



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

May 25, 2022 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

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

www.kenai.city

Agenda

A. CALL TO ORDER

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

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of May 11, 2022

C. SCHEDULED PUBLIC COMMENT

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

D. UNSCHEDULED PUBLIC COMMENT

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

E. CONSIDERATION OF PLATS

F. PUBLIC HEARINGS

1. **Resolution PZ2022-12** – Application for the rezoning of parcels in Basin View Subdivision, Ames Road, and Beaver Loop Road, from Rural Residential (RR) to Rural Residential-1 (RR-1). The application was submitted by Jerry C. Huf, 765 Ames Rd, Kenai AK, 99611 with a petition of a majority of the property owners in the area to be rezoned.

G. UNFINISHED BUSINESS

1. **Action/Approval** - Recommending the Kenai City Council Enact Ordinance 3287-2022 - Conditionally Donating Certain City Owned Property Described as Tract A Park View

Subdivision (KPB Parcel No. 047010118) to the Boys and Girls Club of the Kenai Peninsula for Development of Facilities for Youth Sports, Recreation, Education, After School Care and Other Youth Activities. *[Clerk's Note: At the May 11th Meeting, this Action was Postponed to this Meeting; a Motion to Approve is On the Floor.]*

H. NEW BUSINESS

- 1. Action/Approval** – Recommending the City Council Approve Resolution No. 2022-XX to record a document divesting the City's interest in the Deeded thirty foot (30') strip public use easement lying along the North boundary of Lot 35, Section 6, Township Five North, Range Eleven West, Seward Meridian

I. PENDING ITEMS

J. REPORTS

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

K. ADDITIONAL PUBLIC COMMENT

(Public comment limited to five (5) minutes per speaker)

L. INFORMATIONAL ITEMS

1. Waterfront Project Presentation (May 2-3)

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: June 08, 2022

N. COMMISSION COMMENTS AND QUESTIONS

O. ADJOURNMENT

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

Join Zoom Meeting

<https://us02web.zoom.us/j/83920603750>

OR Call: (253) 215-8782 or (301) 715-8592

Meeting ID: 839 2060 3750 **Passcode:** 879944

**KENAI PLANNING & ZONING COMMISSION –
REGULAR MEETING
MAY 11, 2022 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on May 11, 2022, in City Hall Council Chambers, Kenai, AK. Chair Twait called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Chair Twait led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Commissioners present: J. Twait, A. Douthit, G. Woodard, J. Halstead, D. Fikes

Commissioners absent: V. Askin, G. Greenberg

Staff/Council Liaison present: Planning Director R. Foster, City Attorney S. Bloom, Vice Mayor Glendening, Deputy Clerk M. Thibodeau

A quorum was present.

3. Agenda Approval

Chair Twait noted the following additions to the Packet:

Add item F.1. **Resolution PZ2022-11**
• Public Comment

MOTION:

Commissioner Halstead **MOVED** to approve the agenda with the requested revisions. Commissioner Woodard **SECONDED** the motion. There being no objection; **SO ORDERED.**

4. Consent Agenda

MOTION:

Commissioner Halstead **MOVED** to approve the consent agenda. Commissioner Woodard **SECONDED** the motion. There being no objection; **SO ORDERED.**

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

5. *Excused Absences – V. Askin, G. Greenberg

B. APPROVAL OF MINUTES

1. *Regular Meeting of April 27, 2022

Approved by the consent agenda.

C. **SCHEDULED PUBLIC COMMENTS** – None.

D. **UNSCHEDULED PUBLIC COMMENTS** – None.

E. **CONSIDERATION OF PLATS** – None.

F. **PUBLIC HEARINGS**

1. **Resolution PZ2022-11** - Application for a Conditional Use Permit for a Day Care Center, for the property described as Lot 1 Blk G Woodland Sub Pt I, located at 502 Ash Avenue, Kenai, Alaska 99611. The application was submitted by Stephanie Nella Lenzini-LeBaron, 502 Ash Avenue, Kenai, Alaska 99611.

MOTION:

Commissioner Halstead **MOVED** to approve Resolution PZ2022-11. Vice Chair Fikes **SECONDED** the motion.

Planning Director Foster presented his staff report with information provided in the packet explaining that the applicant wishes to obtain a conditional use permit (CUP) for a day care center. The criteria for conditional use permits was reviewed; it was noted the application met the criteria and City staff recommends approval subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
3. Biennial fire inspection must be completed by the Fire Marshal for the City of Kenai.
4. The applicant will meet with City staff for on-site inspections when requested.
5. If there is a change of use for the above described property a new Conditional Use Permit must be obtained, pursuant to 14.20.150(I)(5).
6. Pursuant to KMC 14.20.150(I)(2), this permit shall expire automatically upon termination or interruption of the use for a period of at least one year.

Stephanie Nella Lenzini-LeBaron noted that having childcare is vital for community, and currently options are very limited in Kenai. She explained that she already has a waitlist of families who want to send their children to a State-licensed facility like she will be providing, and that her business will have an economic benefit to the area. She explained that she already has two full-time employees lined up to begin work.

Chair Twait opened for public hearing.

Bob Molloy spoke in opposition, noting that there are already several childcare facilities in the neighborhood and he disagreed with staff's analysis of Criteria 1, 3 and 5. He discussed the home location and street layout, noting that the commercial use will generate heavy traffic which is already dangerous to children in the neighborhood and it is not a good location for a childcare facility. He stated that it is not in harmony with the Goal 1 of the Comprehensive Plan because there are other childcare home occupations in neighborhood and some may not have a license with City.

Kristine Schmidt presented an aerial map of the parcel. She expressed disappointment in the staff report, noting that it did not consider the impact of the business on the historical residential neighborhood with small lots, and that it goes against the Comprehensive Plan's focus on quality of life. She explained that businesses are prohibited in their subdivision covenants, and that the City should not issue permits that violate covenants. She expressed concerns about the location of the business

on a corner lot, increase in traffic, that it will be the only large business in the Woodland subdivision, and that the noise will make it difficult for her to work from home.

Stephanie Nella Lenzini-LeBaron addressed concerns about traffic around her property, noted that it is a family-friendly neighborhood where many children play and the addition of children from her childcare center will not have a harmful impact, and provided details about her large backyard where children where the children will play. She explained that although her intention is to be permitted for twelve children, she only plans on admitting five children full-time and having leeway to allow for emergency drop-offs. She discussed her business hours and the impact of traffic, parking and noise. She stated that it would be negligent if the City decided that more childcare is not necessary, and explained the benefits her learning center will have on the community.

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

Discussion involved how more childcare options are needed in the community, and the impacts of living adjacent to a daycare. The disturbance of noise from a large daycare center was cited as findings in disagreement with Staff's analysis of Criteria 2 "*The economic and noneconomic value of the adjoining property and neighborhood will not be significantly impaired;*" and Criteria 3 "*The proposed use is in harmony with the Comprehensive Plan.*" Concern was expressed for the number of children, and the lack of enforcement for covenants in the neighborhood. A suggestion was made for issuing the CUP with a limited number for one year, which could be modified to allow more children after a year of operation; a provision for emergency drop-offs was considered.

In response to questions from the commission, the applicant provided details about the State license application process and requirements. Director Foster provided clarification on home occupation permits for childcare, and the applicant explained that to apply for a home occupation permit at this time would require a new application to the State and would delay her business operations for several months.

In response to the earlier suggestion of approving a CUP that is modifiable after one year, Director Foster clarified that this change would be substantial enough to require a second public process.

In response to questions from the commission, the applicant provided further details about the State license requirements for training, safety equipment, and Fire Department and State inspections.

Support was expressed for the CUP; it was noted that it is an appropriate land use, and that it is possible to have a family with twelve people in a suburban residential area and it would be better to have a learning center with strong educational and safety standards. It was noted that denying permits after applicants have gone through the proper channels could prevent people from applying in the future.

In response to questions from the commission, the applicant provided a description of her back yard, fencing and gates. She explained her plan for a rotational schedule of outdoor/indoor play, and types of activity.

MOTION:

Vice Chair Douthit **MOVED** to adjourn to adjudicative session with the Director Foster present. Commissioner Halstead **SECONDED** the motion. There being no objection; **SO ORDERED**.

The commission returned from adjudicative session.

MOTION TO AMEND:

Commissioner Halstead **MOVED** to amend Resolution No. PZ2022-11 by adding a condition that the operating capacity will be eight full time children and an additional 4 children on an emergency/temporary basis. Commissioner Fikes **SECONDED** the motion.

The definitions of “temporary” and “emergency” were deliberated, and it was noted that the way the motion is currently written this could not be enforced.

Support was expressed; it was noted that the community would lose out if the CUP was denied, that the applicant’s willingness to get State-certified which has stringent requirements and shows that she will be a prudent business owner.

The motion to amend was withdrawn with concurrence from the Second.

VOTE:

YEA: Douthit, Woodard, Fikes,

NAY: Halstead, Twait

MOTION PASSED.

Chair Twait noted the fifteen-day appeal period.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS

1. **Action/Approval** - Recommending the Kenai City Council Adopt a Resolution Approving the Updated 2022 Kenai Peninsula Borough Community Wildfire Protection Plan.

MOTION:

Vice Chair Douthit **MOVED** to recommend that the Kenai City Council adopt a Resolution approving the Updated 2022 Kenai Peninsula Borough Community Wildfire Protection Plan. Commissioner Halstead **SECONDED** the motion.

Fire Chief Prior provided background on the development of the 2022 Kenai Peninsula Borough Community Wildfire Protection Plan, noting that it was a collaborative effort between Kenai Peninsula Borough communities. He explained some of the main items included in the plan including a slash disposal site and mitigation of gullies, and noted there are specifics for the City of Kenai. He clarified the primary goals and focus, and encouraged the commission to read the plan.

Appreciation was expressed for the hard work that was put into developing this plan, and that grant funding was being pursued for these projects.

VOTE:

YEA: Woodard, Fikes, Halstead, Twait, Douthit

NAY: None

MOTION PASSED UNANIMOUSLY.

2. **Action/Approval** - Recommending the Kenai City Council Enact Ordinance 3287-2022 - Conditionally Donating Certain City Owned Property Described as Tract A Park View Subdivision (KPB Parcel No. 047010118) to the Boys and Girls Club of the Kenai Peninsula for Development of Facilities for Youth Sports, Recreation, Education, After School Care and Other Youth Activities.

Chair Twait passed gavel to Vice Chair Douthit, and declared that he may have a financial interest in the matter in the future. Vice Chair Douthit ruled that he has a conflict of interest and excused him from voting.

MOTION:

Commissioner Halstead **MOVED** to recommend that the Kenai City Council enact Ordinance 3287-2022. Commissioner Fikes **SECONDED** the motion.

Director Foster provided a staff report explaining that the Boys and Girls Club of the Kenai Peninsula is interested in purchasing a parcel to expand and relocate its campus, and is requesting a land donation from the City of an adjacent parcel. Details were provided on the development plan and goals for the land. It was clarified that the Boys & Girls Club Board had approved the purchase of this parcel on the condition that the City agrees to donate the adjacent one.

Ryan Tunseth, Boys & Girls Club Board of Directors member, explained that the creation of a clubhouse had long been on the strategic plan of the Boys & Girls Club, but had not been realized due to a lack of funding. He explained that their current initiative to expand was the result of two events: first, a donation of \$5 million received from the estate of Royce Roberts with a condition that the money be used for a new facility in Kenai; and second, the sale of a parcel owned by the Kenai Community Care Center. He noted that the Care Center property would work for their new campus, but would not encompass their vision without the addition of the adjacent parcel. He stated that if the City donates this land, it will send a strong message about its respect for the vision of Royce Roberts and the Boys & Girls Club.

Mr. Tunseth responded to questions from the commission, clarifying the number of facilities operated by the Boys & Girls Club; their pursuit of additional grants and intent to retain much of the donated funds for future operations; the services provided by their organization and how they benefit the community; further details about the plans for the facility and land utilization; status of the purchase agreement with the Kenai Community Care Center; and total land acreage of these parcels.

Concern was expressed that the lot could be better used for commercial purposes. Clarification was provided on the slope of the land. It was noted that the packet materials did not provide sufficient information for a recommendation to be made.

Mr. Tunseth responded to questions from the commission about the Boys & Girls Club research on potential alternative parcels.

Director Foster provided background on conditional land donations by the City, and confirmed that the City does not currently have plans for this parcel. It was noted that its recommendation in the draft Land Management Plan is Dispose, and that the definition of Dispose includes donation.

A preference was expressed for allowing more time to receive plans and data from the Boys & Girls Club before a recommendation is made.

Kristine Schmidt noted that very little information was provided to the public on this issue; it's a prime piece of land that should not be donated. She questioned the fairness of City's process for evaluating requests for land donation, and whether this land could be better used for something that generates tax revenue.

Bob Molloy stated that the City doesn't have much valuable residential property left in its inventory. He noted that the City Council had discussed this parcel during meetings on the Land Management Plan, and many had thought that this would be a good location for private development that would increase tax revenue. He stated that the City has soccer fields and playgrounds and the Boys & Girls Club can transport their children there in vans, and he doesn't see the value to the public if the land is donated. Expressed concern that the Boys & Girls Club does not have enough confidence to purchase the Care Center's property unless the City donates the adjacent land.

MOTION TO POSTPONE:

Commissioner Halstead **MOVED** to postpone their recommendation until May 25, 2022, and request that the City Council postpone their decision until after that. Commissioner Woodard **SECONDED** the motion.

VOTE ON POSTPONEMENT:

YEA: Halstead, Douthit, Woodard

NAY: Fikes

MOTION PASSED.

Vice Chair Douthit returned the gavel to Chair Twait.

3. **Action/Approval** - Recommending the Kenai City Council Adopt Resolution No. 2022-XX – Approving the Execution of a Lease to Swanson Properties, LLC for Lot 6, Block 5, General Aviation Subdivision No. 1 Amended.

MOTION:

Commissioner Halstead **MOVED** to recommend that the Kenai City Council adopt Resolution No. 2022-XX. Vice Chair Douthit **SECONDED** the motion.

Director Foster provided a staff report, explaining that this property and the adjacent lot to the north is currently leased to Swanson Properties for Ron’s Rent It Center. The current 55 year lease terminates on June 30, 2022; the application proposes to maintain original and current uses, and includes evidence of existing improvements that would allow for a 45 year lease. He clarified that it is a non-aeronautical use with direct airfield access.

Clarification was provided that by 2031 there may be consideration about finding a better, more compatible location for Ron’s Rent It Center and an aeronautical use for this property.

It was noted that Ron’s Rent It Center had been at this location for decades and have served the community well.

VOTE:

YEA: Woodard, Fikes, Halstead, Twait, Douthit

NAY: None

MOTION PASSED UNANIMOUSLY.

I. **PENDING ITEMS** – None.

J. **REPORTS**

1. City Council – Vice Mayor Glendening reported on the actions of the May 4, 2022 City Council Meeting.
2. Kenai Peninsula Borough Planning – Commissioner Fikes reported on the actions of the May 9, 2022 Kenai Peninsula Borough Planning meeting.
3. City Administration – Planning Director Foster reported on the following:
 - Next commission meeting May 25, 2022 will include the postponed Boys & Girls Club recommendation, a rezoning application and a vacation of easement.

K. **ADDITIONAL PUBLIC COMMENTS** – None.

L. **INFORMATIONAL ITEMS** – None.

M. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. May 11, 2022

N. COMMISSION COMMENTS & QUESTIONS

Commissioner Woodard noted she is glad to see green grass and leaves outside.

Commissioner Halstead thanked staff for providing food during their work session, and noted he is looking forward to more work sessions and continuing work with the commission.

Commissioner Fikes noted that working together with the public during work sessions can affect change, and it is beneficial for the commission to receive help using the tools available to facilitate this change.

Vice Chair Douthit noted that he learned from the work session, and this will continue to help the commission in the future.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 9:58p.m.

Minutes prepared and submitted by:

Meghan Thibodeau
Deputy City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022-12**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THE COUNCIL OF THE CITY OF KENAI APPROVE THE REZONE REQUEST AS DEPICTED ON THE REZONING BOUNDARY MAP AND ADDRESS LIST FROM RURAL RESIDENTIAL TO RURAL RESIDENTIAL-1

WHEREAS, the City of Kenai received a rezone application from the majority property owners in accordance with Kenai Municipal Code 14.20.270, Amendment procedures; and,

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

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

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

WHEREAS, The RR-1 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; and,

WHEREAS, access to the area to be rezoned is provided via Beaver Loop Road, Dolchok Lane, Cub Court, Kim N Ang Court, Basin View Way, and Ames Road; and,

WHEREAS, the Conditional Use Permit for a B&B at 909 Ames Road is a conditional use in the RR-1 zoning district; and,

WHEREAS, the Conditional Use Permit for a Guide Service at 909 Ames Road and a Welding Fabrication Facility at 911 Ames Road are not permitted in the RR-1 zoning district and would be considered a nonconforming use in the RR-1 zoning district; and,

WHEREAS, the rezone is consistent with Goal 1 – Quality of Life: Promote and encourage quality of life in Kenai of the 2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan.

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

Section 1. That the Kenai City Council approve of the rezone request of the attached rezoning boundary and address list from Rural Residential (RR) to Rural Residential-1 (RR-1).

Section 2. That a copy of Resolution PZ2022-12 be forwarded to the Kenai City Council.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
this 25th day of May, 2022.

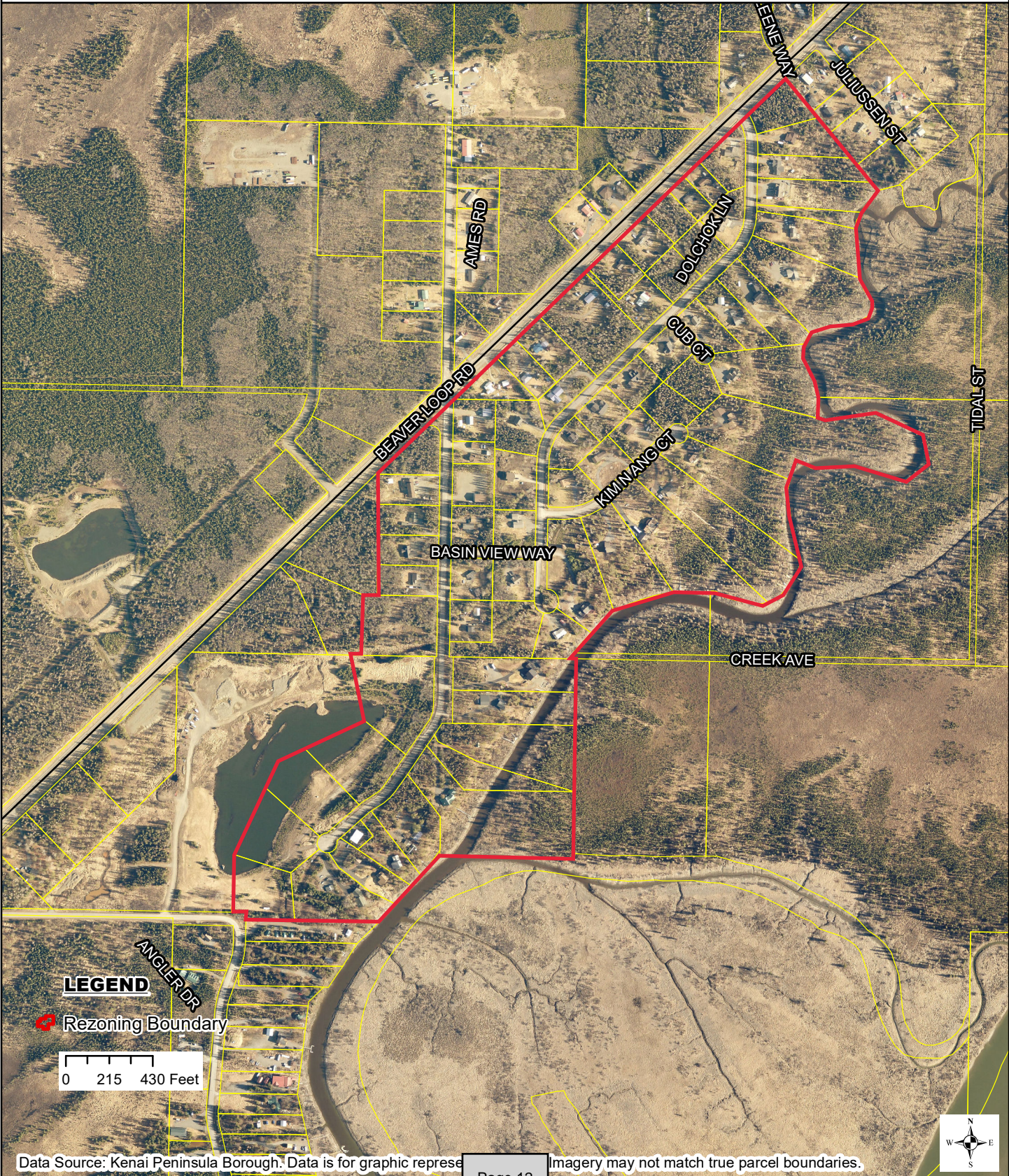
JEFF TWAIT, CHAIRPERSON

ATTEST:

MEGHAN THIBODEAU, DEPUTY CITY CLERK



PZ2022-12 Rezoning From Rural Residential (RR) to Rural Residential-1 (RR-1)



Parcel ID	Own Type	Use Type	Situs Address	Owner	Address	City, State ZIP	Acreeage	Legal
04926214	Private	Vacant	4544 BEAVER LOOP RD	KLABEN PAUL E & SUZANNE M	325 DOLCHOK LN	KENAI, AK 99611	1.02	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 1 BLK 4
04926213	Private	Residential	325 DOLCHOK LN	KLABEN PAUL E & SUZANNE M	325 DOLCHOK LN	KENAI, AK 99611	1.45	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 2 BLK 4
04926212	Private	Residential	335 DOLCHOK LN	BARNARD DENNIS L	335 DOLCHOK LN	KENAI, AK 99611	1.38	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 3 BLK 4
04926201	Private	Residential	350 DOLCHOK LN	CHRISTOPHERSON RUBY R	350 DOLCHOK LN	KENAI, AK 99611	1.08	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 1 BLK 3
04926039	Private	Residential	4460 BEAVER LOOP RD	SMITH JOSHUA T	4460 BEAVER LOOP RD	KENAI, AK 99611	0.5	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0750094 ANTWERP SUB LOT 2
04926202	Private	Residential	360 DOLCHOK LN	EVERY MICHAEL T	360 DOLCHOK LN	KENAI, AK 99611	0.94	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 2 BLK 3
04926211	Private	Residential	345 DOLCHOK LN	SCHLEHOFFER DEAN M	PO BOX 201565	ANCHORAGE, AK 99520	1.94	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 4 BLK 4
04926209	Private	Residential	355 DOLCHOK LN	CRIM BRENDA D	355 DOLCHOK LN	KENAI, AK 99611	2.25	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 5 BLK 4
04926210	Municipal	Vacant	351 DOLCHOK LN	KENAI CITY OF	210 FIDALGO AVE STE 200	KENAI, AK 99611	0.41	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 BLK 4 TRACT A
04926208	Private	Residential	365 DOLCHOK LN	ROSS DAVID	365 DOLCHOK LN	KENAI, AK 99611	3.7	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 6 BLK 4
04926038	Private	Residential	4444 BEAVER LOOP RD	POTTON WENDY M	PO BOX 1827	KENAI, AK 99611	0.5	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0750094 ANTWERP SUB LOT 1
04926055	Private	Vacant	4416 BEAVER LOOP RD	PLAGGE FRANZ A & HILDE A	4384 BEAVER LOOP RD	KENAI, AK 99611	0.76	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0770100 BASIN VIEW SUB NO 2 LOT 3 BLK 1
04926203	Private	Vacant	370 DOLCHOK LN	PLAGGE FRANZ A & HILDEGARD A	4384 BEAVER LOOP RD	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 3 BLK 3
04926026	Private	Residential	4384 BEAVER LOOP RD	PLAGGE FRANZ A & HILDEGARD A	4384 BEAVER LOOP RD	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001601 KENAITZE SUB TRACT 1
04926043	Private	Vacant	390 DOLCHOK LN	PLAGGE FRANZ A & HILDEGARD A	4384 BEAVER LOOP RD	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN THAT PORTION OF SW1/4 NW1/4 AS PER WD 81 @ 976
04926056	Private	Residential	4350 BEAVER LOOP RD	POOLE CHERYL L	4350 BEAVER LOOP RD	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0790197 SNOWFLAKE SUB LOT 1
04926057	Private	Residential	470 DOLCHOK LN	COSTON JOHN D & JEANNIE M	470 DOLCHOK LN	KENAI, AK 99611	1.08	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0790197 SNOWFLAKE SUB LOT 2
04926024	Private	Residential	4276 BEAVER LOOP RD	ROHR ZACHARY JAY	4276 BEAVER LOOP RD	KENAI, AK 99611	3	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001551 HUTCHINS SUB
04926023	Private	Residential	4224 BEAVER LOOP RD	PAULE IRMA B	4224 BEAVER LOOP RD	KENAI, AK 99611	1.12	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001580 COBB SUB LOT 3
04926101	Private	Residential	560 DOLCHOK LN	RIDDLE STEPHEN SMITH	560 DOLCHOK LN	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 5 BLK 2
04926022	Private	Residential	4200 BEAVER LOOP RD	RUSSELL ERIC R	4200 BEAVER LOOP RD	KENAI, AK 99611	0.88	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001580 COBB SUB LOT 2
04926021	Private	Residential	4192 BEAVER LOOP RD	STEINER STEVEN EDWARD	4192 BEAVER LOOP RD	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001580 COBB SUB LOT 1
04926133	Private	Residential	570 DOLCHOK LN	DANIEL PHILLIP D	570 DOLCHOK LN	KENAI, AK 99611	1.39	T 05N R 11W SEC 1 SEWARD MERIDIAN KN 2019018 BASIN VIEW SUB PETTEY-DANIEL REPLAT LOT 4A BLK 2
04926020	Private	Residential	505 AMES RD	STERLING COLTON N	505 AMES RD	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN BEGINNING AT A POINT N 0 DEG 03 MIN E 368.3 FT FROM THE SW CORNER OF SEC 1 CONTINUE N 0 DEG 03 MIN E 2028.1 FT TH S 89 DEG 57 MIN E 30 FT TO THE POB TH CONTINUE S 89 DEG 57 MIN E 208.7 FT TH N 0 DEG 03 MIN E 208.7 FT TH N 89 DEG 57 MIN W 208.7 FT TO THE SO UTHEAST ROW LINE OF BEAVER LOOP RD TH ALONG THE EAST EDGE OF A 30 FT ROADWAY S 0 DEG 03 MIN W 208.7 FT TO THE POB
04926207	Private	Residential	375 DOLCHOK LN				1.67	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 7 BLK 4
04926206	Private	Residential	385 DOLCHOK LN	COOTS PETER M	385 DOLCHOK LN	KENAI, AK 99611	1.35	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 8 BLK 4
04926115	Private	Residential	455 CUB CT	CHEEK CRAIG & DEIRDRE	455 CUB CT	KENAI, AK 99611	3.05	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 10 BLK 4
04926130	Private	Residential	3080 KIM N ANG CT	BALDWIN BARBARA L	3080 KIM N ANG CT	KENAI, AK 99611	7.08	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0900025 BASIN VIEW SUB PART 4 LOT 20A BLK 4
04926131	Private	Residential	3070 KIM N ANG CT	ABLES MYKLE D & PAMELA J	3070 KIM N ANG CT	KENAI, AK 99611	3.64	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0900025 BASIN VIEW SUB PART 4 LOT 21A BLK 4
04926112	Private	Residential	3060 KIM N ANG CT	HOBART JASON	3060 KIM N ANG CT	KENAI, AK 99611	4.55	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 22 BLK 4
04926111	Private	Residential	3050 KIM N ANG CT				3.69	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 23 BLK 4
04926110	Private	Residential	3040 KIM N ANG CT	LARSON MARK L & ELAINE M	3040 KIM N ANG CT	KENAI, AK 99611	2.71	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 24 BLK 4
04926205	Private	Residential	395 DOLCHOK LN	MCCRAREN JAMIE L	395 DOLCHOK LN	KENAI, AK 99611	0.93	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 9 BLK 4
04926124	Private	Residential	485 DOLCHOK LN	MACK VIANN M	485 DOLCHOK LN	KENAI, AK 99611	0.99	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 11 BLK 4
04926116	Private	Vacant	465 CUB CT	BALDWIN C R & BARBARA L	3080 KIM N ANG CT	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 19 BLK 4
04926117	Private	Vacant	3075 KIM N ANG CT	BALDWIN BARBARA L	3080 KIM N ANG CT	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 18 BLK 4
04926123	Private	Residential	495 DOLCHOK LN	LUECKER CASEY	495 DOLCHOK LN	KENAI, AK 99611	0.99	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 12 BLK 4
04926122	Private	Residential	555 DOLCHOK LN	WOLSTERMAN FRED J & MARILYN D	555 DOLCHOK LN	KENAI, AK 99611	0.99	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 13 BLK 4
04926118	Private	Residential	3065 KIM N ANG CT	JEREK MARK	3065 KIM N ANG CT	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 17 BLK 4
04926119	Private	Residential	3055 KIM N ANG CT				0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 16 BLK 4
04926121	Private	Residential	575 DOLCHOK LN	CHANLEY CLINT M	575 DOLCHOK LN	KENAI, AK 99611	0.94	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 14 BLK 4
04926120	Private	Residential	3035 KIM N ANG CT	MARSTON PATRICIA ANNE	3035 KIM N ANG CT	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 15 BLK 4
04926132	Private	Residential	590 DOLCHOK LN	KIPPI TIMOTHY J	590 DOLCHOK LN	KENAI, AK 99611	1.37	T 05N R 11W SEC 1 SEWARD MERIDIAN KN 2019018 BASIN VIEW SUB PETTEY-DANIEL REPLAT LOT 2A1 BLK 2
04926019	Private	Residential	515 AMES RD	BIERNER CASEY	515 AMES RD	KENAI, AK 99611		T 5N R 11W SEC 1 SEWARD MERIDIAN KN BEGINNING AT THE MOST WESTERLY CORNER OF COBB SUB TH S 0 DEG 03 MIN W 208.7 FT TO THE POB TH S 0 DEG 03 MIN W 116.7 FT TH S 89 DEG 57 MIN E 208.7 FT TH N 0 DEG 03 MIN E 116.7 FT TH N 89 DEG 57 MIN W 208.7 FT TO POB
04926018	Private	Residential	535 AMES RD	COOK STUART E	535 AMES RD	KENAI, AK 99611		T 5N R 11W SEC 1 SEWARD MERIDIAN KN PTN OF NW1/4 SW1/4 BEGIN @SW CORNER OF MADISON COBB TRACT TH S ODEG 03'W 325.4 FT; TH S89 DEG 57'E 208.7 FT; TH N ODEG 03'E 208.7 FT; TH N89 DEG 57'W 208.7 FT; TH S ODEG 03'W 208.7 FT TO POB
04926017	Private	Residential	609 AMES RD	MILLER NICHOLAS JOHNATHAN	609 AMES RD	KENAI, AK 99611		T 5N R 11W SEC 1 SEWARD MERIDIAN KN NORTH 208.7 FT OF SOUTH 736.1 FT OF EAST 208.7 FT OF WEST 238.7 FT OF NW1/4 SW1/4
04926105	Private	Residential	610 DOLCHOK LN	BARNES NICK	5892 N FIVE MILE RD APT 102	BOISE, ID 83713	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 1 BLK 2
04926109	Private	Residential	635 DOLCHOK LN	DUKOWITZ OWEN	635 DOLCHOK LN	KENAI, AK 99611	2.8	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 25 BLK 4
04949036	Private	Vacant	510 AMES RD	PELCH MICHAEL J Jr	3230 HARLOW RD	EUGENE, OR 97401	1.08	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 1
04949037	Private	Residential	520 AMES RD	MCBIRNEY BONNIE A	520 AMES RD	KENAI, AK 99611	1.03	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 2
04949038	Private	Residential	600 AMES RD	THOMAS RYAN	2001 LINCOLN ST UNIT 2011	DENVER, CO 80202	1.03	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 3
04949039	Private	Residential	620 AMES RD	MEYER DANIEL E	620 AMES RD	KENAI, AK 99611	1.03	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 4

04926016	Private	Residential	625 AMES RD	DOUGLAS COLLEEN LYNN	625 AMES RD	KENAI, AK 99611
04926015	Private	Residential	3020 BASIN VIEW WAY	LANGHAM BENJAMIN D	PO BOX 3395	KENAI, AK 99611
04926129	Private	Residential	700 DOLCHOK LN			
04926106	Private	Vacant	710 DOLCHOK LN			
04926014	Private	Residential	715 AMES RD	IRELAND MOIRA	715 AMES RD	KENAI, AK 99611
04949040	Private	Residential	630 AMES RD	HOLTAN KEITH D	35555 KENAI SPUR HWY	SOLDOTNA, AK 99669
04904089	Private	Residential	765 AMES RD			
04904090	Private	Residential	785 AMES RD			
04949058	Private	Vacant		MADRID JACOB M	905 SALMON RUN DR	KENAI, AK 99611
04949024	Private	Residential	805 AMES RD	BARKER JOEL H	PO BOX 672167	CHUGIAK, AK 99567
04949025	Private	Vacant	835 AMES RD			
04904098	Private	Residential	855 AMES RD			
04949057	Private	Vacant				
04949056	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI, AK 99611
04949055	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI, AK 99611
04949054	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI, AK 99611
04949019	Private	Residential	945 AMES RD			
04949018	Private	Residential	925 AMES RD	BRYANT WILLIAM G & BRENDA L	925 AMES RD	KENAI, AK 99611
04949023	Private	Residential	911 AMES RD	MILLER HARRIS N	911 AMES RD	KENAI, AK 99611
04949022	Private	Commercial	913 AMES RD	MILLER HARRIS N	911 AMES RD	KENAI, AK 99611
04949010	Private	Residential	909 AMES RD	SMITH KENNETH L & ELIZABETH	4243 FREEMAN CREEK RD	LENORE, ID 83541
04949046	Private	Vacant	710 AMES RD	MILLER NICHOLAS JOHN	609 AMES RD	KENAI, AK 99611

T 5N R 11W SEC 1 SEWARD MERIDIAN KN PTN NW1/4 SW1/4 BEGIN@ US GLO WCMC MONUMENT ON N BANK BEAVER CREEK N00 DEG 03'E 368.3 FT FROM SW CORN SEC 1; TH N00 DEG 03'E 1235 FT; TH S89 DEG 57'E 30 FT TO POB; TH S 89 DEG 57'E 208.7 FT TO CORN #2; TH N00 DEG 03'E 208.7 FT TO CORN #3; TH N89 DEG 57'W 1 208.7 FT TO CORN #4; TH S00 DEG 03'W 208.7 FT TO POB

T 5N R 11W SEC 1 SEWARD MERIDIAN KN NORTH 208.7 FT OF SOUTH 477.4 FT OF EAST 208.7 FT OF WEST 437.4 1 FT OF NW1/4 SW1/4

T 5N R 11W SEC 1 SEWARD MERIDIAN KN BASIN VIEW SUB NO 1 (KN770089) LOT 2 BLOCK 5 & BASIN VIEW SUB 1.07 PART 3 (KN830173) LOT 4 BLOCK 5

1.83 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 3 BLK 5

T 5N R 11W SEC 1 SEWARD MERIDIAN KN PTN OF NW1/4 SW1/4 DESCRIBED AS BEGINNING @WCMC ON N BANK OF BEAVER CREEK N00 DEG 03'E 368.3 FT FROM SW CORNER OF SEC 1; TH N00 DEG 03'E 1026.3 FT; TH S89 DEG 56'E 30 FT TO POB; TH S89 DEG 57'E 208.7 FT; TH N00 DEG 03'E 208.7 FT; TH N89 DEG 56'W 208.7 FT; 1 TH S00 DEG 03'W 208.7 FT TO POB

1.03 T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 5

2.31 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0840045 JACK WEBB SUB TRACT 1

2.31 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0840045 JACK WEBB SUB TRACT 2

3.4 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 11

3.5 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 2003021 TIDE VIEW HEIGHTS PADGETT REPLAT LOT 12A-1

1.5 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 2003021 TIDE VIEW HEIGHTS PADGETT REPLAT LOT 12A-2

5.91 T 5N R 11W SEC 1 & 2 SEWARD MERIDIAN KN 0930085 TIDE VIEW HEIGHTS SUB LOT 13A

2.52 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 10

2.42 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 9

2.24 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 8

1.78 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 7

2.61 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0920062 BEAVER CREEK ESTATES SUB LOT 2

1.12 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0920062 BEAVER CREEK ESTATES SUB LOT 1

1.01 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0990034 BEAVER CREEK LOOKOUT LOT 2

0.28 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0990034 BEAVER CREEK LOOKOUT LOT 1

2.08 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0720049 CARO SUB LOT 1

2.58 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019048 MICHAEL J PELCH HOMESTEAD JR ADDN NO 3 LOT 6A



KENAI

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

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: May 17, 2022
SUBJECT: PZ2022-12 – Rezoning – Rural Residential to Rural Residential-1

Applicant: Jerry C. Huf
765 Ames Road
Kenai, AK 99611

Legal Description: See Rezoning Boundary Map and Address List

Property Address: See Rezoning Boundary Map and Address List

KPB Parcel No: See Rezoning Boundary Map and Address List

Lot Size: N/A

Existing Zoning: Rural Residential (RR)

Current Land Use: Various

Land Use Plan: Low Density Residential

GENERAL INFORMATION

A completed application was submitted to the City requesting the parcels of Basin View Subdivision, Ames Road, and Beaver Loop Road (see Attachment B Rezoning Boundary Map), be rezoned from Rural Residential (RR) to Rural Residential-1 (RR-1). Kenai Municipal Code (KMC) 14.20.270, Amendment procedures, describes initiation of zoning code and official map amendments. Zoning code amendments may be initiated by a submission of a petition by a majority of the property owners in the area for consideration if the area to be rezoned contains a minimum of one acre unless the amendment enlarges an adjacent district boundary. The application was submitted by Jerry C. Huf, 765 Ames Rd, Kenai AK, 99611 with a petition of a majority of the property owners in the area to be rezoned (see Attachment A). The requested rezone meets the criteria for an amendment.

The intended reason for the rezoning provided in the application is the following:

1. Protect the rural, open quality of the residential neighborhood.
2. Preserve the residential character of a low density neighborhood environment.
3. Maintain the value of property, both monetary and non-monetary (quality of life for residents, use and enjoyment of their property).
4. Consistent with the City Comprehensive plan, specifically protect the livability of the existing neighborhood.

Application, Public Notice, Public Comment

Pursuant to KMC 14.20.280-Public hearing and notifications, describes processes for public hearings. City staff published notice of the public hearing as part of the agenda for the City of Kenai Planning and Zoning Commission meeting in the *Peninsula Clarion*, sent notification to real property owners within three-hundred-feet (300') of the affected parcels, and notification was posted. No public comments have been received as of May 18, 2022. Any public comments received before the Public Hearing will be included in a laydown packet.

ANALYSIS

The subject area proposed to be rezoned consists of parcels on Dolchok Lane, Cub Court, Kim N Ang Court, Basin View Way, Ames Road south of Beaver Loop Road, and parcels on the south side of Beaver Loop Road from Ames Road to Dolchok Lane (see Attachment B Rezoning Boundary Map and Address List). All parcels inside and bordering the area proposed for rezoning are zoned Rural Residential (RR).

The RR, and RR-1 zoning districts have the same intent per KMC 14.20.080 Rural Residential Zones (RR, RR-1 Zones):

(a) *Intent*. 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.

Per KMC 14.24.010 Minimum lot area requirements are different, in that RR-1 does not allow for five or more dwelling units, and with a conditional use permit, the RR-1 requirements for minimum lot size is 22,400 sf. 2,400 sf more than in the RR district (see Attachment C).



Development requirements for RR and RR-1 are identical per KMC 14.24.020 General Requirements (see Attachment D).

There are two primary differences between the RR and RR-1 zoning districts as identified in KMC 14.22.010 Land use table (see Attachment E):

1. There are more Principal Permitted Uses allowed in the RR district, a total of six, than the RR-1 district, a total of four.
2. There are more opportunities for Conditional Use Permit applications in the RR district, a total of 55, than the RR-1 district, a total of 20.

Existing Conditional Use Permits analysis

There are two existing conditional use permits in the area proposed for rezoning, a B&B/Guide Service at 909 Ames Road, and Welding & Metal Framing Business at 911 Ames Road. A B&B is a conditional use in the RR-1 district, and therefore, would be a conforming use if the parcel is rezoned. If the rezoning application is approved from RR to RR-1, existing conditional use permits for the Guide Service at 909 Ames Road and Fabrication Facility at 911 Ames Road would be considered nonconforming uses per KMC 14.20.050 Nonconforming lots, structures, and uses since those uses are not permitted in RR-1 (see Attachment F):

(a) *Explanation.* When a lot, structure, or use legally exists prior to the adoption of the ordinance codified in this section but does not meet the requirements of this chapter, it shall be permitted to continue within the limits set forth in this section. Under such circumstances it is said to have “nonconforming” status. There are three (3) types of nonconforming status:

(3) *Nonconforming Uses of Land and/or Structures.* The use to which land and/or structures is being put is not a principal, accessory, or conditional use permitted in the zone in which it is located, and is not otherwise permitted in this chapter.

(b) *Intent.* There are lots, structures, and uses that exist and were lawful prior to the adoption of the ordinance codified in this section which would be prohibited under the terms of this chapter or future amendments. It is the intent of this chapter to permit these nonconformities to continue until they are removed. Such uses are declared by this chapter to be incompatible with permitted uses in the zones involved. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded, nor extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zone.

KMC 14.20.050(f) states the specific requirements and conditions of a nonconforming use:

(f) *Nonconforming Uses of Land.* Where, at the effective date of adoption or amendment of the ordinance codified in this section, lawful use of land exists that is made no longer permissible under the terms of the ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:



- (1) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the ordinance codified in this section;
- (2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of the ordinance codified in this section;
- (3) If any such nonconforming use of land ceases for any reason for a period of more than three hundred sixty-five (365) days, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.

KMC 14.20.050(h) states the exceptions to this section of code:

(h) *Exception(s) to this Section.*

(2) The Planning and Zoning Commission may grant a conditional use permit allowing a nonconforming use to expand, enlarge, or increase in intensity provided that:

(A) The use may not expand beyond the site, lot, or parcel as defined by the legal description on the certificate of occupancy for a nonconforming use, or owned or leased by the nonconforming use as of the date it became nonconforming in the event there is no certificate of occupancy.

(B) Uses which are nonconforming due to the number of residential units may not add additional units.

(C) The proposed modification will not result in further infringement of the provisions of this subsection; modifications shall comply with all regulations (other than use restrictions) including, but not limited to, lot coverage, yard, height, open space, density provisions, or parking requirements unless waived by the Commission through a variance as provided in this chapter.

(D) The nonconforming use must have been a permitted use in the prior zone at the time it became a nonconforming use.

If the rezoning is approved, existing conditional use permit holders with not permitted uses in RR-1 would become nonconforming uses, and therefore, be unable to expand, or move the nonconforming use from its existing state on the lot, without a conditional use permit granted by the Planning and Zoning Commission. The existing conditional use permits would still be transferable to a new property owner per KMC 14.20.150(l)(5):

(5) A conditional use permit is not transferable from one (1) parcel of land to another. Conditional use permits may be transferred from one (1) owner to another for the same use, but if there is a change in use on the property, a new permit must be obtained.



Comprehensive Plan Analysis

The Land Use Plan, from the 2016 Comprehensive Plan, proposes a Low Density Residential land use for this neighborhood. The Low Density Residential Land Use Classification is defined in the Comprehensive Plan:

“Low Density Residential because of location or poor site conditions is intended for large-lot single-family low-density residential development. The area will typically be developed with individual on-site water supply and wastewater disposal systems. Streets will typically be constructed to rural street standards (i.e., gravel) and sidewalks will not be typically included in the subdivision design. Rural Residential becomes Low Density Residential to avoid confusion with zoning category”

The parcels proposed for rezoning have a similar land use, lot size and orientation, individual on-site water supply and wastewater disposal systems, with low density, and no sidewalks.

The 2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan supports this rezoning in:

- Goal 1 – Quality of Life: Promote and encourage quality of life in Kenai.
 - Q-4: Promote the siting and design of land uses that are in harmony and scale with surrounding uses. *A rezoning to RR-1 would align with the current low density residential character of the neighborhood.*

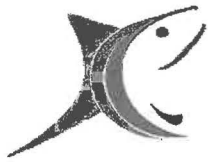
RECOMMENDATIONS

Staff finds the rezone request per the Rezoning Boundary Map (Attachment B) from the Rural Residential (RR) Zone to the Rural Residential-1 (RR-1) Zone is suitable for an approval recommendation by the Planning and Zoning Commission to the Kenai City Council.

ATTACHMENTS

- A. Application
- B. Rezoning Boundary Map from RR to RR-1 and Address List
- C. KMC 14.24.010 Minimum lot area requirements
- D. KMC 14.24.020 General Requirements
- E. KMC 14.22.010. Land use table
- F. KMC 14.20.050 Nonconforming lots, structures, and uses
- G. Map of Conditional Use Permits in the Rezoning Boundary





Rezoning Application

RECEIVED

CITY OF KENAI

PLANNING DEPARTMENT

DATE 4/27/22

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

PETITIONER

Name:	Jerry C. Huf						
Mailing Address:	765 Ames Road	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	907-394-6994						
Email:	rustyhuf@yahoo.com						

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (s):	
Physical Address:	710 Dolchok Kenai
Legal Description:	T 5N R 11W SEC 1 Seward Meridan: KN 0830173 Basin View Sub Part 3 Lot 3 Block 5

ZONING INFORMATION

Present Zone:	RR
Proposed Zone:	RR1

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

1. Protect the rural, open quality of the residential neighborhood.
2. Preserve the residential character of a low density neighborhood environment.
3. Maintain the value of property, both monetary and non-monetary (quality of life for residents, use and enjoyment of their property).
4. Consistent with the City Comprehensive plan, specifically protect the livability of the existing neighborhood.

AMENDMENT PROCEDURE REQUIREMENTS

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

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

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

PETITIONER'S SIGNATURE

Signature:			
Printed Name:	JERRY C HUF	Date:	4/27/2022

For City Use Only

Date Application Fee Received: 4/27/22
PZ Resolution Number: PZ 2022-12

REZONE APPLICATION – BASIN VIEW SUBDIVISION

1. Name of Property Owner: Jerry & Haf *
Signature: Jerry & Haf
Daytime Phone: 907-394-6994 Lot and Block Number: Part 3 Lot 3 BLK 5
Mailing Address: 765 Ames Road Kenai AK 99611

2. Name of Property Owner: Owen Dukowitz
Signature: Owen Dukowitz
Daytime Phone: 907-394-1036 Lot and Block Number: Lot 25, BIK 4
Mailing Address: 635 Dolchok Ln Kenai, AK 99611

3. Name of Property Owner: Elaine & Mark Larson
Signature: Elaine M Larson
Daytime Phone: 907-252-9808 Lot and Block Number: Part 3 Lot 24 BIK 4
Mailing Address: 3040 Kim-N-Ang Ct Kenai, AK 99611

4. Name of Property Owner: Phillip & Kelsey Daniel
Signature: Kelsey Daniel
Daytime Phone: 907-252-7427 Lot and Block Number: Lot 4A, BIK 2
Mailing Address: 570 Dolchok Lane, Kenai, AK 99611

5. Name of Property Owner: MARILYN & FRED Wolsterman
Signature: Marilyn Wolsterman
Daytime Phone: 907-252-7464 Lot and Block Number: Lot 13, BIK 4
Mailing Address: 555 Dolchok Ln, Kenai 99611

6. Name of Property Owner: Richard Mock
Signature: Richard Mock
Daytime Phone: 907-252-3634 Lot and Block Number: 485 Dolchok LN
Mailing Address: 485 Dolchok LN Kenai Alaska Lot 11, BIK 4

REZONE APPLICATION – BASIN VIEW SUBDIVISION

7. Name of Property Owner: John Coston
Signature: [Signature]
Daytime Phone: 907-274-3189 Lot and Block Number: _____
Mailing Address: 470 Dolchok Lane, Kenai AK. 99611

8. Name of Property Owner: Trey West
Signature: [Signature]
Daytime Phone: _____ Lot and Block Number: Lot 9, Blk 4
Mailing Address: 395 Dolchok Lane, Kenai AK 99611

9. Name of Property Owner: Rebecca Schultz
Signature: [Signature]
Daytime Phone: 360-584-4208 Lot and Block Number: _____
Mailing Address: 375 Dolchok Ln

10. Name of Property Owner: Suzanne Klaben
Signature: [Signature]
Daytime Phone: 252-9042 Lot and Block Number: Lot 2, Blk 4
Mailing Address: 325 Dolchok Lane

11. Name of Property Owner: Franz Plogg
Signature: [Signature]
Daytime Phone: 283-4480 Lot and Block Number: Lot 3, Blk 3 /
Mailing Address: 4384 Beaver Loop

12. Name of Property Owner: Maggie Rohr
Signature: [Signature]
Daytime Phone: 907-953-9575 Lot and Block Number: _____
Mailing Address: 4276 Beaver Loop, Kenai, AK 99611

REZONE APPLICATION – BASIN VIEW SUBDIVISION

13 • Name of Property Owner: Ruby Christopherson

Signature: Ruby Christopherson

Daytime Phone: 907-953-0951 Lot and Block Number: Lot 1, BIK 3

Mailing Address: 350 Dolchok Lane
Kenai Alaska 99611

14 • Name of Property Owner: Clint + Tabatha Chanley

Signature: Tabatha Chanley

Daytime Phone: 907 690 0145 Lot and Block Number: Lot 14, BIK 4

Mailing Address: 575 dolchok
Kenai AK 99611

15 • Name of Property Owner: Mark Jurek

Signature: Mark Jurek

Daytime Phone: 713 582 6601 Lot and Block Number: Lot 17, BIK 4

Mailing Address: 3065 Kim N Ang Ct.
Kenai AK 99611

16 • Name of Property Owner: BARBARA L. BALDWIN

Signature: Barbara L. Baldwin

Daytime Phone: 907-283-7086 Lot and Block Number: Lot 20A, BIK 4

Mailing Address: 3080 Kim-n-Ang Ct
Kenai, Alaska 99611

17 • Name of Property Owner: Charles R. Baldwin

Signature: [Signature]

Daytime Phone: 907 283 7086 Lot and Block Number: Lot 19 BIK 4

Mailing Address: 3080 Kim-N-Ang Ct.
Kenai, AK 99611

18 • Name of Property Owner: Charles R. Baldwin

Signature: [Signature]

Daytime Phone: 907 283 7086 Lot and Block Number: Lot 18 BIK 4

Mailing Address: 3080 Kim N Ang Ct.
Kenai AK 99611

REZONE APPLICATION - BASIN VIEW SUBDIVISION

19 Name of Property Owner: Dennis L. Barnard
Signature: [Signature]
Daytime Phone: 398-9156 Lot and Block Number: Lot 3, BIK 4
Mailing Address: 335 Dolchok Lane

20 Name of Property Owner: Lloyd MARSTON
Signature: [Signature]
Daytime Phone: 907-252-0723 Lot and Block Number: Lot 15, BIK 4
Mailing Address: 3035 KIM-N-ANG CT
KENAI, AK 99611

21 Name of Property Owner: JASON HOBART
Signature: [Signature]
Daytime Phone: 907-318-5809 Lot and Block Number: Lot 22, BIK 4
Mailing Address: 3060 KIM N ANG


22 Name of Property Owner: Charlotte Cooks
Signature: [Signature]
Daytime Phone: 907 299 2173 Lot and Block Number: Lot 8, BIK 4
Mailing Address: 385 Dolchok Lane Kenai AK 99611

23 Name of Property Owner: PETER M. COOTS
Signature: [Signature]
Daytime Phone: (917) 252-0332 Lot and Block Number: Lot 8, BIK 4
Mailing Address: 385 DOLCHOK LANE KENAI AK 99611

24 Name of Property Owner: Amber Every
Signature: [Signature]
Daytime Phone: 907-252-8224 Lot and Block Number: Lot 2, BIK 3
Mailing Address: 360 Dolchok LN Kenai, AK 99611

REZONE APPLICATION – BASIN VIEW SUBDIVISION

Name of Property Owner: Casey Luecker

25 Signature: 

Daytime Phone: 907-717-9140 Lot and Block Number: Lot 12, B1K 4

Mailing Address: 495 Dolchok, Kenai, AK, 99611

26 Name of Property Owner: Tessa Luecker

Signature: 

Daytime Phone: 907-347-2654 Lot and Block Number: Lot 12, Block 4

Mailing Address: 495 Dolchok Ln, Kenai AK 99611

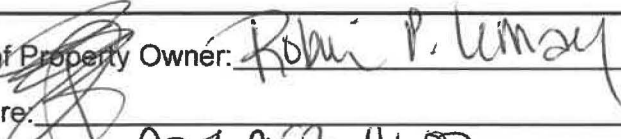
27 Name of Property Owner: Ashli Kippi

Signature: 

Daytime Phone: 907-953-3601 Lot and Block Number: Lot 2A1, B1K 2

Mailing Address: 590 Dolchok Lane Kenai, AK 99611

28 Name of Property Owner: Robin P. Lemay

Signature: 

Daytime Phone: 907-953-4600 Lot and Block Number:

Mailing Address: 3055 Kim. N. Ang Ct Kenai

29 Name of Property Owner: David Lemay

Signature: 

Daytime Phone: 907-3946094 Lot and Block Number:

Mailing Address: 3055 Kim. N. Ang Ct Kenai

30 Name of Property Owner: Mykle Ables

Signature: 

Daytime Phone: 907-953-7854 Lot and Block Number: Lot 21A, Block 4

Mailing Address: 3070 Kim-N-Ang Ct. Kenai 99611

REZONE APPLICATION – BASIN VIEW SUBDIVISION

31

Name of Property Owner: Pamela Abdes
Signature: Pamela Abdes
Daytime Phone: (907) 953 9091 Lot and Block Number: Lot 21 A, Block 4
Mailing Address: 3070 Kim W Aug Ct Kenai AK 99611

32

Name of Property Owner: Leigh Langham
Signature: Langham
Daytime Phone: (907) 394-8363 Lot and Block Number: _____
Mailing Address: PO Box 3395 Kenai AK 99611

Name of Property Owner: Lara Ross
Signature: Lara Ross
Daytime Phone: 907-252-8247 Lot and Block Number: Lot 6, B1K 4
Mailing Address: 365 Dolchok Lane, Kenai, AK 99611

Name of Property Owner: David Ross
Signature: DR
Daytime Phone: 394-3555 Lot and Block Number: Lot 6, B1K 4
Mailing Address: 365 Dolchok Ln. Kenai, AK 99611

Name of Property Owner: _____
Signature: _____
Daytime Phone: _____ Lot and Block Number: _____
Mailing Address: _____

Name of Property Owner: _____
Signature: _____
Daytime Phone: _____ Lot and Block Number: _____
Mailing Address: _____

REZONE APPLICATION – BASIN VIEW SUBDIVISION

Name of Property Owner: _____

Signature: _____

Daytime Phone: _____ Lot and Block Number: _____

Mailing Address: _____

Name of Property Owner: _____

Signature: _____

Daytime Phone: _____ Lot and Block Number: _____

Mailing Address: _____

Name of Property Owner: _____

Signature: _____

Daytime Phone: _____ Lot and Block Number: _____

Mailing Address: _____

Name of Property Owner(s): _____

Signature: _____

Daytime Phone: _____ Lot and Block Number: _____

Mailing Address: _____

Name of Property Owner(s): Craig Cheek

Signature: 

Daytime Phone: 9072528347 Lot and Block Number: Lot 10, Blk 4

Mailing Address: 455 Cub Court, Kenai 99611

Basin View Subdivision

Name of Property Owner(s): Deirdre Cheek

Signature: 

Daytime Phone: 9072528346 Lot and Block Number: Lot 10, Block 4

Mailing Address: 455 Cub Court, Kenai 99611

Basin View Subdivision

REZONE APPLICATION – BASIN VIEW SUBDIVISION

Name of Property Owner: Keith D Holtan, Jane V Mathies Holtan

Signature: Keith Holtan Jane V. Mathies Holtan

Daytime Phone: 907-394-1963 Lot and Block Number: Pelch Homestead Addn No 2 Lot 5

Mailing Address: 35555 Kenai Spur Hwy #236 630 Ames Rd
Soldotna AK 99669 Kenai AK 99611

Name of Property Owner: Branda Madrid e Jacob Madrid

Signature: Branda Madrid

Daytime Phone: 907-252-5999 Lot and Block Number: 800 Ames

Mailing Address: 905 Salmon Run Dr. Kenai AK 99611

Name of Property Owner: Brenda Grim

Signature: Brenda Grim

Daytime Phone: 907-351-5654 Lot and Block Number: _____

Mailing Address: 355 Dolchok Ln, Kenai AK 99611

Name of Property Owner: Moira Ireland

Signature: M Ireland

Daytime Phone: 907-398-3895 Lot and Block Number: _____

Mailing Address: 715 Ames Road
Kenai AK

Name of Property Owner: Ben Langham

Signature: Ben Langham

Daytime Phone: 907-690-1218 Lot and Block Number: _____

Mailing Address: PO Bx 3395 Kenai, AK 99611
3020 Basin View Way - Kenai, AK

Name of Property Owner: Dan Meyer

Signature: Dan Meyer

Daytime Phone: 309-462-3826 Lot and Block Number: _____

Mailing Address: 620 Ames Rd Kenai AK

REZONE APPLICATION - BASIN VIEW SUBDIVISION

Name of Property Owner: Ronald Rogalsky Mary Loveland

Signature: R Rogalsky M Loveland

Daytime Phone: 907-398-9238 Lot and Block Number: lot 2 Beaver Creek Estates

Mailing Address: PO Box 35 Kenai AK 99611 04949019
945 AMES Rd

Name of Property Owner: Ronald Rogalsky Mary Loveland

Signature: R Rogalsky M Loveland

Daytime Phone: 907-398-9238 Lot and Block Number: lot 7 The Lake at Kenai

Mailing Address: PO Box 35 Kenai AK 99611 04949054
1003 Angler Dr

Name of Property Owner: Ronald Rogalsky Mary Loveland

Signature: R Rogalsky M Loveland

Daytime Phone: 907-398-9238 Lot and Block Number: Lot 8 The Lake at Kenai

Mailing Address: PO Box 35 Kenai AK 99611 04949055
920 Ames Rd

Name of Property Owner: Ronald Rogalsky Mary Loveland

Signature: R Rogalsky M Loveland

Daytime Phone: 907-398-9238 Lot and Block Number: Lot 9 The Lake at Kenai

Mailing Address: PO Box 35 Kenai AK 99611 04949056
910 Ames Rd

Name of Property Owner: _____

Signature: _____

Daytime Phone: _____ Lot and Block Number: _____

Mailing Address: _____

Name of Property Owner: _____

Signature: _____

Daytime Phone: _____ Lot and Block Number: _____

Mailing Address: _____

REZONE APPLICATION – BASIN VIEW SUBDIVISION

Name of Property Owner: Jerry C Haf
Signature: [Signature]
Daytime Phone: 394 6994 Lot and Block Number: TRACT 1 JACK web Sub.
Mailing Address: 765 Ames Road Kenai AK 99611

Name of Property Owner: Casey Diener
Signature: [Signature]
Daytime Phone: (907) 394-8325 Lot and Block Number: _____
Mailing Address: 515 Ames Rd.
Kenai AK 99611

Name of Property Owner: Colton Sterling
Signature: [Signature]
Daytime Phone: 907-395-7512 Lot and Block Number: _____
Mailing Address: 505 Ames Rd Kenai, AK 99611

Name of Property Owner: _____
Signature: _____
Daytime Phone: _____ Lot and Block Number: _____
Mailing Address: _____

Name of Property Owner: _____
Signature: _____
Daytime Phone: _____ Lot and Block Number: _____
Mailing Address: _____

Name of Property Owner: _____
Signature: _____
Daytime Phone: _____ Lot and Block Number: _____
Mailing Address: _____

REZONE APPLICATION – BASIN VIEW SUBDIVISION

Name of Property Owner: Hildegard A. Plagge
Signature: Hildegard A. Plagge
Daytime Phone: 907-283-4488 Lot and Block Number: _____
Mailing Address: 4384 Beaver Loop Rd. Kenai AK 99611-8323

Name of Property Owner: Hildegard A. Plagge
Signature: Hildegard A. Plagge
Daytime Phone: 907-283-4488 Lot and Block Number: _____
Mailing Address: 4384 Beaver Loop Rd. Kenai AK 99611-8323

Name of Property Owner: Hildegard A. Plagge
Signature: Hildegard A. Plagge
Daytime Phone: 907-283-4488 Lot and Block Number: _____
Mailing Address: 4384 Beaver Loop Rd. Kenai AK 99611-8323

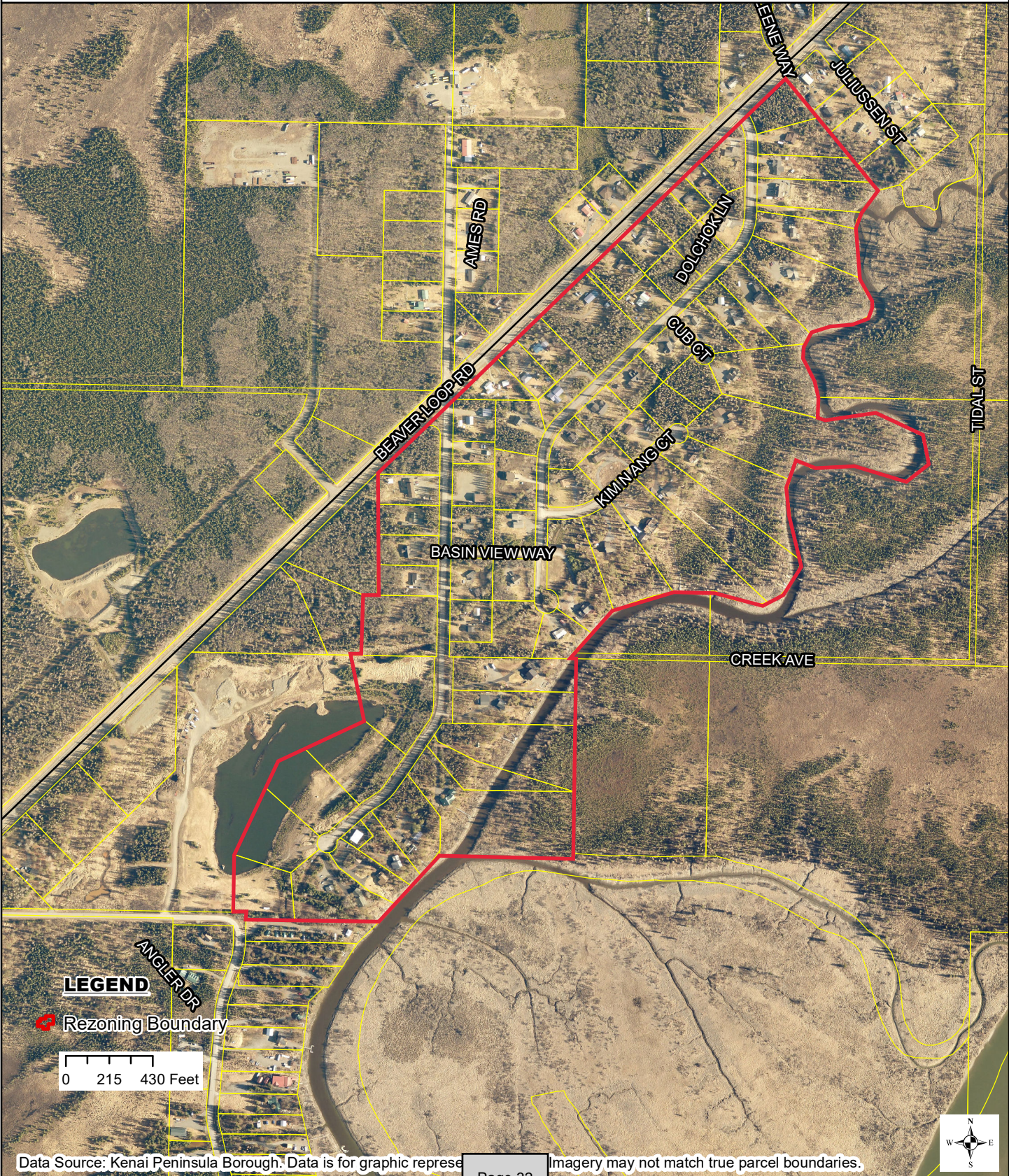
Name of Property Owner: BRENDA BRYANT
Signature: Brenda Bryant
Daytime Phone: 907 394-1250 Lot and Block Number: _____
Mailing Address: 925 AMES Rd Kenai AK 99611

Name of Property Owner: _____
Signature: _____
Daytime Phone: _____ Lot and Block Number: _____
Mailing Address: _____

Name of Property Owner: _____
Signature: _____
Daytime Phone: _____ Lot and Block Number: _____
Mailing Address: _____



PZ2022-12 Rezoning From Rural Residential (RR) to Rural Residential-1 (RR-1)



Parcel ID	Own Type	Use Type	Situs Address	Owner	Address	City, State ZIP	Acreeage	Legal
04926214	Private	Vacant	4544 BEAVER LOOP RD	KLABEN PAUL E & SUZANNE M	325 DOLCHOK LN	KENAI, AK 99611	1.02	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 1 BLK 4
04926213	Private	Residential	325 DOLCHOK LN	KLABEN PAUL E & SUZANNE M	325 DOLCHOK LN	KENAI, AK 99611	1.45	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 2 BLK 4
04926212	Private	Residential	335 DOLCHOK LN	BARNARD DENNIS L	335 DOLCHOK LN	KENAI, AK 99611	1.38	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 3 BLK 4
04926201	Private	Residential	350 DOLCHOK LN	CHRISTOPHERSON RUBY R	350 DOLCHOK LN	KENAI, AK 99611	1.08	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 1 BLK 3
04926039	Private	Residential	4460 BEAVER LOOP RD	SMITH JOSHUA T	4460 BEAVER LOOP RD	KENAI, AK 99611	0.5	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0750094 ANTWERP SUB LOT 2
04926202	Private	Residential	360 DOLCHOK LN	EVERY MICHAEL T	360 DOLCHOK LN	KENAI, AK 99611	0.94	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 2 BLK 3
04926211	Private	Residential	345 DOLCHOK LN	SCHLEHOFFER DEAN M	PO BOX 201565	ANCHORAGE, AK 99520	1.94	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 4 BLK 4
04926209	Private	Residential	355 DOLCHOK LN	CRIM BRENDA D	355 DOLCHOK LN	KENAI, AK 99611	2.25	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 5 BLK 4
04926210	Municipal	Vacant	351 DOLCHOK LN	KENAI CITY OF	210 FIDALGO AVE STE 200	KENAI, AK 99611	0.41	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 BLK 4 TRACT A
04926208	Private	Residential	365 DOLCHOK LN	ROSS DAVID	365 DOLCHOK LN	KENAI, AK 99611	3.7	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 6 BLK 4
04926038	Private	Residential	4444 BEAVER LOOP RD	POTTON WENDY M	PO BOX 1827	KENAI, AK 99611	0.5	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0750094 ANTWERP SUB LOT 1
04926055	Private	Vacant	4416 BEAVER LOOP RD	PLAGGE FRANZ A & HILDE A	4384 BEAVER LOOP RD	KENAI, AK 99611	0.76	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0770100 BASIN VIEW SUB NO 2 LOT 3 BLK 1
04926203	Private	Vacant	370 DOLCHOK LN	PLAGGE FRANZ A & HILDEGARD A	4384 BEAVER LOOP RD	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 3 BLK 3
04926026	Private	Residential	4384 BEAVER LOOP RD	PLAGGE FRANZ A & HILDEGARD A	4384 BEAVER LOOP RD	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001601 KENAITZE SUB TRACT 1
04926043	Private	Vacant	390 DOLCHOK LN	PLAGGE FRANZ A & HILDEGARD A	4384 BEAVER LOOP RD	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN THAT PORTION OF SW1/4 NW1/4 AS PER WD 81 @ 976
04926056	Private	Residential	4350 BEAVER LOOP RD	POOLE CHERYL L	4350 BEAVER LOOP RD	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0790197 SNOWFLAKE SUB LOT 1
04926057	Private	Residential	470 DOLCHOK LN	COSTON JOHN D & JEANNIE M	470 DOLCHOK LN	KENAI, AK 99611	1.08	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0790197 SNOWFLAKE SUB LOT 2
04926024	Private	Residential	4276 BEAVER LOOP RD	ROHR ZACHARY JAY	4276 BEAVER LOOP RD	KENAI, AK 99611	3	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001551 HUTCHINS SUB
04926023	Private	Residential	4224 BEAVER LOOP RD	PAULE IRMA B	4224 BEAVER LOOP RD	KENAI, AK 99611	1.12	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001580 COBB SUB LOT 3
04926101	Private	Residential	560 DOLCHOK LN	RIDDLE STEPHEN SMITH	560 DOLCHOK LN	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 5 BLK 2
04926022	Private	Residential	4200 BEAVER LOOP RD	RUSSELL ERIC R	4200 BEAVER LOOP RD	KENAI, AK 99611	0.88	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001580 COBB SUB LOT 2
04926021	Private	Residential	4192 BEAVER LOOP RD	STEINER STEVEN EDWARD	4192 BEAVER LOOP RD	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001580 COBB SUB LOT 1
04926133	Private	Residential	570 DOLCHOK LN	DANIEL PHILLIP D	570 DOLCHOK LN	KENAI, AK 99611	1.39	T 05N R 11W SEC 1 SEWARD MERIDIAN KN 2019018 BASIN VIEW SUB PETTEY-DANIEL REPLAT LOT 4A BLK 2
04926020	Private	Residential	505 AMES RD	STERLING COLTON N	505 AMES RD	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN BEGINNING AT A POINT N 0 DEG 03 MIN E 368.3 FT FROM THE SW CORNER OF SEC 1 CONTINUE N 0 DEG 03 MIN E 2028.1 FT TH S 89 DEG 57 MIN E 30 FT TO THE POB TH CONTINUE S 89 DEG 57 MIN E 208.7 FT TH N 0 DEG 03 MIN E 208.7 FT TH N 89 DEG 57 MIN W 208.7 FT TO THE SO UTHEAST ROW LINE OF BEAVER LOOP RD TH ALONG THE EAST EDGE OF A 30 FT ROADWAY S 0 DEG 03 MIN W 208.7 FT TO THE POB
04926207	Private	Residential	375 DOLCHOK LN				1.67	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 7 BLK 4
04926206	Private	Residential	385 DOLCHOK LN	COOTS PETER M	385 DOLCHOK LN	KENAI, AK 99611	1.35	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 8 BLK 4
04926115	Private	Residential	455 CUB CT	CHEEK CRAIG & DEIRDRE	455 CUB CT	KENAI, AK 99611	3.05	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 10 BLK 4
04926130	Private	Residential	3080 KIM N ANG CT	BALDWIN BARBARA L	3080 KIM N ANG CT	KENAI, AK 99611	7.08	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0900025 BASIN VIEW SUB PART 4 LOT 20A BLK 4
04926131	Private	Residential	3070 KIM N ANG CT	ABLES MYKLE D & PAMELA J	3070 KIM N ANG CT	KENAI, AK 99611	3.64	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0900025 BASIN VIEW SUB PART 4 LOT 21A BLK 4
04926112	Private	Residential	3060 KIM N ANG CT	HOBART JASON	3060 KIM N ANG CT	KENAI, AK 99611	4.55	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 22 BLK 4
04926111	Private	Residential	3050 KIM N ANG CT				3.69	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 23 BLK 4
04926110	Private	Residential	3040 KIM N ANG CT	LARSON MARK L & ELAINE M	3040 KIM N ANG CT	KENAI, AK 99611	2.71	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 24 BLK 4
04926205	Private	Residential	395 DOLCHOK LN	MCCRAREN JAMIE L	395 DOLCHOK LN	KENAI, AK 99611	0.93	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 9 BLK 4
04926124	Private	Residential	485 DOLCHOK LN	MACK VIANN M	485 DOLCHOK LN	KENAI, AK 99611	0.99	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 11 BLK 4
04926116	Private	Vacant	465 CUB CT	BALDWIN C R & BARBARA L	3080 KIM N ANG CT	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 19 BLK 4
04926117	Private	Vacant	3075 KIM N ANG CT	BALDWIN BARBARA L	3080 KIM N ANG CT	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 18 BLK 4
04926123	Private	Residential	495 DOLCHOK LN	LUECKER CASEY	495 DOLCHOK LN	KENAI, AK 99611	0.99	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 12 BLK 4
04926122	Private	Residential	555 DOLCHOK LN	WOLSTERMAN FRED J & MARILYN D	555 DOLCHOK LN	KENAI, AK 99611	0.99	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 13 BLK 4
04926118	Private	Residential	3065 KIM N ANG CT	JEREK MARK	3065 KIM N ANG CT	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 17 BLK 4
04926119	Private	Residential	3055 KIM N ANG CT				0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 16 BLK 4
04926121	Private	Residential	575 DOLCHOK LN	CHANLEY CLINT M	575 DOLCHOK LN	KENAI, AK 99611	0.94	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 14 BLK 4
04926120	Private	Residential	3035 KIM N ANG CT	MARSTON PATRICIA ANNE	3035 KIM N ANG CT	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 15 BLK 4
04926132	Private	Residential	590 DOLCHOK LN	KIPPI TIMOTHY J	590 DOLCHOK LN	KENAI, AK 99611	1.37	T 05N R 11W SEC 1 SEWARD MERIDIAN KN 2019018 BASIN VIEW SUB PETTEY-DANIEL REPLAT LOT 2A1 BLK 2
								T 5N R 11W SEC 1 SEWARD MERIDIAN KN BEGINNING AT THE MOST WESTERLY CORNER OF COBB SUB TH S 0 DEG 03 MIN W 208.7 FT TO THE POB TH S 0 DEG 03 MIN W 116.7 FT TH S 89 DEG 57 MIN E 208.7 FT TH N 0 DEG 03 MIN E 116.7 FT TH N 89 DEG 57 MIN W 208.7 FT TO POB
04926019	Private	Residential	515 AMES RD	BIERNER CASEY	515 AMES RD	KENAI, AK 99611	0.56	T 5N R 11W SEC 1 SEWARD MERIDIAN KN PTN OF NW1/4 SW1/4 BEGIN @SW CORNER OF MADISON COBB TRACT TH S ODEG 03'W 325.4 FT; TH S89 DEG 57'E 208.7 FT; TH N ODEG 03'E 208.7 FT; TH N89 DEG 57'W 208.7 FT; TH S ODEG 03'W 208.7 FT TO POB
04926018	Private	Residential	535 AMES RD	COOK STUART E	535 AMES RD	KENAI, AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN NORTH 208.7 FT OF SOUTH 736.1 FT OF EAST 208.7 FT OF WEST 238.7 FT OF NW1/4 SW1/4
04926017	Private	Residential	609 AMES RD	MILLER NICHOLAS JOHNATHAN	609 AMES RD	KENAI, AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 1 BLK 2
04926105	Private	Residential	610 DOLCHOK LN	BARNES NICK	5892 N FIVE MILE RD APT 102	BOISE, ID 83713	2.8	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 25 BLK 4
04926109	Private	Residential	635 DOLCHOK LN	DUKOWITZ OWEN	635 DOLCHOK LN	KENAI, AK 99611	1.08	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 1
04949036	Private	Vacant	510 AMES RD	PELCH MICHAEL J Jr	3230 HARLOW RD	EUGENE, OR 97401	1.03	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 2
04949037	Private	Residential	520 AMES RD	MCBIRNEY BONNIE A	520 AMES RD	KENAI, AK 99611	1.03	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 2
04949038	Private	Residential	600 AMES RD	THOMAS RYAN	2001 LINCOLN ST UNIT 2011	DENVER, CO 80202	1.03	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 3
04949039	Private	Residential	620 AMES RD	MEYER DANIEL E	620 AMES RD	KENAI, AK 99611	1.03	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 4

04926016	Private	Residential	625 AMES RD	DOUGLAS COLLEEN LYNN	625 AMES RD	KENAI, AK 99611	T 5N R 11W SEC 1 SEWARD MERIDIAN KN PTN NW1/4 SW1/4 BEGIN@ US GLO WCMC MONUMENT ON N BANK BEAVER CREEK N00 DEG 03'E 368.3 FT FROM SW CORN SEC 1; TH N00 DEG 03'E 1235 FT; TH S89 DEG 57'E 30 FT TO POB; TH S 89 DEG 57'E 208.7 FT TO CORN #2; TH N00 DEG 03'E 208.7 FT TO CORN #3; TH N89 DEG 57'W 1 208.7 FT TO CORN #4; TH S00 DEG 03'W 208.7 FT TO POB
04926015	Private	Residential	3020 BASIN VIEW WAY	LANGHAM BENJAMIN D	PO BOX 3395	KENAI, AK 99611	T 5N R 11W SEC 1 SEWARD MERIDIAN KN NORTH 208.7 FT OF SOUTH 477.4 FT OF EAST 208.7 FT OF WEST 437.4 1 FT OF NW1/4 SW1/4
04926129	Private	Residential	700 DOLCHOK LN				T 5N R 11W SEC 1 SEWARD MERIDIAN KN BASIN VIEW SUB NO 1 (KN770089) LOT 2 BLOCK 5 & BASIN VIEW SUB 1.07 PART 3 (KN830173) LOT 4 BLOCK 5
04926106	Private	Vacant	710 DOLCHOK LN				1.83 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 3 BLK 5
04926014	Private	Residential	715 AMES RD	IRELAND MOIRA	715 AMES RD	KENAI, AK 99611	T 5N R 11W SEC 1 SEWARD MERIDIAN KN PTN OF NW1/4 SW1/4 DESCRIBED AS BEGINNING @WCMC ON N BANK OF BEAVER CREEK N00 DEG 03'E 368.3 FT FROM SW CORNER OF SEC 1; TH N00 DEG 03'E 1026.3 FT; TH S89 DEG 56'E 30 FT TO POB; TH S89 DEG 57'E 208.7 FT; TH N00 DEG 03'E 208.7 FT; TH N89 DEG 56'W 208.7 FT; 1 TH S00 DEG 03'W 208.7 FT TO POB
04949040	Private	Residential	630 AMES RD	HOLTAN KEITH D	35555 KENAI SPUR HWY	SOLDOTNA, AK 99669	1.03 T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 5
04904089	Private	Residential	765 AMES RD				2.31 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0840045 JACK WEBB SUB TRACT 1
04904090	Private	Residential	785 AMES RD				2.31 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0840045 JACK WEBB SUB TRACT 2
04949058	Private	Vacant		MADRID JACOB M	905 SALMON RUN DR	KENAI, AK 99611	3.4 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 11
04949024	Private	Residential	805 AMES RD	BARKER JOEL H	PO BOX 672167	CHUGIAK, AK 99567	3.5 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 2003021 TIDE VIEW HEIGHTS PADGETT REPLAT LOT 12A-1
04949025	Private	Vacant	835 AMES RD				1.5 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 2003021 TIDE VIEW HEIGHTS PADGETT REPLAT LOT 12A-2
04904098	Private	Residential	855 AMES RD				5.91 T 5N R 11W SEC 1 & 2 SEWARD MERIDIAN KN 0930085 TIDE VIEW HEIGHTS SUB LOT 13A
04949057	Private	Vacant					2.52 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 10
04949056	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI, AK 99611	2.42 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 9
04949055	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI, AK 99611	2.24 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 8
04949054	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI, AK 99611	1.78 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 7
04949019	Private	Residential	945 AMES RD				2.61 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0920062 BEAVER CREEK ESTATES SUB LOT 2
04949018	Private	Residential	925 AMES RD	BRYANT WILLIAM G & BRENDA L	925 AMES RD	KENAI, AK 99611	1.12 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0920062 BEAVER CREEK ESTATES SUB LOT 1
04949023	Private	Residential	911 AMES RD	MILLER HARRIS N	911 AMES RD	KENAI, AK 99611	1.01 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0990034 BEAVER CREEK LOOKOUT LOT 2
04949022	Private	Commercial	913 AMES RD	MILLER HARRIS N	911 AMES RD	KENAI, AK 99611	0.28 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0990034 BEAVER CREEK LOOKOUT LOT 1
04949010	Private	Residential	909 AMES RD	SMITH KENNETH L & ELIZABETH	4243 FREEMAN CREEK RD	LENORE, ID 83541	2.08 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0720049 CARO SUB LOT 1
04949046	Private	Vacant	710 AMES RD	MILLER NICHOLAS JOHN	609 AMES RD	KENAI, AK 99611	2.58 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019048 MICHAEL J PELCH HOMESTEAD JR ADDN NO 3 LOT 6A

14.24.010 Minimum lot area requirements.

Table 14.24.010. DEVELOPMENT REQUIREMENTS TABLE

ZONING DISTRICTS										
USES	C/RR	RR-1	RS	RS-1	RS-2	RU/ TSH	ALI/IL/IH/ CC/CG/CMU	R	ED	LC
MINIMUM LOT AREA (square feet)							See individual sections of Code for requirements.			
Single/Two/Three Family Dwelling	20,000	20,000	7,200	12,500	7,200	7,200		20,000	20,000	12,500
Four Family Dwelling	20,000	22,400	9,600	N	N	7,200		N	N	12,500
Five Family Dwelling	22,400	N	12,000	N	N	7,200		N	N	12,500
Six Family Dwelling	24,800	N	14,400	N	N	7,200		N	N	12,500
Seven or More Family Dwelling	27,200 + 2,400 for each unit over 7	N	16,800 + 2,400 for each unit over 7	N	N	7,200		N	N	12,500
Maximum Height (feet)	35	35	35	35	35					35

Key: N = Not allowed.

Footnotes:

- 1 Listed square footages are the minimum required for each zone.
- 2 Greater lot square footages may be required to satisfy Alaska Department of Environmental Conservation (ADEC) requirements where on-site water supply and/or sewer is necessary.
- 3 Minimum lot size for non-residential uses in ED zone is 40,000 square feet.
- 4 Minimum lot size for residential uses in the CMU zone is 7,200 square feet.

(Amended during 7-7-99 supplement; Ords. 1862-2000, 2081-2005, 2185-2006, 2884-2016)

The Kenai Municipal Code is current through Ordinance 3269-2022, passed February 2, 2022.

Disclaimer: The City Clerk has the official version of the Kenai Municipal Code. Users should contact the City Clerk for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.kenai.city](http://www.kenai.city)

City Telephone: (907) 283-7535

[Code Publishing Company](#)

14.24.020 General Requirements.

Table 14.24.020. DEVELOPMENT REQUIREMENTS TABLE

ZONING DISTRICTS										
USES	C/RR	RR-1	RS	RS-1	RS-2	RU/TSH	ALI/IL/IH/CC/CG/CMU	R	ED	LC
MINIMUM LOT WIDTH (feet)	90	90	60	60	60	60	See individual sections of Code for requirements	90	90	90
MINIMUM LOT SIZE (feet)										
Front Setback¹	20	20	20	20	20	10	20	20	20	20
Side Setback²										
One-Story³	15	15	5	5	5	5	10	15	15	15
Daylight Basement/Split Level³	15	15	10	10	10	5	10	15	15	15
Two-Story³	15	15	15	15	15	5 ⁴	10	15	15	15
Rear Setback	20	20	20	20	20	10 ⁴	10	20	20	20
Maximum Lot Coverage	30%	30%	30%	30%	30%	40%		30%	30%	30%
Maximum Height (feet)	35	35	35	35	35					35

Footnotes:

- 1** Provided that the minimum front setback is measured from any right-of-way or access easement.
- 2** Side setbacks are determined based on the primary vehicular access of the structure. Plot plan/as-built will distinguish single and two-story portions of building to verify setback distances are met.
- 3** Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above or the ceiling or roof above.

One-story is defined as a story having direct access from grade level without a lower story. A structure having a lower story situated below a one-story is considered a one-story structure in its entirety.

Two-story is defined as one-story plus more than one-half (1/2) the height of the lower story all situated above grade.

Daylight basement/split level is defined as one-story plus less than one-half (1/2) the height of the lower story all situated above grade.

For purposes of these footnotes, Grade is defined as the lowest point of elevation of the finished surface of the ground between the building and a line five (5) feet from the building.

4 Except that for each story over two (2) stories, each side and rear yard shall be increased three (3) feet, but need not exceed fourteen (14) feet for each side yard and nineteen (19) feet for the rear yard.

5 Side setbacks for parcels within the airport perimeter fence situated along aircraft movement areas, ramps, taxiways, or parking aprons are exempt from the side setback requirements of this title. The building restriction line identified on the Airport Layout Plan must be maintained.

6 All structures in aircraft-approach zones and within eight thousand feet (8,000') of the main runway shall be subject to height limitation on the basis of obstruction criteria as shown on the current FAA-approved Kenai Airport Layout Plan.

(Amended during 7-7-99 supplement; Ords. 1862-2000, 1898-2001, 1956-2002, 1962-2002, 2081-2005, 2185-2006, 2381-2009, 2472-2010, 2545-2011, 2702-2013, 2884-2016)

The Kenai Municipal Code is current through Ordinance 3269-2022, passed February 2, 2022.

Disclaimer: The City Clerk has the official version of the Kenai Municipal Code. Users should contact the City Clerk for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.kenai.city](http://www.kenai.city)

City Telephone: (907) 283-7535

[Code Publishing Company](#)

14.22.010 Land use table.

LAND USE TABLE

KEY: P = Principal Permitted Use
 C = Conditional Use
 S = Secondary Use
 N = Not Permitted

NOTE: Reference footnotes on following pages for additional restrictions

ZONING DISTRICTS																	
LAND USES	ALI	C	RR	RR-1	RS	RS-1	RS-2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
RESIDENTIAL																	
One-Family Dwelling	N	C ¹⁸	P	P	P	P	P	P	P ²¹	S ¹	S ²	S ²	C ²²	P	P	P	S ¹ /C ²¹
Two-, Three-Family Dwelling	N	C ¹⁸	P	P	P	P	P	P	P ²¹	S ¹	C	C	C ²²	P	P	P	S ¹ /C ²¹
Four-Family Dwelling	N	C ¹⁸	P	C ^{3,29}	P	N	N	P	P ²¹	S ¹	C	C	C ²²	N	P	C	S ¹ /C ²¹
Five-, Six-Family Dwelling	N	C ¹⁸	C ³	N	P	N	N	P	P ²¹	S ¹	C	C	N	N	P	C	S ¹ /C ²¹
Seven- or More Family Dwelling	N	C ¹⁸	C ³	N	C ³	N	N	P	P ²¹	S ¹	C	C	N	N	P	C	S ¹ /C ²¹
Mobile Home Parks ⁶	N	N	C	N	C	C	C	C	C	C	C	C	N	C	N	N	C
Planned Unit Residential Development ⁷	N	C ¹⁸	C	C ²⁹	C	C	C	C	C	C	C	C	N	C	C	C	C
Townhouses ⁴	N	C ¹⁸	C ³	C ^{3,29}	C ³	C ³	C ³	C ³	C	C	C	C	C ²²	C	C	C	C
Accessory Building on Parcel Without Main Building or Use (See KMC 14.20.200)	N	N	C	C	C	C	C	C	N	N	N	N	N	N	C	N	N
COMMERCIAL																	
Airport Compatible Uses	P	N	N	N	N	N	N	N	C	C	C	C	N	N	N	C	C
Adult Businesses	N	N	N	N	N	N	N	N	P ³¹	P ³¹	P ³¹	P ³¹	N	N	N	N	N

ZONING DISTRICTS																	
LAND USES	ALI	C	RR	RR-1	RS	RS-1	RS-2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Automotive Sales	C	N	C	N	N	N	N	C	P	P	P	P	N	N	N	N	P
Automotive Service Stations	C	N	C	N	N	N	N	C	P	P	P	P	N	C	N	N	P
Banks	C	N	C	N	C	N	N	C	P	P	P	C	N	C	C	C	P
Business/Consumer Services	C	N	C	C	C	N	N	C	P	P	P	C	N	C	C	C	P
Commercial Recreation	N	N	C	N	C	N	N	C	P	P	C	C	N	P	C	C	P
Guide Service	C	N	C	N	C	N	N	C	P	P	P	P	N	P	P	C	P
Hotels/Motels	C	N	C	N	C	N	N	C	P	P	P	C	N	C	P	C	P
Lodge	C	N	C	N	C	N	N	C	P	P	P	C	N	P	P	C	P
Marijuana Cultivation Facility, Limited ³⁰	N	N	C	C	C	C	C	C	N	C	C	C	N	N	N	C	N
Marijuana Cultivation Facility, Standard ³⁰	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C	N
Marijuana Product Manufacturing Facility ³⁰	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
Marijuana Testing Facility ³⁰	N	N	N	N	N	N	N	N	C	C	P	P	N	N	N	C	C
Professional Offices	C	N	C	C	C	N	N	P	P	P	P	P	N	C	P	P	P
Restaurants	C	N	C	N	C	N	N	C	P	P	P	C	N	C	C	C	P
Retail Business	C	N ²⁶	C	N	C	N	N	C	P	P	P	P	S ²⁴	S ²⁴	C	C	P
Retail Marijuana Store ³⁰	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C	C
Theaters	N	N	C	N	C	N	N	C	P	P	C	C	N	P	C	C	P
Wholesale Business	C	N	C	N	C	N	N	C	C	P	P	P	N	S ²⁴	C	C	N
INDUSTRIAL																	
Airports	C	P ²⁰	C	N	C	N	N	C	C	C	C	C	N	C	N	N	C
Necessary Aviation Facilities	P	P	C	C	C	C	C	C	P	P	P	P	C	P	C	P	P
Automotive Repair	P	N	C	N	C	N	N	C	P	P	P	P	N	N	N	N	P

ZONING DISTRICTS																	
LAND USES	ALI	C	RR	RR-1	RS	RS-1	RS-2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Gas Manufacturer/ Storage	C ⁹	N	N	N	C	N	N	N	N	N	C ⁹	C ⁹	N	N	N	N	N
Manufacturing/ Fabricating/Assembly	P	N	C	N	C	N	N	C	C	P	P	P	N	C	C	N	C
Mini-Storage Facility	C	N	C	N	C	N	N	C	C	P	P	P	N	N	N	C	C
Storage Yard	C	N	C	N	C	N	N	C	C	P	P	P	N	N	N	N	C
Warehouses	C	N	C	N	C	N	N	C	N	P	P	P	N	C	N	N	N
PUBLIC/ INSTITUTIONAL																	
Assisted Living	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Churches*	N	C	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	C	C	P	P ¹⁰	P	P	P
Clinics	N	C	C	N	C	C	C	C	P	P	P	C	C	C	C	P	P
Colleges*	N	C	C	C ²⁹	C	C	C	C	P	P	C	C	P	C	C	C	P
Elementary Schools*	N	C	C	C ²⁹	C	C	C	C	P	P	C	C	P	C	C	C	P
Governmental Buildings	P	C	C	C ²⁹	C	C	C	C	P	P	P	C	P	C	C	P	P
High Schools*	N	C	C	C ²⁹	C	C	C	C	P	P	C	C	P	C	C	C	P
Hospitals*	N	C	C	N	C	C	C	C	P	P	P	C	C	C	C	C	P
Libraries*	N	C	C	C ²⁹	C	C	C	C ¹²	P	P	P	C	P	C	P	C	P
Museums	C	C	C	C ²⁹	C	C	C	C	P	P	P	C	P	C	P	C	P
Parks and Recreation	N	P	C	C ²⁹	C	C	C	C	P	P	P	P	P	P	P	C	P
MISCELLANEOUS																	
Animal Boarding/ Commercial Kennel ¹³	C	C	C	N	C	C	N	N	C	C	C	C	N	C	N	C	C
Assemblies ¹⁵ (Large: Circuses, Fairs, etc.)	P	C	C	N	C	C	C	C	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	C	P	N	P ¹⁵
Bed and Breakfasts	N	C	C	C	C	C	C	C	C	C	C	C	N	P	C	C	P
Cabin Rentals	N	C	C	N	C	N	N	N	P	P	P	C	N	P	P	C	P
Cemeteries	P	C	C	N	C	N	N	N	N	C	C	C	N	C	C	N	N

ZONING DISTRICTS																	
LAND USES	ALI	C	RR	RR-1	RS	RS-1	RS-2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Communications Towers and Antenna(s), Radio/TV Transmitters/ Cell Sites** ²⁸	C	P	C	N	C	C	C	C	P	P	P	P	P	C	C	C	C
Crematories/Funeral Homes	N	N	C	N	C	N	N	C	C	C	C	C	N	C	C	C	C
Day Care Centers ¹²	N	C	C	C ²⁹	C	C	C	C	P	P	P	C	C	C	C	P	P
Dormitories/Boarding Houses	N	C	C	N	C	C	C	P	p ²¹	S	C	P	p ²³	C	C	C	P
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farming/General Agriculture***	N	P	P	N	N	N	N	N	N	N	N	P	N	P	N	N	N
Fraternal Organizations/ Private Clubs/Social Halls and Union Halls	N	N	C	N	C	C	C	C	P	P	P	C	N	C	P	C	P
Greenhouses/Tree Nurseries ¹³	N	C	C	N	C	C	C	C	P	P	P	C	N	C	C	C	P
Gunsmithing, Taxidermy	N	N	C	C	C	C	C	C	P	P	P	P	N	C	P	P	P
Nursing, Convalescent or Rest Homes	N	N	C	N	C	C	C	C	P	P	C	C	C	C	C	C	P
Parking, Public Lots ¹²	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C
Personal Services ²⁵	N	C	C	N	C	C	C	C	P	P	P	P	C	C	P	P/ C ²⁷	P
Recreational Vehicle Parks	N	C	C	N	C	N	N	C	C	C	C	C	N	C	C	N	C
Subsurface Extraction of Natural Resources ¹⁶	C	C	C	C	C	C	C	C	C	C	C	C	N	C	N	N	N
Surface Extraction of Natural Resources ¹⁷	C	C	C	N	C	N	N	C	N	C	C	C	N	C	N	N	N

* See 42 USCA Sec. 2000cc (Religious Land Use and Institutionalized Persons Act of 2000)

** See 42 Telecommunications Act of 1996, Sec. 704(a)

*** See, however, the limitations imposed under KMC [3.10.070](#)

Footnotes:

- 1** Allowed as a secondary use except on the ground floor of the part of the building fronting on collector streets and major highways. Commercial or industrial which falls under the landscaping/site plans requirements of KMC Chapter [14.25](#) shall include any secondary uses in the landscaping and site plans.
- 2** One (1) single-family residence per parcel, which is part of the main building.
- 3** Allowed as a conditional use, subject to satisfying the following conditions:
 - a** The usable area per dwelling unit shall be the same as that required for dwelling units in the RS Zone;
 - b** The site square footage in area must be approved by the Commission;
 - c** Yards around the site, off-street parking, and other development requirements shall be the same as for principal uses in the RR Zone;
 - d** Water and sewer facilities shall meet the requirements of all applicable health regulations;
 - e** The proposed dwelling group will constitute a residential area of sustained desirability and stability, will be in harmony with the character of the surrounding neighborhood, and will not adversely affect surrounding property values;
 - f** The buildings shall be used only for residential purposes and customary accessory uses, such as garages, storage spaces, and recreational and community activities;
 - g** There shall be provided, as part of the proposed development, adequate recreation areas to serve the needs of the anticipated population;
 - h** The development shall not produce a volume of traffic in excess of the capacity for which the access streets are designed;
 - i** The property adjacent to the proposed dwelling group will not be adversely affected.
- 4** See "Townhouses" section.
- 5** See "Mobile Homes" section.
- 6** Allowed as a conditional use, subject to "Mobile Homes" section; and provided, that any mobile home park meets the minimum Federal Housing Authority requirements.
- 7** See "Planned Unit Residential Development" section.
- 8** Allowed as a conditional use; provided, that the proposed location and the characteristics of the site will not destroy the residential character of the neighborhood.
- 9** Allowed as a conditional use; provided, that all applicable safety and fire regulations are met.
- 10** Provided, that no part of any building is located nearer than thirty (30) feet to any adjoining street or property line.
- 11** Allowed as a conditional use; provided, that no part of any building is located nearer than thirty (30) feet to any adjoining street or property line; and provided further, that the proposed location and characteristics of the use will not adversely affect the commercial development of the zone.

- 12** Allowed as a conditional use; provided, that the following conditions are met:
- a** The proposed location of the use and the size and characteristics of the site will maximize its benefit to the public;
 - b** Exits and entrances and off-street parking for the use are located to prevent traffic hazards on public streets.
- 13** Allowed as a conditional use; provided, that setbacks, buffer strips, and other provisions are adequate to assure that the use will not be a nuisance to surrounding properties. The Commission shall specify the conditions necessary to fulfill this requirement. Animal boarding and commercial kennels require a kennel license (see KMC Chapter [3.15](#)).
- 14** Allowed as a conditional use; provided, that no indication of said use is evident from the exterior of the mortuary.
- 15** Allowed; provided, that the following conditions are met:
- a** An uncleared buffer strip of at least thirty (30) feet shall be provided between said use and any adjoining property in a residential zone.
 - b** Exits and entrances and off-street parking for the use shall be located to prevent traffic hazards on the public streets.
- 16** See “Conditional Uses” section.
- 17** See “Conditional Use Permit for Surface Extraction of Natural Resources” section.
- 18** **Conditional use allowed only on privately held property.** Not allowed on government lands.
- 19** Reserved.
- 20** The airport-related uses allowed under this entry are aircraft approach and departure zones pursuant to KMC [14.20.070\(a\)](#), except that for properties contained inside the airport perimeter fence or having access to aircraft movement areas, taxiways or parking aprons, FAA authorized uses are allowed.
- 21** Developments for use shall be the same as those listed in the Development Requirements Table for the RU/TSH Zones.
- 22** **Allowed as a conditional use in conjunction with a permitted use in the ED Zone.** For example, housing for teachers or students for a school in the zone.
- 23** **Allowed as an accessory use in conjunction with a permitted use in the ED Zone.** For example, a dormitory used to house students for a school or educational facility.
- 24** Retail businesses allowed as a secondary use in conjunction with the primary use (e.g., a gift shop or coffee shop within another business).
- 25** Art studios, barbers, beauticians, tattoo parlors, dressmakers, dry cleaners and self-service laundries, fitness centers, photographic studios, tailors, tanning salons and massage therapists.
- 26** Food services are allowed on a temporary or seasonal basis of not more than four (4) months per year.
- 27** Personal services not set forth in the below matrix are conditional uses.

Limited Commercial Zone		
Personal Services	Permitted (P)	Conditional Use (C)
Art Studios	X	
Barbers	X	
Beauticians	X	
Dressmakers	X	
Dry Cleaners		X
Fitness Centers	X	
Massage Therapist		X
Photographic Studios	X	
Self-Service Laundries		X
Tailors	X	
Tanning Salons	X	
Tattoo Parlors		X

28 Communications tower/antenna(s) allowed as a principal permitted (P) use if the applicable conditions set forth in KMC [14.20.255](#) are met or a conditional use (C) if the applicable conditions set forth in KMC [14.20.150](#) and [14.20.255](#) are met.

29 Use allowed only for those parcels that abut the Kenai Spur Highway. The access to any such parcel must be either from: (a) driveway access on the Kenai Spur Highway; or (b) driveway access from a dedicated right-of-way and that driveway access is not more than two hundred seventy-five (275) feet as measured from the constructed centerline of the Kenai Spur Highway to the center of the driveway access as shown on an as-built drawing/survey of the parcel.

30 See marijuana regulations, KMC [14.20.230](#)—Home Occupations, [14.20.320](#)—Definitions, [14.20.330](#)—Standards for commercial marijuana establishments.

31 See KMC [14.20.175](#)—Adult businesses; no adult business may be located within one thousand (1,000) feet of another adult business, or sensitive use. “Sensitive use” means a church or other place of worship, a public or private school (licensed pre-K through twelfth grade) or businesses where or areas where youth are likely to be present (limited to public parks, youth recreational centers, public playgrounds, public libraries).

(Amended during 7-7-99 supplement; Ord. 1862-2000; Amended during 12-1-00 supplement; Ords. 1911-2001, 1938-2001, 1956-2002, 1962-2002, 1990-2003, 1994-2003, 2053-2004, 2081-2005, 2112-2005, 2113-2005, 2144-2006, 2152-2006, 2185-2006, 2195-2006, 2246-2007, 2272-2007, 2403-2009, 2425-2009, 2546-2011, 2610-2012, 2649-2012, 2688-2013, 2784-2014, 2870-2016, 2884-2016, 3025-2018, 3056-2019, 3083-2019 (Substitute))

The Kenai Municipal Code is current through Ordinance 3269-2022, passed February 2, 2022.

Disclaimer: The City Clerk has the official version of the Kenai Municipal Code. Users should contact the City Clerk for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.kenai.city](http://www.kenai.city)

City Telephone: (907) 283-7535

[Code Publishing Company](#)

14.20.050 Nonconforming lots, structures, and uses.

- (a) *Explanation.* When a lot, structure, or use legally exists prior to the adoption of the ordinance codified in this section but does not meet the requirements of this chapter, it shall be permitted to continue within the limits set forth in this section. Under such circumstances it is said to have “nonconforming” status. There are three (3) types of nonconforming status:
- (1) *Nonconforming Lots.* The lot, width, or acreage is smaller than the minimum permitted in the zone in which it is located;
 - (2) *Nonconforming Structures.* The structure is designed to accommodate a nonconforming use or fails to meet yard, coverage, height, or other development requirements established for the zone in which it is located;
 - (3) *Nonconforming Uses of Land and/or Structures.* The use to which land and/or structures is being put is not a principal, accessory, or conditional use permitted in the zone in which it is located, and is not otherwise permitted in this chapter.
- (b) *Intent.* There are lots, structures, and uses that exist and were lawful prior to the adoption of the ordinance codified in this section which would be prohibited under the terms of this chapter or future amendments. It is the intent of this chapter to permit these nonconformities to continue until they are removed. Such uses are declared by this chapter to be incompatible with permitted uses in the zones involved. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded, nor extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zone.
- (c) *Nonconforming Lots of Record.* In any zone in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of the ordinance codified in this section. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, if the lot conforms to the regulation for the zone in which such lot is located. Exception to development requirements shall be obtained only through the variance procedures established in this chapter.
- (d) *Nonconforming Structures.* Where a lawful structure exists at the effective date of adoption or amendment of the ordinance codified in this section that could not be built under the terms of this chapter by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (1) No such structure may be enlarged or altered in a way which increases its nonconformity;
 - (2) Should such structure be partially or wholly destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at time of destruction, it shall not be reconstructed except in

conformity with the provisions of this chapter and the remaining structure must be removed within twelve (12) months of the date of destruction;

- (3) Should such structure be partially destroyed by any means to an extent of fifty percent (50%) or less of its replacement cost at the time of destruction, a building permit may be issued to rebuild, restore, or repair the nonconforming structure within twelve (12) months of the date of damage. If a permit is not issued within that time period, the remaining structure must be removed within twelve (12) months of the date of destruction; provided however, that if reconstruction is delayed through litigation or other cause beyond the control of the owner, then the time of such delay shall not be considered when computing the twelve (12) month period for obtaining the building permit;
 - (4) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the zone in which it is located after it is moved.
- (e) *Nonconforming Uses of Structures.* If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of the ordinance codified in this section, said use may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (1) No existing structures devoted to a use not permitted by this chapter in the zone in which it is located shall be enlarged, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the zone in which it is located;
 - (2) Any nonconforming use may be extended throughout any part of a building which was arranged or designed for such use at the time of adoption or amendment of the ordinance codified in this section, but no such use shall be extended to occupy any land outside such building where such land was not so used at the effective date of adoption of the ordinance codified in this section;
 - (3) If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use provided that the Commission shall find that the proposed use is equally appropriate or more appropriate to the zone than the existing nonconforming use. In permitting such change, the Commission may require appropriate conditions and safeguards in accord with the provisions of this chapter;
 - (4) Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the zone in which such structure is located, and the nonconforming use may not thereafter be resumed;
 - (5) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for twelve (12) consecutive months or for eighteen (18) months during any three (3) year period, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the zone in which it is located;
 - (6) Where nonconforming use status applies to a structure and premises in combination, removal, or destruction of the structure shall eliminate the nonconforming status of the land.

(f) *Nonconforming Uses of Land.* Where, at the effective date of adoption or amendment of the ordinance codified in this section, lawful use of land exists that is made no longer permissible under the terms of the ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- (1) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the ordinance codified in this section;
- (2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of the ordinance codified in this section;
- (3) If any such nonconforming use of land ceases for any reason for a period of more than three hundred sixty-five (365) days, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.

(g) *General Provisions.*

- (1) *Signs and Display Devices.* A nonconforming use of a structure, nonconforming use of land, or a nonconforming use of a structure and land, shall not be extended or enlarged after passage of the ordinance codified in this section by attachment of additional signs to a building, or the placement of additional signs or display devices on the land outside of the building, or by the addition of other uses, if such additions are of a nature which would be prohibited generally in the zone involved except that this provision shall not be deemed to prohibit the replacement of one (1) sign with another of like size.
- (2) *Construction Begun Prior to Passage of the Ordinance Codified Herein.* To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of the ordinance codified in this section and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner, and demolition, elimination, and removal of an existing structure in connection with such construction, provided that actual construction work shall be diligently carried on until the completion of the building involved.
- (3) *Repairs and Maintenance.* On any nonconforming structure or on any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding ten percent (10%) of the current replacement value of the building, provided that the cubical content of the building as it existed at the time of passage or amendment of the ordinance codified in this section shall not be increased.

(h) *Exception(s) to this Section.*

- (1) *Outside Storage of Junk.* Notwithstanding the provisions of this section, no junked vehicle or junk shall be stored outside and no unenclosed junk or wrecking yard shall be maintained in a location which is visible

from a City or State road in any zone. However, the Commission may grant a conditional use permit under the procedure specified in this chapter allowing said use to continue for a specified period of time if an eight-foot (8') high sight-obscuring fence of good appearance has been provided around said use.

- (2) The Planning and Zoning Commission may grant a conditional use permit allowing a nonconforming use to expand, enlarge, or increase in intensity provided that:
 - (A) The use may not expand beyond the site, lot, or parcel as defined by the legal description on the certificate of occupancy for a nonconforming use, or owned or leased by the nonconforming use as of the date it became nonconforming in the event there is no certificate of occupancy.
 - (B) Uses which are nonconforming due to the number of residential units may not add additional units.
 - (C) The proposed modification will not result in further infringement of the provisions of this subsection; modifications shall comply with all regulations (other than use restrictions) including, but not limited to, lot coverage, yard, height, open space, density provisions, or parking requirements unless waived by the Commission through a variance as provided in this chapter.
 - (D) The nonconforming use must have been a permitted use in the prior zone at the time it became a nonconforming use.

(Ords. 925, 1155, 1862-2000, 2422-2009, 2507-2010)

The Kenai Municipal Code is current through Ordinance 3269-2022, passed February 2, 2022.

Disclaimer: The City Clerk has the official version of the Kenai Municipal Code. Users should contact the City Clerk for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.kenai.city](http://www.kenai.city)

City Telephone: (907) 283-7535

[Code Publishing Company](#)



PZ2022-12 Rezoning From Rural Residential (RR) to Rural Residential-1 (RR-1) Existing Conditional Use Permits

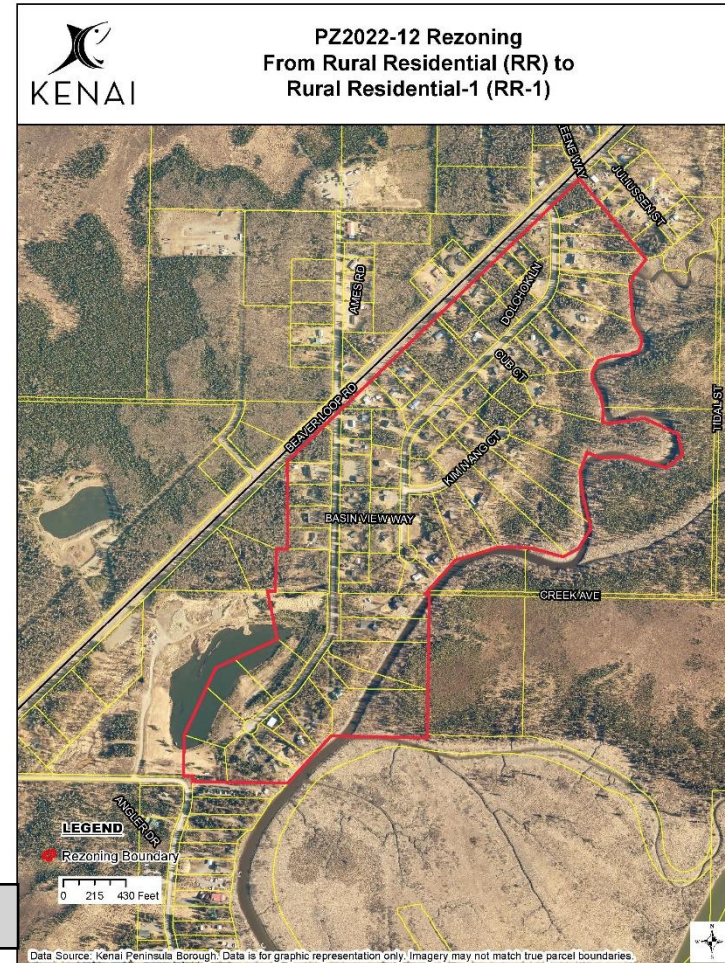


PLANNING & ZONING COMMISSION

Resolution PZ2022-12 – Rezoning – Rural Residential to Rural Residential-1

SUMMARY

Applicant:	Jerry C. Huf 765 Ames Road Kenai, AK 99611
Legal Description:	See Rezoning Boundary Map and Address List
Property Address:	See Rezoning Boundary Map and Address List
KPB Parcel No:	See Rezoning Boundary Map and Address List
Lot Size:	N/A
Existing Zoning:	Rural Residential
Current Land Use:	Various
Land Use Plan:	Low Density Residential



SUMMARY

- A completed application was submitted to the City requesting the parcels of Basin View Subdivision, Ames Road, and Beaver Loop Road (see Attachment B Rezoning Boundary Map, be rezoned from Rural Residential (RR) to Rural Residential-1 (RR-1).
- Zoning code amendments may be initiated by a submission of a petition by a majority of the property owners in the area for consideration if the area to be rezoned contains a minimum of one acre unless the amendment enlarges an adjacent district boundary.
- The application was submitted by Jerry C. Huf, 765 Ames Rd, Kenai AK, 99611 with a petition of a majority of the property owners in the area to be rezoned (see Attachment A). The requested rezone meets the criteria for an amendment.

STAFF ANALYSIS

- The subject area proposed to be rezoned consists of parcels on Dolchok Lane, Cub Court, Kim N Ang Court, Basin View Way, Ames Road south of Beaver Loop Road, and parcels on the south side of Beaver Loop Road from Ames Road to Dolchok Lane (see Attachment B Rezoning Boundary Map)
- The RR, and RR-1 zoning districts have the same intent per KMC.14.20.080 Rural Residential Zones (RR, RR-1 Zones)

STAFF ANALYSIS CONTINUED

- Per KMC 14.24.010 Minimum lot area requirements are different in that RR-1 does not allow for five or more dwelling units, and (with a conditional use permit, the RR-1 requirements for minimum lot size is 22,400 sf, 2,400 sf more than in the RR district (see Attachment C).

14.24.010 Minimum lot area requirements.

Table 14.24.010. DEVELOPMENT REQUIREMENTS TABLE

USES	ZONING DISTRICTS									
	C/RR	RR-1	RS	RS-1	RS-2	RU/TSH	ALI/IL/IH/CC/CG/CMU	R	ED	LC
MINIMUM LOT AREA (square feet)							See individual sections of Code for requirements.			
Single/Two/Three Family Dwelling	20,000	20,000	7,200	12,500	7,200	7,200		20,000	20,000	12,500
Four Family Dwelling	20,000	22,400	9,600	N	N	7,200		N	N	12,500
Five Family Dwelling	22,400	N	12,000	N	N	7,200		N	N	12,500
Six Family Dwelling	24,800	N	14,400	N	N	7,200		N	N	12,500
Seven or More Family Dwelling	27,200 + 2,400 for each unit over 7	N	16,800 + 2,400 for each unit over 7	N	N	7,200		N	N	12,500
Maximum Height (feet)	35	35	35	35	35					35

Key: N = Not allowed.

Footnotes:

- Listed square footages are the minimum required for each zone.
- Greater lot square footages may be required to satisfy Alaska Department of Environmental Conservation (ADEC) requirements where on-site water supply and/or sewer is necessary.
- Minimum lot size for non-residential uses in ED zone is 40,000 square feet.
- Minimum lot size for residential uses in the CMU zone is 7,200 square feet.

STAFF ANALYSIS CONTINUED

- Development requirements for RR and RR-1 are identical per KMC 14.24.020 General Requirements (see Attachment D).

14.24.020 General Requirements.

Table 14.24.020. DEVELOPMENT REQUIREMENTS TABLE

USES	ZONING DISTRICTS									
	C/RR	RR-1	RS	RS-1	RS-2	RU/TSH	ALI/IL/IH/CC/CG/CMU	R	ED	LC
MINIMUM LOT WIDTH (feet)	90	90	60	60	60	60	See individual sections of Code for requirements	90	90	90
MINIMUM LOT SIZE (feet)										
Front Setback ¹	20	20	20	20	20	10	20	20	20	20
Side Setback ²										
One-Story ³	15	15	5	5	5	5	10	15	15	15
Daylight Basement/Split Level ³	15	15	10	10	10	5	10	15	15	15
Two-Story ³	15	15	15	15	15	5 ⁴	10	15	15	15
Rear Setback	20	20	20	20	20	10 ⁴	10	20	20	20
Maximum Lot Coverage	30%	30%	30%	30%	30%	40%		30%	30%	30%
Maximum Height (feet)	35	35	35	35	35					35

Footnotes:

1 Provided that the minimum front setback is measured from any right-of-way or access easement.

2 Side setbacks are determined based on the primary vehicular access of the structure. Plot plan/as-built will distinguish single and two-story portions of building to verify setback distances are met.

3 Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above or the ceiling or roof above.

STAFF ANALYSIS CONTINUED

- There are two primary differences between the RR and RR-1 zoning districts as identified in KMC 14.22.010 Land use table (see Attachment E):
 - 1. There are more Principal Permitted Uses allowed in the RR district, a total of six, than the RR-1 district, a total of four.
 - 2. There are more opportunities for Conditional Use Permit applications in the RR district, a total of 55, than the RR-1 district, a total of 20.

EXISTING CONDITIONAL USE PERMITS ANALYSIS

- There are two existing conditional use permit properties in the area proposed for rezoning, a B&B/Guide Service at 909 Ames Road, and Welding & Metal Framing Business at 911 Ames Road.
- A B&B is a conditional use in the RR-1 district, and therefore, would be a conforming use if the parcel is rezoned.
- If the rezoning application is approved from RR to RR-1, existing conditional use permits for the Guide Service at 909 Ames Road and Fabrication Facility at 911 Ames Road would be considered nonconforming uses per KMC 14.20.050 Nonconforming lots, structures, and uses since those uses are not permitted in RR-1 (see Attachment F)

EXISTING CONDITIONAL USE PERMITS ANALYSIS

- Nonconforming uses, are unable to expand, or move the nonconforming use from its existing state on the lot, without a conditional use permit granted by the Planning and Zoning Commission.
- The existing conditional use permits would still be transferable to a new property owner per KMC 14.20.150(l)(5)



COMPREHENSIVE PLAN ANALYSIS

- The Land Use Plan, from the 2016 Comprehensive Plan, proposes a Low Density Residential land use for this neighborhood.
- The parcels proposed for rezoning have a similar land use, lot size and orientation, individual on-site water supply and wastewater disposal systems, and low density, with no sidewalks.
- The 2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan supports this rezoning in:
 - Goal 1 – Quality of Life: Promote and encourage quality of life in Kenai.
 - Q-4: Promote the siting and design of land uses that are in harmony and scale with surrounding uses. *A rezoning to RR-1 would align with the current low density residential character of the neighborhood.*


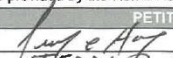
RECOMMENDATIONS

- Staff finds the rezone request per the Rezoning Boundary Map (Attachment B) from the Rural Residential (RR) Zone to the Rural Residential-1 (RR-1) Zone is suitable for an approval recommendation by the Planning and Zoning Commission to the Kenai City Council.

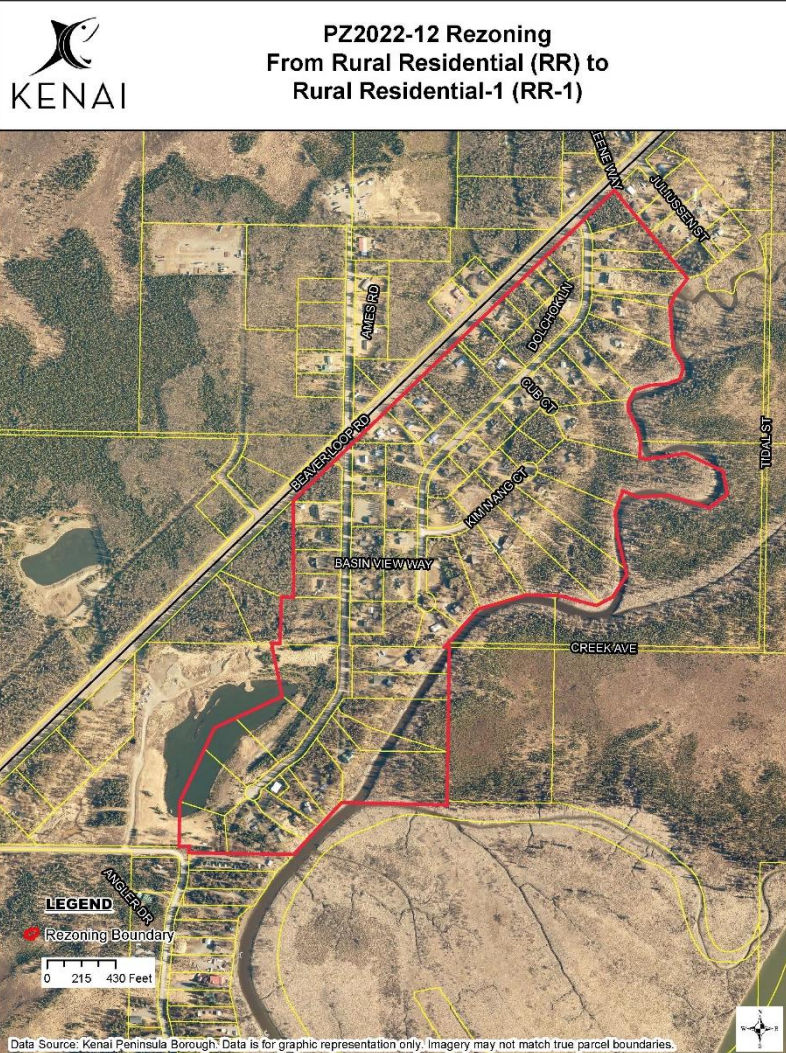
ATTACHMENTS

- A. Application
- B. Rezoning Boundary Map from RR to RR-1
- C. KMC 14.24.010 Minimum lot area requirements
- D. KMC 14.24.020 General Requirements
- E. KMC 14.22.010. Land use table
- F. KMC 14.20.050 Nonconforming lots, structures, and uses
- G. Map of Conditional Use Permits in the Rezoning Boundary

A. APPLICATION (SEE PACKET FOR PETITION SIGNATURES)

		RECEIVED CITY OF KENAI DATE 4/27/22 PLANNING DEPARTMENT		City of Kenai Planning and Zoning Department 210 Fidalgo Avenue Kenai, AK 99611 (907) 283-8200 planning@kenai.city www.kenai.city/planning	
				Rezoning Application	
PETITIONER					
Name:	Jerry C. Huf				
Mailing Address:	765 Ames Road	City:	Kenai	State:	AK
Phone Number(s):	907-394-6994				
Email:	rustyhuf@yahoo.com				
PROPERTY INFORMATION					
Kenai Peninsula Borough Parcel # (s):					
Physical Address:	710 Dolchok Kenai				
Legal Description:	T 5N R 11W SEC 1 Seward Meridan: KN 0830173 Basin View Sub Part 3 Lot 3 Block 5				
ZONING INFORMATION					
Present Zone:	RR				
Proposed Zone:	RR1				
Intended Use and/or Reason for Rezoning (attach additional sheets if necessary):					
1. Protect the rural, open quality of the residential neighborhood. 2. Preserve the residential character of a low density neighborhood environment. 3. Maintain the value of property, both monetary and non-monetary (quality of life for residents, use and enjoyment of their property). 4. Consistent with the City Comprehensive plan, specifically protect the livability of the existing neighborhood.					
AMENDMENT PROCEDURE REQUIREMENTS					
The area proposed to be rezoned contains a minimum of 1 acre (excluding street or alley rights-of-way), unless the amendment enlarges an adjacent zoning district boundary.				<input checked="" type="checkbox"/> YES	
This proposed amendment to the zoning ordinance is not substantially the same as any other unapproved proposed amendment submitted within the previous 9 months.				<input checked="" type="checkbox"/> YES	
I understand a public hearing is required as outlined in the Kenai Zoning Code, a \$250 fee is required (\$265 total after tax), and that this application will be reviewed following Kenai City Code 14.20.270, available at kenai.municipal.codes/KMC/14.20.270.				<input checked="" type="checkbox"/> YES	
I have included a map of the proposed rezone area and applicable signatures.				<input checked="" type="checkbox"/> YES	
The proposed Zoning Code and Official Zoning Map Amendments is initiated by (check one):					
<input type="checkbox"/> Kenai City Council <input type="checkbox"/> Kenai Planning & Zoning Commission <input checked="" type="checkbox"/> Petition of majority of the property owners in the area to be rezoned <input type="checkbox"/> Petition bearing the signatures of 50 registered voters within the City of Kenai <input type="checkbox"/> Petition as provided by the Home Rule Charter of the City of Kenai					
PETITIONER'S SIGNATURE					
Signature:					
Printed Name:	JERRY C. HUF				
Date:	4/27/2022				
For City Use Only		PZ	Page 64	Received: 4/27/22	Date: 4/27/2022

B. REZONING BOUNDARY MAP

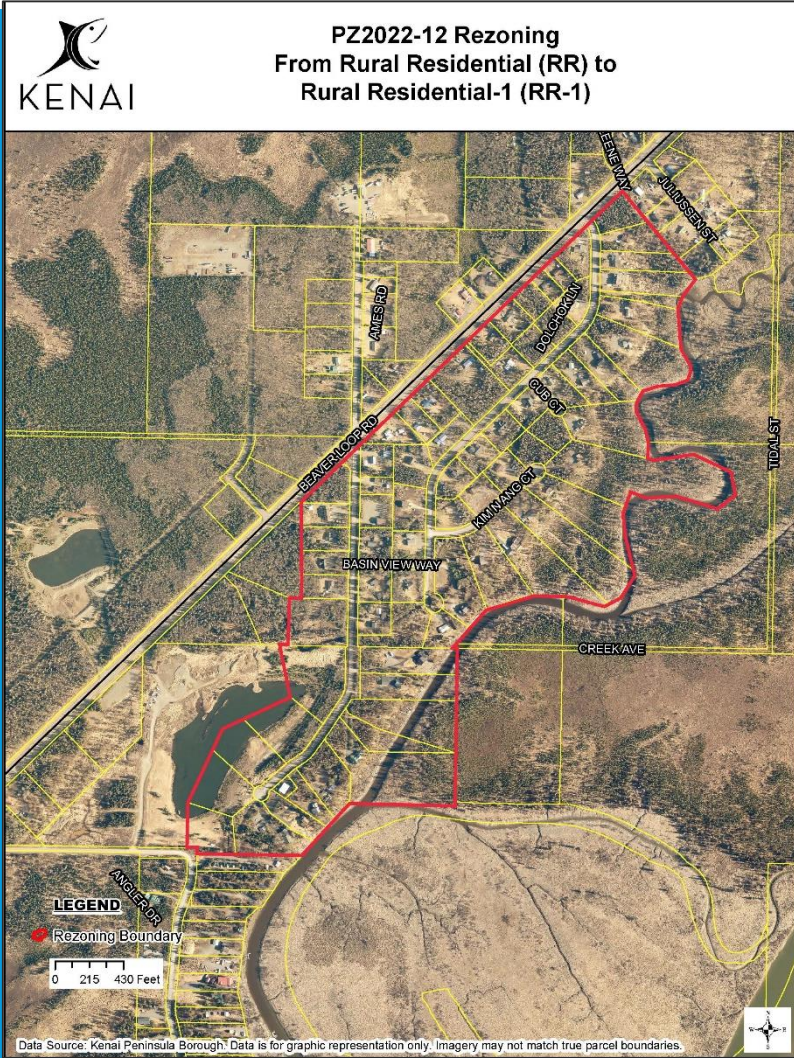


**PZ2022-12 Rezoning
From Rural Residential (RR) to
Rural Residential-1 (RR-1)**

Parcel ID	Own	Type	Use Type	Address	Owner	Address	City, State ZIP	Acres	Legal
04922214	Private	Vacant		4544 BEAVER LOOP RD	KLABEN PAUL E & SUZANNE M	325 DOLCHOK LN	KENAI AK 99611	1.02	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 1 BLK 4
04922213	Private	Residential		325 DOLCHOK LN	KLABEN PAUL E & SUZANNE M	325 DOLCHOK LN	KENAI AK 99611	1.45	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 2 BLK 4
04922212	Private	Residential		335 DOLCHOK LN	BARNARD DENNIS L	335 DOLCHOK LN	KENAI AK 99611	1.38	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 3 BLK 4
04922201	Private	Residential		350 DOLCHOK LN	CHRISTOPHERSON RUBY R	350 DOLCHOK LN	KENAI AK 99611	1.08	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 1 BLK 3
04922209	Private	Residential		4460 BEAVER LOOP RD	SMITH JOSHUA T	4460 BEAVER LOOP RD	KENAI AK 99611	0.5	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0750094 AKTWERP SUB LOT 2
04922202	Private	Residential		360 DOLCHOK LN	EVERY MICHAEL T	360 DOLCHOK LN	KENAI AK 99611	0.94	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 2 BLK 4
04922211	Private	Residential		345 DOLCHOK LN	SCHLEHOFER DEAN M	PO BOX 201565	ANCHORAGE, AK 99520	1.54	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 4 BLK 4
04922209	Private	Residential		355 DOLCHOK LN	OHM BRENDA D	355 DOLCHOK LN	KENAI AK 99611	2.25	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOTS 5 BLK 4
04922210	Municipal	Vacant		351 DOLCHOK LN	KENAI CITY OF	210 HIDALGO AVE STE 200	KENAI AK 99611	0.41	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 BLK 4 TRACT A
04922208	Private	Residential		365 DOLCHOK LN	ROSS DAVID	365 DOLCHOK LN	KENAI AK 99611	3.7	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 6 BLK 4
04922208	Private	Residential		4444 BEAVER LOOP RD	POTTON WENDY M	PO BOX 1227	KENAI AK 99611	0.5	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0750094 AKTWERP SUB LOT 1
04922205	Private	Vacant		4416 BEAVER LOOP RD	PLAGGE FRANZ A & HILDE A	4384 BEAVER LOOP RD	KENAI AK 99611	0.76	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0770100 BASIN VIEW SUB NO 2 LOT 3 BLK 1
04922203	Private	Vacant		370 DOLCHOK LN	PLAGGE FRANZ A & HILDEGARD A	4384 BEAVER LOOP RD	KENAI AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 3 BLK 3
049222026	Private	Residential		4384 BEAVER LOOP RD	PLAGGE FRANZ A & HILDEGARD A	4384 BEAVER LOOP RD	KENAI AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001601 KENATZIE SUB TRACT 1
049222043	Private	Vacant		390 DOLCHOK LN	PLAGGE FRANZ A & HILDEGARD A	4384 BEAVER LOOP RD	KENAI AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN THAT PORTION OF SW1/4 NW1/4 AS PER WD 81 @ 976
049222056	Private	Residential		4350 BEAVER LOOP RD	POOLE CHERYL L	4350 BEAVER LOOP RD	KENAI AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0790197 SNOWFLAKE SUB LOT 1
049222057	Private	Residential		470 DOLCHOK LN	COSTON JOHN D & JEANNIE M	470 DOLCHOK LN	KENAI AK 99611	1.08	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0790197 SNOWFLAKE SUB LOT 2
049222024	Private	Residential		4276 BEAVER LOOP RD	ROHR ZACHARY JAY	4276 BEAVER LOOP RD	KENAI AK 99611	3	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001553 HUTCHINGS SUB
049222023	Private	Residential		4224 BEAVER LOOP RD	PAULE IRMA B	4224 BEAVER LOOP RD	KENAI AK 99611	1.12	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001580 COBB SUB LOT 3
049222101	Private	Residential		560 DOLCHOK LN	RIDDLE STEPHEN SMITH	560 DOLCHOK LN	KENAI AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 5 BLK 2
049222022	Private	Residential		4200 BEAVER LOOP RD	RUSSELL ERIC R	4200 BEAVER LOOP RD	KENAI AK 99611	0.88	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001580 COBB SUB LOT 2
049222021	Private	Residential		4152 BEAVER LOOP RD	STEINER STEVEN EDWARD	4152 BEAVER LOOP RD	KENAI AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0001580 COBB SUB LOT 1
049222133	Private	Residential		570 DOLCHOK LN	DANIEL PHILIP D	570 DOLCHOK LN	KENAI AK 99611	1.39	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 2019018 BASIN VIEW SUB PETTEY DANIEL REPLAT LOT 4A BLK 2
049222020	Private	Residential		505 AMES RD	STERLING COLTON N	505 AMES RD	KENAI AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN BEGINNING AT A POINT N 0 DEG 03 MIN E 368.3 FT FROM THE SW CORNER OF SEC 1 CONTINUE N 0 DEG 03 MIN E 208.1 FT TH S 89 DEG 57 MIN E 30 FT TO THE POB TH CONTINUE S 89 DEG 57 MIN E 208.7 FT TH N 0 DEG 03 MIN E 208.7 FT TH N 89 DEG 57 MIN W 208.7 FT TO THE S O LTHEAST ROW LINE OF BEAVER LOOP RD TH ALONG THE EAST EDGE OF A 30 FT ROADWAY S 0 DEG 03 MIN W 208.7 FT TO THE POB
04922207	Private	Residential		375 DOLCHOK LN	COOTS PETER M	385 DOLCHOK LN	KENAI AK 99611	1.67	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 7 BLK 4
04922206	Private	Residential		385 DOLCHOK LN	COOTS PETER M	385 DOLCHOK LN	KENAI AK 99611	1.35	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 8 BLK 4
04922215	Private	Residential		455 CLUB CT	CHEEK CRAIG & DEIRDRE	455 CLUB CT	KENAI AK 99611	3.05	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 10 BLK 4
049222130	Private	Residential		3080 KIM N ANG CT	BALEWIN BARBARA L	3080 KIM N ANG CT	KENAI AK 99611	7.08	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0900025 BASIN VIEW SUB PART 4 LOT 20A BLK 4
049222131	Private	Residential		3070 KIM N ANG CT	ABLES MYRELE D & PAMELA J	3070 KIM N ANG CT	KENAI AK 99611	3.64	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0900025 BASIN VIEW SUB PART 4 LOT 21A BLK 4
049222112	Private	Residential		3080 KIM N ANG CT	HOBART JASON	3060 KIM N ANG CT	KENAI AK 99611	4.55	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 22 BLK 4
049222111	Private	Residential		3050 KIM N ANG CT			KENAI AK 99611	3.69	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 23 BLK 4
049222110	Private	Residential		3040 KIM N ANG CT	LARSON MARK L & ELAINE M	3040 KIM N ANG CT	KENAI AK 99611	2.71	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 24 BLK 4
049222025	Private	Residential		395 DOLCHOK LN	MACPAREN JAMIE L	395 DOLCHOK LN	KENAI AK 99611	0.93	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 9 BLK 4
049222124	Private	Residential		485 DOLCHOK LN	MACPAREN JAMIE M	485 DOLCHOK LN	KENAI AK 99611	0.99	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 11 BLK 4
049222116	Private	Vacant		485 CLUB CT	BALDWIN CR & BARBARA L	3080 KIM N ANG CT	KENAI AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 19 BLK 4
049222117	Private	Vacant		3075 KIM N ANG CT	BALDWIN BARBARA L	3080 KIM N ANG CT	KENAI AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 18 BLK 4
049222123	Private	Residential		495 DOLCHOK LN	LUECKER CASEY	495 DOLCHOK LN	KENAI AK 99611	0.99	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 12 BLK 4
049222122	Private	Residential		555 DOLCHOK LN	WOLSTERMAN FRED J & MARIWY D	555 DOLCHOK LN	KENAI AK 99611	0.99	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 13 BLK 4
049222118	Private	Residential		3065 KIM N ANG CT	JEREK CLARK	3065 KIM N ANG CT	KENAI AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 17 BLK 4
049222119	Private	Residential		3055 KIM N ANG CT			KENAI AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 16 BLK 4
049222121	Private	Residential		575 DOLCHOK LN	CHANLEY CLINT M	575 DOLCHOK LN	KENAI AK 99611	0.94	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 14 BLK 4
049222120	Private	Residential		3035 KIM N ANG CT	MARSTON PATRICIA ANNE	3035 KIM N ANG CT	KENAI AK 99611	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 15 BLK 4
049222132	Private	Residential		590 DOLCHOK LN	KIPPI TIMOTHY J	590 DOLCHOK LN	KENAI AK 99611	1.37	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 2019018 BASIN VIEW SUB PETTEY DANIEL REPLAT LOT 2A1 BLK 2
049222019	Private	Residential		515 AMES RD	BIERNER CASEY	515 AMES RD	KENAI AK 99611	0.56	T 5N R 11W SEC 1 SEWARD MERIDIAN KN BEGINNING AT THE MOST WESTERLY CORNER OF COBB SUB TH S 0 DEG 03 MIN W 208.7 FT TO THE POB TH S 0 DEG 03 MIN W 116.7 FT TH S 89 DEG 57 MIN E 208.7 FT TH N 0 DEG 03 MIN E 116.7 FT TH N 89 DEG 57 MIN W 208.7 FT TO POB
049222018	Private	Residential		525 AMES RD	COOK STUART E	525 AMES RD	KENAI AK 99611	1	T 5N R 11W SEC 1 SEWARD MERIDIAN KN PTN OF NW1/4 SW1/4 BEGIN @SW CORNER OF MADSON COBB TRACT TH S 0 DEG 03 W 325.4 FT TH S 89 DEG 57 E 208.7 FT TH N 0 DEG 03 E 208.7 FT TH N 89 DEG 57 W 208.7 FT TH S 0 DEG 03 W 208.7 FT TO POB
049222017	Private	Residential		609 AMES RD	MILLER NICHOLAS JOHNATHAN	589 N FIVE MILE RD APT 102	BOISE, ID 83713	0.92	T 5N R 11W SEC 1 SEWARD MERIDIAN KN NORTH 208.7 FT OF SOUTH 736.1 FT OF EAST 208.7 FT OF WEST 238.7 FT OF NW1/4 SW1/4
049222105	Private	Residential		610 DOLCHOK LN	BARNES NICK	635 DOLCHOK LN	KENAI AK 99611	2.8	T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 25 BLK 4
049222109	Private	Vacant		510 AMES RD	DUKOWITZ OWEN	3230 HARLOW RD	EDGEMO, OR 97401	1.08	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 1
04949027	Private	Residential		520 AMES RD	PELCH MICHAEL J Jr	3230 HARLOW RD	KENAI AK 99611	1.02	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 2
04949028	Private	Residential		505 AMES RD	MCBRYEN BONNIE A	201 LINCOLN ST UNIT 2011	DENVER, CO 80202	1.03	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 1
04949029	Private	Residential		505 AMES RD	THOMAS RYAN	620 AMES RD	KENAI AK 99611	1.03	T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 4

Data Source: Kenai Peninsula Borough. Data is for graphic representation only. Imagery may not match true parcel boundaries.

B. REZONING BOUNDARY MAP



**PZ2022-12 Rezoning
From Rural Residential (RR) to
Rural Residential-1 (RR-1)**

04926016	Private	Residential	625 AMES RD	DOUGLAS COLLEEN LYNN	625 AMES RD	KENAI AK 99611	T 5N R 11W SEC 1 SEWARD MERIDIAN KN P1N NW1/4 SW1/4 BEGIN@ US GLO WCMC MONUMENT ON N BANK BEAVER CREEK N00 DEG 03'E 368.3 FT FROM SW CORN SEC 1; TH N00 DEG 03'E 1235 FT; TH S89 DEG 57'E 30 FT TO POB; TH S 89 DEG 57'E 208.7 FT TO CORN #2; TH N00 DEG 03'E 208.7 FT TO CORN #3; TH N89 DEG 57'W 1.208.7 FT TO CORN #4; TH S00 DEG 03'W 208.7 FT TO POB
04926015	Private	Residential	3020 BASIN VIEW WAY	LANGHAM BENJAMIN D	PO BOX 3395	KENAI AK 99611	T 5N R 11W SEC 1 SEWARD MERIDIAN KN NORTH 208.7 FT OF SOUTH 477.4 FT OF EAST 208.7 FT OF WEST 437.4 FT OF NW1/4 SW1/4
04926129	Private	Residential	700 DOLCHOK LN				T 5N R 11W SEC 1 SEWARD MERIDIAN KN NORTH 208.7 FT OF SOUTH 477.4 FT OF EAST 208.7 FT OF WEST 437.4 FT OF NW1/4 SW1/4
04926106	Private	Vacant	710 DOLCHOK LN				1.07 PART 3 (KN830173) LOT 4 BLOCK 5 1.83 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0830173 BASIN VIEW SUB PART 3 LOT 3 BLK 5
04926014	Private	Residential	715 AMES RD	IRELAND MORA	715 AMES RD	KENAI AK 99611	T 5N R 11W SEC 1 SEWARD MERIDIAN KN P1N OF NW1/4 SW1/4 DESCRIBED AS BEGINNING @ WCMC ON N BANK OF BEAVER CREEK N00 DEG 03'E 368.3 FT FROM SW CORNER OF SEC 1; TH N00 DEG 03'E 1026.3 FT; TH S89 DEG 56'E 30 FT TO POB; TH S89 DEG 57'E 208.7 FT; TH N00 DEG 03'E 208.7 FT; TH N89 DEG 56'W 208.7 FT; TH S00 DEG 03'W 208.7 FT TO POB
04949040	Private	Residential	630 AMES RD	HOLTAN KEITH D	35555 KENAI SPUR HWY	SOLDOTNA, AK 99669	1.03 T 05N R 11W SEC 02 SEWARD MERIDIAN KN 2011031 MICHAEL J PELCH HOMESTEAD JR ADDN NO 2 LOT 5 2.31 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0845045 JACK WEBB SUB TRACT 1 2.31 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 0845045 JACK WEBB SUB TRACT 2
04904089	Private	Residential	765 AMES RD				3.4 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 11
04904090	Private	Vacant	785 AMES RD	MADRID JACOB M	905 SALMON RUN DR	KENAI AK 99611	3.5 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 2005021 TIDE VIEW HEIGHTS PADGETT REPLAT LOT 12A-1
04949024	Private	Residential	805 AMES RD	BARKER JOEL H	PO BOX 672167	CHUGIAK, AK 99567	1.5 T 5N R 11W SEC 1 SEWARD MERIDIAN KN 2003021 TIDE VIEW HEIGHTS PADGETT REPLAT LOT 12A-2 5.91 T 5N R 11W SEC 1 & 2 SEWARD MERIDIAN KN 0930085 TIDE VIEW HEIGHTS SUB LOT 13A
04949025	Private	Vacant	835 AMES RD				2.52 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 10
04904098	Private	Residential	855 AMES RD				2.42 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 9
04949057	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI AK 99611	2.24 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 7
04949056	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI AK 99611	1.78 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019067 THE LAKE AT KENAI 2016 ADDN PHASE 1 LOT 7
04949055	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI AK 99611	2.61 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0920062 BEAVER CREEK ESTATES SUB LOT 2
04949054	Private	Vacant		ROGALSKY RONALD R	PO BOX 35	KENAI AK 99611	1.12 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0920062 BEAVER CREEK ESTATES SUB LOT 1
04949019	Private	Residential	945 AMES RD	BRYANT WILLIAM G & BRENDA L	925 AMES RD	KENAI AK 99611	1.01 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0990038 BEAVER CREEK LOOKOUT LOT 2
04949018	Private	Residential	925 AMES RD	MILLER HARRIS N	911 AMES RD	KENAI AK 99611	0.28 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0990038 BEAVER CREEK LOOKOUT LOT 1
04949023	Private	Residential	911 AMES RD	MILLER HARRIS N	911 AMES RD	KENAI AK 99611	2.08 T 5N R 11W SEC 2 SEWARD MERIDIAN KN 0720049 CARO SUB LOT 1
04949022	Private	Commercial	913 AMES RD	MILLER HARRIS N	911 AMES RD	KENAI AK 99611	2.58 T 05N R 11W SEC 2 SEWARD MERIDIAN KN 2019048 MICHAEL J PELCH HOMESTEAD JR ADDN NO 3 LOT 6A
04949010	Private	Residential	909 AMES RD	SMITH KENNETH L & ELIZABETH	4243 FREEMAN CREEK RD	LENORE, ID 83541	
04949046	Private	Vacant	710 AMES RD	MILLER NICHOLAS JOHN	609 AMES RD	KENAI AK 99611	

Data Source: Kenai Peninsula Borough. Data is for graphic representation only. Imagery may not match true parcel boundaries.

C. KMC 14.24.010 MINIMUM LOT AREA REQUIREMENTS

14.24.010 Minimum lot area requirements.

Table 14.24.010. DEVELOPMENT REQUIREMENTS TABLE

USES	ZONING DISTRICTS							ALI/IL/IH/ CC/CG/CMU	R	ED	LC
	C/RR	RR-1	RS	RS-1	RS-2	RU/ TSH					
MINIMUM LOT AREA (square feet)											
Single/Two/Three Family Dwelling	20,000	20,000	7,200	12,500	7,200	7,200	See individual sections of Code for requirements.	20,000	20,000	12,500	
Four Family Dwelling	20,000	22,400	9,600	N	N	7,200		N	N	12,500	
Five Family Dwelling	22,400	N	12,000	N	N	7,200		N	N	12,500	
Six Family Dwelling	24,800	N	14,400	N	N	7,200		N	N	12,500	
Seven or More Family Dwelling	27,200 - 2,400 for each unit over 7	N	16,800 + 2,400 for each unit over 7	N	N	7,200		N	N	12,500	
Maximum Height (feet)	35	35	35	35	35					35	

Key: N = Not allowed.

Footnotes:

- 1 Listed square footages are the minimum required for each zone.
- 2 Greater lot square footages may be required to satisfy Alaska Department of Environmental Conservation (ADEC) requirements where on-site water supply and/or sewer is necessary.
- 3 Minimum lot size for non-residential uses in ED zone is 40,000 square feet.
- 4 Minimum lot size for residential uses in the CMU zone is 7,200 square feet.

(Amended during 7-7-99 supplement; Ords. 1862-2000, 2081-2005, 2185-2006, 2884-2016)

D. KMC 14.24.020 GENERAL REQUIREMENTS

14.24.020 General Requirements.

Table 14.24.020. DEVELOPMENT REQUIREMENTS TABLE

USES	ZONING DISTRICTS									
	C/RR	RR-1	RS	RS-1	RS-2	RU/TSH	ALI/IL/IH/CC/CG/CMU	R	ED	LC
MINIMUM LOT WIDTH (feet)	90	90	60	60	60	60	See individual sections of Code for requirements	90	90	90
MINIMUM LOT SIZE (feet)										
Front Setback ¹	20	20	20	20	20	10	20	20	20	20
Side Setback ²										
One-Story ³	15	15	5	5	5	5	10	15	15	15
Daylight Basement/Split Level ³	15	15	10	10	10	5	10	15	15	15
Two-Story ³	15	15	15	15	15	5 ⁴	10	15	15	15
Rear Setback	20	20	20	20	20	10 ⁴	10	20	20	20
Maximum Lot Coverage	30%	30%	30%	30%	30%	40%		30%	30%	30%
Maximum Height (feet)	35	35	35	35	35					35

Footnotes:

- 1 Provided that the minimum front setback is measured from any right-of-way or access easement.
- 2 Side setbacks are determined based on the primary vehicular access of the structure. Plot plan/as-built will distinguish single and two-story portions of building to verify setback distances are met.
- 3 Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above or the ceiling or roof above.

E. KMC 14.22.010. LAND USE TABLE

14.22.010 Land use table.

LAND USE TABLE

KEY: P = Principal Permitted Use
 C = Conditional Use
 S = Secondary Use
 N = Not Permitted

NOTE: Reference footnotes on following pages for additional restrictions

LAND USES	ZONING DISTRICTS																
	ALI	C	RR	RR-1	RS	RS-1	RS-2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
RESIDENTIAL																	
One-Family Dwelling	N	C ¹⁸	P	P	P	P	P	P	P ²¹	S ¹	S ²	S ²	C ²²	P	P	P	S ¹ /C ²¹
Two-, Three-Family Dwelling	N	C ¹⁸	P	P	P	P	P	P	P ²¹	S ¹	C	C	C ²²	P	P	P	S ¹ /C ²¹
Four-Family Dwelling	N	C ¹⁸	P	C ^{3,29}	P	N	N	P	P ²¹	S ¹	C	C	C ²²	N	P	C	S ¹ /C ²¹
Five-, Six-Family Dwelling	N	C ¹⁸	C ³	N	P	N	N	P	P ²¹	S ¹	C	C	N	N	P	C	S ¹ /C ²¹
Seven- or More Family Dwelling	N	C ¹⁸	C ³	N	C ³	N	N	P	P ²¹	S ¹	C	C	N	N	P	C	S ¹ /C ²¹
Mobile Home Parks ⁶	N	N	C	N	C	C	C	C	C	C	C	C	N	C	N	N	C
Planned Unit Residential Development ⁷	N	C ¹⁸	C	C ²⁹	C	C	C	C	C	C	C	C	N	C	C	C	C
Townhouses ⁴	N	C ¹⁸	C ³	C ^{3,29}	C ³	C ³	C ³	C ³	C	C	C	C	C ²²	C	C	C	C
Accessory Building on Parcel Without Main Building or Use (See KMC 14.20.200)	N	N	C	C	C	C	C	C	N	N	N	N	N	N	C	N	N
COMMERCIAL																	
Airport Compatible Uses	P	N	N	N	N	N	N	N	C	C	C	C	N	N	N	C	C
Adult Businesses	N	N	N	N	N	N	N	N	P ³¹	P ³¹	P ³¹	P ³¹	N	N	N	N	N

LAND USES	ZONING DISTRICTS																
	ALI	C	RR	RR-1	RS	RS-1	RS-2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Automotive Sales	C	N	C	N	N	N	N	C	P	P	P	P	N	N	N	N	P
Automotive Service Stations	C	N	C	N	N	N	N	C	P	P	P	P	N	C	N	N	P
Banks	C	N	C	N	C	N	N	C	P	P	P	C	N	C	C	C	P
Business/Consumer Services	C	N	C	C	C	N	N	C	P	P	P	C	N	C	C	C	P
Commercial Recreation	N	N	C	N	C	N	N	C	P	P	C	C	N	P	C	C	P
Guide Service	C	N	C	N	C	N	N	C	P	P	P	P	N	P	P	C	P
Hotels/Motels	C	N	C	N	C	N	N	C	P	P	P	C	N	C	P	C	P
Lodge	C	N	C	N	C	N	N	C	P	P	P	C	N	P	P	C	P
Marijuana Cultivation Facility, Limited ³⁰	N	N	C	C	C	C	C	C	N	C	C	C	N	N	N	C	N
Marijuana Cultivation Facility, Standard ³⁰	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C	N
Marijuana Product Manufacturing Facility ³⁰	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
Marijuana Testing Facility ³⁰	N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	N	C
Professional Offices	C	N	C	C	C	N	N	P	P	P	P	P	N	C	P	P	P
Restaurants	C	N	C	N	C	N	N	C	P	P	P	C	N	C	C	C	P
Retail Business	C	N ²⁶	C	N	C	N	N	C	P	P	P	P	S ²⁴	S ²⁴	C	C	P
Retail Marijuana Store ³⁰	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C	C
Theaters	N	N	C	N	C	N	N	C	P	P	C	C	N	P	C	C	P
Wholesale Business	C	N	C	N	C	N	N	C	C	P	P	P	N	S ²⁴	C	C	N
INDUSTRIAL																	
Airports	C	P ²⁰	C	N	C	N	N	C	C	C	C	C	N	C	N	N	C
Necessary Aviation Facilities	P	P	C	C	C	C	C	C	P	P	P	P	C	P	C	P	P
Automotive Repair	P	N	C	N	C	N	N	C	P	P	P	P	N	N	N	N	P

E. KMC 14.22.010. LAND USE TABLE

14.22.010 Land use table | Kenai Municipal Code

Page 3 of 8

ZONING DISTRICTS																	
LAND USES	ALI	C	RR	RR-1	RS	RS-1	RS-2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Gas Manufacturer/ Storage	c ⁹	N	N	N	C	N	N	N	N	N	c ⁹	c ⁹	N	N	N	N	N
Manufacturing/ Fabricating/Assembly	P	N	C	N	C	N	N	C	C	P	P	P	N	C	C	N	C
Mini-Storage Facility	C	N	C	N	C	N	N	C	C	P	P	P	N	N	N	C	C
Storage Yard	C	N	C	N	C	N	N	C	C	P	P	P	N	N	N	N	C
Warehouses	C	N	C	N	C	N	N	C	N	P	P	P	N	C	N	N	N
PUBLIC/ INSTITUTIONAL																	
Assisted Living	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Churches*	N	C	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	C	C	P	p ¹⁰	P	P	P
Clinics	N	C	C	N	C	C	C	C	P	P	P	C	C	C	C	C	P
Colleges*	N	C	C	c ²⁹	C	C	C	C	P	P	C	C	C	P	C	C	P
Elementary Schools*	N	C	C	c ²⁹	C	C	C	C	P	P	C	C	P	C	C	C	P
Governmental Buildings	P	C	C	c ²⁹	C	C	C	C	P	P	P	C	P	C	C	P	P
High Schools*	N	C	C	c ²⁹	C	C	C	C	P	P	C	C	P	C	C	C	P
Hospitals*	N	C	C	N	C	C	C	C	P	P	P	C	C	C	C	C	P
Libraries*	N	C	C	c ²⁹	C	C	C	c ¹²	P	P	P	C	P	C	P	C	P
Museums	C	C	C	c ²⁹	C	C	C	C	P	P	P	C	P	C	P	C	P
Parks and Recreation	N	P	C	c ²⁹	C	C	C	C	P	P	P	P	P	P	P	C	P
MISCELLANEOUS																	
Animal Boarding/ Commercial Kennel ¹³	C	C	C	N	C	C	N	N	C	C	C	C	N	C	N	C	C
Assemblies ¹⁵ (Large: Circuses, Fairs, etc.)	P	C	C	N	C	C	C	C	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	C	P	N	p ¹⁵
Bed and Breakfasts	N	C	C	C	C	C	C	C	C	C	C	C	N	P	C	C	P
Cabin Rentals	N	C	C	N	C	N	N	N	P	P	P	C	N	P	P	C	P
Cemeteries	P	C	C	N	C	N	N	N	N	C	C	C	N	C	C	N	N

14.22.010 Land use table | Kenai Municipal Code

Page 4 of 8

ZONING DISTRICTS																	
LAND USES	ALI	C	RR	RR-1	RS	RS-1	RS-2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Communications Towers and Antenna(s), Radio/TV Transmitters/ Cell Sites** ²⁸	C	P	C	N	C	C	C	C	P	P	P	P	P	C	C	C	C
Crematories/Funeral Homes	N	N	C	N	C	N	N	C	C	C	C	C	N	C	C	C	C
Day Care Centers ¹²	N	C	C	c ²⁹	C	C	C	C	P	P	P	C	C	C	C	P	P
Dormitories/Boarding Houses	N	C	C	N	C	C	C	P	p ²¹	S	C	P	p ²³	C	C	C	P
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farming/General Agriculture***	N	P	P	N	N	N	N	N	N	N	N	N	P	N	P	N	N
Fraternal Organizations/ Private Clubs/Social Halls and Union Halls	N	N	C	N	C	C	C	C	P	P	P	C	N	C	P	C	P
Greenhouses/Tree Nurseries ¹³	N	C	C	N	C	C	C	C	P	P	P	C	N	C	C	C	P
Gunsmithing, Taxidermy	N	N	C	C	C	C	C	C	P	P	P	P	N	C	P	P	P
Nursing, Convalescent or Rest Homes	N	N	C	N	C	C	C	C	P	P	C	C	C	C	C	C	P
Parking, Public Lots ¹²	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C
Personal Services ²⁵	N	C	C	N	C	C	C	C	P	P	P	P	C	C	P	p/ c ²⁷	P
Recreational Vehicle Parks	N	C	C	N	C	N	N	C	C	C	C	C	N	C	C	N	C
Subsurface Extraction of Natural Resources ¹⁶	C	C	C	C	C	C	C	C	C	C	C	C	N	C	N	N	N
Surface Extraction of Natural Resources ¹⁷	C	C	C	N	C	N	N	C	N	C	C	C	N	C	N	N	N

* See 42 USCA Sec. 2000cc (Religious Land Use and Institutionalized Persons Act of 2000)

** See 42 Telecommunications Act of 1996, Sec. 704(a)

E. KMC 14.22.010. LAND USE TABLE

*** See, however, the limitations imposed under KMC [3.10.070](#)

Footnotes:

- 1 Allowed as a secondary use except on the ground floor of the part of the building fronting on collector streets and major highways. Commercial or industrial which falls under the landscaping/site plans requirements of KMC Chapter [14.25](#) shall include any secondary uses in the landscaping and site plans.
- 2 One (1) single-family residence per parcel, which is part of the main building.
- 3 Allowed as a conditional use, subject to satisfying the following conditions:
 - a The usable area per dwelling unit shall be the same as that required for dwelling units in the RS Zone;
 - b The site square footage in area must be approved by the Commission;
 - c Yards around the site, off-street parking, and other development requirements shall be the same as for principal uses in the RR Zone;
 - d Water and sewer facilities shall meet the requirements of all applicable health regulations;
 - e The proposed dwelling group will constitute a residential area of sustained desirability and stability, will be in harmony with the character of the surrounding neighborhood, and will not adversely affect surrounding property values;
 - f The buildings shall be used only for residential purposes and customary accessory uses, such as garages, storage spaces, and recreational and community activities;
 - g There shall be provided, as part of the proposed development, adequate recreation areas to serve the needs of the anticipated population;
 - h The development shall not produce a volume of traffic in excess of the capacity for which the access streets are designed;
 - i The property adjacent to the proposed dwelling group will not be adversely affected.
- 4 See "Townhouses" section.
- 5 See "Mobile Homes" section.
- 6 Allowed as a conditional use, subject to "Mobile Homes" section; and provided, that any mobile home park meets the minimum Federal Housing Authority requirements.
- 7 See "Planned Unit Residential Development" section.
- 8 Allowed as a conditional use; provided, that the proposed location and the characteristics of the site will not destroy the residential character of the neighborhood.
- 9 Allowed as a conditional use; provided, that all applicable safety and fire regulations are met.
- 10 Provided, that no part of any building is located nearer than thirty (30) feet to any adjoining street or property line.
- 11 Allowed as a conditional use; provided, that no part of any building is located nearer than thirty (30) feet to any adjoining street or property line; and provided further, that the proposed location and characteristics of the use will not adversely affect the commercial development of the zone.

- 12 Allowed as a conditional use; provided, that the following conditions are met:
 - a The proposed location of the use and the size and characteristics of the site will maximize its benefit to the public;
 - b Exits and entrances and off-street parking for the use are located to prevent traffic hazards on public streets.
- 13 Allowed as a conditional use; provided, that setbacks, buffer strips, and other provisions are adequate to assure that the use will not be a nuisance to surrounding properties. The Commission shall specify the conditions necessary to fulfill this requirement. Animal boarding and commercial kennels require a kennel license (see KMC Chapter [3.15](#)).
- 14 Allowed as a conditional use; provided, that no indication of said use is evident from the exterior of the mortuary.
- 15 Allowed; provided, that the following conditions are met:
 - a An uncleared buffer strip of at least thirty (30) feet shall be provided between said use and any adjoining property in a residential zone.
 - b Exits and entrances and off-street parking for the use shall be located to prevent traffic hazards on the public streets.
- 16 See "Conditional Uses" section.
- 17 See "Conditional Use Permit for Surface Extraction of Natural Resources" section.
- 18 **Conditional use allowed only on privately held property.** Not allowed on government lands.
- 19 Reserved.
- 20 The airport-related uses allowed under this entry are aircraft approach and departure zones pursuant to KMC [14.20.070\(a\)](#), except that for properties contained inside the airport perimeter fence or having access to aircraft movement areas, taxiways or parking aprons, FAA authorized uses are allowed.
- 21 Developments for use shall be the same as those listed in the Development Requirements Table for the RU/TSH Zones.
- 22 **Allowed as a conditional use in conjunction with a permitted use in the ED Zone.** For example, housing for teachers or students for a school in the zone.
- 23 **Allowed as an accessory use in conjunction with a permitted use in the ED Zone.** For example, a dormitory used to house students for a school or educational facility.
- 24 Retail businesses allowed as a secondary use in conjunction with the primary use (e.g., a gift shop or coffee shop within another business).
- 25 Art studios, barbers, beauticians, tattoo parlors, dressmakers, dry cleaners and self-service laundries, fitness centers, photographic studios, tailors, tanning salons and massage therapists.
- 26 Food services are allowed on a temporary or seasonal basis of not more than four (4) months per year.
- 27 Personal services not set forth in the below matrix are conditional uses.

E. KMC 14.22.010. LAND USE TABLE

Limited Commercial Zone		
Personal Services	Permitted (P)	Conditional Use (C)
Art Studios	X	
Barbers	X	
Beauticians	X	
Dressmakers	X	
Dry Cleaners		X
Fitness Centers	X	
Massage Therapist		X
Photographic Studios	X	
Self-Service Laundries		X
Tailors	X	
Tanning Salons	X	
Tattoo Parlors		X

28 Communications tower/antenna(s) allowed as a principal permitted (P) use if the applicable conditions set forth in KMC [14.20.255](#) are met or a conditional use (C) if the applicable conditions set forth in KMC [14.20.150](#) and [14.20.255](#) are met.

29 Use allowed only for those parcels that abut the Kenai Spur Highway. The access to any such parcel must be either from: (a) driveway access on the Kenai Spur Highway; or (b) driveway access from a dedicated right-of-way and that driveway access is not more than two hundred seventy-five (275) feet as measured from the constructed centerline of the Kenai Spur Highway to the center of the driveway access as shown on an as-built drawing/survey of the parcel.

30 See marijuana regulations, KMC [14.20.230](#)—Home Occupations, [14.20.320](#)—Definitions, [14.20.330](#)—Standards for commercial marijuana establishments.

31 See KMC [14.20.175](#)—Adult businesses; no adult business may be located within one thousand (1,000) feet of another adult business, or sensitive use. "Sensitive use" means a church or other place of worship, a public or private school (licensed pre-K through twelfth grade) or businesses where or areas where youth are likely to be present (limited to public parks, youth recreational centers, public playgrounds, public libraries).

(Amended during 7-7-99 supplement; Ord. 1862-2000; Amended during 12-1-00 supplement; Ords. 1911-2001, 1938-2001, 1956-2002, 1962-2002, 1990-2003, 1994-2003, 2053-2004, 2081-2005, 2112-2005, 2113-2005, 2144-2006, 2152-2006, 2185-2006, 2195-2006, 2246-2007, 2272-2007, 2403-2009, 2425-2009, 2546-2011, 2610-2012, 2649-2012, 2688-2013, 2784-2014, 2870-2016, 2884-2016, 3025-2018, 3056-2019, 3083-2019 (Substitute))

The Kenai Municipal Code is current through Ordinance 3269-2022, passed February 2, 2022.

Disclaimer: The City Clerk has the official version of the Kenai Municipal Code. Users should contact the City Clerk for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

City Website: www.kenai.city

City Telephone: (907) 283-7535

Code Publishing Company

F. KMC 14.20.050 NONCONFORMING LOTS, STRUCTURES, AND USES

14.20.050 Nonconforming lots, structures, and uses.

- (a) *Explanation.* When a lot, structure, or use legally exists prior to the adoption of the ordinance codified in this section but does not meet the requirements of this chapter, it shall be permitted to continue within the limits set forth in this section. Under such circumstances it is said to have "nonconforming" status. There are three (3) types of nonconforming status:
- (1) *Nonconforming Lots.* The lot, width, or acreage is smaller than the minimum permitted in the zone in which it is located;
 - (2) *Nonconforming Structures.* The structure is designed to accommodate a nonconforming use or fails to meet yard, coverage, height, or other development requirements established for the zone in which it is located;
 - (3) *Nonconforming Uses of Land and/or Structures.* The use to which land and/or structures is being put is not a principal, accessory, or conditional use permitted in the zone in which it is located, and is not otherwise permitted in this chapter.
- (b) *Intent.* There are lots, structures, and uses that exist and were lawful prior to the adoption of the ordinance codified in this section which would be prohibited under the terms of this chapter or future amendments. It is the intent of this chapter to permit these nonconformities to continue until they are removed. Such uses are declared by this chapter to be incompatible with permitted uses in the zones involved. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded, nor extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zone.
- (c) *Nonconforming Lots of Record.* In any zone in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of the ordinance codified in this section. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, if the lot conforms to the regulation for the zone in which such lot is located. Exception to development requirements shall be obtained only through the variance procedures established in this chapter.
- (d) *Nonconforming Structures.* Where a lawful structure exists at the effective date of adoption or amendment of the ordinance codified in this section that could not be built under the terms of this chapter by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (1) No such structure may be enlarged or altered in a way which increases its nonconformity;
 - (2) Should such structure be partially or wholly destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at time of destruction, it shall not be reconstructed except in

- conformity with the provisions of this chapter and the remaining structure must be removed within twelve (12) months of the date of destruction;
- (3) Should such structure be partially destroyed by any means to an extent of fifty percent (50%) or less of its replacement cost at the time of destruction, a building permit may be issued to rebuild, restore, or repair the nonconforming structure within twelve (12) months of the date of damage. If a permit is not issued within that time period, the remaining structure must be removed within twelve (12) months of the date of destruction; provided however, that if reconstruction is delayed through litigation or other cause beyond the control of the owner, then the time of such delay shall not be considered when computing the twelve (12) month period for obtaining the building permit;
 - (4) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the zone in which it is located after it is moved.
- (e) *Nonconforming Uses of Structures.* If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of the ordinance codified in this section, said use may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (1) No existing structures devoted to a use not permitted by this chapter in the zone in which it is located shall be enlarged, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the zone in which it is located;
 - (2) Any nonconforming use may be extended throughout any part of a building which was arranged or designed for such use at the time of adoption or amendment of the ordinance codified in this section, but no such use shall be extended to occupy any land outside such building where such land was not so used at the effective date of adoption of the ordinance codified in this section;
 - (3) If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use provided that the Commission shall find that the proposed use is equally appropriate or more appropriate to the zone than the existing nonconforming use. In permitting such change, the Commission may require appropriate conditions and safeguards in accord with the provisions of this chapter;
 - (4) Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the zone in which such structure is located, and the nonconforming use may not thereafter be resumed;
 - (5) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for twelve (12) consecutive months or for eighteen (18) months during any three (3) year period, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the zone in which it is located;
 - (6) Where nonconforming use status applies to a structure and premises in combination, removal, or destruction of the structure shall eliminate the nonconforming status of the land.

F. KMC 14.20.050 NONCONFORMING LOTS, STRUCTURES, AND USES

(f) *Nonconforming Uses of Land.* Where, at the effective date of adoption or amendment of the ordinance codified in this section, lawful use of land exists that is made no longer permissible under the terms of the ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- (1) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the ordinance codified in this section;
- (2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of the ordinance codified in this section;
- (3) If any such nonconforming use of land ceases for any reason for a period of more than three hundred sixty-five (365) days, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.

(g) *General Provisions.*

- (1) *Signs and Display Devices.* A nonconforming use of a structure, nonconforming use of land, or a nonconforming use of a structure and land, shall not be extended or enlarged after passage of the ordinance codified in this section by attachment of additional signs to a building, or the placement of additional signs or display devices on the land outside of the building, or by the addition of other uses, if such additions are of a nature which would be prohibited generally in the zone involved except that this provision shall not be deemed to prohibit the replacement of one (1) sign with another of like size.
- (2) *Construction Begun Prior to Passage of the Ordinance Codified Herein.* To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of the ordinance codified in this section and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner, and demolition, elimination, and removal of an existing structure in connection with such construction, provided that actual construction work shall be diligently carried on until the completion of the building involved.
- (3) *Repairs and Maintenance.* On any nonconforming structure or on any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding ten percent (10%) of the current replacement value of the building, provided that the cubical content of the building as it existed at the time of passage or amendment of the ordinance codified in this section shall not be increased.

(h) *Exception(s) to this Section.*

- (1) *Outside Storage of Junk.* Notwithstanding the provisions of this section, no junked vehicle or junk shall be stored outside and no unenclosed junk or wrecking yard shall be maintained in a location which is visible

from a City or State road in any zone. However, the Commission may grant a conditional use permit under the procedure specified in this chapter allowing said use to continue for a specified period of time if an eight-foot (8') high sight-obscuring fence of good appearance has been provided around said use.

(2) The Planning and Zoning Commission may grant a conditional use permit allowing a nonconforming use to expand, enlarge, or increase in intensity provided that:

- (A) The use may not expand beyond the site, lot, or parcel as defined by the legal description on the certificate of occupancy for a nonconforming use, or owned or leased by the nonconforming use as of the date it became nonconforming in the event there is no certificate of occupancy.
- (B) Uses which are nonconforming due to the number of residential units may not add additional units.
- (C) The proposed modification will not result in further infringement of the provisions of this subsection; modifications shall comply with all regulations (other than use restrictions) including, but not limited to, lot coverage, yard, height, open space, density provisions, or parking requirements unless waived by the Commission through a variance as provided in this chapter.
- (D) The nonconforming use must have been a permitted use in the prior zone at the time it became a nonconforming use.

(Ords. 925, 1155, 1862-2000, 2422-2009, 2507-2010)

The Kenai Municipal Code is current through Ordinance 3269-2022, passed February 2, 2022.

Disclaimer: The City Clerk has the official version of the Kenai Municipal Code. Users should contact the City Clerk for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

City Website: www.kenai.city
City Telephone: (907) 283-7535
Code Publishing Company

G. MAP OF CONDITIONAL USE PERMITS IN THE REZONING BOUNDARY





KENAI

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

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Foster, Planning Director

DATE: May 5, 2022

SUBJECT: **Action/Approval: Recommending the Kenai City Council Enact Ordinance 3287-2022 - Conditionally Donating Certain City Owned Property Described as Tract A Park View Subdivision (KPB Parcel No. 04701018) to the Boys and Girls Club of the Kenai Peninsula for Development of Facilities for Youth Sports, Recreation, Education, After School Care and Other Youth Activities.**

The Boys and Girls Club of the Kenai Peninsula is interested in expanding and providing a campus to serve its mission in the City of Kenai. The Boys and Girls club has the opportunity to purchase an existing facility at located at 320 S. Spruce Street, (KPB Parcel No. 04701028) and approached the City requesting a donation of the adjacent City owned parcel, Tract A Park View Subdivision, to allow the organization enough space to complete its campus providing afterschool and summer care, and sports and recreational activities for youth. The Boys and Girls Club has stated it intends to utilize the City property for construction of a club house and parking as well as a potential green house and play ground. The campus as a whole is intended to provide administrative offices and areas for youth activities including sports, recreation, education, and after school and summer activities.

Please review the attached materials.

Does the Commission recommend Council approve conditionally donating City owned land to the Boys and Girls Club?

Attachments

Aerial Map illustrating the proposed parcel to be donated


Ordinance 3287-2022



Ordinance No. 3287-2022
Conditional Donation to Boys and Girls Club
KPB #04701018



LEGEND

 Subject Parcel

0 40 80 Feet

Date: 5/5/2022





Sponsored by: Mayor Gabriel and Council Member Baisden

**CITY OF KENAI
ORDINANCE NO. 3287-2022**

AN ORDINANCE CONDITIONALLY DONATING CERTAIN CITY OWNED PROPERTY DESCRIBED AS TRACT A PARK VIEW SUBDIVISION (KPB PARCEL NO. 047010118) TO THE BOYS AND GIRLS CLUB OF THE KENAI PENINSULA FOR DEVELOPMENT OF FACILITIES FOR YOUTH SPORTS, RECREATION, EDUCATION, AFTER SCHOOL CARE AND OTHER YOUTH ACTIVITIES.

WHEREAS, KMC 22.05.095- Method of Sale or Disposal, provides in relevant part, in subsection (b)(iii), that the City may grant property by ordinance to a nonprofit corporation for an agreed upon sum when in the best interest of the City; and,

WHEREAS, the Boys and Girls Club of the Kenai Peninsula is a nonprofit corporation with a mission to enable all young people, especially those who need it most, to reach their full potential as productive caring and responsible citizens; and,

WHEREAS, the Boys and Girls Club of the Kenai Peninsula has over 1,000 members, and provides approximately 50,000 meals to youths per year, provides after-school and summer camps, after school and summer care, provides sports and recreational opportunities as well as other educational and youth activities; and,

WHEREAS, Tract A Park View Subdivision, a 2.09 acre parcel, has previously been determined as not needed for a public purpose by Ordinance No. 919-84, making the property eligible for sale or donation; and,

WHEREAS, there is a strong need in the community for the services provided by the Boys and Girls Club of the Kenai Peninsula; and,

WHEREAS, the City desires to support the mission of the Boys and Girls Club of the Kenai Peninsula; and,

WHEREAS, the subject parcel is uniquely situated adjacent to a facility to be acquired by the Boys and Girls Club of the Kenai Peninsula allowing them to create a campus to serve its mission inside Kenai; and,

WHEREAS, donating the subject parcel to the Boys and Girls of the Kenai Peninsula will allow them to expand services for youth and families in the City and is in the best interest of the City; and,

WHEREAS, certain conditions must be placed on the transfer to ensure the property is developed for its intended purpose, and in the event of a sale, to a for profit entity, the value shall be reimbursed to the City, if a sale occurs within twenty years after transfer to the Boys and Girls Club of the Kenai Peninsula.

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

Section 1. Form: That this is a non-code ordinance.

Section 2. That the Kenai City Council hereby authorizes the City manager to execute the transfer of title of Tract A Park View Subdivision to the Boys and Girls Club of the Kenai Peninsula, on a form

approved by the City Attorney, for less than fair market value (\$1.00) for the sole purpose of developing facilities to further the stated mission of the Boys and Girls Club of the Kenai Peninsula.

Section 3. That the City Council finds that disposal of the subject parcel is in the best interest of the citizens of the City of Kenai and that the public interest is served by disposing of the land for less than the fair market value, in accordance with the recitals above which are incorporated herein.

Section 4. That the Boys and Girls Club of the Kenai Peninsula will pay all closing costs and fees associated with the transfer of title.

Section 5. That if the Boys and Girls Club of the Kenai Peninsula is unable to or otherwise does not obtain the adjacent parcel (KPB Parcel No. 04701028) within one year of the effective date of this Ordinance, the transfer of title of Tract A Park View Subdivision will not occur, without further Council action.

Section 6. That if no development occurs on Tract A Park View Subdivision within two years of the transfer of title of the subject property to the Boys and Girls Club of the Kenai Peninsula, ownership will revert to the City unless further Council action is taken.

Section 7. That in the event of a sale of the subject tract, or any future subdivided portion thereof, by the Boys and Girls Club of the Kenai Peninsula to a for profit entity, the then current market value of the entire parcel, or subdivided portion sold, whichever occurs, shall be reimbursed to the City, if a sale occurs within twenty years after transfer to the Boys and Girls Club of the Kenai Peninsula.

Section 8. Severability: That if any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which this judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this title or application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of this ordinance even without such part, provision, or application.

Section 9. Effective Date: That pursuant to KMC 1.15.070(f), this ordinance shall take effect 30 days after enactment.

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, THIS DAY 18TH OF MAY, 2022.

Brian Gabriel Sr., Mayor

ATTEST:

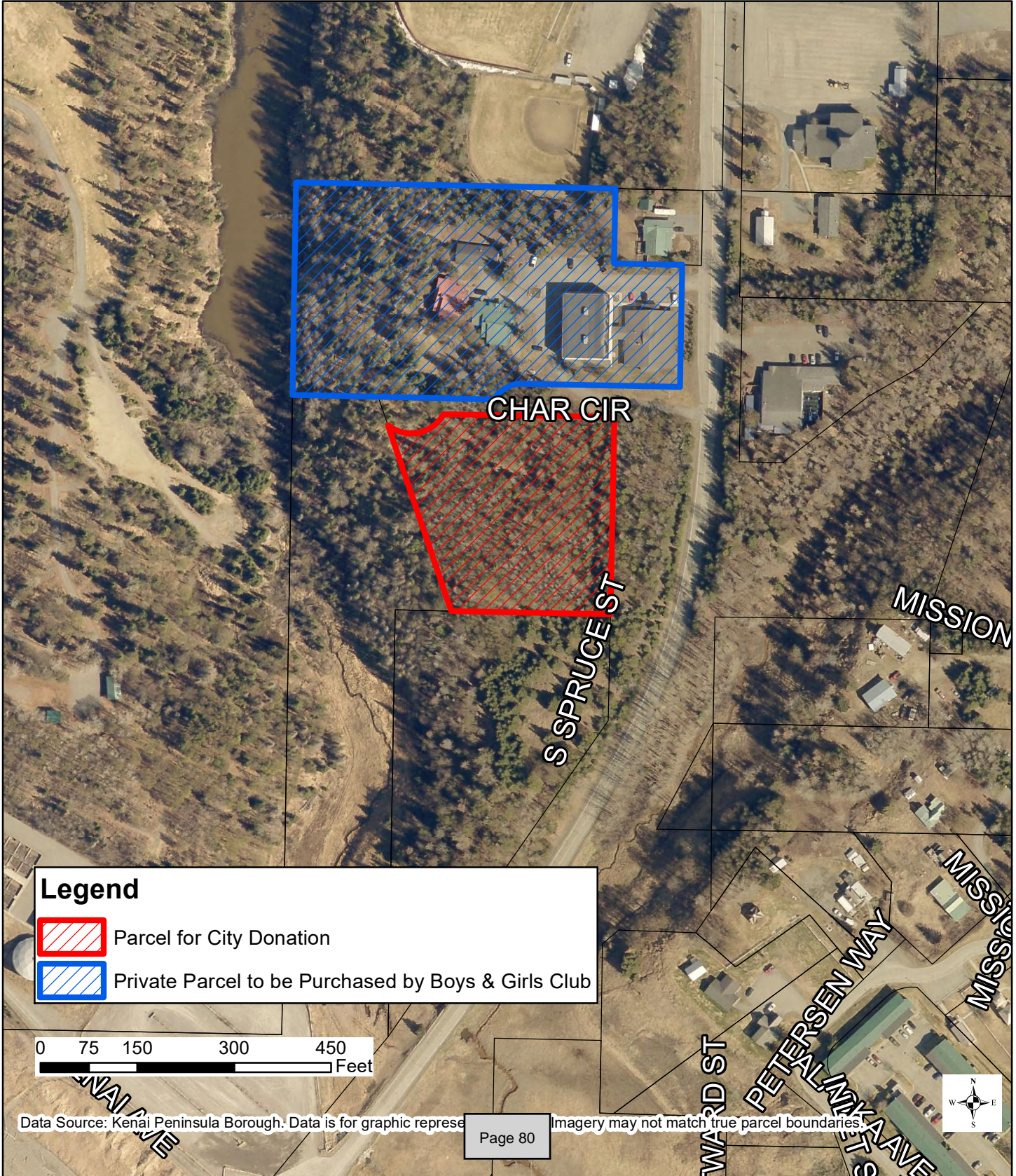
Michelle M. Saner, MMC, City Clerk

Approved by Finance: _____



Introduced: May 4, 2022
Enacted: May 18, 2022
Effective: June 17, 2022



Ordinance No. 3287-2022
Conditional Donation to Boys & Girls Club
KPB #04701018



Legend

-  Parcel for City Donation
-  Private Parcel to be Purchased by Boys & Girls Club





Kenai Peninsula Borough GIS Division

PARCEL REPORT

4/6/2022 1:28

PARCEL ID: 04701028

Total Acreage: 4.26



LEGAL DESCRIPTION:

T 5N R 11W SEC 6 SEWARD MERIDIAN KN 2007146 CITY PARK SUB NO 2 TRACT A

ALL PHYSICAL ADDRESSES ON THIS PARCEL:

320 S SPRUCE ST

LAND VALUE:	\$69,900	ASSESSED VALUE:	\$2,498,900
IMPROVEMENT VALUE:	\$2,429,000	TAXABLE VALUE:	\$0

OWNER:

KPCCC GROUP INC
320 S SPRUCE ST
KENAI, AK 99611

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



Kenai Peninsula Borough GIS Division

PARCEL REPORT

4/6/2022 1:29

PARCEL ID: 04701018

Total Acreage: 2.09



LEGAL DESCRIPTION:

T 5N R 11W SEC 6 SEWARD MERIDIAN KN 0790156 PARK VIEW SUB TRACT A

ALL PHYSICAL ADDRESSES ON THIS PARCEL:

330 S SPRUCE ST

LAND VALUE:	\$28,300	ASSESSED VALUE:	\$28,300
IMPROVEMENT VALUE:	\$0	TAXABLE VALUE:	\$0

OWNER:

KENAI CITY OF
210 FIDALGO AVE STE 200
KENAI, AK 99611

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



SITE PLAN

BOYS AND GIRLS CLUB - CONCEPTUAL DESIGN

A1.0

K+A design studio
ARCHITECTURE + PLANNING
 120 TRAILING BLVD STE 200 DENALI ALASKA 99701
 T: 907.463.3468 WWW.KAARCHITECTURE.COM

DATE: 04.04.2022



MEMORANDUM

TO: Mayor Gabriel and Council Members
FROM: Paul Ostrander, City Manager
DATE: May 13, 2022
SUBJECT: **Ordinance No. 3287-2022 – Supporting Documentation**

Several documents provided by the Boys and Girls Club of the Kenai Peninsula are attached to this memo. The first document is specific to the Boys and Girls Club of the Kenai Peninsula and describes many of the programs that they provide to the Community and the second document is produced by the Boys and Girls Club of America and provides information on the impact that the Boys and Girls Club has in the communities that it serves.

**1,242 members served in 2021
and 45,599 Meals
provided to Youth**

**7 CLUBS IN 5 COMMUNITIES
KENAI, NIKISKI, SOLDOTNA,
SEWARD & KASILOF**

**BOYS & GIRLS CLUB OF THE KENAI
PENINSULA OFFERS
AFTER-SCHOOL, SUMMER,
WINTER & SPRING
BREAK CAMPS.**

Dates, times & fees for programs vary per site. Please visit our website or use the QR Code below for more information.



Find a Club in your community

Our Promise:

We show up every day to prove every kid has what it takes. Every child matters. They all deserve opportunity. We are here to elevate them and let them know that they are capable, worthy and important.

ADMINISTRATION OFFICE

907-283-2682
info@bgckp.com
**705 Frontage Rd Ste B
Kenai, AK 99611**



www.bgckp.com



GREAT FUTURES START

Page 15



**BOYS & GIRLS CLUBS
OF THE KENAI PENINSULA**



**OUR MISSION:
"TO ENABLE ALL YOUNG PEOPLE,
ESPECIALLY THOSE WHO NEED US
MOST TO REACH THEIR FULL
POTENTIAL AS PRODUCTIVE,
CARING AND RESPONSIBLE
CITIZENS"**

ATHLETICS

1ST-6TH GRADE

BASKETBALL

KINDERHOOPS

K-5TH

CO-ED VOLLEYBALL

1ST-6TH GRADE

SOCCER CAMP

PRE-K 8TH

INDOOR & OUTDOOR

SOCCER



SCAN THE QR CODE OR VISIT
[HTTPS://BGCKP.SPORTNGIN.COM](https://bgckp.sportngin.com)
FOR PRICES AND DATES



OUR PRIORITY OUTCOMES



ACADEMIC SUCCESS

We prepare kids and teens for high school graduation, college and careers by building the skills needed to succeed in today's globally competitive workforce.



GOOD CHARACTER & CITIZENSHIP

We teach kids and teens how to be responsible engaged citizens and innovative, resilient leaders through mentoring, being accountable and modeling good behavior.



HEALTHY LIFESTYLES

We are committed to helping kids and teens build habits for life by making sure they are physically active, engaged, and making healthy decisions.



WHY CHOOSE THE BOYS & GIRLS CLUB OF THE KENAI PENINSULA?

- Low student to staff ratio
- Caring & positive youth Development Leaders
- Safe & positive environment
- Evidence-based programming
- Low cost & affordable
 - Scholarships are available
- Transportation * at selected sites
- Free nutritious USDA meals
- Tutoring for afterschool programming and during summer camps for learning loss prevention
- We serve Kindergarten through 12th grade
- Commitment 2 Community Clubs
- Field trips
- Collaboration with community partners to better serve our youth
- AND we know FUN!

BGCKP Participates in the USDA food program.

This institution is an equal opportunity provider.



2020 NATIONAL OUTCOMES REPORT

Measuring the Impact of Boys & Girls Clubs



**BOYS & GIRLS CLUBS
OF AMERICA**



National Youth Outcomes Initiative

INTRODUCTION	4
The Boys & Girls Club Approach to Positive Youth Development	6
Importance of a High-Quality Club Experience	8
Club Creates a Home Away from Home With Youth	11
CLUB MEMBERS ACHIEVE POSITIVE OUTCOMES	14
DEVELOPING GLOBALLY COMPETITIVE GRADUATES	15
Promoting High School Graduation	15
Engaging Black, Latino and Female Youth In STEM	18
Preparing Youth for Postsecondary Education	20
Priming Youth for Success in the Modern Workforce	23
Club Goes Full STEAM Ahead to Help Youth Prepare for Career Success	26
DEVELOPING 21ST CENTURY LEADERS	28
Laying a Critical Character Development Foundation	28
Building Leadership Skills at the Club	29
Club Youth Lead and Make Change	31
Club Builds Leaders and Change Agents – One Day, One Youth at a Time	32
DEVELOPING A HEALTHIER GENERATION	34
Promoting Physical Activity and Wellness	34
Club Provides Year-Round Sports and Fitness Opportunities for Youth	38
Preventing Substance Use	39
Building Emotional Wellness	43
Club’s Social-Emotional Programs Treat Trauma of Opioid Epidemic	46
CONCLUSION	48
About Boys & Girls Clubs of America	50
Endnotes	51

2020 NATIONAL OUTCOMES REPORT

Measuring the Impact of Boys & Girls Clubs

Boys & Girls Clubs of America (BGCA) is committed to measuring how much our young people are achieving and how effectively our Club Experience is implemented. Our outcome measurement strategies are designed to support Boys & Girls Clubs in delivering high-quality programming and services, implementing continuous quality improvement processes, and demonstrating their positive impact to stakeholders. BGCA is proud to present this report summarizing our 2020 national youth outcomes findings.



Introduction

Over the past two decades, BGCA has worked with Club organizations to build their capacity to collect and use data to measure youth outcomes and demonstrate their impact to stakeholders. This data also enables Clubs to adjust their programming and practices and implement quality improvements to have a greater beneficial effect on young people.

In 2010, as part of long-range strategic planning for Boys & Girls Clubs collectively, Club leaders from across the nation worked together to articulate a new theory of change, called Formula for Impact. Based on external and internal youth development research and more than a century of Boys & Girls Clubs' own practices and experience, the Formula for Impact described how Clubs put our youth development mission in action.^{1,2}

As stated in our mission statement, Boys & Girls Clubs:

Enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.

The Formula for Impact articulated who Clubs served, how they served, and the educational, character development and health outcomes they hoped young people would achieve as a result of participating in a Club.

In 2011, BGCA launched the National Youth Outcomes Initiative (NYOI), a system grounded in the Formula for Impact and built to measure the impact of Clubs using a common set of research-informed indicators of outcomes in the three priority areas.

Over the past decade, BGCA and Clubs have continued to respond to the ever-changing societal landscape in which young people are growing up. They have learned from the best new research and practice insights in the youth development, education and other related human services fields. As a result, BGCA has evolved and built upon the Formula for Impact to create a much stronger, more nuanced Boys & Girls Club approach to positive youth development.

In keeping with this evolution, BGCA also works to enhance the NYOI system as needed, providing training, resources and technical assistance to enable local Club organizations to use their data more effectively.

More About the National Youth Outcomes Initiative

In NYOI, Clubs collect data about their registered members' demographics, attendance and participation. Local systems feed data into the national system, allowing BGCA to compile data on the overall population served by Clubs.

NYOI features many tools for Clubs, but the principal tool for gathering outcomes data is a survey administered to members each spring. The NYOI Member Survey asks young people about their perceptions of the Club. Their responses allow BGCA to assess how well Clubs deliver a high-quality Club Experience that promotes positive youth development. The survey also measures indicators of youth achievement in BGCA's priority outcome areas. Some survey questions are asked of members of all ages, while others are only asked of teens ages 13 to 18.

BGCA processes Club member survey responses, furnishes each participating Club organization with its members' survey data, then aggregates and analyzes the data to render national results. In spring 2019, over 200,000 Club members completed the survey in more than 3,300 sites

By contrast, in spring 2020, over 70,000 Club members completed the survey in more than 1,660 Club sites. Because of the COVID-19 pandemic, nearly all Clubs were forced to close in March and April, significantly disrupting NYOI Member Survey administration. Although the 2020 survey sample is smaller than in the past, its size is still more than ample and well represents the national network of Boys & Girls Clubs and the youth and communities they serve.

The Boys & Girls Club Approach to Positive Youth Development

BGCA and Clubs believe that all young people deserve to thrive. BGCA imagines a world where the determinants necessary to thrive are fully accessible to every youth in America. Thriving reflects a significant sense of growth or success in and across many domains. Young people with access to more quality opportunities are more likely to thrive than their peers with similar adaptive skills.³

BGCA's approach to positive youth development, therefore, reflects the knowledge, anchored in extensive research, that a quality after-school environment can support the social, emotional, physical and cognitive⁴ needs of young people in important ways. Whether through a virtual or in-person Club setting, youth are able to learn and grow and ultimately become ready for life and work.

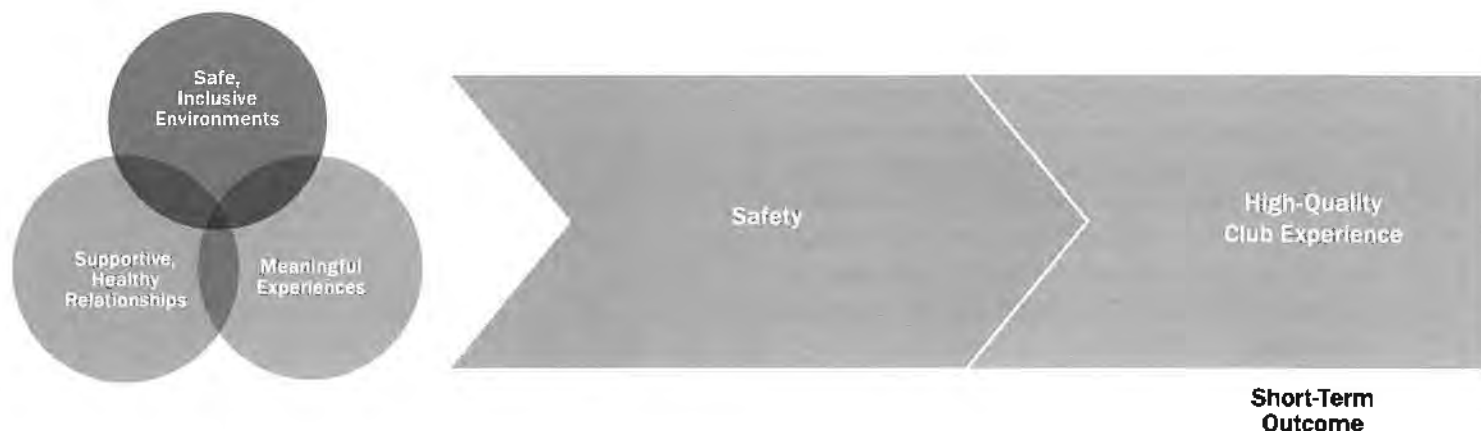
Boys & Girls Clubs support young people's development through these vehicles:

- ◆ **Environments** that are safe, positive and inclusive.
- ◆ **Relationships** in which youth forge supportive, meaningful and healthy connections with adults and peers.
- ◆ **Experiences** that build upon their strengths, foster a sense of belonging and purpose, and provide opportunities to lead and be heard.⁵

Club professionals' practices for ensuring safety, well-being, equity and inclusion are essential for creating a youth-centered Club Experience. In addition, as research by the Search Institute has clearly documented, "developmental relationships ... enable young people to discover who they are, cultivate abilities to shape their own lives, and learn how to engage with and contribute to the world around them."⁶ Built on a firm foundation of physical and emotional safety, the environments, relationships and experiences young people find in the Club help them achieve positive outcomes in the priority areas of Academic Success, Character and Leadership, and Healthy Lifestyles.

Club Guiding Principles for Positive Youth Development

Positive youth development is an intentional, pro-social approach that places youth at the center of their own learning, helping them to build and apply the skills needed for positive cognitive, social, emotional and physical development.⁷ This understanding of positive youth development forms the underpinning for three guiding principles that Clubs use to build a high-quality, outcome-driven Club experience:



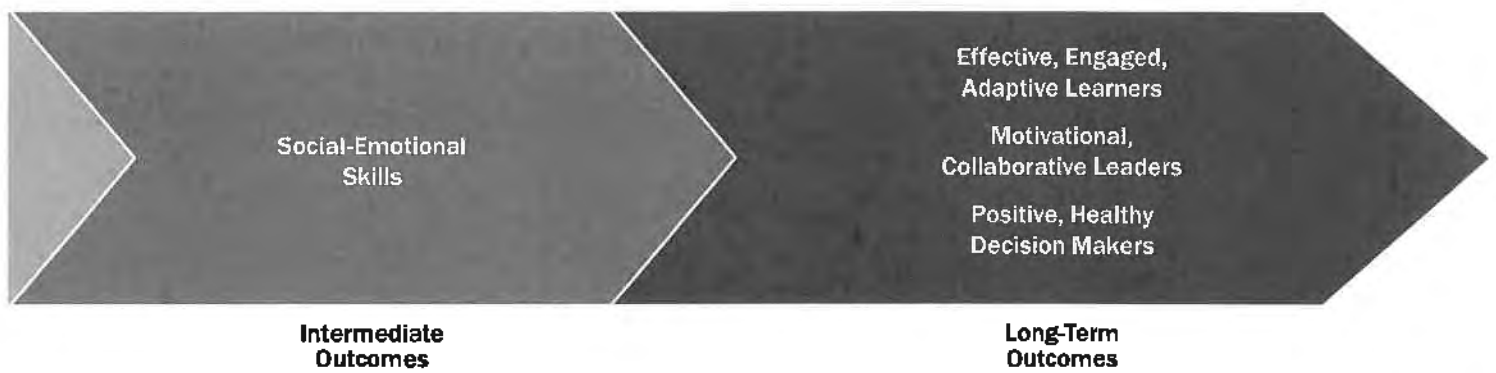
- ◆ **Whole-Child Development:** Club professionals understand that all of a young person’s areas of development work together.⁸ Staff must attend to all of them holistically and simultaneously, as they are interconnected. Clubs are set up to reflect and address this interdependence.
- ◆ **Developmentally Appropriate Experiences:** Clubs utilize programming and delivery methods that are suitable for and match the physical, emotional, social and cognitive characteristics of the age groups participating. Reaching life milestones in each area of development is encouraged, recognized and celebrated.
- ◆ **Program Quality:** Clubs engage in continuous quality improvement processes to understand youth needs, ensure staff have the capacity to implement high-quality practices that support youth needs, and make ongoing improvements to the Club Experience. In such a quality program context, a robust culture of learning and improvement supports a youth-centered environment.⁹

When a high-quality Club Experience is characterized by a safe, inclusive environment, supportive relationships with adults and peers, and enriching experiences rife with opportunities to build skills, exploration and learning are bound to happen. Because learning is social and

emotional,¹⁰ the Club day offers many moments to practice skills such as teamwork, communication and perseverance. Club professionals integrate certain practices in their interactions with young people to optimize these informal and formal social-emotional skill-building moments.

“ Club professionals’ practices for ensuring safety, well-being, equity and inclusion are essential for creating a youth-centered Club Experience.

As youth develop social-emotional skills in the Club, this facilitates their ability to develop other skills, such as inquiry, analysis and investigation, through specific programs and activities. By practicing their social-emotional skills over time with nurturing adults, young people become better able to use those skills to build other important knowledge and skills related to long-term outcomes in the priority areas of Academic Success, Character and Leadership, and Healthy Lifestyles.



Importance of a High-Quality Club Experience

A High-Quality Club Experience Supports Social-Emotional Development

Since NYOI's inception, BGCA has used the data to examine the relationship between members' Club Experience and the outcomes they achieve. BGCA can determine the effects of the Club Experience on various youth outcomes by comparing Club members who report an optimal Club Experience to Club members who report a Club Experience that needs improvement.¹¹



On average, members who report an optimal Club Experience are almost twice as likely to report strong

social-emotional skills when compared to their peers who report their Club Experience needs improvement.



A High-Quality Club Experience Also Drives Long-Term Outcomes

BGCA also has found consistently that when members report having an optimal Club Experience, they are more likely to achieve positive outcomes in the priority areas of Academic Success, Character and Leadership, and Healthy Lifestyles. For example, members who report an optimal Club Experience are 32% less likely to consume alcohol or tobacco compared to their Club peers who report a Club Experience that needs improvement. Continued exposure to a high-quality Club Experience fosters a love for learning, enabling young people to grow into effective, engaged and adaptive learners. It builds young people's confidence and competence to motivate, collaborate and lead. And it equips young people with the ability to live as positive, healthy decision makers. As presented throughout this report, NYOI data shows that as young people develop various social-emotional skills, those, too, help to drive and reinforce these longer-term outcomes.

Members who report an optimal Club Experience are more likely to report positive outcomes in each of the three priority areas. They are:

Academic Success



35%

More likely to be on track to graduate on time (high school)

44%

More likely to believe that school work is meaningful

25%

Less likely to skip school

Character and Leadership



49%

More likely to volunteer on a monthly basis (teens)

36%

Less likely to get into a physical fight

Healthy Lifestyles



32%

Less likely to consume alcohol or tobacco

18%

More likely to be physically active five or more days per week

Clubs that provide a high-quality, outcome-driven Club Experience support young people in reaching their full potential and building knowledge, skills and habits that they can transfer beyond the Club walls.



“ With a keen focus on digital equity, Clubs work to ensure that all young people have the opportunity to build critical digital literacy skills.

Leveraging Technology to Expand Club Reach and Impact

The digital world is omnipresent in young people's lives, their education and the labor market they will enter. BGCA's digital strategy aims to ensure all young people can access and enjoy change-making digital opportunities and experiences at Clubs and beyond, and that its internal systems can evolve rapidly to meet the ever-changing demand.

With a keen focus on digital equity, Clubs work to ensure that all young people have the opportunity to build critical digital literacy skills such as online safety, digital etiquette, collaboration and technical know-how. BGCA and Clubs also establish key partnerships to ensure that young people have access to the technology they need in the Club and at home to thrive in this digital age.

Young people need and enjoy high-quality digital experiences. In 2017, BGCA launched the ever-growing MyFuture platform. Members can access this fun digital platform at the Club or at home to learn, play and socialize while participating in hundreds of self-directed activities spanning all three priority outcome areas.

On MyFuture, members can interact with each other, free from the danger of cyberbullying, and share their accomplishments locally and nationally.

MY FUTURE 

By also building virtual Club Experiences at a national and local level, young people have access to high-quality youth development and environments, regardless of where they may be or what may be going on in the world. Clubs are no longer constrained to four walls. Whether it is a self-directed learning activity through MyFuture; a leadership Club video meeting; a staff-facilitated financial literacy workshop; or a live-streamed, youth-led panel on racial justice; the virtual Club provides high-quality experiences and programs at a distance.



“ Our foundation starts with our members feeling safe. If we can change their lives in the Club, it will ripple out and change the community. – Ricquel Archer, Boys & Girls Clubs of Greater Tarrant County



Club Creates a Home Away From Home With Youth

At the Eastside Branch of Boys & Girls Clubs of Greater Tarrant County, Director Ricquel Archer understands the importance of creating a community. “Our Club has a home vibe because we are a big family here.”

At this Club, located in the last historically black community in Fort Worth, Texas, young people come together for a Club-wide assembly every day.

Kids are placed into teams by grade level, such as the 1st Grade Alligators and 3rd Grade Cheetahs, and come up with their own team chant. Teams earn points for team spirit, their participation in competitions like races or trivia, and listening closely during announcements like the daily Safety Tip. “They love assembly so much. These meetings have become the foundation of our culture because they create a strong house,” said Archer.

That culture carries through the Club day. Young people at the Eastside Branch have a lot of input into the programming that is offered. “During assembly we sometimes have things they can vote on. Sometimes it is silly, like which staff do you want to pie, but they also vote on what programs they want,” said Archer. The Club has implemented programs such as a STEM Week in the education room and an in-Club internship for teens based on youth voting and feedback sessions. “We’ve created an environment where we have a chance to hear from them directly, paying attention to what they enjoy, and asking questions like, ‘Whet did you like about this activity?’”

Youth voice is also prominent in Eastside’s character and leadership programming. Staff facilitate the SMART Girls program for girls ages 8 to 18, which sees high participation and offers a variety of activities. For young men, Barber Shop Talk has become a powerful experience. Barbers from the community, guest speakers like school principals and members of the Fort Worth police department, and male Club staff meet with young men in the Club to talk about “hot topics” and create emotional connections through mentoring.

Youth who have come through the program found these relationships so impactful that they started their own peer mentoring program for younger boys. On Wednesdays, instead of basketball practice, mentors and mentees meet to talk, giving the peer mentors a chance to practice leadership and help others going through similar life situations.

Eastside's focus on community, youth voice and mentorship have led to what Archer called a "culture shift." Shortly after an organizational merger, the Eastside Branch experienced an influx of new youth who initially struggled to adjust to their new branch, and for it to feel like "home." They were brought into the mentoring program to help them to integrate into their new Club community. "When some of the kids would get upset or melt down, their mentors were the ones who would pull them aside, check in with them, and create that sense of accountability and emotional safety."

"We can't control what happens outside of these doors, or what happens at home or at school, but we can control the environment here in the Club. We want youth to know that we can't wait for them to get here every day. This is a caring, consistent place," said Archer. At Eastside, all young people who attend are part of the Club family.

Facing Down a Pandemic: Clubs Adapt to Meet Community Needs

In times of adversity, Clubs are part of the community response. For 160 years, Boys & Girls Clubs have navigated times of tragedy and crisis to provide safe places for kids and teens.

The COVID-19 pandemic exacerbated existing gaps in opportunity, with potentially long-term impacts on children and teens. This was especially true for communities grappling with systemic inequities, despite their strengths and resilience. From nutrition and learning loss, to safety and emotional well-being, the pandemic disrupted young people's development and well-being.¹²

The pandemic called on Clubs to yet again rise to the challenge around the country. Beginning in March 2020, most Clubs ceased offering traditional after-school programming. Clubs used this major disruption as an opportunity to reimagine and expand the ways in which they meet the needs of their youth, families and communities. They collectively pivoted, adapted and innovated.

Within a week of closures, Clubs started to offer a range of modified services intended to ensure that their members (and others) remained connected, safe and engaged. From spring to early fall:



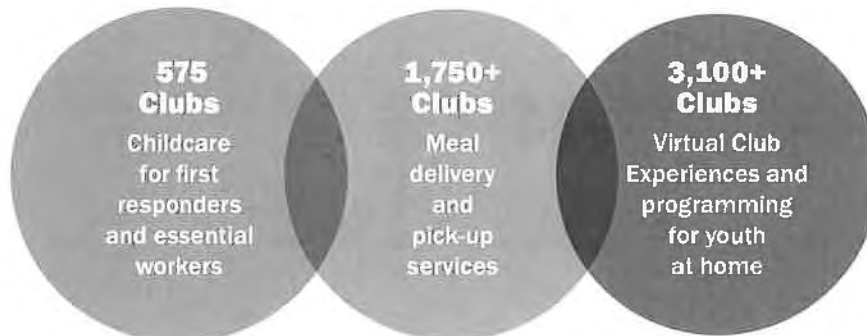
- ◆ **575 Clubs provided in-person childcare and youth development programming for children of first responders and essential workers.** These youth took part in fun learning and enrichment activities, as well as service-learning efforts that included crafting face masks, writing letters to front-line workers and seniors, and assembling care packages. Experiencing a sense of purpose and agency is especially important during difficult times.
- ◆ **More than 1,750 Clubs offered meal services through delivery and pick-up to help address growing levels of food insecurity,** especially among families who experienced lost and reduced income. Clubs partnered and coordinated with local schools, pantries and governments to secure resources and set up distribution processes. Clubs often provided activity packets alongside meals to support children’s learning and provide families with fun ways to engage and connect.
- ◆ **Over 3,100 Clubs delivered virtual Club Experiences and programming for youth at home.** Clubs used all the technology tools at their disposal and quickly mastered new ones.

Through video postings, social media streams and live online meetings, they sought to maintain continuity and connection. Thousands of young people took part in virtual read-alongs and STEM activities; virtual field trips and cooking lessons; dance battles, trivia contests and hang-outs; pop culture and social issues discussions; and adult- and youth-led panels on financial planning, career exploration, empowerment and racial justice. Clubs creatively celebrated young people’s milestones and accomplishments, especially for teens graduating from high school.

- ◆ **As schools started a new term in the fall, some 1,000 Clubs opened as virtual learning centers,** spaces in which young people participated in school online in a safe, conducive, supportive environment.

At the time of this report’s publication, no one knows what the future holds for this country regarding the pandemic. What is known, however, is that Boys & Girls Clubs will continue to rise to the challenge and innovate to ensure no young people are left behind.

Clubs rose to the challenge to meet the needs of youth and families.





Club Members Achieve Positive Outcomes



Developing Globally Competitive Graduates

When young people are academically successful, they graduate from high school on time, are motivated to learn, and have a plan to succeed in today's modern workforce. Clubs develop globally competitive graduates through programs, practices and experiences that enable youth to:

- ◆ **Build Foundational Social-Emotional Skills** – Youth practice and build social-emotional skills through participation in Club programming and interactions with caring adult staff. Essential skills include problem-solving, perseverance and key workforce skills.
- ◆ **Become Effective, Engaged Learners** – Youth love learning and are motivated to ask questions and connect previous experiences to learn from their successes and mistakes. Learning happens while building a robot and tinkering with it until it works, trying to solve a homework problem, or staying focused in order to graduate.
- ◆ **Develop a Postsecondary Plan** – Youth explore careers and link their experiences and interests to potential careers. They are exposed to employers in their fields of interest, obtain internships, and participate in programming that helps them visualize their goals and how to achieve them.

Promoting High School Graduation

THE BENEFITS OF AND BARRIERS TO GRADUATION

Youth who graduate from high school are more likely to achieve better financial, social and health outcomes.¹³ A high school diploma is an indicator that a young person is ready for their next step in life, whether that is the

workforce, military service or a postsecondary education. High school graduates have increased employment opportunities and higher lifelong earnings compared to those without a diploma. Their families and their communities are better off for their individual success.¹⁴

Certain key risk factors can contribute to high school students' failure to graduate, including inconsistent school attendance, unsatisfactory behavior or suspension, or failure to pass math or English classes.

Additionally, beyond the classroom, significant environmental factors affect the academic success of young people, with the most influential being socioeconomic status.¹⁵ Youth experiencing poverty, more than 50% of the U.S. public-school student population,¹⁶ are at a greater risk of not graduating from high school on time compared to their peers who are not experiencing poverty. The national graduation rate for economically disadvantaged students is 80%, while the overall national graduation rate is 85%.¹⁷ Why does poverty have this effect? Partially because the education students in low-income communities receive is inequitable compared to that of students in more affluent communities with well-funded, fully resourced schools. Schools serving low-income communities often have less experienced faculty, spend less per student on resources, and offer fewer advanced classes.¹⁸

CLUBS PROVIDE YOUTH WITH ACADEMIC ENRICHMENT AND SUPPORT

Clubs support the academic success of youth by encouraging them to pursue their passions and interests. Clubs encourage kids to fall in love with learning through activities such as building a bridge with LEGO pieces or developing a computer program. Young people apply



problem-solving and perseverance skills as they learn from the process, with their curiosity driving them to succeed.

Almost 3,000 Clubs implement Project Learn, an approach that leverages Club programming, staff practices, environment, and partnerships to reinforce what youth learn during the school day while creating experiences that spark inspiration and discovery. Youth choose to engage with staff and the informal learning opportunities available every day throughout their Club. Youth receive daily homework help and targeted tutoring if needed. They build academic skills by participating in fun activities such as word games with friends, group engineering projects or gamesroom competitions. Club staff use incentives and recognition to encourage and celebrate young people's academic efforts and achievements. Clubs collaborate with families, school personnel and other partners to support the education of youth. This approach has been found to be effective. A third-party evaluation showed that Project Learn participants had significantly better academic outcomes than Club youth who did not participate in Project Learn and non-Club youth.¹⁹

“75% of Club members ages 12 to 17 from low-income families report receiving mostly As and Bs, compared to 67% of their peers nationally.

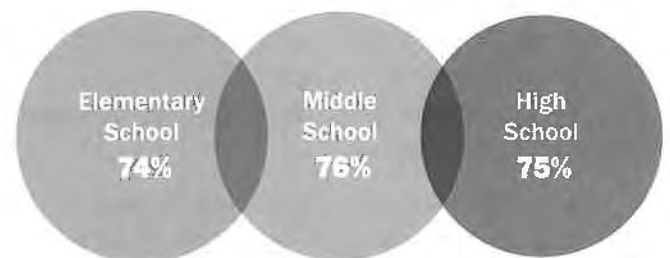
MAJORITY OF CLUB MEMBERS ARE ON TRACK TO GRADUATE ON TIME

BGCA places a high priority on ensuring Club members are on track to graduate from high school on time. Based on existing research and data on the key predictors of

graduation, BGCA developed an on-track-to-graduate measure made up of several NYOI education-related indicators. A young person is considered to be on track to graduate on time when they: 1) report grades of mostly As and Bs, 2) do not skip school, 3) expect to graduate from high school, and 4) progress to the next grade level in school within at least a year of the expected timing.

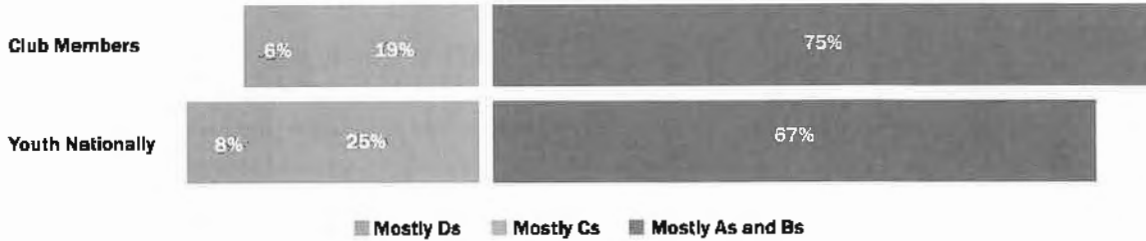
Overall, just over three-quarters of Club members (76%) are on track to graduate on time. This percentage remains relatively steady across grade levels.

Three-quarters of Club members are on track to graduate from high school on time.



Club members report higher grades than youth nationally.

Among low-income youth ages 12 to 17

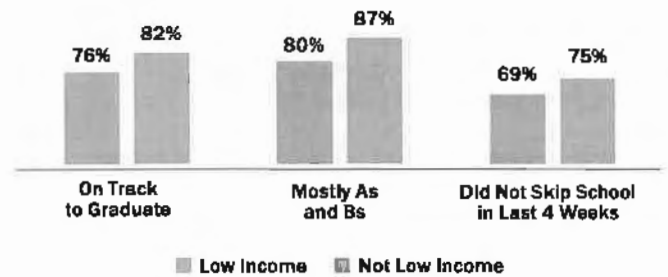


Clubs provide learning opportunities that can help address the academic inequities that exist among youth from families with a low income. A comparison of 2020 NYOI data on school grades to similar data from the 2016 National Survey on Drug Use and Health (the most current data available from that source) shows that 75% of Club members ages 12 to 17 from low-income families report receiving mostly As and Bs, compared to 67% of their peers nationally.²⁰

While this finding is encouraging, Clubs and BGCA must continue to find more ways to help combat educational inequities caused by poverty. Both Clubs and BGCA can more deeply analyze the yearly NYOI data to gauge members' progress on the on-track-to-graduate indicators by socioeconomic status and other important demographic variables. That data can then be used to adapt existing strategies or adopt new strategies for programming and partnerships. The 2020 NYOI data shows that Club members whose families have a low income fall behind on three of the on-track-to-graduate indicators when compared to Club members whose families do not have a low income.

This comparison highlights the persistent negative impact of poverty and challenges Clubs and BGCA to address educational equity by ensuring that all Club youth have the supports and resources they need to graduate on time.

Club members from low-income families are less likely to be on track to graduate on time.



Club academic enrichment and support programming also provides many opportunities for young people to develop foundational social-emotional skills. When youth practice and strengthen their social-emotional skills in the Club learning environment, this helps them stay on track to graduate from high school on time (see graph on next page). NYOI data shows that Club members with strong problem-solving skills are more likely to be on track to graduate compared to Club members with low problem-solving skills (78% vs. 69%). The difference is even more marked for Club members with strong perseverance skills compared to Club members with low perseverance skills (84% vs. 65%).



Perseverance and problem-solving help Club members stay on track to graduate.

% on track to graduate on time



Engaging Black, Latino and Female Youth in STEM

THE STEM WORKFORCE LACKS DIVERSITY

The fields of science, technology, engineering and mathematics (STEM) have an impact on every aspect of life, from how people communicate to the food they eat. STEM fosters technological innovation and scientific discoveries that connect people and help solve problems. STEM is also important for sustaining a stable and competitive economy, as innovation drives economic growth and raises wages.²¹

The STEM fields have long been plagued by a lack of diversity, with women, Black people and Latino people severely underrepresented in the workforce. Black and Latino people make up 11% and 16% of the overall U.S. workforce, respectively, but only hold 5% and 8% of engineering jobs²² and 7% each of computer science jobs. The situation is significantly worse for women, who account for nearly half of the overall workforce, but hold only 14% of engineering jobs.²³ Women's representation in computer

jobs, a field that includes computer scientists, software developers and programmers, has actually decreased, from 32% in 1990 to 25% in 2016.²⁴

The lack of diversity begins early on. A 2019 study conducted by Junior Achievement found that only 9% of girls ages 13 to 17 expressed an interest in STEM careers, down from 11% in a similar survey from 2018.²⁵ By comparison, interest among teen boys is three times higher at 27%.²⁶ Also, while white youth and youth of color express similar levels of interest in STEM, youth of color are more likely to transfer or drop out of postsecondary STEM programs.²⁷ In the Draw-A-Scientist tests, 70% of 6-year-old girls drew a woman scientist, but by age 16 this dropped to just 16%.²⁸ The portrayal of STEM professionals in the media often serves to reinforce stereotypes about the field. An analysis of STEM characters in popular films from 2002 to 2014 found that women were given half the number of speaking roles as men and often cast in subordinate roles such as research assistants.²⁹



A STEM workforce that includes female, Black and Latino professionals leads to increased perspectives, greater innovation and more effective problem-solving.³⁰

With an estimated 2.4 million jobs having gone unfilled in 2018 and STEM jobs expected to increase 8% by 2029, there is a desperate need for STEM workers.^{31,32} Misperceptions about the field, however, combined with a lack of interest, mentors and role models, and support from parents and teachers ultimately deter girls and youth of color from pursuing STEM careers.³³

STEM IN BOYS & GIRLS CLUBS

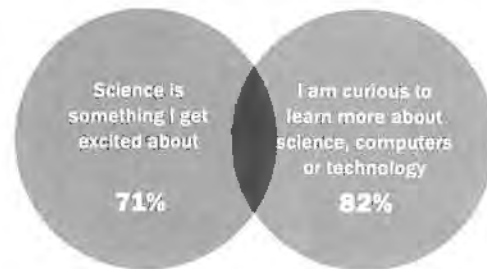
High-quality STEM programming in the afterschool space is an important strategy for addressing diversity and preparing youth for a future STEM career. More than 70% of students in afterschool STEM programs reported positive gains in STEM interest, career knowledge, and social-emotional skills such as perseverance and critical thinking.³⁴ Findings were significantly greater for youth participating in programs for four weeks or longer. These social-emotional skills are also important in a field that is not always welcoming to women, Black and Latino people. The ability to solve problems and persevere are especially crucial for youth in overcoming insufficient academic preparation, limited opportunities, and experiences of exclusion and isolation.³⁵

Clubs implement engaging STEM programming that builds skills and encourages youth to see a future in STEM. Family STEM nights and computer programming “hackathon” events encourage creativity and perseverance, and local field trips to planetariums expose youth to a variety of STEM experiences. In the DIY STEM program, youth engage in fun, hands-on activities that introduce them to science concepts with real-world applications. They collaborate and activate problem-solving skills in creating a homemade light bulb or developing a water filtration device. During Summer Brain Gain, a program to combat summer learning loss, Clubs help youth learn by exploring topics such as forensics, animation and food science. Clubs also provide members with mentors, networking opportunities and career days to pursue their STEM interests.

THE IMPACT OF STEM ON CLUB MEMBERS

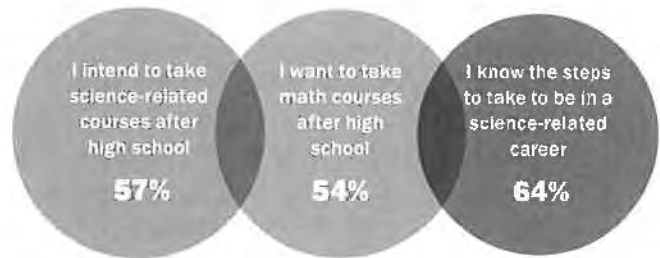
Club members show a strong interest in STEM programming. According to NYOI data, 71% of Club members report getting excited about science, and 82% are curious to learn more about science, computers or technology.

A majority of Club members express interest in STEM.



Additionally, more than half of surveyed high school Club members intend to take science-related courses after high school or want to take math courses after high school.

High school Club members are committed to STEM.

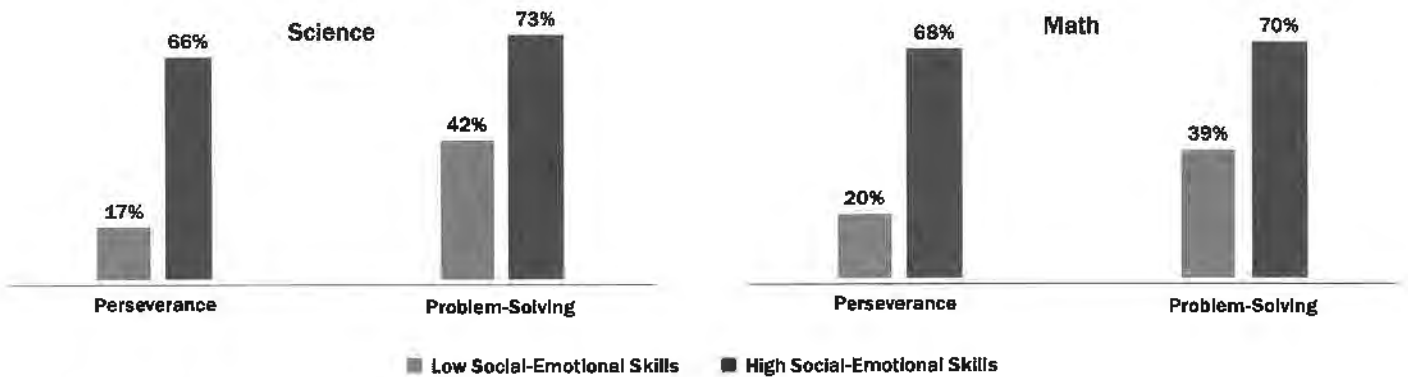


Club teens who report having strong problem-solving and perseverance skills are more likely to want to take science and math courses after high school, compared to Club teens reporting low social-emotional skills. For example, 66% with high perseverance indicated that they are likely to take a science class after high school compared to 17% of those with low perseverance (see graph on next page).



Club teens with strong social-emotional skills are more likely to plan to take STEM-related classes after high school.

% who intend to take science and math classes



Preparing Youth for Postsecondary Education

BARRIERS TO CONTINUING EDUCATION AFTER HIGH SCHOOL

Even though young people have more alternative routes to enter the workforce than they once did, postsecondary education still matters. Those with more formal postsecondary education benefit from greater opportunities, lower unemployment and higher earnings potential.³⁶ An estimated 5 million jobs requiring postsecondary education will go unfilled in 2020, and the Bureau of Labor Statistics predicts the greatest growth in employment from 2018 to 2028 will be among those occupations requiring some form of formal postsecondary education (whether a certificate, associates degree or higher degree).^{37,38}

Despite the increasing importance of a postsecondary education in preparing for a globally competitive workplace,

many young people are opting out. One of the biggest reasons is cost. In 2019, the average total price of tuition was \$33,000 for trade schools; \$50,880 for a public two-year institution; and \$87,800 for a public four-year institution at an in-state rate.^{39,40}

To help cover these costs, students can apply for financial aid, but many are unable to navigate the complex process. The Free Application for Federal Student Aid (FAFSA), which is completed by students to determine their eligibility for financial aid, has been criticized for being unwieldy and overly complicated. In fact, 43% of high school seniors didn't complete the application in 2019.⁴¹ This means that \$2.6 billion in available federal aid went unclaimed.⁴²

In addition to overcoming financial barriers, young people also have to prepare for entrance exams, apply for scholarships and navigate the application process. This can be especially challenging for first-generation students whose caregivers never attended postsecondary school and lack the firsthand experience to guide their children through these complex systems. While guidance counselors are charged with helping students plan for life post-high school, they are often stretched thin and overwhelmed with large

caseloads.⁴³ Slightly more than half of youth report that their school has helped them to understand the steps they needed to apply to college, and only about half report using support services to prepare them for future goals.⁴⁴

Even after being accepted, students need support registering for classes, applying for housing and submitting transcripts. Confused by the process, up to one-third of students with plans to attend college do not make it to classes in the fall, a phenomenon known as “summer melt.”⁴⁵ The melt rate for students from low-income families and those planning to attend community colleges can be as high as 40%.⁴⁶



For those who successfully clear the hurdles of preparing, applying and enrolling in postsecondary institutions, the challenges don't stop there. About 33% of first-generation students, the vast majority of whom are students of color, drop out by the third year.⁴⁷ The dropout rate at community colleges is even higher, with less than 40% graduating or transferring within six years.⁴⁸ Financial pressure and academic disqualification are the reasons most cited for dropping out, but many students, especially students of color, also feel unwelcome and unsupported on campus.⁴⁹

CLUBS PROVIDE YOUTH WITH POSTSECONDARY EDUCATION SUPPORT

Overcoming these barriers requires significant perseverance and problem-solving. Students need to persevere through difficulties and the obstacles placed before them. Social-emotional skills such as perseverance are positively correlated with academic performance, and their broader application can promote success outside of the classroom as well.⁵⁰

The work to prepare young people for educational options after high school starts from the moment they step inside a Club. Clubs integrate career exploration throughout all program areas, from arts to leadership to health and wellness, so that youth of all ages are exposed to different career options. Clubs also coordinate college tours and alumni visits, host career days, offer SAT and ACT prep courses, and provide guidance throughout the college application process.

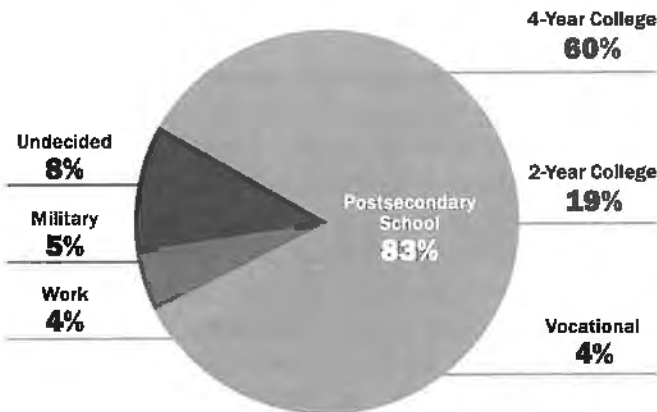
Skill-building programs provide teens with the opportunity to learn social-emotional and other skills and practice them within an educational context. In the Diplomas to Degrees program, teens inventory their potential career interests and map the steps to gain entry to a postsecondary institution that meets their needs and interests. The CareerLaunch program offers activities that help Club youth explore different careers and identify the skills and education needed for a specific career path. Teens gain financial literacy skills through the Money Matters: Make it Count program, which teaches youth how to plan for their future goals through budgeting, managing debt and saving for postsecondary education and beyond.



POSTSECONDARY EDUCATION READINESS AMONG CLUB MEMBERS

Across all age groups, 82% of Club members expect to complete some postsecondary education. Among Club members in 11th and 12th grades, 53% reported participating in a college preparation program at the Club, an opportunity that BGCA and Clubs are working to extend to all high school members. Of the Club teens who participated in one of these programs, over 93% agreed that they know what education or training they will need for the career they want, and 88% agreed that they know what costs to expect for the education or training they need after high school.

Most Club juniors and seniors who completed a college prep program are planning to pursue a postsecondary education.

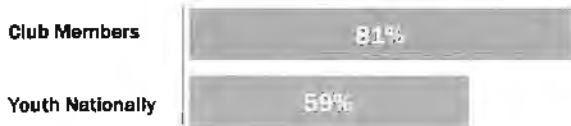


“ 81% of Club juniors and seniors who completed a college prep program reported they are making immediate plans to enroll in postsecondary education, compared to 59% of high school students nationally.

Over three-quarters of these Club juniors and seniors (81%) also reported that they are making immediate plans to enroll in some type of postsecondary education, compared to 59% of high school students nationally.⁵¹ Additionally, 78% of the Club seniors reported submitting the FAFSA, compared to 61% of high school seniors nationally.⁵²



Club juniors and seniors are more likely to plan to enroll in a postsecondary education compared to peers nationally.*



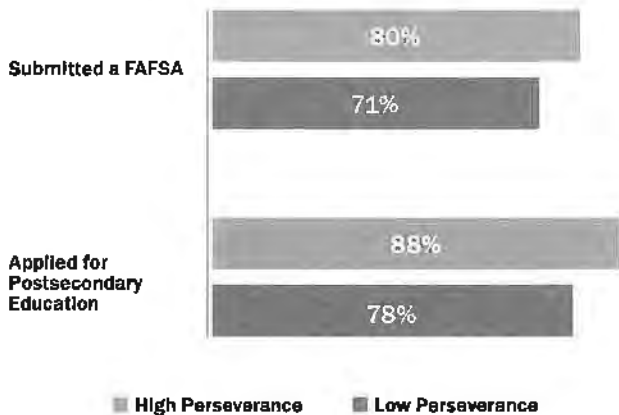
Club seniors are more like to have submitted a FAFSA compared to peers nationally.*



*Club member percentages based on those who participated in a college preparation program at the Club.

Club members in high school who report higher levels of perseverance are more likely to submit a FAFSA and apply for postsecondary education than their Club peers reporting lower levels of perseverance. This demonstrates the importance of including social-emotional skill development in college and career readiness programs.

Club high schoolers with high levels of perseverance are more likely to take steps toward a postsecondary education.



Priming Youth for Success in the Modern Workforce

“Early exposure to the working world is vital to future career choices. Young people start building their career expectations as early as age 11.

CLOSING SKILLS AND DIVERSITY GAPS IN THE WORKFORCE

Women and people of color account for the fastest-growing shares of the U.S. population, but only account for 47% and 36% of the overall U.S. workforce.⁵³ Industries that intentionally invest in these groups at an early age have the potential to increase their bottom line. Companies who are in the top quartile for racial and ethnic diversity are 33% more likely to have above average financial returns.⁵⁴ Equipping young people of all backgrounds, especially those who have been historically underrepresented,



with the knowledge, skills and experiences needed to be successful will help close gaps, expand the talent pool and increase productivity.

Traditionally, workforce development programs have targeted adults and high school students needing jobs. However, starting skill development much earlier increases the likelihood that young people will acquire the essential skills needed for workplace success that they can build upon throughout adulthood.⁵⁵ Early exposure to the working world is also vital to future career choices, and young people start building their career expectations as early as age 11.⁵⁶

CLUBS PREPARE YOUTH TO BE WORKFORCE READY

BGCA's approach features four pillars to guide Clubs in creating a workforce readiness culture in which young people can define and achieve their career plans. From the moment youth enter the Club, programs and experiences that integrate skill building and career exploration provide them with opportunities to connect their passions and talents to careers and apply those skills in real-life work experiences.

Workforce Readiness Pillars



Experts debate what to call the skills needed for workplace success. Common terms include soft skills, 21st century skills, social-emotional skills and employability skills. In its workforce readiness approach, BGCA uses the term “essential skills,” which combines social-emotional skills such as problem-solving and employability skills like dependability into one cluster.

Essential skills are critical in the workplace. In 2013 more than half of U.S. employers stated that their biggest obstacle to growth was finding qualified candidates with the interpersonal and self-regulation skills they needed the most.⁵⁷ Similarly, a 2017 Business Roundtable survey of employers found that although critical thinking, problem-solving and communication skills were highly relevant to positions within their companies, these were also the skills that were challenging to find in qualified job candidates.⁵⁸

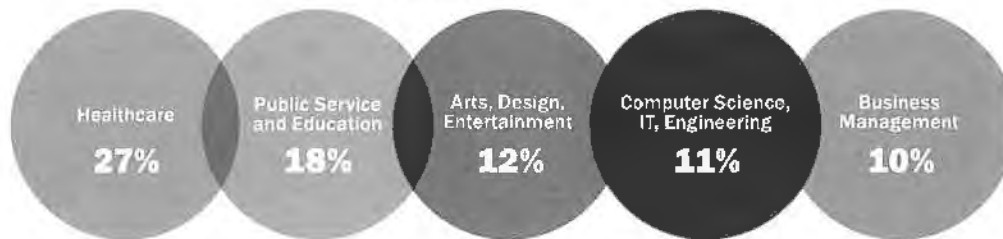
DEVELOPING ESSENTIAL SKILLS

Clubs provide multiple opportunities for youth to build and practice essential workforce skills. For example, youth may have assigned responsibilities such as assisting with serving snacks, co-facilitating activities or collecting sports equipment. Staff set expectations during program time to teach and reinforce workplace expectations such as punctuality, dependability and teamwork and recognize youth when they are demonstrating these behaviors.

EXPLORING CAREERS

Career exploration takes two forms: exposure and exploration. Exposure activities are for all ages, sparking young people's interest by exposing them to diverse career paths. Club staff integrate career exploration into all programs and activities, bring in guest speakers and take youth on workplace tours and career fairs. Clubs more

Club teens are interested in a wide range of careers.



deeply engage teens by dedicating time for them to discover careers that match their talents and interests and learning what it takes to be successful in those industries. Opportunities include job shadowing, mentorship and interviewing, where teens can view careers firsthand and meet professionals in those careers. See above for the top five career interests among teens participating in the Keystone Club program in 2019.⁵⁹

NYOI data reveals a link between career exploration programs and problem-solving and perseverance skills. Of Club teens who attended a career exploration program, 84% reported having strong problem-solving skills and 60% had strong perseverance skills, compared to 74% and 54% of Club teens who did not attend such a program, respectively.

BUILDING EMPLOYABILITY SKILLS AND EARNING CERTIFICATIONS

Clubs help young people gain the skills needed to seek, secure and sustain a job over time, and build job-specific technical skills. Partnerships with local employers, postsecondary and vocational training institutions and government agencies enable Clubs to offer older teens industry-specific training and certification programs in their areas of interest. Teens earn certifications in areas such as first aid/CPR, phlebotomy, information technology, welding and warehouse logistics. NYOI data shows Club teens need such opportunities, with only 28% of them reporting they have a job.

APPLYING SKILLS THROUGH WORK-BASED LEARNING

Clubs provide youth with structured learning experiences in which they can apply newly gained skills in real-world work environments. These experiences can include service-learning projects, first jobs, internships in the Club or with external companies, and pre-apprenticeships. BGCA's national partnership with Gap Inc. has enabled the company to significantly expand its This Way Ahead Internship program. The program builds a talent pipeline for the company and supports Club teens who traditionally have had barriers to securing their first job. Clubs partner with local Old Navy stores to provide teens with exposure to retail careers, job readiness preparation, opportunities to apply and interview for part-time and seasonal jobs, and coaching through the hiring process. In 2019, nearly 5,000 teens participated in these workforce readiness activities.





“ They look in their backyards and think that’s all they have. We can show them that there’s a world beyond by giving meaningful experiences that their schools can’t. – Jon Blodgett, Boys & Girls Club of Fitchburg & Leominster

Club Goes Full STEAM Ahead to Help Youth Prepare for Career Success

About 10 years ago, the Boys & Girls Club of Fitchburg & Leominster redefined itself as a STEAM out-of-school-time program. Seeing local schools’ resource constraints, the Club committed to infusing science, technology, engineering, the arts and mathematics into all of its programming.

“Our schools do a lot of sports programs, and the benefits of those are great, but you’ve got to also be able to practice technical skills and expose youth to all kinds of varied experiences,” said Teen Center Director Jon Blodgett. Staff tie everything young people do at the Club to the world of work.

Club staff use programs like First Robotics, Girls Who Code, App Inventor and even beekeeping to expose members to varied STEAM career pathways. Even programs that aren’t specifically science-focused such as CareerLaunch get the

STEAM treatment. Teens identify their career interests, research career paths, build basic employability skills, and complete internships and field experiences, focusing on STEAM-related careers. Club members have interned at hospitals, newspapers, art museums, and heating and air conditioning companies. Additionally, Club teens can participate in a Counselor in Training program during the summer, then become paid Junior Staff within the Club. Frequent guest speakers introduce youth to many career and Postsecondary education pathways.

A fun example of entrepreneurship that came out of this programming is BGCPrint, an apparel screen-printing enterprise. Club teens wanted to learn what it was like to own a business. Local Chamber of Commerce members coached them on how to develop a business plan, find prospective investors, and make a pitch. The teens generated \$20,000 to set up their business, and they now screen-print shirts for the Club and other customers.

Club leaders recognize that people of color and women are underrepresented in STEAM fields. Some opportunities, like Girls Who Code, are open to girls only. With the diversity in the surrounding community, the Club’s membership increasingly includes more youth of color. Being intentional about bringing in women and people of color as guest speakers helps youth to see themselves in a wider variety of careers. “Many youth may think their opportunities are limited,” said Blodgett. “But with what they are exposed to at the Club, they see many more opportunities.”

The Club also uses its STEAM and workforce readiness programming to teach social-emotional skills like perseverance and problem-solving. Club staff design activities so youth can work collaboratively and practice skills like public speaking and making business pitches.

“We help teens figure out what path they need to take to achieve their goals and how they should get started,” said Blodgett.

Youth are expected to follow strict guidelines to complete certifications and held accountable to follow through on their commitments. “We’ve had kids who failed to complete CareerLaunch multiple times, but we always allow them to keep coming back and try again. If they are willing to persevere, we will always give them support. We love creating opportunity.”

These opportunities have made a huge impact. The Club’s teen membership has risen from an average of 12 teens daily five years ago to now over 80. Youth are excited to explore their interests and plug into opportunities in their community, and community leaders have embraced the Club’s strategy.

“Local businesses are keenly interested in helping to develop the workforce of tomorrow,” said Club CEO Donata Martin.

At this Club, tomorrow is looking exceptionally bright.





Developing 21st Century Leaders

Young people, their families and communities are being confronted with numerous life-altering challenges: social and race-based injustice, climate change, economic upheaval as a result of COVID-19, and the widening fault lines caused by political division.

Youth voice, agency and mobilization have been central to driving positive, meaningful change within every movement throughout history.⁶⁰ Once again, youth are rising to the challenge as leaders to demand social, political and economic change. They are being called out to the streets to protest, serving as thought leaders, developing innovative and creative solutions, and demanding a voice in decisions that impact their current reality and future.⁶¹



As supportive facilitators, advocates and allies in their growth and development, Club staff partner with young people to create a safe, inclusive environment. Within this nurturing environment, youth can develop into future world leaders by following a character-building trajectory:

- ◆ **Build Foundational Social-Emotional Skills –** Youth practice and build social-emotional skills by participating in Club programming and interacting with caring adult staff. These essential skills include having healthy relationships with others, making sound decisions and communicating effectively.
- ◆ **Participate in Service-Learning Opportunities –** Youth take on developmentally appropriate leadership opportunities in programs such as SMART Girls in Action, Keystone Club, Torch Club and Youth of the Year Suite. Youth also participate in service-learning opportunities that allow them to explore their Club and community. By confronting familiar and unfamiliar challenges, youth see the world through a new lens and identify how they can create positive change. These experiences help young people build skills such as empathy, perspective-taking and problem-solving.
- ◆ **Lead Change –** Youth take on increasing leadership opportunities in and outside of the Club by identifying pressing issues affecting their peers, community and the world. They spotlight needs such as mental health, racial inequity and immigration by participating in National Keystone Conferences, local demonstrations addressing climate change and racial equity, civic activities, and youth-led efforts to build a positive Club environment. They galvanize their peers and partner with Club staff to develop responsive solutions.

Throughout this process, youth learn from and partner with peers and staff who model social-emotional skills that develop strong character. This growth is the necessary foundation for developing leaders and change agents.

Laying a Critical Character Development Foundation

As youth build and practice social-emotional skills, they develop key character traits that are then demonstrated or reflected in their behaviors. For example, when youth are respectful to others, they work together and

communicate effectively with one another even when there are disagreements. The social-emotional skills associated with showing respect include empathy, communication, perspective-taking and inclusion. Another example of character development is when youth demonstrate caring. When youth are caring, they appreciate and have compassion for the feelings, experiences and perspectives of others. Youth can better understand that their lived experiences⁶² are different from the lived experiences of others. In sharing with each other how they have previously encountered and interacted with police officers or other authority figures, for example, young people who are white might find that their own experiences differ markedly from those of their Black or Latino peers. Youth demonstrate compassion for others through ethically responsible actions. As with the character trait of respect, social-emotional skills form the foundation of these behaviors.

One way to facilitate young people's strong character development is by engaging them in service learning. Service learning refers to opportunities that actively engage youth in diverse experiences that aim to benefit others. The key difference between service learning and community service is that the former allows youth to gain a deeper understanding of their efforts, such as volunteering at a community food pantry or neighborhood cleanup, through meaningful reflection and perspective taking.^{63,64} In doing so, youth cultivate solidarity with those who may or may not have a shared lived experience and build compassion and critical social consciousness.⁶⁵

For many youth, service learning creates a pathway for moving from involvement in charity or school-mandated community service to social justice and positive change making.⁶⁶ As youth become more engaged in the important issues affecting their peers and community, they are more likely to develop a stronger sense of empathy and self-efficacy,⁶⁷ in addition to the ability to develop healthy relationships and effectively solve problems.⁶⁸



Building Leadership Skills at the Club

The demand for strong character and leadership skills is increasing in classrooms and workplaces. Being able to think critically, demonstrate empathy for others, communicate effectively, solve problems and collaborate well are necessary skills for young people to navigate the challenges of adolescence and adulthood.⁶⁹

By participating in diverse Club programs and activities that promote social-emotional skills, youth develop the strong character traits central to being effective leaders and agents of change among their peers and within their communities. Clubs provide progressive programming that evolves along with young people as they get older. This approach keeps youth engaged and challenged and builds on their existing knowledge and skills.⁷⁰ For example, the SMART Girls in Action program offers a series of sessions designed to build self-esteem, support positive identity formation and develop leadership skills among girls. It uses different types of small- and large-group activities that emphasize discussion and reflection and allow staff to adapt activities to support youth skill-building and interests.



Club staff engage youth by creating formal and informal roles that allow them to develop and practice leadership skills. Staff may give members the opportunity to manage a task or provide input into how they spend their time within a program space. For example, the youngest members may assist in surveying their peers about their interests and passions, which can inform the development of themed activities for the week. Older youth and teens are offered more autonomy, voice and choice to determine which skills they want to build, whether that is building employability skills, mastering a new art technique or participating in a robotics competition. They also assume leadership roles on Club youth councils that advise staff on programming or as officers in small-group leadership development programs such as Torch Club and Keystone Club.

Clubs also encourage young people's leadership and activism through Club programs such as the Youth of the Year Suite, Keystone Club, Torch Club and guided service-learning activities.⁷¹ The Youth of the Year Suite creates opportunities for youth to showcase their leadership ability and be recognized among their peers, within their Club and at state, regional and national levels. Youth take part in hands-on activities that explore topics such as identity, passion, personal branding, voice, teamwork and goal setting. Clubs offer additional service-learning opportunities through the Torch Club, Keystone Club and Million Members, Million Hours of Service programs. While designed for tweens and teens, these programs are adaptable for the youngest Club members. These fun and highly interactive experiences put youth at the center of their own learning, whether it is discovering personal passions, identifying community needs, designing and completing service projects, or engaging other youth to foster change.

The skills that young people develop within the safe, supportive and inclusive environment of the Club, in

partnership and collaboration with caring adult staff and peers, are strengthened and reinforced through practice, hands-on learning and application in their own lives. These skills are easily transferable as youth navigate their ecosystem. In doing so, young people will continue to make the institutions that shape their world, like schools, community organizations, governments and corporations, more accountable, effective, equitable and inclusive.

“ Club members in 8th, 10th and 12th grades volunteer at significantly higher rates than their peers nationally.



Club Youth Lead and Make Change

BGCA's NYOI survey data shows that members are building the social-emotional skills that lead to strong character and leadership through their Club participation.

Forbes defines leadership as "a process of social influence, which maximizes the efforts of others, toward the achievement of a goal."⁷² Club members report having the makings of leaders and change agents, such as being empathetic and confident in their own efficacy, who are ready to take transformative steps toward a great future for all.

For example, as shown below, 92% of Club youth actively try to help when they see others in need, and 86% think about how their decision-making will affect others. As leaders, 76% feel equipped to organize a team of their peers to complete a project, and when goals are set, 87% report taking action to achieve them.

As agents of change, 88% of Club members report that they feel like they can stand up for what they think is right, even if their peers disagree. Nearly three-quarters

(73%) of members spend their time with others to address community needs, and 81% believe that they can make a difference in their community. With this strong character and leadership foundation, Club youth are better equipped to help address the most pressing needs of their generation.

Regarding Club members' levels of volunteerism, when we compare Club teens to teens nationally who have participated in the Monitoring the Future study (MTF), the findings are especially positive. Conducted by the University of Michigan annually since 1975, MTF examines the behaviors, attitudes and values of U.S. students in eighth, 10th and 12th grades.⁷³

As shown on the next page, both NYOI and MTF data show that the rate of teens volunteering at least once a month increases with age. This makes sense given volunteering and community service requirements for high school graduation. But more importantly, the data show that Club members in eighth, 10th and 12th grades volunteer at significantly higher rates than their same-grade peers nationally. At each of these grade levels, almost twice as many Club members report that they volunteer at least monthly than their peers nationally.

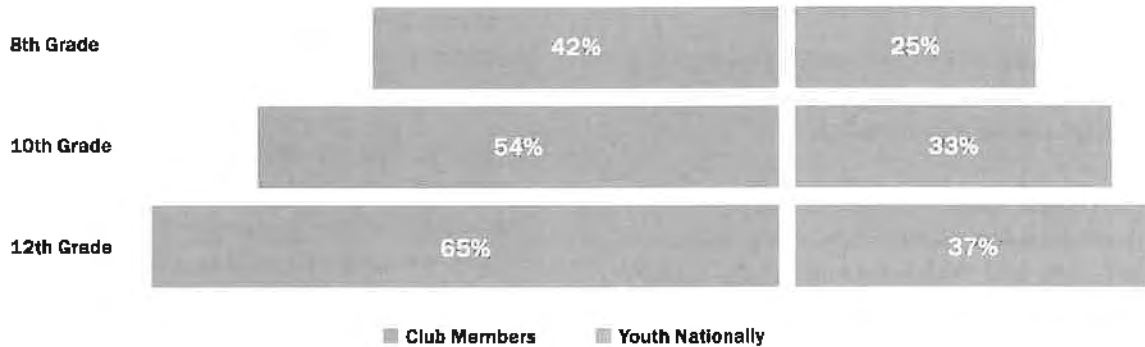
Club youth demonstrate leadership traits and behaviors.





More Club teens volunteer at least monthly compared to teens nationally.

% who volunteer at least once per month



“ Our teens see and believe they’re exceptional, and they can point to the real impact they have made in their Club and community. – Rich Barrows, Boys & Girls Clubs of Metro Denver

Club Builds Leaders and Change Agents – One Day, One Youth at a Time

“It’s not just about implementing certain programs,” said Rich Barrows, Denver Broncos Boys & Girls Club unit director. “Our philosophy is to demonstrate these kids are exceptional, to themselves and to others. This approach to everything we do in the Club is more impactful than just an individual program.”

The Club, part of the Boys & Girls Clubs of Metro

Denver, has been a valued community asset for over 17 years thanks to a continued partnership with the NFL’s Denver Broncos. The Club has worked with multiple generations of youth from many of the same families. With a teen center next to the original Clubhouse, the Club serves mostly Black and Latino youth ages 6 to 18. Club staff describe the surrounding neighborhood as “working class,” with 95% people of color with low incomes.

The staff know that building nurturing relationships with youth is essential for the Club’s programming to have a positive impact on them. “I love working with kids, building a connection with them, bringing them opportunities, seeing them grow,” said long-time staff member Lisa Ford. “I love to see the impact we’ve had on the ones people said wouldn’t make it, and they have made it.”

At the Club, staff set high expectations for youth and serve as role models. “I wanted to work for Clubs to be a good support for children, to show

them a good representation, someone who looks like them," said staff member Ari Richardson. She likes "how excited youth get when they reach goals they didn't think they could reach."

Club staff develop young people's character and leadership through progressive programming, which builds on their existing knowledge and skills and evolves as youth age. Younger members start out in the Cherish Club and the Boys Club, where they practice making decisions and taking on leadership roles.

At 10 years old, youth can graduate to the Torch Club to strengthen their leadership skills and continue developing the social-emotional skills of empathy and self-efficacy. Torch Club members elect officers and plan and execute their own projects. Staff advise, but the youth decide what they will do and how. "I help them work together to solve problems within our community, learn how they're not the only ones who struggle, and look at their own actions and how they impact others," said Richardson. The Denver Broncos Torch Club won a 2018-19 National Project Award for inspiring and recognizing kindness in their community. They made gift boxes for "Hometown Heroes" like firefighters, school janitors and nurses, and created a "Kind Tree" with students from a nearby school in which they wrote caring messages on the leaves.

Youth ages 14 and older can participate in the Keystone Club, leading activities and projects related to academic success, career exploration and community service. The Denver Broncos Keystone Club has a strong focus on service, with staff tracking high school members' service

hours and offering incentives to encourage them to persevere. The Keystone Club has completed many projects, from organizing Club Family Nights and neighborhood events to reduce gun violence, to partnering with local agencies to promote physical and mental health, and working with school professionals to increase attendance.

The Club staff understand that their job is to help young people become confident, empowered leaders and change agents. "We've had a lot of success with our character and leadership programming," said Barrows. "Our teens see and believe they're exceptional, and they can point to the real impact they have made in their Club and community."





Developing a Healthier Generation

When young people live healthy lifestyles, they are able to make decisions that result in their social, emotional and physical well-being.

Boys & Girls Clubs develop a healthier generation through programs, practices and experiences that support overall wellness and enable youth to:

- ◆ **Build Foundational Social-Emotional Skills** – Youth practice and build social-emotional skills through participation in Club programming and interactions with caring adult staff. Essential skills include healthy decision-making, stress management and perseverance.
- ◆ **Make Healthy Choices** – Youth make healthy choices such as participating in a healthy cooking competition, learning positive ways to manage stress, or preparing campaigns encouraging their peers to avoid unhealthy behaviors such as substance use.
- ◆ **Engage in Physical Activity** – Youth have opportunities throughout the Club day to engage in physical activity during check-in, transition times between activities, in the gym or outdoors, and within varied program sessions that encourage movement.

Promoting Physical Activity and Wellness

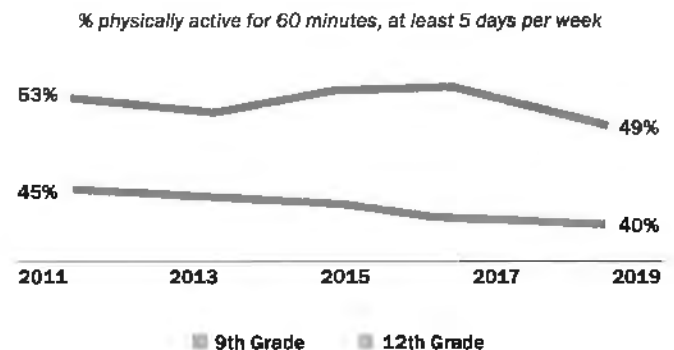
YOUTH AND TEENS DON'T GET ENOUGH PHYSICAL ACTIVITY

Regular physical activity is an important part of a healthy lifestyle, offering immediate and short-term health benefits for youth and protecting against long-term chronic health conditions into adulthood. Youth who are physically active have stronger hearts, bones and muscles than their

inactive peers and an increased ability to concentrate and pay attention. Being physically active in childhood also protects against developing chronic conditions such as heart disease or Type 2 diabetes as an adult.⁷⁴ It can also reduce or even eliminate symptoms of depression and anxiety in teens and adults.^{75,76,77} Young people who are physically active are more likely to remain active as they age, compounding these health benefits.⁷⁸

Yet despite the benefits, most youth do not get the amount of physical activity they need to thrive. The Centers for Disease Control and Prevention (CDC) recommends that youth ages 6 to 17 get 60 minutes of physical activity a day, seven days per week.⁷⁹ Unfortunately only 23% of high schoolers meet these recommendations, with 44% reporting 60 minutes of physical activity five days per week, and 17% reporting no physical activity at all. The data also shows that participation in physical activity declines as youth approach adulthood, with the number of older teens getting sufficient physical activity steadily declining since 2011.⁸⁰

Physical activity rates among teens have been declining since 2011, especially among older teens.



Several factors contribute to the declining rates of physical activity among children and teens. Youth are spending increasing amounts of time in front of a screen for reasons

other than schoolwork. The number of teens who report using a screen for three or more hours a day increased from 22% in 2003 to 46% in 2019 and is likely to keep rising.^{81,82} This is especially true as COVID-19 disrupted in-person activities and more schools offered online learning. Additionally, schools are offering fewer physical activity options during the day. Only half of school districts require or recommend daily recess for elementary-age youth, and fewer than one in 10 schools require daily physical education.⁸³

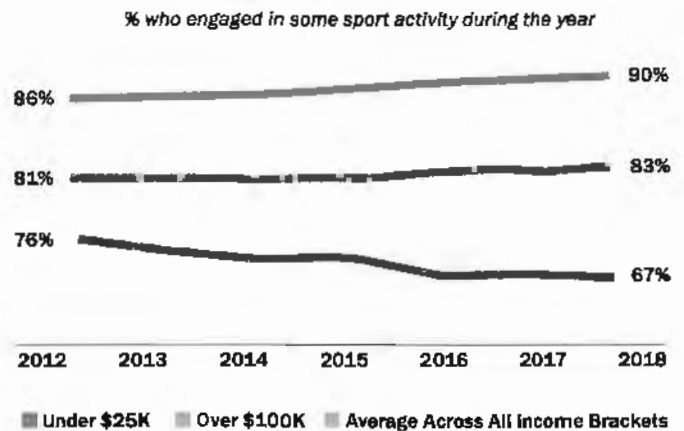
GENDER AND AGE DISPARITIES

Differences in physical activity exist between males and females. A high school male is twice as likely to meet physical activity recommendations compared to a high school female. Fewer females participate in daily physical activity as they age, so that by 12th grade, only 16% of females compared to 33% of males take part in the recommended amounts of physical activity. One explanation for these differences may be differing goals. Previous research has shown that males identified “becoming muscular” as their main motivation to participate in sports, whereas females prioritized friendships, fitness and sociability and did not often find these benefits by participating in physical activity.^{84,85,86}

SOCIOECONOMIC DISPARITIES

Youth sports also provide regular opportunities for physical activity. While participation in youth sports has increased overall in recent years, it has been unequally distributed. The percentage of youth participating in sports from families making \$100,000 or more a year increased from 86% in 2012 to 90% in 2018. Meanwhile, only 67% of youth from the lowest income bracket (families making \$25,000 or less a year) engaged in sport activities in 2018, a decrease from 76% in 2012.⁸⁷

Sports participation is on the decline among youth from the lowest income bracket.



These disparities may be due partly to the increasing costs of youth sports. A family can expect to pay an average of \$125 per year in registration fees for a single child for one sport. When equipment, uniforms and travel are added in, the total annual cost for one child playing a sport averages to more than \$600.⁸⁸

CLUBS REMOVE BARRIERS TO PARTICIPATING IN PHYSICAL ACTIVITY

Clubs provide youth with opportunities to be physically active throughout the Club day. These include offering free play upon check-in, incorporating physical activity breaks during assemblies and transitions between program sessions, and facilitating interactive community builders as part of programs. The “Play Breaks Guide” and “Transitions Playbook” from BGCA offer a variety of fun movement activities and games that can be implemented in any Club space. Most Clubs also have physical space devoted to physical activity or movement, such as a gym, outdoor field, multipurpose room, dance studio or gamesroom



where scheduled activities and events take place. All of these opportunities add up and help youth achieve the recommended amounts of daily physical activity.

Additionally, Clubs provide youth with access to sport leagues and organized sports programs. These programs ensure that all youth, regardless of gender, income or skill level, can experience high-quality youth sports. Partnerships with uniform and equipment suppliers provide free or discounted uniforms and gear required for practices and games. These offerings help decrease financial barriers that may prohibit families from participating in sports.

Clubs also intentionally address gender and age-related disparities. In the Takeover Thursday initiative, for example, Thursdays are dedicated to physical activity and sports for girls. Offerings include female-only open gym time, league games, or having a female athlete host a fitness class. Staff consult young people to design activities that meet their interests, such as escape rooms and step contests. Clubs are placing more emphasis on lifelong physical activities, such as yoga, dance and canoeing or hiking, to help youth find their favorite way to stay active beyond their years as a Club member.

PHYSICAL ACTIVITY SUPPORTS SOCIAL-EMOTIONAL SKILL BUILDING

Physical activity also enables youth to practice and build social-emotional skills such as perseverance, decision making and stress management.⁸⁹ Club members learn perseverance when they repeatedly practice a new or challenging skill, like jumping rope, and how to cope and keep on going if they lose a game. They also practice decision-making during games when they think about how to get around a defender or make a good pass to a teammate. Partnerships between BGCA and sports organizations like Jr. National Basketball Association and National Football League Flag Football provide Club staff

and volunteer coaches with practice plans for all ages and skill levels to ensure that every experience includes well-organized, progressive skill building.

The U.S. Soccer Foundation recently adapted its soccer curriculum for Clubs. The program introduces youth to the sport in a supportive environment by focusing on individual skill progression and social-emotional development. Each session teaches youth fundamental soccer skills while blending in nutrition education and social-emotional skills like decision making, impulse control and perseverance. These skills are integrated in program sessions through group agreements, emotional check-ins, youth-led pickup games, warm-ups and reflections. The health and nutrition information is integrated seamlessly during practice, with youth learning about healthy foods that will give them more energy without interrupting the physical activity.



“ 51% of Club teens report engaging in regular physical activity five days a week, compared to 44% of teens nationally.

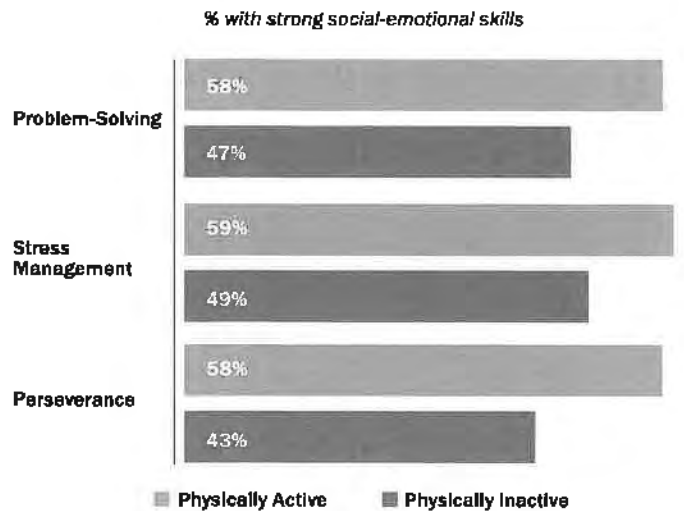
CLUB MEMBERS REAP THE BENEFITS OF PHYSICAL ACTIVITY

Club teens are more physically active than their national peers; 51% report engaging in regular physical activity five days a week, compared to 44% of teens nationally. Additionally, Club teen girls are more active than teen girls nationally, with 40% of Club females reporting regular physical activity, compared to 35% of their peers nationally (see graph below).

Participation in physical activity is also linked with stronger social-emotional skills in Club members. Members who report meeting physical activity guidelines have stronger social-emotional skills compared to Club peers who are less

active. For example, 58% of members who are physically active five or more days a week report strong perseverance skills, but among members who are not physically active, only 43% report strong perseverance skills.

Club members who are physically active are more likely to display strong social-emotional skills.



Club teens are more likely to engage in physical activity regularly compared to teens nationally.

% physically active for 60 minutes, at least 5 days per week among high schoolers





“ What they’ll remember looking back are the fun times, the camaraderie with other players, and the supportive relationships with staff. – Jake Wilson, Boys & Girls Clubs of Central Wyoming

Club Provides Year-Round Sports and Fitness Opportunities for Youth

Neither age nor gender, family income nor skill level, rain nor snow nor gloom of winter night prevents young people from enjoying healthy physical activity at Boys & Girls Clubs of Central Wyoming. With year-round sports leagues, clinics featuring college athletes, and other fun activities, the Club makes sure of that.

The organization’s robust offerings, and its dedication to meeting the needs of the youth and families served by the organization, are crushing many of the barriers that keep young people from getting regular physical activity.

Club sports leagues – which include T-ball, flag football, summer basketball and indoor soccer – serve some 1,500 to 2,000 athletes, ages 6 to 18, per year. While girls often have fewer opportunities for sports participation, all of the organization’s leagues are co-ed. The organization has explored offering girls-only leagues, said CEO Ashley Bright,

but has found more community interest in co-ed sports. The Club keeps the cost to families low: generally a \$25 registration fee plus the \$10 annual Club membership dues. The Club waives fees for parents who volunteer to coach.

In most games no one keeps score. The focus is on having fun, said Athletic Coordinator Jake Wilson. “It’s about the kids and them having a good experience. What they’ll remember looking back are the fun times, the camaraderie with other players, and the supportive relationships with staff.”

When the Club was forced to close its facilities in March due to the COVID-19 pandemic, Wilson immediately began receiving frantic messages from teens. They wanted to know whether the annual 9-Foot All-Star Basketball Tournament was still on. The weekend-long spring event is a teen favorite. Hoops are lowered from the regulation 10 feet so youth b-ballers can play with the flair of the pros. Teens can take part in a slam dunk contest and a three-point shoot-out. (The Club will reschedule the event as soon as it’s safe, said Wilson.)

The Club’s winter basketball league is open to everyone, with an emphasis, like all the Club’s leagues, on the basic skills of the sport, fair play, teamwork, healthy lifestyles and fun. High school coaches contact the Club to refer youth who don’t make the school team. Club staff invite those players to join the Club’s league. No one warms the bench, either: In all sports, everyone gets a chance to play every position, regardless of skill level.

Staff also incorporate opportunities for youth to get active in the Club’s program day. In Workout Warrior,

for example, participants rotate through a series of workout stations, switching like musical chairs when the overhead music changes. Staff play fun, “old-school” songs in the gym to encourage more kids to join in, said Wilson. Staff serve healthy snacks and chat with youth about fitness, nutrition and their own power to make healthy choices.

Club offerings for teens help them beat the odds against staying active as they get older. The Club hosts late-night events like glow-in-the-dark dodgeball, and the adjacent city skate park stays open to 11 p.m. During the school year, the Club even provides P.E. classes for home-schooled youth twice a week. “It’s a recreational mecca,” said V.P. of Operations Derek DeBoer, and the Club works hard to make sure it offers something for everyone.



Preventing Substance Use

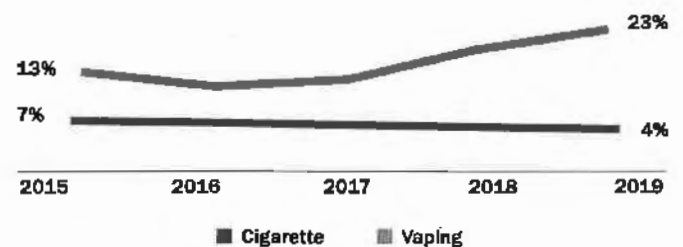
VAPING

TRENDS AMONG YOUTH

Vaping has been steadily growing as a major health concern for youth. Vaping is inhaling an aerosol containing nicotine, chemicals and other flavorings that are created by an electronic battery-operated cigarette.⁹⁰ From 2011 to 2019, past-30-day cigarette use decreased from 4% to 2% among middle school students and from 12% to 4% for high school students.^{91,92} Yet in just two years, from 2017 to 2019, the percentage of high schoolers reporting vaping in the past 30 days has almost doubled (12% vs. 23%).⁹³ This trend is especially concerning since vaping rates had decreased between 2015 and 2016.

Cigarette use is declining while vaping rates are rising among teens.

Current cigarette and vaping use rates among high school students



REASONS FOR VAPING AMONG TEENS

Rates of past-month vaping are higher than rates for the use of any other substance, including alcohol and marijuana.⁹⁴ The most common reasons given for vaping are “to experiment” (61%), “to relax or relieve tension” (38%), or “have a good time with my friends” (38%).⁹⁵ The percentage of students who stated that they are vaping to



“relax or relieve tension” has increased by nearly one-third since 2018,⁹⁶ indicating that more teens are choosing vaping as a coping strategy to relieve stress.

Alarming, the percentage of high school seniors who indicated that they are “hooked on vaping” from 2017 to 2019 has quadrupled. Most vaping aerosols contain a quantity of nicotine that can be addictive, although the exact amounts have been difficult to determine.⁹⁷ JUUL, a manufacturer of commonly used e-cigarettes, indicated that each of their vaping pods contain as much nicotine as 20 packs of cigarettes.⁹⁸ Decades of research has shown that nicotine is harmful to adolescent brain development and increases the risk of future addiction to other drugs.⁹⁹

CLUBS’ VAPING PREVENTION RESPONSE

BGCA’s “Vaping Prevention Resource Guide” identifies the key features of vaping, signs of use and tips on how to talk to youth about vaping. The updated SMART Moves substance use prevention suite of program resources utilizes a health promotion and trauma-informed approach that encourages healthy decision making, perseverance and coping skills. The suite includes a health promotion

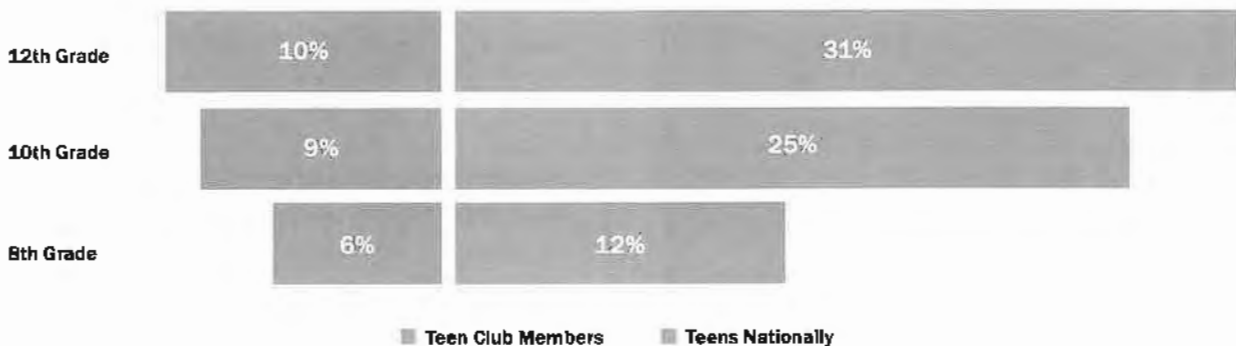
core program, an emotional wellness program, family engagement resources, and a vaping and nicotine prevention module that build these skills.

Clubs have partnered with schools, local organizations and state legislators to raise awareness of and make presentations about the harmful effects of vaping. Statewide anti-tobacco councils comprised of Club and non-Club teens have created tools and strategies for preventing vaping among youth. Several Clubs have also expanded their existing substance use prevention programs to explicitly address vaping and create more opportunities for youth to practice healthy decision-making.

“Nationally, 10th and 12th graders were three times as likely to have vaped in the past month compared to Club members in those grades.

Club teens are less likely to vape compared to teens nationally.

Current vaping use in the past 30 days among teens



CLUB MEMBERS ARE LESS LIKELY TO VAPE

Boys & Girls Club teens overall are more likely to have abstained from vaping compared to teens nationally.¹⁰⁰ Nationally, eighth graders were twice as likely, and 10th and 12th graders were three times as likely, to have vaped in the past month compared to Club members in those grades (see graph on previous page).



OPIOID MISUSE

THE IMPACT OF OPIOID MISUSE

The opioid epidemic has had a devastating impact on youth and families. Although the rates of prescription opioid misuse among youth have continued to decline significantly over the past five years,¹⁰¹ in 2016, 4% of youth ages 12 to 17 reported opioid misuse. This percentage doubled among young adults ages 18 to 25.¹⁰² In 2017, 11 million people ages 12 and older reported opioid misuse.¹⁰³ Youth stated that opioids have “become harder to obtain than in the past,”¹⁰⁴ which may have contributed to the declining rates of use.

Opioid-related deaths affect entire communities. In 2018, nearly 47,000 youth and adults died from opioid-related overdoses. The CDC estimates that for every overdose death, there have been 119 emergency room visits and 22 admissions into treatment facilities.¹⁰⁵ The number of opioid-related deaths is six times the number since 1999,¹⁰⁶ with the New England and Mid-Atlantic regions of the United States reporting the highest numbers of deaths.¹⁰⁷ Approximately 15% of all Boys & Girls Clubs are located in these regions, serving over 600,000 youth and their families.

Having a substance user in the home places adolescents at a greater risk for substance use.¹⁰⁸ Nearly 8 million youth under age 18 live with an adult who uses drugs.¹⁰⁹ Approximately half of youth ages 12 to 17 reporting opioid misuse indicated that they were given opioids by a relative or friend.¹¹⁰ These environments also tend to be unstable for youth, with adult substance users being three times more likely to neglect their children and abuse them physically or sexually. This trauma puts youth at an increased risk for depression, anxiety and other mental health issues.¹¹¹

CLUB OPIOID PREVENTION STRATEGIES

Clubs have utilized skill-building approaches from the “Opioid and Substance Use Prevention Resource Guide,” which includes emotional check-ins and activities that help youth identify and process their emotions. Additionally, Clubs have implemented programs for youth affected by opioid use in their home, such as witnessing an overdose or family separation. Youth are able to form support systems with peers who may be similarly affected. More Clubs are training their staff on topics such as adverse childhood experiences, mental health first aid, and ways to calm disruptive behaviors, increasing their capacity to support affected youth. The opioid prevention learning community includes staff from more than 50 participating Clubs who foster and sustain these strategies.

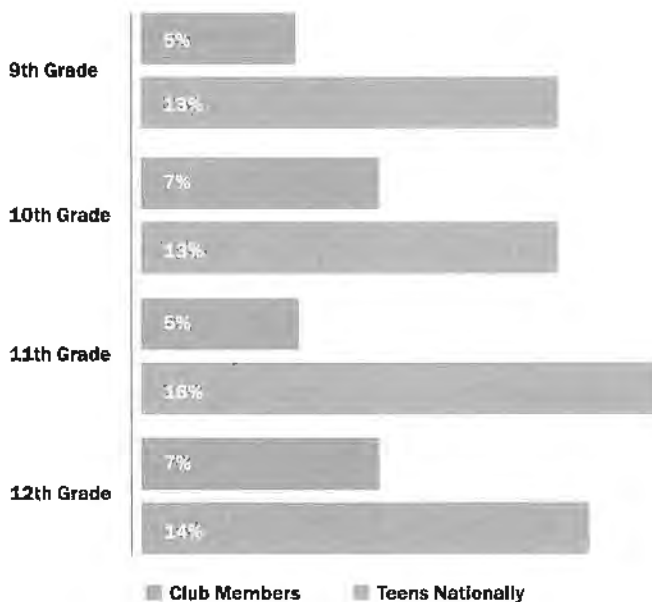


CLUB MEMBERS ARE LESS LIKELY TO MISUSE OPIOIDS

Boys & Girls Club teens have lower lifetime rates of opioid misuse than teens nationally (6% vs. 14%).¹¹² This pattern holds true across grades. Ninth and 12th graders nationally are twice as likely to misuse opioids and 11th graders nationally are three times more likely to misuse opioids as Club teens.¹¹³

Club teens are less likely to have ever tried opioids compared to teens nationally.

Lifetime opioid misuse among high school students



CLUB APPROACHES TO PREVENTING SUBSTANCE USE THROUGH SOCIAL-EMOTIONAL DEVELOPMENT

Protective factors such as creating a safe, nurturing environment where youth can develop positive relationships have been shown to reduce the risk of drug use among

youth.¹¹⁴ Clubs provide such spaces and enable youth to build protective skills, like stress management and problem-solving, to make positive health decisions.

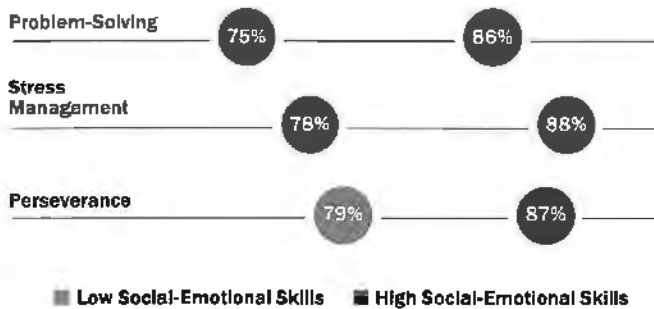
Clubs integrate mindfulness activities into their programming, such as creating “Zen Rooms” with soft lighting and calming toys and activities where youth can regulate their emotions and relieve stress and anxiety. Other activities include engaging youth in scenarios where they practice solving problems and modeling healthy behaviors. By cultivating these skills, youth become better equipped to cope with mental health issues that commonly occur with drug use and exposure.¹¹⁵

Club mentoring programs also encourage positive peer and adult relationships and foster emotional wellness and perseverance. At the Boys & Girls Club of the Eastern Panhandle in West Virginia, mentors in the Handle With Care Mentoring Program alert staff when youth have lived through a traumatic event in their home so they can help them cope with that experience.

More than 1,400 Clubs receive federal funding from the Office of Juvenile Justice and Delinquency Prevention to support implementation of holistic mentoring programs that can help decrease youth substance use and delinquency. Clubs use best practices to mentor youth, such as leveraging their strengths, building positive attitudes and emotions, and having a substance use prevention specialist implement evidence-based prevention programming throughout the Club day. An audit of these sites has shown that having dedicated staff has been the most effective method of integrating substance use prevention practices into the Club.

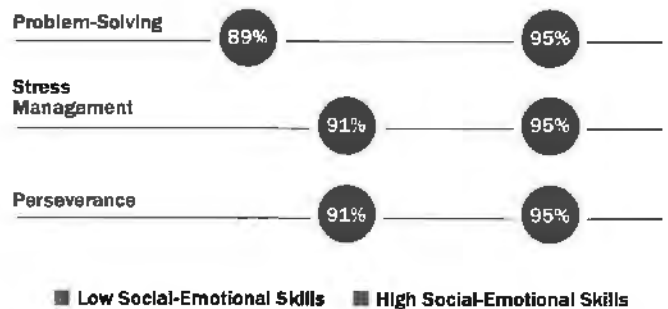
Club teens with strong social-emotional skills are more likely to abstain from vaping.

Lifetime abstention rates among Club teens



Club teens with strong social-emotional skills are more likely to abstain from opioid misuse.

Lifetime abstention rates among Club teens



CLUB TEENS WITH STRONG SOCIAL-EMOTIONAL SKILLS ARE LESS LIKELY TO USE SUBSTANCES

Clubs help prevent substance use by enabling youth to develop key skills that serve as protective factors against drug use. Youth reporting higher social-emotional skills have lower rates of substance use, including vaping and opioid misuse.¹¹⁶ NYOI data show the same holds true for Club teens (see graphs above). Vaping abstention rates are higher for Club teens who report strong problem-solving, stress management and perseverance skills, while Club teens with lower social-emotional skills have lower vaping abstention rates. For example, 86% of Club teens who report high problem-solving skills are abstaining from vaping, whereas 75% of Club teens who report lower problem-solving skills are abstaining from vaping. The pattern is similar for abstention from opioid misuse.

BGCA observes the same pattern across other substances commonly used by youth. Club teens who report stronger perseverance, stress management and problem-solving skills are less likely to use vaping products and any tobacco, misuse opioids or consume alcohol.

Building Emotional Wellness

MAJOR STRESSORS AMONG TEENS AND THEIR IMPACT

Stress among teens continues to rise. The annual Stress in America™ survey found that since 2013, teens have reported higher levels of stress, anxiety and depression than adults.¹¹⁷ Nearly three-quarters (73%) of Boys & Girls Clubs teens reported "when something important goes wrong in my life, I just can't stop worrying about it." In 2017, 13% of U.S. adolescents and teens aged 12 to 17 had at least one major depressive episode during the past year.¹¹⁸ Diagnoses of anxiety or depression among young people aged 6 to 17 have continued to climb since 2003.¹¹⁹

Teens identify anxiety, depression, bullying and substance use as major stressors among their peers.¹²⁰ This is especially prevalent among lesbian, gay, bisexual, transsexual and queer (LGBTQ) teens, who are twice as likely to have been bullied online (27% vs. 13%) or in school





(33% vs. 17%) than heterosexual teens. Consequently, more than half (63%) of LGBTQ teens have experienced persistent feelings of sadness or hopelessness and are over three times more likely to have seriously considered attempting suicide, made a suicide plan or attempted suicide compared to heterosexual youth.¹²¹



Additionally, mass shootings, rises in suicide rates and family separation are top issues of concern among teens.¹²² Among Club teens, 62% report being concerned about mental health issues, 45% about substance use and violence, and 39% about diversity, equity and inclusion.¹²³ Teens nationally also identify racism, community violence and unemployment as negatively affecting their well-being.¹²⁴ Those who report experiencing discrimination have higher levels of stress hormones, blood pressure and obesity,¹²⁵ with greater odds of experiencing depression and engaging in substance use.^{126,127}

COVID-19 further impaired teens' emotional wellness. A 2020 national survey commissioned by 4-H found that 70% of teens surveyed during the pandemic struggled with their mental health, with 55% experiencing anxiety, 45% feeling excessive stress, and 43% experiencing depression due to the pandemic. The top two sources of their anxiety and depression were worrying about school and the impact of COVID-19 on their future. The majority of respondents (64%) also believed that COVID-19 would have a long-lasting effect on their generation's mental health.¹²⁸ Depression and anxiety adversely impact healthy development and well-being. Young people living with depression have an increased risk for suicide and substance use.¹²⁹ Depression can have negative effects on academic performance and peer and family relationships. Long-term chronic stress can lead to physical health problems such as asthma, diabetes and heart disease.¹³⁰

CLUB APPROACHES TO BUILDING RESILIENCE

Social-emotional skills build resilience, which is the ability to cope with life's stressors. Resilience emphasizes strengths such as positive relationships, coping strategies and emotional regulation that help promote wellness.^{131,132} Individuals with strong resilience have lower stress levels and fewer depressive symptoms.¹³³ Quality out-of-school-time programming has been shown to positively enhance social-emotional outcomes.¹³⁴ Clubs provide teens with positive experiences, relationships and environments that foster resilience through dedicated staff implementing skill-building activities, programs and practices that support emotional wellness.

Emotional wellness activities, for example, help teens identify how their bodies react when they are stressed and learn deep breathing and visualization techniques to reduce their anxiety. BGCA's Be There grief and bereavement

initiative provides training, strategies and activities to help Club staff implement best practices to support youth who have experienced life-altering traumatic losses such as death, divorce or community violence. Boys & Girls Club of Benton Harbor in Michigan changed its entire culture when staff created 600 Safe Street, both a physical location within the Club and a method of staff and youth interaction. A dedicated staff member facilitates well-being programming for all youth during the Club day and manages the space, where youth can go to practice coping strategies when they are having a bad day, need help processing their emotions, or just need to talk.

Through this approach, both youth and staff have learned safe and healing practices to address trauma. As youth learn new skills such as problem-solving, stress management and perseverance, they can reflect on what they've learned, its importance and how to apply these skills to other areas of their lives. Reflections embedded throughout Club programming give youth the opportunity to identify and use these skills during the entire day.



Clubs have also developed specific social-emotional programming targeting issues that concern teens. Although resilience helps teens navigate through life's stressors, systemic inequities exist that can exacerbate their anxiety and affect their wellness. Boys & Girls Club of Tracy in

California created a teen hotline and podcast series where teens can call in and express their concerns to supportive adults. Several Clubs have hosted town hall meetings, listening sessions and community forums to create specific teen strategies that address emotional wellness.

THE EFFECT OF SOCIAL-EMOTIONAL INTERVENTIONS ON EMOTIONAL WELLNESS

Interventions that explicitly build social-emotional skills have been shown to have a positive impact. An analysis of school-based interventions found that students who participated in a social-emotional program reported higher emotional wellness and graduation rates than students who never participated in one. Additionally, students who participated in a social-emotional program had lower rates of engaging in risky behaviors six and 18 months after their program ended, compared to their peers who never participated in one.¹³⁵

BGCA applied this research in developing the new SMART Moves: Emotional Wellness program. The program builds the social-emotional skills (self-regulation, impulse control and stress management) that are most linked to helping youth avoid negative thought patterns and behaviors. The program targets elementary- and middle-school Club youth to help them acquire tools for self-management and coping at an earlier age and be able to use them during their teen years and throughout adulthood.

THE IMPACT OF SOCIAL-EMOTIONAL SKILL BUILDING ON CLUB MEMBERS

Individuals who develop healthy social-emotional skills such as perseverance and problem-solving during childhood are more likely to make positive decisions regarding alcohol and substance use and are able to better navigate physical and mental health challenges later in life.¹³⁶ These skills build resilience. Teens with strong resilience skills attending



4-H programs, for instance, had more confidence to address their mental health concerns and utilize healthy coping strategies during the COVID-19 pandemic.¹³⁷ Similarly, NYOI data shows that Boys & Girls Club members with strong resilience are more likely to report higher perseverance, problem-solving and stress management skills than Club members with low resilience (see graph below).

Social-emotional skill building is an essential ingredient in the positive experiences, relationships and environments that young people need for their healthy development. NYOI data shows that perseverance, stress management and problem-solving skills are the strongest predictors of Club members abstaining from alcohol, vaping, marijuana and opioid misuse. The more resilient Club members are, the more likely they are to avoid unhealthy coping behaviors. Strong social-emotional skills are linked to positive academic success outcomes, readiness for post-secondary education, character and leadership development and increased participation in physical activity. Boys & Girls Clubs provide youth with opportunities to develop skills in a safe, nurturing environment that enables them to flourish.

Club members with strong resilience report higher social-emotional skills.



“ We tell them we’re helping them build a self-care toolkit. When they feel stress, they can use these tools; they don’t have to turn to substance abuse. – Monica Gallant, Boys & Girls Club of Souhegan Valley

Club’s Social-Emotional Programs Treat Trauma of Opioid Epidemic

From mass shootings to racism to social media and bullying, many factors encroach upon the mental health and well-being of today’s teens. In Milford, N.H., it was the opioid crisis that galvanized Club leaders around the need to provide emotional wellness programming for young people.

Boys & Girls Club of Souhegan Valley had long been part of a grassroots coalition to prevent teen substance abuse. Around 2012, Club staff began hearing about the effects of the opioid epidemic on children, recalled Monica Gallant, the organization’s director of prevention services. “Club members were starting to lose parents and older siblings.”

Even more young people – 27% of students, according to the 2017 Souhegan Valley Youth Risk Behavior Survey – live with someone with a substance use disorder. That can make life chaotic for youth, and ultimately increases their own risk of substance abuse.

For young people affected by the opioid crisis, the Souhegan Valley Club offers respite in the form of monthly Children's Resiliency Retreats held at the Clubhouse and an idyllic outdoor space in an adjacent park. There are cooking classes, mindfulness activities, arts, music therapy and ropes courses. Participants learn about feelings, coping skills and healthy responses. "We tell them we're helping them build a self-care toolkit," said Gallant. "When they feel stress, they can use these tools; they don't have to turn to substance abuse."

The retreats are part of the Club's comprehensive array of prevention programs working to show young people they can break the cycle of substance abuse and choose a healthier path. For high school senior Abby F., such a path led all the way to the 2020 New Hampshire State Youth of the Year title. Abby chairs the Club's YES (Youth Empowerment and Service) Team, a teen group dedicated to preventing substance abuse and promoting mental health.

YES Team members conduct focus groups with teens in the community so that their concerns can inform the group's projects. The team has convened youth summits, community health fairs and advocacy events. Projects are "youth-led, adult-guided," said CEO Michael Goodwin. It's an important elevation of youth voice, he explained. "They're on the front lines, living it every day." The group is planning a vaping education summit and "take back" event, which would allow teens to turn in vaping devices, no questions asked.

The arrival of COVID-19 forced the Club to shut down for the spring of 2020. Doors re-opened for summer programming on June 1.

But even after 400 hours of cleaning, training and prepping, staff sensed their pandemic response was missing something. Club youth were expressing feelings of anxiety and isolation after three months at home. Some kids felt excluded and even bullied. They felt like no one wanted to hear about their feelings, said Gallant. "As a Club and a community, we've spent the last several years learning about trauma and its effects on kids. We realized we needed to help these kids develop coping skills" to deal with pandemic-related trauma.

During the school year, the Club runs Positive Action, a social-emotional learning program that promotes problem-solving, good leadership and healthy communication skills. In 2020, it became a summer necessity. Each week, a group of 60 Club members learned methods, inspired by a different epidemic, for coping with the trauma of the COVID-19 crisis. In a particularly sweet example, youth penned verse about blackberries for a "mindful poetry writing" workshop developed by New Hampshire Poet Laureate Alexandria Peary for child survivors of the opioid crisis.





Conclusion

Boys & Girls Clubs are more than just safe places to go when school is out. Clubs relentlessly focus on the conditions necessary for young people to learn, grow and thrive: positive experiences, environments and relationships. Because of this, outcomes data from Clubs affirm that Club youth graduate with a plan for the future, become leaders and change agents, and make decisions that promote their health and wellness.

- ◆ 75% of Club members ages 12 to 17 from low-income families report receiving mostly As and Bs, compared to 67% of their peers nationally.
- ◆ Club members in eighth, 10th and 12th grades volunteer at significantly higher rates than their peers nationally.
- ◆ Nationally, 10th and 12th graders are three times as likely to have vaped in the past month compared to Club members in those grades.



The United States faces many challenges. As postsecondary education costs continue to rise, Clubs must support young people in pursuing their studies after high school. As skill and diversity gaps persist in the workforce, Clubs must ensure that all young people have opportunities to develop and practice skills such as inquiry, analysis and problem solving. Clubs must develop young leaders who can exercise their influence and change narratives to include all people. Clubs must instill in young people the lifelong habits that result in physical and emotional wellness. The future of the nation will require a generation of skilled, adaptive, nimble leaders to make advancements across sectors and industries.

In response to ever-changing community contexts and recognizing that the experiences of youth are increasingly complex, Boys & Girls Clubs are prioritizing the following:

- ◆ **Safety and Wellness** – Every young person feels safe and included, and experiences social, emotional and physical wellness.
- ◆ **Equity and Inclusion** – Every young person has access to high-quality youth development experiences and real-world opportunities.
- ◆ **Readiness** – Every young person is equipped with the skills and experiences that lead to success in school, work and life.

Youth, families and communities need their local Boys & Girls Clubs now more than ever. Club professionals and volunteers believe that every young person in the nation is resilient and has what it takes to build a great future. Boys & Girls Clubs will continue to serve as partners with youth, families and communities. Boys & Girls Clubs' commitment to young people and to positive youth development will not waiver.

“ Club professionals and volunteers believe every young person in the nation is resilient and has what it takes to build a great future.



About Boys & Girls Clubs of America

Our Reach

Boys & Girls Clubs provide a safe, affordable place for children and teens during critical out-of-school time. Clubs offer life-changing programs and services to youth across the nation and on U.S. military installations worldwide.

Boys & Girls Clubs serve

4.6 million

young people, a diverse population ranging from ages 6 to 18.



4,738

Clubs are located in schools, public housing, on Native lands, in rural areas and inner cities – wherever youth need us most.

58%

of Club members are eligible for free or reduced-price school lunches, an important indicator of low-income status, compared to

52%

of public-school students nationally.^{1,38}

On a typical day,

467,000

children and teens attend a Boys & Girls Club.

68,000

adult staff work to fulfill our youth development mission, supported by

457,000

volunteers.



Endnotes

¹ Mannea, M.; Lewis, S. and Streit, K. (April 2005). *Deepening Impact Through Quality Youth Development Strategies and Practices*, report prepared for Boys & Girls Clubs of America (Minneapolis, Minn.: Search Institute), <https://www.bgca.net/Operations/DCM/RAE/Pages/reseval.aspx>.

² Arbreton, A.; Bradshaw, M.; Sheldon, J. and Pepper, S. (2009). *Making Every Day Count: Boys & Girls Clubs' Role in Promoting Positive Outcomes for Teens* (Philadelphia, Pa.: Public/Private Ventures). <https://www.bgca.net/Operations/DCM/RAE/Pages/reseval.aspx>.

³ Osher, D.; Pittman, K.; Young, J. et al. (July 2020). *Thriving, Robust Equity and Transformative Learning & Development* (Washington, D.C.: Forum for Youth Investment), <https://forumfyi.org/knowledge-center/thriving-robust-equity-and-transformative-learning-development/>.

⁴ The term "cognitive" is defined as relating to conscious intellectual ability, such as thinking, reasoning or remembering.

⁵ Boys & Girls Clubs of America. "Program Basics BLUEprint: The Definitive Program Resource for Boys & Girls Clubs," http://a.bgca.org/documents/Program_Basics_blueprint.pdf.

⁶ Search Institute (2018). *The Developmental Relationships Framework*, https://www.search-institute.org/wp-content/uploads/2018/05/Developmental-Relationships-Framework_English.pdf.

⁷ Interagency Working Group on Youth Programs (no date). "Positive Youth Development," youth.gov/youth-topics/positive-youth-development.

⁸ Slade, S. and Griffith, D. (2013). "A Whole Child Approach to Student Success," *KEDI Journal of Educational Policy*, pp. 21-35, https://www.researchgate.net/publication/287320346_A_whole_child_approach_to_student_success.

⁹ Smith, C.; Akiva, T.; Sugar, S. et al. (2012). *Continuous Quality Improvement in Afterschool Settings: Impact Findings from the Youth Program Quality Intervention Study* (Washington, D.C.: The Forum for Youth Investment), <http://www.cypq.org/content/continuous-quality-improvement-afterschool-settings-impact-findings-youth-program-quality-in>.

¹⁰ Darling-Hammond, L. and Cook-Harvey, C. M. (September 2018). *Educating the Whole Child: Improving School Climate to Support Student Success* (Palo Alto, Calif.: Learning Policy Institute), https://learningpolicyinstitute.org/sites/default/files/product-files/Educating_Whole_Child_REPORT.pdf.

¹¹ *Optimal* means that the Club environment is consistently providing the Club member with positive experiences in a specific area, based on positive youth development and what young people need. *Needs improvement* means the member's responses reflect an experience that was overall negative, or strongly lacking in certain areas. BGCA uses *regression analysis* to examine the effects of the Club Experience. This method evaluates the strength of relationships between variables, allowing researchers to examine how strongly a specific variable may be associated with a particular effect by factoring out other variables that might also influence the effect. Researchers can then calculate a level of statistical significance for associations that they find; that is, they can rule out with some degree of confidence whether a particular finding occurred by chance. For relationships that are statistically significant, follow-up comparisons are made to quantify group differences in simpler "more likely to" or "less likely to" percentage terms.

¹² Karpman, M.; Gonzalez, D. and Kenney, G. M. (May 2020). *Parents Are Struggling to Provide for Their Families During the Pandemic: Material Hardships Greatest Among Low-Income, Black, and Hispanic Parents*. (Washington, D.C.: Urban Institute), https://www.urban.org/sites/default/files/publication/102254/parents-are-struggling-to-provide-for-their-families-during-the-pandemic_2.pdf.

¹³ Health.gov (July 2017). "Increasing Graduation Rates in our Nation's Public High Schools," <https://health.gov/news-archive/blog/2017/07/increasing-graduation-rates-in-our-nations-public-high-schools/index.html>.

¹⁴ Civic | Everyone Graduates Center at the School of Education at Johns Hopkins University (June 2019). *2019 Building a Grad Nation: Progress and Challenge in Raising High School Graduation Rates*, <https://www.americaspromise.org/2019-building-grad-nation-report>.

¹⁵ *Ibid.*

¹⁶ National Center for Education Statistics (April 2019). Table 204.10, "Number and Percentage of Public School Students Eligible for Free or Reduced-Price Lunch, by State: Selected Years, 2000-01 through 2016-17" (U.S. Department of Education, Common Core of Data), https://nces.ed.gov/programs/digest/d18/tables/dt18_204.10.asp?Current.asp.

¹⁷ National Center for Education Statistics (2019). "Table 1. Public High School 4-Year Adjusted Cohort Graduation Rate (ACGR), by Race/Ethnicity and Selected Demographic Characteristics for the United States, the 50 States, the District of Columbia, and Puerto Rico: School year 2017-18," (U.S. Department of Education, Common Core of Data), https://nces.ed.gov/ccd/tables/ACGR_RE_and_characteristics_2017-18.asp.

¹⁸ Duncombe, C. (Oct. 26, 2017). "Unequal Opportunities: Fewer Resources, Worse Outcomes for Students in Schools with Concentrated Poverty," The Commonwealth Institute, <https://www.thecommonwealthinstitute.org/2017/10/26/unequal-opportunities-fewer-resources-worse-outcomes-for-students-in-schools-with-concentrated-poverty/>.

¹⁹ Schinke, S.; Cole, K. and Poulin, S. (2000). "Enhancing the Educational Achievement of At-Risk Youth," *Prevention Science*, Vol. 1, No. 1, pp. 51-60, <https://link.springer.com/article/10.1023/A:1010076000379>.

²⁰ Substance Abuse and Mental Health Services Administration (2016). *National Survey on Drug Use and Health* (U.S. Department of Health and Human Services), <https://nsduhweb.rti.org/respweb/homepage.cfm>.

²¹ Greenstone, M. and Looney, A. (2011). "A Dozen Economic Facts About Innovation," *The Hamilton Project*, https://www.brookings.edu/wp-content/uploads/2016/06/08_innovation_greenstone_looney.pdf.

²² Funk, C. and Parker, K. (January 2018). "Diversity about the STEM Workforce Varies Widely Across Jobs," *Pew Research Center*, <https://www.pewsocialtrends.org/2018/01/09/diversity-in-the-stem-workforce-varies-widely-across-jobs/>.

²³ *Ibid.*

²⁴ *Ibid.*

²⁵ Junior Achievement USA (May 2019). "Survey: Teen Girls' Interest in STEM Careers Declines," <https://www.prnewswire.com/news-releases/survey-teen-girls-interest-in-stem-careers-declines-300854960.html>.

²⁶ *Ibid.*

- ²⁷ Smith, M. (May 3, 2019). "The Science Divide: Why Do Latino and Black Students Leave STEM Majors at Higher Rates?" *The Washington Post*, https://www.washingtonpost.com/local/education/the-science-divide-why-do-latino-and-black-students-leave-stem-majors-at-higher-rates/2019/05/03/e386d318-4b32-11e9-93d0-64dbcf38ba41_story.html.
- ²⁸ Barack, L. (May 20, 2020). "New Toolkits Aim to Increase STEM Diversity," <https://www.educationdive.com/news/new-toolkits-aim-to-increase-stem-diversity/578128/>.
- ²⁹ Steinke, J. and Paniagua Tavarez, P. M. (2017). "Cultural Representations of Gender and STEM: Portrayals of Female STEM Characters in Popular Films 2002-2014," *International Journal of Gender, Science, and Technology*, Vol. 9, No. 3, pp. 245-276, <http://genderandset.open.ac.uk/index.php/genderandset/article/view/514>.
- ³⁰ Phillips, K. (October 1, 2014). "How Diversity Makes Us Smarter," *Scientific American*, <https://www.scientificamerican.com/article/how-diversity-makes-us-smarter/>.
- ³¹ White, E. (May 2018). *State of STEM: Defining the Landscape to Determine High-Impact Pathways for the Future Workforce*, STEMconnector, https://www.stemconnector.com/wp-content/uploads/2018/07/64199_Web.pdf.
- ³² U.S. Bureau of Labor Statistics (September 2020). "Employment in STEM Occupations," <https://www.bls.gov/emp/tables/stem-employment.htm>.
- ³³ Choney, S. (March 13, 2018). "Why Do Girls Lose Interest in STEM? New Research Has Some Answers— and What We Can Do About It," Microsoft, <https://news.microsoft.com/features/why-do-girls-lose-interest-in-stem-new-research-has-some-answers-and-what-we-can-do-about-it/>.
- ³⁴ Allen, P.; Noam, G.; Little, T. et al. (2016). *Afterschool & STEM: System-Building Evaluation 2016* (The Pear Institute: Partnerships in Education and Resilience, Harvard Medical School and McLean Hospital and Institute for Measurement, Methodology, Analysis & Policy, Texas Tech University), https://docs.wixstatic.com/ugd/e45463_e14ee6fac98d405e950c66fe28de9bf8.pdf.
- ³⁵ Xie, Y.; Fang, M. and Shauman, K. (August 2015). "STEM Education," *Annual Review of Sociology*, Vol. 41, pp. 331-357, <https://www.annualreviews.org/dol/pdf/10.1146/annurev-soc-071312-145659>.
- ³⁶ U.S. Bureau of Labor Statistics (September 2020). "Employment, Wages, and Projected Change in Employment by Typical Entry-Level Education," <https://www.bls.gov/emp/tables/education-summary.htm>.
- ³⁷ Carnevale, A.; Smith, N. and Strohl, J. (June 2013). *Recovery: Job Growth and Education Requirements Through 2020*, (Washington, D.C.: Center on Education and the Workforce, Georgetown University), https://1gylhoq479ufd3yna29x7ubjn-wpengine.netdna-ssl.com/wp-content/uploads/2014/11/Recovery2020_FR_Web_.pdf.
- ³⁸ U.S. Bureau of Labor Statistics (September 2020). "Employment, Wages, and Projected Change in Employment by Typical Entry-Level Education."
- ³⁹ Bondar, M. (April 12, 2016). "The Financial Case for Trade School Over College," *U.S. News & World Report*, <https://money.usnews.com/money/blogs/my-money/articles/2016-04-12/the-financial-case-for-trade-school-over-college>.
- ⁴⁰ Bustamante, J. (June 2019). "Average Cost of College & Tuition," EducationData.org, <https://educationdata.org/average-cost-of-college/>.
- ⁴¹ Form Your Future (2020). "FAFSA Tracker," <https://formyourfuture.org/fafsa-tracker/>.
- ⁴² Carms, A. (August 9, 2019). "To Graduate, File a FAFSA, More High School Seniors Are Told," *The New York Times*, <https://www.nytimes.com/2019/08/09/your-money/fafsa-financial-aid-form-college.html>.
- ⁴³ Harper, A. (March 7, 2018). "School Counseling Resources Stretched Thin at Most Schools," Education Dive, <https://www.educationdive.com/news/school-counseling-resources-stretched-thin-at-most-schools/518568/>.
- ⁴⁴ Youth Truth Study Survey (January 2016). "Most High Schoolers Feel Unprepared for College and Careers," <http://youthtruthsurvey.org/wp-content/uploads/2016/01/youthtruth-Learning-From-Student-Voice-College-and-Career-Readiness-2016.pdf>.
- ⁴⁵ O'Connor, P. (June 4, 2018). "Summer Melt: Why One Third of College-Bound Students Don't Make It to Campus in the Fall," Department of Education Homeroom Blog, <https://blog.ed.gov/2018/06/summer-melt-why-college-bound-students-dont-make-it-in-the-fall/>.
- ⁴⁶ Education Northwest (April 2018). "What the Research Says About Summer Melt," <https://educationnorthwest.org/resource/evidence-blast-summer-strategies-keep-students-track-college>.
- ⁴⁷ Whitmire, R. (April 8, 2019). "Alarming Statistics Tell the Story Behind America's College Completion Crisis: Nearly a Third of All College Students Still Don't Have a Degree Six Years Later," *The 74*, <https://www.the74million.org/article/alarming-statistics-tell-the-story-behind-americas-college-completion-crisis-nearly-a-third-of-all-college-student-still-dont-have-a-degree-six-years-later/>.
- ⁴⁸ Strauss, V. (September 10, 2019). "'A Dereliction of Duty': The College Dropout Scandal and How to Fix It," *The Washington Post*, <https://www.washingtonpost.com/education/2019/09/10/a-dereliction-duty-college-dropout-scandal-how-fix-it/>.
- ⁴⁹ Bustamante, J. (November 2019). "College Dropout Rates," EducationData.org, <https://educationdata.org/college-dropout-rates>.
- ⁵⁰ University of Chicago Consortium on School Research (August 2017). "The Role of Noncognitive Factors in Shaping School Performance," <https://consortium.uchicago.edu/sites/default/files/2018-11/The%20Role%20of%20Noncognitive-Aug2017-Consortium.pdf>.
- ⁵¹ Youth Truth Study Survey (January 2016). "Most High Schoolers Feel Unprepared for College and Careers."
- ⁵² Form Your Future (2020). "FAFSA Tracker."
- ⁵³ U.S. Bureau of Labor Statistics (January 2020). "Household Data Annual Averages, Table 11. Employed Persons by Detailed Occupation, Sex, Race, and Hispanic or Latino Ethnicity," <https://www.bls.gov/cps/cpsaat11.html>.
- ⁵⁴ Hunt, V.; Prince, S.; Dixon-Fyle, S. and Yee, L. (January 2018). *Delivering through Diversity* (McKinsey & Company), www.mckinsey.com/business-functions/organization/our-insights/delivering-through-diversity.
- ⁵⁵ Gatsby Charitable Foundation (2014). *Good Career Guidance*, <http://www.gatsby.org.uk/uploads/education/reports/pdf/gatsby-sir-john-holman-good-career-guidance-2014.pdf>.
- ⁵⁶ Ibid.



- ⁵⁷ Connecticut Business & Industry Association (December 6, 2013). "Lack of Soft Skills Negatively Impacts U.S. Workforce," <https://www.cbia.com/news/hr-safety/lack-of-soft-skills-negatively-impacts-u-s-workforce/>.
- ⁵⁸ The Business Roundtable (June 2017). "2016 BRT Education and Workforce Survey: Results and Analysis," <http://businessroundtable.org/sites/default/files/reports/BRT%20Education%20and%20Workforce%20Survey%20June%207%252c%202017.pdf>.
- ⁵⁹ Boys & Girls Clubs of America (October 2019). *Annual National Keystone Teen Voice Survey: Internal Report*.
- ⁶⁰ Costanza-Chock, S. (December 2012). *Youth and Social Movements: Key Lessons for Allies* (Born This Way Foundation and the Berkman Center for Internet & Society at Harvard University), https://cyber.harvard.edu/sites/cyber.law.harvard.edu/files/kbwyouthisandsocialmovements2012_0.pdf.
- ⁶¹ Ginwright, S. and James, T. (2002). "From Assets to Agents of Change: Social Justice, Organizing, and Youth Development," *New Directions for Youth Development*, No. 96, pp. 27-48, <https://socialwork.columbia.edu/wp-content/uploads/from-asscts-to-agents-of-change-social-justice-organizing-and-youth-development.pdf>.
- ⁶² The term "lived experience" is common in discussions of issues related to inequity and social justice. It refers to the first-hand accounts and impressions of members of certain groups treated differently because of their ethnic, racial or socioeconomic backgrounds and/or their sex, gender identities or sexual preferences.
- ⁶³ The National Youth Leadership Council defines service learning as an approach to teaching and learning in which students use academic knowledge and skills to address community needs.
- ⁶⁴ Youth.gov. "Service-Learning: Benefits, Challenges, and Solutions," <https://youth.gov/youth-topics/civic-engagement-and-volunteering/service-learning>.
- ⁶⁵ Ginwright, S. and James, T. (2002). "From Assets to Agents of Change: Social Justice, Organizing, and Youth Development."
- ⁶⁶ Ibid.
- ⁶⁷ The term "self-efficacy" is defined as one's perceived capability to do a specific task.
- ⁶⁸ Lankin Gullan, R. and Mahoney, A. (December 2006). "Empowering Youth to Change their World: Identifying Key Components of a Community Service Program to Promote Positive Development," *Journal of School Psychology*, Vol. 44, pp. 513-531, https://www.researchgate.net/publication/223170987_Empowering_Youth_to_Change_Their_World_Identifying_Key_Components_of_a_Community_Service_Program_to_Promote_Positive_Development.
- ⁶⁹ P21: Partnership for 21st Century Learning, a Network of Battelle for Kids. "Framework for 21st Century Learning," <http://www.battelleforkids.org/networks/p21/frameworks-resources>.
- ⁷⁰ Boys & Girls Clubs of America (2018). *Program Basics BLUEprint: The Definitive Program Resource for Boys & Girls Clubs*.
- ⁷¹ Boys & Girls Clubs of America (2019). *Youth Development Resource Catalog*, <https://www.bgca.net/Programs/Pages/Program-Basics.aspx>.
- ⁷² Kruse, K. (April 2013). "What is Leadership?" *Forbes.com*, <https://www.forbes.com/sites/kevinkruse/2013/04/09/what-is-leadership/?sh=77e83b7e5b90>.
- ⁷³ Miech, R. A.; Johnston, L. D.; Bachman, J. G. et al. (2016). *Monitoring the Future: A Continuing Study of American Youth [Restricted-Use]*. (Ann Arbor, Mich.: Inter-university Consortium for Political and Social Research [distributor], 2017-12-21, <https://doi.org/10.3886/ICPSR36948.v1>). The MTF questions provide a valuable comparison point for NYOI survey items. In this report, BGCA used 2016 MTF data for eighth-, 10th- and 12th-grade comparisons, the most current data available.
- ⁷⁴ U.S. Department of Health and Human Services (2018). *Physical Activity Guidelines for Americans, second edition*, https://health.gov/sites/default/files/2019-09/Physical_Activity_Guidelines_2nd_edition.pdf.
- ⁷⁵ Jewett, R.; Sabiston, C. M.; Brunet, J. et al. (2014). "School Sport Participation During Adolescence and Mental Health in Early Adulthood," *The Journal of Adolescent Health*, Vol. 55, No. 5, pp. 640-644.
- ⁷⁶ Carek, P. J.; Laibstain, S. E. and Carek, S. M. (2011). "Exercise for the Treatment of Depression and Anxiety," *International Journal of Psychiatry in Medicine*, Vol. 41, No. 1, pp. 15-28.
- ⁷⁷ Rasberry, C. N.; Lee, S. M.; Robin, L. et al. (2011). "The Association Between School-Based Physical Activity, Including Physical Education, and Academic Performance: A Systematic Review of the Literature," *Preventive Medicine*, Vol. 52, Supplement 1, pp. S10-20.
- ⁷⁸ Dohle, S. and Wansink, B. (2010). "Fit in 50 Years: Participation in High School Sports Best Predicts One's Physical Activity after Age 70," *BMC Public Health*, Vol. 13, No. 1100.
- ⁷⁹ U.S. Department of Health and Human Services (2018). *Physical Activity Guidelines for Americans, second edition*.
- ⁸⁰ Centers for Disease Control and Prevention (2020). 2019 Youth Risk Behavior Surveillance System (YRBSS) results and data, <https://www.cdc.gov/healthyyouth/data/yrbss/index.htm>.
- ⁸¹ Ibid.
- ⁸² U.S. Department of Health and Human Services, Office of Disease Prevention and Health Promotion. "PA-8 Increase the proportion of children and adolescents who do not exceed recommended limits for screen time," <https://www.healthypeople.gov/2020/topics-objectives/topic/physical-activity/objectives>.
- ⁸³ SHAPE America (no date). "Is It Physical Education or Physical Activity?," https://www.shapeamerica.org/publications/resources/teachingtools/qualitytype/pa_vs_pe.aspx.
- ⁸⁴ Cope, E.; Bailey, R.; Parnell, D. and Kirk, B. (January 2018). "What Young Children Identify as the Outcomes of Their Participation in Sport and Physical Activity," *Health Behavior and Policy Review*, Vol. 5, No. 1, pp. 103-113.
- ⁸⁵ Soares, J.; Antunes, H. and van den Tillaar, R. (January 2013). "A Comparison between Boys and Girls about the Motives for the Participation in School Sport," *Journal of Physical Education and Sport*, Vol. 13, No. 3, pp. 303-307.
- ⁸⁶ Staurowsky, E. J.; Watanabe, N.; Cooper, J. et al. (2020). *Chasing Equity: The Triumphs, Challenges, and Opportunities in Sports for Girls and Women* (New York: Women's Sports Foundation), https://www.womenssportsfoundation.org/articles_and_report/chasing-equity-the-triumphs-challenges-and-opportunities-in-sports-for-girls-and-women/.



⁸⁷ The Aspen Institute Project Play (2019). *State of Play 2019: Trends and Developments*, <https://www.aspeninstitute.org/publications/state-of-play-2019-trends-and-developments/>.

⁸⁸ Ibid.

⁸⁹ Kahn, J.; Bailey, R. and Jones, S. (2019). *Coaching Social & Emotional Skills in Youth Sports* white paper, The Aspen Institute Project Play, <https://assets.aspeninstitute.org/content/uploads/2019/02/coaching-social-emotional-skills-youth-sports-feb-2019.pdf>.

⁹⁰ Boys & Girls Clubs of America (October 2019). *Vaping Prevention Resource Guide*, <https://www.bgca.net/Programs/Pages/Substance-Use-Prevention.aspx>.

⁹¹ Centers for Disease Control and Prevention (2020). 2019 Youth Risk Behavior Surveillance System (YRBSS) results and data.

⁹² National Institute on Drug Use (December 2019). *Monitoring the Future Survey: High School and Youth Trends* (Washington D.C.: U.S. Department of Health and Human Services), <https://www.drugabuse.gov/publications/drugfacts/monitoring-future-survey-high-school-youth-trends>.

⁹³ Ibid.

⁹⁴ Ibid.

⁹⁵ Centers for Disease Control and Prevention (2020). 2019 Youth Risk Behavior Surveillance System (YRBSS) results and data.

⁹⁶ National Institute on Drug Use (December 2019). *Monitoring the Future Survey: High School and Youth Trends*.

⁹⁷ Centers for Disease Control and Prevention (2020). 2019 Youth Risk Behavior Surveillance System (YRBSS) results and data.

⁹⁸ Willett J.; Bennett M.; Hair E. et al. (January 2019). "Recognition, Use and Perceptions of JUUL Among Youth and Young Adults," *Tobacco Control*, Vol. 28, Issue 1, pp. 115-116, <https://pubmed.ncbi.nlm.nih.gov/29669749/>.

⁹⁹ U.S. Department of Health and Human Services (2016). *E-Cigarette Use Among Youth and Young Adults: A Report of the Surgeon General* (Atlanta, Ga.: U.S. Department of Health and Human Services), https://www.cdc.gov/tobacco/data_statistics/sgr/e-cigarettes/pdfs/2016_sgr_entire_report_508.pdf.

¹⁰⁰ National Institute on Drug Use (December 2019). *Monitoring the Future Survey: High School and Youth Trends*.

¹⁰¹ Centers for Disease Control and Prevention (2020). 2019 Youth Risk Behavior Surveillance System (YRBSS) results and data.

¹⁰² Substance Abuse and Mental Health Services Administration (August 2019). *Key Substance Use and Mental Health Indicators in the United States: Results from the 2018 National Survey on Drug Use and Health* (Rockville, Md.: Center for Behavioral Health Statistics and Quality), <https://www.samhsa.gov/data/sites/default/files/cbhsq-reports/nsduh-nationalfindingsreport2018/nsduh-nationalfindingsreport2018.pdf>.

¹⁰³ Centers for Disease Control and Prevention (November 2019). *2019 Annual Surveillance Report of Drug-Related Risks and Outcomes: United States Surveillance Special Report*, <https://www.cdc.gov/drugoverdose/pdf/pubs/2019-cdc-drug-surveillance-report.pdf>.

¹⁰⁴ Substance Abuse and Mental Health Services Administration (August 2019). *Key Substance Use and Mental Health Indicators in the United States: Results from the 2018 National Survey on Drug Use and Health*.

¹⁰⁵ Centers for Disease Control and Prevention (November 2019). *2019 Annual Surveillance Report of Drug-Related Risks and Outcomes: United States Surveillance Special Report*.

¹⁰⁶ Wilson, N.; Karissa, M. and Seth, P. (March 2020). "Drug and Opioid Involved Overdose Deaths, United States: 2017-2018," *Morbidity and Mortality Weekly Report*, Vol. 69, Issue 11, pp. 290-297, <https://www.cdc.gov/mmwr/volumes/69/wr/mm6911a4.htm>.

¹⁰⁷ National Institute on Drug Abuse (April 2020). *Opioid Summaries by States* (Washington D.C.: National Institutes of Health; U.S. Department of Health and Human Services), <https://www.drugabuse.gov/drugs-abuse/opioids/opioid-overdose-crisis>.

¹⁰⁸ Substance Abuse and Mental Health Services Administration (August 2019). *Key Substance Use and Mental Health Indicators in the United States: Results from the 2018 National Survey on Drug Use and Health*.

¹⁰⁹ National Institute on Drug Abuse (April 2020). *Opioid Summaries by States*.

¹¹⁰ Substance Abuse and Mental Health Services Administration (August 2019). *Key Substance Use and Mental Health Indicators in the United States: Results from the 2018 National Survey on Drug Use and Health*.

¹¹¹ Dirks, A. (January 2018). "The Opioid Epidemic: Impact on Children and Families." *Journal of Psychiatry and Psychiatric Disorders*, Vol. 2, Issue 1, pp. 9-11, <http://www.fortunejournals.com/articles/the-opioid-epidemic-impact-on-children-and-families.pdf>.

¹¹² Substance Abuse and Mental Health Services Administration (August 2019). *Key Substance Use and Mental Health Indicators in the United States: Results from the 2018 National Survey on Drug Use and Health*.

¹¹³ Centers for Disease Control and Prevention (2020). 2019 Youth Risk Behavior Surveillance System (YRBSS) results and data.

¹¹⁴ Dirks, A. (January 2018). "The Opioid Epidemic: Impact on Children and Families." *Journal of Psychiatry and Psychiatric Disorders*.

¹¹⁵ Compton, W.; Jones, C.; Baldwin, G. et al. (2019). "Targeting Youth to Prevent Later Substance Use Disorder: An Underutilized Response to the US Opioid Crisis," *American Journal of Public Health*, Supplement 3, Vol. 109, Issue S3, pp. S185-S189, <https://ajph.aphapublications.org/doi/pdf/10.2105/AJPH.2019.305020>.

¹¹⁶ Dirks, A.; (January 2018). "The Opioid Epidemic: Impact on Children and Families." *Journal of Psychiatry and Psychiatric Disorders*.

¹¹⁷ American Psychological Association (October 2018). *Stress in America: Generation Z. Stress in America™ Survey*, <https://www.apa.org/news/press/releases/stress/2018/stress-gen-z.pdf>.

¹¹⁸ Federal Interagency Forum on Child and Family Statistics (September 2019). *America's Children: Key National Indicators of Well-Being* (Washington, D.C.: U.S. Government Printing Office), https://www.childstats.gov/pdf/ac2019/ac_19.pdf.



- ¹¹⁶ Bistko, R.; Holbrook, J.; Reem, G. et al. (2018). "Epidemiology and Impact of Health Care Provider-Diagnosed Anxiety and Depression Among US Children," *Journal of Developmental & Behavioral Pediatrics*, Vol. 39, Issue 6, pp. 395-403, https://journals.lww.com/jrmbdp/Abstract/2018/06000/Epidemiology_and_Impact_of_Health_Care.6.aspx.
- ¹²⁰ Horowitz, J. and Graff, N. (February 2019). "Most U.S. Teens See Anxiety and Depression as a Major Problem Among Their Peers," <https://www.pewsocialtrends.org/2019/02/20/most-u-s-teens-see-anxiety-and-depression-as-a-major-problem-among-their-peers/>.
- ¹²¹ Centers for Disease Control and Prevention (2018). *Youth Risk Behavior Survey Data Summary and Trends Report 2007-2017* (Atlanta, Ga.: Division of Adolescent and School Health, National Center for HIV/AIDS, Viral Hepatitis, STD and TB Prevention), <https://www.cdc.gov/healthyyouth/data/yrbbs/pdf/trendsreportL.pdf>.
- ¹²² American Psychological Association (October 2018). *Stress in America: Generation Z. Stress in America™ Survey*.
- ¹²³ Boys & Girls Clubs of America (October 2019). *Annual National Keystone Teen Voice Survey: Internal Report*.
- ¹²⁴ Center for Promise (August 2016). *Barriers to Wellness: Voices and Views from Young People in Five Cities* (Washington, D.C.: America's Promise Alliance), <https://gradnation.americaspromise.org/report/barriers-wellness>.
- ¹²⁵ Brody, G.; Man-Kit, L.; Chae, D. et al. (2014). "Perceived Discrimination Among African American Adolescents and Allostatic Load: A Longitudinal Analysis with Buffering Effects," *Child Development*, Vol. 85, Issue 3, pp. 989-1002, <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4019687/pdf/nihms-539009.pdf>.
- ¹²⁶ Leventhal, A.; Cho, J.; Andrabi, N. et al. (2018). "Association of Reported Concern About Increasing Societal Discrimination with Adverse Behavioral Health Outcomes in Late Adolescence," *Journal of American Medical Association*, Vol. 172, Issue 10, pp. 924-933, <https://jamanetwork.com/journals/jamapediatrics/fullarticle/2696519>.
- ¹²⁷ English, D.; Lambert, S.; Tynes, B. et al. (2020). "Daily Multidimensional Racial Discrimination Among Black U.S. American Adolescents," *Journal of Applied Developmental Psychology*, Vol. 66, pp. 1-11, <https://www.sciencedirect.com/science/article/pii/S0193397319300462>.
- ¹²⁸ The Harris Poll (June 2020). *Teen Mental Health* (survey commissioned by the National 4-H Council), <https://4-h.org/wp-content/uploads/2020/06/4-H-Mental-Health-Report-6.1.20-FINAL.pdf>.
- ¹²⁹ Centers for Disease Control and Prevention (2020). 2019 Youth Risk Behavior Surveillance System (YRBSS) results and data.
- ¹³⁰ American Psychological Association (October 2019). "How to Help Children and Teens Manage Their Stress," <https://www.apa.org/topics/children-teens-stress>.
- ¹³¹ Boys & Girls Clubs of America (October 2018). *Keystone Emotional Wellness National Project Guide* (Atlanta, Ga.: Boys & Girls Clubs of America), https://www.bgca.net/sites/community/Keystone%20Online%20Community/keystonezone/_layouts/15/start.aspx#.
- ¹³² Lee, J.; Seo, M.; Lee, M. et al. (2017). "Profiles of Coping Strategies in Resilient Adolescents," *Psychological Reports*, Vol. 120, Issue 1, pp. 49-69, <https://pubmed.ncbi.nlm.nih.gov/28558526/>.
- ¹³³ Garcia-Leon, M.; Perez-Marmol, J.; Gonzalez-Perez, R. et al. (2019). "Relationship Between Resilience and Stress: Perceived Stress, Stressful Life Events, HPA Axis Response During a Stressful Task and Hair Cortisol," *Psychological Behavior*, Vol. 202, pp. 87-93, <https://pubmed.ncbi.nlm.nih.gov/30726720/>.
- ¹³⁴ American Institutes for Research (2015). *Beyond the Bell: Supporting Social and Emotional Development Through Quality Afterschool Programs*, <https://www.air.org/sites/default/files/downloads/report/Social-and-Emotional-Development-Afterschool-Programs.pdf>.
- ¹³⁵ Taylor, R.; Oberle, E.; Durlak, J. et al. (2017). "Promoting Positive Youth Development Through School-Based Social and Emotional Learning Interventions: A Meta-Analysis of Follow-Up Effects," *Child Development*, Vol. 88, Issue 4, pp. 1156-1171, <https://pubmed.ncbi.nlm.nih.gov/28685826/>.
- ¹³⁶ American Institutes for Research (2015). *Beyond the Bell: Supporting Social and Emotional Development Through Quality Afterschool Programs*.
- ¹³⁷ The Harris Poll (June 2020). *Teen Mental Health* (survey commissioned by the National 4-H Council).
- ¹³⁸ National Center for Education Statistics (April 2019). Table 204.10, "Number and Percentage of Public School Students Eligible for Free or Reduced-Price Lunch, by State: Selected Years, 2000-01 through 2016-17."



GREAT FUTURES START HERE.



**BOYS & GIRLS CLUBS
OF AMERICA**

National Headquarters
1275 Peachtree Street NE
Atlanta, GA 30309
BGCA.org

©2020 BOYS & GIRLS CLUBS OF AMERICA • 20-YODV-0389



MEMORANDUM

TO: Mayor Gabriel and Kenai City Council

THROUGH: Paul Ostrander, City Manager

FROM: Ryan Foster, Planning Director

DATE: May 12, 2022

SUBJECT: **Ordinance 3287-2022 – Planning and Zoning Commission Postponement of Consideration and Request for Additional Information**

At their regular meeting on May 11, 2022, the Planning and Zoning Commission postponed consideration of Ordinance 3287-2022, a conditional donation of City land to the Girls and Boys Club. The Commission has requested additional information from the Boys and Girls Club, specifically a request for concept drawings for the project. The consideration of Ordinance 3287-2022 for the Commission’s recommendation to City Council has been rescheduled to May 25, 2022.

Thank you for your consideration.

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Foster, Planning Director

DATE: May 19, 2022

SUBJECT: **Action/Approval – Recommending the City Council Approve Resolution No. 2022-XX to record a document divesting the City’s interest in the Deeded thirty foot (30’) strip public use easement lying along the North boundary of Lot 35, Section 6, Township Five North, Range Eleven West, Seward Meridian**

On January 26, 2022, by Resolution No. PZ2022-02 the Kenai Planning and Zoning Commission recommended that the Kenai Peninsula Borough Planning Commission approve of the preliminary plat of Kenaitze Government Lots Replat. On February 28, 2022, the Kenai Peninsula Borough Planning Commission granted conditional approval of the subject preliminary plat for the Kenaitze Government Lots Replat. Upon further review, it was determined that, while KPBC Planning Commission Resolution 2013-08 approved the vacation of the 30’ easement, that the 30’ public use easement was still deeded to the City of Kenai.

On March 3, 2022, the surveyor for the Kenaitze Government Lots Replat requested a release of the 30’ strip of land as stated on Deed recorded in book 47, page 150, Kenai Serial Number 67-1954. There is no needed public use for the thirty-foot (30’) public use easement.

In accordance with Alaska Statutes 29.40.140, no vacation of a City right-of-way and/or easement may be made without consent of the City Council. Kenai Municipal Code 22.05.110, Determination as to the need for public use the Kenai City Council may vacate rights-of-way or easements by resolution. Council approval of Resolution No. 2022-XX would approve the divestment of the City’s interest in the of the subject 30’ public use easement.

Please review the attached materials.

Does the Commission recommend Council approve the recording of a document divesting the City’s interest in the deeded thirty foot (30’) public use easement lying along the North boundary of Lot 35, Section 6, Township Five North, Range Eleven West, Seward Meridian?

Attachments

City of Kenai Planning and Zoning Commission Resolution PZ2022-02

Preliminary Plat of Kenaitze Government Lots Replat

Aerial Map

KPB Notice of Decision February 28, 2022

KPB Planning Commission Resolution 2013-08

Letter from surveyor on March 3, 2022

Deed recorded in book 47, page 150. Kenai Serial Number 67-1954

Draft Council Resolution No. 2022-XX





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022-02**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT KENAITZE GOVERNMENT LOTS REPLAT ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Edge Survey and Design and,

WHEREAS, the plat meets Municipal Code requirements of the General Commercial (GC); and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, access is provided via S Spruce Street, which is a paved, City maintained road; and

WHEREAS, City water and sewer lines are located along S Spruce Street; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, easements are sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the preliminary plat meets standards for water and wastewater.
2. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the proposed lots meets City standards for minimum lot sizes.
3. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the proposed lots meet City standards for minimum lot width, maximum lot coverage, maximum height, and setbacks.

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

Section 1. That the preliminary plat of Kenaitze Government Lots Replat be approved subject to the following conditions:

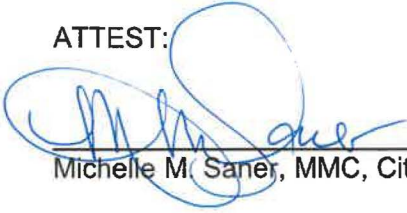
1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 26th day of January, 2022.



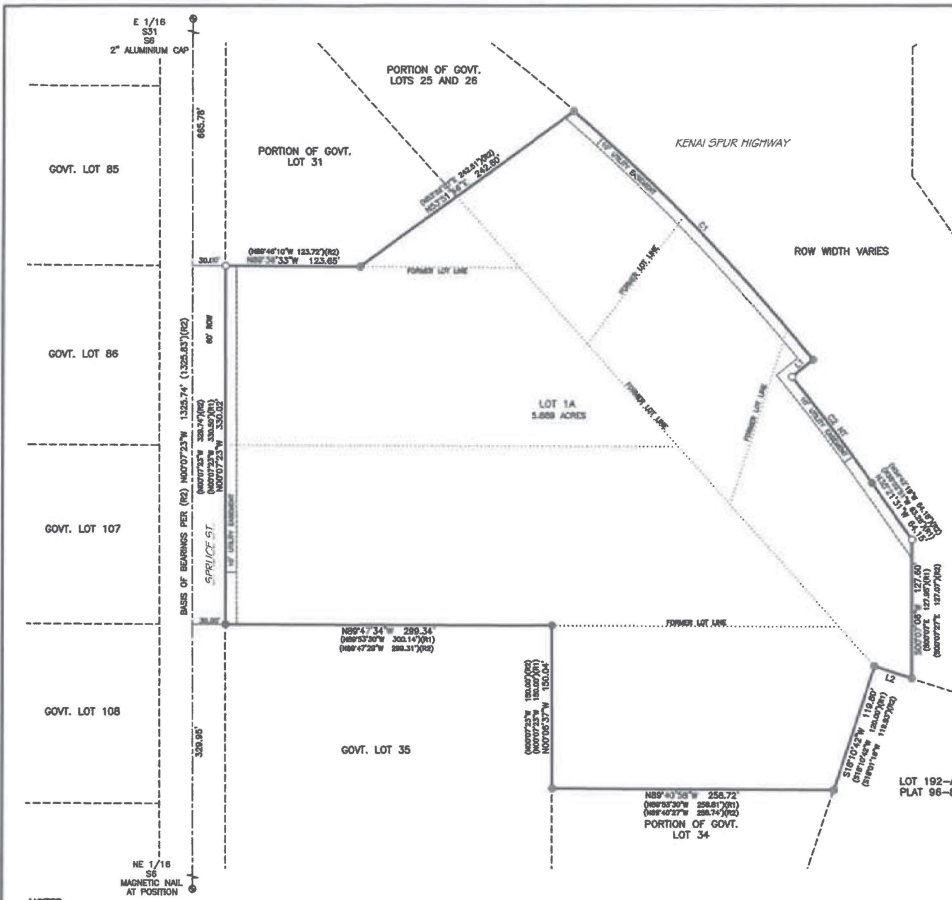
JEFF TWATT, CHAIRPERSON

ATTEST:



Michelle M. Saner, MMC, City Clerk





LEGEND

- ⊙ MONUMENT FOUND AS REFERENCED
 - PROPERTY CORNER FOUND 5/8" REBAR
 - ⊙ PROPERTY CORNER FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED HNU 288-5
 - ⊙ PROPERTY CORNER FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED LS-5152
 - ⊙ PROPERTY CORNER FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED LS-6101
- PARCEL BOUNDARY
 - FORMER LOT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - CENTERLINE
 - (R#) RECORD DATA, SEE REFERENCE
 - KRD KENAI RECORDING DISTRICT
 - NT NON-TANGENTIAL

REFERENCES

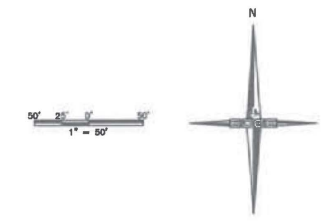
- (R1) SELWAY - WILHELM DEED OF RECORD BOUNDARY SURVEY, PLAT 82-84BS, KENAI RECORDING DISTRICT
- (R2) RECORD OF SURVEY, PLAT 2021-34, KENAI RECORDING DISTRICT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	18.92	318.05	170.63°	N43°53'11" E	317.84
CT(R1)	18.92	317.55	170.33°	N43°50'27" E	317.84
CT(R2)	18.92	318.05	170.63°	N43°54'01" E	317.82
CT	17.84	174.81	73.42°	S46°50'51" E	172.09
CT(R1)	17.84	173.82	73.42°	S47°00'11" E	171.82
CT(R2)	17.84	174.81	73.42°	S46°52'22" E	172.35

LINE TABLE

LINE	BEARING	DISTANCE
L1	N51°12'11" E	24.82
L1(R1)	N51°12'11" E	24.82
L1(R2)	N51°13'30" E	24.82
L2	S72°22'47" W	55.70
L2(R1)	N71°47'00" W	55.70
L2(R2)	N71°57'50" W	55.42



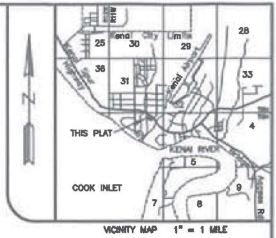
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 28, 2022.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 13022-0, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT KENAITZE INDIAN TRIBE IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HERE AND THAT ON BEHALF OF KENAITZE INDIAN TRIBE I HEREBY ADOPT THIS PLAT SUBMISSION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CHELSEA HENDRICKS, INTERIM EXECUTIVE DIRECTOR
PO BOX 988
KENAI, ALASKA 99611
KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE

NOTARY ACKNOWLEDGEMENT

FOR: CHELSEA HENDRICKS
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2022

NOTARY PUBLIC SIGNATURE



KPB FILE No. 2022-000

KENAITZE GOVERNMENT LOTS REPLAT

A REPLAT OF GOVERNMENT LOTS 27, 28, 29, 32, 33, THE NORTH 150' OF GOVERNMENT 34 AND THAT PORTION OF LOT 31 AS DESCRIBED IN BOOK 273, PAGE 847, KENAI RECORDING DISTRICT

OWNERS:
KENAITZE INDIAN TRIBE IRA
KENAITZE INDIAN TRIBE
PO BOX 988
KENAI, ALASKA 99611

LOCATED WITHIN NE 1/4, SECTION 6,
T.5N., R.11W., S.4M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

CONTAINING 5.889 ACRES



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-2900 Fax (907) 344-7794
REG.# 1382

DRAWN BY: DATE: PROJECT:
JL 11/22/2021 21-834
CHECKED BY: SCALE: SHEET:
MS 1" = 50' 1 OF 1

NOTES

1. FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE OF ALASKA AND LOCAL REGULATIONS.
2. DEVELOPMENT OF THIS PARCEL SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
3. THE FRONT 10 FEET ADJACENT TO RIGHT OF WAY IS AN UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH COULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. GENERAL ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINES EASEMENT, LOCATION NOT DEFINED, GRANTED TO KENAI POWER CORPORATION, HAVING THE FOLLOWING RECORDING INFORMATION. RECORDED DECEMBER 31, 1943, VOLUME: 11, PAGE: 287. KRD. EFFECTING FORMER LOTS 27, 28, 29 AND 31.
5. GENERAL NATURAL GAS LINE EASEMENT, LOCATION NOT DEFINED, GRANTED TO KENAI UTILITY SERVICE CORPORATION, HAVING THE FOLLOWING RECORDING INFORMATION. RECORDED JULY 23, 1988, VOLUME: 32, PAGE: 79. KRD. EFFECTING FORMER LOT 31.
6. TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN INSTRUMENT BY THE CITY OF KENAI TO KENAI ELECTRIC, INC., AND RECORDED: APRIL 1, 1977 VOLUME/PAGE: 106/456 AFFECTS FORMER LOT 31.
7. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES THERETO: FOR: INGRESS AND EGRESS TO LOT 34 RECORDED: JANUARY 16, 2013. SERIAL NO.: 2013-000445-0.
8. EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES THERETO: FOR: TELEPHONE/TELECOMMUNICATION LINES AND RELATED PURPOSES IN FAVOR OF: ACS OF THE NORTHLAND, LLC RECORDED: APRIL 9, 2013, SERIAL NO.: 2013-003311-0.
9. 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, 1958; PUBLIC LAND ORDER NO. 1813, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2065, 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.
10. EFFECTS OF KENAI PENINSULA BOROUGH PLANNING COMMISSION RESOLUTION 2013-06, INCLUDING THE TERMS AND CONDITIONS THEREIN. RECORDED: APRIL 28, 2013 SERIAL NO.: 2013-004082-0.
11. WASTEWATER DISPOSAL: CITY WATER AND SEWER ARE AVAILABLE TO SERVE THIS PARCEL. PLANS FOR WASTEWATER TREATMENT AND DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



Kenaitze Government Lots Replat



LEGEND

 Subject Parcel

0 50 100 Feet

Date: 1/21/2022





Planning Department

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

Charlie Pierce
Borough Mayor

March 9, 2022

**NOTICE OF DECISION
KENAI PENINSULA BOROUGH PLAT COMMITTEE
MEETING OF FEBRUARY 28, 2022**

Re: Kenaitze Government Lots Replat Preliminary Plat
KPB File Number: 2022-009

The Plat Committee reviewed and granted conditional approval of the subject preliminary plat during their regularly scheduled meeting of February 28, 2022 based on the findings that the preliminary plat meets the requirements of the Kenai Peninsula Borough Code 20.25, 20.30, 20.40 and must comply with 20.60.

AMENDMENT MOTION

An amendment motion to grant exception to KPB 20.30.030 – proposed street layout requirements, reasonable means of ingress for surrounding acreage tracts, , passed by unanimous vote based on the following findings of fact.

Findings

1. South half of Government Lot 34 and Government Lot 35 have same ownership. Lot 35 has dedicated access along Spruce St.
3. Majority of South half of Government Lot 34 contains steep slopes and not useable for development.
6. Neither the north 150 feet of Govt. Lot 34 or the remainder of Govt. Lot 34 have legal access.
7. The certificate to plat did not indicate any easements being present that provide access to the remainder of Govt. Lot 34.
11. Diocese of Sitka and Alaska Orthodox Church in America, Inc. own the lot to the east.

A party of record may request that a decision of the Plat Committee be reviewed by the Planning Commission by filing a written request within 15 days of notification of the decision in accordance with KPB 2.40.080.

For additional information please contact the Planning Department, 907-714-2200 (1-800-478-4441 toll free within the Kenai Peninsula Borough).

CC

A
L
A
S
K
A

2013-004092-0

Recording Dist: 302 - Kenai

4/29/2013 3:42 PM Pages: 1 of 2



**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2013-08
KENAI RECORDING DISTRICT**

Vacate a public use right of way and access easements within Government Lots 33, 34 and 35. Vacate the 30-foot strip along the northerly boundary of Government Lot 34 as described and recorded in Book 38 Page 12; and vacate the 30-foot strip lying along the north boundary of Lot 35 as described and recorded in Book 38 Page 47; and vacate the 15-foot access easement along the south boundary of Government Lot 33 as described and recorded in Book 47 Page 150 within the Kenai Recording District; all within Section 6, Township 5 North, Range 11 West, Seward Meridian, Alaska; within the City of Kenai and the Kenai Peninsula Borough; KPB File 2013-033; Location: City of Kenai

WHEREAS, John J. Williams on behalf of the Archdiocese of Anchorage, and Sid Strauss for Strauss Capital Real Estate, LLC of Kenai, Alaska, have petitioned for vacation of the 30-foot strip along the northerly boundary of Government Lot 34 as described and recorded in Book 38 Page 12; and vacate the 30-foot strip lying along the north boundary of Lot 35 as described and recorded in Book 38 Page 47; and vacate the 15-foot access easement along the south boundary of Government Lot 33 as described and recorded in Book 47 Page 150, all within the Kenai Recording District; and

WHEREAS, it has been determined by the Planning Commission on March 25, 2013 that all requirements have been met; and

WHEREAS, the easement was granted by document without the underlying transfer of ownership as in a platted dedication; and

WHEREAS, ACS has an existing cable within the easement proposed to be vacated and has requested a 10-foot utility easement centered on their existing facilities; and

WHEREAS, KPB 20.28 provides for the vacation of public rights-of-way and other public areas; and

WHEREAS, the vacation does not require replatting of any vacated area, and may be accomplished by a resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1: That the 30-foot strip along the northerly boundary of Government Lot 34 as described and recorded in Book 38 Page 12; and vacate the 30-foot strip lying along the north boundary of Lot 35 as described and recorded in Book 38 Page 47; and vacate the 15-foot access easement along the south boundary of Government Lot 33 as described and recorded in Book 47 Page 150 within the Kenai Recording District;

Section 2: That a 10-foot utility easement was granted centered on the existing ACS cable as shown on the attachment provided by ACS, and recorded as Document # 2013 - 003311-0.

Section 3. That a sketch depicting the vacated easement submitted with the application shall be recorded with this resolution becoming page 2.

Section 4. That this resolution is void if not recorded in the appropriate Recording District within 90 days of adoption.

Section 5. That this resolution becomes effective upon being properly recorded.

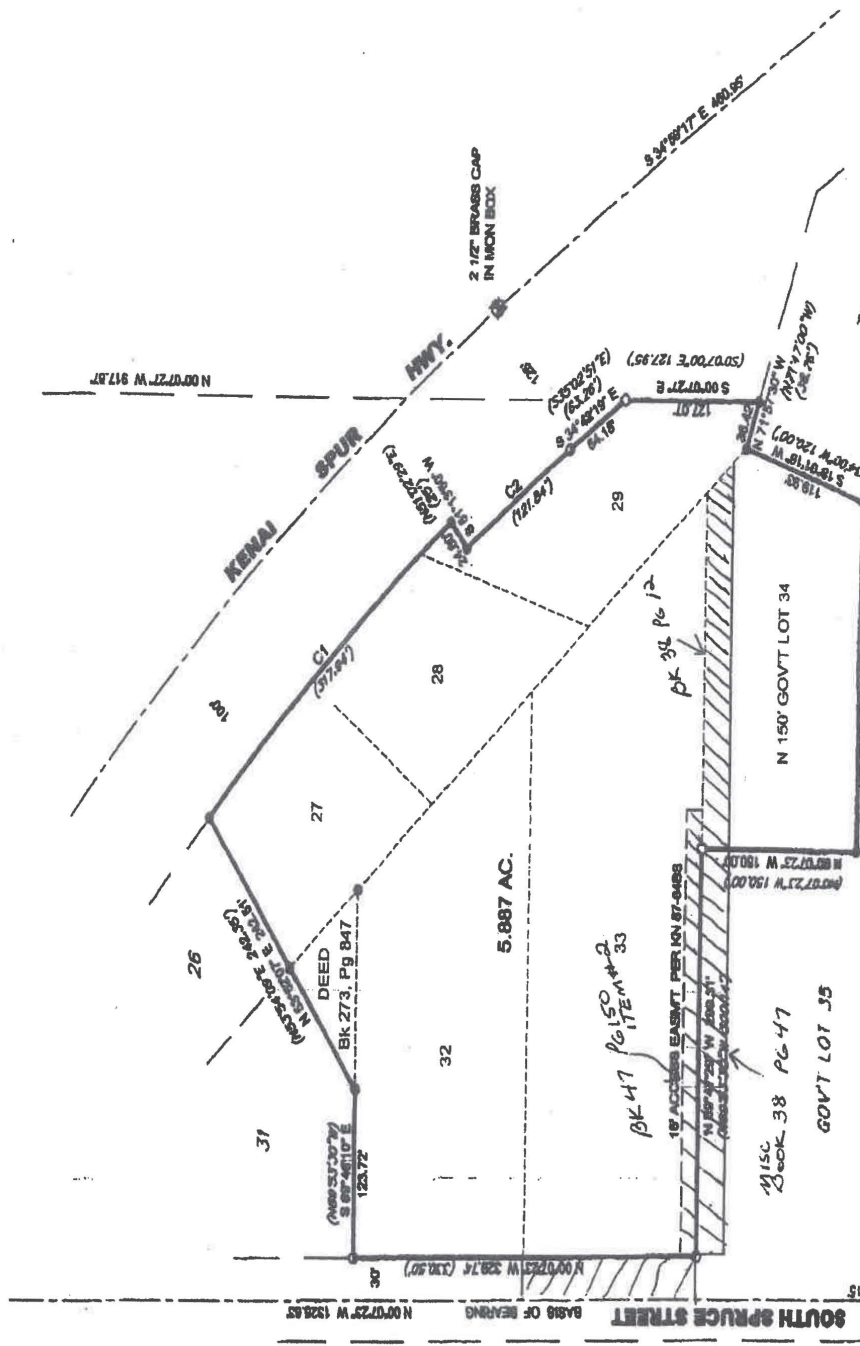
ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 25 DAY OF March, 2013.

Philip Bryson, Chairperson
Planning Commission

ATTEST:

Patti Hartley
Administrative Assistant

Please return to:
Kenai Peninsula Borough Planning Department
144 N. Binkley Street
Soldotna, Alaska 99669-7520



Dear City of Kenai,

I am requesting a quick claim deed releasing the 30' strip of land as stated on quick claim deed from 1967. Deed recorded in book 47, page 150. Kenai Serial Number 67-1954.

Strip of land is located on Government Lot 33, Section 6, T5N R11W. The parcel is part of the current platting action in progress to combine several Government Lots owned by Kenaitze Indian Tribe.

Thanks,

Jason Young
Edge Survey
jason@edgesurvey.net
907-283-9047

THIS AGREEMENT, MADE THIS 2/10 DAY OF AUGUST, 1964,
by and between Lee Chambers, Moose Pass, Alaska
hereinafter called the Grantor, and the City of KENAI, a municipal corpora-
tion under the laws of the State of Alaska, hereinafter termed the City,

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell, convey and warrant to the City, its successors and assigns forever, a right of way and easement, with the right, privilege and authority to the City, its successors and assigns, for use as a public right of way, including the right to construct, operate and maintain public improvements of all kinds within said right of way described as follows: A 30 ft. strip along the Northerly boundary of the North $\frac{1}{2}$ of lot 34, located in the North East $\frac{1}{2}$ of Section 6, Township 5 North, Range 11 West of S.M. dated March 12, 1923. Said lot being located within the boundary of the City of Kenai, Alaska.

RECORDED - FILED	
<u>Kenai</u> REC. DIST.	
DATE	<u>7-17</u> 19 <u>70</u>
TIME	<u>11:40</u> A.M.
Requested by	<u>City of Kenai</u>
Address	<u>Box 570</u> <u>Kenai</u>

Together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted.

IN WITNESS WHEREOF, _____ have _____ hereunto set
hand _____ and seal _____ the day and year first above written.

WITNESS:

Charlotte P. Kopman _____ Lee Chambers
_____ Lee Chambers

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

Before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, this day personally appeared _____

to me known and known to be the person _____ described in and who executed the above instrument, and _____ acknowledged to me that _____ signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and notarial seal this 5 day of Oct, 1964.

Francis T. Kilham

Notary Public in and for the State of Alaska



Sponsored by: Administration

CITY OF KENAI

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE COUNCIL OF THE CITY OF KENAI, ALASKA APPROVING THE DIVESTMENT OF THE CITY'S INTEREST IN THE DEEDED THIRTY-FOOT 30' PUBLIC USE EASEMENT LYING ALONG THE NORTH BOUNDARY OF LOT 35, SECTION 6, TOWNSHIP FIVE NORTH, RANGE ELEVEN WEST, SEWARD MERIDIAN, ALASKA, AND DETERMINING THE EASEMENT IS NOT NEEDED FOR A PUBLIC PURPOSE

WHEREAS, on January 26, 2022, by Resolution No. PZ2022-02 the Kenai Planning and Zoning Commission recommended that the Kenai Peninsula Borough Planning Commission approve of the preliminary plat of Kenaitze Government Lots Replat; and,

WHEREAS, on February 28, 2022, the Kenai Peninsula Borough Planning Commission granted conditional approval of the subject preliminary plat for the Kenaitze Government Lots Replat; and,

WHEREAS, on March 3, 2022, the surveyor for the Kenaitze Government Lots Replat requested a release of the 30' strip of land as stated on Deed recorded in book 47, page 150, Kenai Serial Number 67-1954; and,

WHEREAS, there is no needed public use for the thirty-foot (30') public use easement; and,

WHEREAS, Kenai Municipal Code 22.05.110 - Determination as to need for public use, states City Council may vacate rights-of-way or easements by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, as follows:

Section 1. The 30' public use easement lying along the North boundary of Lot 35, Section 6, Township Five North, Range Eleven West, Seward Meridian, Alaska is not needed for a public purpose and the Council of the City of Kenai consents to the divestment of the City's interest in the deeded thirty-foot (30') public use easements.

Section 2. That this Resolution takes effect immediately upon passage.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, this 1st day of June, 2022.

BRIAN GABRIEL SR., MAYOR

ATTEST:

Michelle M. Saner, MMC, City Clerk



Kenai City Council - Regular Meeting

May 18, 2022 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

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

www.kenai.city

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda (*Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

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

B. SCHEDULED PUBLIC COMMENTS (*Public comment limited to ten (10) minutes per speaker*)

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

D. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. Ordinance No. 3286-2022** – Increasing Estimated Revenues and Appropriations in the General Fund – Police Department and Accepting a Grant from the US Department of Transportation Passed Through the State of Alaska Department of Transportation and Public Facilities for Traffic Enforcement Overtime Expenditures. (Administration)
2. **POSTPONED UNTIL 6/1/2022. Ordinance No. 3287-2022** – Conditionally Donating Certain City Owned Property Described as Tract A Park View Subdivision (KPB Parcel No. 047010118) to the Boys and Girls Club of the Kenai Peninsula for Development of Facilities for Youth Sports, Recreation, Education, After School Care and Other Youth Activities. (Mayor Gabriel and Council Member Baisden)
3. **ENACTED UNANIMOUSLY. Ordinance No. 3288-2022** – Accepting and Appropriating a Scholarship from the Alaska Association of Municipal Clerks for Employee Travel and Training. (City Clerk)
4. **ADOPTED UNANIMOUSLY. Resolution No. 2022-29** – Authorizing an Agreement for Professional Engineering Services to Provide Construction Documents for the Waste Water Treatment Plant Digester Blower Replacement Project. (Administration)
5. **ADOPTED UNANIMOUSLY. Resolution No. 2022-30** – Authorizing A Budget Transfer in the General Fund, Non-Departmental, Department to Provide Supplemental Funding to the Communications Tower Condition Assessment and Capacity Study Project. (Administration)

6. **ADOPTED UNANIMOUSLY. Resolution No. 2022-31** – Authorizing an Agreement for Professional Engineering Services to Conduct a Rate Study for the Water, Sewer Wastewater Utility. (Administration)
7. **ADOPTED UNANIMOUSLY. Resolution No. 2022-32** – Amending the Employee Classification Plan by Reclassifying the Public Works Wastewater Treatment Plant Foreman and the Water and Sewer Foreman Positions Under the Foreman Classification and Adjusting the Range for this Class. (Administration)
8. **ADOPTED UNANIMOUSLY. Resolution No. 2022-33** – Approving the Vacation of a 60' Wide Right of Way and Associated Utility Easements in Jaynes Subdivision, Big Mike's Addition, as Granted by Plat K-2015-99, and Bridge Road Subdivision 2019 Replat as Granted by Plat K-2020-15, Located Within Section 4, Township 5 North, Range 11 West, Seward Meridian, Alaska, and Determining the Right of Way and Utility Easements are Not Needed for a Public Purpose. (Administration)
9. **ADOPTED UNANIMOUSLY. Resolution No. 2022-34** – Adopting the Updated 2022 Kenai Peninsula Community Wildfire Protection Plan. (Administration)
10. **ADOPTED UNANIMOUSLY. Resolution No. 2022-35** – Authorizing a Budget Transfer in the Airport Fund, Administration Department for the Payment of Concession Relief Payments to Terminal Concessionaires from Grant Funds Received through the Coronavirus Response and Relief Supplemental Appropriation Act, 2021. (Administration)
11. **ADOPTED UNANIMOUSLY. Resolution No. 2022-36** – Authorizing a Budget Transfer in the General Fund, Shop Department for Costs in Excess of Budgeted Amounts. (Administration)

E. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of May 4, 2022. (City Clerk)

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Bills to be Ratified. (Administration)
2. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Purchase Orders Over \$15,000. (Administration)
3. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval – Non-Objection to Liquor License Renewals for Kenai Elks Lodge #2425. (City Clerk)
4. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 6/1/2022.** *Ordinance No. 3289-2022 – Adopting the Annual Budget, Salary Schedule and Employee Classification Plan for the Fiscal Year Commencing July 1, 2022 and Ending June 30, 2023 and Committing \$3,986,107 of General Fund, Fund Balance for Future Capital Improvements. (Administration)
5. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 6/1/2022.** *Ordinance No. 3290-2022 – Authorizing the Return of Funds Remaining from Completed or Canceled Capital Projects to the General, Airport Special Revenue and Water and Sewer Special Revenue Funds. (Administration)
6. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 6/1/2022.** *Ordinance No. 3291-2022 – Accepting and Appropriating Private Donations to the Kenai

Community Library for the Purchase of Programming Equipment and Library Materials.
(Administration)

7. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 6/1/2022.**
***Ordinance No. 3292-2022** – Increasing Estimated Revenues and Appropriations in the General Fund and Public Safety Capital Project Fund to Provide Supplemental Funding for the Fire Department Flooring Replacement Project. (Administration)
8. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 6/1/2022.**
***Ordinance No. 3293-2022** – Amending the Appendices to the Kenai Municipal Code to Delete Cemetery Regulations, Amending Title 24-Municipal Cemetery, to Include Certain Portions of the Appended Cemetery Regulations and Make Other Housekeeping Changes and Adopting a Kenai Municipal Cemetery Regulations Policy. (City Clerk)
9. **APPROVED UNANIMOUSLY. Action/Approval** – Special Use Permit to Pacific Star Seafoods, Inc. for 15,000 square feet of Apron for Aircraft Parking & Loading from June 1, 2022-July 31, 2022. (Administration)
10. **APPROVED UNANIMOUSLY. Action/Approval** – Second Amendment to Agreement for Janitorial Services with Reborn Again Janitorial Services. (Administration)
11. **APPOINTMENTS OF ALICE HECKERT, MICHAEL STRAUGHN, AND BRETT PERRY APPROVED. Action/Approval** – Confirmation of Mayoral Nominations for Appointment to the Council on Aging and Mini Grant Steering Committee. (Mayor Gabriel)
12. **BOARD OF ADJUSTMENT SCHEDULED FOR 6/20/2022. Discussion** – Scheduling a Board of Adjustment Appeal Hearing. (City Clerk)

H. **COMMISSION / COMMITTEE REPORTS**

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

I. **REPORT OF THE MAYOR**

J. **ADMINISTRATION REPORTS**

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

K. **ADDITIONAL PUBLIC COMMENT**

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

L. **EXECUTIVE SESSION**

M. **PENDING ITEMS**

N. **ADJOURNMENT**

O. INFORMATION ITEMS

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

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

Join Zoom Meeting

<https://us02web.zoom.us/j/86134600195>

Meeting ID: 861 3460 0195 **Passcode:** 368520

OR

Dial In: (253) 215-8782 or (301) 715-8592

Meeting ID: 861 3460 0195 **Passcode:** 368520



Meeting Agenda Planning Commission

Monday, May 9, 2022

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID 907 714 2200

The hearing procedure for the Planning Commission public hearings are as follows:

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

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

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

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

1. Time Extension Request
2. Planning Commission Resolutions
3. Plats Granted Administrative Approval

[KPB-4165](#) Cabin Hoppers Subdivision; KPB file 2021-160
Canyon Trails Amended Forquer 2021 Replat; KPB File 2021-016
Homewood Subdivision; KPB File 2021-162
Horse Creek Subd. 2021 Addition; KPB File 2021-099
Mackey Lake Subdivision Douglas Replat; KPB File 2021-109
Voznesenka 2020; KPB file 2020-016R1

Attachments: [C3. Administrative Approvals Packet](#)

4. Plats Granted Final Approval (KPB 20.10.040)
5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes

[KPB-4166](#) April 25, 2022 Planning Commission Meeting Minutes

Attachments: [C7. 042522 Minutes](#)

D. OLD BUSINESS

E. NEW BUSINESS

1. [KPB-4167](#) Building Setback Permit; PC Resolution 2022-19
Lot 17 Sunny Slope Subdivision Unit 1 (Plat HM 75-33)

Attachments: [E1. BSP Sunny Slope Packet](#)

2. [KPB-4168](#) Sewer Easement Alteration; KPB File 2022-041V
Fort Raymond Subdivision Replat No. 1 Lot 7A

Attachments: [E2. UEV Fort Raymond Packet](#)
3. [KPB-4169](#) Right-Of-Way Vacation; KPB File 2022-023Vr1
Vacate a portion of Paper Birch Lane & associated utility easements

Attachments: [E3. ROWV Paper Birch Packet](#)
[E3 - Comment KPB 2022-023RV1 Kemberling](#)
[E3 - Comment KPB 2022-023RV1 Morrison 2](#)
[E3 - Comment KPB 2022-023VR1 Morrison](#)
4. [KPB-4170](#) Conditional Use Permit PC Resolution 2022-06
Construction of a 10' chainlink fence within the 50' Habitat Protection
District of the Kenai River

Attachments: [E4. CUP Cushman Fence Packet](#)
[E4-PC Jefferies Comment](#)
5. [KPB-4171](#) Conditional Land Use Permit Modification; PC Resolution 2022-18
Tract A-1A Kalifornsky Center Subdivision

Attachments: [E5. CLUP - Peninsula Resources](#)
6. [KPB-4172](#) Ordinance 2021-19-51: Appropriating funds from the Land Trust Fund,
fund balance for a project to conduct soils investigations and land
planning on the 100-acre Unit 395, Juneau Bench, near Cooper
Landing

Attachments: [E6. Unit 395 Packet](#)
7. [KPB-4173](#) Ordinance 2022-10: Authorizing a three-party agreement and real
property lease with Verizon Wireless & Alaska Pipeline Company

Attachments: [E7. 3 Party Lease Agreement Packet](#)
8. [KPB-4174](#) Ordinance 2022-11: Authorizing emergency harvest of spruce bark
beetle impacted forestlands including spruce which are dying, or
susceptible to dying, and establishing a framework to guide forest
treatments.

Attachments: [E8. SSB Timber Harvest Packet](#)

9. [KPB-4175](#) Resolution 2022-XX: Classifying certain parcels of borough owned and borough managed land in the Point Possession, Nikiski, North Kenai, Soldotna, Sterling, Funny River, Cooper Landing, Hope, Moose Pass, Seward, Kalifornsky, Anchor Point, Happy Valley, Bear Cove and Beluga areas.

Attachments: [E9. Land Classification Packet](#)
[E9 Additional Agency Comments](#)
[E9 Snug Harbor Supporting Documentation](#)
[E9 Public Comment Through 5-6-22](#)

F. PLAT COMMITTEE REPORT

G. OTHER

H. PUBLIC COMMENT/PRESENTATION

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS NO ACTION REQUIRED

[KPB-4196](#) APC Meeting Minutes

Attachments: [MISC-PC_Cooper Landing APC_050422 Meeting Minutes_Draft](#)
[MISC-PC_Moose Pass APC_Meeting Minutes_Draft](#)

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held Monday, May 23, 2022 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

CONTACT INFORMATION KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

Fax: 907-714-2378

e-mail address: planning@kpb.us

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.

May 2, 2022

Kenai Waterfront Revitalization Assessment

Concepts Workshop

PREPARED FOR:



McKINLEY RESEARCH
GROUP, LLC

Celebrating 50 Years

Welcome

- Introductions
 - **McKinley Research Group**
 - Donna Logan, Senior Consultant, Project Manager
 - Katie Berry, Director of Economics and Research
 - **Corvus Design**
 - Chris Mertl, ASLA, Principal, Landscape Architect
 - **PND Engineers**
 - Alexandra West Jefferies, Senior Engineer

Attendees Introductions

Name, What are you looking forward to this summer?

Meeting Agenda

Summary of Community Visioning

Exercise: Have
other ideas?

Summary of Site Conditions

Opportunities and
Constraints

Summary of Economic Context

Considerations for
Opportunities
Exercise: Ranking
Ideas

Community Concepts Planning

Exercise: Put your
concepts on paper

Summary of Community Visioning

Visioning Process Overview

- Work session held February 24, 2022
- ~40 Kenai residents attended
- SWOT exercise and other facilitated exercises conducted
- Residents were invited to add feedback on City of Kenai website (~9 residents)
- Summary of key take-aways available:
https://www.kenai.city/sites/default/files/fileattachments/city_manager/page/14191/kenai_waterfront_revitalization_assessment_community_visioning_results.pdf

SWOT Summary

STRENGTHS Existing Internal Advantages	WEAKNESSES Existing Internal Disadvantages	OPPORTUNITIES Potential External Improvement	THREATS Potential Negative Impacts
<ul style="list-style-type: none"> • Location/access to Kenai River • Fishing location • Views of volcanoes • Wildlife viewing • Cultural and historic resources • Existing recreation facilities • Adjacent to City center and connectivity • Volume of visitors to area • Good commercial opportunities along Bridge Access Road 	<ul style="list-style-type: none"> • Sensitive habitat/permit restrictions • Underutilized site • Shore/bluff stabilization needed • Safety • Private ownership • Tidal influence/shallow water depths • Lack of public access throughout site • Aging and unused buildings/development • Bridge Access Road high traffic volumes/speed • Too far from City center • Improvements will be costly • Lack of utilities on site 	<ul style="list-style-type: none"> • Expand recreation • River boardwalk • New businesses/investments • City/private partnerships and incentives for development • Make waterfront public • New commercial and retail businesses • Facilities for non-dipnetters • Tourism opportunities • New housing • Expand commercial fishing • Increase/upgrade facilities to support sport fishing • Potential harbor development and improved river access • Repurpose empty buildings and under-developed land 	<ul style="list-style-type: none"> • Preserving a healthy river/fish • Weather and winter • Sewer/water utility challenges • Lack of interest and financing • Costs and funding • Economic challenges • Adjacent traffic congestion • River congestion/dipnet traffic • Sport fish vs. commercial fishing • Tidal challenges • High management and maintenance costs • Permitting and EPA requirements • Lack of community buy-in • City dock improvements/needs

Vision

The public desires and supports new development but not at the expense of impacting the existing uses, primarily the seafood plants, and the ability to access the Kenai River and its many resources.

The public wants revitalization to be authentic, protective of the river and natural environment, be accessible year-round, and provide economic opportunities.

There is a need to protect and celebrate the area's history, culture, and outstanding views of the river, surrounding landscape, wildlife, and volcanoes.

The phrase, "Build it for the locals, and the visitors will love it" is important in meeting these criteria.

Great Ideas

Consensus on **mixed-use**.

Limit development to **low impact** uses, such as recreation and water dependent uses, was a priority.

Create a **destination facility** or 'anchor tenant' such as a convention center, lodge, hotel, or other facility that meets local needs and draws visitors.

Support new businesses, such as restaurants, breweries, tackle shops, tour operators, and general commercial and retail

Support boardwalks, park and open space, campgrounds, and recreation, as well as expand and **improve river access** and the needed support facilities.

Integrate existing seafood plants into the overall revitalization effort would meet the community's desire to represent an **authentic working waterfront**.

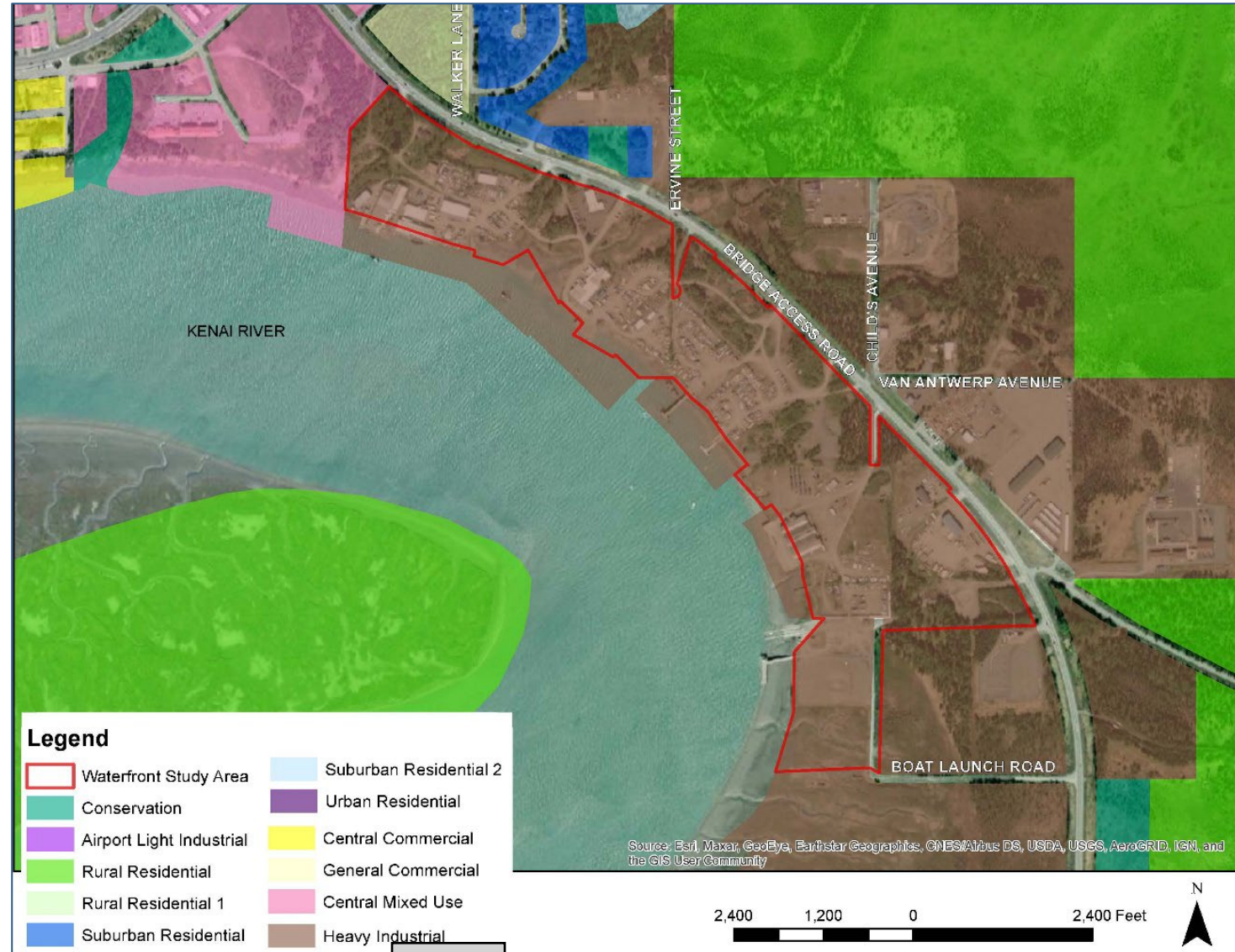
Exercise

What other ideas do you have for Kenai waterfront revitalization?

Summary of Site Conditions

Zoning

Heavy Industrial Use

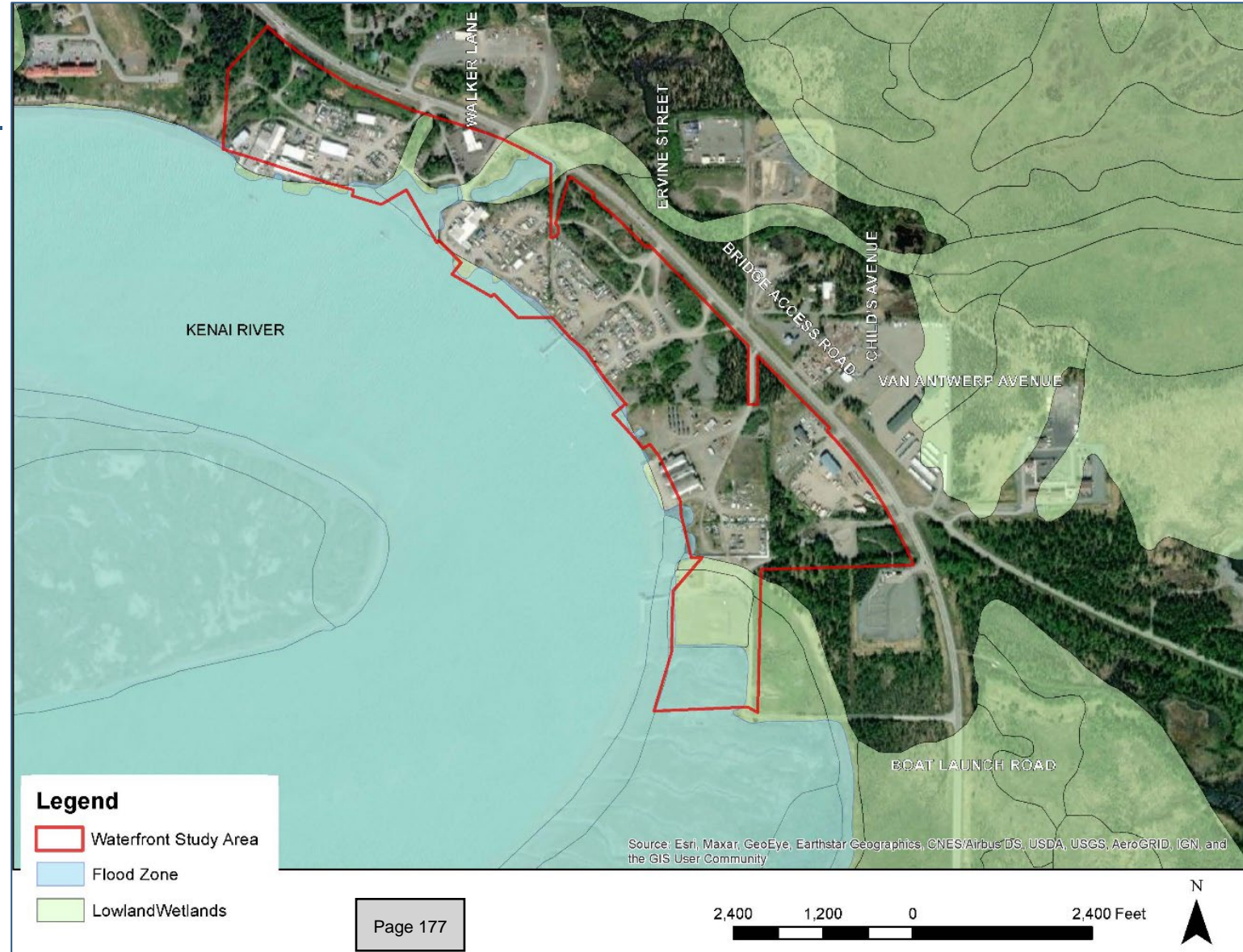


Hydrology

Riverside is a FEMA-regulated flood zone

Developed uplands above floodplain

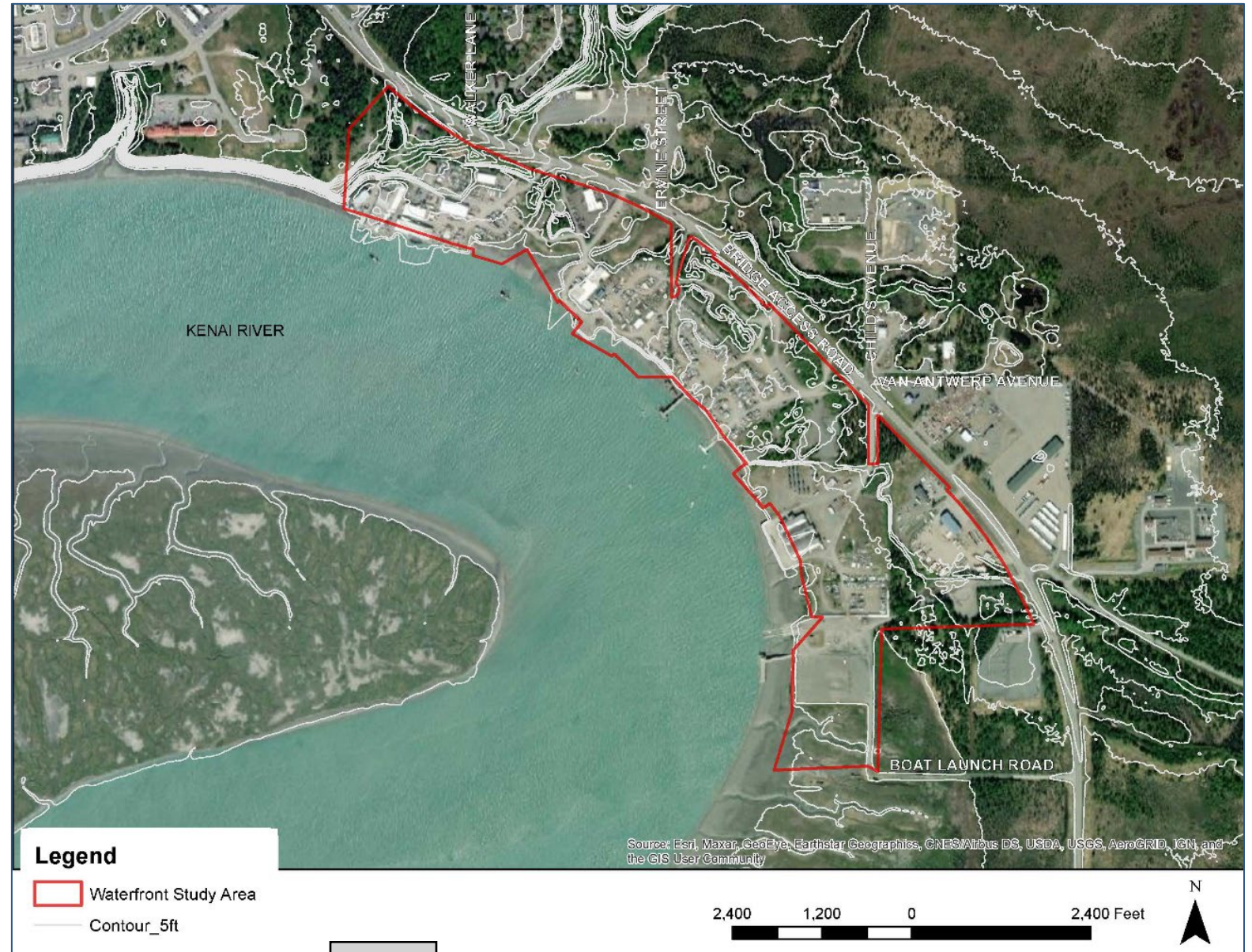
Wetlands/small drainage span the southern portion



Topography

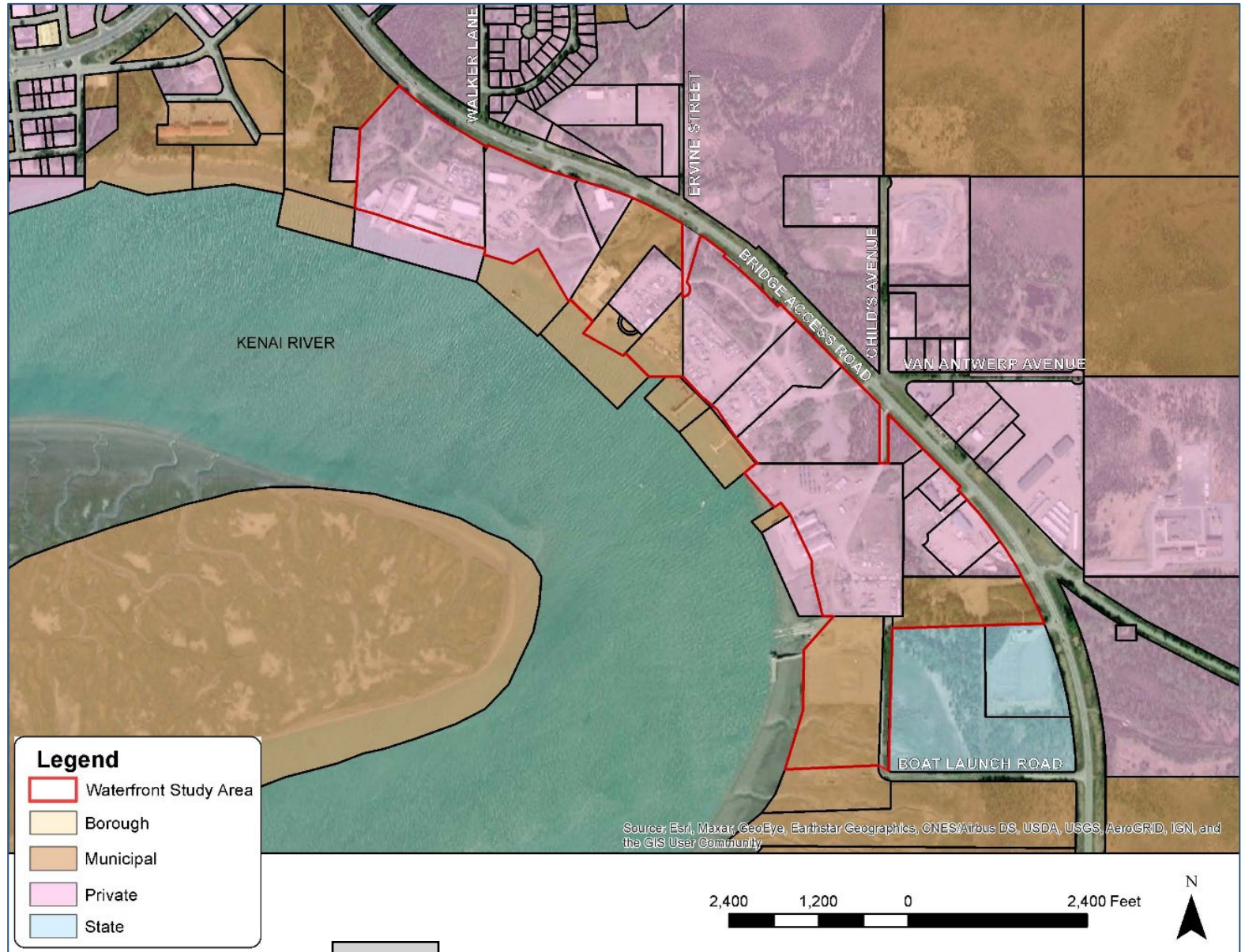
Soils in undeveloped area are poorly drained with high runoff rates

Developed areas have gravel surfacing



Land Ownership

City-owned parcel on southern edge includes gravel road access, parking (238 vehicles with trailers), dock, boat launch, restrooms, and an elevated viewing platform



Utilities

Water/sewer runs within Bridge Access Road ROW

No stormwater infrastructure

3-phase power E of Bridge Access

Gas main SW of Bridge Access Road



Access

- From Bridge Access Road - 2-lane highway, 45 and 55 mph
- City ROW along Boat Launch Road
- Other access within City ROW is through Childs Ave, accessing the Port of Kenai and through Ervin Circle that terminates at a municipal-owned parcel currently leased to a private user.
- Paved portion of Boat Launch Road off Bridge Access Road

Summary of Economic Context

Economic Context Highlights

- **Demographics**

- Kenai City population grew 4.6% (2017-2021);
- KPB grew 1.3% (2017-2021); 10% growth expected by 2045
- 19% of population identifies as Alaska Native
- Kenai City median age: 36.3 years

- **Economy**

- Kenai City average household income -- \$82,662
- Government jobs largest category of employment in KPB
- Oil industry jobs make up 4% of employment, but pay the highest wages
- Seasonal employment
- Seafood industry (sport fishing, commercial, personal use harvest)
- Visitor industry - Kenai/Soldotna welcomed 127,000 nonresident visitors in 2016 (most recent data)
 - Most popular activities were fishing, wildlife viewing, and hiking/nature walks

Economic Context Highlights

- **Recreation**

- Important for resident quality of life and visitor activity
 - Municipal Park, Kenai North and South Beach, Kenai Municipal Park Trails and Meeks Trails, Kenai Spur Highway, and others.

- **Visitor Attractions**

- Kenai River Flats and Wildlife Viewing Area
- Kenai Scenic Bluff Overlook Park
- Kenai Visitor and Cultural Center
- Old Town and other various sites

- **Conference and Meeting Spaces**

- 5 facilities that can seat more than 100 people for banquet-style event or meeting
- 5 facilities can host receptions for 180-400 people
- 3 facilities have some breakout room capacity
- ~250 conference-quality hotel rooms, including 5 hotels near downtown and Cannery Lodge

Great Ideas Considerations

Concept	Resident Use	Visitor Use	City Net Revenue	Zoning Change Needed	Detailed Feasibility Needed	Possible Public/Private Partnership
Boardwalk/ Non-motorized path	✓	✓	X	X	X	X
Brewery/Restaurant/ Retail	✓	✓	✓	✓	✓	✓
Convention Center	✓	✓	X	✓	✓	X
Park/Campground	✓	✓	X	✓	X	X
Boat Launch and Parking Improvements	✓	✓	X	X	X	X

Exercise

*Ranking ideas based
on economic context
and community vision*

Community Concepts Planning

Exercise

Putting ideas on paper

JOIN US TOMORROW

Open Studio – 8:00 am – 5:00 pm

Preferred Concepts Presentation 7:00 – 8:30 pm

KENAI CHAMBER OF COMMERCE AND VISITORS CENTER



McKINLEY RESEARCH
GROUP, LLC

McKinley Research Group, LLC is a team of respected professionals with 50 years experience providing research, consulting, and advisory services to clients seeking answers to questions and solutions to organizational complexities.

mckinleyresearch.com

May 3, 2022

Kenai Waterfront Revitalization Assessment

Concepts Refinement

PREPARED FOR:



McKINLEY RESEARCH
GROUP, LLC

Celebrating 50 Years

Welcome

- Introductions
 - **McKinley Research Group**
 - Donna Logan, Senior Consultant, Project Manager
 - Katie Berry, Director of Economics and Research
 - **Corvus Design**
 - Chris Mertl, ASLA, Principal, Landscape Architect
 - **PND Engineers**
 - Alexandra West Jefferies, Senior Engineer

Meeting Agenda

**Summary of
Community
Visioning**

**Summary of
Programming
& Community-
Developed
Concepts**

**Team-
Developed
Draft Concepts**

**Public Input on
Refinement of
Concepts**

Summary of Community Visioning

Vision

The public desires and supports new development but not at the expense of impacting the existing uses, primarily the seafood plants, and the ability to access the Kenai River and its many resources.

The public wants revitalization to be authentic, protective of the river and natural environment, be accessible year-round, and provide economic opportunities.

There is a need to protect and celebrate the area's history, culture, and outstanding views of the river, surrounding landscape, wildlife, and volcanoes.

The phrase, "Build it for the locals, and the visitors will love it" is important in meeting these criteria.

Great Ideas

Consensus on **mixed-use**.

Limit development to **low impact** uses, such as recreation and water dependent uses, was a priority.

Create a **destination facility** or 'anchor tenant' such as a convention center, lodge, hotel, or other facility that meets local needs and draws visitors.

Support new businesses, such as restaurants, breweries, tackle shops, tour operators, and general commercial and retail

Support boardwalks, park and open space, campgrounds, and recreation, as well as expand and **improve river access** and the needed support facilities.

Integrate existing seafood plants into the overall revitalization effort would meet the community's desire to represent an **authentic working waterfront**.

Programming (Facilities/Infrastructure)

- River boardwalk
- Trails and pathways
- Restaurants and retail
- Dock and boat launch improvements
- Hotel
- Performance area (stage, pavilion)
- Park and open space (shelters, picnic, benches)
- Natural areas
- Improved river access
- Viewing platforms for wildlife and people watching
- Education center
- Defined roads and traffic patterns
- Interpretive signs
- Restrooms
- Utility extension and improvements
- Kenai marketplace
- High tower for exceptional views
- Faster internet
- Statues and artwork
- Lighting for year-round use
- Wind breaks
- RV park and campground
- Co-working space
- Dock for food and drink pick-up by boats
- Brew pub
- Parking
- Tackle and fishing support shops
- Oyster bar
- Banquet and convention center
- Walking tours

Summary of Programming & Community-Developed Concepts

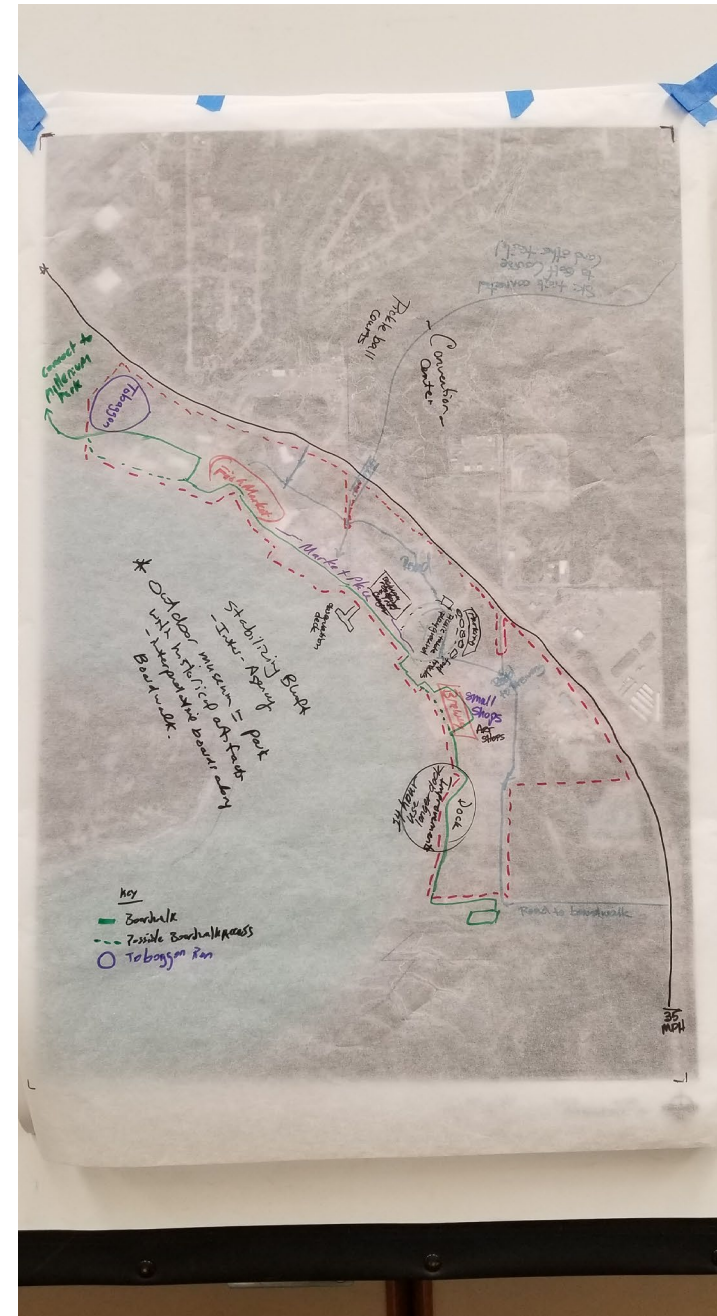
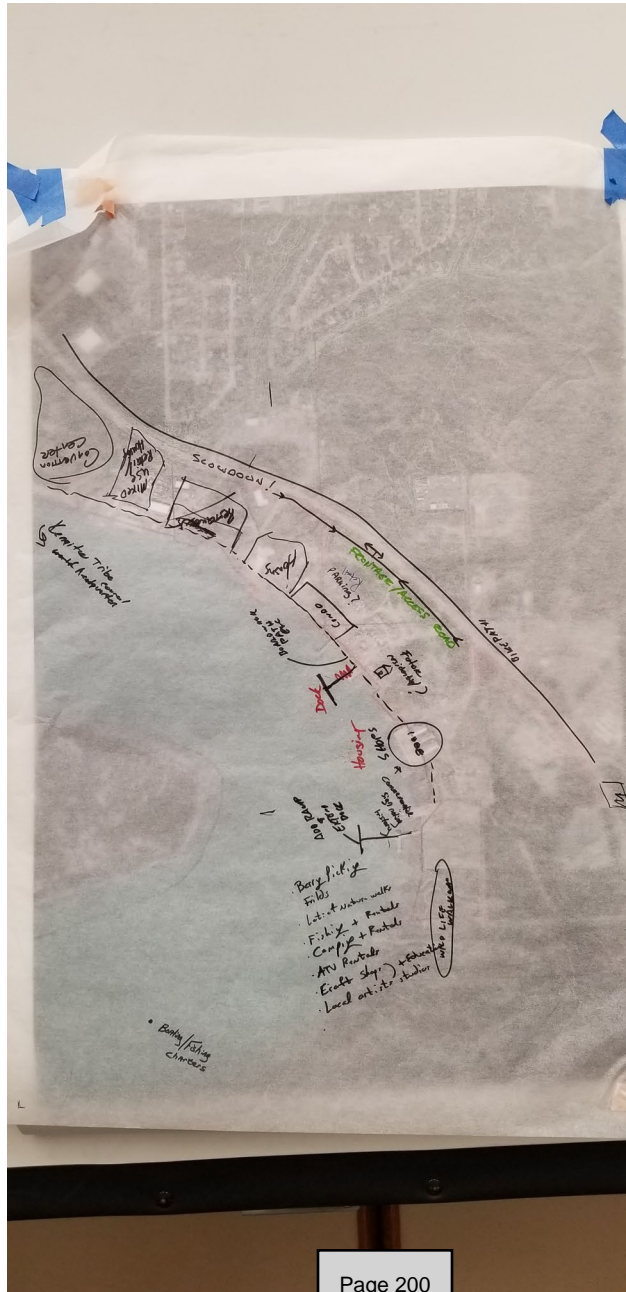
Community Concept Session



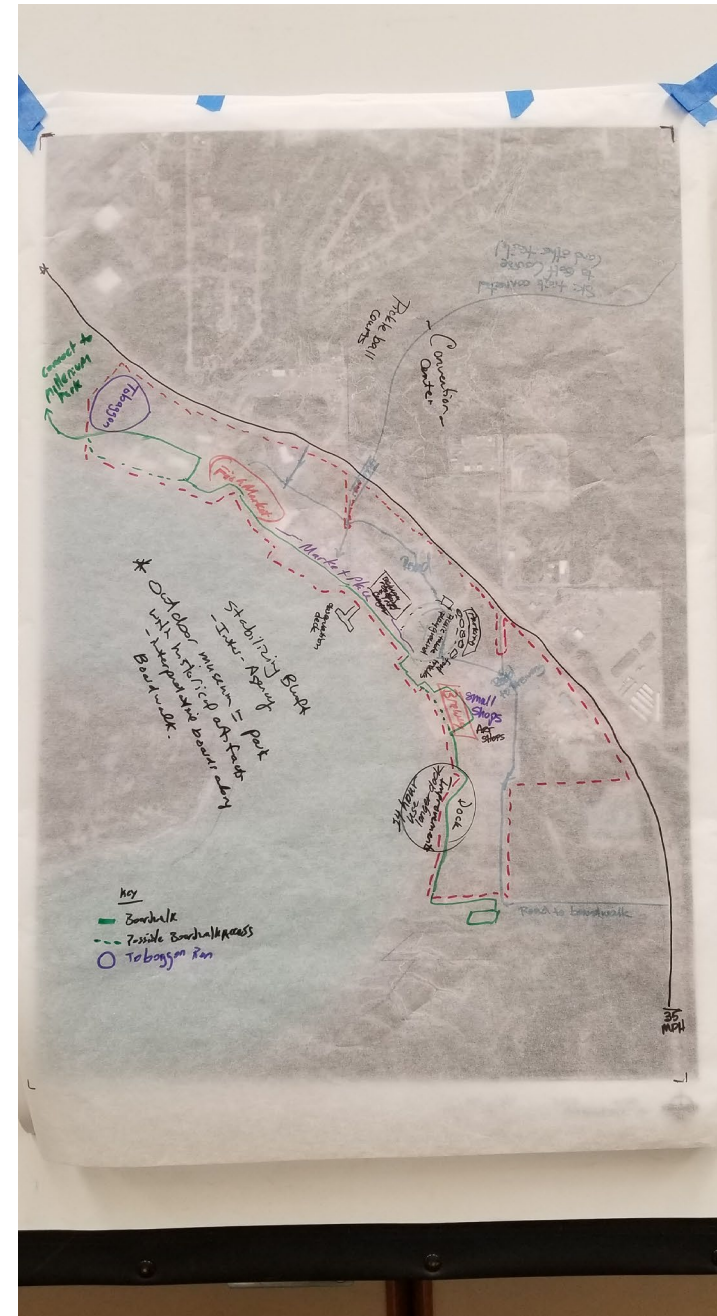
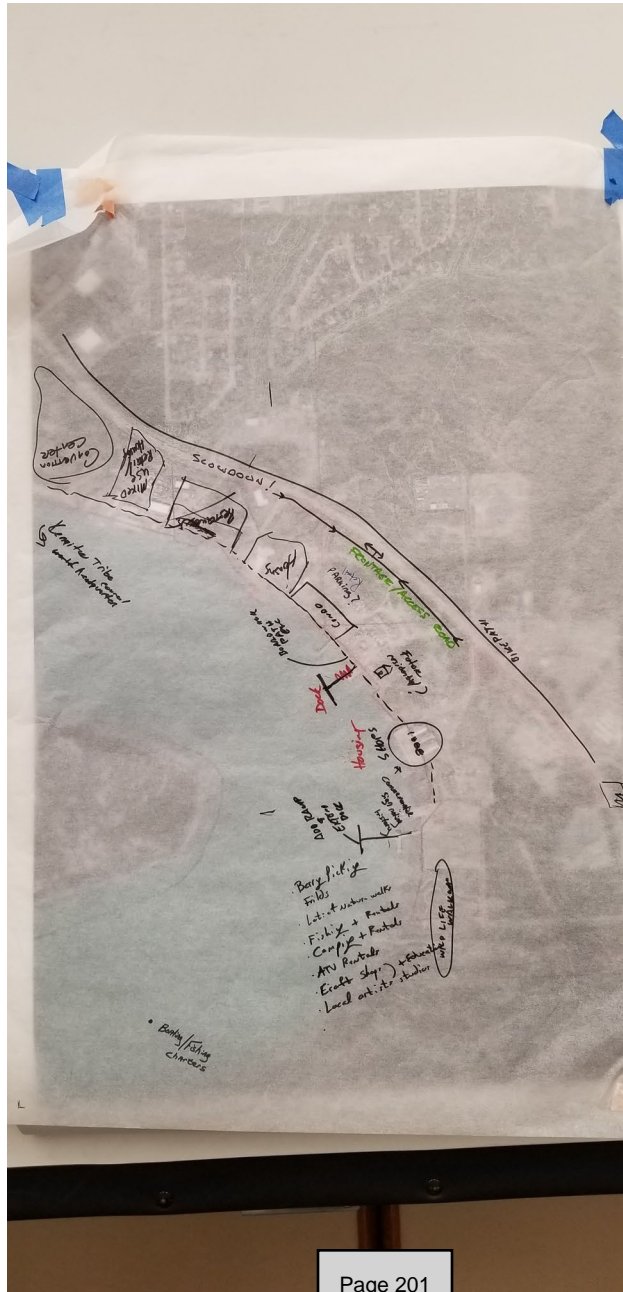
Community Concept Session



Community Concepts

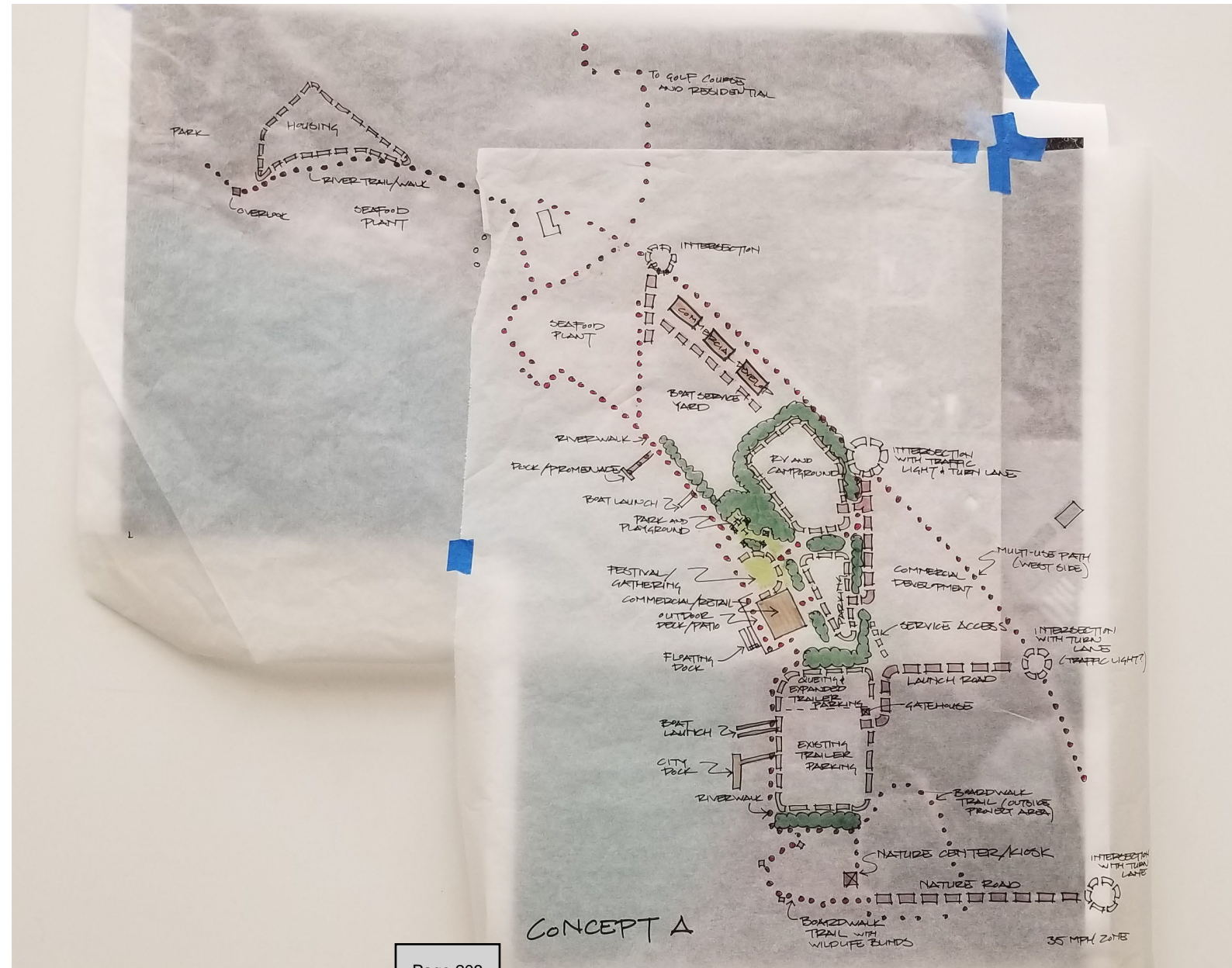


Community Concepts



Summary of Team-Developed Draft Concepts

Concept A



Concept B



Concept C



Exercise

Public Input on Refinement of Concepts

THANK YOU

Next Steps:

Further refinement and high-level feasibility assessment

Cost and funding analysis



McKINLEY RESEARCH
GROUP, LLC

McKinley Research Group, LLC is a team of respected professionals with 50 years experience providing research, consulting, and advisory services to clients seeking answers to questions and solutions to organizational complexities.

mckinleyresearch.com