



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

October 28, 2026 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

Agenda

A. CALL TO ORDER

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

All items listed with an asterisk () are considered to be routine and non-controversial by the 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 October 14, 2026

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 PZ2026-38** – Recommending that Preliminary Plat Plagge-Swan Subdivision Attached Hereto be Approved.

F. PUBLIC HEARINGS

1. **Resolution PZ2026-37** – Granting a Conditional Use Permit for a Daycare in an Existing Commercial Building Located at 2880 Beaver Loop Road, on Parcel 04944007, in the Rural Residential Zone.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

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: November 17, 2026

L. **COMMISSION COMMENTS AND QUESTIONS**

M. **PENDING ITEMS**

N. **ADJOURNMENT**

O. **INFORMATIONAL ITEMS**

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

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

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

<https://us02web.zoom.us/join/AcwiUlh8TU-jVgpA3wUhCQ>

KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
OCTOBER 14, 2026 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR KEATON, PRESIDING

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on October 14, 2026, in City Hall Council Chambers, Kenai, AK. Chair Keaton called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Chair Keaton led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Jeanne Keaton, Chair
Gwen Woodard
Diane Fikes

Sonja Earsley
Stacie Krause
Marty Askin

A quorum was present.

Absent:

Alex Douthit, Vice Chair

Also in attendance were:

Kevin Buettner, Planning Director
Phil Daniel, City Council Liaison
Logan Parks, Deputy City Clerk

3. Agenda and Consent Agenda Approval

Chair Keaton noted the following additions to the Packet:

Add to item F.1.

Public Comment

- PZ2026-32

MOTION:

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

UNANIMOUS CONSENT was requested.

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

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of September 23, 2026.

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

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

E. **CONSIDERATION OF PLATS** - None.

F. **PUBLIC HEARINGS**

1. **Resolution PZ2026-32** - Granting a Conditional Use Permit For a Cabin Rental of a Single-Family Dwelling on Parcel 04326047 Located at 502 Ash Avenue.

MOTION:

Commissioner Askin **MOVED** to approve Resolution PZ2026-32. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-32.

Chair Keaton opened the floor for public comment.

Stephanie Nella Lenzini-LeBaron, applicant, spoke in support of Resolution PZ2026-32, noting the property has been better maintained without long-term rentals and that short-term rentals allow for greater access between occupants to maintain the interior and exterior of the property.

Bob Malloy, neighboring property owner, spoke in opposition to Resolution PZ2026-32, noting concerns regarding the compatibility of short-term rentals with the neighborhood's established single-family residential character; questioned the findings supporting the Conditional Use Permit and noted concern that approval could set a precedent for additional short-term rentals, potentially reducing housing opportunities for families; and urged the Commission to deny the application and submitted additional written comments for the record.

Kristine Schmidt, neighboring property owner, spoke in opposition to Resolution PZ2026-32, noting concerns regarding the compatibility of short-term rentals with the neighborhood's established single-family residential character; questioned the sufficiency of evidence supporting the Conditional Use Permit; the enforceability of proposed house rules; potential parking and traffic impacts; the lack of on-site supervision; disputed findings in the staff report regarding a previous denied application for a similar use; urged the Commission to deny the application; and referenced comments and supporting documentation submitted for the record.

Stephanie Nella Lenzini-LeBaron, applicant, provided additional comments clarifying that a previous Conditional Use Permit for a daycare on the property had been approved by the City; and noted concerns regarding past interactions with the neighboring property owners; and previous long-term tenants caused significant damage to the property and operating a short-term rental would allow for improved property maintenance and oversight while retaining ownership of the home.

Bob Malloy, neighboring property owner, provided additional comments disputing statements made by the applicant and clarifying the purpose of photographs submitted for the record; and reiterated concerns regarding vacant and damaged properties in the neighborhood and the potential for approval of the Conditional Use Permit to establish a precedent for additional short-term rentals, potentially reducing housing opportunities for families.

Kristine Schmidt noted concerns regarding personal remarks made during public testimony and requested individuals be given an opportunity to respond to such remarks or that they be limited by the Commission.

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

[Clerk's Note: Commissioner Woodard noted a potential conflict of interest due to living in the neighborhood of the subject property and requested to abstain from Commission discussion and voting. Chair Keaton determined that a conflict of interest existed, and Commissioner Woodard abstained from discussion and voting on the matter.]

There was Commission discussion regarding the distinction between short-term rentals and traditional single-family residential uses, and clarification was requested regarding the City's land use regulations for short-term rentals.

Staff clarified that the City's current land use code classifies short-term rentals as "Cabin Rentals," defined as the rental of detached dwelling units or buildings for overnight accommodations for fewer than 30 consecutive days; noted that potential revisions to the code have been discussed, but no changes have been adopted; and noted that there are currently no permitted short-term rentals on Ash Avenue, although short-term rentals exist elsewhere within the greater Woodland Subdivision.

There was Commission discussion regarding the location of existing permitted short-term rentals within Woodland Subdivision; the distinction between resident and non-resident property owners; guest occupancy limits; parking requirements; quiet hours; and enforcement of rental rules.

Staff clarified that no permitted short-term rentals exist within the Woodland Subdivision Part 1 and that the City's code does not distinguish between resident and nonresident property owners when applying for a Conditional Use Permit.

The applicant provided clarification regarding guest screening; house rules; property management; and procedures for addressing disruptive behavior.

Staff explained the proposed six-person occupancy limit was based on the number of bedrooms and public safety considerations, noting similar occupancy restrictions had not been imposed on previous Conditional Use Permits; and existing on-street parking regulations and quiet hours were included in the proposed conditions.

VOTE:

YEA: Askin, Krause, Keaton

NAY: Earsley, Fikes

ABSENT: Douthitt

ABSTAIN: Woodard

MOTION PASSED.

Chair Keaton noted the 15-day appeal period.

2. Resolution PZ2026-33 - Granting a Conditional Use Permit for a Cabin Rental of a Single-Family Dwelling on Parcel 04328011 Located at 1123 Walnut Avenue.

MOTION:

Commissioner Askin **MOVED** to approve Resolution PZ2026-33. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-33

Chair Keaton opened the floor for public comment.

Bruce Ladd, neighbor, spoke in opposition to Resolution PZ2026-33, noting concerns regarding the transient nature of short-term rental guests; guest screening and background checks; increased occupancy; potential impacts on neighboring livability; and acknowledged the property owners' efforts to address neighborhood concerns, including the installation of a privacy fence.

Derek Fowler, applicant, spoke in support of the Conditional Use Permit, acknowledging concerns regarding short-term rentals and neighboring impacts; noting that guests were screened through Airbnb and are subject to house rules; the property is monitored through security cameras and communication with neighbors; the property serves as his primary residence and its rented primarily to families and temporary workers while he is away; he clarified his willingness to comply with all conditions and emphasized the importance of providing alternative lodging options for visitors.

Sheila Fowler, applicant, spoke in support of the Conditional Use Permit, noting that guest screening procedures are in place through Airbnb and that rental activity generally results in less traffic than when her family occupies the residence; the positive experiences with guests and the benefits of providing accommodations for visitors to Kenai; and the opportunity short-term rentals provide for her family to travel during the summer.

Seth Beverly, neighboring property owner, spoke in support of the Conditional Use Permit, noting the property had operated as a short-term rental for several summers without causing safety concerns or noise disturbances for his family.

Kristine Schmidt, neighboring property owner, spoke in opposition of the Conditional Use Permit, noting concerns regarding the compatibility of short-term rentals with the single-family residential character of Woodland Subdivision and existing neighborhood covenants; off-site property management; questioned the classification of short-term rentals as cabin rentals under City code; and requested, if approved, the permit include a condition limiting rental activity to 75 days annually, consistent with the applicant's stated intentions.

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

[Clerk's Note: Commissioner Woodard noted a potential conflict of interest due to living in the neighborhood of the subject property and requested to abstain from Commission discussion and voting. Chair Keaton determined that a conflict of interest existed, and Commissioner Woodard abstained from discussion and voting on the matter.]

There was Commission discussion regarding balancing property owners' rights with neighboring concerns and the distinctions between short-term rentals operated at a primary residence and those operated by nonresident owners.

MOTION:

Commissioner Fikes **MOVED** to include a condition for the rental to not exceed 75 days annually. Commissioner Earsley **SECONDED** the motion.

VOTE ON MOTION TO AMEND:

YEA: Fikes, Earsley

NAY: Keaton, Krause, Askin

ABSENT: Douthit

ABSTAIN: Woodard

MOTION FAILED TO AMEND.

VOTE ON MAON MOTION:

YEA: Earsley, Krause, Fikes, Keaton, Askin,

NAY: None

ABSENT: Douthit

ABSTAIN: Woodard

MAIN MOTION PASSED.

Chair Keaton noted the 15-day appeal period.

3. Resolution PZ2026-34 - Granting a Conditional Use Permit for the Extraction of Natural Resources on Parcel 04901068.

MOTION:

Commissioner Askin **MOVED** to approve Resolution PZ2026-34. Commissioner Earsley **SECONDED** the motion.

Planning Director Buettner reported KMC 14.20.150(d) required an applicant or representative of the applicant must be present for the application to be considered at the public hearing, and if none were present the application should be dismissed.

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

MOTION:

Commissioner Askin **MOVED** to postpone indefinitely PZ2026-34 due to a lack of attendance of applicant. Commissioner Fikes **SECONDED** the motion.

VOTE ON MOTION TO POSTPONE INDEFINITELY:

YEA: Krause, Fikes, Woodard, Keaton, Askin, Earsley

NAY: None

ABSENT: Douthit

MOTION POSTPONED INDEFINITELY.

4. **Resolution PZ2026-35** - Granting the Application for a Variance Permit to Build Into the Setbacks for Expanded Extraction of Natural Resources on Parcel 04901068.

MOTION:

Commissioner Askin **MOVED** to approve Resolution PZ2026-35. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner reported KMC 14.20.150(d) required an applicant or representative of the applicant must be present for the application to be considered at the public hearing, and if none were present the application should be dismissed.

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

VOTE:

YEA: Fikes, Woodard, Keaton, Askin, Earsley, Krause

NAY: None

ABSENT: Douthit

MOTION DISMISSED.

5. **Resolution PZ2026-36** - Approving the Withdrawal of the Application for a Variance Permit at 2817 Beaver Loop Road, on Parcel No. 04911029, Previously Approved by Resolution No. PZ2026-26.

MOTION:

Commissioner Askin **MOVED** to approve Resolution PZ2026-36. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-36.

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

There was Commission discussion regarding the withdrawal procedures; and a request to include the original application materials in future packets for similar matters.

Staff clarified that application fees were nonrefundable and that Resolution PZ2026-36 would formally document the withdrawal to ensure an accurate historical record.

VOTE:

YEA: Woodard, Keaton, Askin, Earsley, Krause, Fikes

NAY: None

ABSENT: Douthit

MOTION PASSED.

Chair Keaton noted the 15-day appeal period.

G. UNFINISHED BUSINESS - None.

H. NEW BUSINESS

1. **Action/Approval** - Amending Noticing Requirements for Planning & Zoning and Land Administration to Modernize Procedures.

MOTION:

Commissioner Askin **MOVED** to amend noticing requirements for Planning & Zoning and Land Administration to modernize procedures. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet.

Kristine Schmidt spoke in opposition to amending noticing requirements, noting concerns regarding reduced public notice; transparency and community outreach; emphasized the importance of newspaper publication in providing accessible public notice; questioned the effectiveness of relying on the City's website; and concerns regarding the potential financial impact on the local newspaper and urged the Commission to retain newspaper publication requirements in addition to website postings.

There was Commission discussion regarding proposed changes to public notice requirements, including the impact of newspaper publication schedules on application processing timelines and opportunities to improve public outreach.

Staff clarified proposed changes would eliminate newspaper publication requirements while maintaining existing mailed notices, property signage, and notification distance requirements, and requiring notices to be posted in at least three public locations and on the City's website.

Additional Commission discussion addressed encouraging applicants to notify neighboring property owners; improving property signage with direct website links or QR codes; and exploring additional notification methods through social media and radio announcements.

VOTE:

YEA: Keaton, Askin, Earsley, Krause, Fikes, Woodard

NAY: None

ABSENT: Douthit

MOTION PASSED.

I. REPORTS

1. Planning Director - No report.
2. Commission Chair - No report.
3. Kenai Peninsula Borough Planning

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

4. City Council Liaison

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

J. ADDITIONAL PUBLIC COMMENTS

Kristine Schmitt noted concerns regarding the City's Conditional Use Permit process and recommended reviewing the land use table to address the expansion of commercial uses into residential neighborhoods; public participation timelines; access to application materials; the objectivity of staff reports; the consideration of neighborhood impacts; and recommended increasing the 300-foot public notification radius; improving transparency and opportunities for public input; and reviewing the City's Comprehensive Plan for potential updates.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: October 28, 2026

L. COMMISSION COMMENTS AND QUESTIONS

Commissioner Fikes thanked members of the public for their testimonies and for participation in the 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 9:08 p.m.

I certify the above represents accurate minutes of the Kenai Planning & Zoning Commission meeting of October 14, 2026.

Logan Parks, Deputy City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-38**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT PLAGGE-SWAN SUBDIVISION ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESSES: 4257 & 4289 Beaver Loop Road

LEGAL DESCRIPTIONS: THAT PORTION OF SW1/4 NW1/4 AS PER DEED 40 @ 232 DESCRIBED AS COMMENCING FROM USGLO SEC CORNER MONUMENT COMMON TO SEC 35 & 36 T6N AND SEC 1 & 2 T5N, S 0 DEGREES 03 MIN W 2150.20 FT ALONG SECTION LINE COMMON TO SEC 1&2, THENCE S 89 DEGREES 57 MIN E 488.55 FT, THENCE N 45 DEGREES 06 MIN E 513.71 FT ALONG CENTERLINE OF BEAVER LOOP RD, THENCE N 44 DEGREES 54 MIN W 50FT TO POB AND CORNER 1, THENCE CONTINUE N 44 DEGREES 54 MIN W 208.7 FT TO CORNER 2, THENCE N 45 DEGREES 06 MIN E 208.71 FT TO CORNER 3, THENCE S 44 DEGREES 54 MIN E 208.71 FT TO CORNER 4, THENCE S 45 DEGREES 06 MIN W 208.71 FT ALONG ROW TO POB, Township 5 North, Range 11 West, Section 1, Seward Meridian, & BEGINNING AT THE NORTHWEST CORNER OF SEC 1 PROCEED S 0 DEG 03 MIN W 2637.92 FT TO A POINT ON THE CENTERLINE OF BEAVER LOOP RD TH N 45 DEG 06 MIN E ALONG SAID CENTERLINE 995.35 FT TH N 44 DEG 54 MIN 2 50 FT TO THE POB TH N 44 DEG 54 MIN W 208.71 FT TH N 45 DEG 06 MIN E 208.71 FT TH S 44 DEG 54 MIN E 208.71 FT TH S 45 DEG 06 MIN W 208.71 FT TO THE POB, Township 5 North, Range 11 West, Section 1, Seward Meridian, & A PORTION OF SW1/4 NW1/4 LYING NORTHWESTERLY OF BEAVER LOOP RD Township 5 North, Range 11 West, Section 1, Seward Meridian.

KPB PARCEL NUMBERS: 04926005 & 04926006

WHEREAS, the City of Kenai received a preliminary plat from Jason Young, PLS, on behalf of property owners Hildegard Plagge & Ricky and Bunny Gease, for a replat of Parcels 04926005 and 0496006, located in Township 6 North, Range 11 West, Section 34, Seward Meridian; and,

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

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

WHEREAS, the proposed lots will have access from Beaver Loop Road, a maintained paved City road; and,

WHEREAS, on-site water and wastewater disposal systems currently exist; and,

WHEREAS, an easement for utilities is dedicated adjacent to the right-of-way along the southeastern boundary; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 Subdivision Design Standards, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides satisfactory and desirable building sites, and the on-site water and sewer systems will be subject to the regulatory requirements of the Public Works Department; and,
 - a. The applicant is requesting an exception to KMC 14.10.070(d)(1) to allow for a block totaling 1,172 feet in length. As this length is greater than 1,000 feet, a 10-foot wide crosswalk may be required by code. After a review of the proposed preliminary plat, the City's Public Works Director and Planning Director have determined that a crosswalk is not advisable in this location. A multimodal path exists on the opposite side of Beaver Loop Road. Beaver Loop Road is considered a Major Collector and has a posted speed limit of 45 mph. There is no receiving pedestrian or bicyclist infrastructure north of Beaver Loop Road. The introduction of a pedestrian crosswalk along this route which is in a rural, low-density area, could endanger non-motorized road users and the northern terminus would not serve any purpose but to access the subject properties. An exception to block length is reasonable and a crosswalk is not needed.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 Minimum lot area requirements, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet ($\approx$ 0.47 acre), with a proposed lot sizes of 2.492 acres and 6.006 acres
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

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

Section 1. That preliminary plat Plagge-Swan Subdivision, for a replat of parcel 04926005 and parcel 04926006 into Tract A and Tract B, Plagge-Swan Subdivision, Township 5 North, Range 11 West, Section 1, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. Granting of an exception to KMC 14.10.070(d)(1) Subdivision Design Standards to allow for a block length greater than 1,000 feet without a crosswalk.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 28TH DAY OF OCTOBER, 2026.

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Caitlynne Bishop, Planning Technician
DATE: October 15, 2026
SUBJECT: Resolution No. PZ2026-38 – Preliminary Plat – Plagge-Swan Subdivision

Request

The applicant is proposing a preliminary plat to replat parcel 04926005 and parcel 04926006 into Tract A and Tract B. This is a subdivision of deed parcels recorded Book 88 Page 430 and Serial No. 2020-009490-0 Kenai Recording District.

**Staff
Recommendation**

Adopt Resolution No. PZ2026-38 recommending approval of Preliminary Plat – Plagge-Swan Subdivision creating two Tracts.

Applicant: Jason Young
Edge Survey and Design LLC
PO Box 208
Kasilof, AK 99610

Property Owner: Hildegard Plagge & Ricky and Bunny Gease

Legal Description: THAT PORTION OF SW1/4 NW1/4 AS PER DEED 40 @ 232 DESCRIBED AS COMMENCING FROM USGLO SEC CORNER MONUMENT COMMON TO SEC 35 & 36 T6N AND SEC 1 & 2 T5N, S 0 DEGREES 03 MIN W 2150.20 FT ALONG SECTION LINE COMMON TO SEC 1&2, THENCE S 89 DEGREES 57 MIN E 488.55 FT, THENCE N 45 DEGREES 06 MIN E 513.71 FT ALONG CENTERLINE OF BEAVER LOOP RD, THENCE N 44 DEGREES 54 MIN W 50FT TO POB AND CORNER 1, THENCE CONTINUE N 44 DEGREES 54 MIN W 208.7 FT TO CORNER 2, THENCE N 45 DEGREES 06 MIN E 208.71 FT TO CORNER 3, THENCE S 44 DEGREES 54 MIN E 208.71 FT TO CORNER 4, THENCE S 45 DEGREES 06 MIN W 208.71 FT ALONG ROW TO POB, Township 5 North, Range 11 West, Section 1, Seward Meridian, & BEGINNING AT THE NORTHWEST CORNER OF SEC 1 PROCEED S 0 DEG 03 MIN W 2637.92 FT TO A POINT ON THE CENTERLINE OF BEAVER LOOP RD TH N 45 DEG 06 MIN E ALONG SAID CENTERLINE

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Property Addresses: 4257 & 4289 Beaver Loop Road

KPB Parcel Nos.: 04926005 & 04926006

Zoning District: Rural Residential (RR)

Land Use Plan: Low Density Residential (LDR)

Surrounding Uses: Rural Residential

SUMMARY

A preliminary plat has been submitted from Jason Young on behalf of the property owner to replat parcel 04926005 and parcel 04926006 into Tract A and Tract B. This is a subdivision of deed parcels recorded Book 88 Page 430 and Serial No. 2020-009490-0 Kenai Recording District.

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

ANALYSIS

The proposed replat meets the minimum lot size requirement of 20,000 square feet (≈ 0.47 acre) for the Rural Residential (RR) zoning district. Tract A is 2.492 acres and Tract B is 6.006 acres. The size of the proposed combined lots is approximately 370,172.88 square feet (8.498 acres).

City water and wastewater are not available along Beaver Loop Road. The onsite water and wastewater service will be required. Tract A does not have onsite water or wastewater disposal. Development on this lot will be subject to installation of services that are regulated by the Alaska Department of Environmental Conservation. Tract B has existing onsite water and wastewater disposal and the expansion of this system must meet the requirements of the Alaska Department of Environmental Conservation.

Direct access to the proposed lots is provided via Beaver Loop Road, a maintained paved City road. If approved, Tract A will require assignment of a new address. Tract B will retain 4289 Beaver Loop Road. The City of Kenai Public Works Department, Fire Marshal, and Building Official have reviewed the preliminary plat and have no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

Staff finds that the preliminary plat for a replat of Plagge-Swan Subdivision meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and the onsite water and wastewater systems are subject to the regulatory requirements of the Alaska Department of Environmental Conservation.

The applicant is requesting an exception to KMC 14.10.070(d)(1) to allow for a block totaling 1,172 feet in length. As this length is greater than 1,000 feet, a 10-foot wide crosswalk may be required by code. After a review of the proposed preliminary plat, the City's Public Works Director and Planning Director have determined that a crosswalk is not advisable in this location. A multimodal path exists on the opposite side of Beaver Loop Road. Beaver Loop Road is considered a Major Collector and has a posted speed limit of 45 mph. There is no receiving pedestrian or bicyclist infrastructure north of Beaver Loop Road. The introduction of a pedestrian crosswalk along this route which is in a rural, low-density area, could endanger non-motorized road users and the northern terminus would not serve any purpose but to access the subject properties. Staff finds that an exception to block length is reasonable and a crosswalk is not needed.

2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet (≈ 0.47 acre), with a proposed lot sizes of 2.492 acres and 6.006 acres.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Plagge-Swan Subdivision meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2026-38 for a replat of parcel 04926005 and parcel 04926006 into Tract A and Tract B. This is a subdivision of deed parcels recorded Book 88 Page 430 and Serial No. 2020-009490-0 Kenai Recording District.to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. Granting of an exception to KMC 14.10.070(d)(1) Subdivision Design Standards to allow for a block length greater than 1,000 feet without a crosswalk.

ATTACHMENTS

Aerial Map

Application

Preliminary Plat, Plagge-Swan Subdivision



Legend

Transportation

Mileposts



Roads

-  Private Road
-  Proposed
-  State Highway
-  Town Low/Seasonal
-  Town Major
-  Collector
-  Town Medium
-  Volume-Maintained
-  Town Medium
-  Volume-
-  Unmaintained
-  Trail

Parcels and PLSS

Tax Parcels



0 500 1000
ft

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

Borough assumes no liability of any kind arising from the use of this data. The ration or modification of the data. In using these data, you further agree to data, or use of the data.



Preliminary Plat Submittal Form

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

APPLICANT (SURVEYOR)

Name:	Edge Survey and Design LLC.				
Mailing Address:	PO Box 208	City:	Kasilof	State:	AK Zip Code: 99610
Phone Number(s):					
Email:					

PROPERTY OWNER

Name:	See attached parcel Reports				
Mailing Address:		City:		State:	Zip Code:
Phone Number(s):					
Email:					

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04926005 and 04926006				
Current City Zoning:	Rural Residential				
Use:	☒ Residential ☐ Recreational ☐ Commercial ☐ Other:				
Water:	☒ On Site ☐ City ☐ Community				
Sewer:	☒ On Site ☐ City ☐ Community				

PLAT INFORMATION

Preliminary Plat Name:	Plagge-Swan Subdivision				
Revised Preliminary Plat Name:					
Vacation of Public Right-of-Way:	☐ Yes ☒ No				
Street Name (if vacating ROW):					

Exceptions Required and Requested:

EXCEPTION TO KPB 20.30.170 - BLOCK LENGTH
 See attachment

Comments:

REQUIRED ATTACHMENTS

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

SIGNATURE

Signature:				Date:	10-12-2026
Print Name:	Jason Young	Title/Business:	Edge Survey - Office Manager		



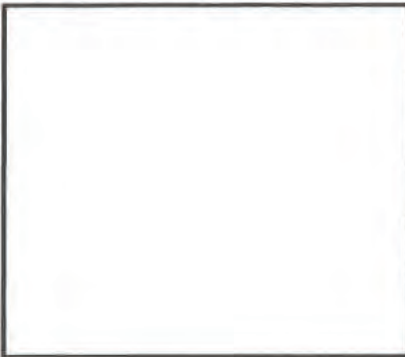
TOTAL ACREAGE: 1.01

LEGAL DESCRIPTION:

T 5N R 11W SEC 1 SEWARD MERIDIAN KN - RS BEGINNING AT THE NORTHWEST CORNER OF SEC 1 PROCEED S 0 DEG 03 MIN W 2637.92 FT TO A POINT ON THE CENTERLINE OF BEAVER LOOP RD TH N 45 DEG 06 MIN E ALONG SAID CENTERLINE 995.35 FT TH N 44 DEG 54 MIN 2 50 FT TO THE POB TH N 44 DEG 54 MIN W 208.71 FT TH N 45 DEG 06 MIN E 208.71 FT TH S 44 DEG 54 MIN E 208.71 FT TH S 45 DEG 06 MIN W 208.71 FT TO THE POB

PHYSICAL ADDRESS(ES):

4289 Beaver Loop Rd



VALUE INFORMATION:

Land:	\$31,800
Improvement:	\$517,100
Total Assessed:	\$548,900
Exemption:	\$375,000
Taxable Value:	\$173,900

OWNERSHIP INFORMATION:

GEASE RICKY J
4289 BEAVER LOOP RD
KENAI, AK
99611

SWAN-GEASE BUNNY R
4289 BEAVER LOOP RD
KENAI, AK
99611

BUILDINGS:

Improvement Type:	Dwelling
Building Type:	1 L LOG
Year Built:	1960
Total Sq Ft:	1056

Improvement Type:	Dwelling
Building Type:	1 L LOG
Year Built:	1964
Total Sq Ft:	768

Improvement Type:	Dwelling
Building Type:	1 L LOG
Year Built:	1960
Total Sq Ft:	1671



TOTAL ACREAGE: 7.49

LEGAL DESCRIPTION:

T 5N R 11W SEC 1 SEWARD MERIDIAN KN - RS A PORTION OF SW1/4 NW1/4 LYING NORTHWESTERLY OF BEAVER LOOP RD

PHYSICAL ADDRESS(ES):

4257 Beaver Loop Rd



VALUE INFORMATION:

Land:	\$86,500
Improvement:	\$6,000
Total Assessed:	\$92,500
Exemption:	\$
Taxable Value:	\$92,500

OWNERSHIP INFORMATION:

PLAGGE HILDEGARD A
2500 N ROSEMONT BLVD APT
TUCSON, AZ
85712

BUILDINGS:

Improvement Type:
Building Type:
Year Built:
Total Sq Ft:

Stewart Title of the Kenai Peninsula, Inc.

35681 Kenai Spur Hwy., Unit B
Soldotna, AK 99669
Tel: (907) 260-8031 Fax: (907) 260-8036

EDGE SURVEY AND DESIGN FILE NO. 26-573

CERTIFICATE TO PLAT

Edge Survey and Design, LLC.
8000 King Street
Anchorage, AK 99518
Attention: Jason Young

File Number: 27000
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of October 01, 2026 at 8:00 A.M. for a plat out of the following property:

SEE EXHIBIT "A" ATTACHED HERETO

The Company certifies that record title is vested in

Hildegard A. Plagge, an unmarried woman, widower as to Parcel 1; and
Ricky J. Gease and Bunny R. Swan-Gease, husband and wife, as to Parcel 2
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: CITY OF KENAI
4. **RESERVATION OF EASEMENT** for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949 and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.
5. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: October 31, 1968
Volume/Page: Misc. 33/163
Granted To: Homer Electric Association, Inc.
Affects: General Easement, no definite location disclosed
6. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deed:
Recorded: October 1, 1975
Volume/Page: 88/430
Affects: Parcel Two
FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

7. **QUITCLAIM DEED** has recorded with an incomplete legal description. The below referenced deed refers to "The following Deeds" to properties which are not included in the legal description conveying title, however those deed references were not included as stated. Said deed should be re-recorded to amend the legal description:

Grantor: Dianna S. Biggs WTTA Dianna S. Plagge, a married woman
Grantee: Hildegard S. Plagge, an unmarried woman (widower)
Recorded: July 9, 2025
Serial No.: 2025-004726-0
Affects: Parcel One

Stewart Title of the Kenai Peninsula, Inc.

By 

Authorized Countersignature

Mary Frengle
Authorized Signator

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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of land in the Northwest One-quarter (NW1/4) of Section 1, Township 5 North, Range 11 West, Kenai Recording District, Third Judicial District, State of Alaska, described as follows:

FROM the U.S.G.L.O. Section corner monument found at the Northwest corner of Section 1, Township 5 North, Range 11 West, of the Seward Meridian, proceed South 0 degrees 03' West along the Section line common to Section 1 and 2, a distance of 2637.92 feet to a point on the center line of the Beaver Loop Road; thence North 45 degrees 06' East along the center line of said road 995.35 feet to a point; thence North 44 degrees 45' West 50 feet to the true point of beginning and Corner No. 1, a point on the edge of the Beaver Loop Road right of way; thence continue North 44 degrees 54' West 208.71 feet to Corner No. 2; thence North 45 degrees 06' East 208.71 to Corner No. 3, thence South 44 degrees 54' East 208.71 feet to Corner No. 4, a point on the edge of the Beaver Loop right of way; thence South 45 degrees 06' West 208.71 feet to the true point of beginning.

PARCEL 2:

THAT PORTION of the Southwest One-quarter (SW 1/4) of the Northwest One-quarter (NW 1/4) of Section 1, Township 5 North, Range 11 West, Seward Meridian, in the Kenai Recording District, Third Judicial District, State of Alaska, lying Northerly of Beaver Loop Road, EXCEPTING THEREFROM those parcels described in the following deeds:

Recorded July 26, 1960 in Book 17 Page 104; Recorded December 27, 1967 in Book 49 Page 258; Recorded September 22, 1967 in Book 48 Page 166; Recorded May 26, 1969 in Book 55 Page 335; Recorded May 26, 1969 in Book 55 Page 337; Recorded October 6, 1966 in Book 41 Page 84; and Recorded August 23, 1966 in Book 40 Page 232.

Plagge-Gease Subdivision

EXCEPTION TO KPB 20.30.170 - BLOCK LENGTH

The petitioner is seeking exception to not dedicate right-of-way along the norther boundary of this plat to comply with KPB code 20.30.170. Based on the below findings, the requested exception to KPB 20.30.170 is warranted because the required right-of-way dedication would not provide a practical or complete through-access connection and would unnecessarily reduce the usable area of the proposed subdivision.

Findings:

1. Adequate Existing Access:

The surrounding properties have existing access that is adequate to serve their current and reasonably foreseeable future needs.

2. No Practical Through Connection:

Dedication of right-of-way along the northern boundary of the proposed subdivision would not, by itself, establish a through connection between Beaver Loop Road and Ames Road.

3. Dependent Upon Future Subdivision:

Establishment of a continuous through-access connection would require the adjoining approximately three-acre parcel to the west to be subdivided and to provide a corresponding right-of-way dedication. There is no indication that such a subdivision or dedication is currently proposed, making completion of a through connection uncertain and dependent upon future development outside the petitioner's control.

4. Impact to Proposed Tract A:

Requiring additional right-of-way dedication along the northern boundary would unnecessarily reduce the usable area of proposed Tract A without providing a corresponding public access benefit at this time.

5. Existing East-West Access:

Togiak Street, located immediately north of the proposed subdivision, provides an existing east-west access route serving the surrounding area and reduces the need for an additional east-west right-of-way through the proposed subdivision.

**CERTIFICATE OF OWNERSHIP
AND DEDICATION**

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

HILDEGARD A. PLAGGE
2500 NORTH ROSEMONT BOULEVARD
TUCSON, ARIZONA 85712
BOOK 88 PAGE 430
KENAI RECORDING DISTRICT

BUNNY R. SWAN-GEASE
4289 BEAVER LOOP ROAD
KENAI, ALASKA 99811
OWNER OF FORMER DEED PARCEL
BOOK 41 PAGE 84
KENAI RECORDING DISTRICT

ROCKY J. SWAN-GEASE
4289 BEAVER LOOP ROAD
KENAI, ALASKA 99811
OWNER OF FORMER DEED PARCEL
BOOK 41 PAGE 84
KENAI RECORDING DISTRICT

NOTARY ACKNOWLEDGEMENT

FOR HILDEGARD A. PLAGGE

ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

NOTARY ACKNOWLEDGEMENT

FOR: BUNNY R. SWAN-GEASE

ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

NOTARY ACKNOWLEDGEMENT

FOR: ROCKY J. SWAN-GEASE

ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

NOTES

1. DEVELOPMENT OF THESE LOTS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
 2. THE FRONT 10 FEET ADJOINING RIGHT-OF-WAYS SHALL BE DESIGNATED AS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 3. NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
 4. EXCEPTION TO KPB 20.30.170 - BLOCK LENGTH, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF DECEMBER 14, 2026.
 5. THESE PARCELS ARE SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 801, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 767, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1813, DATED APRIL 7, 1956; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2868, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THERE TO, DATED JULY 17, 1952 AND AMENDMENT NO. 2 THERE TO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
 6. THESE PARCELS SUBJECT TO A ELECTRIC LINE EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 31, 1968, VOLUME MISC. 53, PAGE 163, KENAI RECORDING DISTRICT.
 7. FLOOD HAZARD NOTICE, SOME OR ALL OF THE PROPERTIES SHOWN ON THIS PLAT HAVE BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 0200120145F.
 8. WASTEWATER DISPOSAL TRACT B: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- WASTEWATER DISPOSAL TRACT A: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____

LICENSE NUMBER _____

DATE _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF DECEMBER 14, 2026.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE NO. 2026-XXX

**PLAGGE-GEASE
SUBDIVISION**

A SUBDIVISION OF OF
DEED PARCELS
RECORDED
BOOK 88 PAGE 430
AND
SERIAL NUMBER 2020-009490-0
KENAI RECORDING DISTRICT

LOCATED WITHIN NW 1/4 SECTION 1,
T.5N., R.11W. S.4
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI



2000 KING STREET ANCHORAGE, AK 99518
Phone: (907) 344-5990 Fax: (907) 344-7794
AEC# 1392

DRAWN BY: ZY	DATE: 10/01/2026	PROJECT: 26-873
CHECKED BY: JA		SHEET: 2 OF 2

PRELIMINARY PLAT DRAFT 2



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-37**

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR A DAYCARE IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 2880 BEAVER LOOP ROAD, ON PARCEL 04944007, IN THE RURAL RESIDENTIAL ZONE.

APPLICANT: Frontier Community Services, Inc.

PROPERTY ADDRESS: 2880 Beaver Loop Road

LEGAL DESCRIPTION: Tract A-1A, Cone Tracts A-1A & A-1B

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04944007

WHEREAS a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on October 9, 2026; and,

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

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on October 28, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds:

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

Findings: *The RR Zone is intended to provide for low density residential development in outlying and rural areas in a form which creates a stable and attractive residential environment. The specific intent in establishing this zone is:*

- (1) *To separate residential structures to an extent which will:*
 - (A) *Preserve the rural, open quality of the environment;*
 - (B) *Prevent health hazards in areas not served by public water and sewer.*
- (2) *To prohibit uses which would:*
 - (A) *Violate the residential character of the environment;*
 - (B) *Generate heavy traffic in predominantly residential areas.*

The proposed use would not violate the residential character of the neighborhood. The structure has previously been used commercially as a residential group home and day habilitation facility and would continue to be used during the day to provide therapeutic and developmentally appropriate childcare services for approximately 15-20 children. Children will be indoors a majority of the time, and an outdoor recreation area will be on-site on the east side of the building. The east side of the building faces undeveloped land to the east

and is across from existing gravel pits to the north. Further development of the site is not anticipated, other than the addition of a privacy fence to enclose the recreation area.

Traffic enters and exists from Beaver Loop Road, with directional flow anticipated through the two driveways. Beaver Loop Road is a Major Collector route in the City of Kenai, and the additional forty trips (assuming 20 children) would have a negligible effect on a road with an Average Daily Traffic Count of over 2,000 vehicles at present. Existing on-site parking is adequate to minimize impacts to Beaver Loop Road during drop off and pick up times.

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

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

Findings: The proposed use is intended to preserve the residential character of the building without substantial expansion of the building. After installation of a fence, outdoor recreation will be supervised by staff and will be limited in nature, largely dependent on weather. Frontier Community Services will develop operational procedures that will be intended to minimize noise and other potential impacts to neighboring properties.

The proposed use is immediately south of existing gravel pits and adjacent to a mobile home park. Due to the minimal time spent outdoors throughout the day during business hours, and the noise and traffic generated by gravel pit operations, staff finds the potential noise impacts will be largely indistinguishable from other nearby activities.

Staff does not find that the proposed use will have a negative impact on the economic or noneconomic value of the adjoining property or neighborhood.

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

Findings: The Land Use Plan in the City of Kenai Comprehensive Plan, identifies the subject property with the Low-Density Residential Land Use Classification. The Low-Density Residential Classification is intended for:

Low-Density Residential Land Uses typically include single-family, low-density, large lots with individual on-site water supply and wastewater disposal systems.

The surrounding lots are a mix of single-family dwellings, a mobile home park, gravel pits, and undeveloped land. This mix allows the proposed use to be in harmony with the current use of the neighborhood.

As stated by the applicant, the proposed use of a daycare is consistent with the City's Comprehensive Plan by supporting Quality of Life and Economic Development while maintaining the residential character and quality of the neighborhood.

RELEVANT GOALS

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

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

Objective Q-1 - Ensure that Kenai is a community where people and property are safe.

Goal 2 – Economic Development is to provide economic development to support the fiscal health of Kenai.

Objective ED-3 – Use regional economic and workforce statistics to match the most suitable type of industry for particular areas.

Staff finds the proposed use is consistent with the above-mentioned goals. The proposed use will provide a safe, state-certified option for childcare within the City of Kenai. More specifically, this project will provide childcare for children with developmental disabilities and individualized support needs. A recent study, commissioned by the Kenai Peninsula Economic Development District (KPEDD), outlined the economic impact of Childcare on the Kenai Peninsula. This study shows a direct impact on the economy when childcare services are not available to working adults.

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

Findings: The property is served by on-site water and wastewater disposal and has established natural gas and electric services. The property is accessible from Beaver Loop Road, a City-maintained road, providing adequate access for clients, staff, and emergency services.

Staff finds the public services and facilities adequate to serve the proposed use.

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

Findings: Childcare centers are regulated by the State of Alaska and must comply with established state statutes, regulations, and oversight procedures. This includes, but is not limited to fire inspections, state inspections, and other routine audits of operations and records. Staff finds the existing regulatory structures in place will be sufficient to ensure the safety, health, and welfare of clients and members of the surrounding neighborhood.

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

Findings: Per KMC 14.22.010 – Land Use Table, two additional conditions must be met:

- a) The proposed location of the use and the size and characteristics of the site will maximize its benefit to the public; and,
- b) Exits and entrances and off-street parking for the use are located to prevent traffic hazards on public streets.

Traffic enters and exists from Beaver Loop Road, with directional flow anticipated through the two driveways. Beaver Loop Road is a Major Collector route in the City of Existing on-site parking is adequate to accommodate staff parking and minimize impacts to Beaver Loop Road during drop off and pick up times. Staff finds the additional conditions will be met with sufficient off-street parking, a semi-circular driveway, and appropriate directional signage.

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

Section 1. That a conditional use permit is granted to operate a daycare in the existing commercial building on a property described as Tract A-1A, Cone Tracts A-1A & A-1B, located at 2880 Beaver Loop Road, on Parcel 04944007, in the Rural Residential Zone.

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

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Pursuant to Kenai Municipal Code 14.20.150(f) the applicant shall submit an annual report, including a summary of the on-site activity, to the City of Kenai, due no later than December 31 of each year.
3. The applicant will meet with City Staff for on-site inspections when requested.
4. If there is an expansion or change of use for the above-described property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 28TH DAY OF OCTOBER, 2026.

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
DATE: October 20, 2026
SUBJECT: Resolution PZ2026-37 – Conditional Use Permit – Daycare

Request The applicant is requesting to operate a daycare in an existing commercial building in the Rural Residential Zone.

Staff Recommendation Adopt Resolution PZ2026-37 approving a Conditional Use Permit for a Daycare in the Rural Residential (RR) Zoning District.

Applicant: Frontier Community Services, Inc.
Legal Description: Tract A-1A, Cone Tracts A-1A & A-1B
Property Address: 2880 Beaver Loop Road
KPB Parcel No.: 04944007
Lot Size: 59,416 square feet (1.36-acre)
Zoning: Rural Residential (RR)
Current Use: Vacant
Land Use Plan: Low Density Residential (LDR)

SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to operate a therapeutic childcare center (daycare) at the existing commercial building within the Rural Residential Zone dwelling. A CUP is required to operate a daycare in the Rural Residential Zoning District.

ANALYSIS

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

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

FINDINGS: *The RR Zone is intended to provide for low density residential development in outlying and rural areas in a form which creates a stable and attractive residential environment. The specific intent in establishing this zone is:*

- (1) To separate residential structures to an extent which will:
 - (A) Preserve the rural, open quality of the environment;*
 - (B) Prevent health hazards in areas not served by public water and sewer.**
- (2) To prohibit uses which would:
 - (A) Violate the residential character of the environment;*
 - (B) Generate heavy traffic in predominantly residential areas.**

The proposed use would not violate the residential character of the neighborhood. The structure has previously been used commercially as a residential group home and day habilitation facility and would continue to be used during the day to provide therapeutic and developmentally appropriate childcare services for approximately 15-20 children. Children will be indoors a majority of the time, and an outdoor recreation area will be on-site on the east side of the building. The east side of the building faces undeveloped land and is across from existing gravel pits to the north. Further development of the site is not anticipated, other than the addition of a privacy fence to enclose the recreation area.

Traffic enters and exists from Beaver Loop Road, with directional flow anticipated through the two driveways. Beaver Loop Road is a Major Collector route in the City of Kenai, and the additional forty trips (assuming 20 children) would have a negligible effect on a road with an Average Daily Traffic Count of over 2,000 vehicles at present. Existing on-site parking is adequate to minimize impacts to Beaver Loop Road during drop off and pick up times.

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

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

FINDINGS: The proposed use is intended to preserve the residential character of the building without substantial expansion of the building. After installation of a fence, outdoor recreation will be supervised by staff and will be limited in nature, largely dependent on weather. Frontier Community Services will develop operational procedures that will be intended to minimize noise and other potential impacts to neighboring properties.

The proposed use is immediately south of existing gravel pits and adjacent to a mobile home park. Due to the minimal time spent outdoors throughout the day during business hours, and the noise and traffic generated by gravel pit operations, staff finds the potential noise impacts will be largely indistinguishable from other nearby activities.

Staff does not find that the proposed use will have a negative impact on the economic or noneconomic value of the adjoining property or neighborhood.

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

FINDINGS: The Land Use Plan in the City of Kenai Comprehensive Plan, identifies the subject property with the Low-Density Residential Land Use Classification. The Low-Density Residential Classification is intended for:

Low-Density Residential Land Uses typically include single-family, low-density, large lots with individual on-site water supply and wastewater disposal systems.

The surrounding lots are a mix of single-family dwellings, a mobile home park, gravel pits, and undeveloped land. This mix allows the proposed use to be in harmony with the current use of the neighborhood.

As stated by the applicant, the proposed use of a daycare is consistent with the City's Comprehensive Plan by supporting Quality of Life and Economic Development while maintaining the residential character and quality of the neighborhood.

RELEVANT GOALS

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

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

Objective Q-1 - *Ensure that Kenai is a community where people and property are safe.*

Goal 2 – Economic Development is to provide economic development to support the fiscal health of Kenai.

Objective ED-3 – *Use regional economic and workforce statistics to match the most suitable type of industry for particular areas.*

Staff finds the proposed use is consistent with the above-mentioned goals. The proposed use will provide a safe, state-certified option for childcare within the City of Kenai. More specifically, this project will provide childcare for children with developmental disabilities and individualized support needs. A recent study, commissioned by the Kenai Peninsula Economic Development District (KPEDD), outlined the economic impact of Childcare on the Kenai Peninsula. This study shows a direct impact on the economy when childcare services are not available to working adults.

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

FINDINGS: The property is served by on-site water and wastewater disposal and has established natural gas and electric services. The property is accessible from Beaver Loop Road, a City-maintained road, providing adequate access for clients, staff, and emergency services.

Staff finds the public services and facilities adequate to serve the proposed use.

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

FINDINGS: Childcare centers are regulated by the State of Alaska and must comply with established state statutes, regulations, and oversight procedures. This includes, but is not limited to fire inspections, state inspections, and other routine audits of operations and records. Staff finds the existing regulatory structures in place will be sufficient to ensure the safety, health, and welfare of clients and members of the surrounding neighborhood.

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

FINDINGS: Per KMC 14.22.010 – Land Use Table, two additional conditions must be met:

- a) The proposed location of the use and the size and characteristics of the site will maximize its benefit to the public; and,
- b) Exits and entrances and off-street parking for the use are located to prevent traffic hazards on public streets.

Traffic enters and exists from Beaver Loop Road, with directional flow anticipated through the two driveways. Beaver Loop Road is a Major Collector route in the City of Existing on-site parking is adequate to accommodate staff parking and minimize impacts to Beaver Loop Road during drop off and pick up times. Staff finds the additional conditions will be met with sufficient off-street parking, a semi-circular driveway, and appropriate directional signage.

PUBLIC NOTICE

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

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

STAFF RECOMMENDATION

Staff finds that the proposed Conditional Use Permit for a daycare in the existing residential structure on the property described as Tract A-1A, Cone Tracts A-1A & A-1B, meets the criteria for issuance of a Conditional Use Permit as set forth in subsections (e)(1) through (e)(6) of Kenai Municipal Code 14.20.150, and hereby recommends that the Planning and Zoning Commission adopt Resolution PZ2026-37 approving the Conditional Use Permit, subject to the following conditions:

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Pursuant to Kenai Municipal Code 14.20.150(f) the applicant shall submit an annual report, including a summary of the on-site activity, to the City of Kenai, due no later than December 31 of each year.
3. The applicant will meet with City Staff for on-site inspections when requested.
4. If there is an expansion or change of use for the above-described property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).

ATTACHMENTS

Aerial Map
Application
KPEDD Childcare Impact Report



Legend

Transportation

Mileposts



Roads

- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-Unmaintained
- Trail

Parcels and PLSS

Tax Parcels



0 250 500
ft

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

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



Conditional Use Permit Application

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

PROPERTY OWNER

Name:	Frontier Community Services Inc.			
Mailing Address:	43335 K-Beach Rd. Ste 36.			
City:	Soldotna	State:	AK	Zip Code: 99669
Phone Number(s):	[REDACTED]			
Email:	[REDACTED]			

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:	Amanda Wilcox or Amanda Elder			
Mailing Address:	43335 K-Beach Rd. Ste 36.			
City:	Soldotna	State:	AK	Zip Code: 99669
Phone Number(s):	[REDACTED]			
Email:	[REDACTED]			

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	04944007
Physical Address:	2880 Beaver Loop Road, Kenai, AK 99611
Legal Description:	T 5N R 11W SEC 11 SEWARD MERIDIAN KN 0770173 CONE TRACTS A-1A & A-1B TRACT A-1A
Zoning:	Rural Residential
Acres:	1.36

CONDITIONAL USE DESCRIPTION

(include site plan/floor plan with square footages)
(Include State Business License and KPB Tax Compliance if applicable)

How is this property currently being used?	The property is currently vacant and contains an existing residential building owned by Frontier Community Services Inc.
--	--

Conditional Use Requested for (attach additional sheets if necessary):

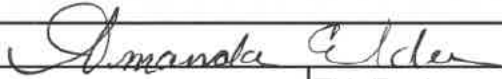
Please see attached.

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

Please see attached.

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

Please see attached.

Use of surrounding property - north:	Beaver Loop Road; residential properties and wooded land beyond the roadway		
Use of surrounding property - south:	Residential properties and Kenai River frontage		
Use of surrounding property - east:	Predominantly wooded, undeveloped property		
Use of surrounding property - west:	Residential properties with existing homes and accessory structures		
Explain how the conditional use is in harmony with the City's Comprehensive Plan:			
Please see attached.			
Are public services and facilities on the property adequate to serve the proposed conditional use?			
Please see attached.			
Explain how the conditional use will not be harmful to public safety, health, or welfare:			
Please see attached.			
Are there any measures with access, screening, site development, building design, or business operation that will lessen potential impacts of the conditional use to neighbors?			
Please see attached.			
AUTHORITY TO APPLY FOR CONDITIONAL USE: I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 14 of the Kenai Municipal Code. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.			
Signature:			Date: 10.9.2026
Print Name:	Amanda Elder	Title/Business:	Executive Director/Frontier Community Services
For City Use Only		Date Application Fee Received:	
		PZ Resolution Number:	



Main Office: 43335 K-Beach Road, Suite 36, Soldotna, AK 99669

Phone: (907) 262-6331 **Fax:** (907) 262-6294 **DSM:** ccliaison@fcs.directak.net

RE: Conditional Use Permit Application – Supporting Narrative

Property Address: 2880 Beaver Loop Road, Kenai, AK 99611

Applicant: Frontier Community Services Inc.

Frontier Community Services Inc. (FCS) respectfully submits the following narrative responses in support of its Conditional Use Permit application to establish a therapeutic child care center at 2880 Beaver Loop Road in Kenai, Alaska.

The information provided addresses the City of Kenai's Conditional Use Permit application criteria, including the proposed use, compatibility with the surrounding neighborhood, consistency with the City's Comprehensive Plan, adequacy of existing facilities, and considerations related to public health and safety.

The responses are organized according to the corresponding questions in the City's application for ease of review.

Conditional Use Requested For:

Frontier Community Services Inc. (FCS), a nonprofit organization, requests a Conditional Use Permit to establish a licensed therapeutic child care center at its existing property located at 2880 Beaver Loop Road in Kenai, Alaska.

The proposed center will provide therapeutic and developmentally appropriate child care services for approximately 15–20 children, with a preliminary age range of birth through seven years. The program will expand community-based supports for children and families in the Kenai/Soldotna area, including children with developmental disabilities and individualized support needs.

This initiative is being developed in connection with the Rural Health Transformation Program (RHTP), through which FCS has received planning funding to support the development of expanded community-based services for children and families.

FCS intends to utilize the existing, currently vacant residential building, excluding the garage. The property includes a substantial existing parking lot, larger in footprint than the building, with two separate entrances. This infrastructure provides space for staff parking and designated child drop-off and pick-up activities, with vehicle circulation arrangements to be established during facility planning. FCS anticipates installing fencing for a designated outdoor recreation area in spring 2027. As part of the State of Alaska child care licensing process, FCS also anticipates coordinating with the appropriate Fire Marshal to complete required fire and life safety reviews and obtain necessary approvals.

Obtaining the Conditional Use Permit is an initial step in the development process. FCS will complete applicable licensing, facility reviews, and required preparations before beginning operations. The center is anticipated to open after July 2027, contingent upon obtaining all necessary approvals.

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

The proposed therapeutic child care center is consistent with the intent of the Rural Residential zoning district because it will utilize an existing building on a 1.36-acre property without anticipated substantial expansion or changes to the property's rural and residential character.

The City of Kenai's Rural Residential zoning district is intended to preserve the rural, open quality of the environment, maintain residential character, prevent health hazards, and avoid uses that generate heavy traffic in residential areas. FCS intends to address these considerations through the following:

Preservation of residential character: The proposed center will operate within the existing building, maintaining the property's established appearance and surrounding open space.

Traffic management: The property has an existing parking area of approximately 5,700 square feet with two separate entrances from Beaver Loop Road. This provides space for staff parking and organized child drop-off and pick-up activities on-site, reducing the potential for roadside congestion.
Health and safety: FCS will comply with applicable health, safety, and facility requirements before beginning operations.

Compatibility with surrounding uses: The property has previously been utilized by FCS for residential group home services and day habilitation programming. The proposed child care center will continue the property's history of community-based service delivery, with appropriate supervision and operational procedures intended to minimize impacts on neighboring properties.
The proposed use is intended to preserve the property's rural residential setting while providing therapeutic and developmentally appropriate child care services to families in the Kenai/Soldotna area. FCS is requesting conditional use authorization to establish this service in accordance with the City's zoning requirements.

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

Frontier Community Services Inc. (FCS) proposes to establish the therapeutic child care center within an existing building on its 1.36-acre property at 2880 Beaver Loop Road. The project is intended to preserve the property's existing residential character without substantial expansion of the building.
The property includes a substantial existing parking lot, larger in footprint than the building, with two separate entrances. This existing infrastructure provides space for staff parking and child drop-off and pick-up activities on-site. FCS will establish appropriate parking and vehicle circulation procedures to minimize traffic congestion and impacts on neighboring properties.

FCS anticipates installing fencing in spring 2027 to create a designated outdoor recreation area. Outdoor activities will be supervised, and the program will establish operational procedures intended to minimize noise and other potential impacts on surrounding residences.

The center will be subject to applicable zoning requirements, State of Alaska child care licensing standards, and required fire and life safety reviews. FCS will address identified facility and site requirements before beginning operations.

By utilizing an existing building, established parking infrastructure, and planned site improvements, FCS intends to provide a needed community service while maintaining neighborhood compatibility and avoiding significant adverse impacts on adjoining properties.

Explain how the conditional use is in harmony with the City's Comprehensive Plan:

The proposed therapeutic child care center supports the City of Kenai's *Imagine Kenai 2030 Comprehensive Plan*, particularly Goal 1 (Quality of Life), Goal 2 (Economic Development), and Goal 3 (Land Use).

The project supports Goal 1 by expanding access to therapeutic and developmentally appropriate child care for children and families in the Kenai/Soldotna area, including children with developmental disabilities and individualized support needs. Access to child care also supports working families and contributes to community well-being.

The project supports Goal 2 by creating opportunities for local employment and helping families access child care services that support workforce participation.

The project supports Goal 3 by returning an existing, vacant property to productive use while maintaining the residential character of the building and surrounding neighborhood. The existing parking lot, two entrances, and planned outdoor recreation area provide opportunities to accommodate the proposed use while minimizing impacts on neighboring properties.

FCS believes the proposed center is consistent with the Comprehensive Plan's emphasis on quality of life, responsible land use, and community development.

Are public services and facilities on the property adequate to serve the proposed conditional use?

The property is an existing developed residential facility with established access from Beaver Loop Road, a substantial parking area with two entrances, and existing utility infrastructure.

FCS anticipates utilizing the property's existing infrastructure to support the proposed therapeutic child care center. As part of the development and State of Alaska child care licensing process, FCS will evaluate the adequacy of the existing water supply, wastewater system, sanitation facilities, and other utilities for the proposed enrollment and occupancy.

FCS also anticipates coordinating with the appropriate Fire Marshal to complete required fire and life safety reviews, including emergency access and building suitability.

Any necessary improvements or modifications identified through these reviews will be addressed before the center begins operations. FCS does not anticipate opening the facility until all applicable licensing, safety, and facility requirements have been satisfied.

Explain how the conditional use will not be harmful to public safety, health, or welfare:

Frontier Community Services Inc. (FCS) is committed to establishing a safe, appropriately supervised therapeutic child care center that supports the health, safety, and well-being of children, families, staff, and the surrounding community.

The proposed center will be subject to the State of Alaska's child care licensing requirements, including applicable standards for staff qualifications, supervision, health and sanitation, emergency preparedness, and facility safety. FCS anticipates coordinating with the appropriate Fire Marshal to complete required fire and life safety reviews and address any identified requirements before opening. The property includes a substantial existing parking lot with two separate entrances, allowing FCS to establish designated parking, child drop-off and pick-up procedures, and appropriate vehicle circulation. FCS also anticipates installing fencing in spring 2027 to provide a designated outdoor recreation area with appropriate supervision and safety measures.

FCS will evaluate the existing building, utilities, and wastewater infrastructure for suitability and complete any required improvements before beginning operations.

Through compliance with applicable licensing requirements, facility safety reviews, and established operational procedures, FCS intends to operate the center in a manner that protects public health, safety, and welfare.

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

Frontier Community Services Inc. (FCS) intends to utilize the property's existing infrastructure and establish operational procedures designed to minimize potential impacts on neighboring properties. The property includes a substantial existing parking lot, larger than the building's footprint, with two separate entrances. This layout provides opportunities to organize staff parking, child drop-off and pick-up, and vehicle circulation within the property, reducing the potential for congestion along Beaver Loop Road.

The proposed center will operate within the existing building, preserving its residential character without anticipated substantial expansion. FCS also anticipates installing fencing in spring 2027 to establish a designated outdoor recreation area. Outdoor activities will be supervised, with procedures established to manage noise and maintain appropriate boundaries.

FCS will establish designated arrival and departure procedures, appropriate supervision practices, and facility operating procedures to promote safe and orderly daily operations.

These measures are intended to maintain compatibility with surrounding residential properties while allowing FCS to provide therapeutic and developmentally appropriate child care services to the community.

FCS – Beaver Loop

2880 Beaver Loop Rd. Kenai, AK 99611

Phone: 907-283-4740

WIFI: FCSBeaverLoop

WIFI Password: FrontierBL2024!

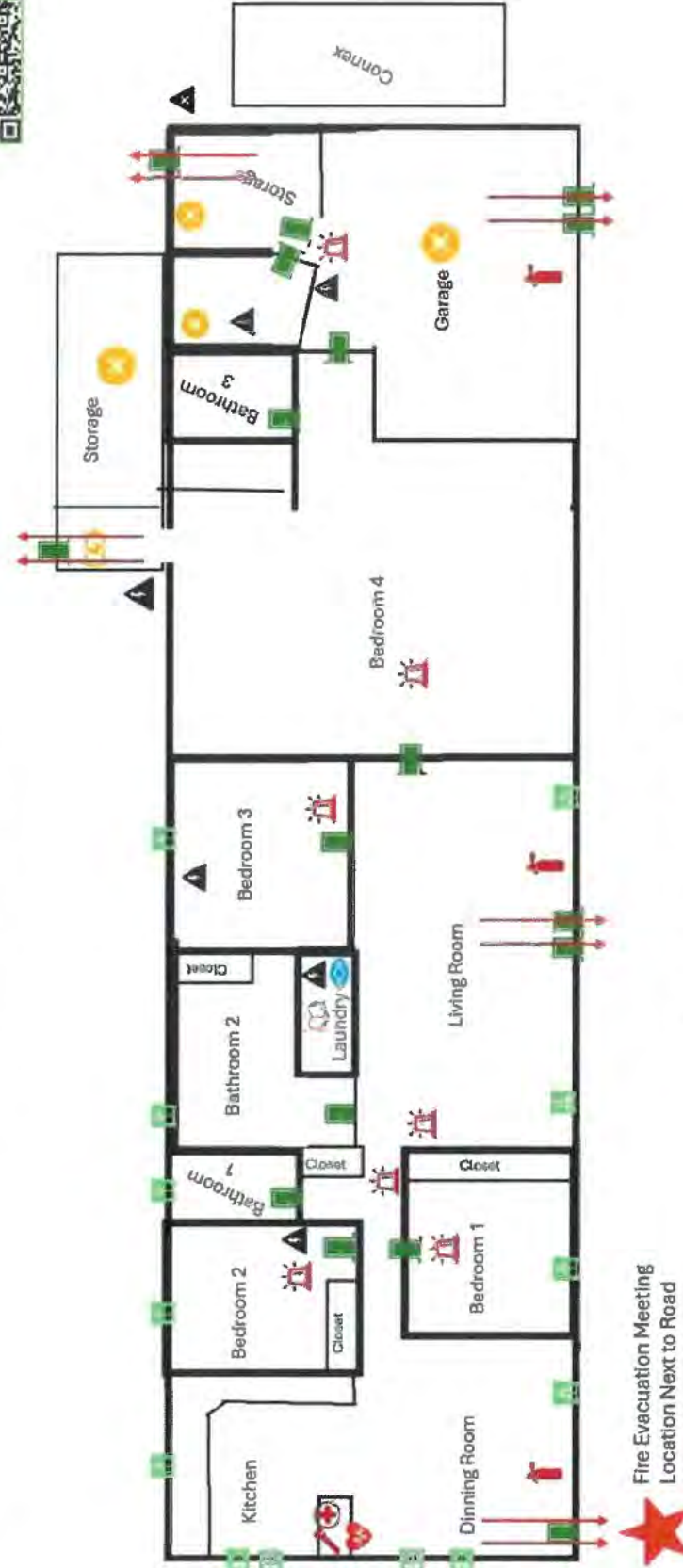
FCS Main Office:

907-262-6331

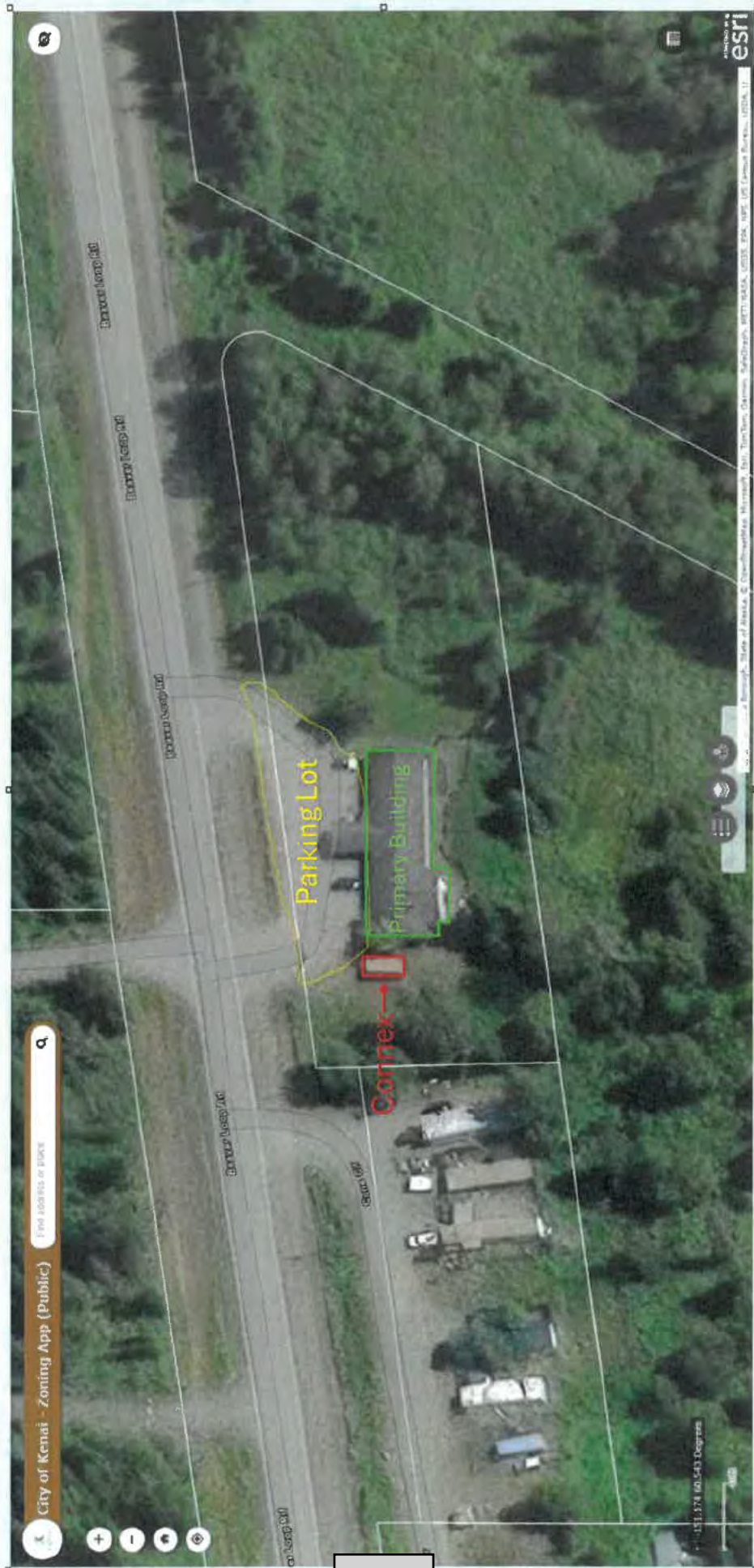
MaintainX



-  First Aid Kit
-  Fire Extinguisher
-  Smoke/Carbon Detector
-  Disaster Kit and Plan
-  SDS Book
-  Crawlspace
-  Window
-  Door
-  Egress
-  Septic
-  Electric Panel
-  Boiler/Hot Water
-  Gas Meter/Shut Off
-  No Child Access



Parking Lot



Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

FRONTIER COMMUNITY SERVICES, INC

43335 KALIFORNSKY BEACH RD, SUITE 36, SOLDOTNA, AK 99669-8280

owned by

FRONTIER COMMUNITY SERVICES, INC.

is licensed by the department to conduct business for the period

November 18, 2024 to December 31, 2026
for the following line(s) of business:

62 - Health Care and Social Assistance

TELEMEDICINE BUSINESS REGISTRATION

Per AS 44.33.381, this business is registered to provide telemedicine services.



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

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

Julie Sande
Commissioner

Frontier Community Services Inc.

Conditional Use Permit Application – Property Structures and Parking Area

Property Address: 2880 Beaver Loop Road, Kenai, AK 99611

Kenai Peninsula Borough Parcel Number: 04944007

Property Size: 1.36 acres (approximately 59,242 square feet)

Applicant/Property Owner: Frontier Community Services Inc.

Existing Structures and Parking Area

The property contains an existing building, a 20-foot Conex storage container, and an established parking area with two driveway entrances providing access from Beaver Loop Road.

The following dimensions and square footages are provided in support of the City of Kenai Conditional Use Permit application.

Structure / Area	Dimensions	Approximate Square Footage
Existing building	105 ft. × 30 ft.	3,150 sq. ft.
20-foot Conex storage container	20 ft. × 8 ft.	160 sq. ft.
Existing parking area, including two driveway entrances	Irregular configuration	5,700 sq. ft.
Total structures and parking area		9,010 sq. ft.

Site Description

The existing building will be utilized for the proposed therapeutic child care center. The property includes a substantial established parking area with two separate driveway entrances from Beaver Loop Road, providing space for staff parking and organized child drop-off and pick-up activities.

A designated fenced outdoor recreation area is anticipated as part of the property's preparation for child care operations, with installation planned for spring 2027.

Supporting Documentation

The following materials accompany or will be included with the Conditional Use Permit application:

- Existing Assisted Living Home floor plan illustrating the building layout.
- City of Kenai GIS aerial imagery identifying the property, existing parking area, and driveway entrances.

Measurement Note: Building dimensions are based on existing architectural drawings. The Conex dimensions reflect a standard 20-foot storage container. Parking area square footage is estimated using City of Kenai GIS aerial imagery and the map's scale reference. All measurements are approximate and subject to field verification.

Internal Revenue Service

Date: October 13, 2004

Frontier Community Services, Inc.
43335 K Beach Rd. Ste. 36
Slodotna, AK 99669

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:
Viola Wahoff 31-07420
Customer Service Representative
Toll Free Telephone Number:
8:00 a.m. to 6:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
92-0114675

Dear Sir or Madam:

This is in response to your request of October 13, 2004, regarding your organization's tax-exempt status.

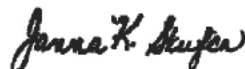
In October 1986 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under section 509(a)(2) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Janna K. Skufca, Director, TE/GE
Customer Account Services



City of Kenai
210 Fidalgo Ave
Kenai, AK 99611
(907) 283-7535

XBP Confirmation Number: 331786494

Transaction detail for payment to City of Kenai.			Date: 10/09/2026 - 1:19:37 PM MT
Transaction Number: 281476480			
Mastercard — XXXX-XXXX-XXXX-4510			
Status: Successful			
Account #	Item	Quantity	Item Amount
	CH - Permits - CUPVariance	1	\$250.00
Notes: Frontier Community Service Inc			

TOTAL: \$250.00

Billing Information
AMANDA WILCOX
99611

Transaction taken by: Admin cashier



ECONOMIC IMPACT OF CHILDCARE ON THE KENAI PENINSULA

2026



Building a Thriving Kenai Peninsula:



Childcare's Crucial Role in Economic Vitality and Quality of Life

A healthy regional economy depends not only on businesses and employment opportunities, but also on the infrastructure and services that allow people to live, work, and fully participate in their communities. The Kenai Peninsula Economic Development District (KPEDD) works to strengthen the economic vitality, resilience, and quality of life of communities throughout the Kenai Peninsula. Childcare is an essential part of that equation.

Childcare is a community issue that impacts the entire Kenai Peninsula, including local businesses, the regional workforce, and the well-being of our community as a whole. This report was developed to better understand childcare's economic and community impacts on the region.

Most families can't forgo childcare and still fully participate in the labor force.⁸ A caregiver's ability to engage in the labor force is directly tied to their ability to secure childcare services. When employees can't regularly and reliably get to work, they not only lose income, which reduces their purchasing power, but also reduce employer revenue and profitability. Childcare supports children's development, strengthens community connections, and makes the Kenai Peninsula a more attractive place for families to stay or relocate to. Conversely, limited access or high costs force families to reduce working hours, decline job opportunities, or consider leaving.

Childcare is fundamental economic infrastructure.

Childcare supports regional economic vitality, sustainability, and resilience.⁸ Employers depend on a reliable workforce, and families depend on their income to support their households.¹ When childcare is insufficient, businesses struggle with absenteeism, higher turnover, recruitment difficulties, and significant lost productivity.¹ These challenges can affect essential services we all rely on, such as health care, education, public safety, and construction. At the same time, childcare providers, typically small local businesses themselves, provide local jobs and wages while navigating high operating costs and workforce constraints.

The childcare industry faced severe labor shortages after the COVID-19 pandemic. These shortages further reduced access for working families and created numerous childcare deserts across Alaska and the United States. Another challenge is the increased cost of most goods and services, making expensive services like childcare even harder to afford.⁸

Supporting childcare-dependent families looks different across a region as diverse as the Kenai Peninsula. Communities vary in population demographics, employment opportunities, transportation patterns, and the types of care families need. Childcare availability also varies widely across the region, with some communities facing triple-digit childcare gaps while others have supply and demand that are much more closely aligned. Communities are already recognizing the economic importance of childcare and are taking steps to support it. Seward and Soldotna have formally recognized childcare as essential to economic development.

Through this report, KPEDD seeks to establish a shared understanding of childcare supply and demand, affordability, provider capacity, workforce impacts, and the relationship between childcare, housing, and other quality-of-life factors.

The findings are intended to inform conversations among families, providers, employers, local governments, educational institutions, tribal organizations, and community partners. KPEDD does not view childcare as a challenge anyone can solve alone. Instead, we see an opportunity to bring stakeholders together around reliable information, shared priorities, and practical solutions that respond to community needs and provide stability over time.

Childcare is basic economic infrastructure. Understanding its impact is an important step in building communities and local economies that thrive.

Childcare is essential economic infrastructure that supports economic vitality and community well-being. It is defined as paid care provided for children outside the home, in either a center or a home-based daycare facility. This care may be full-time, after-school, or overnight.



Camie Camen



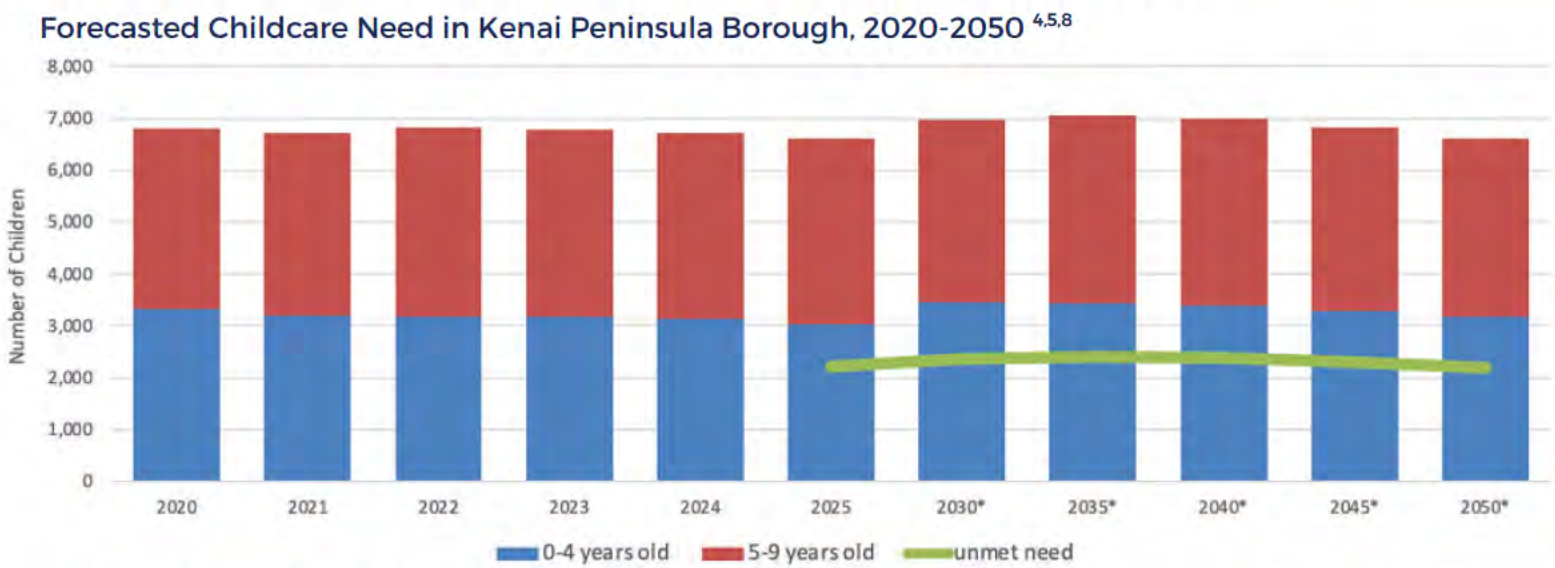
ECONOMIC IMPACT OF CHILDCARE



Childcare is an essential support pillar of the Kenai Peninsula economy. Childcare enables workers to get to work, just as roads, bridges, utilities, and broadband do. As crucial as housing is to recruiting and retaining workers, **childcare is economic infrastructure.**⁸

Adequate childcare drastically improves the economic vitality of the region.

The State of Childcare on the Kenai Peninsula



Childcare by the numbers:



Need
3,000 kids needing care ^{4,11}
2,900 households need childcare ¹³

Workforce
72 Local childcare Jobs ^{3,8}
\$1.5-\$2.5M in local wages ³

Providers
\$12,850 annual average cost of home-based care ⁷ (Gulf Coast)
\$16,620-\$21,108 average annual cost of **center-based care** ⁷ (Gulf Coast)
28 providers⁶
809 slots for children¹¹

Childcare costs for a single child can reach \$21,108.

Parents and families spend, on average, 18% of their household income on childcare annually.

State subsidies provide up to \$900/mo to qualifying families.

ECONOMIC IMPACT OF CHILDCARE



The Childcare Gap

Childcare Gap impacts
2,206 children ^{4,11}

The Childcare Gap is nearly
three times larger than the
current availability. ^{4,11}



The unmet need for childcare constrains the local workforce, contributing to a tighter labor market, unfilled jobs, lost wages, and reduced productivity. Childcare enables parents to participate in the workforce and is therefore essential infrastructure that supports economic growth.

Communities cannot grow when people cannot work.

When childcare is unavailable, parents lose wages, reduce working hours, miss opportunities for advancement, and, in some cases, withdraw from the workforce altogether. At the same time, employers face absenteeism, turnover, recruitment challenges, and lost productivity.

These impacts ripple through the economy: lower household earnings reduce spending at local businesses, and lower business productivity constrains growth and investment. Ultimately, communities bear the cost through reduced economic activity and tax revenue.

Reliable, affordable childcare helps reverse this cycle by supporting workforce participation, strengthening employers, increasing household purchasing power, and contributing to a more resilient regional economy.



**2,100 estimated
lost jobs** ¹³

**\$350 million lost
productivity** ^{3,12}

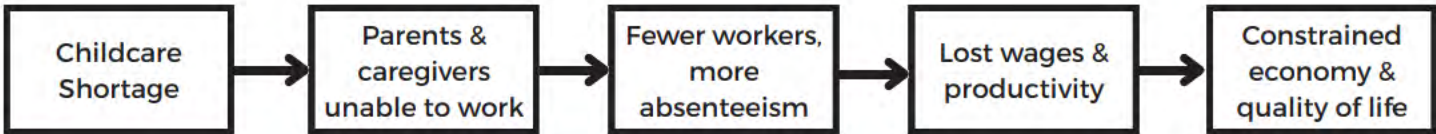
**\$215 million
estimated lost
wages** ^{3,13}

Lack of child care is a crisis in Alaska. It is impacting the ability to recruit and retain workers, especially new parents/moms, for positions that involve on-call/shift work of any kind. ¹

ECONOMIC IMPACT OF CHILDCARE



How Insufficient Childcare Impacts the Economy⁸



Economic Impact on Employers

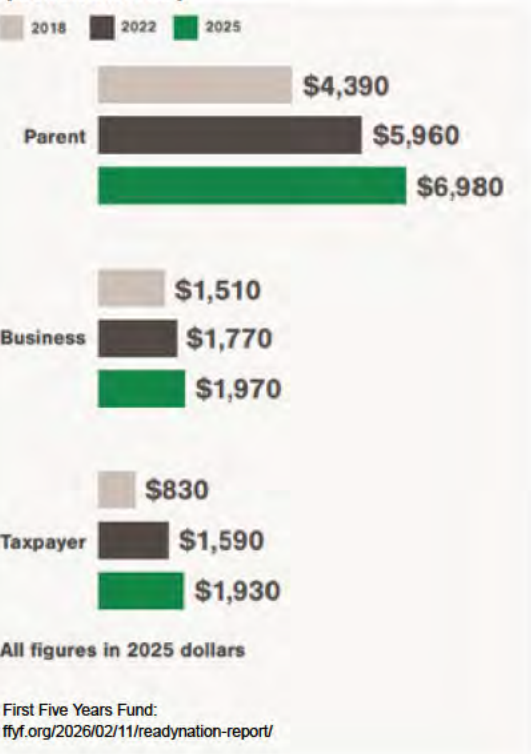


Nationally, more than **60% of working parents** report late arrivals, early departures, missed workdays, or workplace distractions because of childcare challenges.^{8,10}

Employers pay higher wages through **overtime** to non-parent employees when parents cannot work due to lack of childcare.¹

Evening, weekend, and overnight childcare is nearly impossible to find, affecting workers in health care, construction, tourism, and fishing.¹

Economic Burden of Childcare Costs Born Per Parent, Nationally (children 0-3)¹⁰



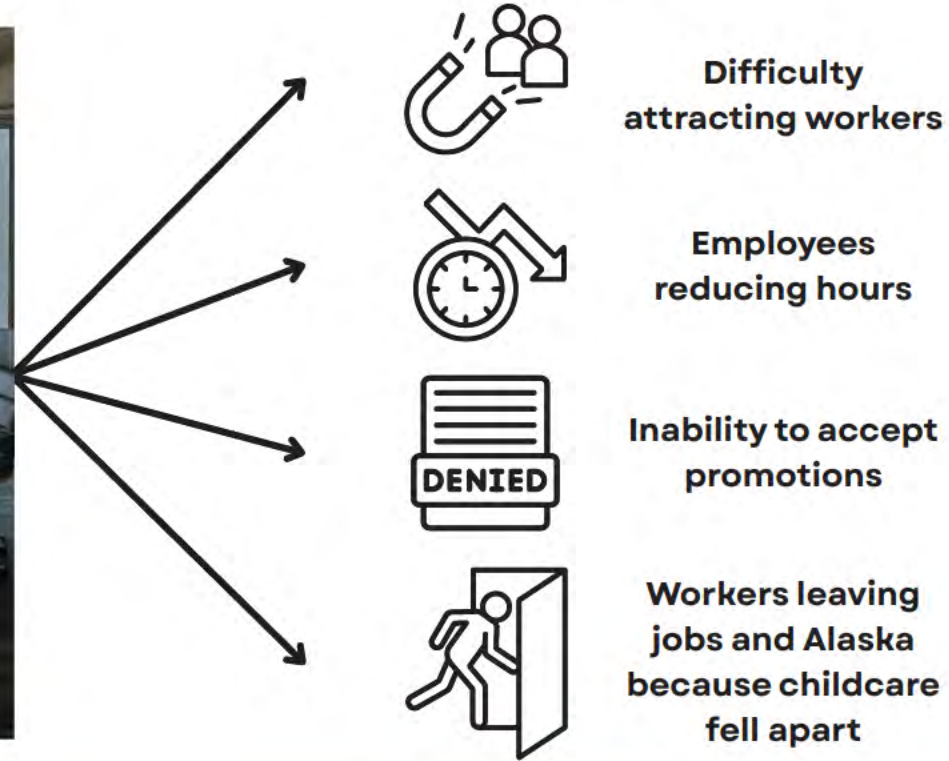
Childcare challenges are a primary reason for employee absenteeism and staff turnover.¹

ECONOMIC IMPACT OF CHILDCARE



The Impact on Community Competitiveness

A statewide focus group of 25 employers identified **childcare as a significant barrier** to recruitment. Employers reported that employees are reducing hours, declining promotions, and **even leaving Alaska** when childcare arrangements fail.¹



51% of Alaska families cannot fully participate in the labor force because of the cost, availability, or quality of [early care & education] services.⁸



Along with housing and K-12 education, childcare plays a major role in a recruit's decision to move to a community.

A lack of childcare hurts recruitment and retention as existing employees move to communities with stronger workforce infrastructure.¹

ECONOMIC IMPACT OF CHILDCARE

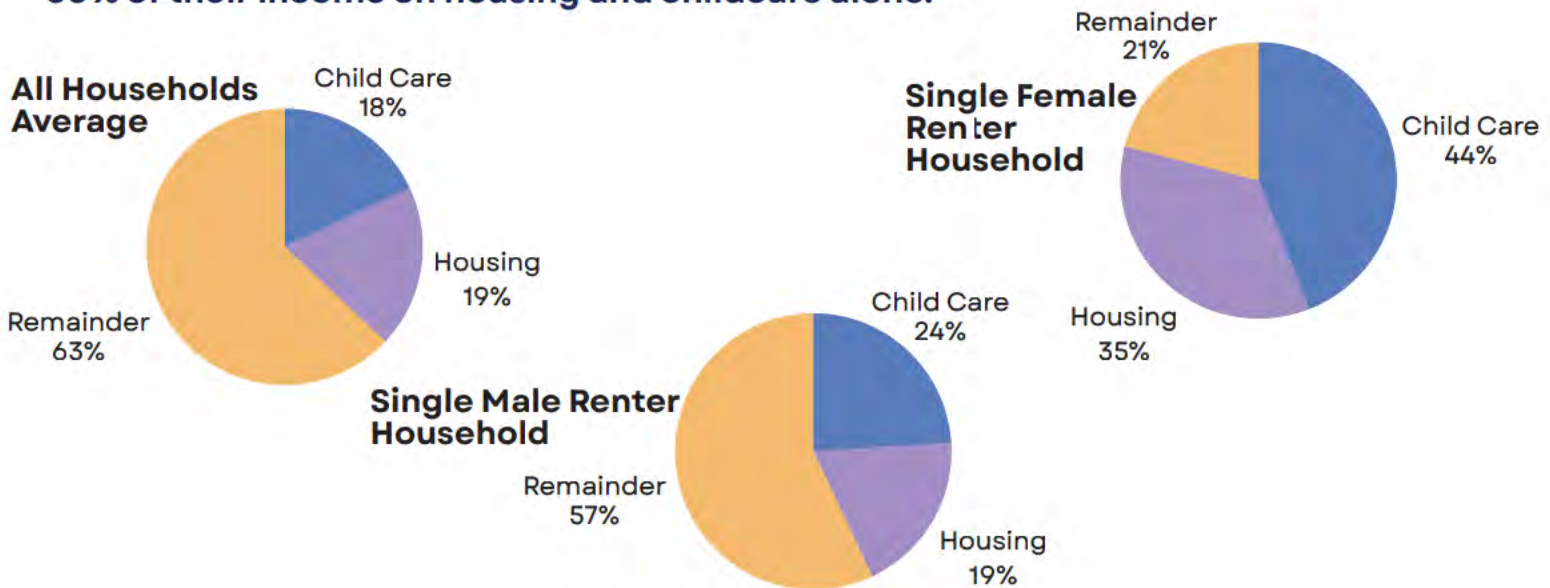


The Childcare-Housing Connection

Childcare and housing are intrinsically intertwined as two necessary and expensive pieces of worker-supportive infrastructure.

- 38% of KPB renters spend more than **35% of their income on housing.** ¹³
- 22% of KPB homeowners spend more than 35% of their income on housing. ¹³
- The average household with children spends **18% of their income on childcare.** ¹¹

Low-income households in the Kenai Peninsula Borough can spend upwards of 50% of their income on housing and childcare alone. ^{11,13}



Market Failure

1. **Parents pay 69% of all early care and education spending in Alaska.** ⁷
2. State subsidies (the maximum for the Kenai Peninsula Borough is \$900/mo), which not all families qualify for, do not cover the full cost of care. ⁷
3. Providers operate on **thin margins.** ⁷
4. Providers cannot raise rates and expand because **parents cannot afford to pay more.** ⁷

Providers face high business costs, and, despite strong demand, find themselves unable to raise prices due to an inability of families to pay higher rates.

-The Economics of Child Care Supply in the United States. Prepared by the U.S. Department of the Treasury. September 2021.

ECONOMIC IMPACT OF CHILDCARE



Location, Location, Location

Childcare is only accessible if providers and families in need of care are within a reasonable commuting distance. Many communities, like Anchor Point, have no licensed daycare providers. ⁶ These areas are considered childcare deserts. Larger communities, despite having care providers, often have a gap between the number of children who require care and the number of spots available for care. ^{6,11}



Childcare providers on the Kenai Peninsula.
Source: Kenai Peninsula Economic Development District, Kenai Peninsula childcare facilities dashboard.

Community	Children Lacking Necessary Care (0–9 yrs) ^{4,6,11}
Homer	190
Kenai	142
Nikiski	244
Ninilchik	72
Seward	44
Soldotna	196

Levels and Types of Care

Not all families require the same childcare. Looking at the childcare gap without considering types and times of care gives an incomplete picture. Some families need half-day care; others need full-day care; these options are typical. Finding care for families that work night shifts, have children with special needs, or have infants is significantly harder as these types of care require additional licensure, training, or higher staff-to-child ratios. ¹

Hard to find care¹:



Night-Shift



Special Needs



Infants

ECONOMIC IMPACT OF CHILDCARE



Provider Challenges

Providers on the Kenai Peninsula face challenges similar to those at the state and national levels.⁶



Infant care is difficult to provide due to the required 1:5 staffing ratio. This ratio is expensive to meet and difficult for staff to manage.



Costs are high, and subsidies are too low. Providers can hire more staff at higher wages if state subsidies were higher.



Finding full-time staff is difficult. Providers would increase child capacity and hours if they could find additional staff.

Models of Childcare Support⁹

Many public-private partnership models exist across the U.S. to support and expand childcare access. Recent local examples include separate resolutions passed by **the City of Seward and the Soldotna City Council** recognizing childcare as an essential economic development activity and access to **early childhood education as an essential economic need**.

While none of these models may fit a single community or the Kenai Peninsula as a whole, these examples can support and inform stakeholder discussions and decision-making.

Seward passed a resolution stating that childcare is an economic development activity. Separately, Seward used \$500K of a donated \$1M to support childcare, resulting in 150% increase in licensed child care capacity over five years

Soldotna passed a resolution stating that childcare is an essential economic need, calling for collaboration among stakeholders, and now allows child-care centers as principal uses, subject to state licensing and other requirements. That shifted approval toward an administrative process, reducing both permitting time and cost for prospective providers.

New Mexico offers free universal childcare, primarily funded through its education trust fund. This program was front-funded for the first five years to provide stability and predictability to families and providers.

Michigan launched a Tri-Share program in 2021 that allows employers to opt in. Tri-Share splits the cost of childcare three ways between the employee, the employer, and the State.

Kentucky offers a similar program that matches employer contributions to childcare benefits and pays the match directly to the childcare provider. There is no minimum to participate.

Iowa's Business Incentive Grants provided grant funds to businesses or groups of businesses to start-up childcare facilities for their employees. Allowable expenses include building renovations, equipment purchase, training, and recruitment. The program has created 875 new childcare slots in former childcare deserts.

ECONOMIC IMPACT OF CHILDCARE



Methodology

This analysis uses data from the Alaska Department of Labor and Workforce Development, the U.S. Census Bureau, the Bureau of Economic Analysis, thread, and KPEDD's GIS childcare data to calculate childcare needs, unmet need for the borough as a whole and by community, and the economic impact on the Kenai Peninsula.

The number of **children who need childcare** was estimated by multiplying the population in the age group 0–9 by 45%, this figure being derived from thread data, which shows the proportion of children who require care outside the home.^{4,11} The **childcare gap** was obtained by subtracting the number of available childcare spots from the estimated number of children who need care, both for the entire Peninsula and for each community.^{4,6,11}

To estimate the potential workforce impact, we converted the childcare gap to **affected households** using the average number of children per household from U.S. Census Bureau data, assuming one potentially **lost job** per household.¹³ **Lost wages were** estimated using the average annual wage, while **lost productivity** was estimated using Bureau of Economic Analysis data to calculate average economic output per job and applying that value to the estimated number of affected jobs.^{3,12} Estimates of the share of **household income spent on childcare and housing** were drawn from U.S. Census Bureau and thread data.^{11,13}



“If there aren't enough spaces or the quality is not certain, we can't get people to take [our] jobs.” -Employer Focus Group, Fairbanks¹

ECONOMIC IMPACT OF CHILDCARE



Data Sources

1. Agnew::Beck Consulting. (2023). Child care focus groups final report. State of Alaska, Governor's Task Force on Child Care.
2. Alaska Department of Health. (2024). Governor's Task Force on Child Care final report. State of Alaska.
3. Alaska Department of Labor and Workforce Development, Research and Analysis Section. (2026). Quarterly Census of Employment and Wages: Annual January to December 2025.
4. Alaska Department of Labor and Workforce Development, Research and Analysis Section. (2026). Alaska population estimates: Economic regions and boroughs/census areas, 2020–2025 [Data set].
5. Alaska Department of Labor and Workforce Development, Research and Analysis Section. (2024). Alaska population projections, 2023 to 2050 [Data set].
6. Kenai Peninsula Economic Development District. (n.d.). Kenai Peninsula child care facilities [ArcGIS dashboard]. ArcGIS.
7. McKinley Research Group. (2025). Child Care in Alaska: The True Cost of Care. Alaska Department of Health, Division of Public Assistance, Child Care Program Office.
8. McKinley Research Group. (2023). Role of early care & education in Alaska's economy: 2023 economic impact report. thread.
9. Merchen, A., & Nicholas, S. (2025, June 12). Childcare innovation through public-private partnerships. U.S. Chamber of Commerce Foundation.
10. ReadyNation. (2026). The child care crisis costs the U.S. economy \$172 billion each year. Council for a Strong America.
11. thread. (2025). Alaska's early childhood education data dashboard [Tableau dashboard]. Tableau Public.
12. U.S. Bureau of Economic Analysis. (2026). Gross domestic product by county: Kenai Peninsula Borough, Alaska [Data set]. Federal Reserve Bank of St. Louis, FRED.
13. U.S. Census Bureau. (2024). Selected housing characteristics, 2020–2024 American Community Survey 5-year estimates: Kenai Peninsula Borough, Alaska (Table DP04) [Data set].



Kenai City Council - Regular Meeting

October 21, 2026 — 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

Action Agenda

A. CALL TO ORDER

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

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

B. SCHEDULED ADMINISTRATIVE REPORTS

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

1. Local Marketing for Local Businesses, Thomas R. Daly, River Cities Living.

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. 3546-2026** - Amending Public Noticing Requirements within Kenai Municipal Code Chapters 14.05 - Planning and Zoning Commission, 14.10 - Subdivision Regulations, 14.20 - Kenai Zoning Code, 21.10 - Leasing and Acquisition Of Airport Reserve Lands, And 22.05 - Disposition of City Lands, to Modernize Public Notification Procedures. (Administration)
2. **ENACTED UNANIMOUSLY Ordinance No. 3547-2026** - Accepting and Appropriating the Award of a US Department of Health and Human Services - Centers for Medicare and Medicaid Services Rural Health Transformation Program Grant Passed through the State of Alaska Department of Health in the Amount of \$435,770 for the Purchase of Emergency Medical Equipment. (Administration)
3. **ENACTED UNANIMOUSLY Ordinance No. 3548-2026** - Increasing Estimated Revenues and Appropriations in the Employee Health Care Fund and Authorizing a Contract for Employee Health Care and Basic Life Insurance and Other Ancillary Policies Effective January 1, 2027. (Administration)

1. Motion for Introduction

2. Motion for Second Reading (Requires a Unanimous Vote)

3. Motion for Enactment (Requires Five Affirmative Votes)

4. **ADOPTED UNANIMOUSLY Resolution No. 2026-67** - Amending the City's Schedule of Rates, Charges, and Fees to Add Event Rental Fees for the Challenger Center Building. (Administration)
5. **ADOPTED UNANIMOUSLY Resolution No. 2026-68** - Authorizing a Professional Services Agreement for Legal Services with Pioneer Law LLC for Legal Assistance with Pore Space Gas Storage Transactions. (Administration)

F. MINUTES

1. *Regular Meeting of October 7, 2026. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Non-Objection to the Acceptance and Appropriation of a US Department of Transportation passed through the State of Alaska Department of Transportation and Public Facilities - Alaska Highway Safety Office (AHSO) Grant in the amount of \$8,110.82, in accordance with KMC 7.25.030. (Administration)
3. ***Action/Approval** - Special Use Permit to LifeMed Alaska, LLC for Ambulance Warm Storage. (Administration)
4. **APPROVED UNANIMOUSLY *Action/Approval** - Purchase Orders and Purchase Order Amendments Requiring Council Approval in Accordance with KMC 7.15.020 (Administration)

I. COMMISSION REPORTS

1. Council on Aging Commission
2. Airport Commission
3. Parks and Recreation Commission
4. Planning and Zoning Commission
5. 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. City Council Discussion and Review of City Clerk's Job Description and Applicant Qualifications for Recruitment Purposes. *[AS 44.62.310 (d)(5) Meetings of the Governmental Body when Holding a Meeting Solely to Act Upon Matters of Professional Qualifications.]* (Mayor)

APPROVED AS AMENDED UNANIMOUSLY (a) **Discussion/Action** - Council Action Related to the City Clerk Job Description.

2. Competing Applications for Gas Storage Space. *[AS 44.62.310(c)(1) a Matter of which the Immediate Knowledge may have an Adverse Effect upon the Finance of the City and AS 44.62.310(c)(3) a Matter of which by Law, Municipal Charter, or Ordinance are required to be Confidential.]* (Administration)

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

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

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

https://us02web.zoom.us/meeting/register/Z_KBkABOR--BEV-r3TdHQA