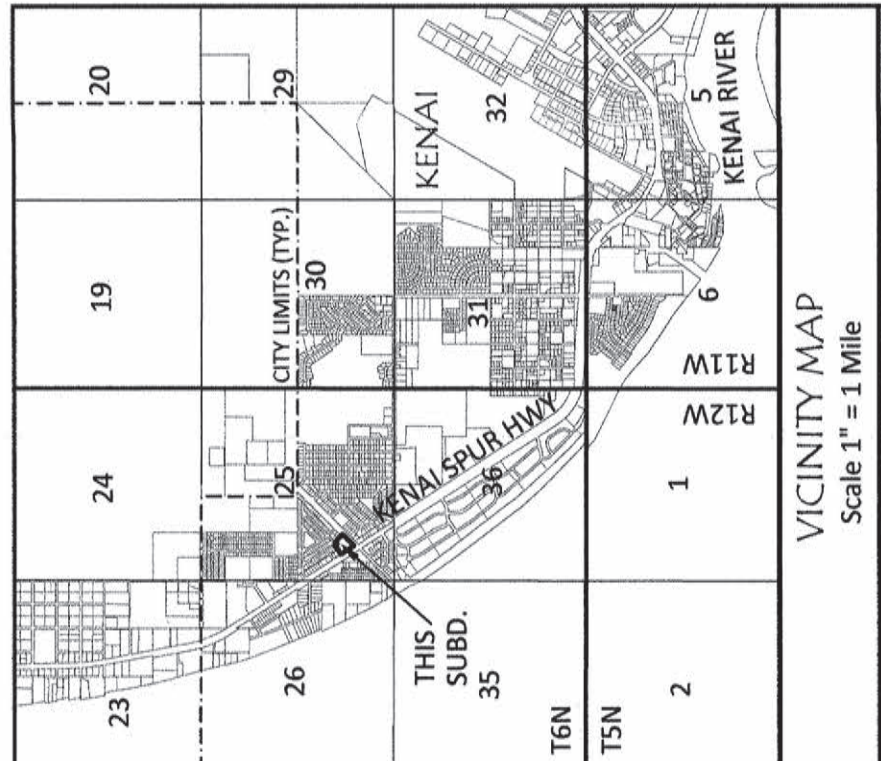
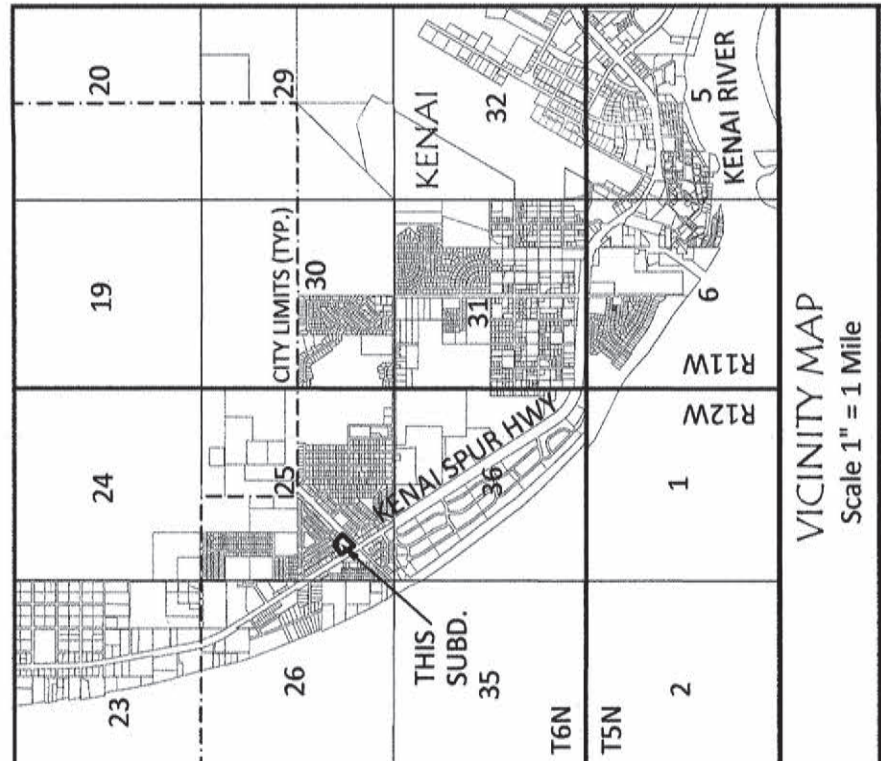
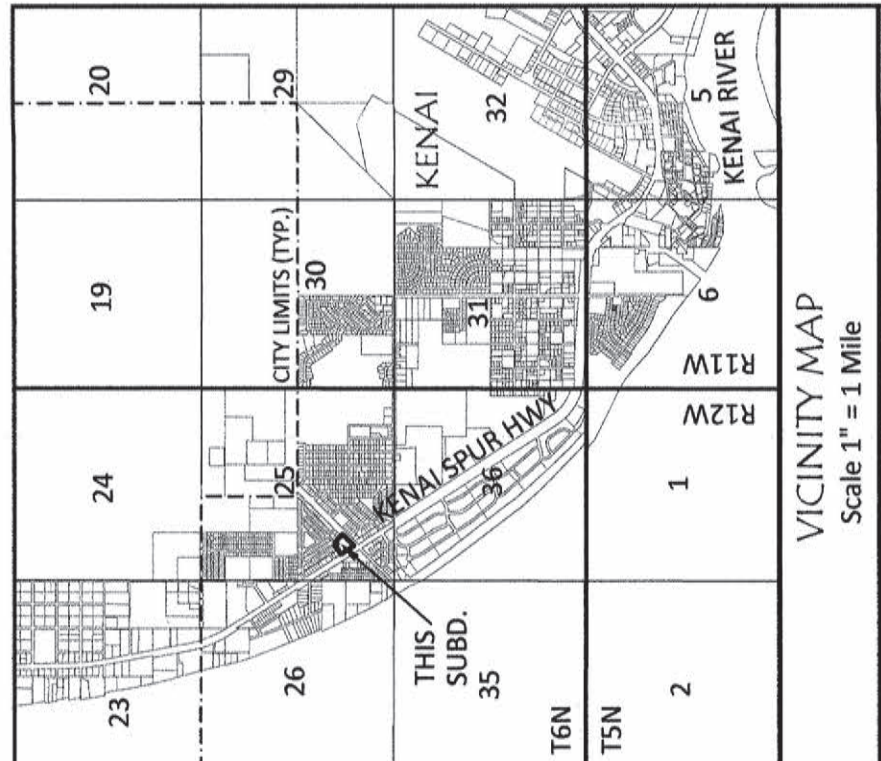
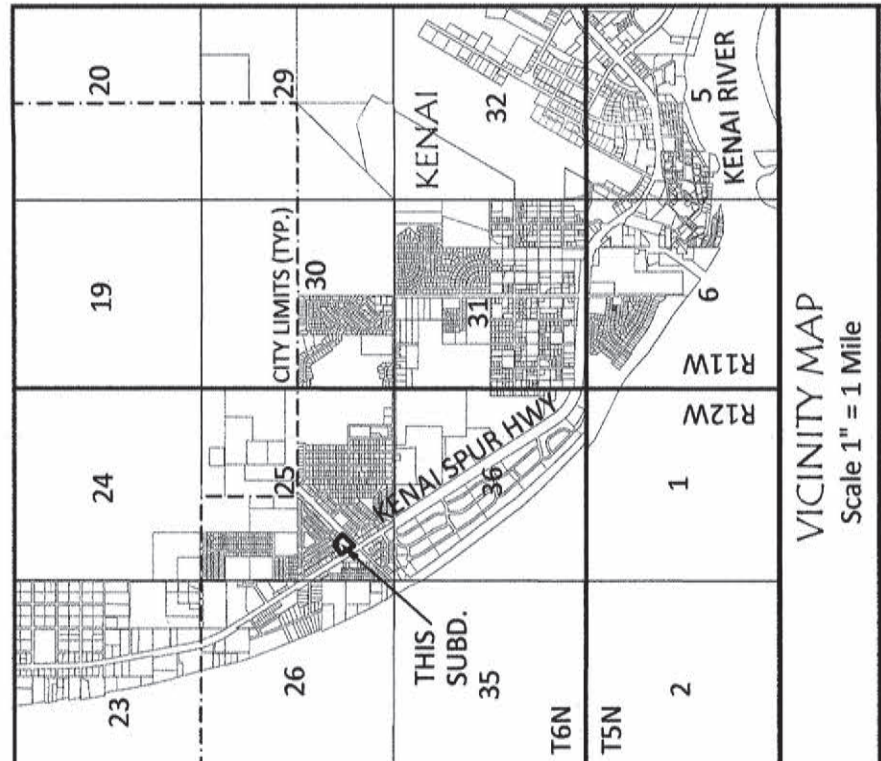
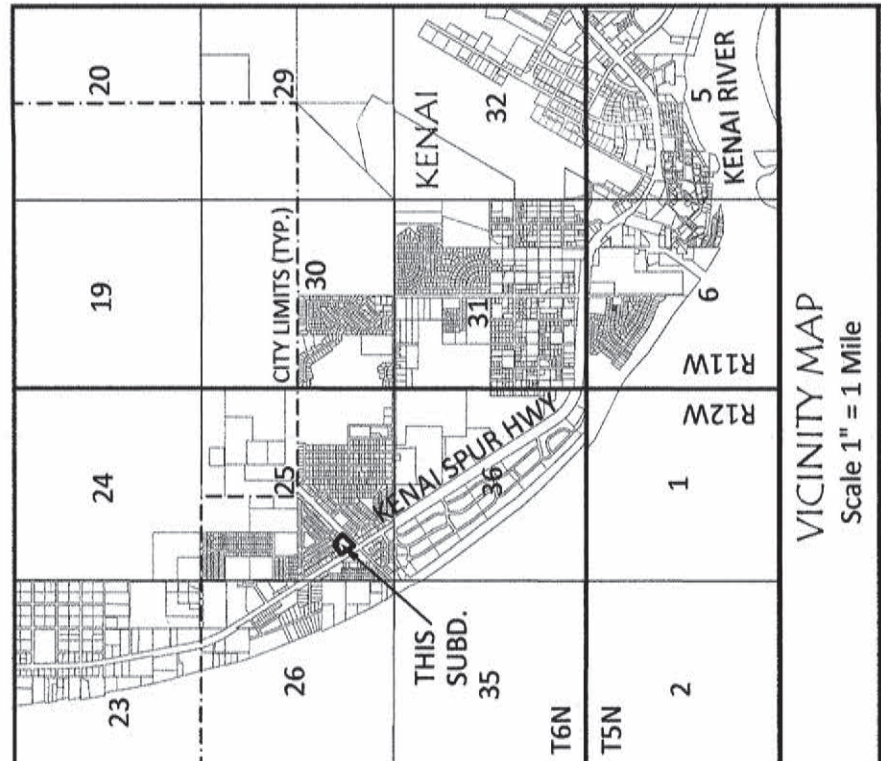
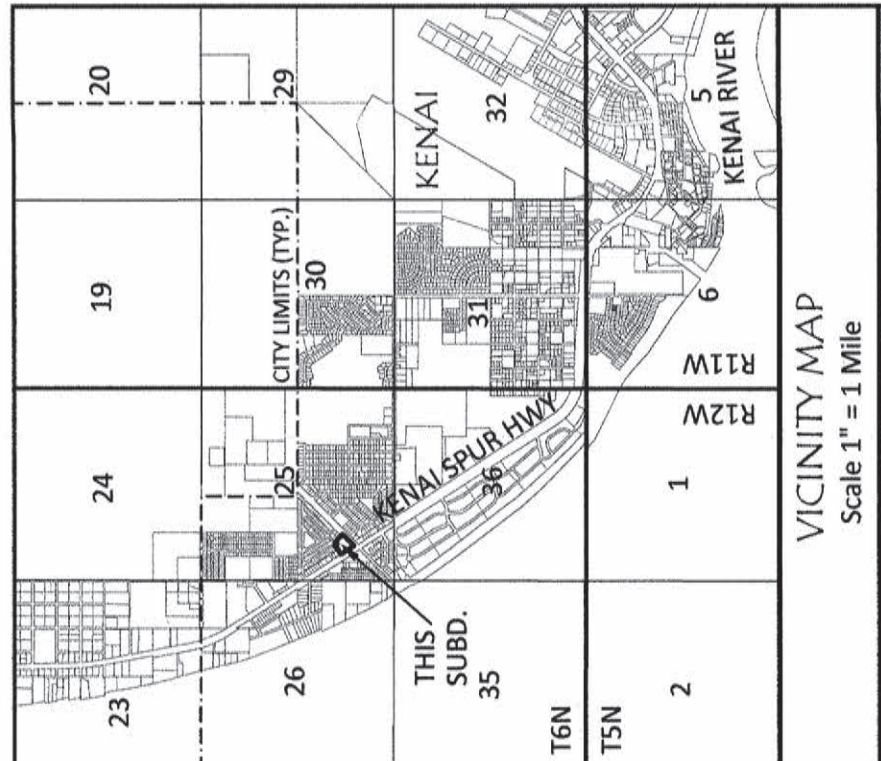
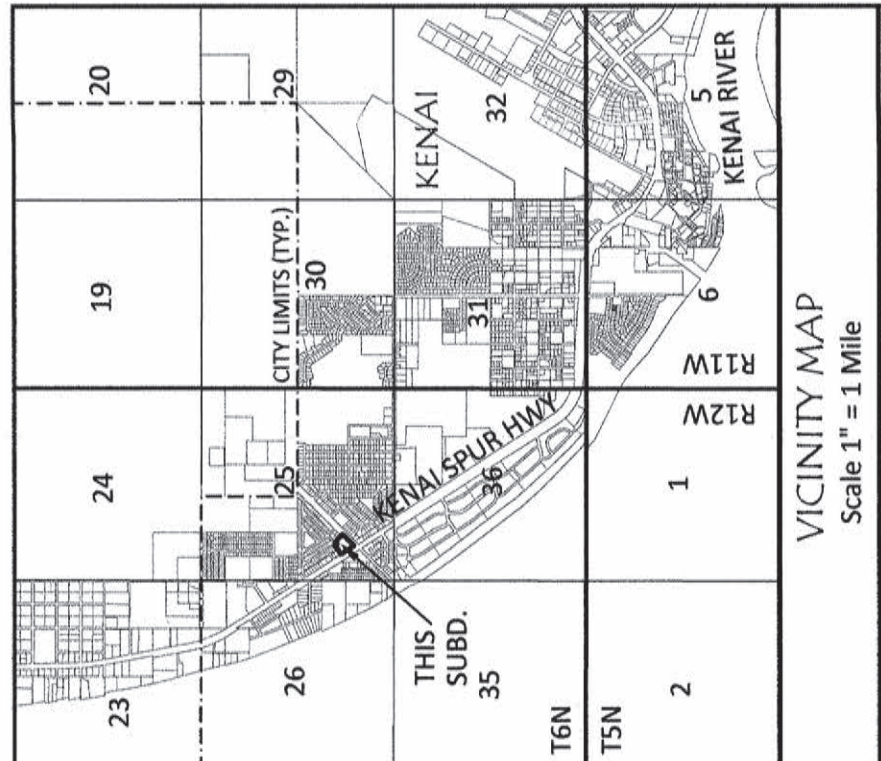
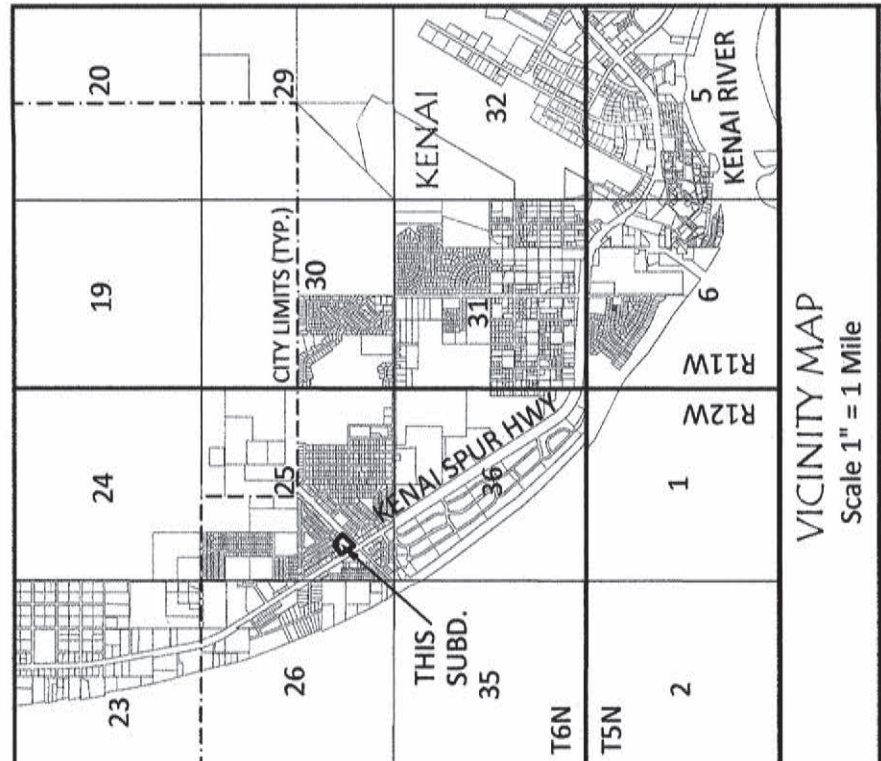
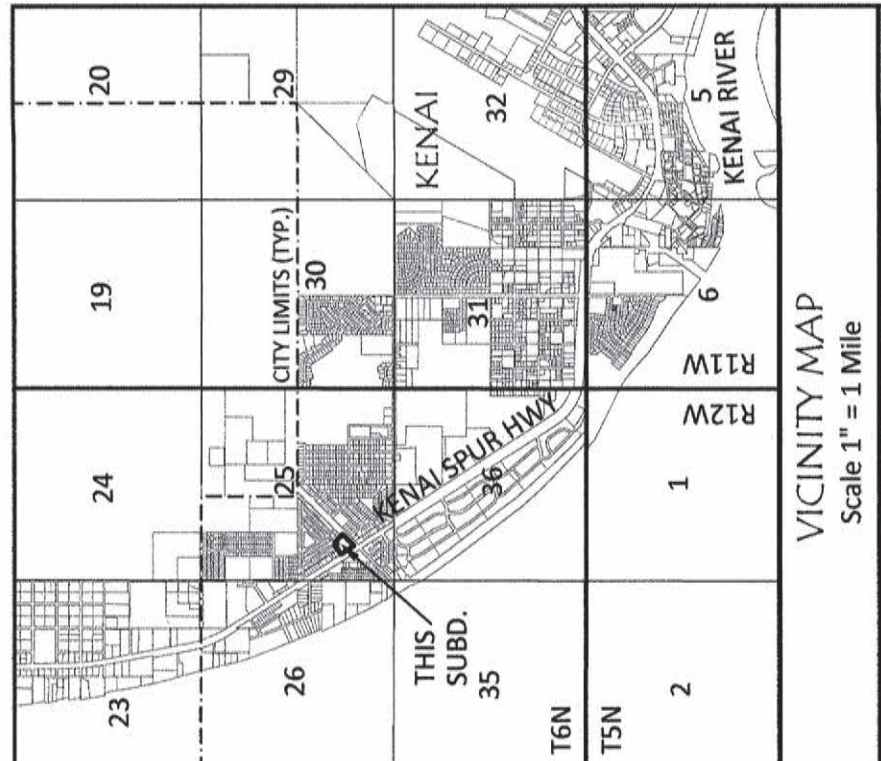
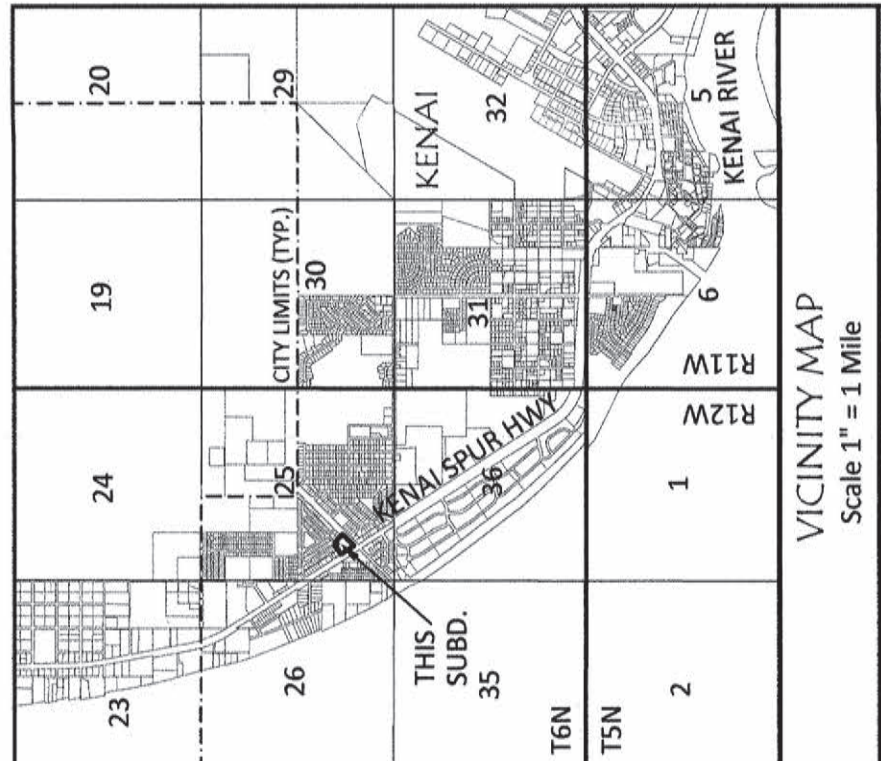
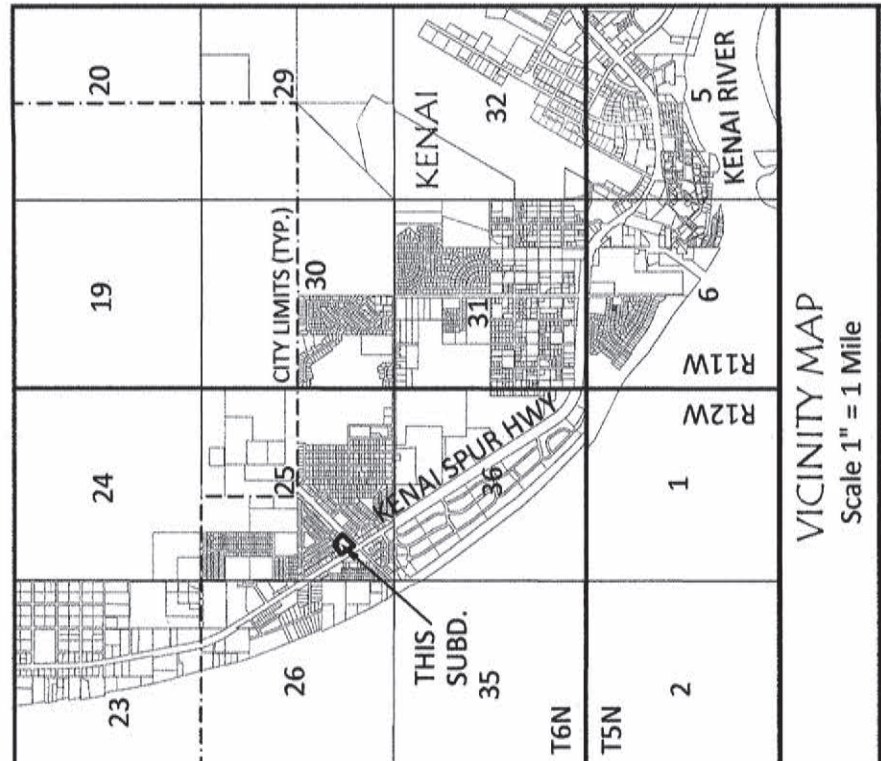
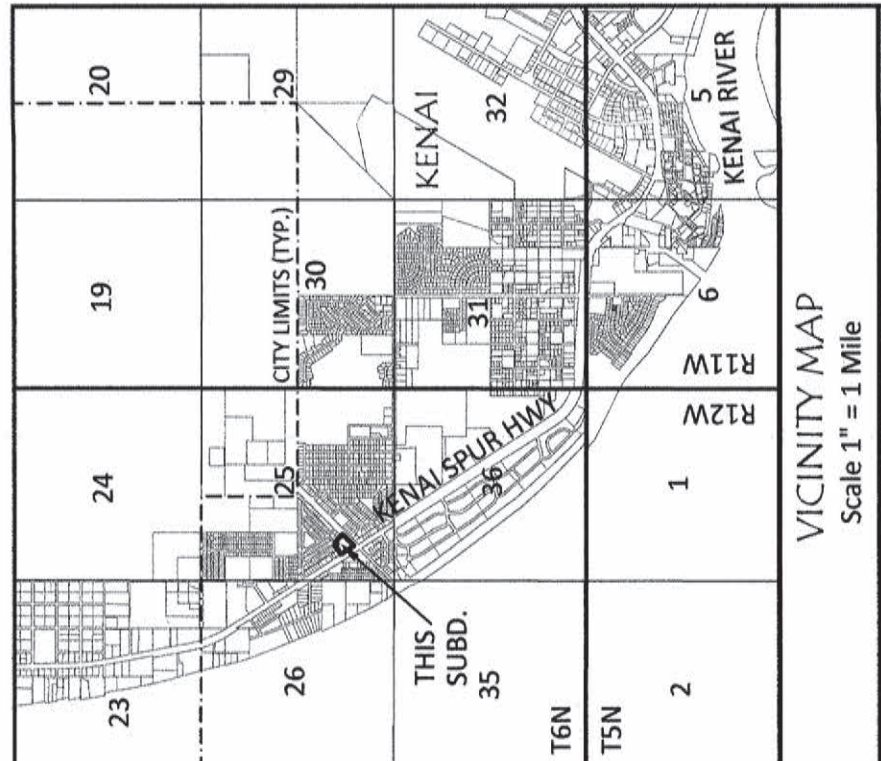
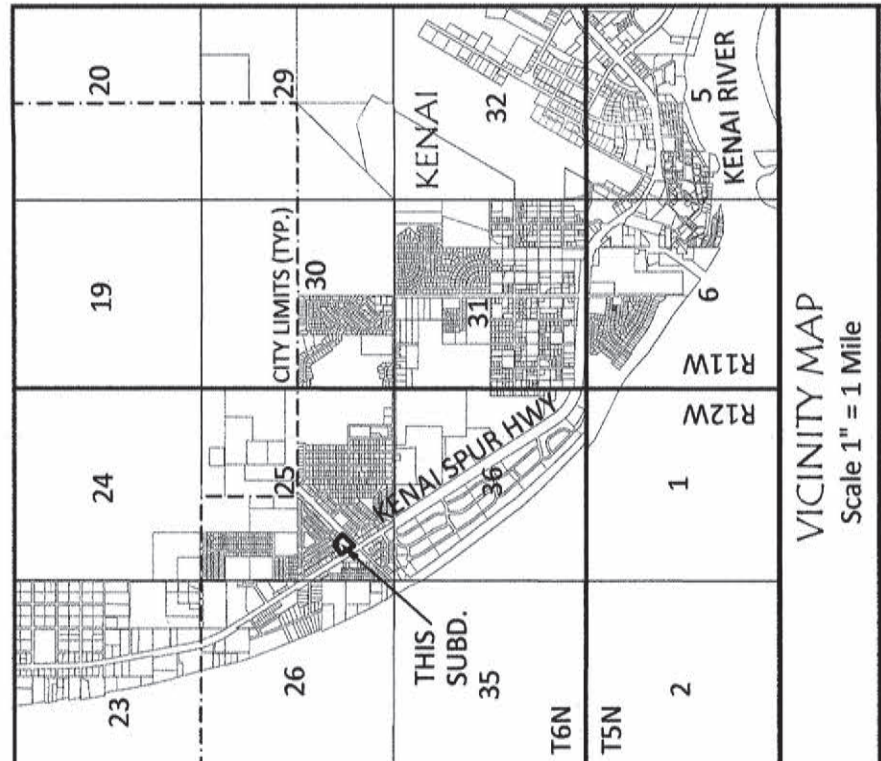
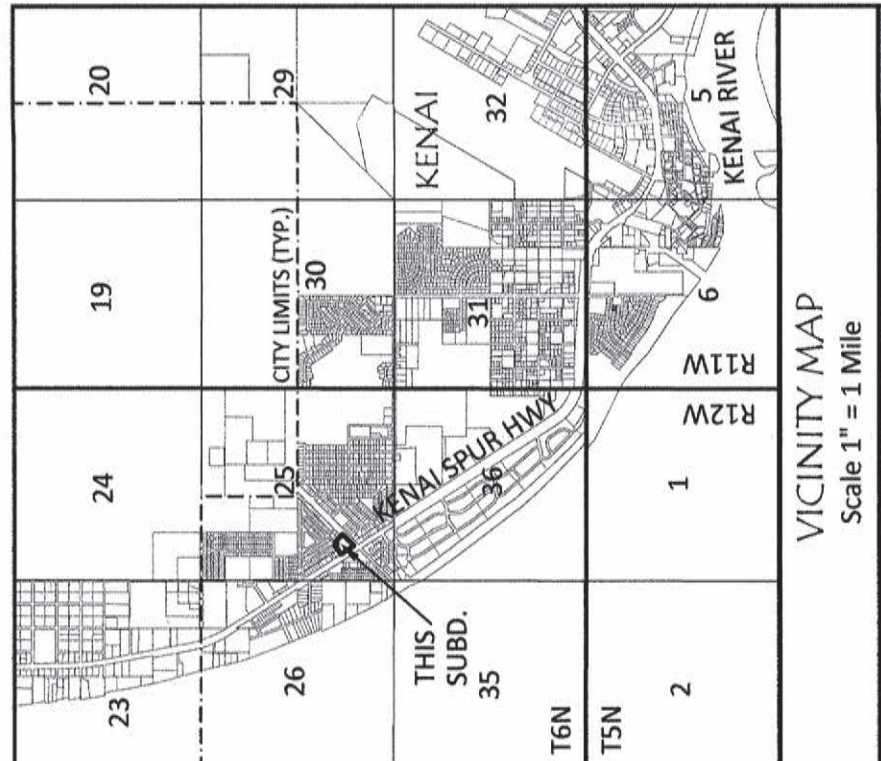
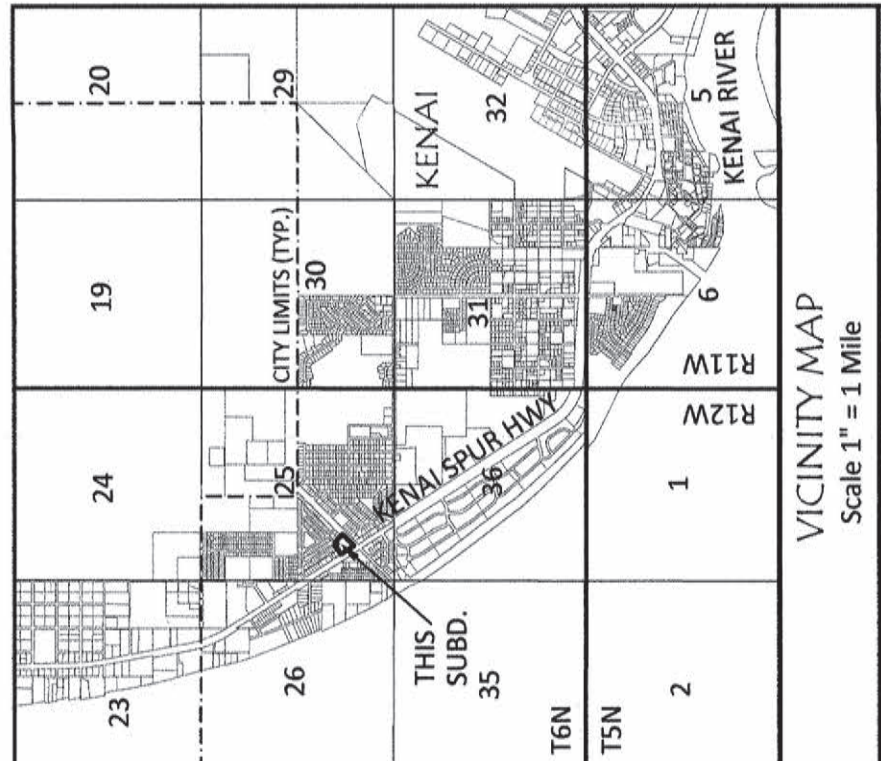
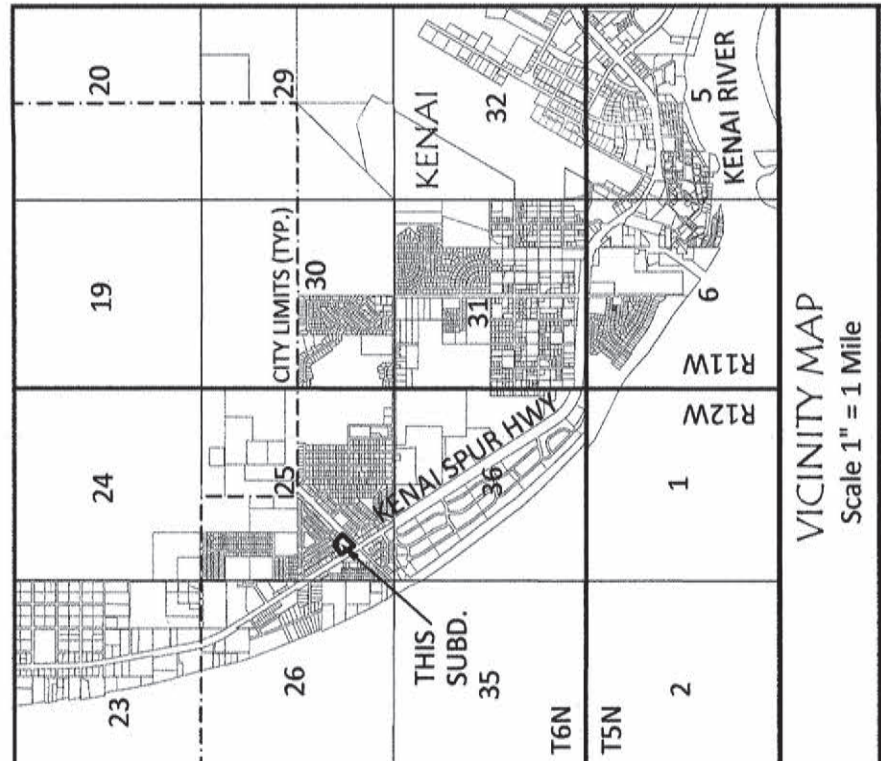
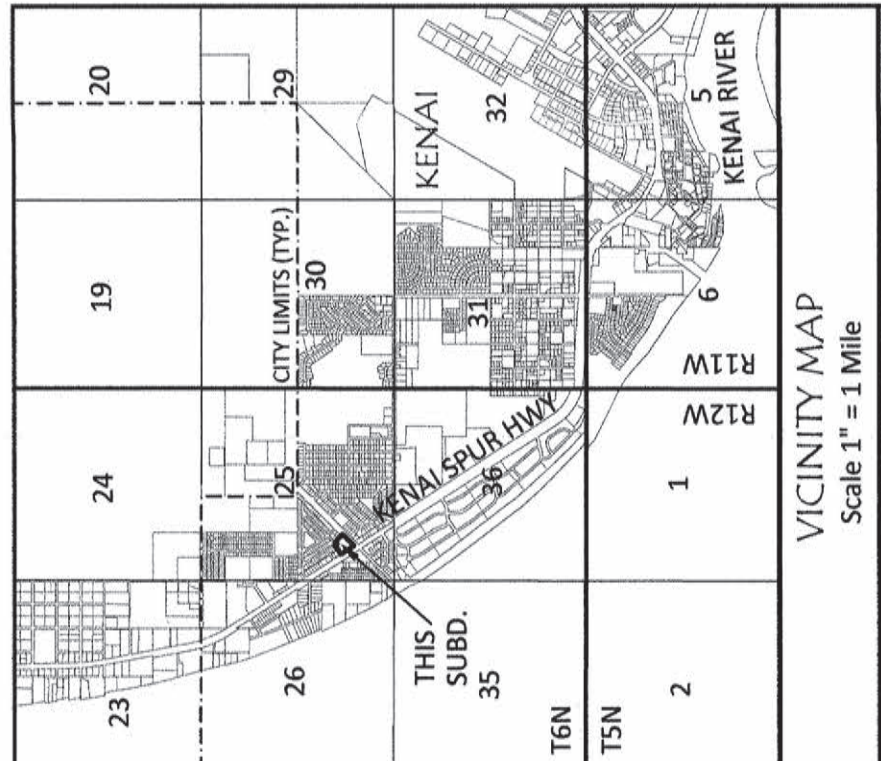
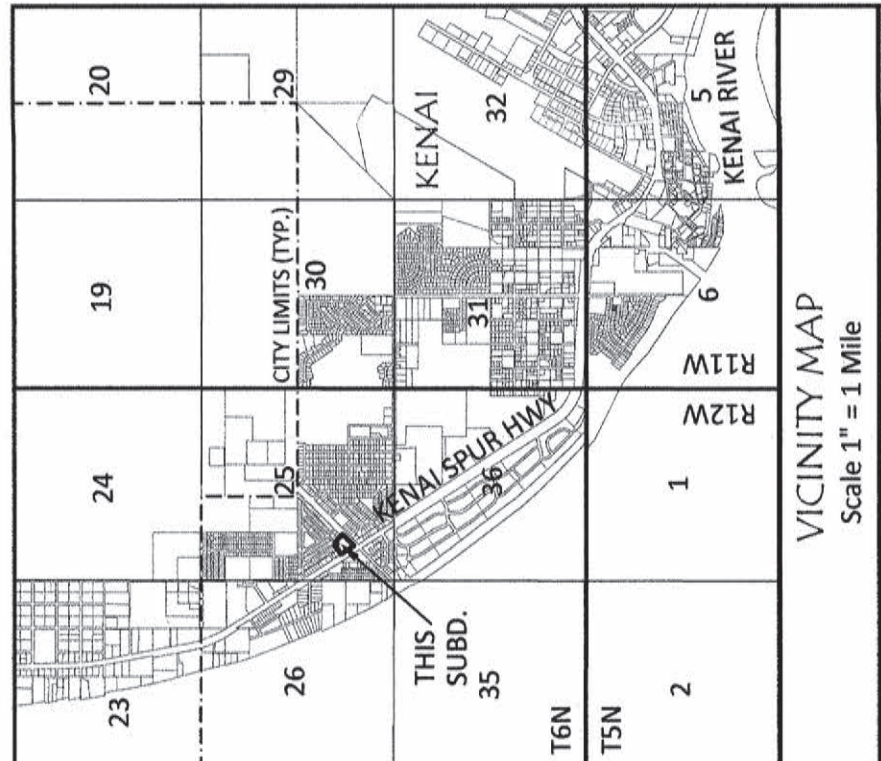
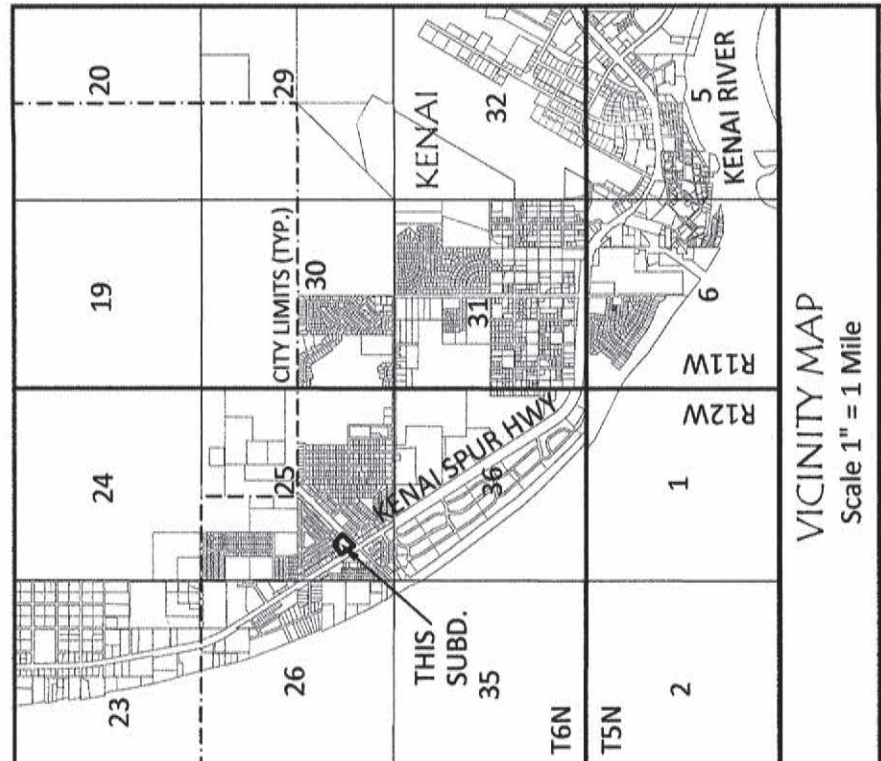
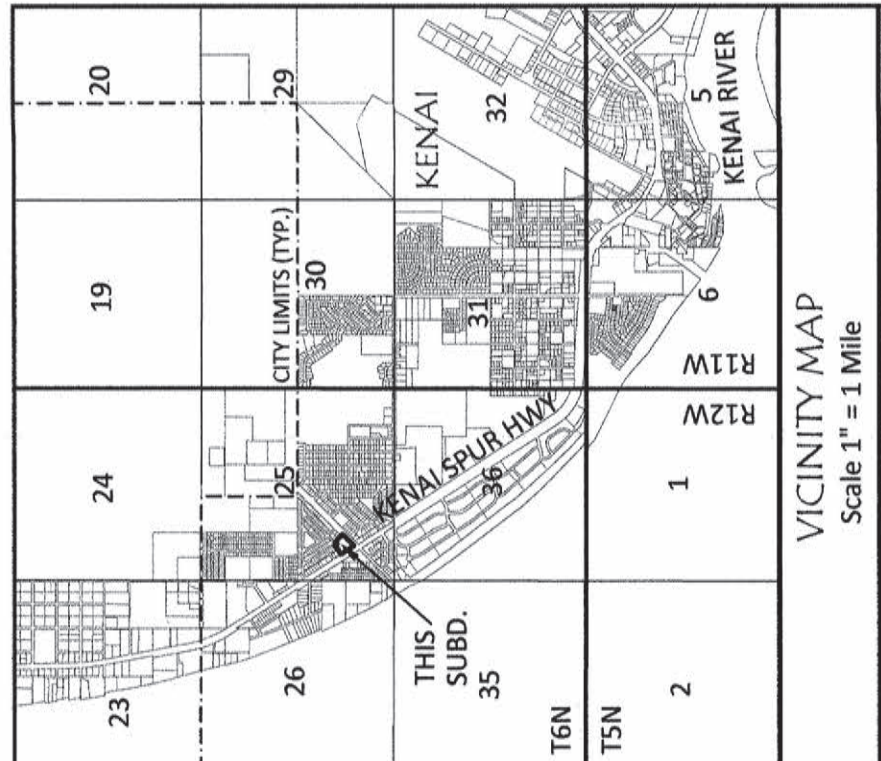
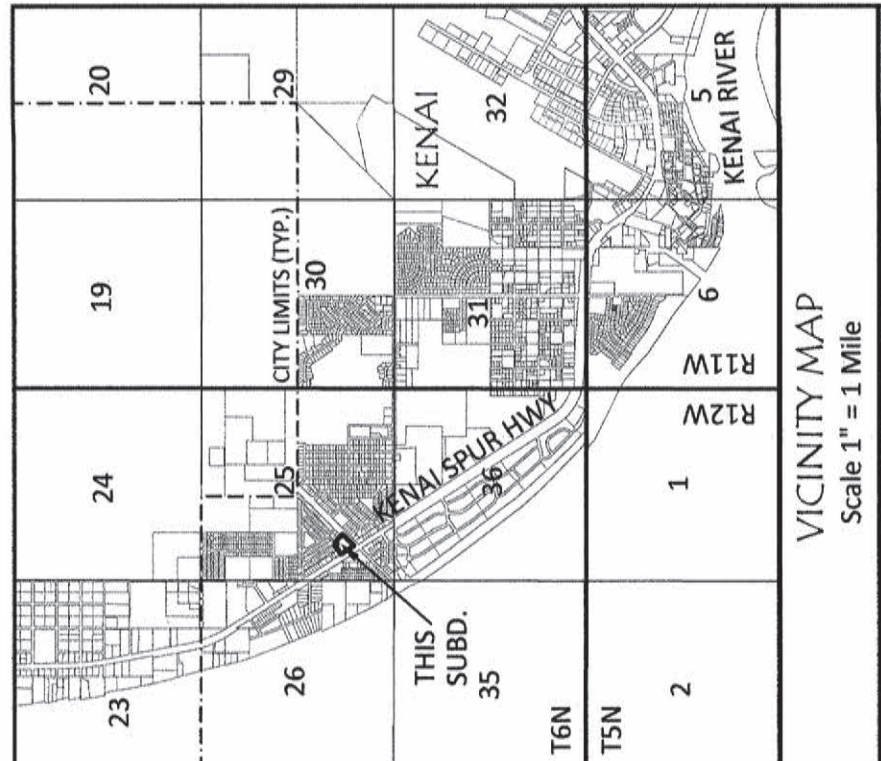
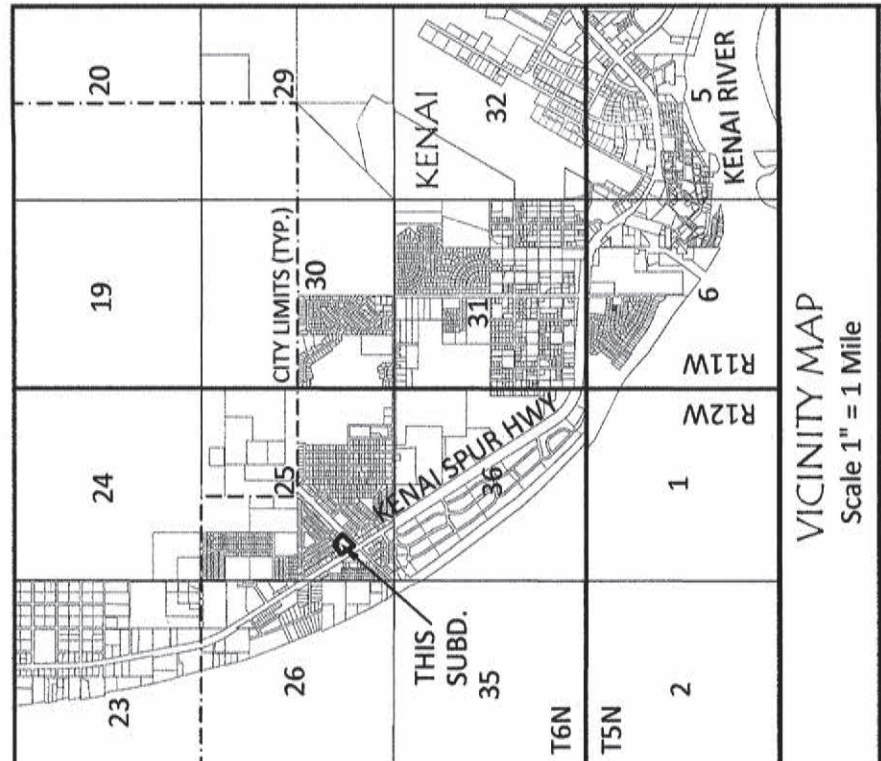
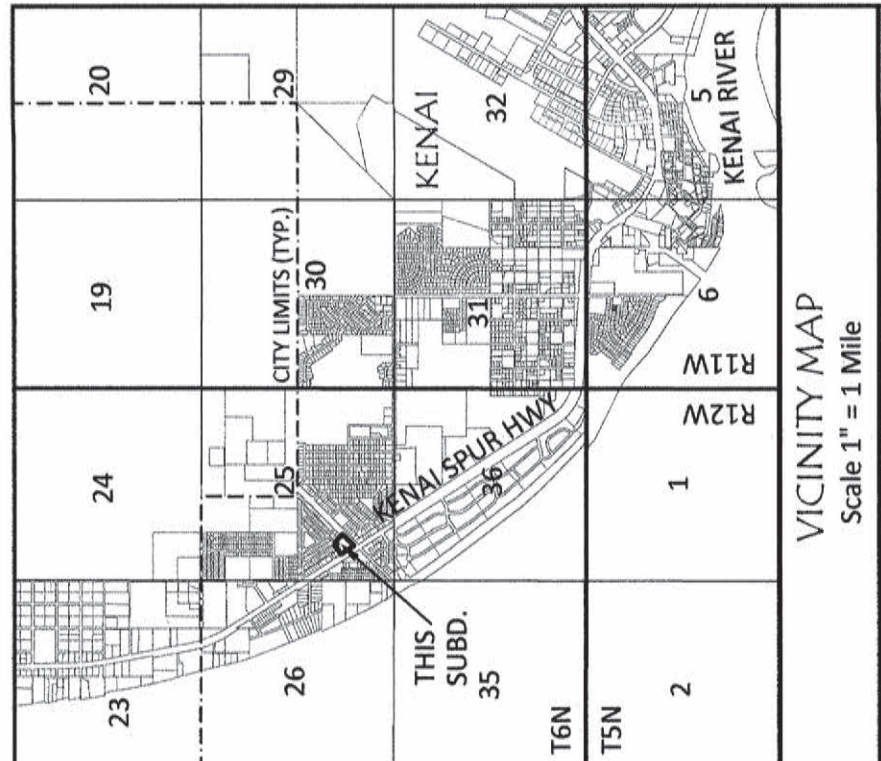
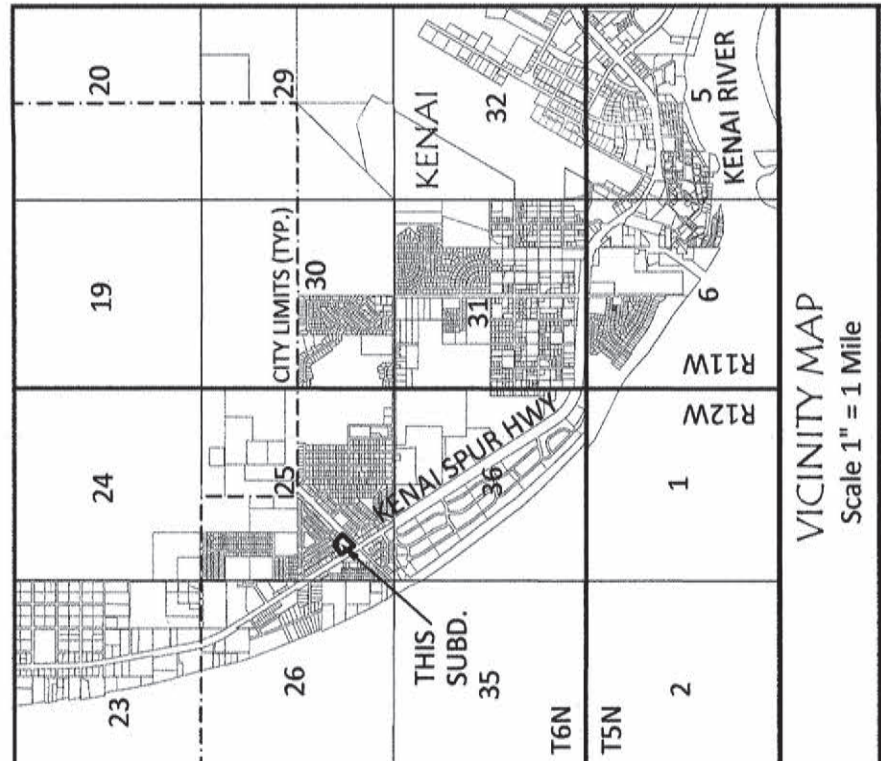
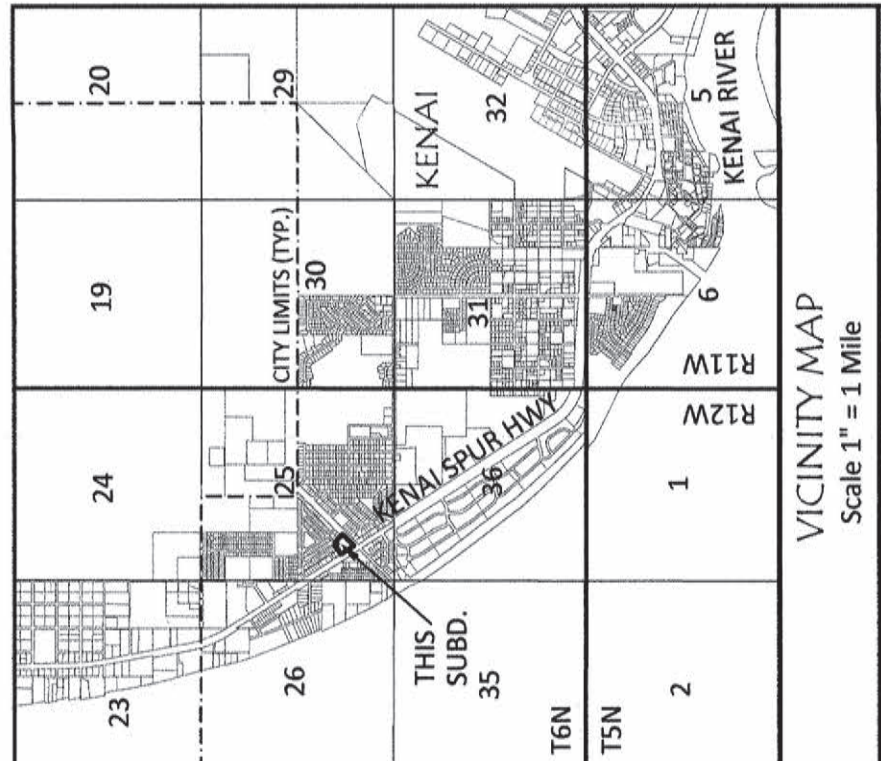
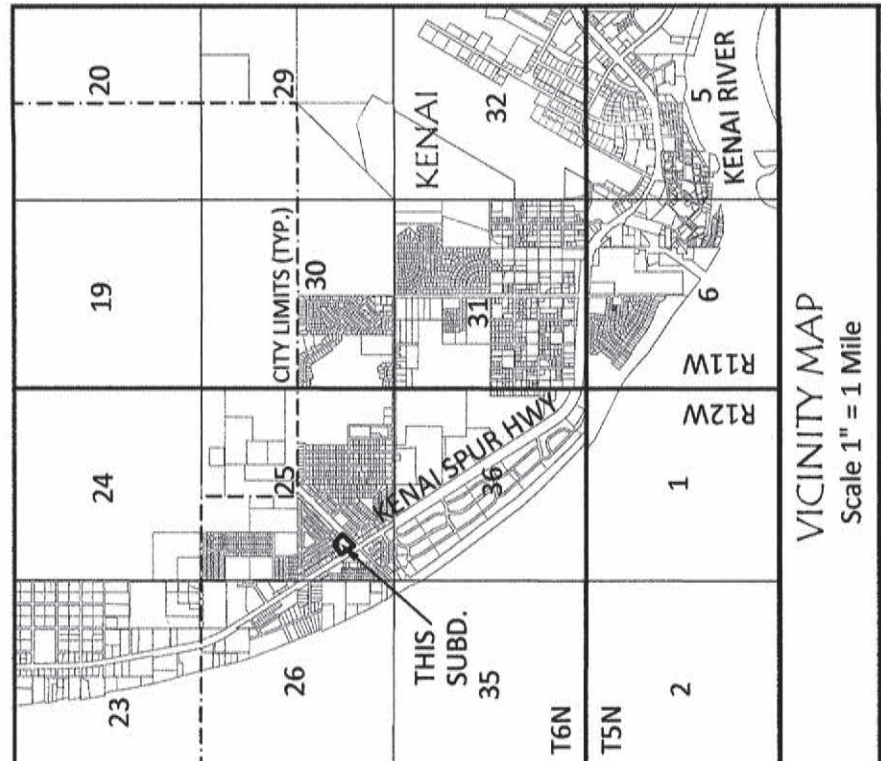
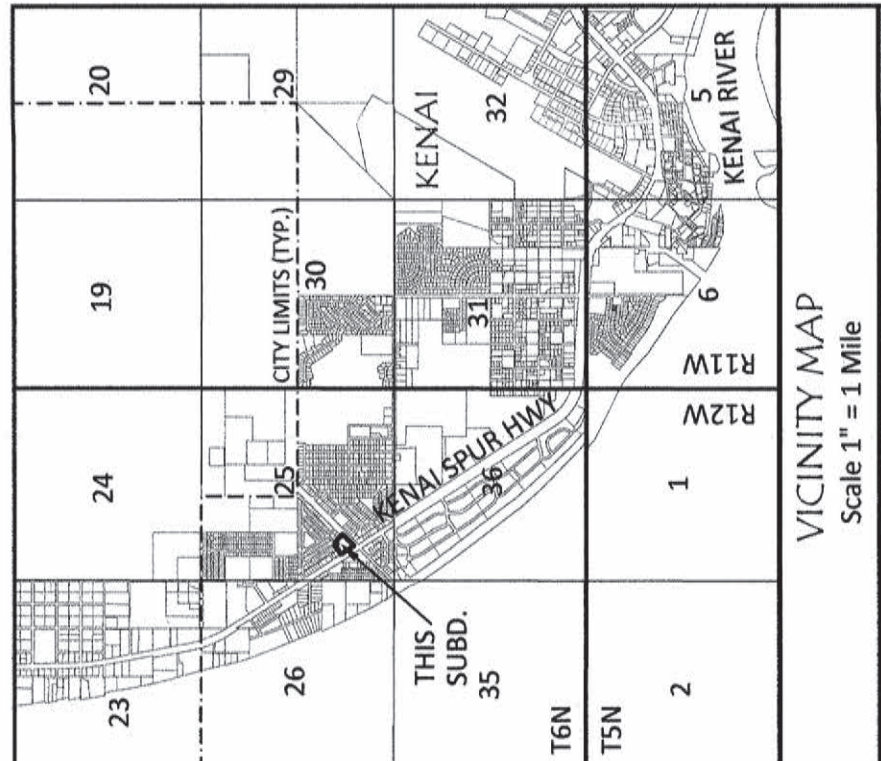
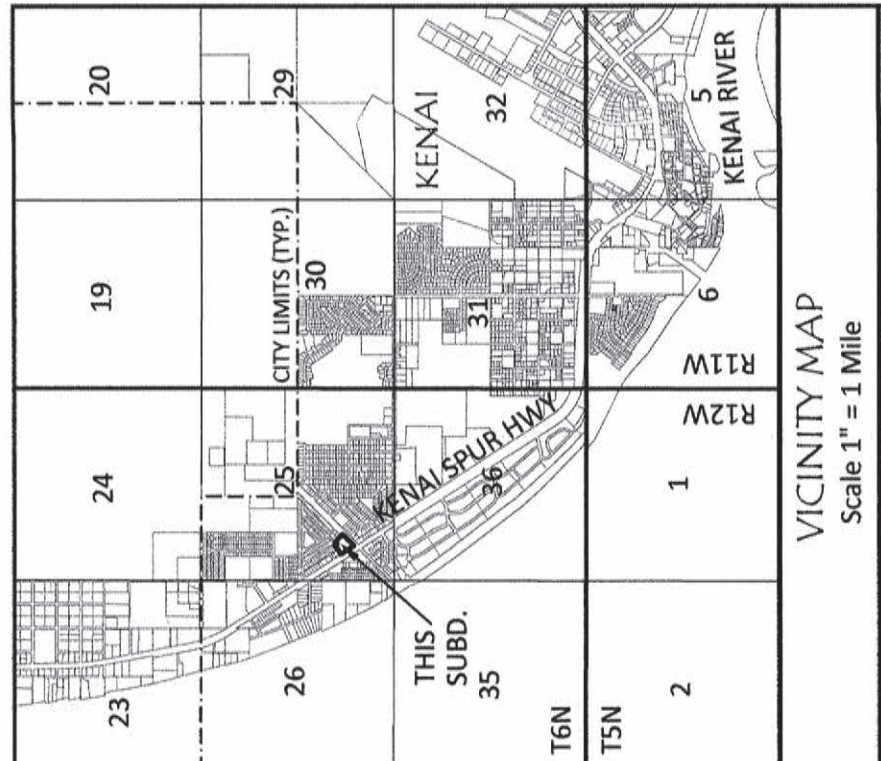
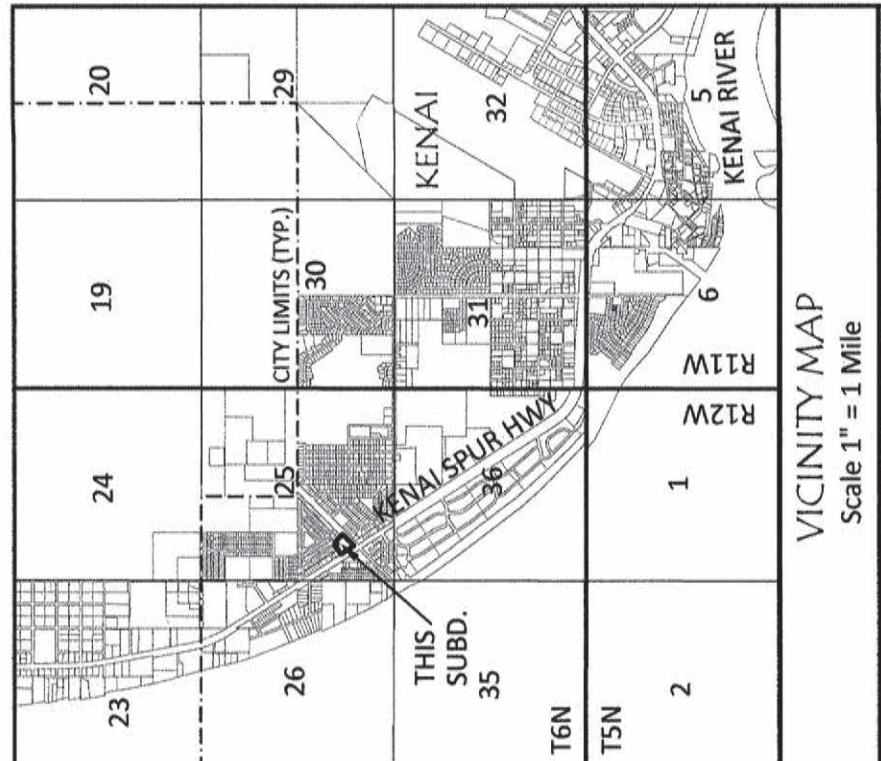
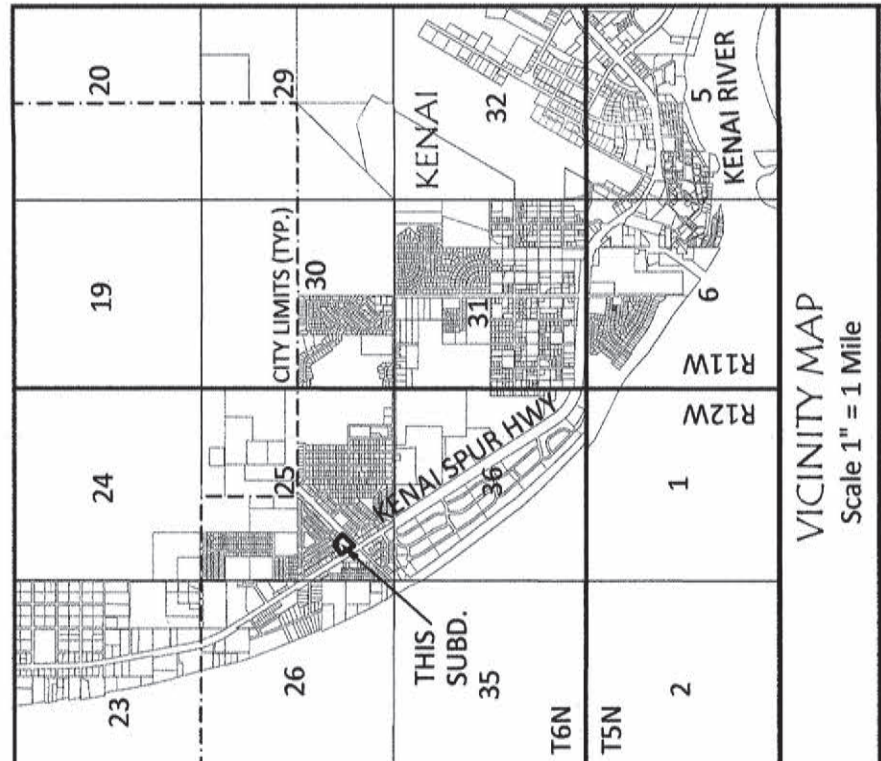
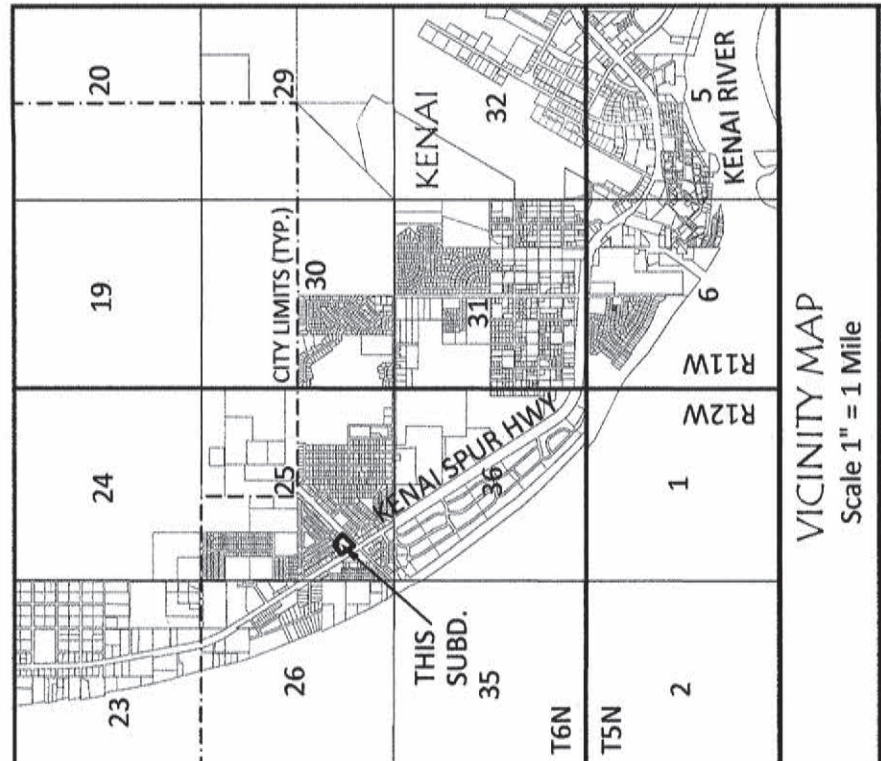
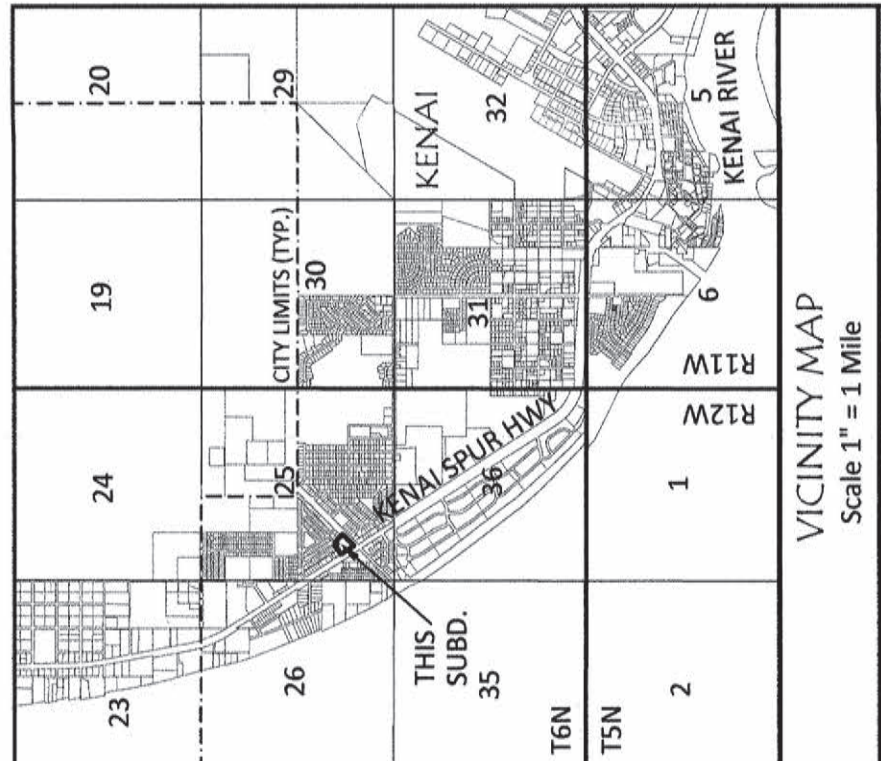
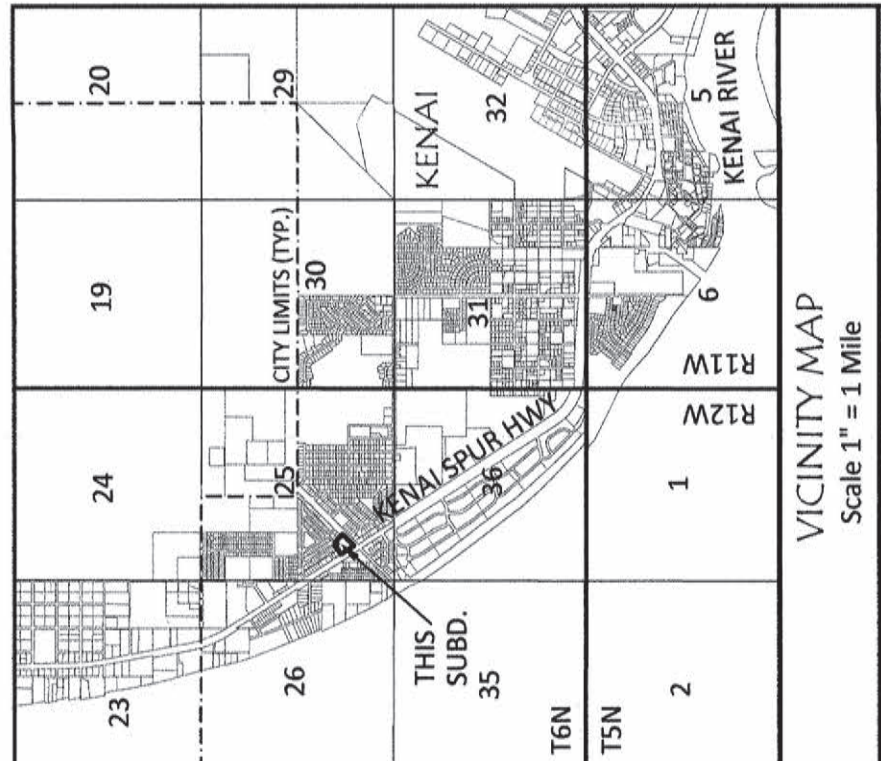
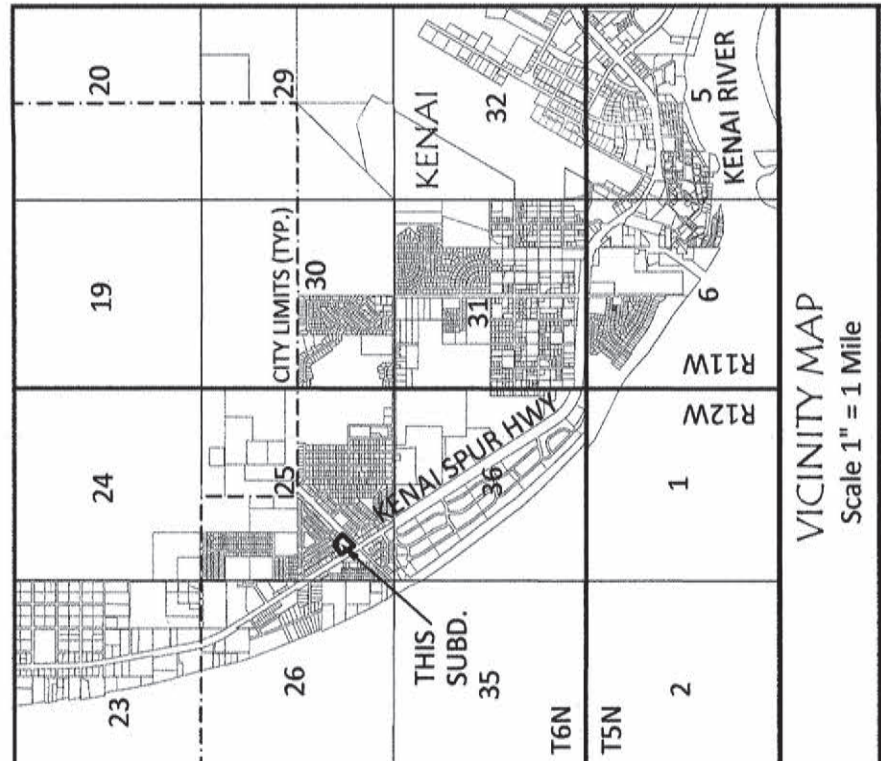
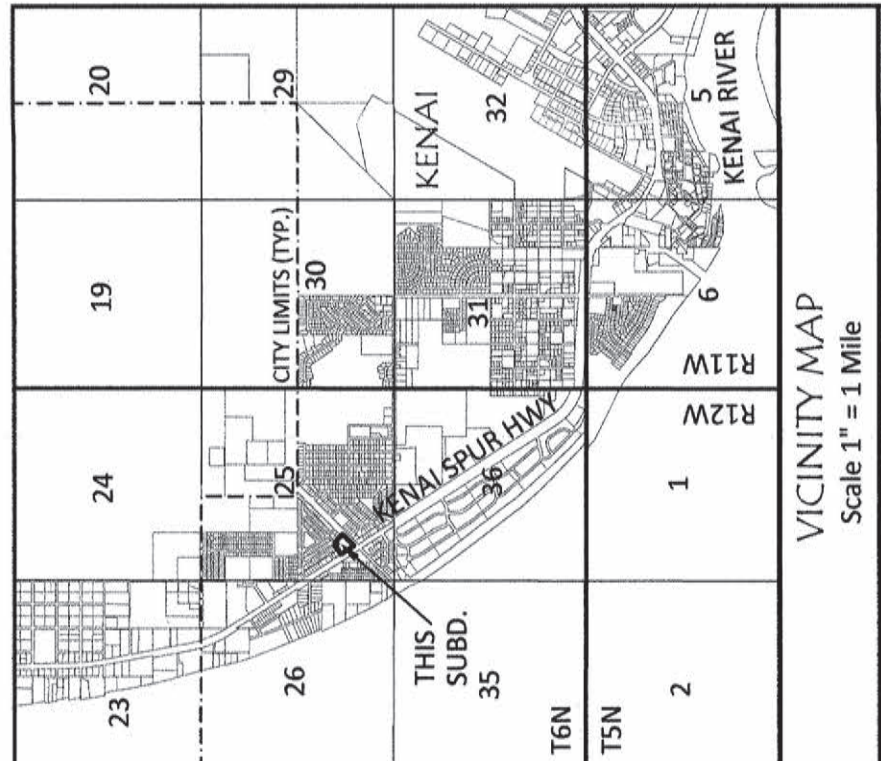
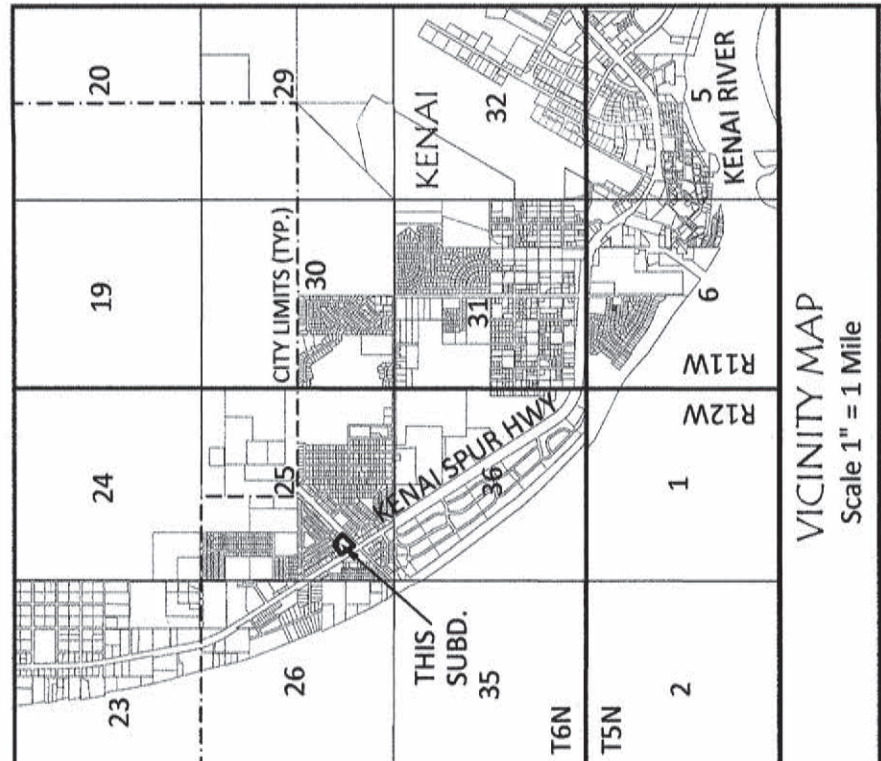
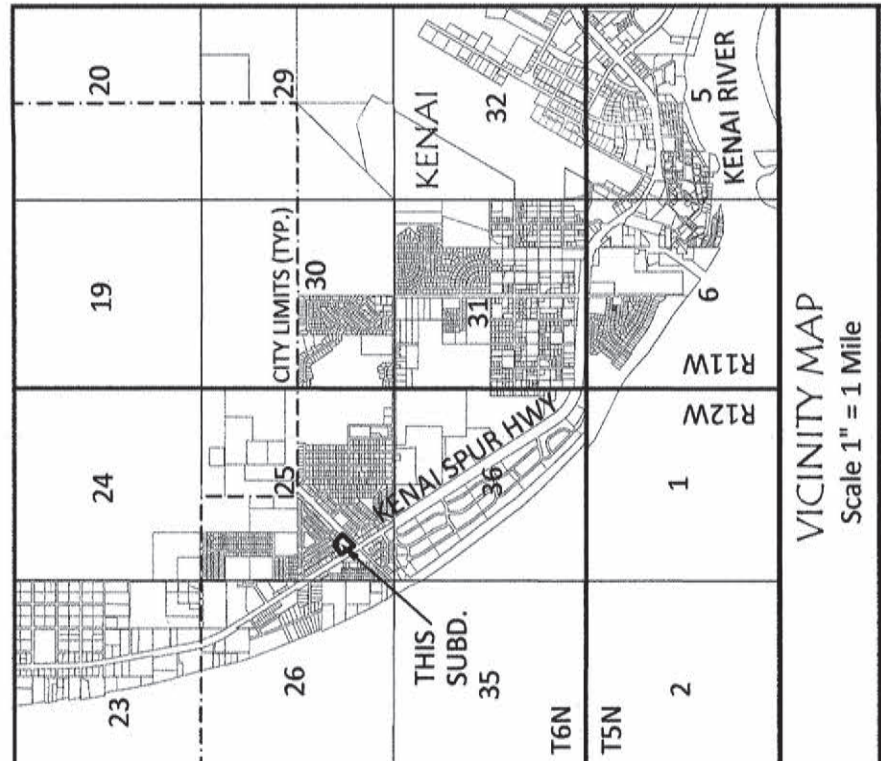
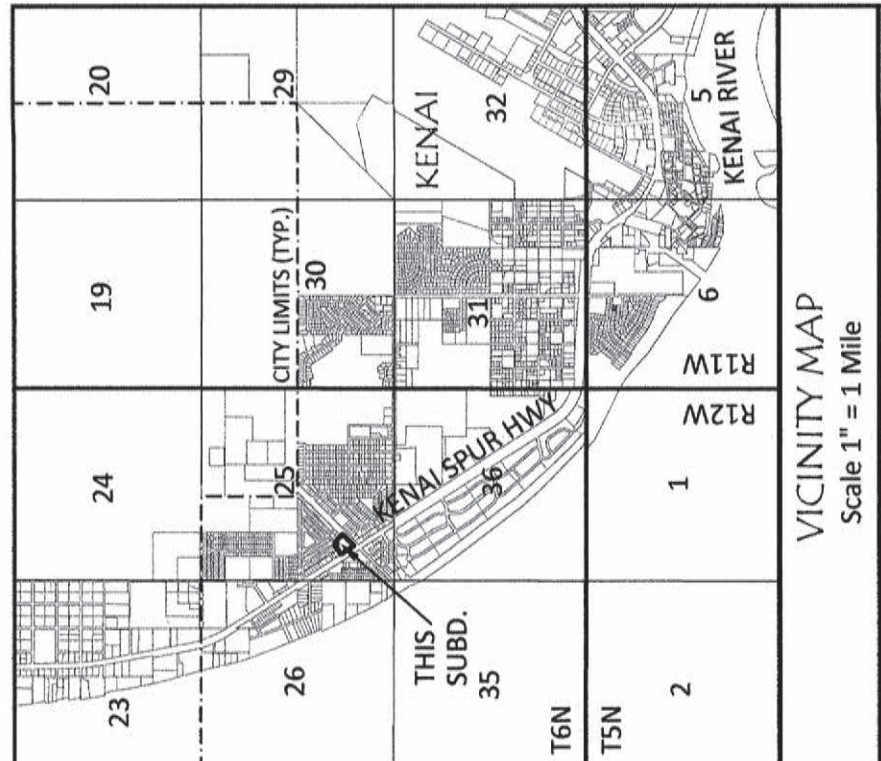
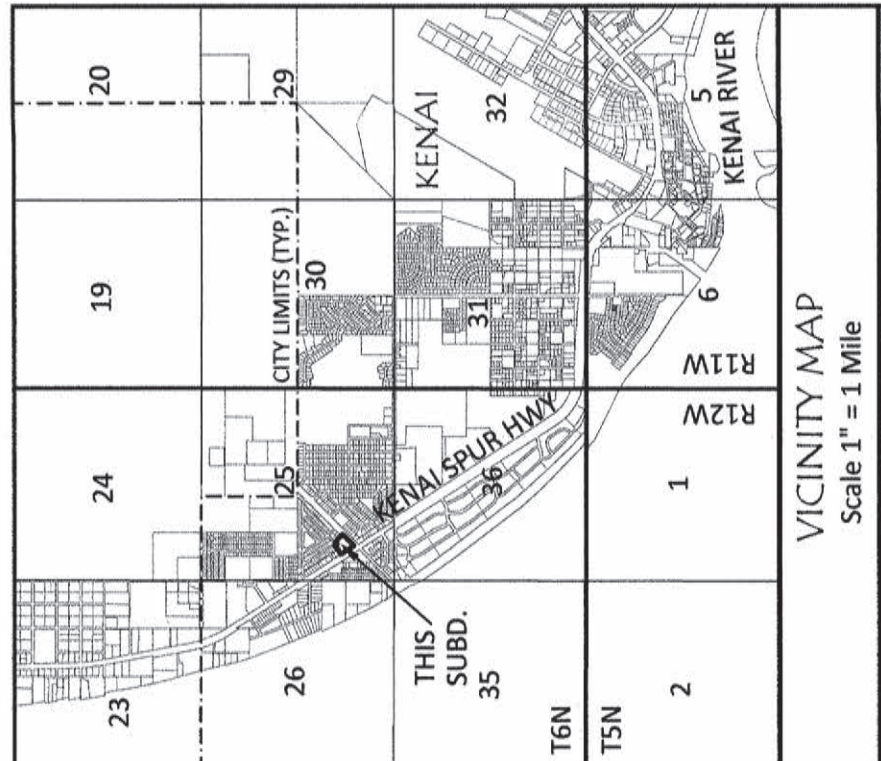
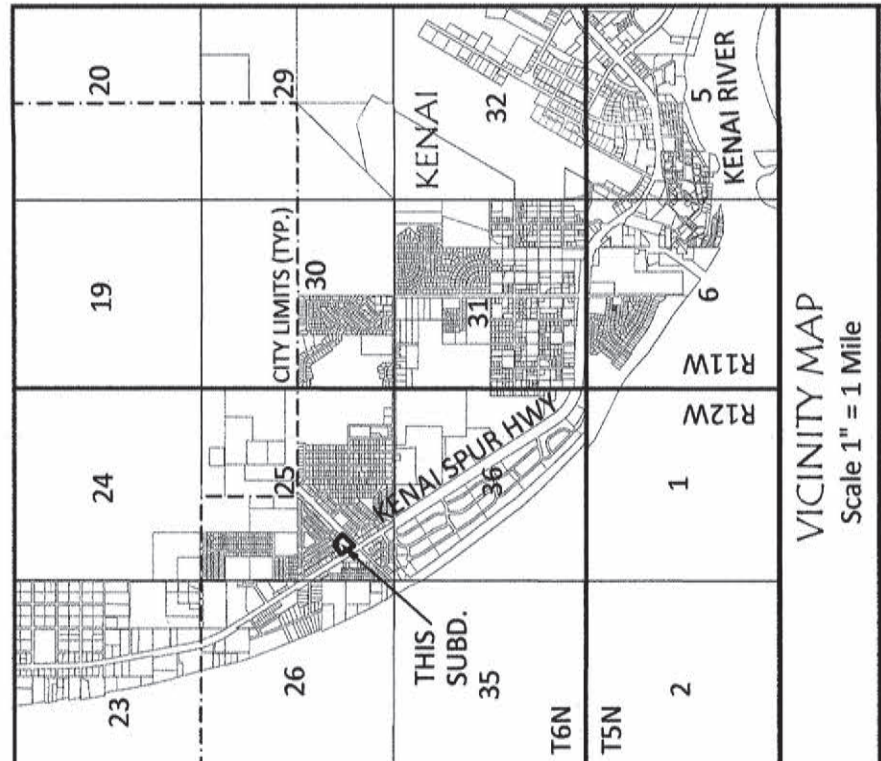
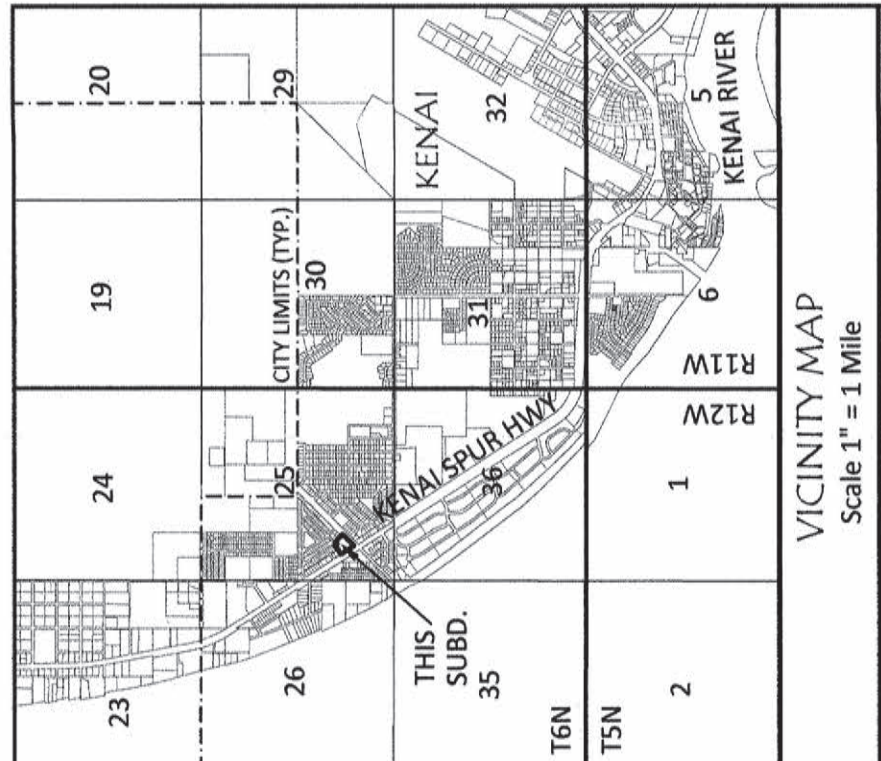
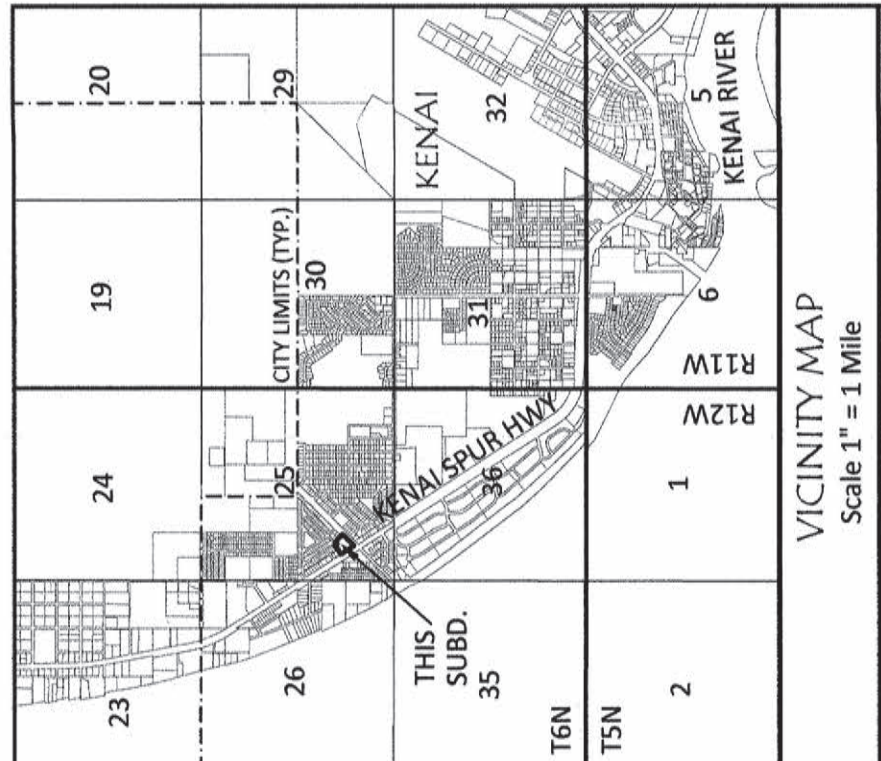
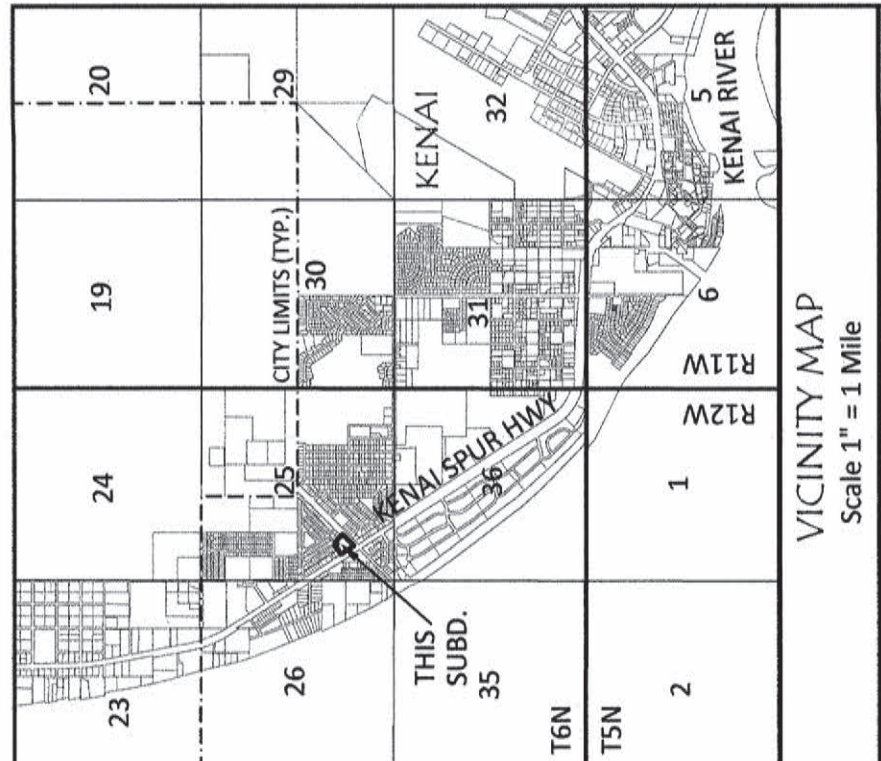
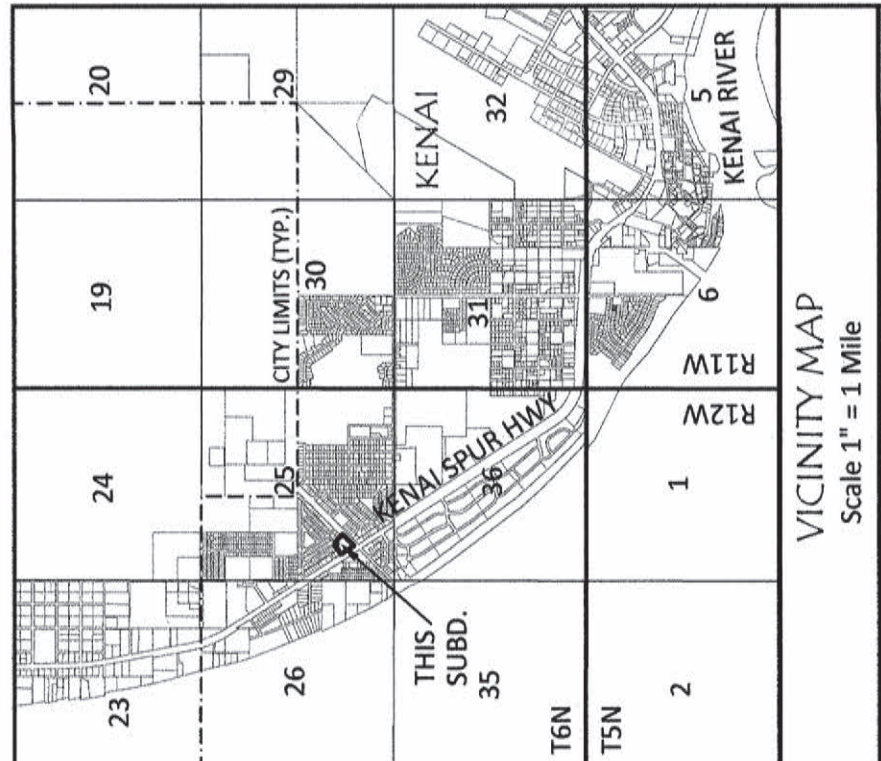
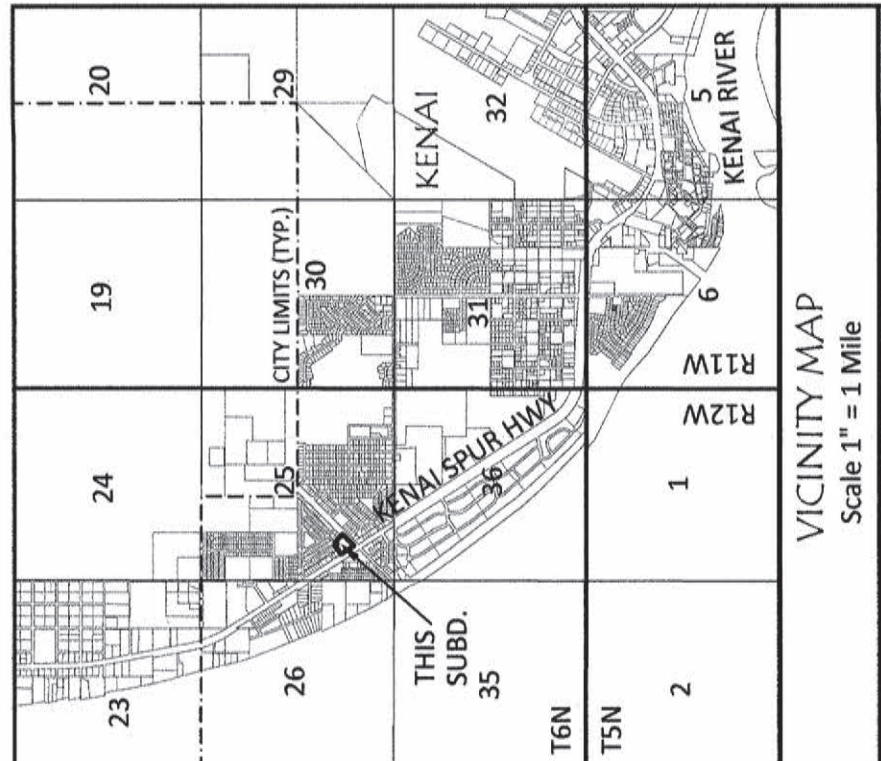
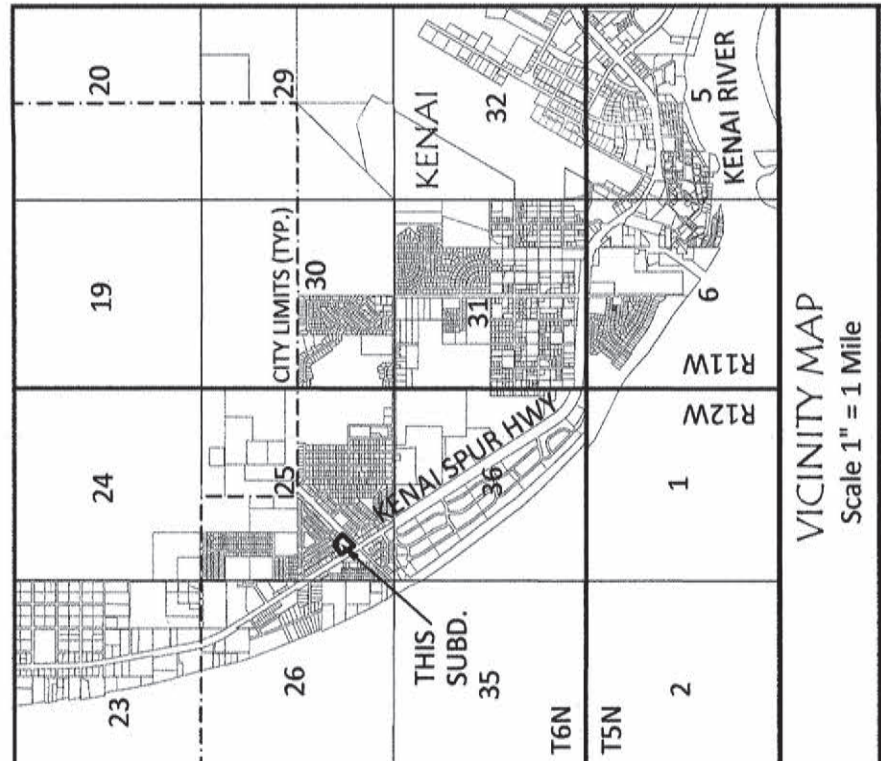
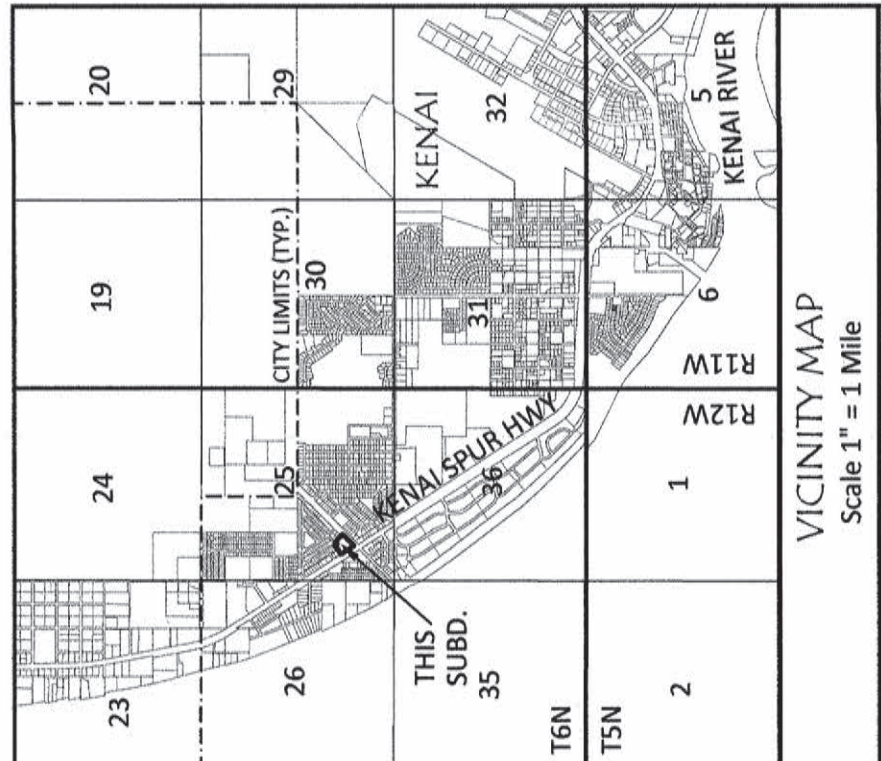
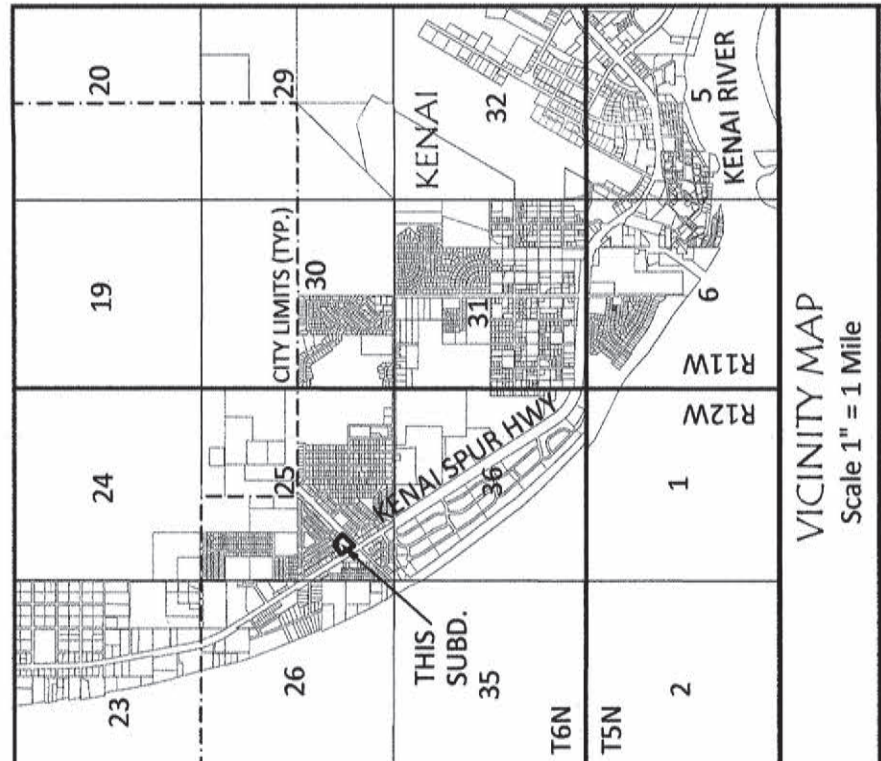
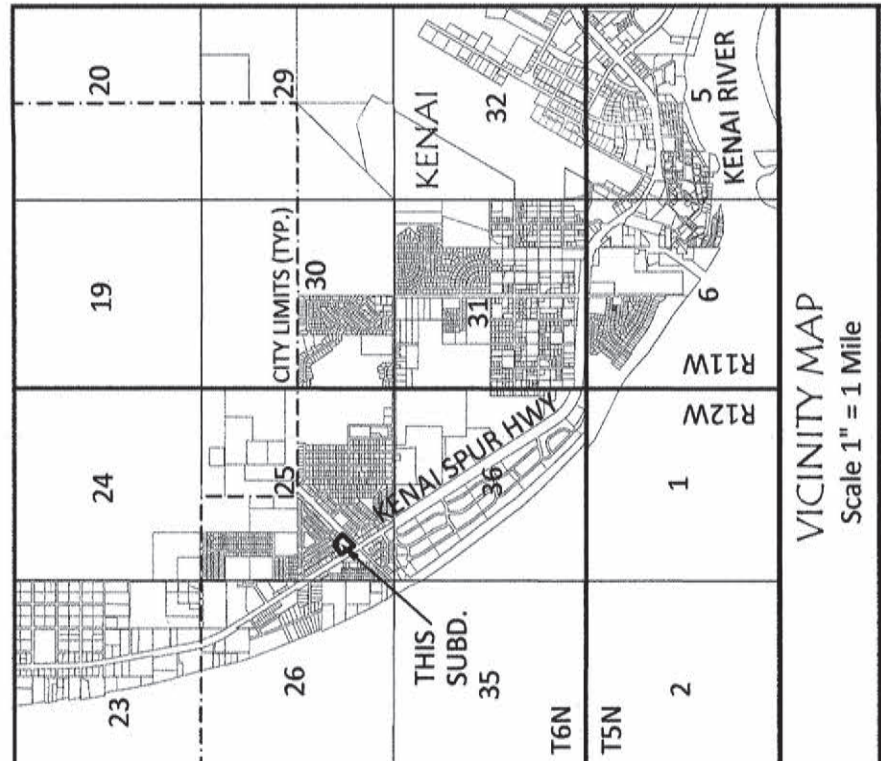
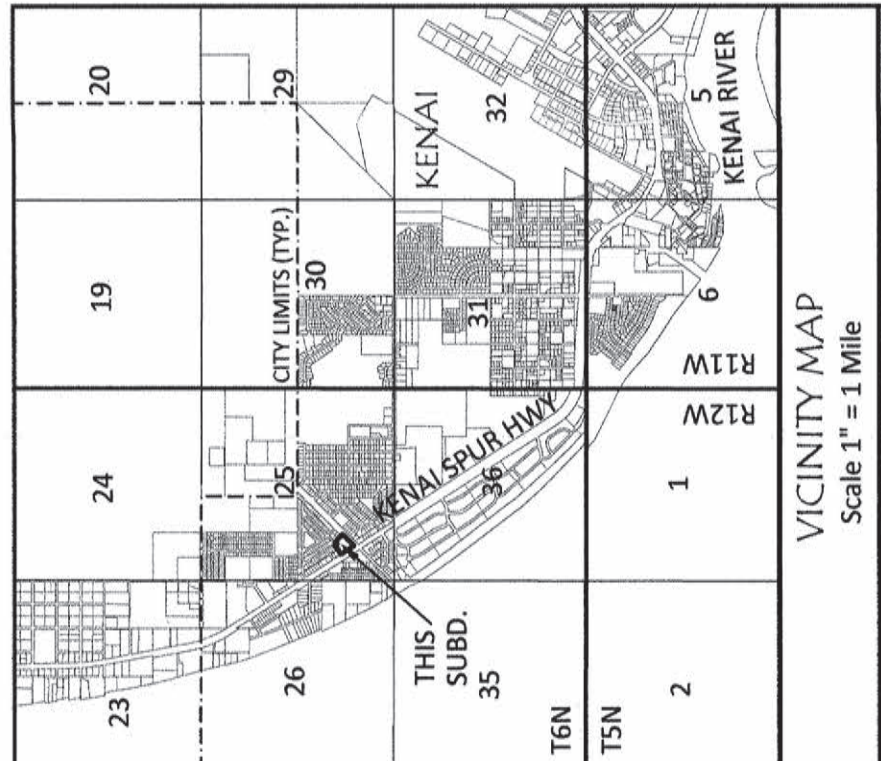
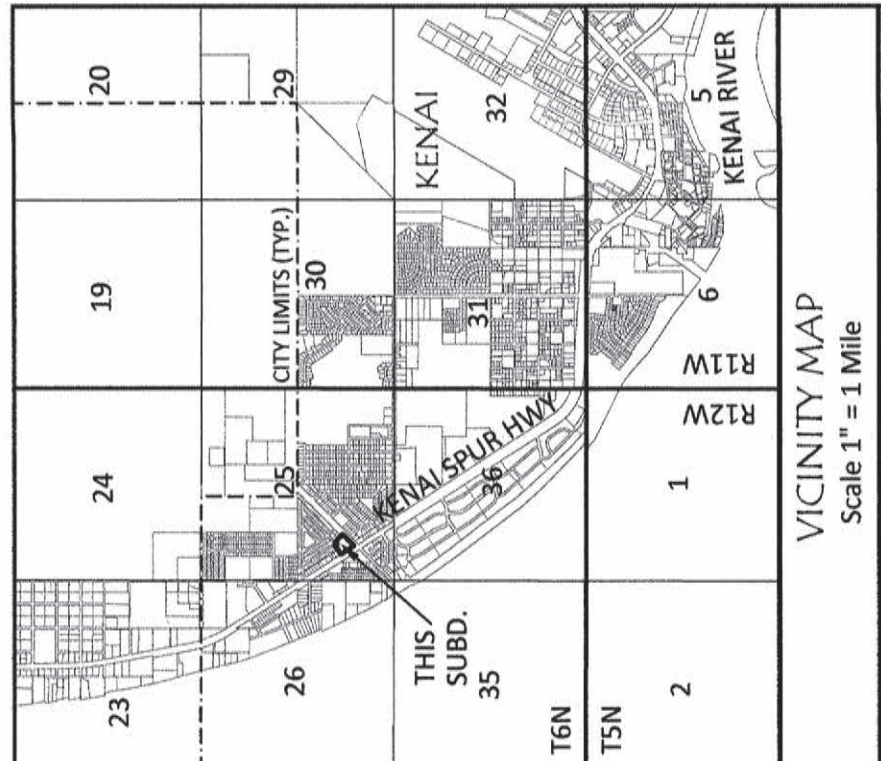
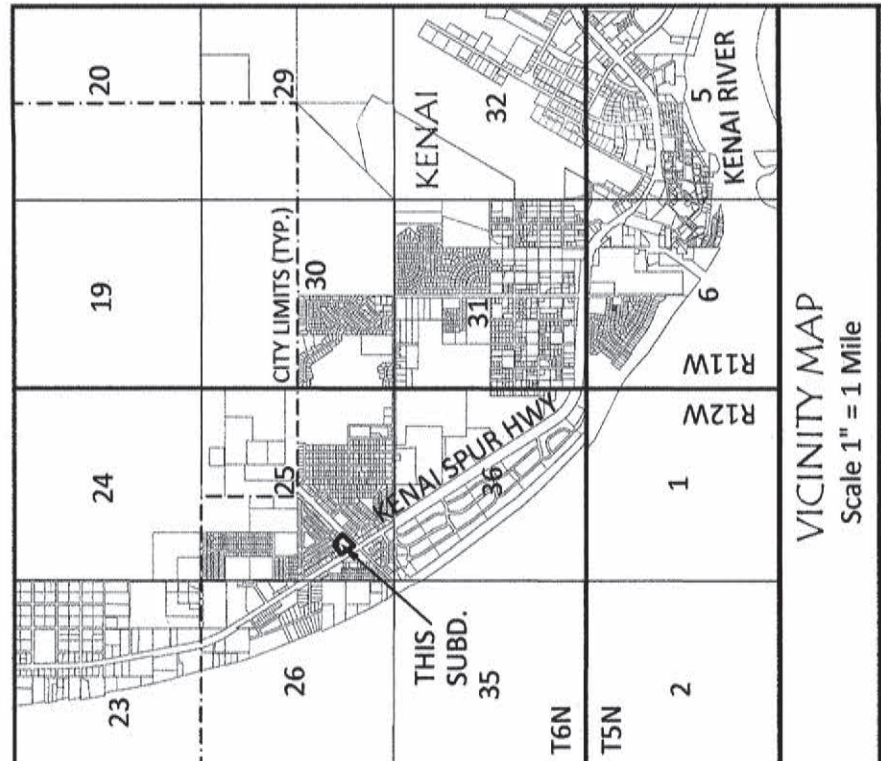
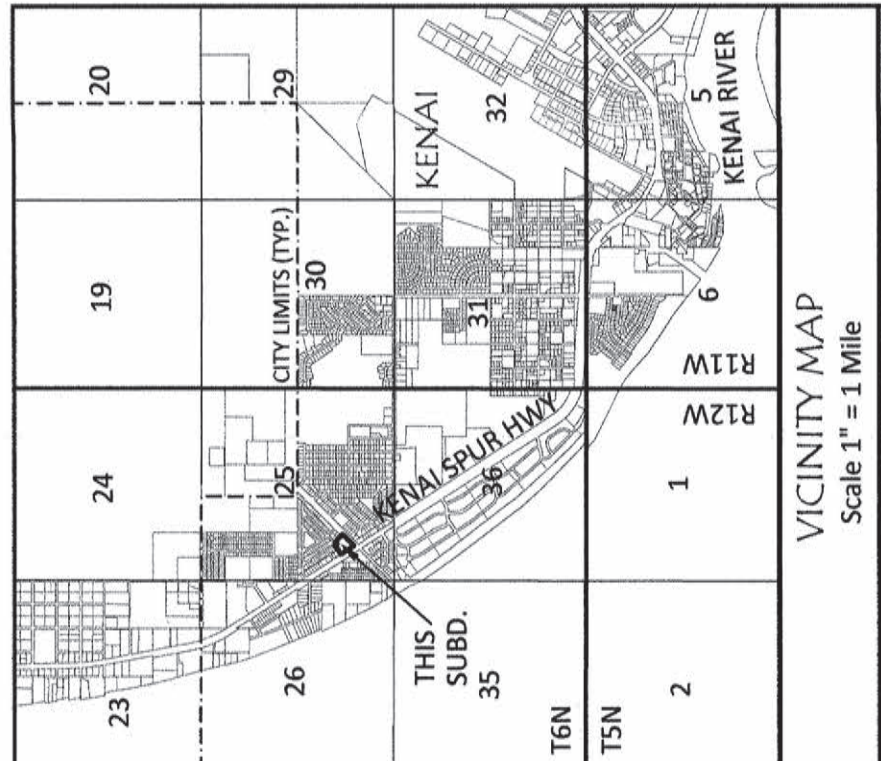
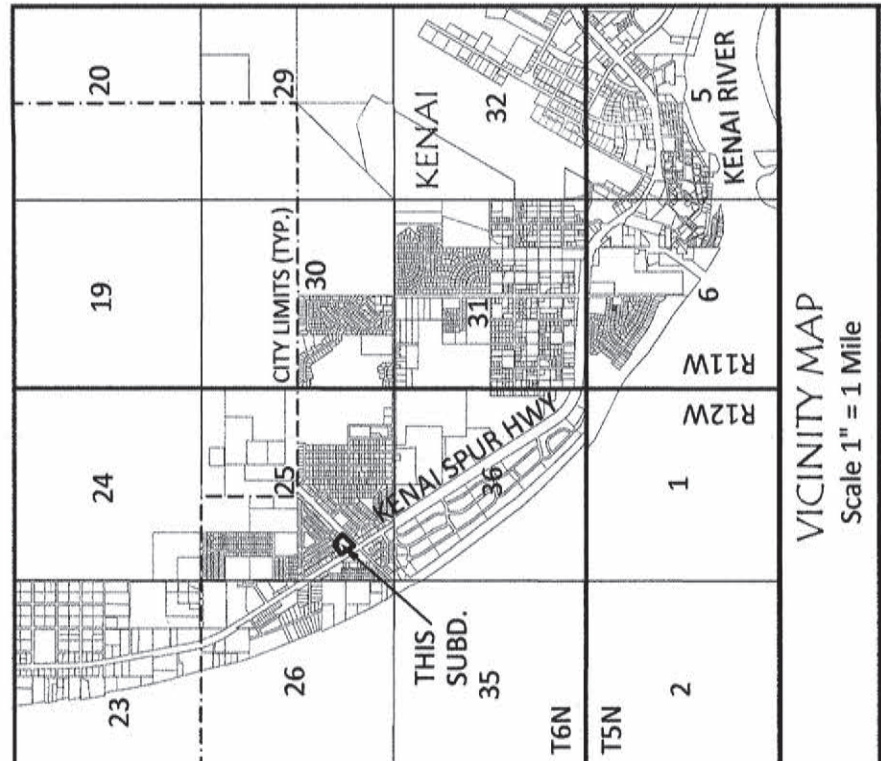
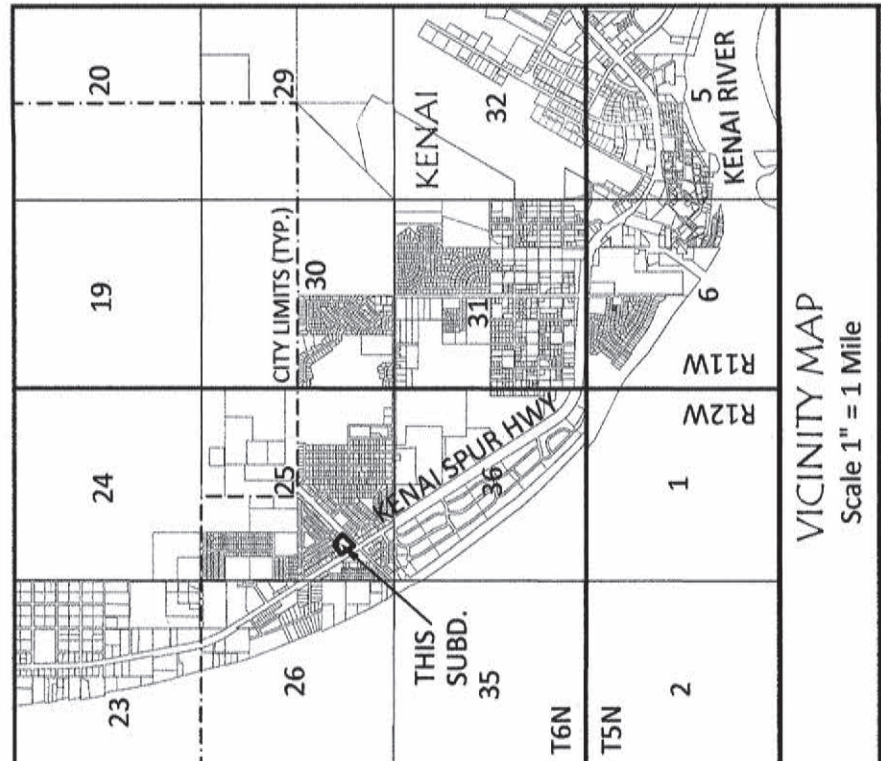
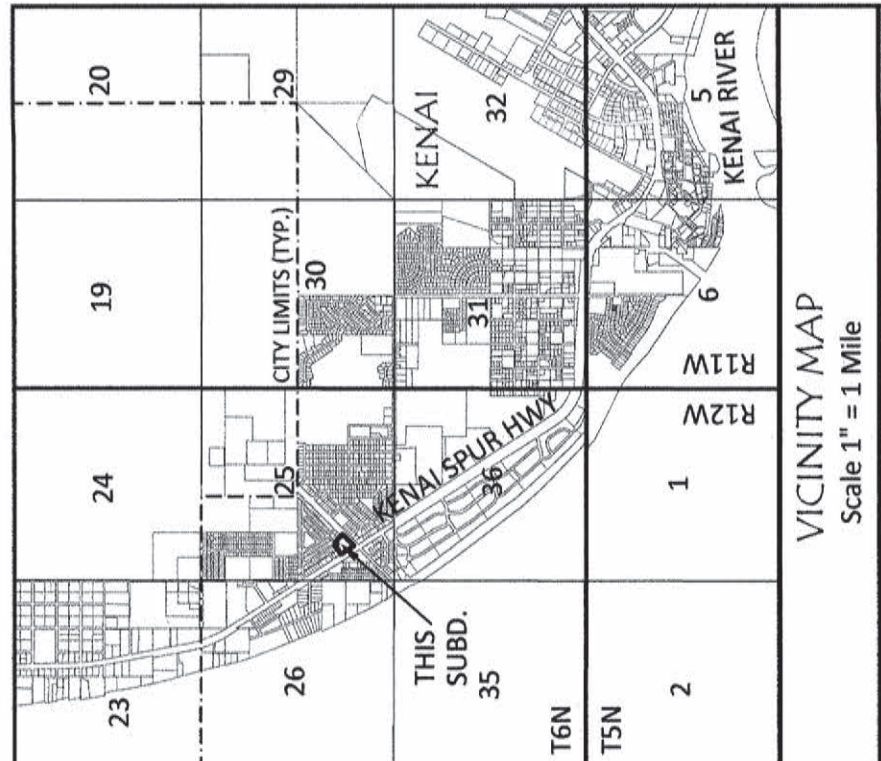
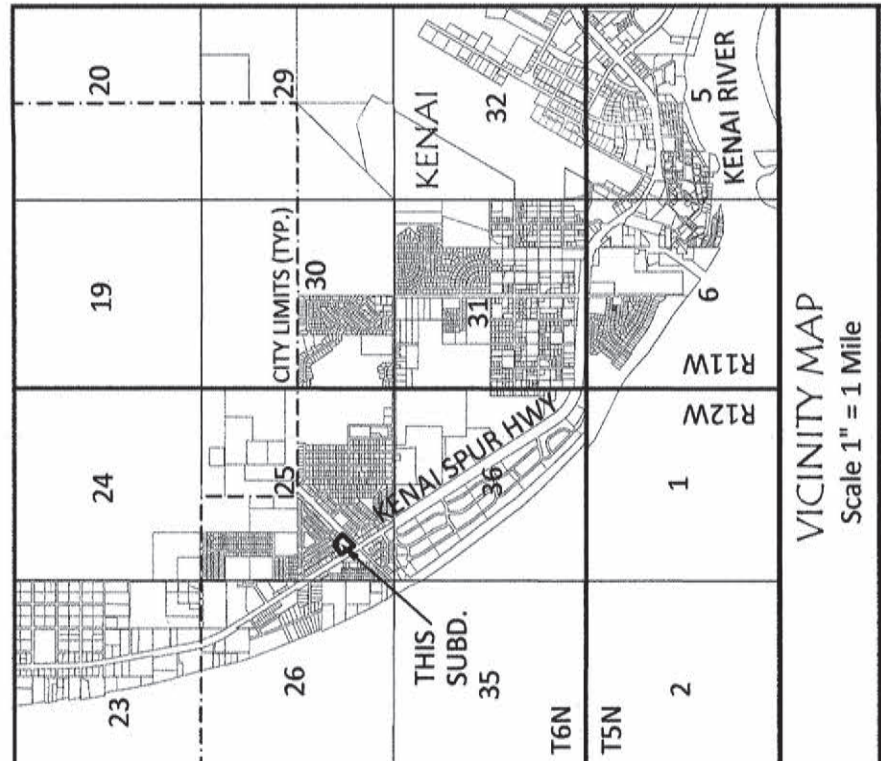
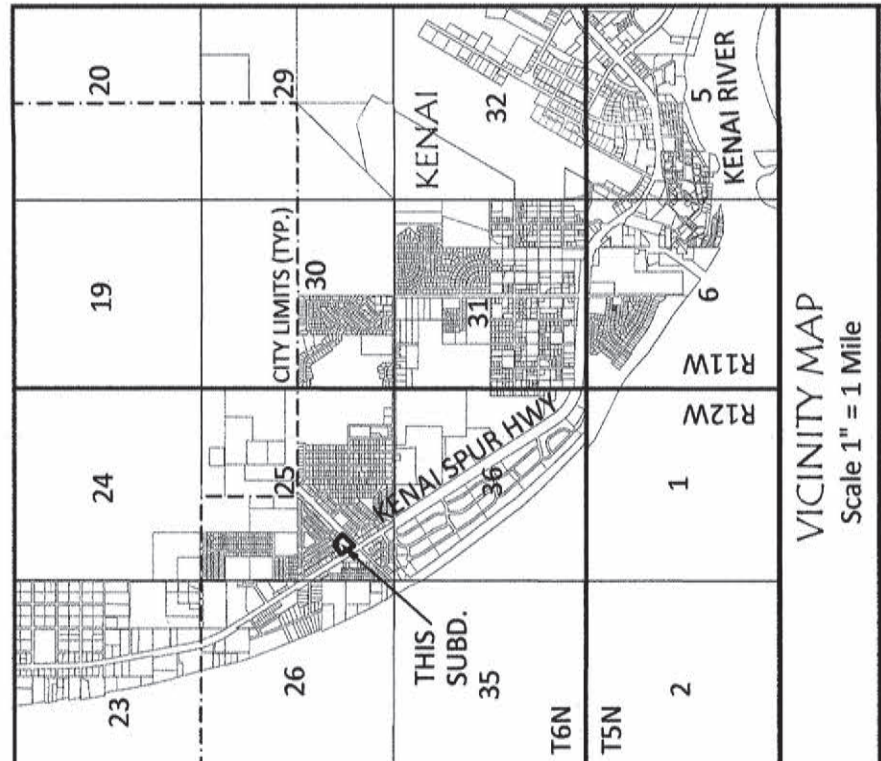
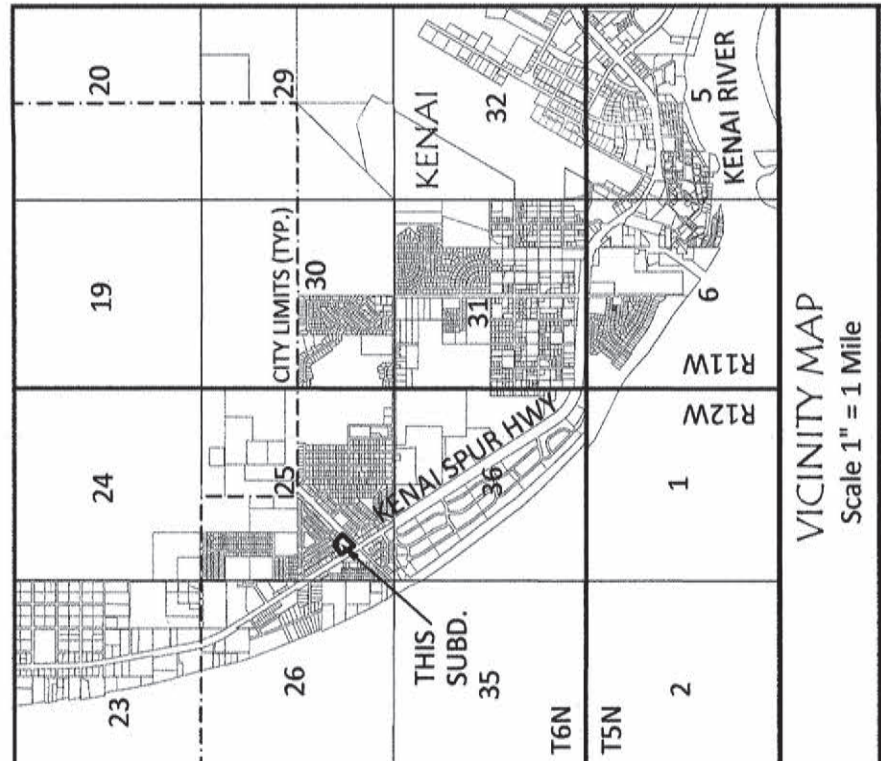
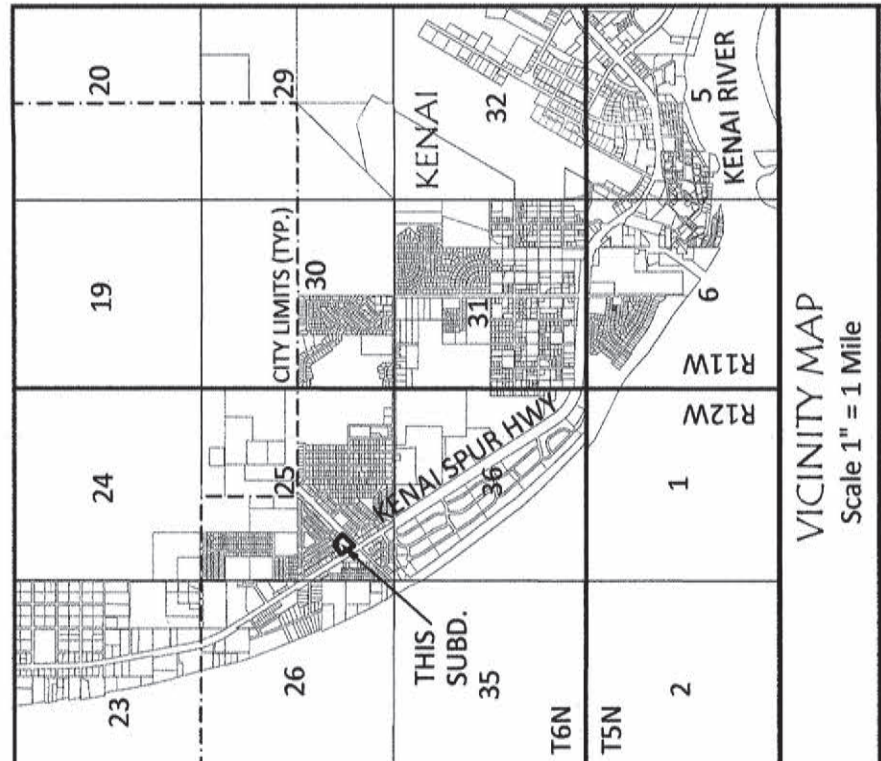
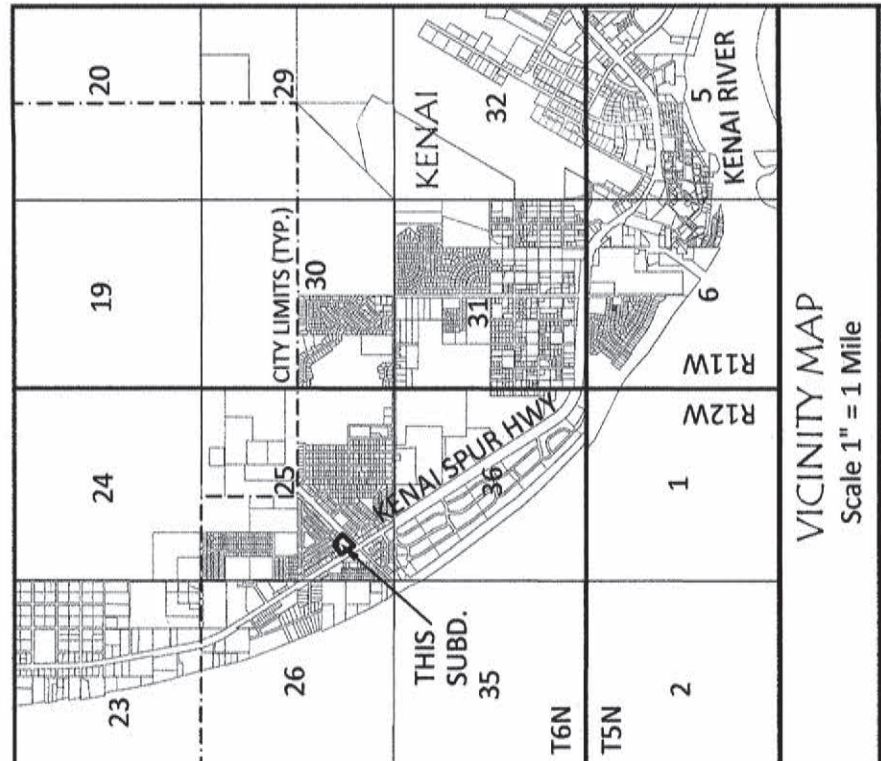
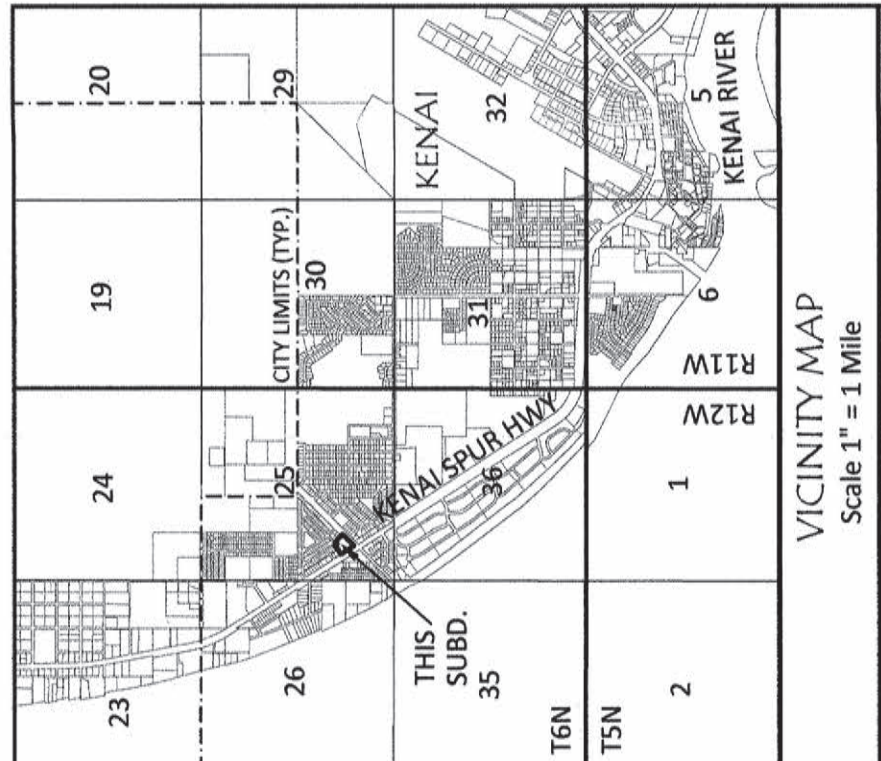
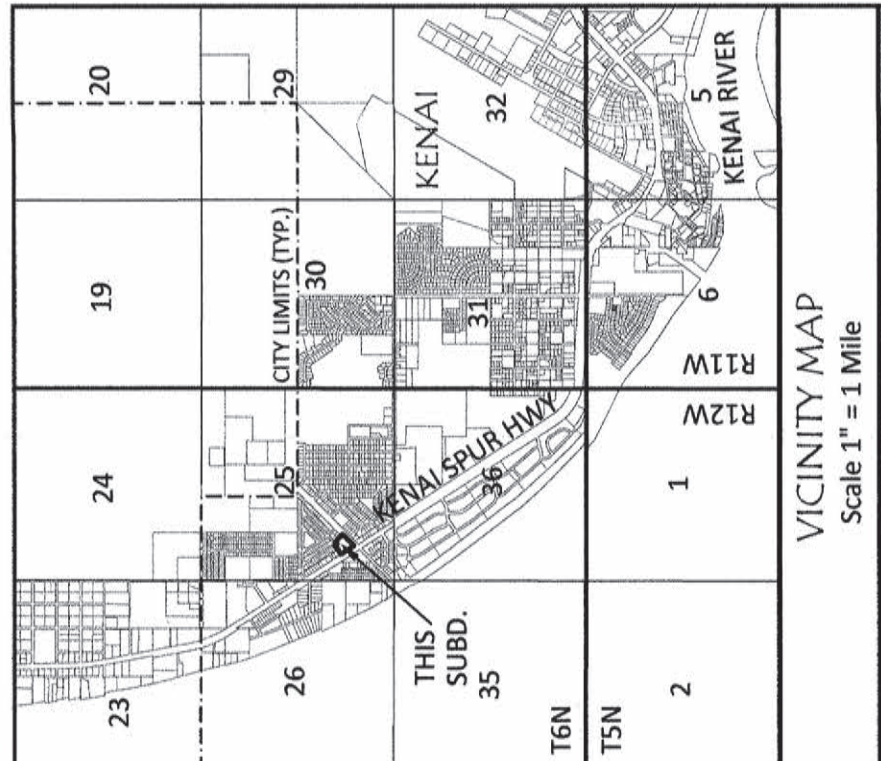
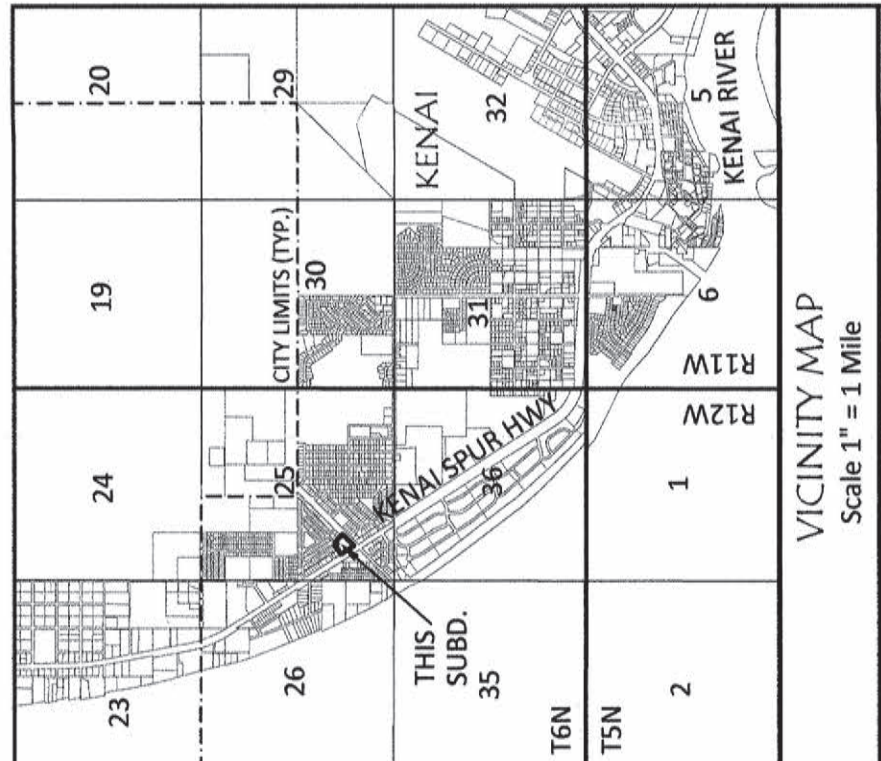
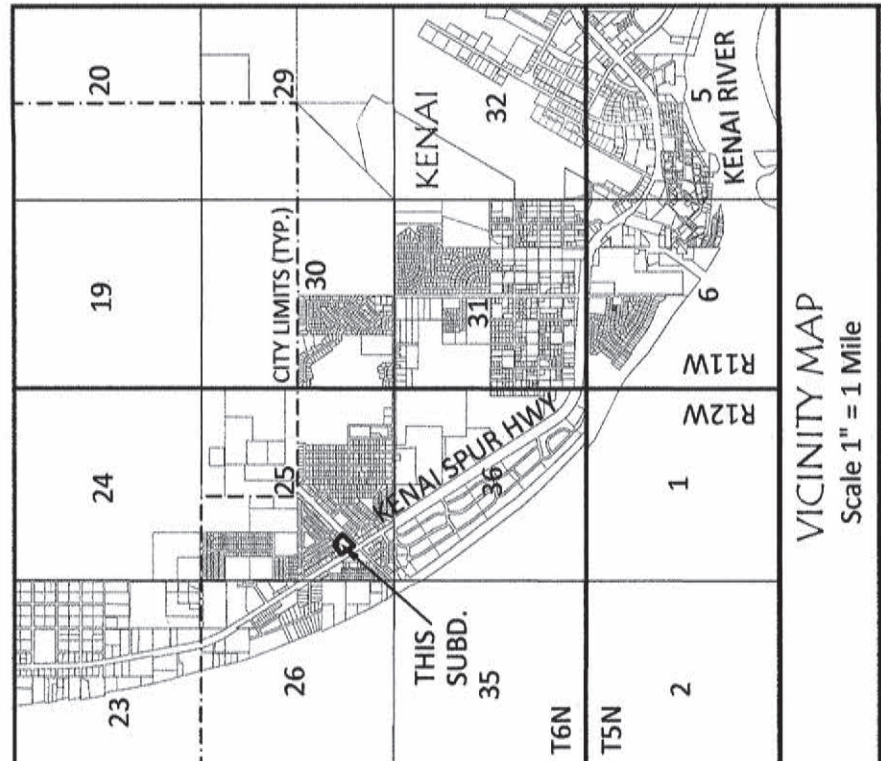
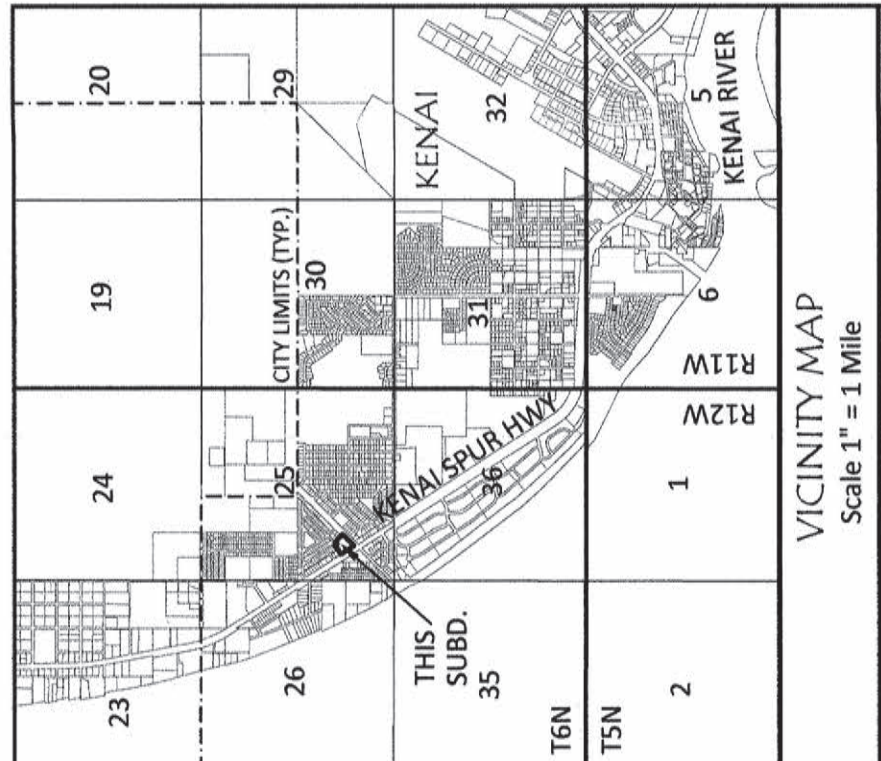
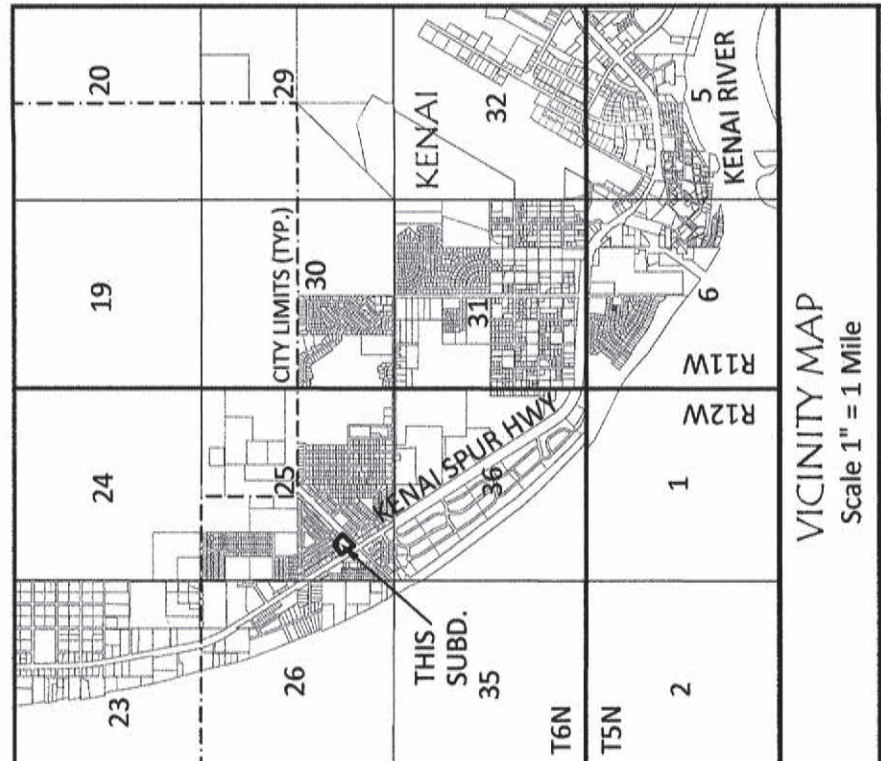
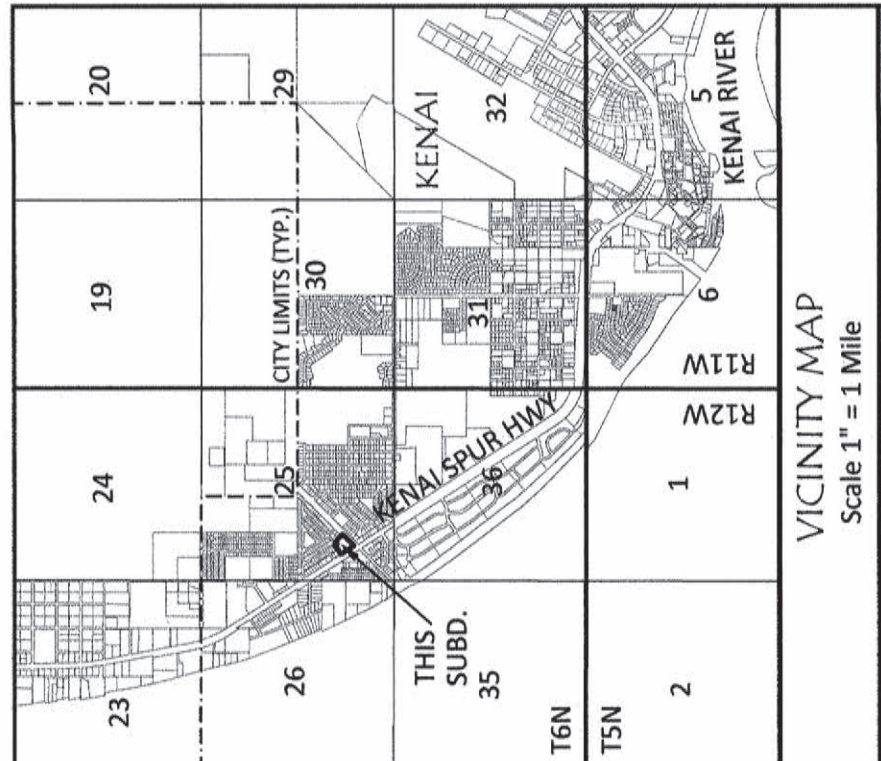
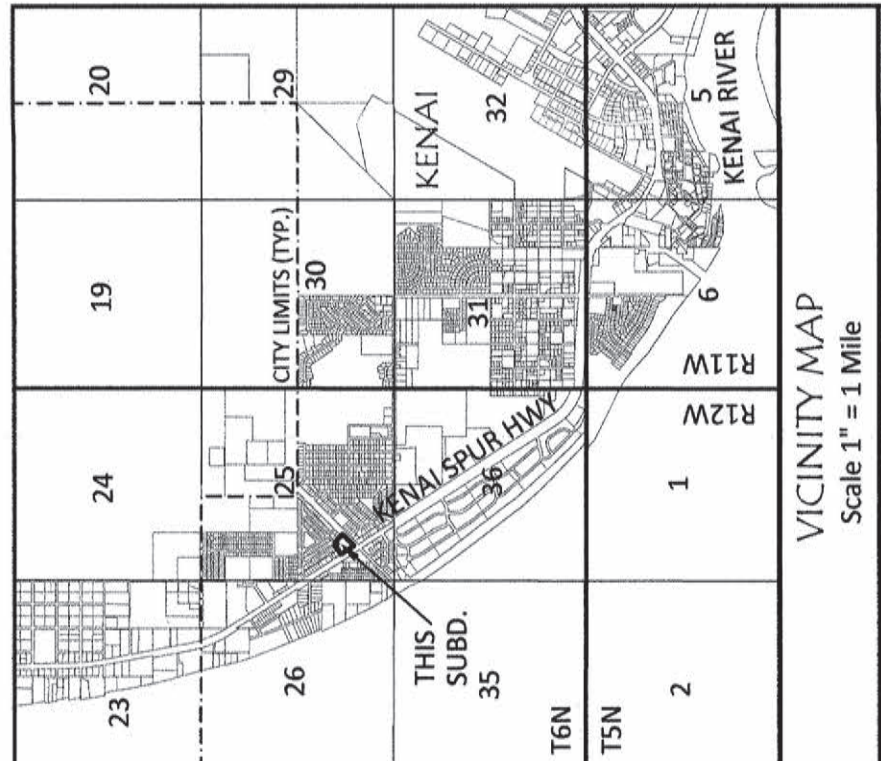
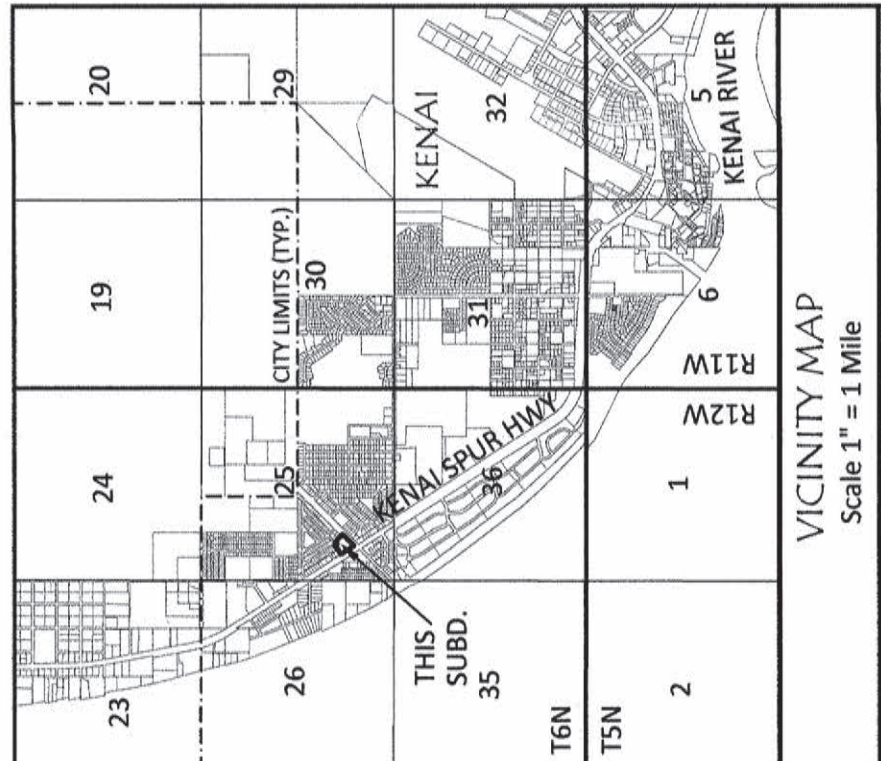
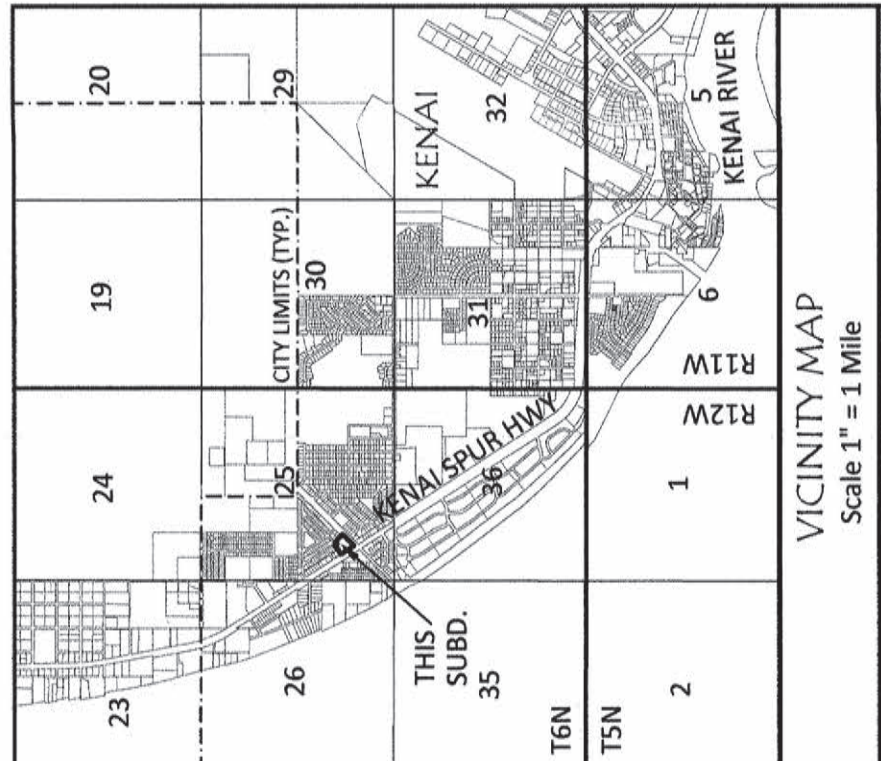
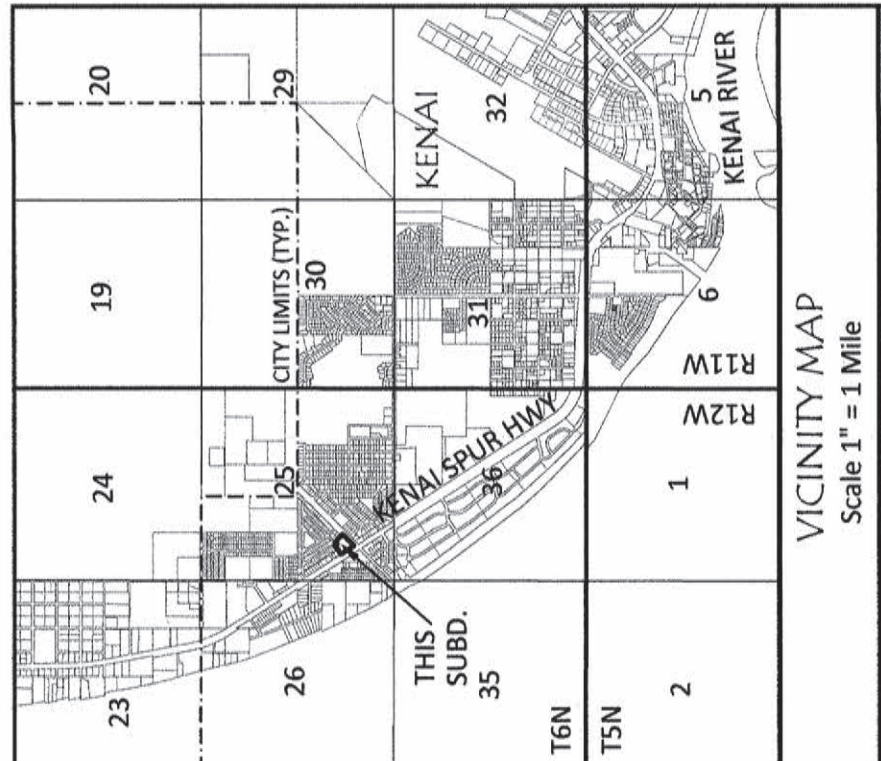
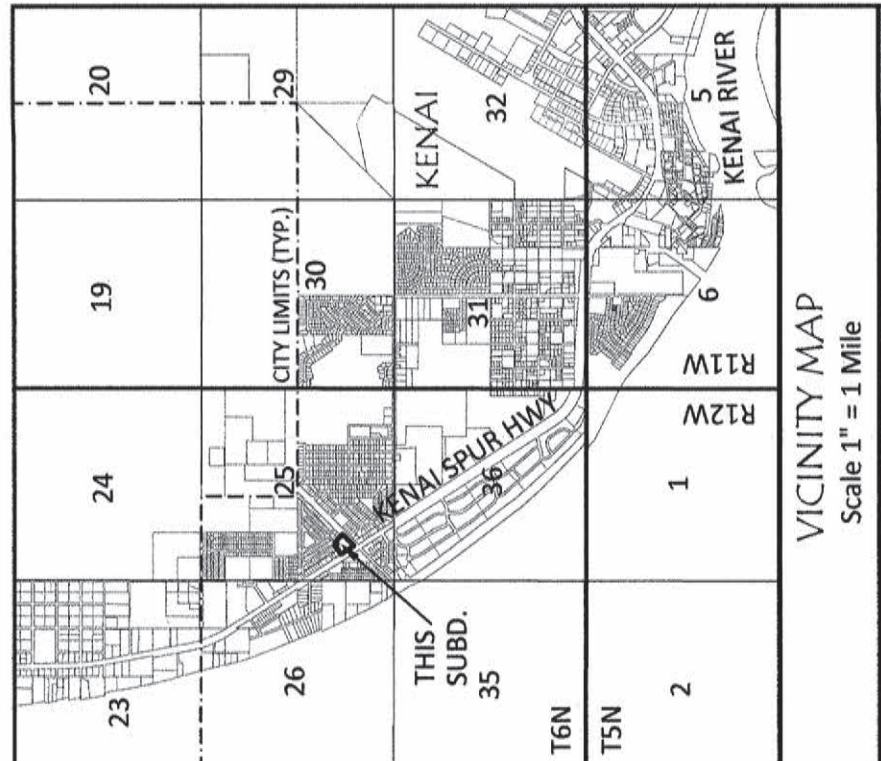
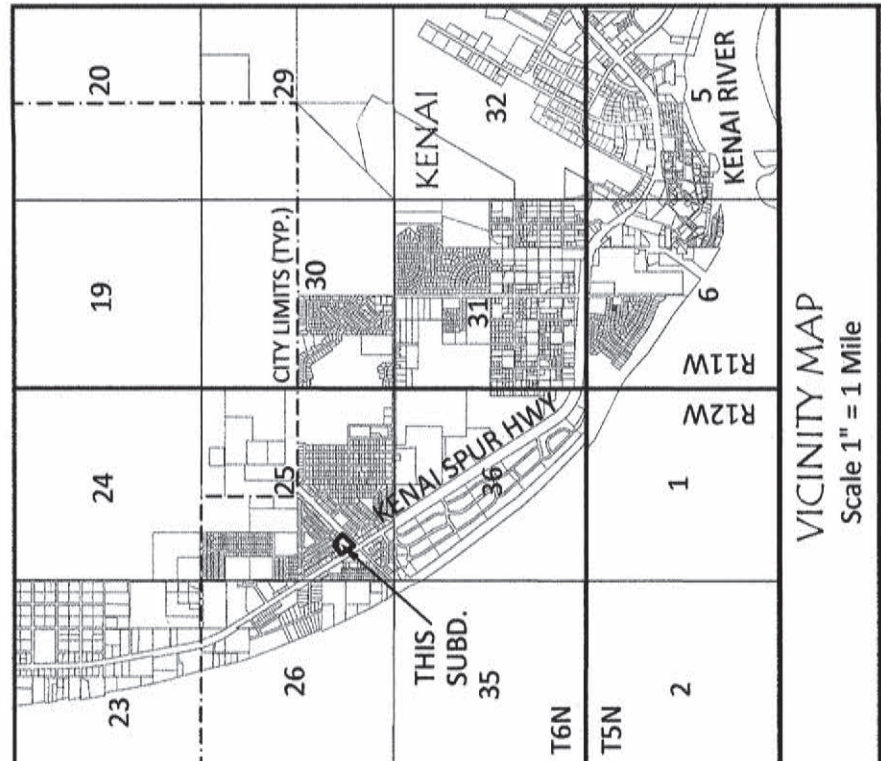
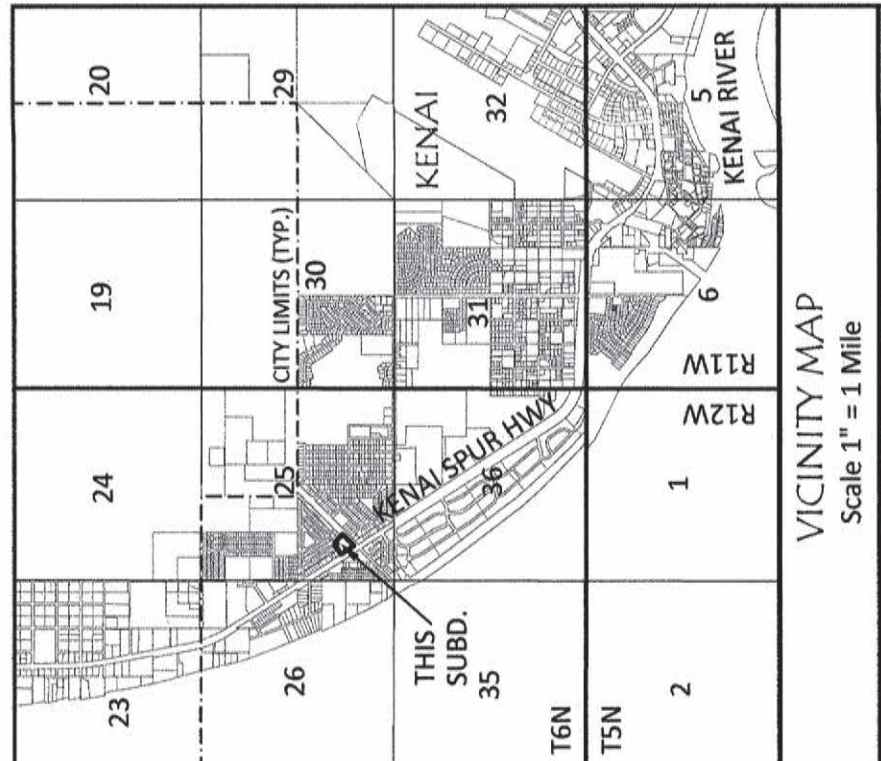
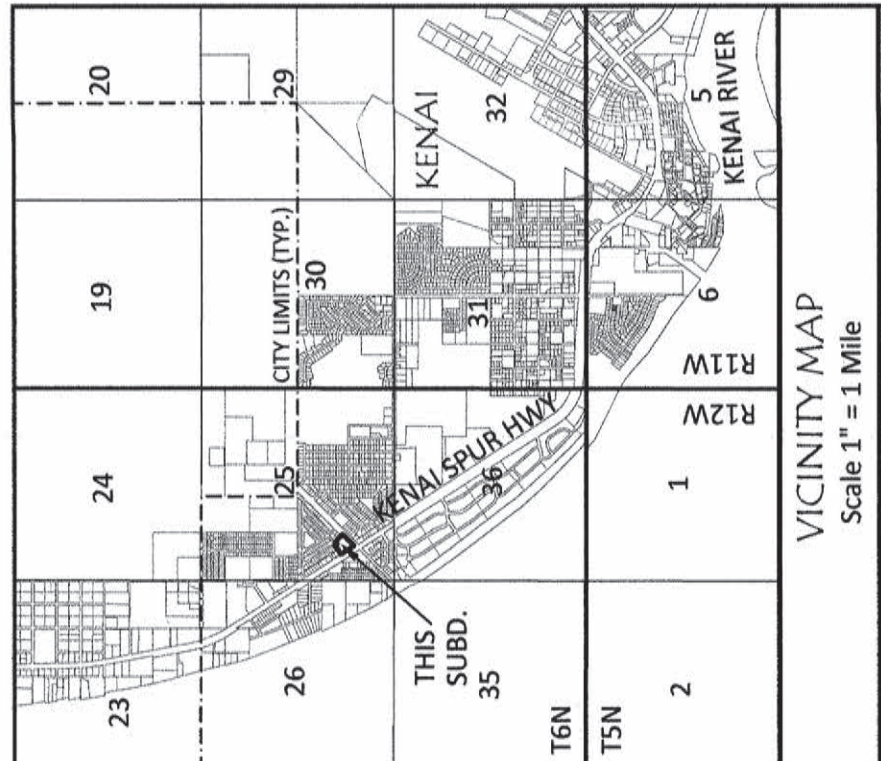
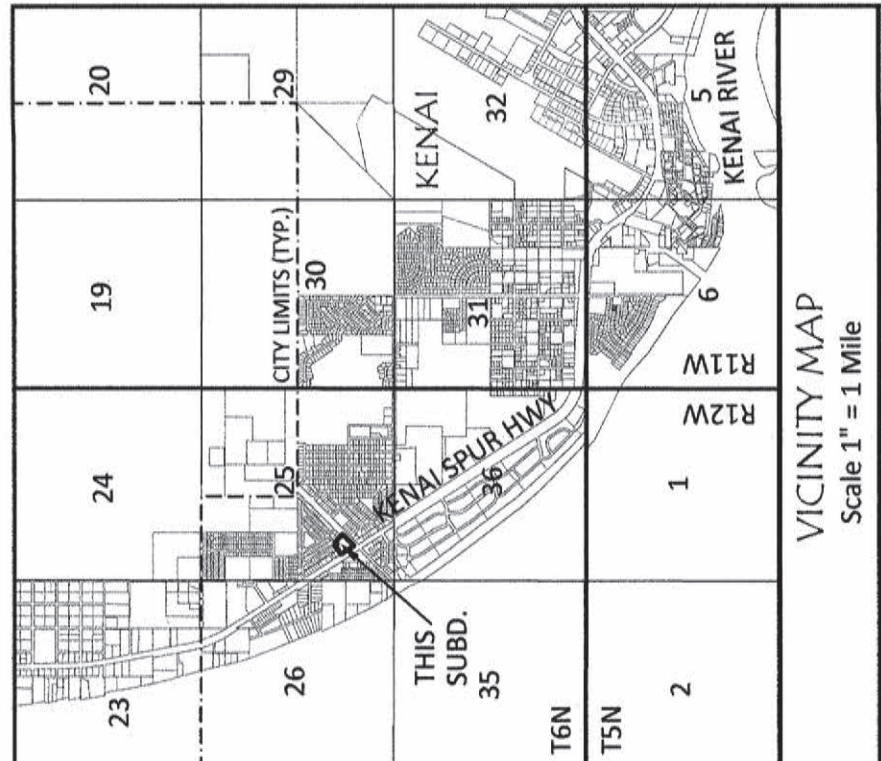
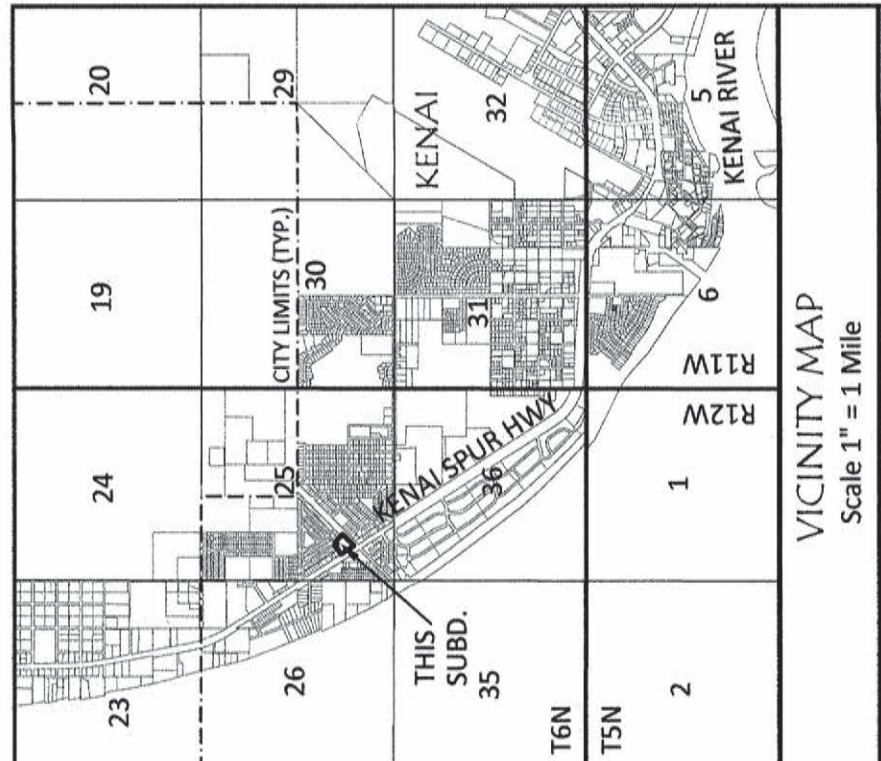
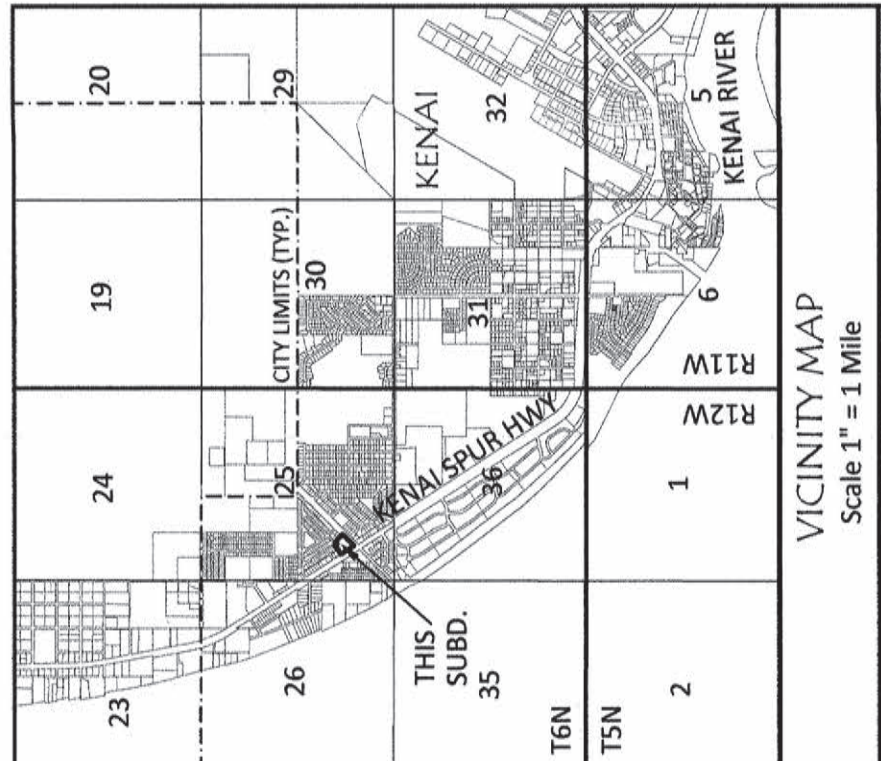
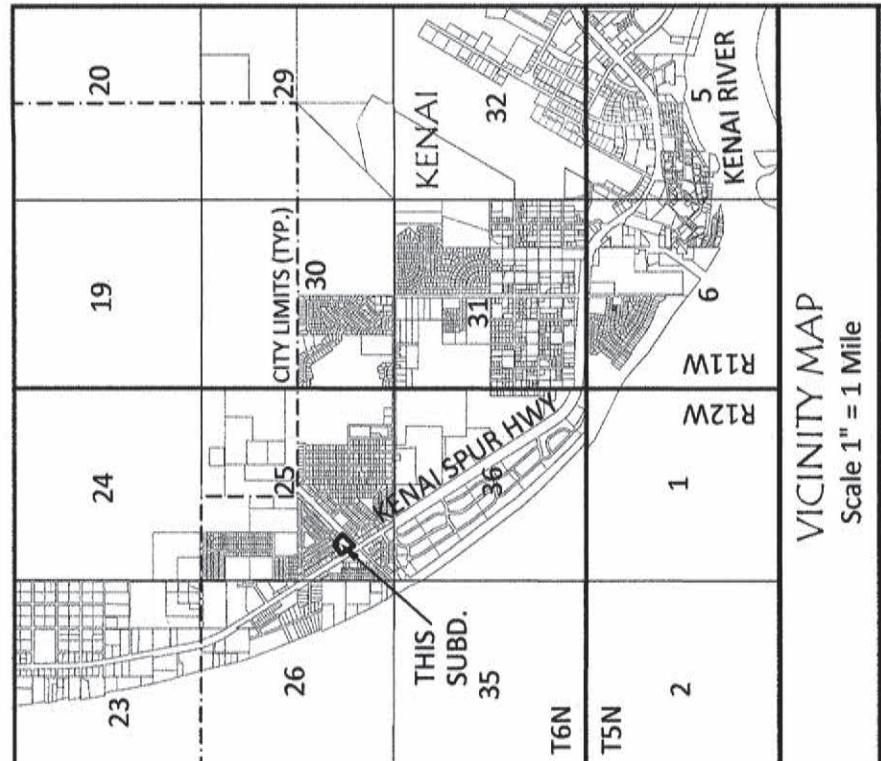
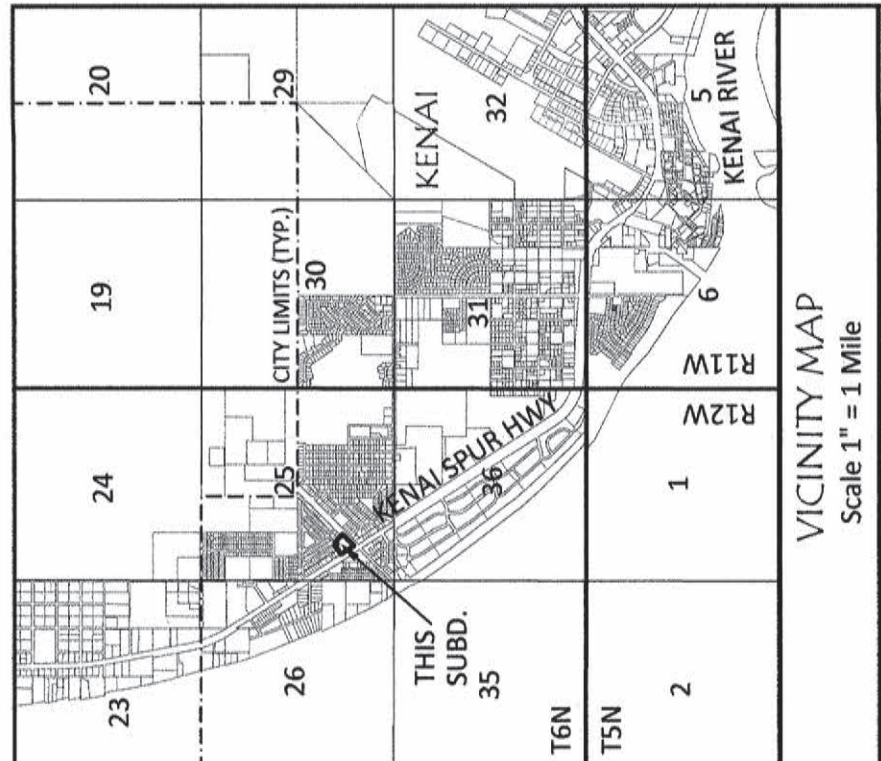
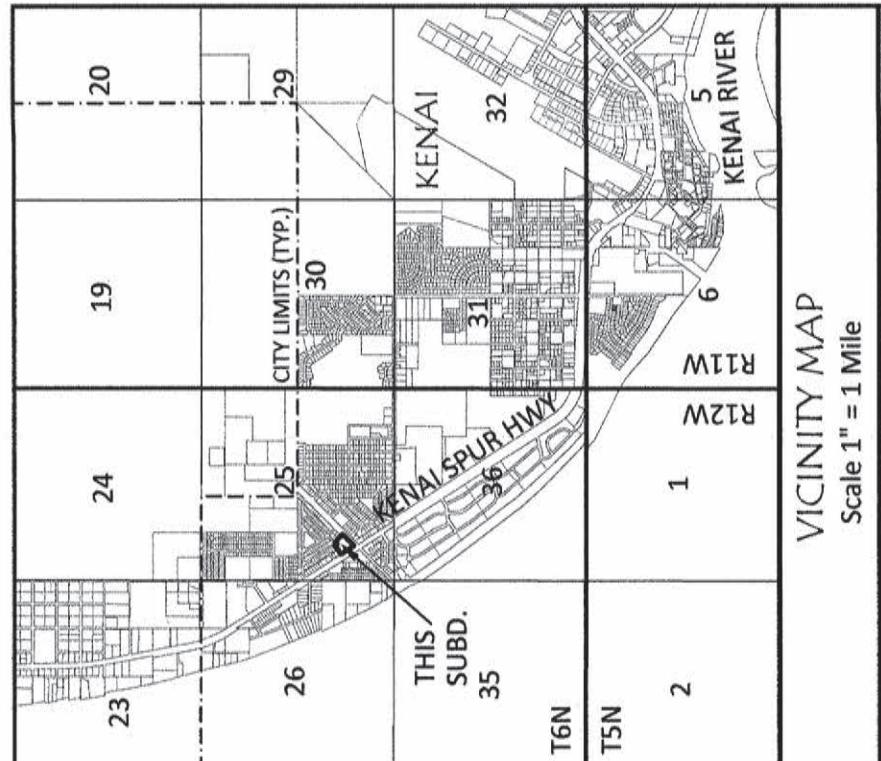
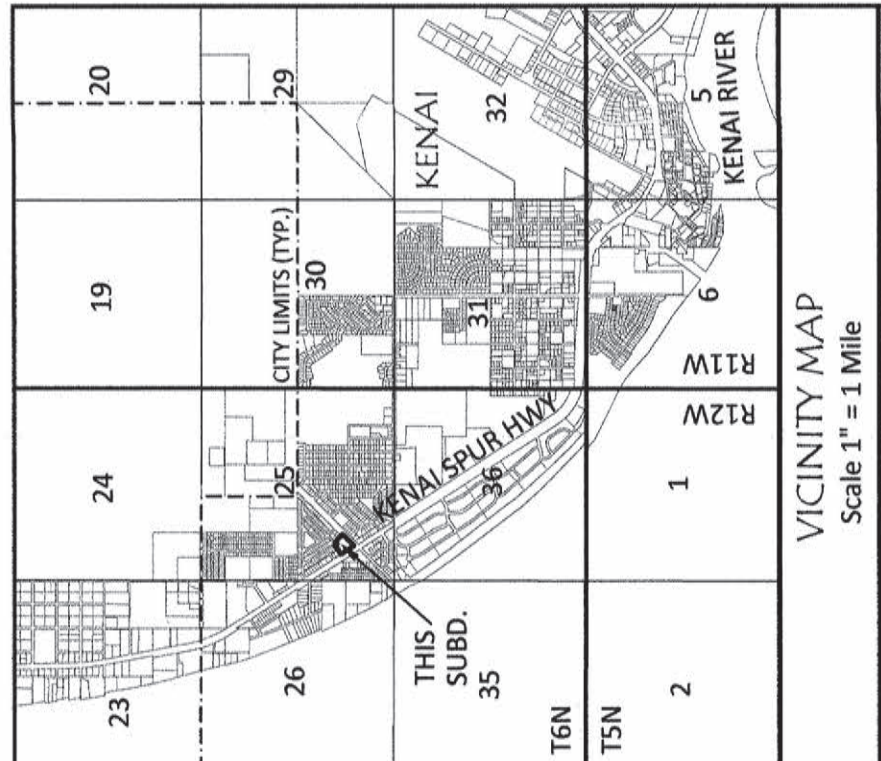
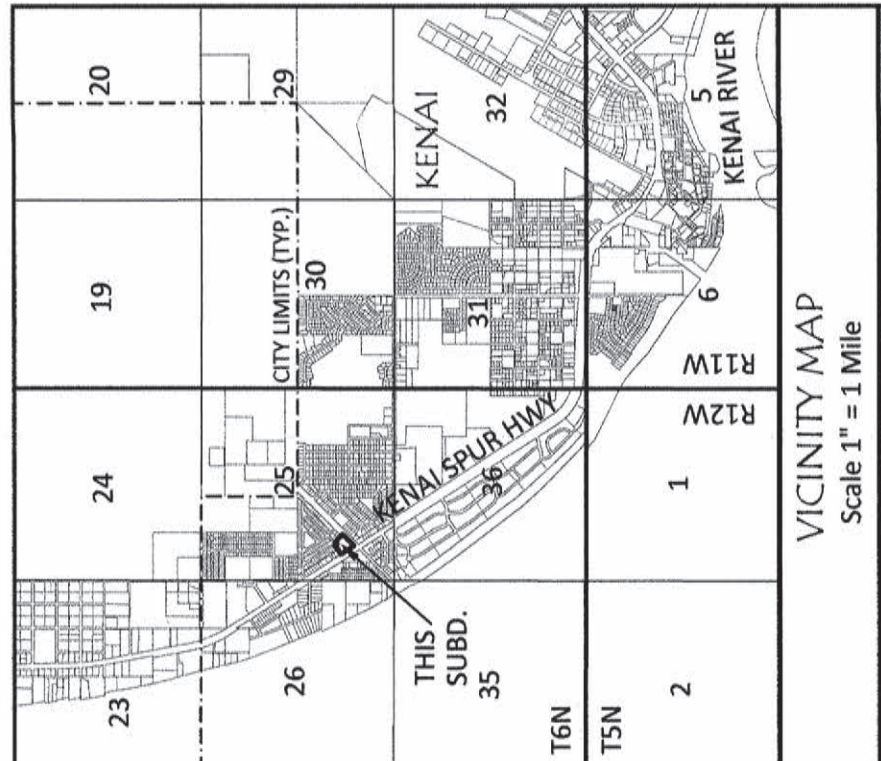
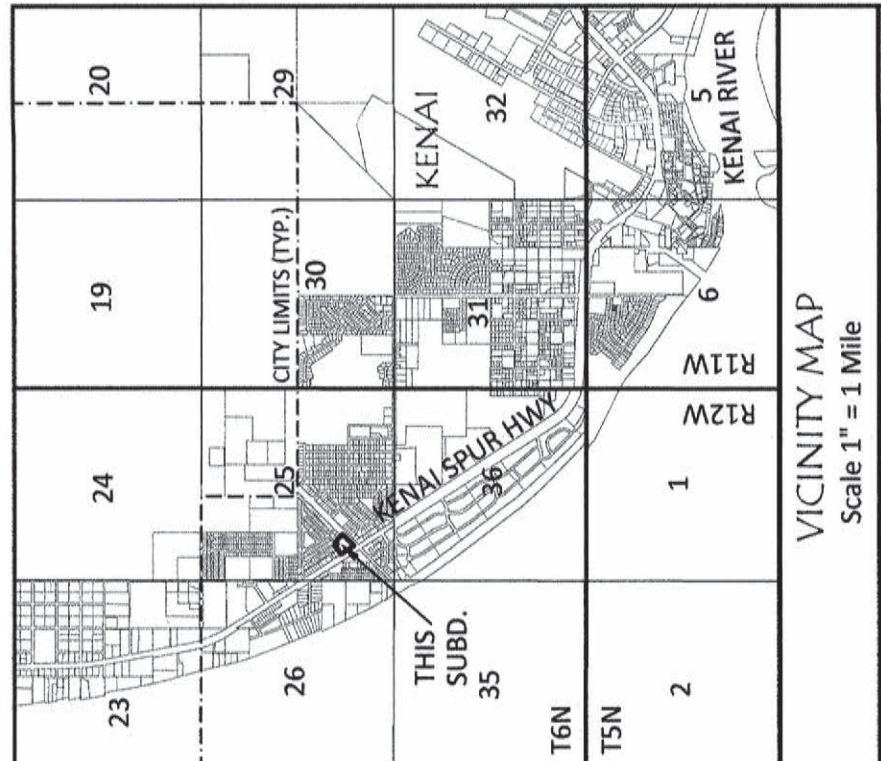
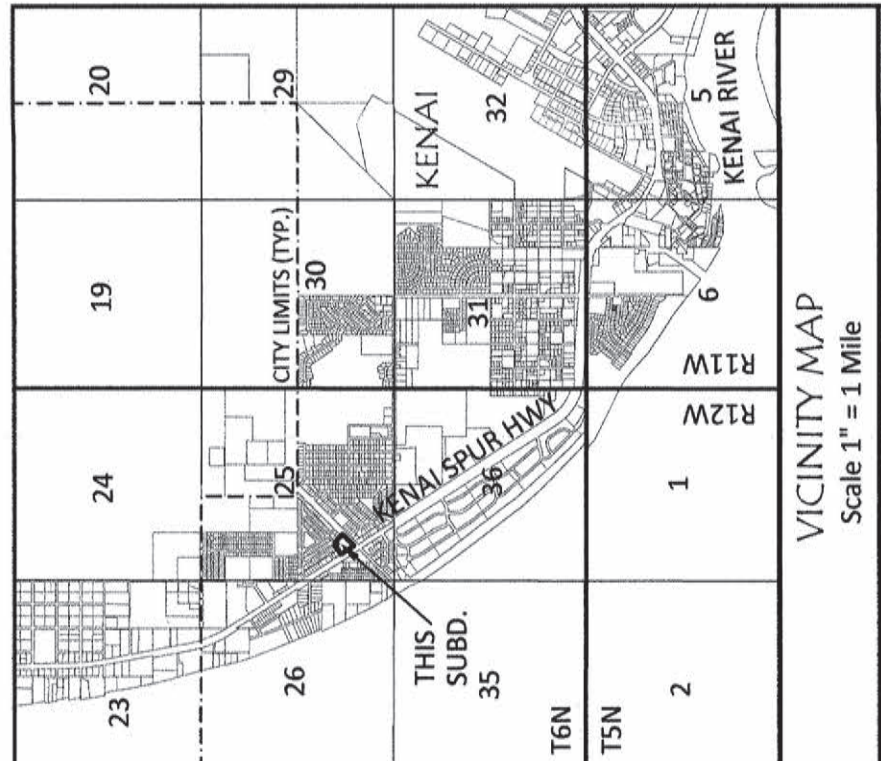
To Who It May Concern,

I am in full support of rezoning the property adjacent to RPM's at 14096 Kenai Spur Highway to "general commercial".

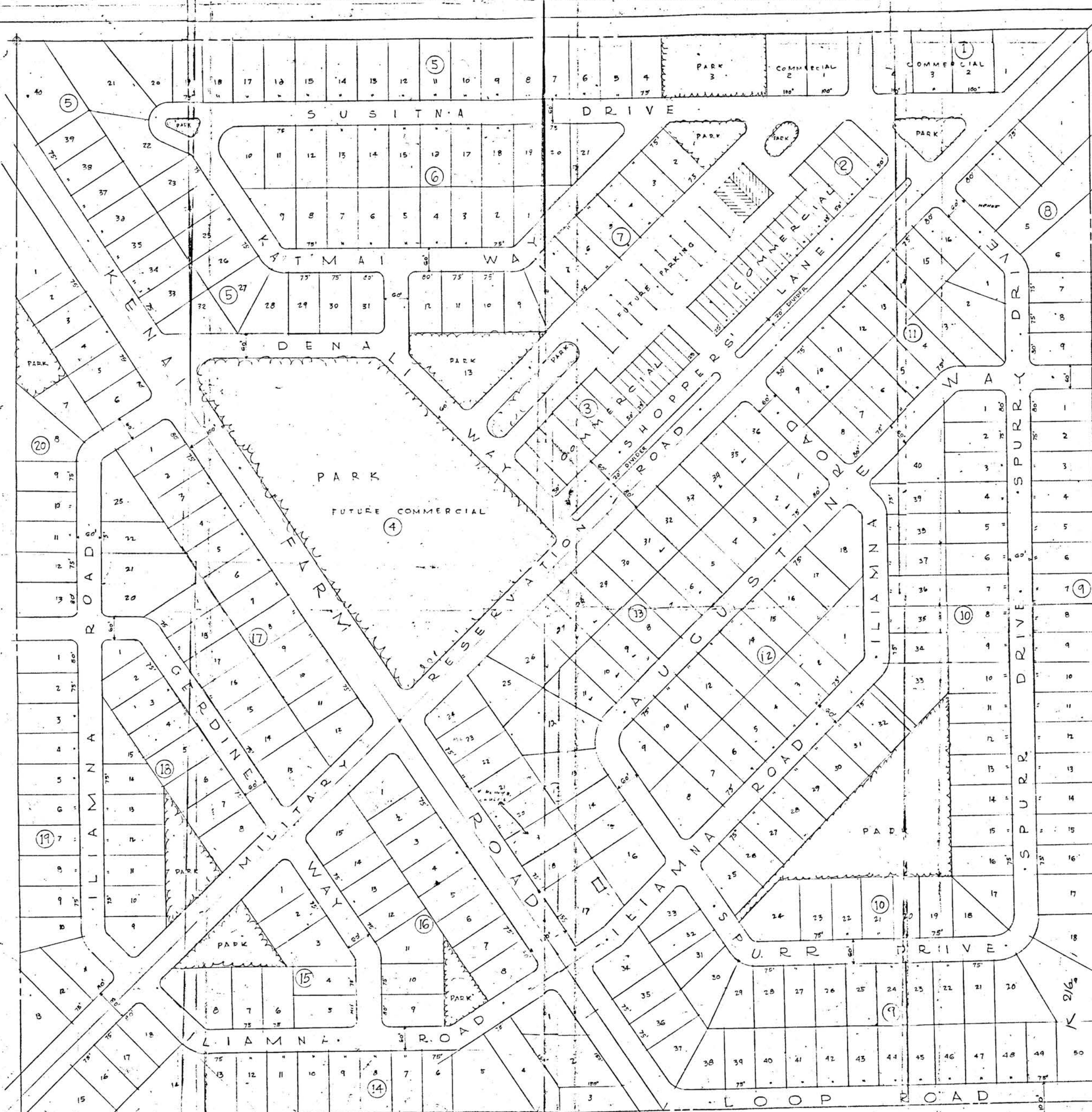
Sincerely,

RPM's LLC
John Mellish
[REDACTED]





SEE PC RES 2012-44 VACATE 10 FT UTILITY EASEMENT

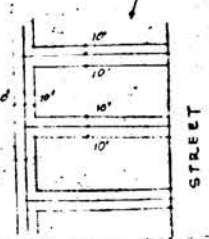


K-216



SCALE 1"=100 FEET
Reduced Scale 1"=200 FT

NOTE:
A 10' EASEMENT FOR UTILITY
PURPOSES IS TO BE PROVIDED
ON THE S.W. 1/4 OF EACH
RESIDENTIAL LOT.



This map (plat) Subject to modification
by physical survey.
Carl F. Ahlstrom
March 21, 1955

FILED
3-21-55
BY ST. COMMISSIONER KENAI, ALASKA

CARL F. AHLSTROM
K-216

VICTOR FISCHER EDWIN CRISTOFEN
PLANNING CONSULTANT ARCHITECT
ANCHORAGE, ALASKA KENAI, ALASKA
PRELIMINARY SUBDIVISION DESIGN
FOR MR. INRS.
CARL F. AHLSTROM
KENAI, ALASKA
SW 1/4 SECTION 25
T6N R12W
SEWARD MERIDIAN
SHEET 1
OF 1

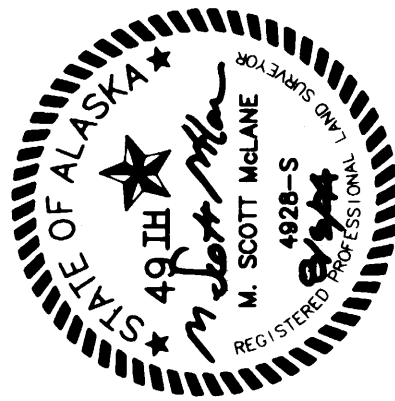
1/4 S26

day of 9th August, 1994.

Pragna S. Dube
Notary Public for the State of Alaska

We hereby certify that we are the owners of the real property shown and described hereon and we hereby adopt this plan of subdivision and by our free consent grant all easements to the use shown.

James H. Doyle
Authorized Representative
Doyles Fuel Service, Inc.



The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for platting.

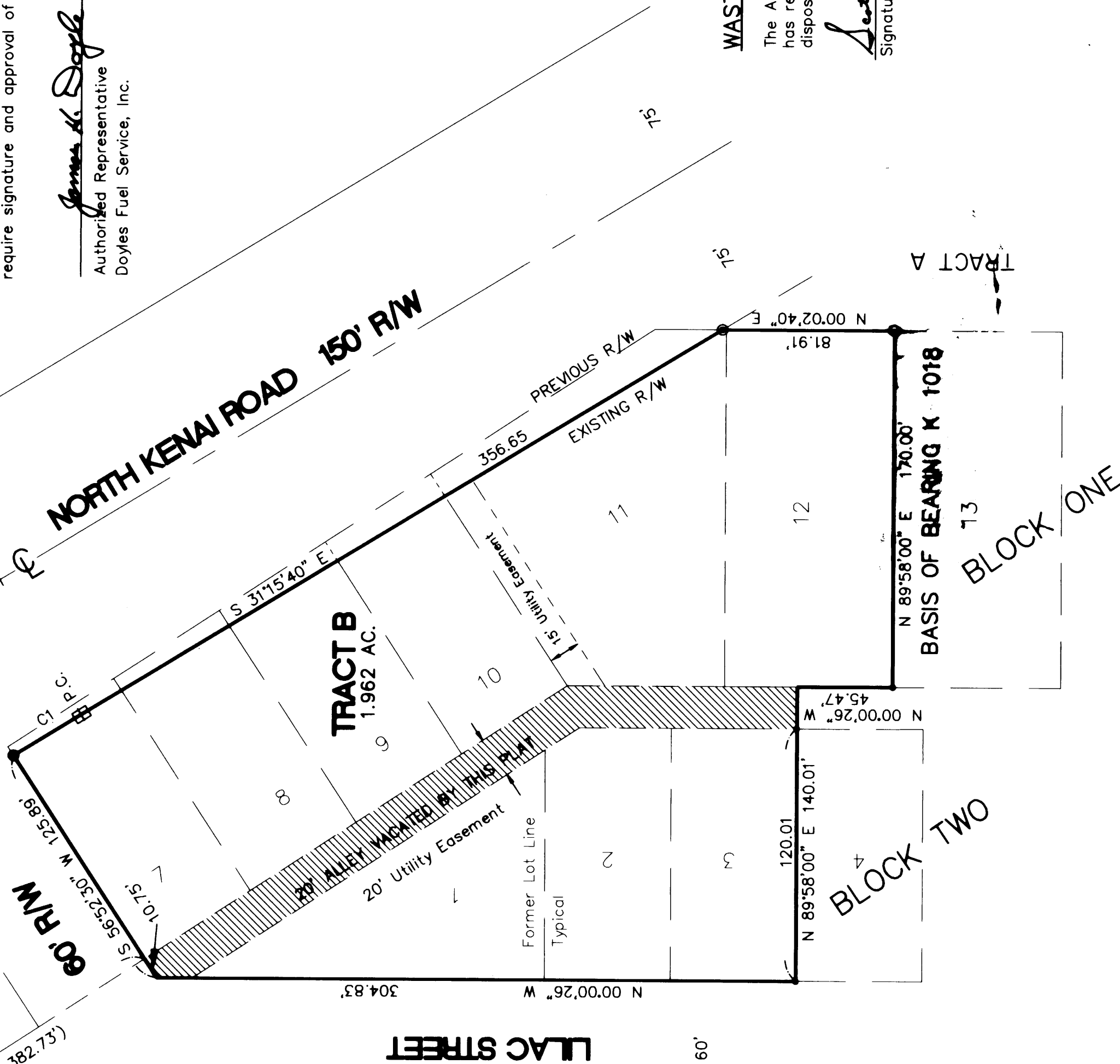
Scott Jorgensen	EEAT II	8/8/94
Signature	Title	Date

This plat was approved by the KENAI
PENINSULA BOROUGH PLANNING COMMISSION
at the meeting of

January 10, 1994

KEAH PENINSULA BOROUGH by
Richard T. Noz
Authorized Official

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BODY	C1	9083.82	37.64	18.82	37.64	N 31°27'48" W	004.145°



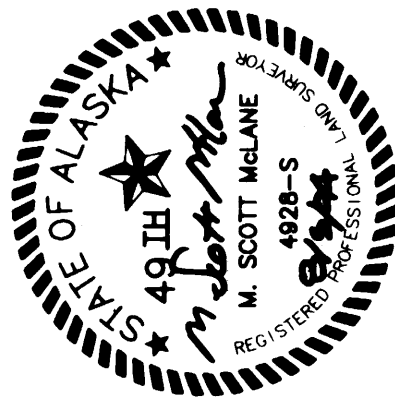
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January 10, 1994

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LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BIDY	C1	9083.82	37.64	18.82	37.64	N 31°27'48" W	004.145°

Page 27

- ☒ GLO survey monument of record not recovered.
- ☐ Found 6" x 6" conc. R/W marker
- ☒ Set 1/2"x24" rebar w/ McLane & Assoc. cap
- ☐ Found 1" Al. cap 610-S
- ☒ Found 5/8" rebar

() Record data K 1028

Indicates that portion of 20' alleyway vacated by this plat.

- 1) Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80.
- 2) No direct access to state maintained ROWS permitted unless approved by State of Alaska Department of Transportation.

3) No permanent structure within an easement which would prevent the utility to use the easement.

4) The survey information shown hereon was derived from data of record and a partial boundary survey performed at this date to determine the boundaries of this parcel.

5) The Kenai Peninsula Planning Commission approved the vacation of that portion of a 20' Alley shown hereon at the meeting of January 10, 1994.

RECORDED 20-
KENAI REC. DIST
DATE OCT 7 19 94
TIME 12:09 P^M
REQUESTED BY MCLEANE & ASSOC
ADDRESS P.O. BOX 469
SOLDOTNA AK. 99669

(A REPLAT OF LOTS 7,8,9,10,11 & 12 BLOCK 1
AND LOTS 1,2 & 3 BLOCK 2 BUSH LANES
SUBDIVISION & THE VACATION OF A 20' ALLEY)

Doyles Fuel Service, Inc.
Box 582
Kenai, AK 99611

1.962 AC. M/L SITUATED IN THE SW 1/4 SECTION 25,
T. 6 N., R. 12 W., S.M., AK. WITHIN THE CITY OF KENAI,
KENAI PENINSULA BOROUGH AND KENAI RECORDING DISTRICT.

Surveyed by :  **McLANE & ASSOCIATES**
P.O. BOX 468
Soldotna, AK 99669

Date: Nov. 27, 1993	Book No. 90-22	Dwg. No. 932033
Drawn by msm	Scale 1" = 50'	K.P.B. File No. 93-186





March 24, 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
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

ZOOM MEETING DETAILS

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

PLAT COMMITTEE MEMBERS:

- Pamela Gillham, Kalifornsky/Kasilof District
- Paul Whitney, City of Soldotna
- Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
- Franco Venuti, City of Homer
- Dawson Slaughter, Southern Peninsula District

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**
- *3. **Minutes**
 - a. February 24, 2025 Plat Committee Meeting Minutes
- *4. **Grouped Plats**
 - E1. Pearl Subdivision; KPB File 2025-015
 - E2. Valhalla Heights Subdivision Egan Replat; KPB File 2025-022
 - E4. Bend in the River Subdivision 2025 Replat; KPB File 2025-004
 - E7. Lake Vista Estates Part 5; KPB File 2025-009
 - E8. Lucason Subdivision 2025 Replat; KPB File 2025-016
 - E9. Bayview Gardens Sub Addn 1 Boher Replat 2025- KPB File 2020-021
 - E10. Baycrest Subdivision 2025 Replat; KPB File 2025-023

Motion to approve the agenda, the minutes from the February 24, 2025 Plat Committee meeting and grouped plats passed by unanimous vote (5-Yes)

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

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

Platting Staff Contact: Platting Manager Vince Piagentini

1. Pearl Subdivision; KPB File 2025-015
Mullikin Surveys, LLC / Estate of M. Jane Middleton
Location: MP 10 East End Road
Fritz Creek Area / Kachemak Bay APC

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

2. Valhalla Heights Subdivision Egan Replat; KPB File 2025-022
Edge Survey & Design / Egan
Location: Off Kenai Spur Highway on North Lupin Drive
City of Kenai

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

3. Kenaitze Estates Subdivision; KPB File 2025-017 **POSTPONED**
McLane Consulting Group / Johnson
4. Bend In the River Subdivision 2025 Replat; KPB File 2025-004
McLane Consulting Group / Cash
Location: King Salmon Avenue
Funny River Area / Funny River APC

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

5. Sutton Subdivision; KPB File 2024-114R1
Peninsula Surveying / Freeman, Sutton
Location: Sports Lake Road, Northern Lights Boulevard, Rafie Street
Ridgeway Area

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

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

6. Snowland Subdivision 2025; KPB File 2025-019
Peninsula Surveying / Trident Investment Properties LLC
Location: Glenwood Avenue, Milkyway Street – off Holt Lamplight Road
Nikiski Area / Nikiski APC

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

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

7. Lake Vista Estates Part 5; KPB File 2025-009
Johnson Surveying / Kanuti River LLC
Location: Lake Vista Drive & Moose Hollow Road
Salamatof Area / Nikiski APC

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

8. Lucason Subdivision 2025 Replat; KPB File 2025-016
Johnson Surveying / Stokes, Demidoff
Location: MP 137 Sterling Highway & Auntie Mae Drive
Happy Valley Area

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

9. Bayview Gardens Sub Addn 1 Bohrer Replat 2025; KPB File 2025-021
Seabright Survey & Design / Bohrer-Nagamine Revocable Trust
Location: Corner of East Hill Road & Rosebud Court
City of Homer

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

10. Baycrest Subdivision 2025 Replat; KPB File 2025-023
Seabright Survey & Design / Pourciau, Seneff
Location: Ursula Avenue & Mount Augustine Drive
City of Homer

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

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

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, April 14, 2025** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **6:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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

e-mail address: planning@kpb.us

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

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



April 14, 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

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

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

ZOOM MEETING DETAILS

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

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

Zoom Meeting ID: 907 714 2200

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. King's Creek Subdivision Urban Addition No. 2 Kiefer 2024 Replat; KPB File 2024-071
- b. Ninilchik Townsite 2024 Replat; KPB File 2024-082
- c. Sweet Spot Subdivision; KPB File 2024-069
- d. Rooftop Subdivision; KPB File 2023-054

*4. Plats Granted Final Approval

- a. Ninilchik Townsite of USS 3036 A & B Replat 2024; KPB File 2024-112
- b. Solver King Estates Replat 2024; KPB File 2024-111

*6. Commissioner Excused Absences

- a. Vacant, City of Seward

*7. Minutes

- a. March 24, 2025 Planning Commission Meeting Minutes

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

D. UNFINISHED BUSINESS

1. Conditional Use Permit: PC Resolution 2025-04
Applicant/Landowner: Ostrowski
Location: 30575 Lure Court in Soldotna
PIN# 066-210-13
Request: Placement of Utilities, Septic System & Fish Cleaning Station Within the HPD of the Kenai River

A motion amend previously adopted Planning Commission Resolution 2025-04 by attaching findings passed by unanimous vote (8-Yes)

E. NEW BUSINESS

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

1. Conditional Use Permit
Applicant/Landowner: Imhof
Location: 45691 Davison Avenue in Soldotna
PIN# 055-033-64
Request: Placement of a Deck Within the 50-foot HPD of the Kenai River
Staff Person: Planner Morgan Aldridge

Motion to adopt Planning Commission 2025-05 granting a conditional use permit under KPB 21.18 passed by unanimous vote (8-Yes).

Public Hearing: Legislative Matters – None

F. PLAT COMMITTEE REPORT – The plat committee will review 15 plats

G. OTHER

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

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, April 28, 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

Fax: 907-714-2378

e-mail address: planning@kpb.us

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

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Vacations of 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 14, 2025 – 6:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

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

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

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
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City of Seward
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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 CURRENTLY ON CONSENT AGENDA:

- *1. Agenda**
- *2. Member Excused Absences - None**
- *3. Minutes**
 - a. March 24, 2025 Plat Committee Meeting Minutes
- *4. Grouped Plats**
 - E1. The Point Subdivision # 2
 - E2. Friday Replat
 - E3. Shadura Subdivision Piccolo Addition
 - E4. Holland Spur Highway Subdivision Addition No. 1
 - E5. Benjamin-Badarson Subdivision 2025 Replat
 - E6. Eagle Crest Subdivision Replat 2025
 - E7. Pacific Park 2025 Replat
 - E8. Salamatof Air Park 2025 Addition
 - E9. Sprucegate Subdivision No 3 2025 Replat
 - E11. Soldotna Creek The Pointe Addition 2025 Replat
 - E14. Soldotna Junction Subdivision 2025 Replat
 - E15. Seward Original Townsite Kawabe Park Replat

Motion to approve the consent agenda passed unanimously (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. The Point Subdivision #2; KPB File 2025-043
Johnson Surveying / Nelson, Zimmerman, Olv LLC
Location: Riptide Lane, Undertow Avenue & Nash Road
Seward Area

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

2. Friday Replat; KPB File 2025-034
Edge Survey & Design / McKeirnan
Location: On Second Avenue off North Spruce Street
City of Kenai

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

3. Shadura Subdivision Piccolo Addition; KPB File 2025-036
Edge Survey & Design / Piccolo
Location: On the Sterling Highway between MP 103-104
Kalifornsky Area

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

4. Holland Spur Highway Subdivision Addition No. 1; KPB File 2025-031
Peninsula Surveying / Martin
Location: Approximately MP 7.5 Kenai Spur Highway
City of Kenai

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

5. Benjamin – Badarson Subdivision 2025 Replat; KPB File 2025-037
Peninsula Surveying / Salmon Bake Cabins LLC
Location: Herman Leirer Road & Bronze Avenue
Bear Creek Area

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

6. Eagle Crest Subdivision Replat 2025; KPB File 2025-038
Peninsula Surveying / Thielke, Rilleau, Sutton
Location: Treeline Way and Arnold Avenue
Diamond Ridge Area

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

7. Pacific Park 2025 Replat; KPB File 2025-039
Peninsula Surveying /Kalugin
Location: Pacific Park Street
Anchor Point Area

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

8. Salamatof Air Park 2025 Addition; KPB 2025-045
Peninsula Surveying / Kustatan Leasing LLC
Location: Citabria Street
Nikiski Area

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

9. Sprucegate Subdivision No. 3 2025 Replat; KPB File 2025-044
Peninsula Surveying / Gardner, Appelhanz
Location: North Fork Road
Anchor Point Area

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

10. Carroll Subdivision; KPB File 2025-026
McLane Consulting Group / H&H Sister Properties, LLC
Location: Kasilof River Road
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(A) – Lot Dimension Requirements 3:1 Ratio, passed by unanimous vote (4-Yes)

11. Soldotna Creek The Pointe Addition 2025 Replat; KPB 2025-040
McLane Consulting Group /Hutchings
Location: Forty Seventh Street & Between MP 94-95 Sterling Highway
City of Soldotna

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

12. Salamatof Lake Subdivision; KPB File 2025-041
McLane Consulting Group / S & B Properties LLC
Location: Morel Avenue, Kellam Street & Arness Road
Nikiski Area

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

Motion to grant the exception request to KPB 20.30.190(A) – Lot Dimension Requirements 3:1 Ratio, passed by unanimous vote (5-Yes)

13. Lind Subdivision Basargin Addition; KPB File 2025-027
McLane Consulting Group / Basargin
Location: East End Road
Fritz Creek Area / Kachemak Bay APC

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

14. Soldotna Junction Subdivision 2025 Replat; KPB File 2025-042
McLane Consulting Group / Hutchings
Location: S Soldotna Avenue, Near MP 94.5 Sterling Highway
City of Soldotna

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

15. Seward Original Townsite Kawabe Park Replat; KPB File 2025-028
AK Lands / City of Seward
Location: Corner of Fourth Avenue & Adams Street
City of Seward

Motion to grant preliminary approval 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, April 28, 2025** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **6:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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

Fax: 907-714-2378

e-mail address: planning@kpb.us

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

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



Kenai City Council - Regular Meeting

April 02, 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*)

1. Kenai River Quality Monitoring Funding, Kenai Watershed Forum, Environmental Scientist and Water Quality Coordinator, Benjamin Meyer.
2. Request for Land Donation, Kenai Peninsula Housing Initiatives, Inc., Finance Director Dana Gregoire.

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

E. PUBLIC HEARINGS

1. **ADOPTED UNANIMOUSLY. Resolution No. 2025-21** - Amending City Council Policies 20.010 - Recording Council Meetings, and 20.020 Standing Commissions and Other Advisory Body Procedures, to Establish that Meeting Recordings are Retained in Accordance with the Records Management Schedule and Record Retention Policy of the City. (City Clerk)
2. **ADOPTED UNANIMOUSLY. Resolution No. 2025-22** - Amending Council Policy 20.000 Agenda & Packet - Preparation, Distribution and Publication, to Establish a Twenty Minute Aggregate Time Limit for Scheduled Public Comment and a Thirty Minute Aggregate Time Limit for Unscheduled Public Comment. (Gabriel)

F. MINUTES

1. *Regular Meeting of March 19, 2025. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Ordinance No. 3462-2025** - Accepting and Appropriating Donations to the Kenai Animal Shelter for the Purchase of Equipment and Supplies. (Administration)
3. **APPROVED UNANIMOUSLY. Action/Approval** - Council on Aging Commission 2025 Work Plan. (City Clerk)
4. **WORK SESSION SCHEDULED FOR 5/3/2025 AT 9:00 AM. Discussion** - Scheduling a Budget Work Session. (Administration)
5. **INTRODUCED/PUBLIC HEARING SET FOR 4/16/2025 - Ordinance No. 3463-2025** - Conditionally Donating Certain City Owned Property Described as Three Approximately 1 ½ Acre Parcels to be Subdivided from a Portion of the Approximately 69 ½ Acre Parcel Described as Kenai Meadows Addition No 1, Tract A1 According to Plat 2023-48 (KPB Parcel No. 03901067) to Kenai Peninsula Housing Initiative for the Development of Restricted Income and Senior Housing. (Administration)

I. COMMISSION REPORTS

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

J. REPORT OF THE MAYOR

K. ADMINISTRATION REPORTS

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

L. ADDITIONAL PUBLIC COMMENTS

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

M. EXECUTIVE SESSION

1. Review and Discussion of the City Manager's Evaluation Which May be a Subject that Tends to Prejudice the Reputation and Character of the City Manager [AS 44.62.310(C)(2)].
2. Review and Discussion of the City Attorney's Evaluation Which May be a Subject that Tends to Prejudice the Reputation and Character of the City Attorney [AS 44.62.310(C)(2)].
3. Review and Discussion of the City Clerk's Evaluation Which May be a Subject that Tends to Prejudice the Reputation and Character of the City Clerk [AS 44.62.310(C)(2)].

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/am9d7e9fS9KAMhuetsTcKA>



Kenai City Council - Regular Meeting

April 16, 2025 — 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page 3****

Action Agenda

A. CALL TO ORDER

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

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

B. SCHEDULED ADMINISTRATIVE REPORTS

1. Fiscal Year 2024 Audit Report, Principal Assurance Practice Leader Joy Merriner, BDO USA, LLP.

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

1. Boys and Girls Club of the Kenai Peninsula, Chief Executive Officer Shanette Wik.
2. Central Area Rural Transit System (CARTS), Board of Directors Secretary Linda Hutchings and Executive Director Jessica Schultz.

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. 3462-2025** - Accepting and Appropriating Donations to the Kenai Animal Shelter for the Purchase of Equipment and Supplies. (Administration)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3463-2025** - Conditionally Donating Certain City Owned Property Described as Three Approximately 1½ Acre Parcels to be Subdivided from a Portion of the Approximately 69½ Acre Parcel Described as Kenai Meadows Addition No 1, Tract A1 According to Plat 2023-48 (KPB Parcel No. 03901067) to Kenai Peninsula Housing Initiative for the Development of Restricted Income and Senior Housing. (Administration)
3. **ADOPTED UNANIMOUSLY. Resolution No. 2025-23** - Redirecting Water & Sewer Capital Project Funds to Complete Citywide Lift Station Improvements. (Administration)

4. **ADOPTED UNANIMOUSLY. Resolution No. 2025-24** - Implementing a New Fee for a Truck Fill Station Permit in the Water Fees Section of the Schedule of Rates, Charges and Fees. (Administration)
5. **ADOPTED UNANIMOUSLY. Resolution No. 2025-25** - Authorizing Award of the Contract to Use Cranes, Offices, and Operation Area at the Boating Facility. (Administration)
6. **ADOPTED UNANIMOUSLY. Resolution No. 2025-26** - Authorizing the City Manager to Enter into an Agreement with the City of Soldotna to Continue Providing Animal Shelter Services for the City of Soldotna at the Kenai Animal Shelter. (Administration)

F. MINUTES

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

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Special Use Permit to Rebecca Boettcher, DBA: The Fishing Grounds, LLC for Operation of a Snack/Gift Shop Inside the Kenai Municipal Airport. (Administration)
3. ***Action/Approval** - Special Use Permit to the State of Alaska, Division of Forestry for Use of Apron Space at the Kenai Municipal Airport. (Administration)
4. ***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)
5. ***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)
6. ***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)
7. ***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)
8. ***Ordinance No. 3468-2025** - Accepting and Appropriating a Donation to the Kenai Community Library for the Summer Reading Program 2025. (Administration)
9. ***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. (Douthit)
10. **APPOINTMENT OF JEANNE REVEAL APPROVED. Action/Approval** - Confirmation of Mayoral Nomination for a Partial Term Appointment of Jeanne Reveal to the Planning & Zoning Commission. (Gabriel)

I. COMMISSION REPORTS

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1. Citizens Comments (*Public comments limited to five (5) minutes per speaker*)
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M. EXECUTIVE SESSION

1. Review and Discussion of the City Clerk's Evaluation which May be a Subject that Tends to Prejudice the Reputation and Character of the City Clerk [AS 44.62.310(C)(2)].

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

1. CIRCAC Director's Report - Williams

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MEMORANDUM

TO: Planning & Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: April 15, 2025

SUBJECT: **Conditionally Donating a Portion of Tract A1, Kenai Meadows Addition to Kenai Peninsula Housing Initiative for the Development of Restricted Income and Senior Housing.**

On July 7, 2021, City Council approved Ordinance No. 3217-2021 authorizing the conditional donation of land along Redoubt Avenue to Kenai Peninsula Housing Initiative (KPHI) for the development of housing for low income and senior populations. Per the aforementioned ordinance, development is to be completed by July 16, 2026. Currently, development has been completed on two of the four lots, and land clearing is commencing on the remaining two lots. Construction on the third lot will start in Spring 2025 and the fourth lot will go to construction following the execution of a grant agreement, which is currently pending. All planned construction is forecast to be completed by the five-year deadline established by Council.

In late 2024 and early 2025, KPHI approached the City to discuss potential future development within the City of Kenai. The Administration acknowledges the need for safe, quality housing for low income and seniors in the community. The reliable performance of KPHI in obtaining grant funds and building the proposed housing according to their established timelines has also been noted. As discussions matured, it was suggested that KPHI update City Council about their progress.

KPHI is formally requesting a conditional land donation to complete future phases of development. The land is located on approximately five acres immediately to the north of their current development along Redoubt Avenue. Land would not be conveyed from the City of Kenai to KPHI until all funding is secured for their developments on each affected parcel. This land donation, if approved, would be subject to the five-year development window as was outlined in the ordinance for the 2021 land donation. Further conditions are recommended to be placed on the transfer to ensure low income and senior housing is developed or the property is returned to the City, including in the event of a land sale, to a for profit entity, the market value of the property shall be reimbursed to the City, if the sale occurs within twenty years after transfer to KPHI.

To demonstrate their continued commitment to developing housing in the City, KPHI is pursuing new funding, which is directly related to the petition for a conditional land donation. The current Federal Home Loan Banks' Affordable Housing Program funding opportunity is open for

applications. This funding source is one of the primary funding sources used by the Kenai Peninsula Housing Initiative (KPHI) to construct housing for low income and/or seniors. The current solicitation opened April 1, 2025 and closes May 1, 2025. All documentation, including a conditional allowance for use of the land is due to the funder by this date. Further information regarding the ordinance content is contained within a separate memorandum.

Due to the short application window, the applicant (KPHI) has requested an ordinance, regarding a conditional approval of a land donation of approximately five acres of land immediately to the north of their current development, be introduced by the City Council at the April 2, 2025 meeting with public hearing and action at the April 16, 2025 meeting. The late notice of the grant cycle precluded the Administration from including this ordinance in the packet as normal necessitating a laydown for the April 2, 2025, Council meeting.

Additional development of housing along the Redoubt Avenue corridor is in line with the current Comprehensive Plan and associated Land Use Plan. Denser developments with multiple units are preferred directly along Redoubt Avenue, as the road functions as a collector and hosts more traffic than other local roads. Planned access to the new lots will reduce the number of needed driveways impacting traffic flow on Redoubt Avenue. Furthermore, the current and proposed developments are architecturally styled in a way that mimics existing single-family dwellings nearby and would be preferred in future suburban residential subdivisions in this area.

Quality affordable housing is needed to allow people of all ages and abilities to live, work, and age in place in the City of Kenai. Housing has been noted as a concern throughout the nation, and Kenai is no exception. Allowing future development and expanding the number of units available will enable the City to grow in a sustainable manner, supporting existing and future businesses as they seek to locate their operations within the City.

Based on the above information, the Administration believes it is advantageous to the City to proceed with the land donation, as it will serve as a catalyst for future market-rate development north of Redoubt Avenue. With 64.5 remaining acres of City-owned land immediately to the north of this development, this land donation will not preclude future subdivisions from being constructed. Development of low-income and senior housing will benefit the City and appropriate rights of way and utility easements will be conveyed to the City as a part of the platting process. As such, there would not be a public purpose remaining for the land proposed for donation.

Thank you for your consideration.





**CITY OF KENAI
ORDINANCE NO. 3463-2025**

AN ORDINANCE CONDITIONALLY DONATING CERTAIN CITY OWNED PROPERTY DESCRIBED AS THREE APPROXIMATELY 1 ½ ACRE PARCELS TO BE SUBDIVIDED FROM A PORTION OF THE APPROXIMATELY 69 ½ ACRE PARCEL DESCRIBED AS KENAI MEADOWS ADDITION NO 1, TRACT A1 ACCORDING TO PLAT 2023-48 (KPB PARCEL NO. 03901067) TO KENAI PENINSULA HOUSING INITIATIVE FOR THE DEVELOPMENT OF RESTRICTED INCOME AND SENIOR HOUSING.

WHEREAS, Kenai Municipal Code 22.05.110, Determination as to Need for Public Purpose in conjunction with KMC 22.05.095-Methods of Sale or Disposal, allows the Council, by Ordinance, to donate real property that is no longer needed by the City for a public purpose, to a non-profit corporation for a consideration agreed upon between the City and grantee without a public sale if the donation is in the best interest of the City; and,

WHEREAS, Kenai Peninsula Housing Initiatives (KPHI) is a non-profit corporation with a mission to provide low income, very low income, senior and special needs residents affordable housing options; and,

WHEREAS, there is a need for low income and senior housing in the City of Kenai; and,

WHEREAS, the City desires to support further development of low income and senior housing in the community, and;

WHEREAS, donating the subject parcels to KPHI at less than fair market value is in the best interest of the City; and,

WHEREAS, conditions must be placed on the transfer to ensure low income and senior housing is developed or the property is returned to the City, including in the event of a land sale, to a for profit entity, the market value of the property shall be reimbursed to the City, if the sale occurs within twenty years after transfer to KPHI.

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

Section 1. That the City Council determines that three approximate 1 1/2-acre parcels to be subdivided from a portion of the 69 ½ acre portion of the parcel described as Kenai Meadows Addition No 1, Tract A1, according to Plat 2023-48 (KPB PARCEL No. 03901065), are not needed for a public purpose.

Section 2. That the Kenai City Council hereby authorizes the City Manager to execute, upon completion of a subdivision and necessary proof of financing for the development, the transfer of title for the properties: three approximate 1 1/2-acre parcels to be subdivided from a portion of the 69 ½ acre portion of the parcel described as Kenai Meadows Addition No 1, Tract A1, according to Plat 2023-48 (KPB PARCEL No. 03901065), to Kenai Peninsula Housing Initiatives, Inc. (KPHI), on a form approved by the City Attorney, for less than fair market value (\$1.00), for the sole purpose of developing income restricted and senior housing, and with conditions upon sale if sold to a for profit entity within 20 years.

Section 3. That KPHI must complete at its own expense all actions necessary for the subdivision and development of the properties; and provide proof of financing sufficient for the projects as prior conditions of the transfer of title; and to pay all closing costs and fees for said properties and said consideration to the City for the properties.

Section 4. That the Kenai City Council further finds the disposal of the parcels to be in the best interests of the citizens of the City of Kenai and that the public interest shall be served by disposing of the properties interest for less than the fair market value, in accordance with the recitals above which are incorporated herein.

Section 5. That the Kenai City Council further finds that if the action items described herein are not completed by April 16, 2030, the authorization to transfer the lands lapses unless further authorized by the City Council.

Section 6. Severability: That if any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which this judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this title or application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of this ordinance even without such part, provision, or application.

Section 7. Effective Date: That pursuant to KMC 1.15.070(f), this ordinance shall take effect 30 days after enactment.

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS 16th DAY OF April, 2025.

Brian Gabriel Sr., Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Introduced:	April 2, 2025
Enacted:	April 16, 2025
Effective:	May 16, 2025