



**Kenai Planning & Zoning Commission -
Work Session**

January 28, 2026 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page 1****

Agenda

A. CALL TO ORDER

1. Roll Call

B. PUBLIC HEARINGS

1. **Discussion** - Addressing Temporary Dwelling Units within the City

C. COMMISSION COMMENTS AND QUESTIONS

D. ADJOURNMENT

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

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

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

<https://us02web.zoom.us/meeting/register/smlZr1O5QUKY8gkGLTzvHw>



PLANNING & ZONING

TEMPORARY DWELLING UNITS





TEMPORARY DWELLING UNITS IN THE CITY OF KENAI

IDENTIFYING POTENTIAL ISSUES & POSSIBLE SOLUTIONS

POTENTIAL CHANGES TO CODE

- Enact/Amend Title 14 – Temporary Dwelling Units on Private Property
 - Move KMC 13.10.060(a), (b), & (c) to this new/amended section. KMC 13.10.060(d) to remain as is but “(d)” to be removed.
 - Camping on private property, without the written permission of the owner is prohibited
 - The person(s) camping will be in possession of written permission from the owner of said property which shall include the name of the person allowed to camp on the owner’s property and will specifically state the owner’s permission for the person(s) camping to use the sanitary facilities of the property owner and state the location of the facilities
 - Sanitary facilities will be provided by the property owner who allows camping on their property and shall be adequate for the number of persons camping on the property and shall be located within a reasonable proximity of the camping area
 - Temporary dwelling units (as defined below) must be located in rear yard or side yard, if the side yard has a fence. Exception for campgrounds.
 - Refuse containers will be provided by the property owner or their designee.

DEFINITIONS

- Define “Campground” as: *a parcel or tract of land privately held by a person, group of people, or an organization in which the use of sites is offered for to the public or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for three (3) or more temporary dwelling units or tents.*
 - *Campground does not necessarily include recreational vehicle park.*
 - *Campgrounds may operate from April 1 to October 31.*
 - *Property owners allowing family members to camp in their residential yard (on a lot with a primary structure) will not be considered a campground*
 - ***Definition of time?***

DEFINITIONS

- Define “Tent” as: *A tent is defined as any type of collapsible shelter of made of canvas or other material suspended and used primarily for human habitation outdoors and may be used as a temporary dwelling unit. For the purposes of this definition the collapsible structure is not limited to products marketed as a “tent” and is applicable to any structure meeting this definition.*

DEFINITIONS

- Define “Temporary Dwelling Unit” as:
 - *A tent*
 - *A travel trailer, which is a vehicular portable structure, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a vehicle, primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use.*
 - *A camping trailer, which is a vehicular portable structure mounted on wheels and constructed with collapsible partial sidewalls of fabric, plastic, or other pliable material which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.*
 - *A truck camper, which is a portable structure designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational, camping, or travel use. These may be commercially-available or custom designed units. Truck campers are of 2 basic types:
 - *A slide-in camper, which is a portable structure designed to be loaded onto and/or affixed to the bed of a pickup truck, constructed to provide temporary living quarters for recreational, camping, or travel use.*
 - *A chassis-mount camper, which is a portable structure designed to be affixed to a truck chassis, and constructed to provide temporary living quarters for recreational, camping, or travel use.**

POTENTIAL CODE CHANGES



- Amend Land Use Table to add “Campground” as a Land Use under Miscellaneous
 - Match areas conditionally allowable for RVs
 - Conservation
 - Rural Residential, Suburban Residential, Urban Residential
 - Central Commercial, General Commercial
 - Light Industrial, Heavy Industrial
 - Recreational
 - Townsite Historic
 - Central Mixed Use
 - Working Waterfront



Discussion

QUESTIONS



- Do we merge updates with current RV section?
 - KMC 14.20.245
- Definition of time for campgrounds
- Adjust definitions from Title 13 to change word from “camping” as it implies recreational use of temporary dwelling units?

