



Kenai Planning and Zoning Commission Meeting

April 08, 2020 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

Telephonic/Virtual Information Below

AGENDA

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda
5. *Excused Absences

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. *March 11, 2020

C. SCHEDULED PUBLIC COMMENT

Public comment limited to ten (10) minutes per speaker)

D. UNSCHEDULED PUBLIC COMMENT

*(Public comment limited to three (3) minutes per speaker;
thirty (30) minutes aggregated)*

E. CONSIDERATION OF PLATS

- 1. Resolution PZ2020-05** - Preliminary Subdivision Plat of Kristine Subdivision No. 1, submitted by McLane Consulting, Inc., P.O. Box 468, Soldotna AK 99669, on behalf of the Estate of Donald Frederickson, P.O. Box 770987, Eagle River, AK 99577.
- 2. Resolution PZ2020-06** - Preliminary Plat of General Aviation Apron Tract A, submitted by Segesser Surveys, Inc., 30485 Roseland St., Soldotna AK 99669, on behalf of the City of Kenai, 210 Fidalgo Ave., Kenai, AK 99611

F. **PUBLIC HEARINGS**

G. **UNFINISHED BUSINESS**

H. **NEW BUSINESS**

I. **PENDING ITEMS**

J. **REPORTS**

1. City Council
2. Kenai Peninsula Borough Planning
3. City Administration

K. **ADDITIONAL PUBLIC COMMENT**

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

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

L. **INFORMATIONAL ITEMS**

M. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting 4/22/20

N. **COMMISSION COMMENTS AND QUESTIONS**

O. **ADJOURNMENT**

The agenda and supporting documents are posted on the City's website at www.kenai.city.

Virtual Participation:

<https://zoom.us/j/851539372>

Meeting ID: 851 539 372

OR Telephonic Participation:

+1 253 215 8782 US

+1 301 715 8592 US

Meeting ID: 851 539 372



KENAI

City of Kenai | 210 Fidalgo Ave, Kenai, AK 99611-7794 | 907.283.7535 | www.kenai.city

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Elizabeth Appleby, City Planner
DATE: April 2, 2020
SUBJECT: PZ2020-05 – Preliminary Subdivision Plat – Kristine Subdivision No. 1

Applicants: Carroll E. Ambrose, Personal Representative
for the Estate of Donald Fredrickson, Deceased
P.O. Box 770987
Eagle River, AK 99577

Submitted By: McLane Consulting, Inc.
P. O. Box 468
Soldotna, AK 99669

Requested Action: Preliminary Subdivision Plat – Kristine Subdivision No. 1

Legal Description: That portion of the NE1/4 SW1/4, Section 4, Township 5 North, Range 11 West, lying Southwesterly of Bridge Access Road; **and** Government Lot 8, Section 4, Township 5 North, Range 11 West, excluding Bridge Access Road

Property Address: 832 Bridge Access Road
992 Bridge Access Road

KPB Parcel No: 04901126
04901127

Lot Size: 13.52 Acres (approximately 588,931 square feet)
13.50 Acres (approximately 598,514 square feet)

Existing Zoning: Heavy Industrial (IH)

Current Land Use: Fish Processing Plant

Land Use Plan: Industrial

GENERAL INFORMATION

McLane Consulting Inc. has submitted a preliminary plat on behalf of Carroll E. Ambrose, personal representative for the property owner, Estate of Donald Fredrickson, deceased. The plat affects the parcels described as That Portion of the NE1/4 SW1/4, Section 4, Township 5 North, Range 11 West, lying Southwesterly of Bridge Access Road; and Government Lot 8, Section 4, Township 5 North, Range 11 West, excluding Bridge Access Road. The preliminary plat shows that the owner is subdividing those two larger parcels into three smaller lots to be described as Lots 1, 2, and 3, Kristine Subdivision No. 1.

Application, Public Notice, Public Comment

KMC 14.10.010 General under *Chapter 14.10 Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review prior to the submittal of the plat to the Kenai Peninsula Borough Planning Department. *Kenai Municipal Code (KMC) 14.10.060* describes the process in more detail. The plat will be reviewed first by the City of Kenai Planning and Zoning Commission and then by the Kenai Peninsula Borough's Plat Committee and Planning Commission.

The property owners completed the City of Kenai preliminary plat submittal form. City staff deemed the application to be complete. The City of Kenai follows *Kenai Peninsula Borough Code 20.25.070* and *20.25.080* for preliminary plat submittal requirements.

City staff published notice of the consideration of the plat as part of the agenda for the City of Kenai Planning and Zoning Commission in the *Peninsula Clarion*. No public comments have been received as of April 3, 2020.

ANALYSIS

Access to the proposed lots is via Bridge Access Road, which is paved and maintained by the State of Alaska. The proposed plat dedicates a right-of-way along the eastern 30-feet of Lot 3, Kristine Subdivision No. 1 for Childs Avenue. The right-of-way for Childs Avenue is 60 feet in total width. The eastern 30-feet of the right-of-way was dedicated by the plat of Baron Wood Subdivision, recorded under Plat Number 84-191. The name of Childs Street should be changed to Childs Avenue on the plat to accurately reflect the street name.

City of Kenai water and sewer lines are within the right-of-way of Bridge Access Road. The existing facilities located on the property are not connected to City water and sewer services. An installation agreement is not required.

Based upon the submitted materials and this review, the preliminary plat meets requirements of *KMC Subdivision design standards* and *KMC 14.10.080 Minimum improvements required* under *Chapter 14.10 Subdivision Regulations*. City staff recommends a condition of approval for the property to conform to all federal, State of Alaska, and local regulations and for Childs Street to be renamed to Childs Avenue on the plat.



RECOMMENDATIONS

City staff recommends approval of the preliminary plat of Bridge Road Subdivision 2019 Replat, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Childs Street is incorrectly referenced on the plat and should be changed to Childs Avenue.

ATTACHMENTS

1. Draft Resolution No. PZ2020-05
2. Application
3. Preliminary Plat
4. Aerial Map





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2020-05**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT THE PRELIMINARY PLAT OF KRISTINE SUBDIVISION NO. 1 ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from McLane Consulting, Incorporated; and,

WHEREAS, the plat meets City Code requirements of the Heavy Industrial Zone; and,

WHEREAS, the plat incorrectly references Child Street and the name of the street should be changed to Childs Avenue; and,

WHEREAS, the plat dedicates a 30-foot right-of-way for Childs Avenue along the eastern edge of Lot 3, Kristine Subdivision No. 1 to have a total 60-foot right-of-way for Childs Avenue; and,

WHEREAS, the plat will not change the existing access to the properties; and,

WHEREAS, Bridge Access Road is a paved and State-maintained road providing access to the properties; and,

WHEREAS, the plat discloses existing utility easements that allow for orderly development of the properties; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, an easement is sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the proposed lot meets standards for connection to City water and sewer lines.
2. Pursuant to Kenai Municipal Code 14.10.080 Minimum improvements required, there is adequate access and facilities available to the proposed parcel. An installation agreement is not required.
3. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the lot meets City standards for minimum lot sizes.
4. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the lots meet City standards for minimum lot width, maximum lot coverage, maximum height, and setbacks.

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

Section 1. That the preliminary plat of Kristine Subdivision No. 1 attached as Exhibit "A" be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Childs Street is incorrectly referenced on the plat and should be changed to Childs Avenue.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 8th day of April, 2020.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CITY CLERK



**CITY OF KENAI PLANNING DEPARTMENT
PRELIMINARY PLAT SUBMITTAL FORM**

APPLICANT	Estate of Donald Fredrickson
MAILING ADDRESS	PO Box 770987
CITY, STATE, ZIP	Eagle River, AK 99577
PHONE	907-561-2220

NAME OF PLAT	Kristine Subdivision No.1	
	Preliminary Plat	Revised Preliminary Plat

CURRENT ZONING WHERE APPLICABLE: Heavy Industrial

USE: Residential Recreational Commercial **Other**

SEWER:	On Site	City	Community
WATER:	On Site	City	Community

Vacation of Public Right-of-Way Yes **No**

STREET NAME:

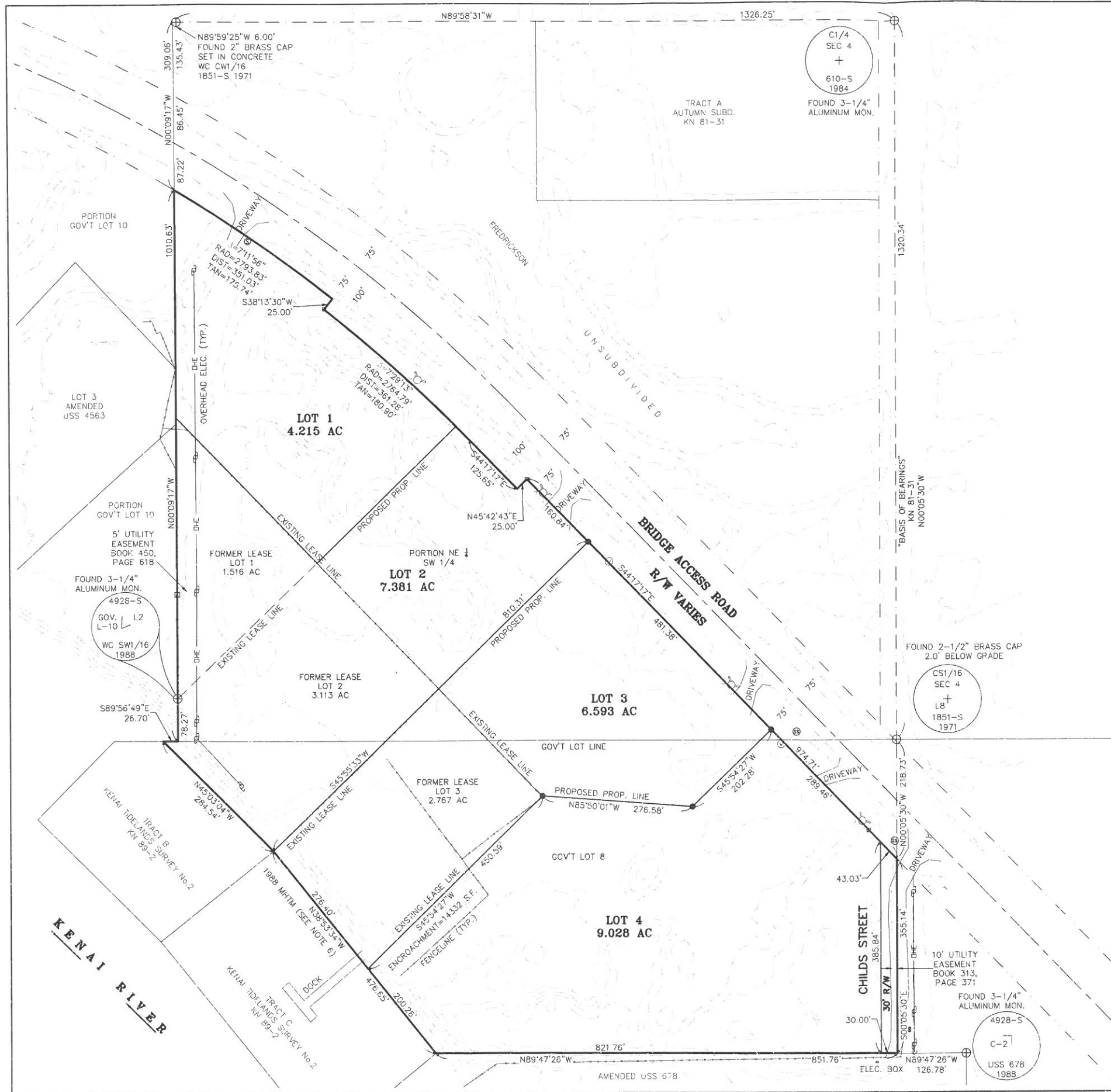
EXCEPTIONS REQUIRED AND REQUESTED:

COMMENTS:

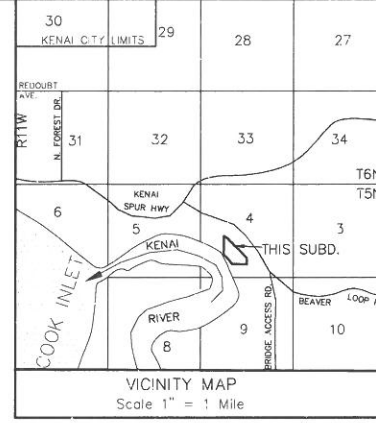
Carroll E. Ambrose
 Applicant's Signature

17 February 2020
 Date

6/24/2014 CARROLL E. AMBROSE
 APPOINTED PERSONAL
 REPRESENTATIVE OF THE ESTATE



- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 - SET 5/8"x30" REBAR w/ 2" STAINLESS STEEL CAP 85032-S
 - ⊖ POWER POLE
 - OVERHEAD ELECTRIC
 - ⊙ SEWER SYSTEM MANHOLE
 - ⊙ SEWER POST
 - ⊙ SEWER CLEANOUT
 - ⊙ WATER POST
 - ⊙ FIRE HYDRANT



- NOTES**
1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
 2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 3. BUILDING SET BACK— A BUILDING SET BACK OF 20 FT. IS REQUIRED FROM ALL STREETS RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 4. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE CITY OF KENAI IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE DEPARTMENT.
 5. DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
 6. THE 1988 MEANDER LINE OF THE MEAN HIGH TIDE MARK FOR THE KENAI RIVER AS SHOWN IS FOR SURVEY COMPUTATIONS ONLY. (IT WAS ESTABLISHED BY TIDAL OBSERVATION MADE ON OCT. 24, 1988. SELDOLIA AM HIGH TIDE = 22.9 FT. KENAI RIVER ENTRANCE = 22.9 FT. NOS DATA FOR KENAI RIVER ENTRANCE MEAN HIGH TIDE = 19.1 FT.) THE TRUE BOUNDS OF THESE TRACTS ARE THE MEAN HIGH TIDE MARK AND/OR THE ORDINARY HIGH WATER MARK OF THE KENAI RIVER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ESTATE OF DONALD FREDRICKSON
PO BOX 770987
EAGLE RIVER AK 99577

NOTARY'S ACKNOWLEDGEMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018
MY COMMISSION EXPIRES : _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.
_____, 2018.
AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE

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

BY: _____ DATE _____
PAUL OSTRANDER
CITY MANAGER
CITY OF KENAI

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Stan A. McLane C.E. 7863 AK Date _____



Plat #	
Rec Dist	
Date	20
Time	M

KRISTINE SUBDIVISION No.1

ESTATE OF DONALD FREDRICKSON
PO BOX 770987
EAGLE RIVER AK 99577

27.472 AC. M/L SITUATED IN THE NE1/4 OF SW1/4 AND GOV'T LOT 8, SEC.4, T.5N., R.11W., S.M., AK, THE CITY OF KENAI, AND THE KENAI PENINSULA BOROUGH, IN THE KENAI RECORDING DISTRICT.

ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99669 VOICE: (907) 283-1213 FAX: (907) 283-3265 WWW.MCLANECG.COM	KFB FILE NO. 2018-XXX
PROJECT NO. 182002	


SCALE 1" = 100' DATE: SEPT. 2019 BOOK NO.: 18-05 DRAWN BY: JAH




Parcel No:
04901126
04901127

839 Bridge Access Rd.
992 Bridge Access Rd.



 Existing Lot Line

210'


1 inch equals 250 feet

The information depicted here on is for graphic representation only of the best available sources. The City of Kenai assumes no responsibility for errors on this map.

Date: 4/3/2020



KENAI

City of Kenai | 210 Fidalgo Ave, Kenai, AK 99611-7794 | 907.283.7535 | www.kenai.city

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Elizabeth Appleby, City Planner
DATE: April 2, 2020
SUBJECT: PZ2020-06 – Replat of Tract A, General Aviation Apron No. 2

Applicants: City of Kenai
210 Fidalgo Avenue
Kenai, AK 99611

Submitted By: Segesser Surveys, Inc.
30485 Rosland Street
Soldotna, AK 99669

Requested Action: Replat of Tract A, General Aviation Apron Subdivision No. 2

Legal Description: Tract A, General Aviation Apron Subdivision No. 2

Property Address: 209 North Willow Street

KPB Parcel No: 04324025

Lot Size: 5.24 Acres (approximately 228,254 square feet)

Existing Zoning: Airport Light Industrial (ALI)

Current Land Use: Vacant parcel (pending lease to SOAR International Ministries)

Land Use Plan: Airport Industrial

GENERAL INFORMATION

Segesser Surveys, Inc. has submitted a preliminary plat on behalf of the City of Kenai. The plat affects the parcel described as Tract A, General Aviation Apron Subdivision No. 2. The preliminary plat divides the parcel into two separate lots aligning with the edge of the runway. The new Tract A1 would be retained by the City as it is part of the runway. The new Tract A2 would be leased to SOAR International Ministries, LLC. The lease has been approved by City Council. The lease will be initiated once subdivision of the lots is finalized.

Application, Public Notice, Public Comment

KMC 14.10.010 General under *Chapter 14.10 Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review prior to the submittal of the plat to the Kenai Peninsula Borough Planning Department. Kenai Municipal Code (*KMC*) *14.10.060* describes the process in more detail. The plat will be reviewed first by the City of Kenai Planning and Zoning Commission and then by the Kenai Peninsula Borough's Plat Committee and Planning Commission.

The surveyor completed the plat submittal form on behalf of the property owners. City staff deemed the application to be complete. The City of Kenai follows *Kenai Peninsula Borough Code 20.25.070* and *20.25.080* for preliminary plat submittal requirements.

City staff published notice of the consideration of the plat as part of the agenda for the City of Kenai Planning and Zoning Commission in the *Peninsula Clarion*. No public comments have been received as of April 3, 2020.

ANALYSIS

Access to the proposed lots is via North Willow Street and Granite Point Street, which are paved and maintained by the City of Kenai. The proposed plat keeps the existing 20-foot utility easement that currently runs through the middle of Tract A and dedicates an additional 5-feet to the utility easement to bring it up to the new proposed property line between new Tracts A1 and A2. The 10-foot utility easement along North Willow Street remains on the new plat. The street names are accurate on the plat.

City of Kenai water and sewer lines are within the right-of-ways of North Willow Street and Granite Point Street. An installation agreement is not required, but the lessee must follow City Code for connecting to City water and sewer once a hangar is constructed on the premises.

Based upon the submitted materials and this review, the preliminary plat meets requirements of *KMC Subdivision design standards* and *KMC 14.10.080 Minimum improvements required* under *Chapter 14.10 Subdivision Regulations*. City staff recommends a condition of approval for the property to conform to all federal, State of Alaska, and local regulations.

RECOMMENDATIONS

City staff recommends approval of the preliminary plat of Bridge Road Subdivision 2019 Replat, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

ATTACHMENTS

1. Draft Resolution No. PZ2020-06
2. Application



3. Preliminary Plat

4. Aerial Map





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2020-06**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT THE GENERAL AVIATION APRON TRACT A REPLAT ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Incorporated; and,

WHEREAS, the plat meets City Code requirements of the Airport Light Industrial Zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, the plat maintains existing utility easements and dedicates an additional five-feet to the existing 20-foot utility easement to bring it to the new property line; and,

WHEREAS, the plat will not change the existing access to the properties; and,

WHEREAS, North Willow Street and Granite Point Street are paved and City-maintained roads providing access to the property; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, an easement is sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the proposed lot meets standards for connection to City water and sewer lines.
2. Pursuant to Kenai Municipal Code 14.10.080 Minimum improvements required, there is adequate access and facilities available to the proposed parcel. An installation agreement is not required.
3. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the lot meets City standards for minimum lot sizes.
4. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the lots meet City standards for minimum lot width, maximum lot coverage, maximum height, and setbacks.

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

Section 1. That the General Aviation Apron Tract A Replat be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 8th day of April, 2020.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CITY CLERK



Preliminary Plat Submittal Form

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

APPLICANT (SURVEYOR)

Name:	Segesser Surveys, Inc.						
Mailing Address:	30485 Rosland Street	City:	Soldotna	State:	AK	Zip Code:	99669
Phone Number(s):	(907)262-3909						
Email:	seggy@ptialaska.net						

PROPERTY OWNER

Name:	City of Kenai						
Mailing Address:	210 Fidalgo Avenue	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	(907) 283-7535						
Email:							

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04324025					
Current City Zoning:	Airport Light Industrial (ALI)					
Use:	<input type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input checked="" type="checkbox"/> Commercial			
	<input type="checkbox"/> Other:					
Water:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community			
Sewer:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community			

PLAT INFORMATION

Preliminary Plat Name:	General Aviation Apron No. 2, Plat 81-110, Kenai Recording District					
Revised Preliminary Plat Name:	General Aviation Apron Tract					
Vacation of Public Right-of-Way:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No			
Street Name (if vacating ROW):						

Exceptions Required and Requested:

Comments:

REQUIRED ATTACHMENTS

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

SIGNATURE

Signature:		Date:	3/25/20
Print Name:	John Segesser	Title/Business:	President/Segesser Surveys

LEGEND:

- ⊕ 3 1/4" ALUM. CAP MONUMENT FOUND
- ⊙ 3 1/4" ALUM. CAP MONUMENT FOUND
- ⊗ 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT K-1448 KR D

NOTES:

- 1) This plat is subject to City of Kenai zoning regulations.
- 2) Basis of bearing taken from Cook Inlet Industrial Air Park, Plat K-1448, Kenai Recording District.
- 3) **WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.

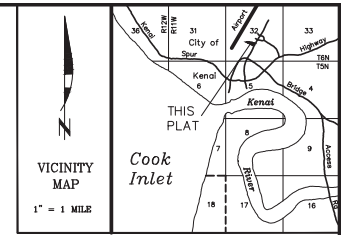
Engineer _____ License No. _____ Date _____



SURVEYOR'S CERTIFICATE

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

Date _____



CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE CITY OF KENAI IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE CITY OF KENAI, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PAUL OSTRANDER, CITY MANAGER
CITY OF KENAI
210 PIDALGO AVENUE
KENAI, ALASKA 99611
BOOK 35 PAGE 99
RIGHTS-OF-WAY

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

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

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. _____

General Aviation Apron Tract A Replat	
A replat of Tract A, General Aviation Apron No. 2, Plat 81-110, Kenai Recording District. Located within the NW1/4 SE1/4 Section 32, T6N, R11W, S.M., City of Kenai, Kenai Peninsula Borough, Alaska. Containing 5.243 Ac.	
Surveyor Segesser Surveys 30465 Rosland St. Soldotna, AK 99689 (907) 282-3909	Owner City of Kenai 210 Pidalgo Ave. Kenai, Alaska 99611
JOB NO. 20025	DRAWN: 3-26-2020
SURVEYED: March, 2020	SCALE: 1"=100'
FIELD BOOK: 19-5	SHEET: 1 of 1





**Parcel No:
04324025**

**General Aviation #2
Tract A**



Legend

-  Existing Lot Line
-  Approximate New Lot Line

90'

1 inch equals 110 feet

The information depicted here on is for graphic representation only of the best available sources. The City of Kenai assumes no responsibility for errors on this map.

Date: 4/3/2020



Kenai City Council - Regular Meeting

March 18, 2020 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

ACTION AGENDA

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda (*Public comment 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 PUBLIC COMMENTS

(Public comment limited to ten (10) minutes per speaker)

C. UNSCHEDULED PUBLIC COMMENTS

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

D. PUBLIC HEARINGS

1. **ADOPTED UNANIMOUSLY. Resolution No. 2020-15** – Extending the Disaster Emergency Declaration for the City of Kenai made on March 18, 2020 in Response to the COVID-19 Pandemic. (City Manager)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3114-2020** – Authorizing the Suspension and Modification of Various Sections of Kenai Municipal Code Regarding Council Meetings and Other Public Meetings and Participation in order to Protect the Health Safety and Welfare of Our City and Declaring and Emergency. (Legal)
 1. Motion for Introduction
 2. Motion for Second Reading (Requires a Unanimous Vote)
 3. Motion for Adoption (Requires Five Affirmative Votes)
3. **ENACTED UNANIMOUSLY AS AMENDED. Ordinance No. 3106-2020** - Amending Title 11 - Harbor and Harbor Facilities, to Remove Provisions that are No

Longer Historically Relevant, Recognize Changes to Other Chapters of City Code That Now Provide for Lease and Sale of Harbor Lands and Provide the Harbor Commission a Platform to Move Forward. (Council Members Peterkin and Glendening)

4. **ENACTED UNANIMOUSLY. Ordinance No. 3110-2020** - Amending Kenai Municipal Code Section 23.55.030 - Qualification Pay, to Add Additional Qualification Pay Items to the List of Those for Which Employees Continue to Receive While on Annual Leave or When Receiving Holiday Pay. (Administration)
5. **ENACTED UNANIMOUSLY. Ordinance No. 3111-2020** - Increasing Estimated Revenues and Appropriations in the Terminal Improvements Capital Fund, and Authorizing an Increase to the Construction Purchase Order to Blazy Construction, Inc. (Administration)
6. **ENACTED UNANIMOUSLY. Ordinance No. 3112-2020** - Increasing Estimated Revenues and Appropriations in the Airport Improvements Capital Fund, and Authorizing an Increase to the Construction Purchase Order to Kirila Fire, Inc. (Administration)
7. **ADOPTED UNANIMOUSLY. Resolution No. 2020-14** - Approving the Execution of a Lease of Airport Reserve Lands Using the Standard Lease Form Between the City of Kenai and Schilling Rentals, LLC for Lot 5A, Block 1, FBO Subdivision 2018 Replat. (Administration)
8. **ADOPTED UNANIMOUSLY AS AMENDED. Resolution No. 2020-16** – Supporting the Appointment of Robert Ruffner to the Alaska Board of Fisheries. (Mayor Gabriel)

E. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of March 4, 2020 (City Clerk)

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Bills to be Ratified. (Administration)
2. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Purchase Orders Over \$15,000. (Administration)
3. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Non-Objection to the Renewal of the Liquor License for American Legion Post #20. (City Clerk)
4. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET 4/1/2020.** *Ordinance No. 3113-2020 - Increasing Estimated Revenues and Appropriations in

the Terminal Improvements Capital Fund, and Authorizing an Increase to the Design Agreement with Wince Corthell Bryson. (Administration)

5. **APPROVED UNANIMOUSLY. Action/Approval** - Special Use Permit to State of Alaska Department of Natural Resources - Forestry Division, for Aircraft Loading and Parking. (Administration)
6. **APPROVED UNANIMOUSLY. Action/Approval** - Adopt a New City Logo. (City Manager)
7. **SET FOR 04/15/2020 AND 04/16/2020. Discussion** - Set Dates for Council Employee Evaluations. (Mayor Gabriel)
8. **Discussion** - Parks and Recreation Commission and City Council Student Representative Policies. (Vice Mayor Molloy)
9. **Discussion** - Public Official Financial Disclosure Statements. (Vice Mayor Molloy)
10. **APPROVED UNANIMOUSLY. Action/Approval** – Support the City Manager’s Emergency Disaster Declaration. (City Manager)

H. COMMISSION / COMMITTEE REPORTS

1. Council on Aging
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. Beautification Committee
7. Mini-Grant Steering Committee

I. REPORT OF THE MAYOR

J. ADMINISTRATION REPORTS

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

K. ADDITIONAL PUBLIC COMMENT

1. Citizens Comments *(Public comment limited to five (5) minutes per speaker)*

2. Council Comments

L. EXECUTIVE SESSION

1. Discussion of the Facility Management Agreement for the Kenai Visitor and Cultural Center, pursuant to AS 44.32.310(c)(1)(3) a matter of which the immediate knowledge may have an adverse effect upon the finances of the City, and a matter by which law, municipal charter, or ordinance are required to be confidential.

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATION ITEMS

1. Purchase Orders Between \$2,500 and \$15,000.

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.



Kenai City Council Meeting - Special Meeting

March 24, 2020 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

<https://www.kenai.city>

AGENDA

A. CALL TO ORDER

B. NEW BUSINESS

1. **ENACTED UNANIMOUSLY AS AMENDED. Ordinance No. 3115-2020** - Granting the City Manager Emergency Powers, Ratifying Temporary Leave for Employees, and Declaring an Emergency.

1. Motion for Introduction
2. Motion for Second Reading (Requires a Unanimous Vote)
3. Motion for Adoption (Requires Five Affirmative Votes)

C. PUBLIC COMMENT

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

D. ADJOURNMENT

Public comment may be emailed to city_council@kenai.city.

Please email the City Clerk (cityclerk@kenai.city) to sign up to testify; provide your name and telephone number. It is assumed you will be on the call using one of the below options; if not, we will call you.

This meeting may be accessed from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/609147917>

You may also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(571\) 317-3129](tel:+15713173129)

Access Code: 609-147-917

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<https://global.gotomeeting.com/install/609147917>



Kenai City Council - Regular Meeting

April 01, 2020 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

Telephonic/Virtual Information Below

www.kenai.city

ACTION AGENDA

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda (*Public comment 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 PUBLIC COMMENTS

(Public comment limited to ten (10) minutes per speaker)

C. UNSCHEDULED PUBLIC COMMENTS

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

D. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. Ordinance No. 3113-2020** - Increasing Estimated Revenues and Appropriations in the Terminal Improvements Capital Fund, and Authorizing an Increase to the Design Agreement with Wince Corthell Bryson. (Administration)
2. **ADOPTED UNANIMOUSLY. Resolution No. 2020-17** - Authorizing the Use of Funds Remaining After Completion of the Kenai Senior Center Solarium, Roof Repair, Dining Room and Administrative Office Carpet Replacement Projects for a New Project to Create an Alternate Entrance into the Center's Computer Lab. (Administration)

E. MINUTES – None.

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Bills to be Ratified. (Administration)
2. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Purchase Orders Over \$15,000. (Administration)
3. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Non-Objection to the Renewal of the Liquor Licenses for George's Nightclub, Uptown Motel/Back Door Lounge, Uptown Motel/Louie's, and Kenai Elks Lodge #2425. (City Clerk)
4. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET 04/15/2020. *Ordinance No. 3116-2020** - Increasing Estimated Revenues and Appropriations in the Airport Special Revenue and Airport Improvements Capital Project Funds and Authorizing a Professional Services Agreement for the Design of the Airport Operations Sand Storage Facility Project. (Administration)
5. **Discussion** - City Response to COVID-19. (Administration)

H. COMMISSION / COMMITTEE REPORTS

1. Council on Aging
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. Beautification Committee
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I. REPORT OF THE MAYOR

J. ADMINISTRATION REPORTS

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

K. ADDITIONAL PUBLIC COMMENT

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

L. **EXECUTIVE SESSION**

M. **PENDING ITEMS**

N. **ADJOURNMENT**

O. **INFORMATION ITEMS**

1. Purchase Orders Between \$2,500 and \$15,000.

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Join Zoom Meeting: <https://zoom.us/j/537517209>

Meeting ID: 537 517 209

Dial by your location: (253) 215-8782

(Or, find your local number at <https://zoom.us/u/aYoajf1wu>)

Meeting ID: 537 517 209



Plat Committee Action Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

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

*Jeremy Brantley – Sterling • Paulette Bokenko-Carluccio – City of Seldovia • Cindy Ecklund – City of Seward
Dr. Rick Foster – Southwest Borough • Paul Whitney – City of Soldotna
Alternates: Virginia Morgan – East Peninsula*

**March 23, 2020
6:00 p.m.**

Due to the current COVID-19 pandemic and CDC recommendations, the noticed meeting will be available to the public only via telecommunication. Doors will be closed to the public due to the CDC recommendations.

To call into the meeting to listen or comment, please call 907-714-2448.

If you have questions or are experiencing technical difficulties, please call 907-714-2200.

Agendas and materials to be reviewed during the meeting may be found on the Plat Committee website.
<https://www.kpb.us/planning-dept/plat-committee>

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report and staff recommendations on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes
- 4) After testimony is completed, the Plat Committee may follow with questions. A person may only testify once on an issue unless questioned by the Plat Committee.
- 5) Staff may respond to any testimony given and the Committee may ask staff questions.
- 6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.
- 7) The Chair closes the hearing and no further public comment will be heard.
- 8) The Chair entertains a motion and the Committee deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES
 1. Agenda
 2. Member/Alternate Excused Absences
 - a. Dr. Rick Foster, Southwest Borough
 3. Minutes
 - a. February 24, 2020 Plat Committee Meeting

Motion to approve the agenda, excused absences, and minutes was approved by unanimous vote.

D. PUBLIC COMMENT

(Items other than those appearing on the agenda or not scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made.)

E. SUBDIVISION PLAT PUBLIC HEARINGS

1. Bailey Meadow

KPB File 2020-014 [Peninsula Surveying, LLC / Chivers, Bailey]

Location: Oil Well Road, Hostetter Street and Issemoyer Street; Ninichik

Motion to grant preliminary approval subject to staff recommendations and adherence to borough code, passed by unanimous vote.

Motion to approve the exception to proposed street layout and block length, passed by unanimous vote.

Motion to approve the exception requested to street intersection requirements, subject to a 50 foot radius public access easement granted by this plat at the intersection of Oil Well Road and Hostetter, passed by unanimous vote.

2. Chris Little Subdivision

KPB File 2020-019 [Johnson Surveying / Little]

Location: on Bastien Drive; Nikiski

Motion to grant preliminary approval to Chris Little Subdivision, subject to staff recommendations and compliance with borough code, passed by unanimous vote.

Motion to grant approval to the exception requested to KPB 20.30.030 – proposed street layout and 20.30.170-block length, passed by unanimous vote.

Motion to grant approval to the exception requested to KPB 20.30.210 – lots-access to street, passed by unanimous vote.

3. Fairview Subdivision 2019 Replat

KPB File 2020-013 [Johnson Surveying / Raymond Property Management Inc]

Location: off Bartlett Street and W. Fairview Avenue; City of Homer

Motion to grant preliminary approval based on staff recommendations and adherence to borough code, passed by unanimous vote.

4. Otter Creek Subdivision Addition No. 2

KPB File 2020-024 [Johnson Surveying / Merkes Leon N 1994 Trust, Merkes]

Location: off Stans Street, the Sterling Highway and Otter Trail Road; Sterling

Motion to postpone the preliminary plat Otter Creek Subdivision Addition No. 2 until the April 27, 2020 Plat Committee meeting passed by unanimous vote.

- 5. Seward Original Townsite Snowden Replat
 KPB File 2020-023 [Johnson Surveying / Snowden]
 Location: on Fourth Avenue off Madison Street and Jefferson Street; City of Seward

Motion to grant preliminary approval to the Seward Original Townsite Snowden Replat, subject to staff recommendations and compliance with borough code, passed by unanimous vote.

- 6. Simonds Ridge 2020 Addition
 KPB File 2020-007 [Johnson Surveying / Simonds, Canterwood Cabins LLC]
 Location: off Happy O Avenue and Lucason Avenue; Happy Valley

Motion to grant preliminary approval, subject to staff recommendations and compliance with borough code, passed by unanimous vote.

Motion to grant approval to the exception requested to KPB 20.30.030 – extension of right of way dedication within the section line easement and 20.30.170 – block length, passed by unanimous vote.

- 7. Rodriguez Subdivision
 KPB File 2020-025 [Segesser Surveys / Rodriguez]
 Location: off East Redoubt Avenue; City of Soldotna

Motion to grant preliminary approval based on staff recommendations and adherence to borough code, passed by unanimous vote.

- F. FINAL SUBDIVISION PLAT PUBLIC HEARING - None
- G. OTHER / NEW BUSINESS
- H. MISCELLANEOUS INFORMATION – NO ACTION REQUIRED
- I. ADJOURNMENT

NEXT REGULARLY SCHEDULED MEETING

April 27, 2020
 5:30 P.M. Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building
 144 N. Binkley St., Soldotna, Alaska
 DUE TO THE CURRENT COVID-19 PANDEMIC AND CDC RECOMMENDATION, THE NOTICED MEETING WILL BE AVAILABLE TO THE PUBLIC ONLY VIA TELECOMMUNICATIONS.

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>

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.