



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

**April 29, 2026 – 7:00 PM**

**Kenai City Council Chambers**

**210 Fidalgo Avenue, Kenai, Alaska**

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

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

**Agenda**

**A. CALL TO ORDER**

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

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

**B. APPROVAL OF MINUTES**

1. \*Regular Meeting of March 25, 2026

**C. SCHEDULED PUBLIC COMMENT (*Public comment limited to ten (10) minutes per speaker*)**

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

**E. CONSIDERATION OF PLATS**

**F. PUBLIC HEARINGS**

1. Resolution No. PZ2026-04 - Rezone of Parcel 04106318, With a Physical Address of 6575 Kenai Spur Highway, From a Split Zone of Rural Residential and General Commercial to the Single Zoning District of General Commercial.
2. Resolution No. PZ2026-06 - Conditional Use Permit to Allow a Retail Marijuana Store.
3. Resolution PZ2026-08 - Rezone from Conservation to Suburban Residential Zoning District as Depicted on the Attached Boundary Map.

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

1. Action Approval - Transfer of Conditional Use Permit PZ2017-40, for the use of Marijuana Product Manufacturing

**I. REPORTS**

1. Planning Director
2. Commission Chair
- [3.](#) Kenai Peninsula Borough Planning
- [4.](#) City Council Liaison

**J. ADDITIONAL PUBLIC COMMENT (Public comment limited to five (5) minutes per speaker)**

**K. NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: May 13, 2026

**L. COMMISSION COMMENTS AND QUESTIONS**

**M. PENDING ITEMS**

**N. ADJOURNMENT**

**O. INFORMATIONAL ITEMS**

- [1.](#) Draft City of Kenai Parks and Recreation Master Plan

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

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

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

<https://us02web.zoom.us/meeting/register/aHgMV9KDQEe80u5jScfUsQ>

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING  
MARCH 25, 2026 – 7:00 P.M.  
KENAI CITY COUNCIL CHAMBERS  
210 FIDALGO AVE., KENAI, AK 99611  
CHAIR KEATON, PRESIDING**

**MINUTES**

**A. CALL TO ORDER**

A Regular Meeting of the Kenai Planning & Zoning Commission was held on March 25, 2026, in City Hall Council Chambers, Kenai, AK. Chair Keaton called the meeting to order at approximately 7:00 p.m.

**1. Pledge of Allegiance**

Chair Keaton led those assembled in the Pledge of Allegiance.

**2. Roll Call**

There were present:

Sonja Earsley	Alex Douthit, Vice Chair
Jeanne Keaton, Chair	Diane Fikes
Marty Askin	

Absent:

Gwen Woodard	Stacy Krause
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A quorum was present.

Also in attendance were:

Kevin Buettner, Planning Director  
Logan Parks, Deputy City Clerk

**3. Agenda and Consent Agenda Approval**

**MOTION:**

Commissioner Askin **MOVED** to approve the agenda and consent agenda. Commissioner Fikes **SECONDED** the motion.

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

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

**UNANIMOUS CONSENT** was requested.

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

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

**B. APPROVAL OF MINUTES**

1. \*Regular Meeting of March 11, 2026.

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

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

**E. CONSIDERATION OF PLATS**

1. **Resolution PZ2026-07** - Recommending that Preliminary Plat Black Gold Estates 2026 Vacation be Conditionally Approved.

**MOTION:**

Commissioner Earsley **MOVED** to approve Resolution PZ2026-07. Commissioner Fikes **SECONDED** the motion.

*[Clerk’s Note: Commissioner Douthit declared a conflict with Resolution PZ2026-07 as he was the applicant. Chair Keaton ruled a conflict did exist and Commissioner Douthit stepped away from the dais and abstained from voting on the Resolution.]*

Director Buettner read the staff report as provided in the packet.

Chair Keaton asked if there were any remote attendees wishing to speak. Chair Keaton asked if any Commissioners had any questions for the applicant.

Chair Keaton called for the vote.

*[Clerk’s Note: Although a vote was taken it was immediately followed by a Point of Order as the public hearing in chambers was never opened. The vote was out of order; therefore, stricken from the record.]*

Clarification was provided regarding the changes that were made since the previous application; and instructions were provided that when voting, Commissioners need to include their findings for the record.

Chair Keaton opened the public hearing.

Alex Douthit, applicant addressed the Commission noting that the original denial was based on unresolved right-of-way ownership; a perceived conflict of interest, which was no longer applicable; the City no longer required the right-of-way; staff supported the vacation; and additional costs would be borne by the landowner. He further clarified that the vacation would allow drainage issues to be addressed.

There was discussion regarding the historical purpose and ownership of the land.

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

**VOTE:**

- YEA: Keaton, Earsley, Fikes
- NAY: Askin
- ABSENT: Krause, Woodard
- ABSTENTION: Douthit

**MOTION PASSED.**

**F. PUBLIC HEARINGS - None.**

**G. UNFINISHED BUSINESS - None.**

**H. NEW BUSINESS - None.**

**I. REPORTS**

1. Planning Director

Planning Director Buettner reported on the following:

- FAA Section 106 findings related to fence replacement at the Airport were included under Informational Items for awareness.
- Upcoming schedule changes: no meeting on April 8, and the next meeting is April 29, 2026 due to Council meeting shift.

- Spring workload is increasing, with anticipation of starting seasonal activities soon.
2. Commission Chair - No report.
  3. Kenai Peninsula Borough Planning

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

**J. ADDITIONAL PUBLIC COMMENTS** - None.

**K. NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: April 29, 2026

**L. COMMISSION COMMENTS AND QUESTIONS**

**MOTION:**

Commissioner Douthit **MOVED** to excuse Commissioner Woodard's absence. Commissioner Askin **SECONDED** the motion.

**UNANIMOUS CONSENT** was requested.

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

There was appreciation for the Spring weather; Commissioners reminded to state their findings when voting on items brought to the Commission.

**M. PENDING ITEMS** - None.

**N. ADJOURNMENT**

**O. INFORMATIONAL ITEMS**

1. FAA Section 106 Findings

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:27 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of March 25, 2026.

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Logan Parks, Deputy City Clerk



**CITY OF KENAI  
PLANNING AND ZONING COMMISSION  
RESOLUTION PZ2026-04**

A RESOLUTION **RECOMMENDING** THE COMMISSION APPROVE A REZONE OF PARCEL 04106318, WITH A PHYSICAL ADDRESS OF 6575 KENAI SPUR HIGHWAY, FROM A SPLIT ZONE OF RURAL RESIDENTIAL (RR) AND GENERAL COMMERCIAL (CG) TO THE SINGLE ZONING DISTRICT OF GENERAL COMMERCIAL (CG).

WHEREAS, the Planning Department has identified that the parcel has more than one zoning district, known as split zoning; and,

WHEREAS, individual properties with multiple zones can cause ambiguity and confusion, hinder efficient development, and limit commercial financing opportunities; and,

WHEREAS, there are no provisions in the Kenai Zoning Code to address which zoning regulations may take precedence in the event of conflicting guidance; and,

WHEREAS, the property owners of the parcel have applied for and do not object to the proposed rezoning; and,

WHEREAS, amendments to the Official Zoning Map may be initiated by a majority of the property owners in the area to be rezoned, in accordance with Kenai Municipal Code (KMC) 14.20.270(b)(1)(A) Amendment Procedures; and,

WHEREAS, the area to be rezoned contains a minimum one (1) acre (excluding street or alley rights-of-way), unless the amendment enlarges an adjacent district boundary; and,

WHEREAS, the proposed rezone to the proposed zoning district would eliminate a split zoned parcel within the City; and,

WHEREAS, the proposed rezone would satisfy Section 2 of Resolution PZ2025-21, passed on June 25, 2025, allowing a replat of four lots into a single parcel; and,

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

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

WHEREAS, the Planning and Zoning Commission finds:

1. The rezone is consistent with the Imagine Kenai 2030 Comprehensive Plan and aligns with the Land Use Plan and addresses Goal 3 – *Land Use: Develop land use strategies to implement a forward-looking approach to community growth and development.*
2. The rezone would reduce confusion for landowners and administrative staff regarding allowable development on their parcels, allowing for the highest and best use of their land.
3. Administrative staff have developed procedures to ensure split zones do not occur in the future when land is subdivided or replatted.

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

**Section 1.** That Kenai City Council amend the Official Zoning Map as follows:

<u>Parcel #</u>	<u>Physical Address</u>	<u>Lot Size (acres)</u>	<u>Legal Description</u>	<u>Zoning</u>
04106318	6575 Kenai Spur Highway	4.33	Lot 2-A, Block F, Beaver Creek Alaska Subdivision Amended 2025 Replat	[RR/CG] <u>CG</u>

**Section 2.** That the Commission will forward its written recommendation to the Kenai City Council, along with all certified minutes and public records relating to the proposed amendment.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 29<sup>TH</sup> DAY OF APRIL, 2026.

\_\_\_\_\_  
Jeanne Keaton, Chair

ATTEST:

\_\_\_\_\_  
Logan Parks, Deputy City Clerk



# KENAI

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

**TO:** Planning and Zoning Commission

**THROUGH:** Kevin Buettner, Planning Director

**FROM:** Jessica See, Planning Technician

**DATE:** April 16, 2026

**SUBJECT:** Resolution PZ2026-04 – Rezone of a Parcel with Multiple Zones to Assign One Zoning District

**Request** The applicant is requesting a rezone of parcel 04106318, located at 6575 Kenai Spur Highway from a split zone of Rural Residential (RR) and General Commercial (CG) to the single Zoning District of General Commercial (CG).

**Staff Recommendation** Adopt Resolution PZ2026-04 recommending approval of a rezone of parcel 04106318, with a physical address of 6575 Kenai Spur Highway, from a split zone of Rural Residential (RR) and General Commercial (CG) to the single Zoning District of General Commercial (CG).

**Applicant:** Casey & Liana Gaze  
6575 Kenai Spur Highway  
Kenai, AK 99611

Parcel #	Physical Address	Lot Size	Legal Description	Zoning
04106318	6575 Kenai Spur Hwy	4.55 Acres	Lot 2-A Blk F, Beaver Creek AK Sub Amended 2025 Replat	[RR/CG] <u>CG</u>

## SUMMARY

In 2025, the property owner submitted for a replat combining Lots 2, 3, 14, & 15 of Beaver Creek Alaska Subdivision Amended, which has created a split zone on the now singular parcel. The replat was recommended for approval through Resolution PZ2025-21 on June 25, 2025, with the condition that if the Borough approved the replat, the zoning would need to be addressed. The southern half of the lot is zoned as Rural Residential (RR) while the northern half is zoned General Commercial (CG).

The purpose of the rezone is to assign one zoning district to the newly replatted parcel. This rezone will reduce ambiguity and confusion, ensuring clarity to its purpose and allowable development. As there are no provisions to determine which zone takes precedence, it is



determined this rezone would eliminate any confusion in the event of conflicting guidance.

There will be no non-conforming uses created by the completion of this rezone, it will simply enlarge the adjacent zoning district.

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

*Goal 3 – Land Use: Develop land use strategies to implement a forward-looking approach to community growth and development.*

- *LU-3: Review existing zoning and subdivision codes to determine if they address current and future land uses adequately.*

## **ANALYSIS**

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

The replatted parcel is under the ownership of the applicants. Both property owners jointly applied for the rezone; therefore, meeting the initiation of a rezone application and the area to be rezoned exceeds the required minimum size.

### **Existing and Proposed Zoning**

The existing zoning is split Rural Residential (RR) and General Commercial (CG) and the proposed zoning is CG. The intent for the proposed CG zone, outlined in KMC Section 14.20.120 states the following:

*The CG zone is established to provide for areas where a broad range of retail, wholesale, and service establishments is desirable. Uses are regulated to concentrate commercial development to the greatest extent possible and to prevent any uses which would have an adverse effect upon nearby properties. New single- and two (2) family residential uses and other noncommercial uses, except otherwise provided in this chapter, are not permitted in this zone as principal uses because it is intended that land classified in this zone be reserved for commercial purposes, and because a commercial zone is not suited to the uses excluded above.*

### **Comprehensive Plan – Land Use Classification**

The existing land use classification is General Commercial and the intent as outlined in *Imagine Kenai 2030 Comprehensive Plan* states the following:

*General Commercial is intended for retail, service, and office businesses that serve the Kenai and the larger region. General Commercial is appropriate for locations along the arterial road system. General Commercial type development requires larger parcels of land and access to a major road system. It is also intended to support smaller-scale businesses.*

### **Findings:**



The current property use is a 32-space recreational vehicle park, allowable with a Conditional Use Permit (CUP) pursuant to the Land Use Table in KMC 14.22.010. The CUP was granted by the Commission in 2021 and has remained in compliance with no recorded incidences.

The existing land use classification states a compatible mix of residential and commercial uses. It is anticipated that current and future development will be compatible to zoning code with the surrounding residential uses to the south and commercial along the Kenai Spur highway to the north, east, and west.

Staff finds that the proposed rezone will not impact the current use or CUP and is consistent with the land use classification as designated by the Comprehensive Plan and Kenai Municipal Code.

## **PUBLIC NOTICE**

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

No public comments have been received as-of-date.

## **STAFF RECOMMENDATION**

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Based on the findings and analysis in this staff report, Staff recommends the Planning & Zoning Commission recommend approval of the rezone request for the property located at 6575 Kenai Spur Highway from the split zone of Rural Residential and General Commercial (CG) to a singular zoning district of General Commercial (CG).

## **ATTACHMENTS**

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- Aerial Map
- Application
- Plat
- Zoning Map
- Land Use Plan Map





7  
KENAI SPUR HWY

04106318



BEAVER LOOP RD



# Rezoning Application

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

## PETITIONER

Name:	Casey Gaze & Liana Gaze						
Mailing Address:	6575 Kenai Spur	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	[REDACTED]						
Email:	[REDACTED]						

## PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (s):	04106318
Physical Address:	6575 Kenai Spur Hwy, Kenai, AK 99611
Legal Description:	Lot 2A, Block F, Beaver Creek Alaska Sub Amended 2025 Replat

## ZONING INFORMATION

Present Zone:	RR / CG
Proposed Zone:	CG

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

Owner replatted in 2025, which created a split zone. This will fix this split, as requested by PZ2025-21

## 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.	4.55	<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.	N/A	<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 - 1 owner
- 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

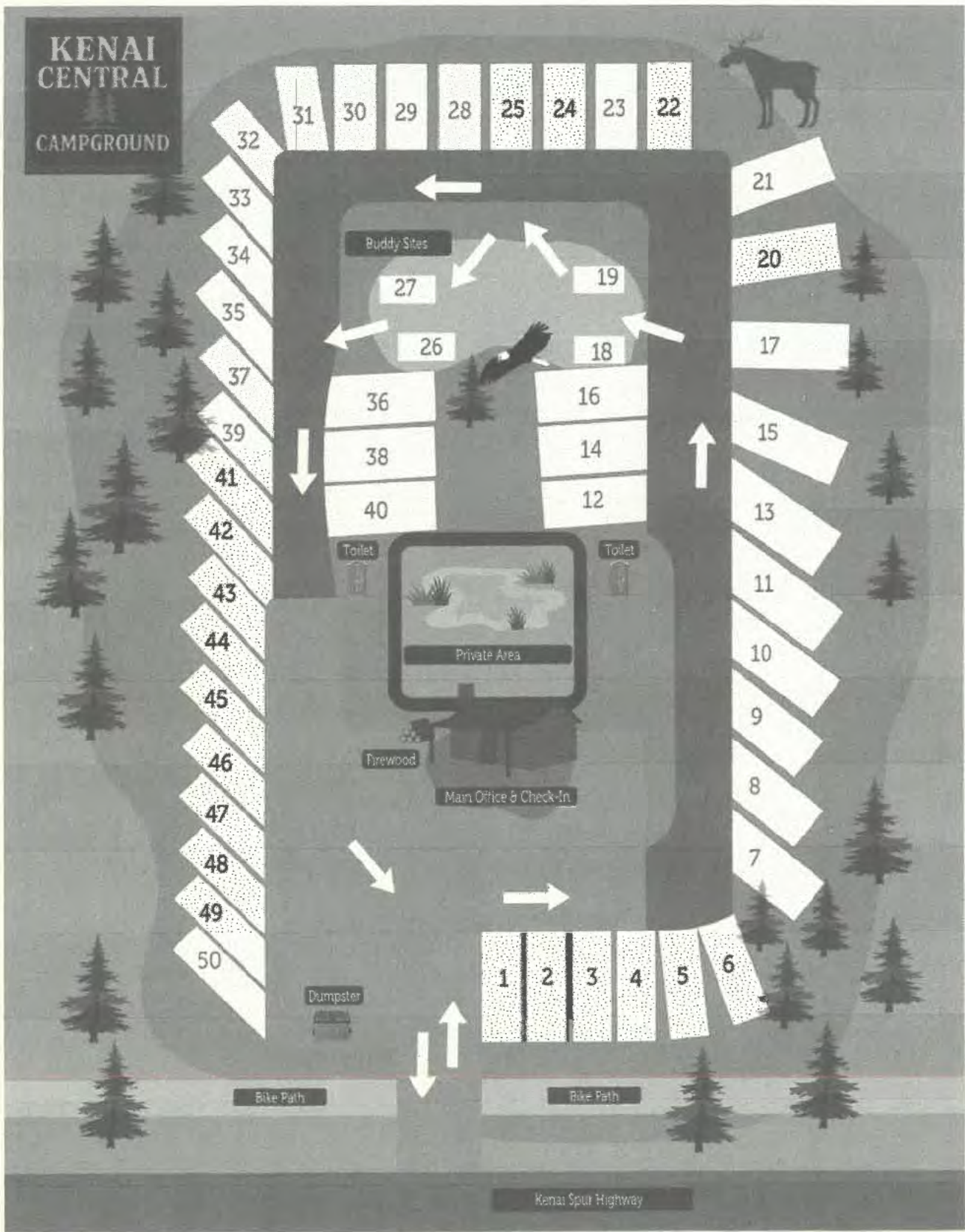
## PETITIONER'S SIGNATURE

Signature:			
Printed Name:	CASEY & LIANA GAZE	Date:	3/12/2026

For City Use Only

Date Application Fee Received:  
 PZ Resolution Number:

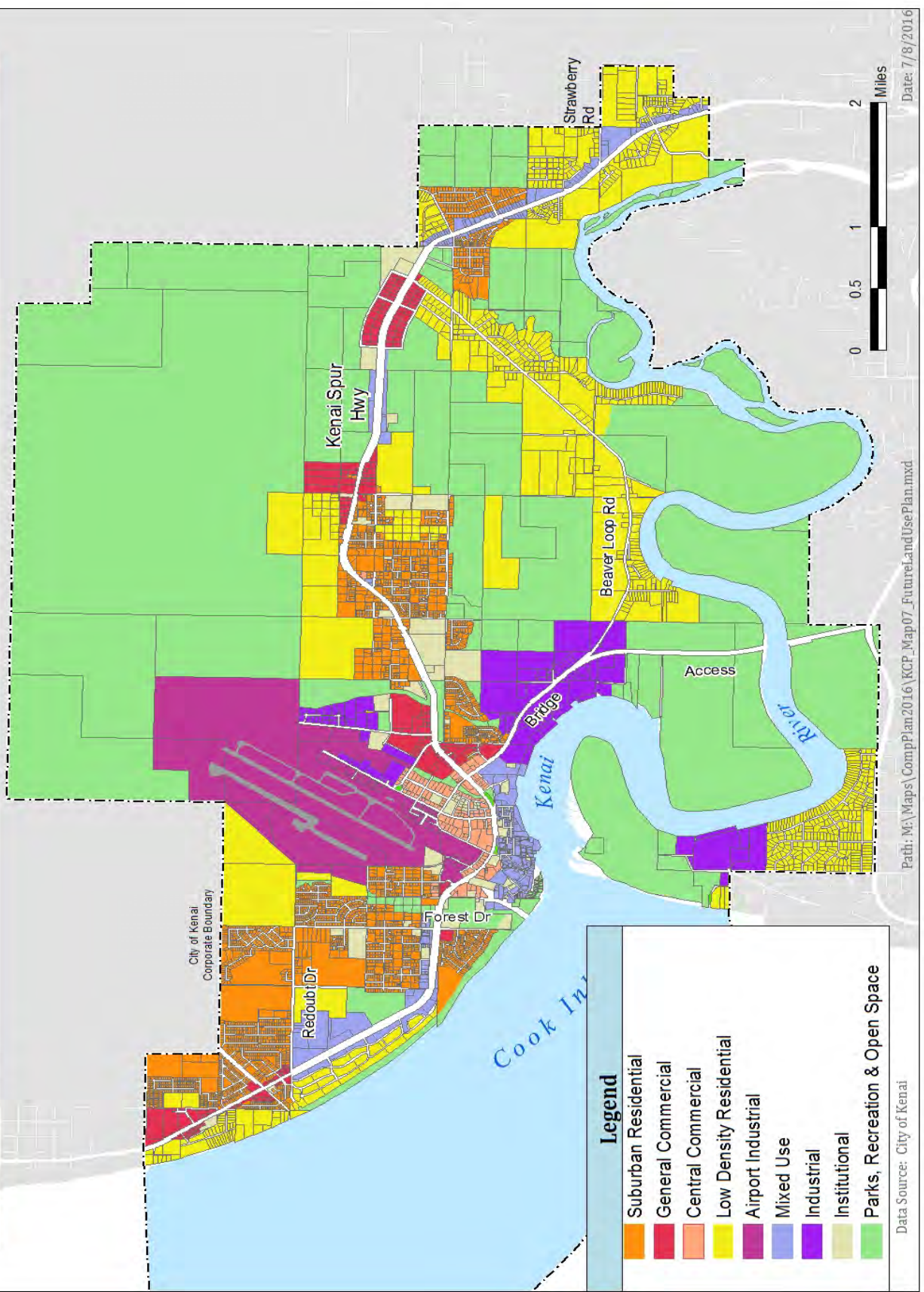
# KENAI CENTRAL CAMPGROUND





2016

Map 7. Land Use Plan



**From:** [Mike Lightner](#)  
**To:** [Planning Department](#)  
**Subject:** Re: 6575 Kenai Spur Highway Rezoning - Do Not Support  
**Date:** Monday, April 13, 2026 11:39:31 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Jessica,

I purchased my property in the area for residential use. By allowing businesses who have adjoining commercial spaces to buy up and rezone residential properties, we risk destroying the very family oriented neighborhoods we are trying to create. It is unfortunate this business owner had decided to extend their business into the residential area; however, there are lots of other commercial land in the area they could have purchased and used. Rather than rewarding them for potentially violating the existing zoning rules, they should be required to comply with the rules as they are written and seek to acquire other commercial properties, if they wish to expand.

My opinion,

Mike

On Mon, Apr 13, 2026 at 10:10 AM Planning Department <[planning@kenai.city](mailto:planning@kenai.city)> wrote:

Good morning again!

Would you be willing to provide a little more detail on the reasoning behind your opposition? Just to give some more information on this one –

The property owner owned the four parcels that the campground was built on and then submitted a replat to combine them into one parcel. This created a split zone as the 2 southern lots were zoned residential and the two northern lots were zoned as general commercial. The applicant is submitting a rezone to make it all one zone as it cannot be left as a split zone. The remaining lots around it will remain as they are currently zoned with residential to the south and commercial along the Kenai Spur Highway. This allows for businesses to build along the busier frontage road and leave the lots away from the highway to continue to serve as rural neighborhood lots.



It will be helpful if you could provide a little more insight as to why you oppose the rezone for me to present to the Commission. Regardless of whether or not you provide additional detail, I again appreciate you reaching out with your testimony regarding the proposed rezone, we truly appreciate the input!

Sincerely,

Jessica See

Planning Technician

(907) 283-8237

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



**From:** Mike Lightner <[dare2dreamleadership@gmail.com](mailto:dare2dreamleadership@gmail.com)>  
**Sent:** Saturday, April 11, 2026 12:13 PM  
**To:** Planning Department <[planning@kenai.city](mailto:planning@kenai.city)>  
**Subject:** 6575 Kenai Spur Highway Rezoning - Do Not Support

Good Afternoon,

As a property owner in the area, I do not support the rezoning of 6575 Kenai Spur Highway from rural residential and general commercial to commercial general.

Please let me know if any additional information is needed,

Mike

--

Mike T. Lightner

President

Dare2Dream Leadership Development LLC

(907) 782-8925

[www.d2dleadership.com](http://www.d2dleadership.com)

My books on Amazon: <https://amzn.to/3qAgHD9>

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Mike T. Lightner

President

Dare2Dream Leadership Development LLC

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My books on Amazon: <https://amzn.to/3qAgHD9>





**CITY OF KENAI  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ2026-06**

A RESOLUTION RECOMMENDED THE APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW FOR A RETAIL MARIJUANA STORE.

APPLICANT: David Parker

PROPERTY ADDRESS: 6384 Kenai Spur Highway

LEGAL DESCRIPTION: Lot 12, Block B, Beaver Creek Alaska Subdivision Amended

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04106212

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on February 26, 2026; and,

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

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on April 29, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds:

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

Findings: The General Commercial Zone, as outlined in KMC 14.20.120, is established to provide for areas where a broad range of retail, wholesale, and service establishments is desirable. Uses are regulated to concentrate commercial development to the greatest extent possible and to prevent any uses which would have an adverse effect upon nearby properties.

As proposed, the Commercial Marijuana Establishment (CME) would consist of an approximately 257 square-foot Retail Marijuana Store, located within an approximate 3,680 square-foot building. 333 square-feet will be used for product storage, and the remaining square footage will be divided into leasable retail spaces.

Primary access to the subject CME would be from the Kenai Spur Highway, which is classified by the State of Alaska Department of Transportation and Public Facilities as a Principal Arterial. A Principal Arterial road serves activity centers of statewide significance including airports, seaports, colleges, medical complexes, military bases, recreational

areas, and industrial and commerce centers; carry a high proportion of urban travel on minimal mileage; and accommodate trips entering and leaving urban areas and movements through the urban areas.

Designated parking, following the regulations set forth in KMC 14.20.250 will be located on-site.

Staff finds it reasonable the proposed retail marijuana store would be consistent with the purpose of KMC 14.20.150 and the intent of the General Commercial Zoning District given the compliance of all federal, state, and local regulations.

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

Findings: The proposed development must comply with the requirements of KMC 14.20.330 – Standards for Commercial Marijuana Establishments. In addition, the proposed development must also comply with Alaska Statute 17.38, an Act to Tax and Regulate the production, Sale, and Use of Marijuana, as well as Alaska Administrative Code, Title 3, Marijuana Control Board, Omnibus licensure requirements and procedures for marijuana establishments.

Pursuant to KMC 14.20.010 – Land Use Table, a retail marijuana store may be established in the General Commercial Zone with a Conditional Use Permit. In addition, KMC 14.20.330 – Standards for Commercial Marijuana establishments, provisions have been put in place to help mitigate impacts to the value of adjoining property and surrounding neighborhoods.

Provided that all conditions required by the State of Alaska and the City of Kenai are followed, Staff does not find that the value of the adjoining properties and neighborhoods will be significantly impaired.

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

Findings: The subject parcel is defined in the 2016 Comprehensive Plan as General Commercial. The plan defines CG as:

*General Commercial is intended for retail, service, and office businesses that serve the Kenai and the larger region. General Commercial is appropriate for locations along the arterial road system. General Commercial-type development requires larger parcels of land and access to a major road system. It is also intended to support smaller-scale businesses.*

The surrounded lots are currently all vacant with the northern lots being zoned as Rural Residential, and the lots to the east, west, and south, zoned as Limited Commercial.

Staff finds that the proposed use meets is in harmony with the Comprehensive Plan both as currently zoned.

The proposed reinvigoration of the property is consistent and in harmony with several goals in the 2016 Comprehensive Plan.

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

**Goal 2** – Economic Development: Provide economic development to support the fiscal health of Kenai.

Objective ED-1

Promote projects that create workforce development opportunities.

Objective ED-2

Implement business-friendly regulations, taxation, and incentives to create a stable, positive climate for private investment.

Objective ED-5

Promote adaptive reuse of vacant commercial buildings in the city center and along the Kenai Spur Highway.

**Goal 3** – Land Use is to develop land use strategies to implement a forward-looking approach to community growth and development.

Objective LU-5

Support development at emerging community “centers” that lie outside the major employment centers but provide a mix of retail, service, and residential uses.

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

Findings: The subject property is accessed via a paved, State of Alaska maintained arterial road. The lot is currently serviced by City water and has private on-site septic. Additionally there is access to natural gas, electricity, and telephone services.

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

Findings: The proposed use is to establish and operate a Commercial Marijuana Establishment consistent of a retail marijuana store and on-site marijuana storage. CME’s are required to strictly adhere to a variety of federal laws, state statutes, and city municipal codes in regard to sales, odor emissions, health, and safety. Additionally, CME’s require the approval and issuance of a Retail Marijuana Store license from the State of Alaska Marijuana Control Board.

With regard to buffer distances discussed in KMC 14.20.330(f)(1), the proposed CME would not be located within 1,000 feet of any primary or secondary school (Kindergarten – 12th grade) or within 500 feet of any vocational program, post-secondary school, including but not limited to trade, technical, or vocational schools, colleges, or universities. In addition, it would not be within 500 feet of any recreation or youth centers, correctional facilities, churches, and state licensed substance abuse treatment facilities providing substance abuse treatment.

Given the multiple-agency regulations and requirements, Staff does not find that the proposed use would have a harmful impact to the public safety, health, or welfare.

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

Findings: No additional or specific conditions are deemed necessary to fulfill the above-mentioned criteria.

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

**Section 1.** That a conditional use permit is granted to allow for a Retail Marijuana Store on Lot 12, Block B, of Beaver Creek Alaska Subdivision Amended, with a street address of 6384 Kenai Spur Highway.

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

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Prior to beginning construction, a building permit must be issued by the Building Official for the City of Kenai.
3. Prior to starting operations, a landscape/site plan must be reviewed and approved by the Planning Director.
4. Prior to operation, the applicant shall submit a copy of the approved and fully executed license from the Alaska Alcohol & Marijuana Control Board. The applicant shall comply with all regulations as stipulated by the Control Board.
5. All standards for Commercial Marijuana Establishments found in KMC 14.20.330 must be maintained.
6. Pursuant to Kenai Municipal Code Section 14.20.150(f) the applicant shall submit an annual report to the City of Kenai, due no later than December 31 of each year.
7. The applicant will meet with City Staff for on-site inspections when requested.
8. If there is a change of use for the above described property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5)
9. Failure to provide documentation to the City of adhere to the conditions required shall be grounds for the suspension or revocation of the Conditional Use Permit.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,  
THIS 29<sup>TH</sup> DAY OF APRIL, 2026.

---

Jeanne Keaton, Chair

ATTEST:

---

Logan Parks, Deputy City Clerk



# STAFF REPORT

PLANNING & ZONING DEPARTMENT

**TO:** Planning and Zoning Commission  
**FROM:** Kevin Buettner, Planning Director  
**THROUGH:** Jessica See, Planning Technician  
**DATE:** April 16, 2026  
**SUBJECT:** Resolution PZ2026-06 – Conditional Use Permit to Allow a Retail Marijuana Establishment.

---

**Request** The applicant is requesting a Conditional Use Permit to Operate a Retail Marijuana Store.

**Staff Recommendation** Adopt Resolution PZ2026-06 Approving a Conditional Use Permit for the Operation of a Retail Marijuana Store.

---

Applicant	David Parker
Property Owners	David Parker
Legal Description	Lot 12, Block B, Beaver Creek Alaska Subdivision Amended
Building Address	6384 Kenai Spur Highway
KPB Parcel ID	04106212
Lot Size (acreage)	41,382 square-feet (0.95 Acres)
Zoning	General Commercial (CG)
Current Property Use	Vacant
Current Building Use	Vacant
Land Use Plan	General Commercial (CG)

## SUMMARY

---

This is an application for the operation of a Commercial Marijuana Establishment (CME). The proposed retail marijuana store would contain an approximately 257 square-foot retail space and an approximately 333 square-foot product storage area with the remaining square-footage of the remodeled/expanded current structure being divided into spaces to be used for commercial lease. The subject CME would be located within an existing structure that is being remodeled and expanded, located on an approximately 0.95-acre lot.

## ANALYSIS

---

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

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

**Findings:** The subject parcel is zoned General Commercial (CG). Pursuant to Ordinance 2870-2016 approved by City Council on January 20, 2016 with an effective date of February 19, 2016, a Retail Marijuana Store may be established and operated under a Conditional Use Permit within the CG zone.

*The CG Zone is established to provide for areas where a broad range of retail, wholesale, and service establishments is desirable. Uses are regulated to concentrate commercial development to the greatest extent possible and to prevent any uses which would have an adverse effect upon nearby properties.*

As proposed, the Commercial Marijuana Establishment (CME) would consist of an approximately 257 square-foot Retail Marijuana Store, located within an approximate 3,680 square-foot building. 333 square-feet will be used for product storage, and the remaining square footage will be divided into leasable retail spaces.

Primary access to the subject CME would be from the Kenai Spur Highway, which is classified by the State of Alaska Department of Transportation and Public Facilities as a Principal Arterial. A Principal Arterial road serves activity centers of statewide significance including airports, seaports, colleges, medical complexes, military bases, recreational areas, and industrial and commerce centers; carry a high proportion of urban travel on minimal mileage; and accommodate trips entering and leaving urban areas and movements through the urban areas.

Designated parking, following the regulations set forth in KMC 14.20.250 will be located on-site.

Staff finds it reasonable the proposed retail marijuana store would be consistent with the purpose of KMC 14.20.150 and the intent of the General Commercial Zoning District given the compliance of all federal, state, and local regulations.

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

**Findings:** The proposed development must comply with the requirements of KMC 14.20.330 – Standards for Commercial Marijuana Establishments. In addition, the proposed development must also comply with Alaska Statute 17.38, an Act to Tax and Regulate the Production, Sale, and Use of Marijuana, as well as Alaska Administrative Code, Title 3, Marijuana Control Board, Omnibus licensure requirements and procedures for marijuana establishments.

Pursuant to KMC 14.20.010 – Land Use Table, a retail marijuana store may be established in the General Commercial Zone with a Conditional Use Permit. In addition, KMC 14.20.330 – Standards for Commercial Marijuana establishments, provisions have been put in place to help mitigate impacts to the value of adjoining property and surrounding neighborhoods.

Provided that all conditions required by the State of Alaska and the City of Kenai are followed, Staff does not find that the value of the adjoining properties and neighborhoods will be significantly impaired.

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

**Findings:** The subject parcel is defined in the 2016 Comprehensive Plan as General Commercial. The plan defines CG as:

*General Commercial is intended for retail, service, and office businesses that serve the Kenai and the larger region. General Commercial is appropriate for locations along the arterial road system. General Commercial-type development requires larger parcels of land and access to a major road system. It is also intended to support smaller-scale businesses.*

**RELEVANT GOALS**

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

**Goal 2 – Economic Development:** Provide economic development to support the fiscal health of Kenai.

Objective ED-1

*Promote projects that create workforce development opportunities.*

Objective ED-2

*Implement business-friendly regulations, taxation, and incentives to create a stable, positive climate for private investment.*

Objective ED-5

*Promote adaptive reuse of vacant commercial buildings in the city center and along the Kenai Spur Highway. This business would occupy a vacant building along the Kenai Spur Highway and would support a business moving from the Borough into the City of Kenai.*

**Goal 3 – Land Use** is to develop land use strategies to implement a forward-looking approach to community growth and development.

**Objective LU-5**

*Support development at emerging community “centers” that lie outside the major employment centers but provide a mix of retail, service, and residential uses.*

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

**Findings:** The subject property is accessed via a paved, State of Alaska maintained arterial road. The lot is currently serviced by City water and has private on-site septic. Additionally there is access to natural gas, electricity, and telephone services.

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

**Findings:** The proposed use is to establish and operate a Commercial Marijuana Establishment consistent of a retail marijuana store and on-site marijuana storage. CME's are required to strictly adhere to a variety of federal laws, state statutes, and city municipal codes in regard to sales, odor emissions, health, and safety. Additionally, CME's require the approval and issuance of a Retail Marijuana Store license from the State of Alaska Marijuana Control Board.

With regard to buffer distances discussed in KMC 14.20.330(f)(1), the proposed CME would not be located within 1,000 feet of any primary or secondary school (Kindergarten – 12<sup>th</sup> grade) or within 500 feet of any vocational program, post-secondary school, including but not limited to trade, technical, or vocational schools, colleges, or universities. In addition, it would not be within 500 feet of any recreation or youth centers, correctional facilities, churches, and state licensed substance abuse treatment facilities providing substance abuse treatment.

Given the multiple-agency regulations and requirements, Staff does not find that the proposed use would have a harmful impact to the public safety, health, or welfare.

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

**Findings:** No additional or specific conditions are deemed necessary to fulfill the above-mentioned criteria.

## **PUBLIC NOTICE**

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Pursuant to Kenai Municipal Code 14.20.330(c) notices of the public hearing for the proposed conditional use permit were mailed to property owners within a one thousand-foot (1,000') periphery of the subject property to meet the required minimum of 30 different property owners being notified. City staff published notice of the public hearing in the *Peninsula Clarion* at least seven (7) days prior to the date of the hearing. City staff submitted an Affidavit of Posting verifying

a sign was placed on the parcel with information on the public hearing for the conditional use permit amendment request.

As of the date of this staff report, public comments have been received and are included within this packet.

## **STAFF RECOMMENDATION**

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Staff finds that the proposed use of a retail marijuana store on Lot 12, Block B, Beaver Creek Alaska Subdivision Amended, located at 6384 Kenai Spur Highway meets the criteria and conditions for issuance of a Conditional Use Permit as set forth in subsections (e)(1) through (e)(6) of Kenai Municipal Code (KMC) 14.20.150 and KMC 14.20.330 Standards for Commercial Marijuana Establishments, and hereby recommends that the Planning and Zoning Commission adopt Resolution PZ2026-06 approving the Conditional Use Permit, subject to the following conditions:

1. Further development of the property shall conform to all State and local regulations.
2. Prior to beginning construction, a building permit must be issued by the Building Official for the City of Kenai.
3. Prior to starting operations, a landscape/site plan must be reviewed and approved by the Planning Director.
4. Prior to operation, the applicant shall submit a copy of the approved and fully executed license from the Alaska Alcohol & Marijuana Control Board. The applicant shall comply with all regulations as stipulated by the Control Board.
5. All standards for Commercial Marijuana Establishments found in KMC 14.20.330 must be maintained.
6. Pursuant to Kenai Municipal Code Section 14.20.150(f) the applicant shall submit an annual report to the City of Kenai, due no later than December 31 of each year.
7. The applicant will meet with City Staff for on-site inspections when requested.
8. If there is an expansion or change of use for the above described property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5)
9. Failure to provide documentation to the City or adhere to the conditions required shall be grounds for the suspension or revocation of the Conditional Use Permit.

## **ATTACHMENTS:**

---

Aerial Map  
Application  
Buffer Maps





# Conditional Use Permit Application

**RECEIVED** 2/26/26  
**SCANNED** 2/26/26  
 City of Kenai  
 Planning and Zoning Department  
 210 Fidalgo Avenue  
 Kenai, AK 99611  
 (907) 283-8200  
 planning@kenai.city  
 www.kenai.city/planning

### PROPERTY OWNER

Name:	David Parker		
Mailing Address:	P.O. Box 1462		
City:	Sterling	State:	AK Zip Code: 99672
Phone Number(s):	[REDACTED]		
Email:	[REDACTED]		

### PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:			
Mailing Address:			
City:		State:	Zip Code:
Phone Number(s):			
Email:			

### PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	
Physical Address:	6384 Kenai Spit Hwy.
Legal Description:	
Zoning:	commercial
Acres:	1+

### CONDITIONAL USE DESCRIPTION

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

How is this property currently being used?	N/A
Conditional Use Requested for (attach additional sheets if necessary):	

A portion is to be used as Retail marijuana store. The other portions are for lease (commercial uses)

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

The zoning is commercial. Therefore retail space is appropriate.

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

The property currently has no adjacent neighbors.

Use of surrounding property - north:	not in use
Use of surrounding property - south:	not in use
Use of surrounding property - east:	not in use
Use of surrounding property - west:	Kenai Spar Hwy

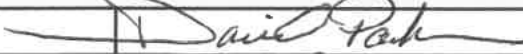
Explain how the conditional use is in harmony with the City's Comprehensive Plan:  
 A Retail Marijuana store must comply with state thorough and City set-back requirements a retail store in this area is in harmony with the City Plan

Are public services and facilities on the property adequate to serve the proposed conditional use?  
 Yes the property has Power, Gas, city water and on site septic system.

Explain how the conditional use will not be harmful to public safety, health, or welfare:  
 Fat Tops is a well established Retail Company with 3 locations. The properties are clean and well kept. We have had a positive impact on the communities we serve.

Are there any measures with access, screening, site development, building design, or business operation that will lessen potential impacts of the conditional use to neighbors?  
 None at All.

**AUTHORITY TO APPLY FOR CONDITIONAL USE:**  
 I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 14 of the Kenai Municipal Code. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.

Signature:  Date: 2/26/26  
 Print Name: David Parker Title/Business: member/owner

For City Use Only Date Application Fee Received:  
 PZ Resolution Number:

**Alaska Department of Commerce, Community, and Economic Development**

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

This is to certify that the owner

FAT TOPS, LLC.

is licensed by the department to do business as

**FAT TOPS, LLC.**

PO BOX 1462, STERLING, AK 99672

for the period

June 27, 2025 to December 31, 2026  
for the following line(s) of business:

11 - Agriculture, Forestry, Fishing and Hunting; 42 - Wholesale Trade; 44-45 - Retail Trade



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

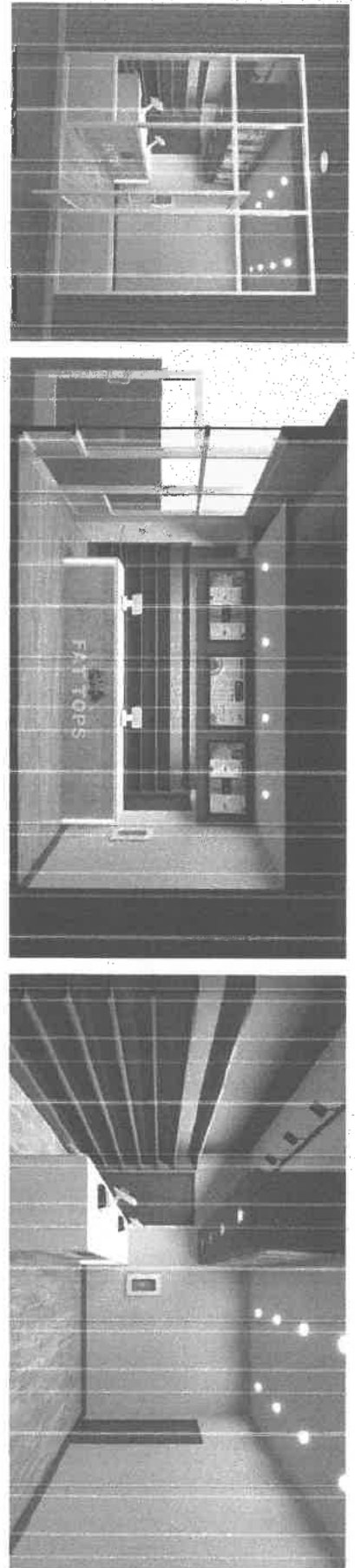
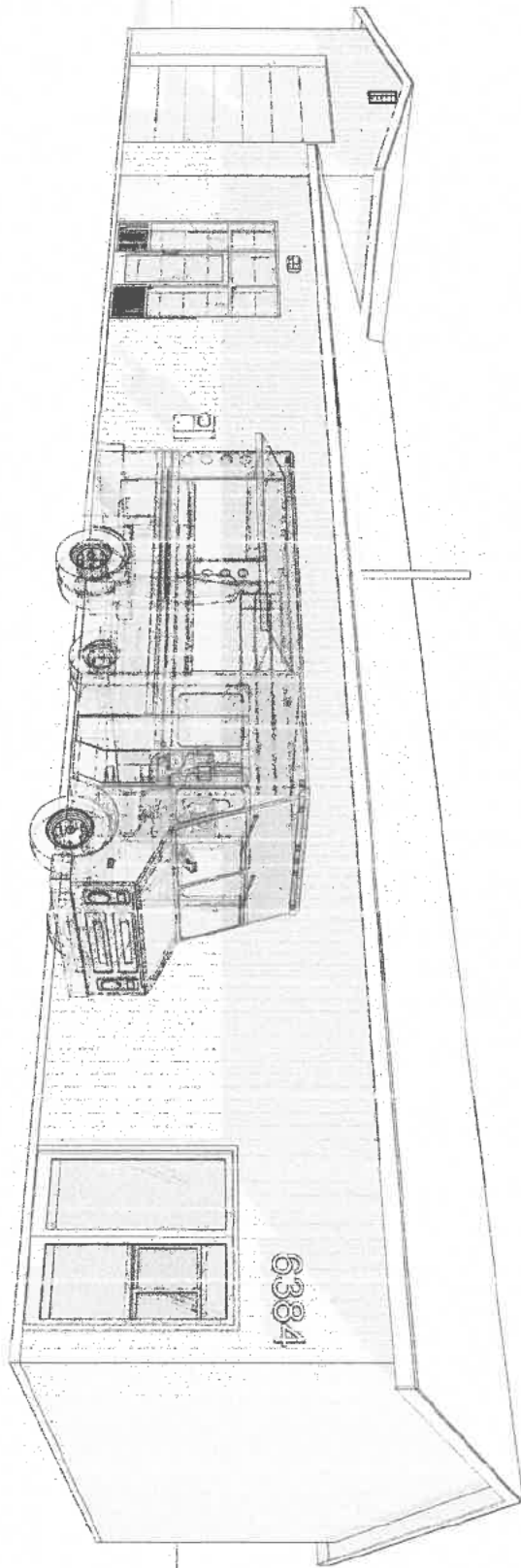
This license must be posted in a conspicuous place at the business location.  
It is not transferable or assignable.

Julie Sande  
Commissioner

NOTE: USE HALF INDICATED SCALE FOR 1/4"=1'-0" DRAWINGS

# Fat Tops III

Design progress



CVR

Project Title: Fat Tops III  
Prepared for: Dos Fat Tops LLC  
Sheet Title: Title Sheet  
Address: 6384 Kenai Spur Hwy, Kenai, AK 99611

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SCHISMATIC  
DEVELOPMENT  
PHASE

Sheet Issue Date: 2/28/2024 8:01:22 PM  
Drawn by: MJC  
Checked by: DHC

Determine DESIGN LLC AECL1813  
506 E FIREWEED LN, STE A  
ANCHORAGE, AK 99503  
Office: (907)339-9100  
dan@determinedesign.com

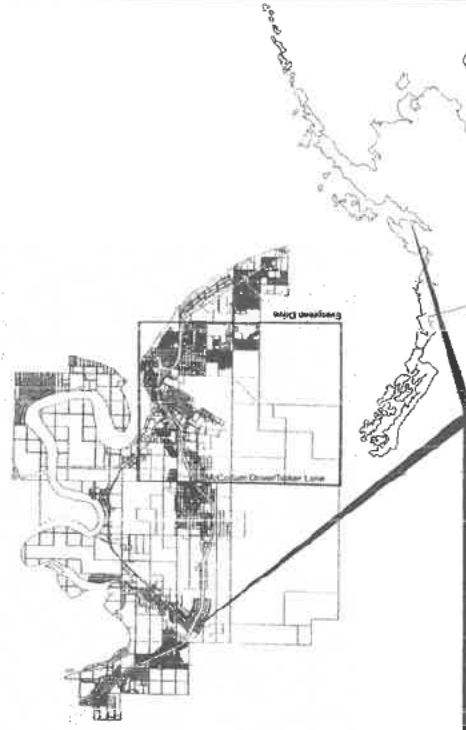


VICINITY MAP - KENAI ALASKA

CODE REVIEW

INDEX

**Site Data:**  
 PROJECT NO: 2024-001  
 SITE ADDRESS: 6384 KENAI SPUR HWY, KENAI, AK 99811  
 LEGAL DESCRIPTION: T 0N R 1W SEC 26 SEWARD MERIDIAN KN 081 001 BSEWER CREEK ALASKA S18 CALUDA BLDG LOT 12 BLK 8  
 CALUDA BLDG LOT 12 BLK 8  
 COMPANY OWNER NAME: PARKER DAVID R



SITE VICINITY



NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

I. CODE: 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL FIRE CODE, 2021 EXISTING BUILDING CODE & 2021 INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY THE STATE OF ALASKA.

II. SCOPE: CHANGE OF USE OF PORTION OF AN EXISTING 3,000 SF BLDG FROM A GARAGE TO A MARULUVA STORE.

III. OCCUPANT CLASSIFICATION:

LEVEL	AREA	FUNCTION	GROUP
GROUND	2,200 SF	MARULUVA STORE	B
GROUND	800 SF	OFFICE	N

IV. SPECIAL DETAILED OCCUPANCY REQUIREMENTS MARULUVA RETAIL.

V. GENERAL HEIGHTS AND AREAS

ADDRESS IDENTIFICATION: 20' TALL x 40' WIDE NUMBERS SIGNS SHALL BE PERMITTED SEPARATELY.

THE MOST RESTRICTIVE TYPE OF CONSTRUCTION WHICH APPLIES FOR THE BUILDING IS **II-B**.

BASIC ALLOWABLE, MOST RESTRICTIVE: V-B  
 HEIGHT: IBC 7004.3: 40 FT  
 STORES: IBC 7004.4: 1 STORY  
 AREA: IBC 7004.2: 2,000 SF

ACTUAL HEIGHT: STORE: 20 FT / 1 STORY / 4,000 SF

VI. TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION REQUIRED: V-B  
 OCCUPANT GROUP CLASSIFICATION (RESTRICTIVE): M

VII. FIRE RESISTANCE REQ'D

- SHAFT PENETRATIONS SHALL COMPLY WITH SECT'S WHERE PROTECTED DOOR/LUTTER ASSY (7716.5)

EXTERIOR WALL REQUIRED RATINGS (IBC 7004.5)

DISTANCE	RATING (MOST RESTRICTIVE)
0'-3'-10"	1-HOUR
10'-3'-30"	2-HOUR / NO RATING

ALL EXTERIOR WALLS ARE MORE THAN 10 FEET AWAY FROM THE PROPERTY LINES.

VIII. INTERIOR FINISHES TABLE 603.2 & 604.4

SPRINKLER (NO)

CLASS C WALL/CEILING FINISHES REQUIRED CLASS II FLOORS COMPLIING WITH DOC P-1, PULL TEST

IX. FIRE PROTECTION SYSTEMS

IFC 603.1: KNOX BOX MOUNTED AT 66" AFG - EXISTING TO REMAIN

IFC 603.1: PORTABLE FIRE EXTINGUISHERS REQUIRED EVERY 75'

IFC 907: MANUAL PULL FIRE ALARM: NOT REQUIRED

X. MEANS OF EGRESS

OCCUPANT LOAD: \*\* PERSON

AREA: CORRIDOR WIDTH SHALL NOT BE LESS THAN: 36" (IBC 1020.2)

DOORS SHALL NOT PROJECT MORE THAN 7" INTO WIDTH. EXIT SIGNS BE ILLUMINATED WHEN MULTIPLE EXIT REQUIRED EXIT SIGN BE ILLUMINATED, 90 MIN BATTERY BACKUP

MAX CEILING HGT: 20 FT (IBC 1020.4)

DISTANCE TO EXIT WHERE MULTIPLE: 200 FT (IBC 1017.2) AT ALL TIMES WITH 90 MINUTE BATTERY BACKUP

STAIRS: 4 1/4" TREAD MINIMUM, MINIMUM WIDTH 46" UNLESS SERVING 50 OR FEWER PERSONS, WHICH CASE THE REQUIRED WIDTH IS 36". ONE LANDING REQ'D FOR EVERY 12' OF OVERALL RISE AND BE MINIMUM DEPTH EQUAL TO WIDTH OF DOOR SWING.

EXISTING STAIRS: EXISTING AND IN COMPLIANCE WITH IFC SECTION 1024.5. STAIRS SHALL BE ILLUMINATED WITH 90 MIN BATTERY BACKUP. THE RISE DOES NOT EXCEED 6 1/4" AND THE RUN IS NOT LESS THAN 9 INCHES.

RAMP: MAXIMUM SLOPE OF 1 IN 12. MINIMUM WIDTH SHALL BE 36". RAMP SHALL BE ILLUMINATED WITH 90 MIN BATTERY BACKUP. RAMP SHALL BE ILLUMINATED WITH 90 MIN BATTERY BACKUP. RAMP SHALL BE ILLUMINATED WITH 90 MIN BATTERY BACKUP.

XI. ACCESSIBILITY

NEW CONSTRUCTION & ALTERATIONS REQUIRE COMPLIANCE WITH ACCESSIBILITY WITH REGARD TO ELEMENTS OF THE BUILDING INCLUDING STAIRS AND PLATFORMS. ELEVATOR: ELEVATOR SHALL BE ILLUMINATED WITH 90 MIN BATTERY BACKUP.

XII. INTERIOR ENVIRONMENT

LIGHTING & TEMPERATURE: VEP OR NATURAL VENTILATION TO BE NATURAL, OPENABLE PORTION NOT LESS THAN 4%

MINIMUM ROOM HEIGHT NOT LESS THAN 7'-6"

MEZZANINE AREAS PERMITTED MINIMUM HEIGHT OF 7'-0"

SMALLER ROOMS WITH UNOCCUPIED AREAS NOT LESS THAN 8' EXCEPT TO ACCESS MEZ. 1, 2

UNOCCUPIED SPACES: CRAWLSPACE OR ATTIC (YES).

ATTIC ACCESS: ACCESS BY ACOUSTICAL CEILING TILES

CEILING SPACES: NONE

XIII. PLUMBING FACILITIES

1. SERVICE SINK & 1 ADA RESTROOM REQUIRED & THEY ARE EXISTING TO REMAIN

CHAPTER 5 IEBG: CHANGE OF USE FROM B TO M

CODE REVIEW: 2024 IEBG

IEBC: T1011.1: MEANS OF EGRESS HAZARD CATEGORIES (YES) CHANGE: 4 TO 3 (INCREASE)

IEBC: T1011.2: MEANS OF EGRESS HAZARD CATEGORIES (YES) CHANGE: 4 TO 3 (INCREASE)

IEBC: T1011.3: EXTERIOR EXPOSURE HAZARD CATEGORY (YES) CHANGE: 3 TO 2 (INCREASE)

IEBC: T1011.4: EXTERIOR EXPOSURE HAZARD CATEGORY (NO) CHANGE: 1)

ARCHITECTURAL

Code	Item	Description
G-1	Vicinity, Index & Code Review	
A-1.0	Site Plan	
A-1.2	Floor Plan	
A-2.1	Reflected Ceiling Plans	
A-4.1	Section & Elevation	
A-5.1	Schedules & Details	
AMCO	AMCO Plans	

ELECTRICAL SCOPE: NONE

MINOR RELOCATION OF EXISTING OUTLETS AND EGRESS

THIS PROJECT DOES NOT ENTAIL THE MODIFICATION OF SERVICE LOADS, ONE-LINE DIAGRAMS NOR CALCULATIONS, WHICH WOULD REQUIRE A LICENSED ELECTRICAL ENGINEER

MECHANICAL SCOPE: NONE

-NO MECHANICAL OR PLUMBING SCOPE FOR THIS PROJECT

Project Title: Fat Tops III  
 Prepared for: Dos Fat Tops LLC  
 Sheet Title: Vicinity, Index & Code Review  
 Address: 6384 Kenai Spur Hwy, Kenai, AK 99611

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Determine DESIGN LLC AECL1613  
 506 E FIREWEED LN, STE A  
 ANCHORAGE, AK 99503  
 Office: (907)339-9100  
 dan@determinedesign.com

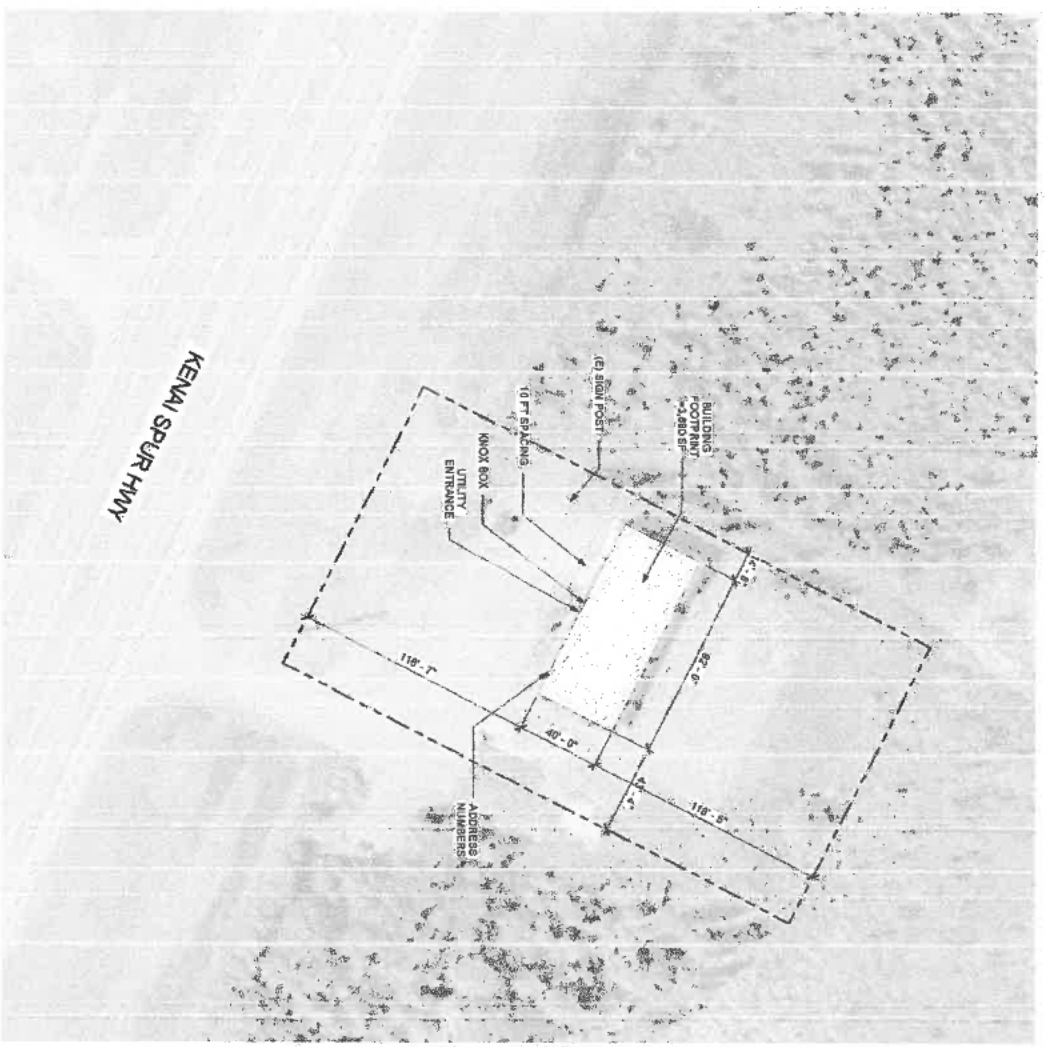
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 Drawn by: MO  
 Checked by: DHC

SCHEMATIC DEVELOPMENT PHASE

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**Site Data:**  
 P/N: 64108212  
 SITE ADDRESS: 6384 KENAI SPUR HWY, KENAI, AK 99611  
 LEGAL DESCRIPTION: TEN IN. 11W SEC 35 SEWARD  
 ADJACENT TO THE SOUTHWEST CORNER OF  
 ADJACENT LOT 12 BLK 8  
 CALCULATED AREA: 0.95 ACRE  
 COMPANY OWNER NAME: PARKER DAVID R

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



1 Site Plan



A-1.0

Project Title: Fat Tops III  
 Prepared for: Dos Fat Tops LLC  
 Sheet Title: Site Plan  
 Address: 6384 Kenai Spur Hwy, Kenai, AK 99611

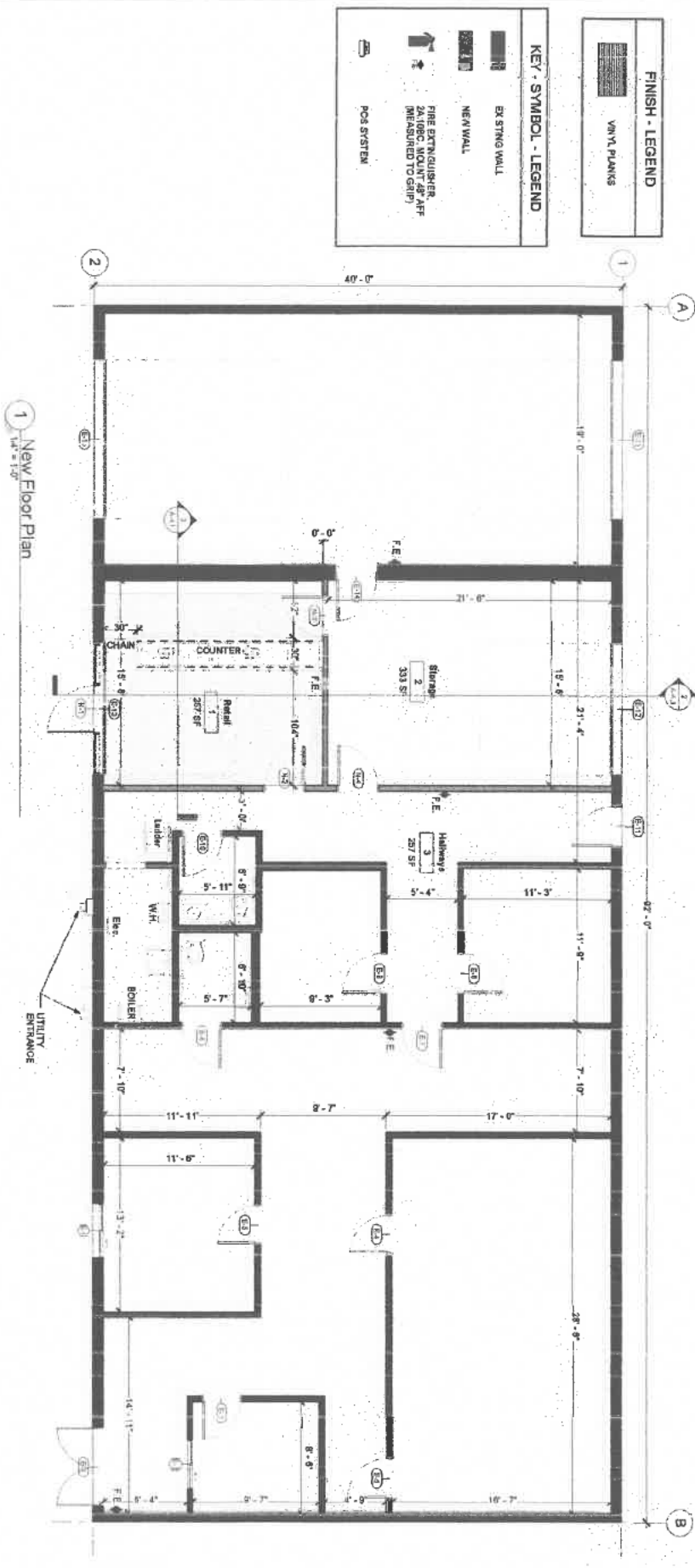
Page 36

Schematic Development Phase  
 Sheet Issue Date: 2/26/2024 5:37:25 PM  
 Drawn by: MCO  
 Checked by: DHC

Determine DESIGN LLC AECL1613  
 506 E FIREWEED LN, STE A  
 ANCHORAGE, AK 99503  
 Office: (907)339-9100  
[dan@determinedesign.com](mailto:dan@determinedesign.com)



NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



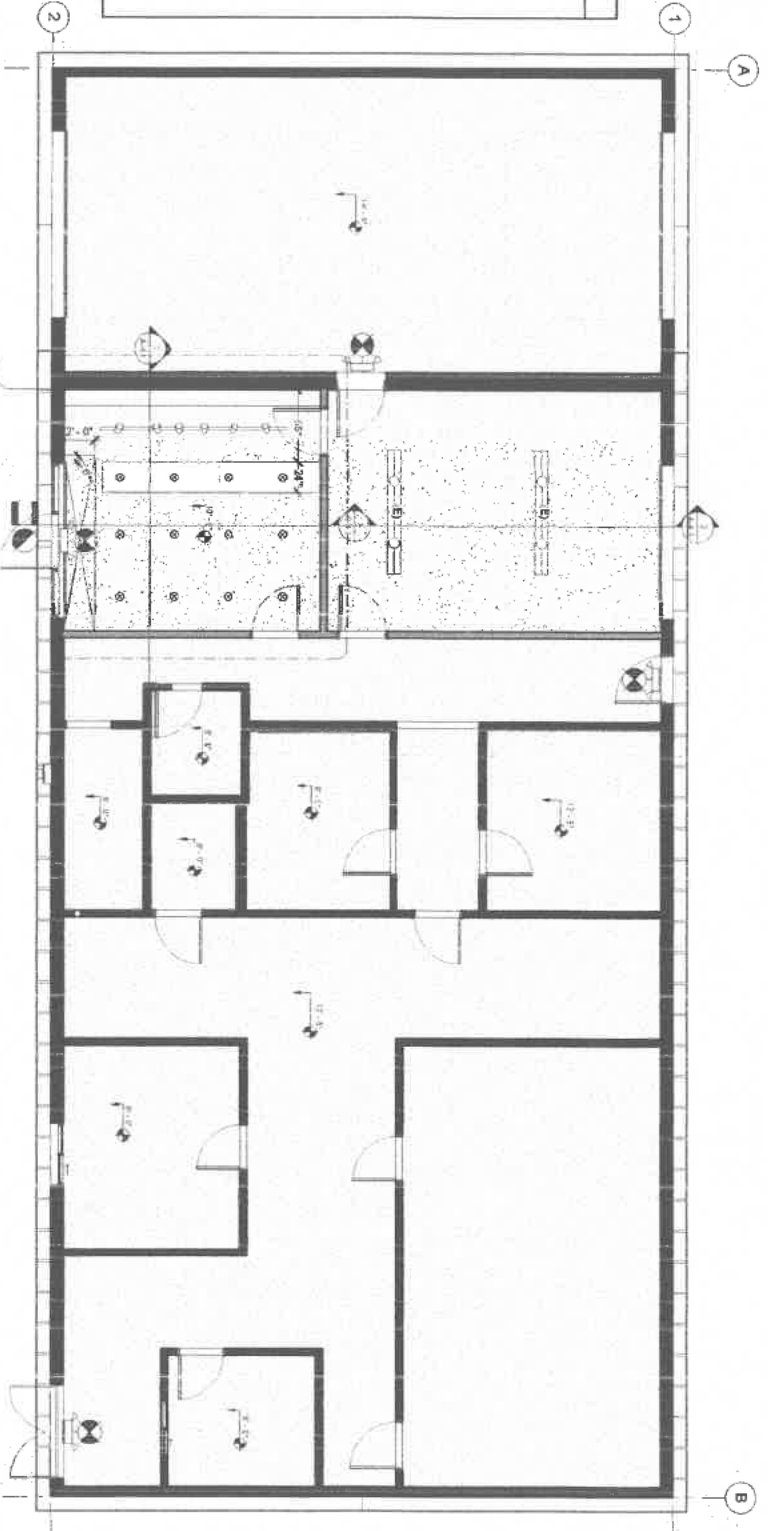
FINISH - LEGEND	
[Pattern]	VINYL PLANKS

KEY - SYMBOL - LEGEND	
[Symbol]	EX STING WALL
[Symbol]	NEW WALL
[Symbol]	FIRE EXTINGUISHER, ZINGREB ONLY (SEE AFF. DIMENSIONS TO CENTER)
[Symbol]	POS SYSTEM



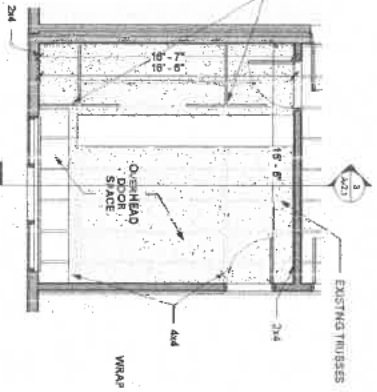
<p><b>A-1.2</b></p>	<p>Project Title: Fat Tops III</p>	<p>Page 37</p>	<p>SCHEMATIC DEVELOPMENT PHASE</p>	<p>Drawn By: MJC Checked By: DHC</p>	<p>Sheet Issue Date: 2/8/2028 5:01:27 PM NO</p>	<p>Determine DESIGN LLC AECL1613 506 E FIREWEED LN, STE A ANCHORAGE, AK 99503 Office: (907)339-9100 dan@deteminedesign.com</p>
	<p>Prepared for: Dos Fat Tops LLC</p>					
	<p>Sheet Title: Floor Plan</p>					
	<p>Address: 6384 Kenai Spur Hwy, Kenai, AK 99611</p>					

KEY - SYMBOL - LEGEND	
	EXISTING WALL
	NEW WALL
	GYPSUM BOARD LID
	EXIT SIGN
	EXTERIOR EGRESS LIGHT
	EMERGENCY LIGHT w/ BACKUP BATTERY
	4 FT LED LIGHT
	DIRECTIONAL SPOT LIGHT
	CAN LIGHT

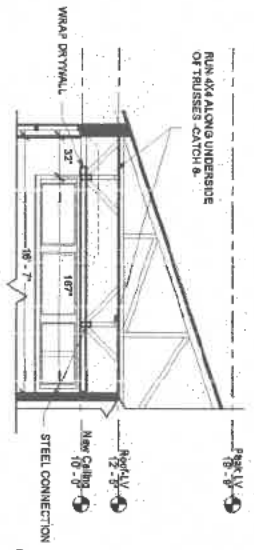


1 Reflected Ceiling Plan  
1/8" = 1'-0"

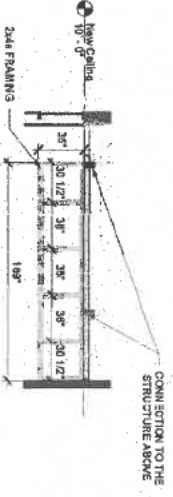
2 Pocket ceiling plan  
1/8" = 1'-0"



3 Pocket ceiling connection  
1/8" = 1'-0"



5 Soffit Structure  
1/8" = 1'-0"



4 Soffit Structure



NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

A-2.1

Project Title: Fat Tops III  
 Prepared for: Dos Fat Tops LLC  
 Sheet Title: Reflected Ceiling Plans  
 Address: 6384 Kenai Spur Hwy, Kenai, AK 99611

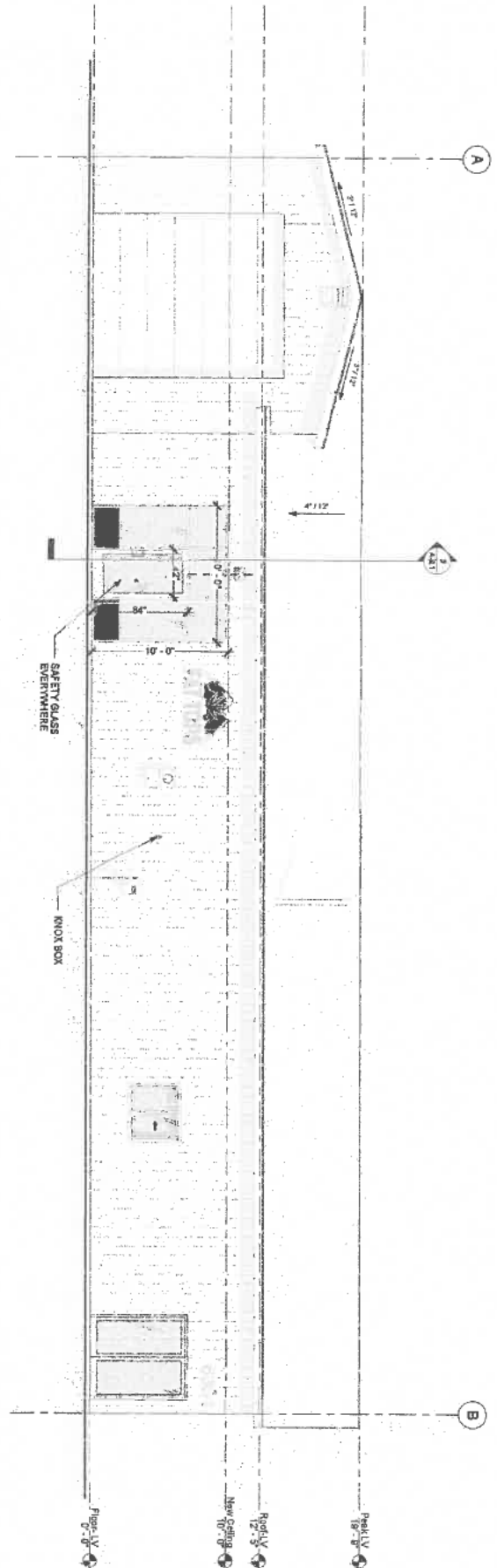
Page 38

SCHEMATIC DEVELOPMENT PHASE  
 Sheet Issue Date: 2/26/2025 8:01:30 PM  
 Drawn by: MO  
 Checked by: DHC

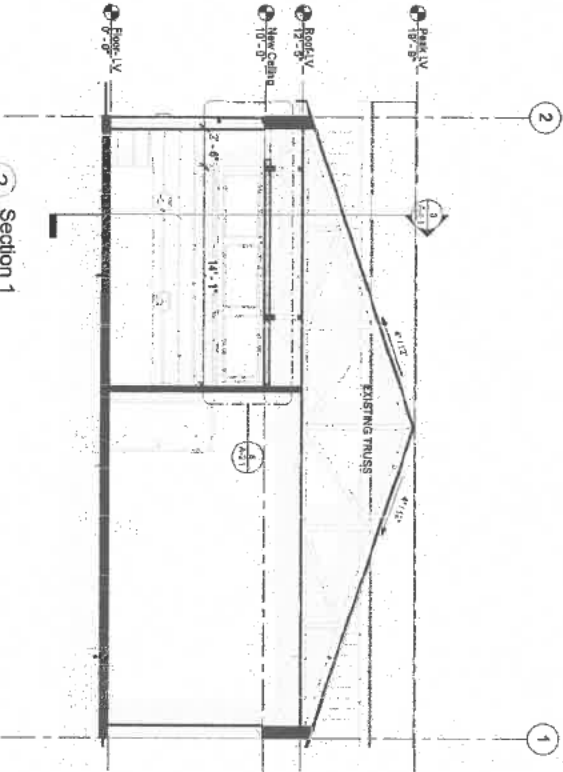
Determine DESIGN LLC AECL1613  
 506 E FIREWEED LN, STE A  
 ANCHORAGE, AK 99503  
 Office: (907)339-9100  
 dan@determinedesign.com



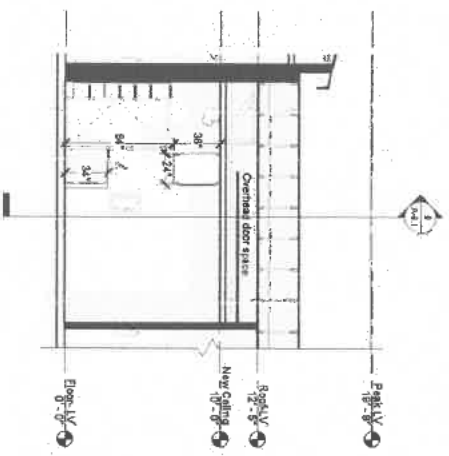
NOTE: USE HALF INDICATED SCALE FOR 1/4"=1'-0" DRAWINGS



1 Front Elevation  
1/4" = 1'-0"



2 Section 1  
1/4" = 1'-0"



3 Section 2  
1/4" = 1'-0"

A-4.1

Project Title: Fat Tops III  
 Prepared for: Dos Fat Tops LLC  
 Sheet Title: Section & Elevation  
 Address: 6384 Kenai Spur Hwy, Kenai, AK 99611

Page 39

SCHEMATIC  
 DEVELOPMENT  
 DRAWING  
 CHECKED BY: JHC

Determine DESIGN LLC AECL1613  
 508 E FIREWEED LN, STE A  
 ANCHORAGE, AK 99503  
 Office: (907)339-9100  
[dan@determinedesign.com](mailto:dan@determinedesign.com)



NOTE: USE HALF INDICATED SCALE FOR 1/4" X 1/4" DRAWINGS

### New Door Schedule

Door #	Width x Height	Type	Door Material	Frame Material	Hardware Group	Additional Items	Comments
N-1	42" x 81"	B	GL	H/M	R		STOREFRONT
N-2	36" x 84"	A	WO	WO	F		
N-3	36" x 81"	A	WO	WO	F		
N-4	36" x 84"	A	WO	WO	F		

**DOOR SCHEDULE LEGEND**

WD: WOOD  
 GL: GLASS  
 HM: INSULATED HOLLOW METAL  
 L: ENTRY LATCH COMMERCIAL LOCK  
 F: FINISH TO REJMAN  
 R: PUSH/PULL WITH ENTRY LATCH

### DOOR TYPES

ELEVATION	PLAN	DESCRIPTION
		TYPE A FLUSH SINGLE LEAF HINGED
		TYPE B GLASS - STOREFRONT SINGLE LEAF HINGED

### Existing Door Schedule

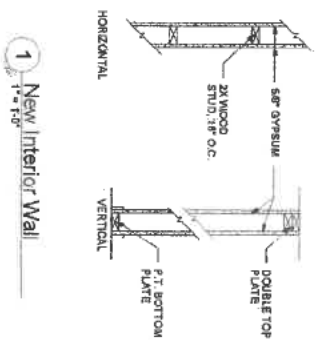
Door #	Width x Height
E-1	72" x 96"
E-2	34" x 60"
E-3	38" x 60"
E-4	34" x 60"
E-5	34" x 60"
E-6	36" x 60"
E-7	36" x 60"
E-8	36" x 60"
E-9	36" x 60"
E-10	36" x 60"
E-11	36" x 60"
E-12	120" x 120"
E-13	120" x 120"
E-14	36" x 60"
E-15	144" x 108"
E-16	144" x 120"

### Room Schedule

#	Name	Area	Finish	Ceiling Finish	Base Finish	Floor Finish	Comments
1	Rear Storage	217 SF	P/WK-1	EXIST	R8	LVP	
2	Storage	303 SF	G/PFR-1	EXIST	R8	C	
3	Hanging	277 SF	G/PFR-1	EXIST	R8	C	

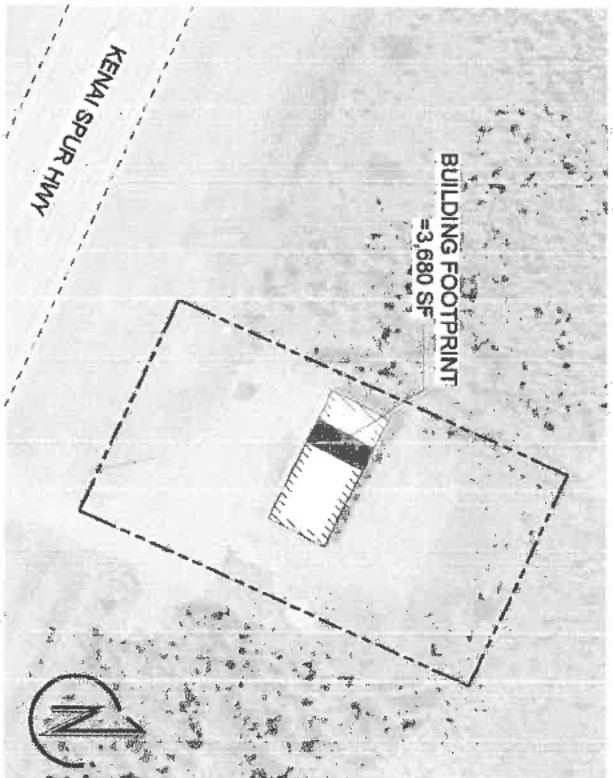
**ROOM LEGEND**

P-1: PAINT (WHITE COLOR)  
 P-2: PAINT (PALE SUNLIGHT COLOR)  
 G/P: GYPSUM BOARD  
 RB: # RUBBER BASE (GREEN COLOR)  
 LVP: LUXURY VINYL PLANK  
 C: CONCRETE  
 F.Y.: FINISH TO REJMAN  
 EXST: EXISTING TO REJMAN





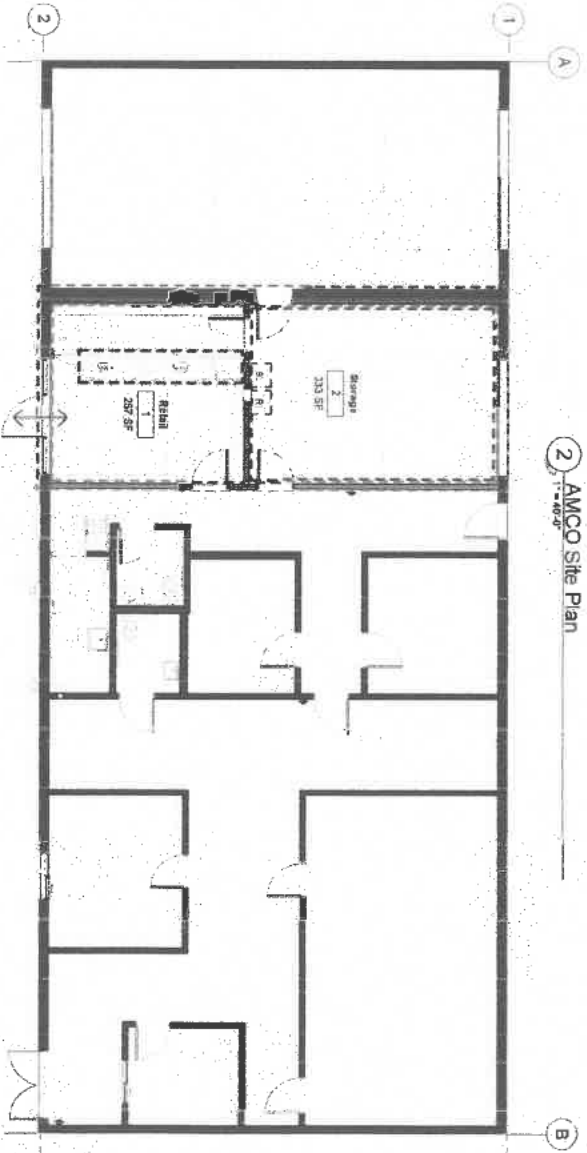
SITE VICINITY



2 AMCO Site Plan

**Site Data:**  
 PN-24100212  
 SITE ADDRESS: 6384 KENAI SPUR HWY, KENAI, AK 99611  
 LEGAL DESCRIPTION: LOT 13, SUBDIVISION 1, T14N, R23E, S26W, A03  
 AMENDED LOT 13, 24 x 8  
 CALCULATED AREA: 0.85 ACRE  
 COMPANY OWNER NAME: PARKER DAVID R

AMCO KEY	
---	PROPOSED LICENSED PREMISES
---	SHELFING/DISPLAY WITH MANULUANA
---	MANULUANA STORAGE
---	RESTRICTED ACCESS AREA
---	POS SYSTEM
---	SURVEILLANCE EQUIPMENT & RECORDING STORAGE
---	SIX MONTHS BUSINESS RECORDS STORAGE
---	INGRESS & EGRESS
---	MANULUANA STORE PORTION PROPOSED LICENSED PREMISES






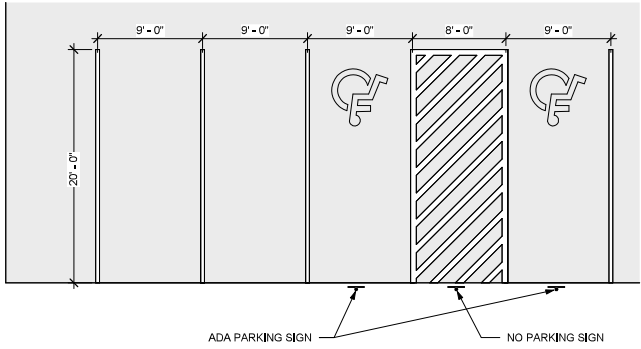
1 AMCO Floor Plan

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

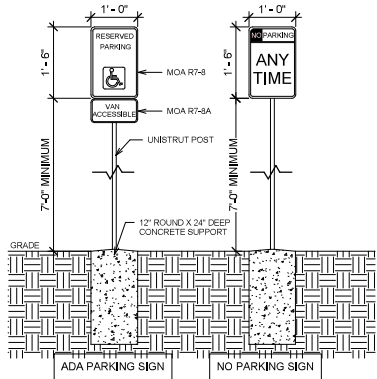


**Site Data:**  
 PIN: 04106212  
 SITE ADDRESS: 6384 KENAI SPUR HWY, KENAI, AK 99611  
 LEGAL DESCRIPTION: T 8N R 11W SEC 36 SEWARD  
 MERIDIAN KN 0810101 BEAVER CREEK ALASKA SUB  
 AMENDED LOT 12 BLK B  
 CALCULATED AREA: 0.95 ACRE  
 COMPANY OWNER NAME: PARKER DAVID R

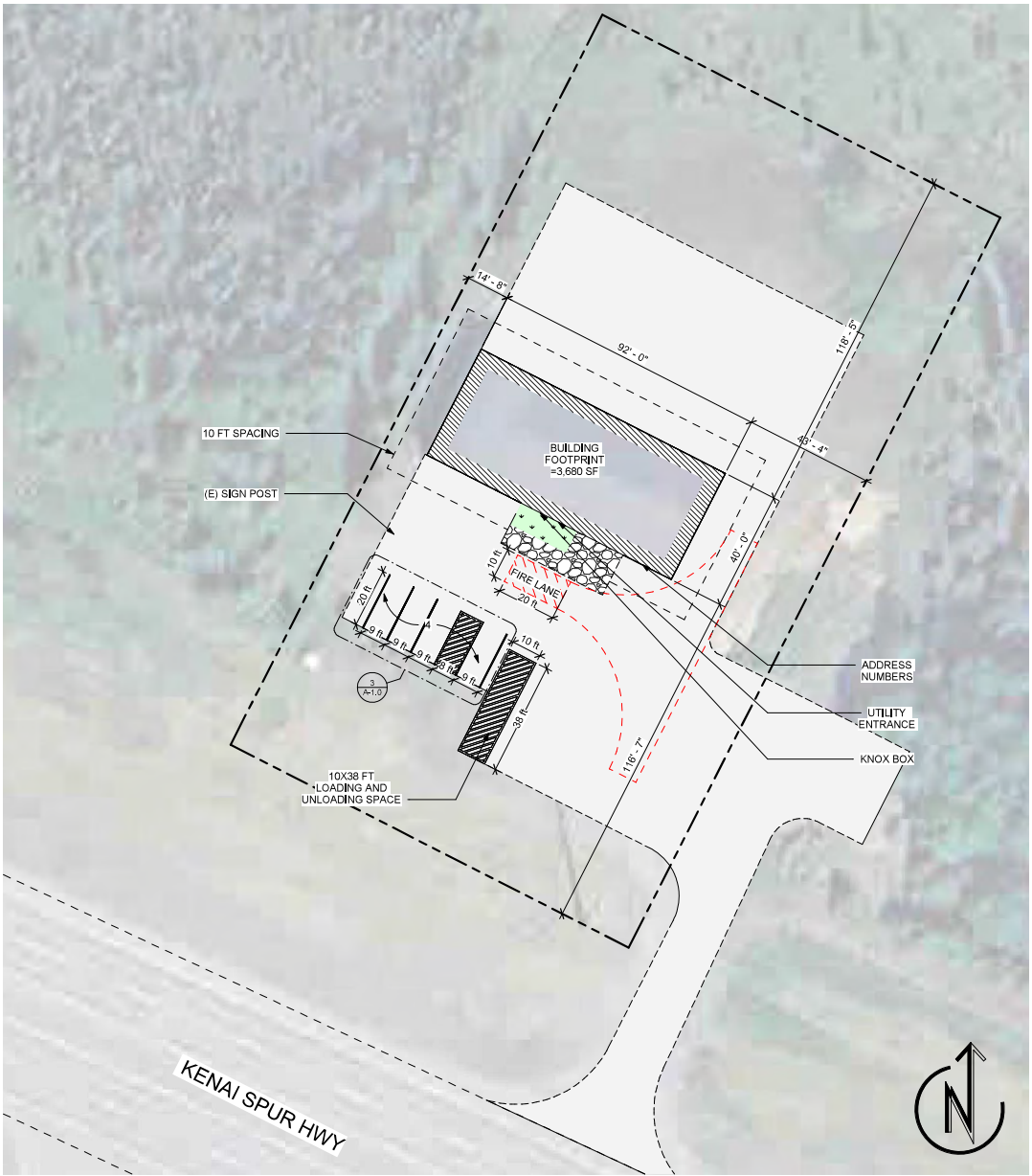
SITE LEGEND	
	ASPHALT
	EXISTING GRASS
	NEW GRAVEL



**3 Parking Plan**  
 $\frac{3}{16}'' = 1'-0''$



**2 ADA Parking Sign**  
 $\frac{3}{4}'' = 1'-0''$



**1 Site Plan**  
 $1'' = 20'-0''$

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS



Determine DESIGN LLC AECL1613  
 506 E FIREWEED LN, STE A  
 ANCHORAGE, AK 99503  
 Office: (907)339-9100  
 dan@determinedesign.com

Sheet Issue Date: 3/3/2026 1:05:14 PM  
 Drawn by: MO  
 Checked by: DHC



Project Title: Fat Tops III  
 Prepared for: Dos Fat Tops LLC  
 Sheet Title: Site Plan  
 Address: 6384 Kenai Spur Hwy, Kenai, AK 99611

A-1.0



**From:** [Mike Lightner](#)  
**To:** [Planning Department](#)  
**Subject:** Re: Conditional Use Permit - Do Not Support  
**Date:** Tuesday, April 14, 2026 12:27:07 AM  
**Attachments:** [image001.png](#)

---

Jessica,

Based on my quick research:

There are currently 12 retail marijuana facilities in Soldotna and 12 more in Kenai, that is 24 facilities within a short drive from my property.

There are 2 book stores in Soldotna and 3 book stores in Kenai, that is 5 book stores within a short drive from my property.

There are 7 liquor stores in Soldotna and 6 liquor stores in Kenai, that is 13 liquor stores within a short drive from my property.

There are 7 grocery stores in Soldotna and 7 grocery stores in Kenai, that is 14 grocery stores within a short drive from my property.

I think you can see where I'm going with this. The spread of these marijuana facilities is out of control.

They are popping up everywhere and yet I've seen no data that shows any of the neighborhoods that currently have them are any better off than they were before. In fact, based on driving past a few of them over the past year or two and having to endure the nasty smell from people smoking on property, I would say the smell alone should be enough for anyone in the area to be against another facility in their backyard.

I've lived in Alaska on and off for a little over 40 years. I'm proud to see how much Kenai has grown but yet the lack of restraint in authorizing these marijuana facilities to spread has me a bit concerned over our cities future. We have 14 churches in Kenai. When the number of marijuana facilities outnumbers the churches, I will know we have lost our way.

My opinion,

Mike

On Mon, Apr 13, 2026 at 9:55 AM Planning Department <[planning@kenai.city](mailto:planning@kenai.city)> wrote:

Good morning, Mike,

Your feedback has been received. If you would be willing, could you please provide some more specific detail as to why you oppose it? That helps the City and the Commission better understand your stances.

The criteria that the Commission looks at when Conditional use permits are:

1. **Is the use consistent with the intent of the General Commercial zoning district?**

The definition for the general commercial in Kenai Municipal Code is: *to provide for areas where a broad range of retail, wholesale, and service establishments is desirable. Uses are regulated to concentrate commercial development to the greatest extent possible and to prevent any uses which would have an adverse effect upon nearby properties*

2. **Will the property and surrounding properties be significantly impacted financially or otherwise by the addition of this establishment?**
3. **Is the proposed use of the establishment in harmony with City's comprehensive plan (does it meet any of the goals?)** I have attached the section of the comprehensive plan that we refer this to so you can take a look at it if you would like.
4. **Are there adequate public services and facilities to serve the purpose of the proposed use?** Here we look at things like is there adequate access to the property, will there be any drastic impact to traffic in the area or is it in an area that can adequately handle the traffic flow and whether or not the site sufficiently meets the requirements of having water/septic, electricity, etc.
5. **Will the proposed use be harmful in any way to the safety, health, or welfare of the general public?**
6. **Are there any specific conditions that could be made by the Commission or City to meet the requirements of the above criteria?** Here is where the Commission can set the conditions for the Conditional Use Permit – Such as requiring that it have adequate screening, specific building designs, safety equipment (like filters that keep any odor from emanating from the product within the facility), specific hours of operation, etc. So here, you can state if you have any suggestions on conditions that COULD make this proposal allowable.

It is really helpful if you would be willing to give us just a few more details on why you don't support the conditional use permit so we can utilize the information against the above-listed criteria to present the opposition to the Commission.

Also, if you would like to discuss this with us by phone or in person, we would be more than happy to do that! Regardless of whether or not you would like to provide a more detailed statement, we will definitely be including your input with the report that we submit to the Commission for the meeting. If you would like to attend in person, there is an opportunity for the community to provide their input in person to the Commission members as well – OR – we can provide it as written testimony.

Thank you for reaching out to us to let us know your thoughts, we appreciate you taking the time to address your thoughts!

Sincerely,

Jessica See

Planning Technician

(907) 283-8237

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



**From:** Mike Lightner <[dare2dreamleadership@gmail.com](mailto:dare2dreamleadership@gmail.com)>

**Sent:** Saturday, April 11, 2026 11:58 AM

**To:** Planning Department <[planning@kenai.city](mailto:planning@kenai.city)>

**Subject:** Conditional Use Permit - Do Not Support

Good Afternoon,

As a property owner in the area, I do not support the conditional use permit for a retail marijuana facility at 6384 Kenai Spur Highway.

Please let me know if any additional information is needed,

Mike

--

Mike T. Lightner

President

Dare2Dream Leadership Development LLC

(907) 782-8925

[www.d2dleadership.com](http://www.d2dleadership.com)

My books on Amazon: <https://amzn.to/3qAgHD9>

--

Mike T. Lightner

President

Dare2Dream Leadership Development LLC

(907) 782-8925

[www.d2dleadership.com](http://www.d2dleadership.com)

My books on Amazon: <https://amzn.to/3qAgHD9>



Legend

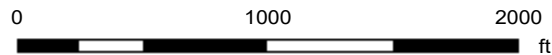
Transportation

Mileposts



Parcels and PLSS

Tax Parcels



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

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



**CITY OF KENAI  
PLANNING AND ZONING COMMISSION  
RESOLUTION PZ2026-08**

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

<u>Parcel No.</u>	<u>Address</u>	<u>Lot Size</u>	<u>Legal Description</u>
04501057	10060 Kenai Spur Hwy.	81.0 acres	T 6N R 11W SEC 33 SEWARD MERIDIAN KN W1/2 LYING N OF KENAI SPUR HWY & E OF MARATHON RD EXCL ALL BARON PARK SUBS & KENAI INDUSTRIAL PARK SUB

WHEREAS, the property located at 10060 Kenai Spur Highway and known as Kenai Peninsula Borough Parcel number 04501057, as described above, is currently zoned as Conservation (C); and,

WHEREAS, Kenai Municipal Code (KMC) 14.20.070 intends the Conservation Zone to apply to areas which should be preserved primarily as open areas and as watersheds and wildlife reserves. Airport and related uses have been included in this zone to allow for the reservation of aircraft approach zones; and,

WHEREAS, the City of Kenai applied to the Federal Aviation Administration (FAA) Alaska Region for a deed of release to remove FAA restrictions on an 81-acre parcel located east of the airport; and,

WHEREAS, the Deed of Release was approved by the FAA removing the aforementioned restrictions and was recorded on September 15, 2025; and,

WHEREAS, the City recognizes that upland portions of the larger parcel may be desirable for new residential development near existing subdivisions; and,

WHEREAS, the metes and bounds description of the portion of KP 04501057 is as follows: Commencing at the center ¼ corner of Section 33, Township 6 North, Range 11 West, Seward Meridian as shown on Plat K-1447, Kenai Recording District, thence S0°05'00"E 660 feet to point No. 1, the TRUE POINT OF BEGINNING; thence S89°55'00"W 410 feet to point No. 2; thence

N0°05'00"W 1,980 feet to point No. 3; thence N89°55'00"E 410 Feet to point No. 4; thence S0°05'00"E 1,980 feet more or less to point No. 1, the TRUE POINT OF BEGINNING, containing approximately 18.636 acres.

WHEREAS, the City of Kenai is initiating an amendment to the Kenai Official Zoning Map through the Kenai Planning & Zoning Commission in accordance with KMC Section 14.20.270(b)(1)(B) - *Amendment procedures*; and,

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

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

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

WHEREAS, at their regularly scheduled meeting held on February 25, 2026, the City of Kenai Planning and Zoning Commission recommended approval of the rezone, but recommended the property to be rezoned to Rural Residential 1 (RR1) instead of Suburban Residential as proposed by Administration; and,

WHEREAS, at their regularly scheduled meeting held on March 18, 2026, the City Council referred Ordinance 3510-2026 to the Planning & Zoning Commission; and,

WHEREAS, at their regularly scheduled meeting held on April 1, 2026, the City Council referred Ordinance 3510-2026 Substitute to the Planning & Zoning Commission; and,

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

WHEREAS, the Planning and Zoning Commission finds:

1. The current zoning district, Conservation (C) is intended to apply to areas which should be preserved primarily as open areas and as watersheds and wildlife reserves. Airport and related uses have been included in this zone to allow for the reservation of aircraft approach zones. The existing Conservation zone is not the preferred land use for this area as there are no longer FAA restrictions on the property and upland portions of the parcel may be desirable for new residential development.
2. The rezone to Suburban Residential Zone would allow for low- to medium-density residential development adjacent to existing residential neighborhoods within walking, biking, or short driving distance to commercial services. City utilities are located at the southeast corner of the parcel, which would allow for denser development.
3. The existing land use classification states that the area is to be Parks, Recreation, and Open Space. A majority of the parcel will remain as open space, as it lies within a large drainage area and is not suited for development. Approximately 10-15 acres of the parcel, mostly on the eastern edge has upland portions that would be suitable for residential development, but the 81-acre parcel would require subdivision prior to development.

4. The proposed rezone to RS would align with the current low to medium density residential character of the adjoining neighborhood.

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

**Section 1.** That Kenai City Council approve the rezone request for a portion of the property located at 10060 Kenai Spur Highway from Conservation (C) to Suburban Residential (RS) zoning district.

**Section 2.** That the Commission will forward its written recommendation to the Kenai City Council, along with all certified minutes and public records relating to the proposed amendment.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 29<sup>TH</sup> DAY OF APRIL, 2026.

---

Jeanne Keaton, Chair

ATTEST:

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Logan Parks, Deputy City Clerk



# STAFF REPORT

PLANNING & ZONING DEPARTMENT

**TO:** Planning and Zoning Commission  
**FROM:** Kevin Buettner, Planning Director  
**DATE:** April 20, 2026  
**SUBJECT:** Resolution PZ2026-08 – Rezone One 81-Acre Parcel from Conservation to Suburban Residential (RS) Zoning District

**Request** The applicant is requesting a rezone of one (1) parcel from Conservation to the Suburban Residential (RS) Zoning District.

**Staff Recommendation** Adopt Resolution PZ2026-08 recommending approval of a rezone of one (1) parcel from Conservation to the Suburban Residential (RS) Zoning District.

**Applicants:** City of Kenai  
 Attn: Planning & Zoning Department/Lands Administration  
 210 Fidalgo Ave.  
 Kenai, AK 99611

<u>Parcel No.</u>	<u>Address</u>	<u>Lot Size</u>
04501057	10060 Kenai Spur Hwy.	81 acres

**Legal Description:** T 6N R 11W SEC 33 SEWARD MERIDIAN KN W1/2 LYING N OF KENAI SPUR HWY & E OF MARATHON RD EXCL ALL BARON PARK SUBS & KENAI INDUSTRIAL PARK SUB

**Current Zoning:** Conservation (C)

**Proposed Zoning:** Suburban Residential (RS)

**Current Land Use** Vacant Land

**Land Management Plan:** Mixed – Dispose / Retain

**Land Use Plan** Parks, Recreation, & Open Space

## SUMMARY

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The City of Kenai is seeking to rezone one 81-acre parcel located at 10060 Kenai Spur Highway from Conservation to the Suburban Residential (RS) zoning district. The purpose of the rezone is to allow for low- to medium-density residential development adjacent to existing residential neighborhoods within walking, biking, or short driving distance to commercial services.

## ANALYSIS

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Pursuant to KMC Section 14.20.270, the initiation of a Zoning Map Amendment may be initiated by the Kenai Planning & Zoning Commission. This parcel is wholly owned by the City of Kenai. The area to be rezoned contains far above the minimum of one (1) acre (excluding street or alley rights-of-way) unless the amendment enlarges an adjacent district boundary.

### **Existing and Proposed Zoning**

The existing zoning is Conservation (C) and the intent as outlined in KMC Section 14.20.070 states the following:

*The C-Zone is intended to apply to areas which should be preserved primarily as open areas and as watersheds and wildlife reserves. Airport and related uses have been included in this zone to allow for the reservation of aircraft approach zones. It is intended that this zone shall apply mainly to publicly owned land.*

**Findings:** In August 2025, the applied to the Federal Aviation Administration (FAA) Alaska Region for a deed of release to remove FAA restrictions on an 81-acre parcel located east of the airport. On September 15, 2025, the Deed of Release was approved by the FAA and recorded with the State of Alaska. This deed of release removed a number of restrictions and allows this land to be leased for other than aeronautical uses, and also may be sold for fair market prices, if authorized by the City. Furthermore, the proposed rezone area contains a large drainage area throughout most of the western sections of the parcel. Upland portions along the eastern side of the parcel are adjacent to existing residential neighborhoods. Approximately 10-15 acres of these uplands are suitable for residential development. Conservation only allows for residential development with a Conditional Use Permit.

The proposed zoning is Suburban Residential and the intent as outlined in KMC Section 14.20.090 states the following:

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

- (1) To separate residential structures to an extent which will allow for adequate light, air, and privacy;*
- (2) To prohibit uses which would:
  - (A) Violate the residential character of the environment;*
  - (B) Generate heavy traffic in predominantly residential areas.**

**Findings:** The rezone to RS zone would align with the adjacent residential zoning districts. As mentioned above, approximately 10-15 acres of upland portions of the parcel would be suitable for residential development. Suburban Residential is appropriate in areas where there are common utility systems, in this case City utilities are available at the corner of Princess

Lane and Magic Avenue. This is on the southeastern corner of one of the upland portions.

### **Comprehensive Plan – Land Use Classification**

The existing land use classification is be Parks, Recreation, and Open Space and the intent as outlined in the *Imagine Kenai 2030 Comprehensive Plan* (“Comprehensive Plan”) states the following:

*Intended for those public recreation facilities, as well as undeveloped lands that provide for the conservation of natural or scenic resources. These areas can be used for a variety of passive and active outdoor and indoor sports and recreational activities. Areas that may be suitable for future natural resource development may be included in this category.*

**Findings:** The existing land use classification states that the area is to be Parks, Recreation, and Open Space. A majority of the parcel will remain as open space, as it lies within a large lowland drainage area and is not suited for development. Approximately 10-15 acres of the parcel, mostly on the eastern edge has upland portions that would be suitable for residential development, but the 81-acre parcel would require subdivision prior to development.

An amendment to the land use map in the Comprehensive Plan is not currently required, as residential uses are allowable in Conservation zone, albeit as conditional uses. The City anticipates updating the Comprehensive Plan within a couple years, and a new Land Use Plan may be developed as a part of this process.

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

*Goal 3 – Land Use: Develop land use strategies to implement a forward-looking approach to community growth and development.*

- *LU-3: Review existing zoning and subdivision codes to determine if they address current and future land uses adequately.*

**Findings:** The proposed rezone to RS would align largely with the intent of keeping a majority of the lowland drainage areas protected, as the parcel would be subdivided and with the City of Kenai retaining ownership. This would also align with supporting Workforce Development by allowing for new low to medium density residential development in appropriate areas served by City utilities.

### **Existing Use**

In the proposed rezone area, the land is vacant.

**Findings:** The proposed rezone to RS zone would allow for upland portions of the parcel, largely on the eastern side, would allow for low- to medium density residential development adjoining and existing residential neighborhood, which has been identified as a crucial need for the City.

## **PUBLIC NOTICE**

Pursuant to Kenai Municipal Code 14.20.280 notices of the public hearing for the rezone were mailed to property owners within a three hundred-foot (300') periphery of the subject properties.

City staff published notice of the public hearing in the *Peninsula Clarion*, and notification was posted.

## STAFF RECOMMENDATION

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Based on the findings and analysis in this staff report, Staff recommends the Planning & Zoning Commission recommend approval of the rezone request for the property located at 10060 Kenai Spur Highway from Conservation (C) to Suburban Residential (RS) zoning district. Planning & Zoning Commission's recommendation will be forwarded to City Council for consideration.

The Administration believes rezoning to RR-1 will likely deter development of this property due to the required minimum lots size of 20,000 square feet compared to 7,200 square feet in the RS zone. Development costs, installation of roads and utilities, are significant and requiring lots of at least 20,000 square feet would make development uneconomical. The RR-1 zone also prohibits structures with more than five dwelling units and requires a conditional use permit for structures with more than three dwelling units. Because the property is within walking, biking, or short driving distance to commercial services, it is an ideal location for higher density development. While the application is not yet complete, the Administration is working with a developer who is interested in constructing a multifamily development in Kenai which may not be permitted in a RR-1 zone.

Additionally, after further consideration, Administration believes that for purposes of future development of the property, this is an appropriate situation for creating a split zone. Only the developable uplands portion of the lot would be rezoned, and the lowland wetlands would remain conservation. This would facilitate a future subdivision for development.

On March 18, 2026, City Council referred the request back to the Planning & Zoning Commission to reconsider the Administration's original request to amend the zoning to RS and to consider a split-zone approach. Under this approach, the upland portion of the parcel suitable for residential development would be rezoned to RS, while the larger portion of the property containing drainages and associated wetlands would remain in the Conservation zoning district. While split zones are generally not considered best practice, in this case a split zone using metes and bounds to delineate the portion of the larger parcel that would be considered for rezoning the portion of the lot suitable for development from what should remain open space and not be developed. A split zone will also negate the need to rezone the remaining parcel back to Conservation once subdivision of the developable portion is complete.

## ATTACHMENTS

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Zoning Map – Existing and Proposed  
Application  
Aerial Map  
Deed of Release



# Rezoning Application

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

## PETITIONER

Name:	City of Kenai						
Mailing Address:	210 Fidalgo Ave.	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	907-283-8200						
Email:	planning@kenai.city						

## PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (s):	04501057
Physical Address:	10060 KENAI SPUR HWY
Legal Description:	T 6N R 11W SEC 33 SEWARD MERIDIAN KN W1/2 LYING N OF KENAI SPUR HWY & E OF MARATHON RD EXCL ALL BARON PARK SUBS & KENAI INDUSTRIAL PARK SUB

## ZONING INFORMATION

Present Zone:	Conservation
Proposed Zone:	Suburban Residential

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

Potential development of upland portions of the larger, 81-acre parcel. This parcel was released by the FAA in late 2025. The Conservation Zoning District, as defined by the City of Kenai, was intended to apply to areas which should be preserved primarily as open areas. Airport and related uses have been included in this zone to allow for the reservation of aircraft approach zones. As this has been released from this restriction, the City maintains there are portions of the larger parcel that could be opened for development.

## 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

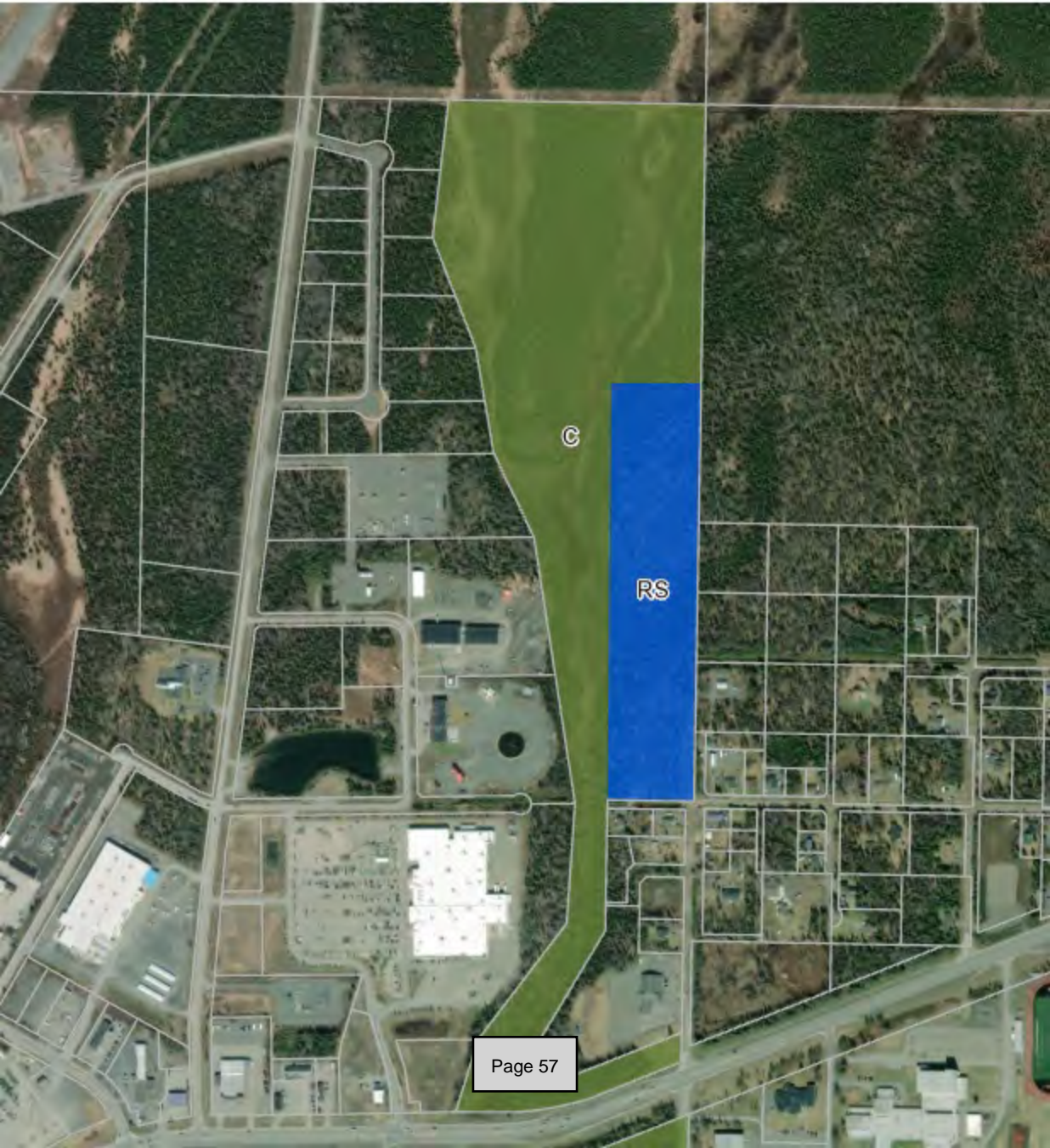
## PETITIONER'S SIGNATURE

Signature:			
Printed Name:	Kevin Buettner, Planning Director	Date:	2/17/26

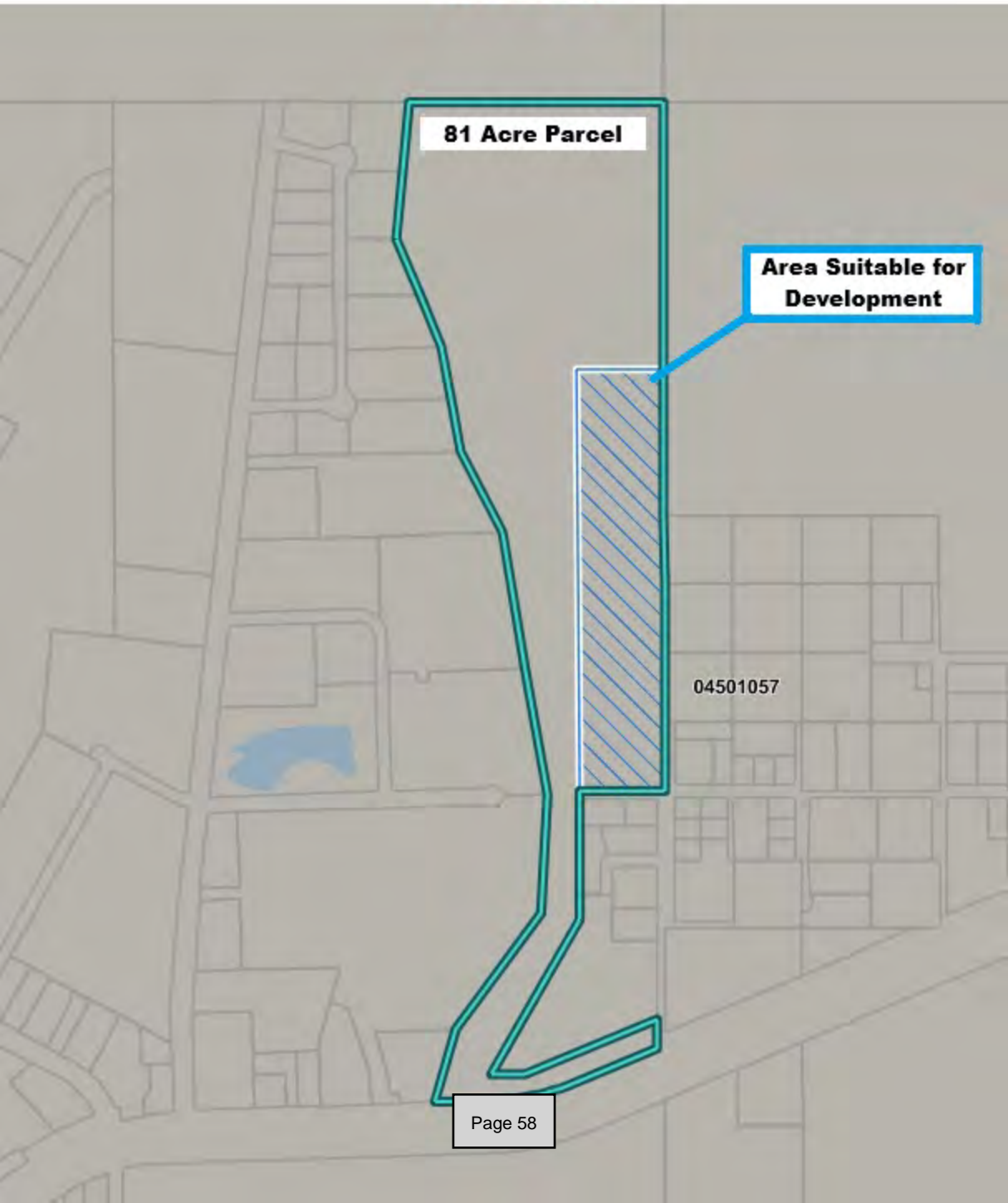
**For City Use Only**

Date Application Fee Received:  
 PZ Resolution Number:

**Proposed Rezone Area**



**Location Map**



**81 Acre Parcel**

**Area Suitable for Development**

04501057

**Location Map**



**81 Acre Parcel**

**Area Suitable for Development**

04501057

**DOCUMENT  
ELECTRONICALLY  
RECORDED**

A  
L  
A  
S  
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**2025-006725-0**

Recording Dist: 302 - Kenai

9/15/2025 01:34 PM Pages: 1 of 4



DEED OF RELEASE

This instrument, a Deed of Release, made by the United States of America, acting by and through the Chief, Airports Division, Alaskan Region, Federal Aviation Administration, under and pursuant to the powers and authority contained in the provisions of Public Law 81-311 (63 Stat. 700), as amended, to the City of Kenai, a body politic under the laws of the State of Alaska, Witnesseth:

WHEREAS, The United States of America, acting by and through the Administrator of General Services under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (83 Stat. 377) and the Surplus Property Act of 1944 (58 Stat. 765), as amended, and regulations and orders promulgated thereunder, by instrument entitled "Quitclaim Deed" and dated December 1, 1963, did remise, release, and forever quitclaim to the City of Kenai, its successors and assigns, all rights, title and interests of the United States in and to certain real property located near Kenai, Alaska, under and subject to the reservations, exceptions, restrictions, and conditions contained in the Deed; and \* BOOK 27 PAGES 303-312 Kenai Recording District.

WHEREAS, the City of Kenai has requested the Administrator of the Federal Aviation Administration to release an area of land hereinafter described from all conditions, reservations, and restrictions contained in said "Quitclaim Deed" to permit sale or long-term lease of the property for non-airport use, and has by appropriate resolution No. 70-5 dated March 18, 1970, obligated itself to devote the revenues received from the lease or sale of the hereinafter described property exclusively for the development, improvement, operation, or maintenance of the Kenai Municipal Airport; and

WHEREAS, The Administrator or authorized delegate of the Federal Aviation Administration, under and pursuant to the powers and authority contained in Public Law 81-311 (63 Stat. 700) is authorized to grant a release from any of the terms, conditions, reservations, and restrictions contained in, and to convey, quitclaim, or release any right or interest reserved to the United States by, any instrument of disposal under which surplus airport property was conveyed to a non-Federal public agency pursuant to Section 13 of the Surplus Property Act of 1944 (58 Stat. 765); and

WHEREAS, the Administrator of the Federal Aviation

Administration has determined that said land no longer serves the purpose for which it was transferred; and, that such property can be used, leased, sold, or disposed of by the City of Kenai for other than airport purposes without materially and adversely affecting the development, improvement, operation, or maintenance of the Kenai Municipal Airport; and

WHEREAS, the City of Kenai covenants and agrees as follows:

- (1) To use the revenues received from the sale or lease of the hereinafter-described property, exclusively for the development, improvement, operation of the Kenai Municipal Airport.
- (2) To restrict the height of structures, objects of natural growth and other obstacles on the hereinafter-described real property to a height of not more than 242 feet above mean sea level;
- (3) To prevent any use of the real property hereinafter described which would interfere with the landing or taking off aircraft at the Kenai Municipal Airport or otherwise constitute an airport hazard.

NOW, THEREFORE, for and in consideration of the above-expressed recitals and of the benefits to accrue to the United States and to civil aviation, the United States of America, upon inclusion by the City of Kenai in a Lease or Instrument of Transfer conveying title to the hereinafter described real property of provisions as follows:

- (1) That the City of Kenai reserves unto itself, successors, transferees, and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the space above the surface of the real property hereinafter described, together with the right to cause in said air space such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on taking off from or operating on Kenai Municipal Airport,
- (2) That the Grantee expressly agrees for itself, heirs, executors, administrators, successors, transferees, and assigns to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to a height of not more than 242 feet above mean sea level.
- (3) That the Grantee expressly agrees for itself, heirs, executors, administrators, transferees, and assigns to prevent any use of the herein- after described real property which would interfere with landing or taking off of aircraft at the Kenai Municipal Airport or otherwise constitute an airport hazard.



(4) All covenants heretofore stated shall run with the land and shall inure to the benefit of, and be binding upon the heirs, executors, administrators, successors, transferees, and assigns of the parties hereto.


Hereby releases the said real property from the conditions, reservations, and restrictions as contained in the above-mentioned Instrument of Transfer from the United States of America to the City of Kenai dated December 1, 1963, which real property is described as follows:

T6N R11W Section 33 Seward Meridian KN W1/2 lying N of Kenai Spur Highway & East of Marathon Road excluding all Baron Park Subs & Kenai Industrial Park Sub.

By its acceptance of this Deed of Release the City of Kenai covenants and agrees for itself, successors, transferees, and assigns, to comply with and observe all of the conditions and limitations hereof, which are expressly limited to the above- described real property.

IN WITNESS WHEREOF, the United States of America has caused this Deed of Release to be executed as of the 10<sup>th</sup> day of September 2025.


UNITED STATES OF AMERICA

By 

Laurie Suttmeier  
Division Manager, Airports Division  
Alaskan Region

Accepted:

CITY OF KENAI

By   
Terry Eubank  
City Manager

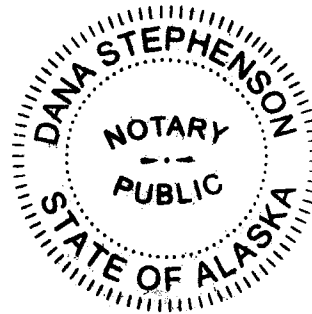


# ALASKA NOTARY ACKNOWLEDGEMENT

State of Alaska

3rd Judicial District of the Municipality of Anchorage

On this 10th day of September in the year 2025, before me, the undersigned notary public, personally appeared: Laurie J. Suttmeier known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.



(Seal)

*Dana Stephenson*  
Dana Stephenson, Notary Public

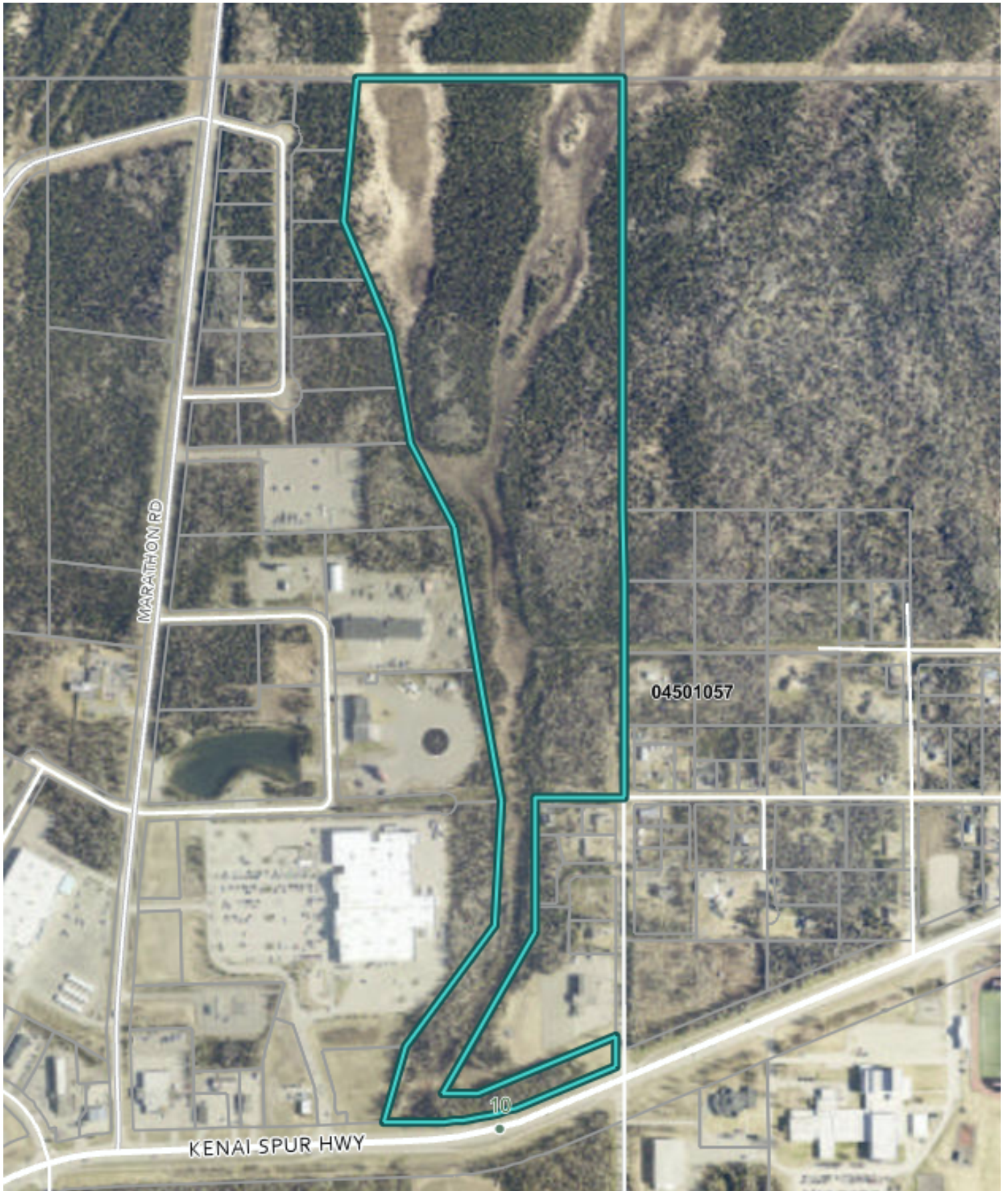
200601001

Commission Number

My Commission Expires: with office

Return to:  
City of Kenai  
210 Fidalgo Ave.  
Kenai, AK 99611







0 1500 3000 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenal Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenal Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data or use of the data.

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Physical Addresses</li> <li>Transportation</li> <li>Mileposts</li> <li>Parcels and PLS</li> <li>Tax Parcels</li> <li>Landscape</li> <li>KWF Wetlands Assessment</li> <li>DISTURB</li> <li>Depression</li> <li>Discharge Slope</li> <li>Drainageway</li> <li>Floating Island</li> <li>Headwater Fen</li> <li>Kettle</li> <li>LAKE</li> <li>Lakebed</li> <li>Late Snow Plateau</li> <li>Riverine</li> <li>Tidal</li> <li>Wetland / Upland</li> </ul>
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0 500 1000 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

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# KENAI

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

*Sent via electronic mail*

## TRANSFER OF CONDITIONAL USE PERMIT

### NOTICE OF DECISION

<b><u>Planning &amp; Zoning Commission Decision</u></b>	<b>Decision Date:</b>	<b>April 29, 2026</b>
<b>Approved</b>	<b>Appeal Deadline:</b>	<b>May 14, 2026</b>

<b><u>Resolution No.</u></b>	PZ2017-40
<b><u>Physical Address</u></b>	14927 Kenai Spur Highway
<b><u>Parcel No.</u></b>	03901010
<b><u>Transferor:</u></b>	L&J Outfitters, LLC DBA Herban Extracts, LLC
<b><u>Transferee:</u></b>	Jamie Tasha Grossl DBA Lady Gray, LLC
<b><u>Zoning:</u></b>	Light Industrial

**PERMITTED USE:** Marijuana Product Manufacturing

### CONDITIONS OF PERMIT:

1. Further development of the property shall conform to all Federal, State, and local regulations.
2. Prior to operation of the Marijuana Product Manufacturing Facility, the applicant shall submit a copy of the approved and fully executed license from the Alaska Alcohol & Marijuana Control Board. The applicant shall comply with all regulations as stipulated by the State of Alaska Marijuana Control Board.
3. A Sign Permit will be required for the construction of any proposed signage.
4. Pursuant to Kenai Municipal Code Section, 14.20.150(f) the applicant shall submit an Annual Report to the City of Kenai.

### CONDITIONS OF LANDSCAPE & SITE PLAN:

1. Snow storage shall be located on the western edge of the parking lot as indicated on the site plan. No snow may be stored in such a manner that would block visibility for ingress and egress to parcel.

2. Pursuit to Kenai Municipal Code 14.25.045(f), applicant will screen the dumpster using a sight-obscuring structure made of wood or concrete. Other screening material may be used if submitted for approval to the City of Kenai.
3. Applicant will not plan ground cover or landscaping beds with invasive species and will use plant species appropriate for the climate. The City of Kenai Planning & Zoning Administration recommends applicant contact the Alaska Cooperative Extension Service for advice on climate-appropriate species.

Therefore, it was decided, by the Planning & Zoning Commission of the City of Kenai, that the Conditional Use Permit for marijuana product manufacturing on the parcel Lot 1 through 5, Block 4, Radar Subdivision, be transferred to Jamie Tasha Grossl, DBA Lady Gray LLC, on this 29<sup>th</sup> day of April, 2026.

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JEANNE KEATON, CHAIRPERSON

*This decision may be appealed to the Board of Adjustment by filing an appeal with the City Clerk's Office within 15 days of the date of this decision. Appeal forms are available online at <https://www.kenai.city/board-adjustment/page/appeal-board-adjustment-application-and-information>. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period.*





# KENAI

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

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** Kevin Buettner, Planning Director  
**THROUGH:** Jessica See, Planning Technician  
**DATE:** March 31, 2026  
**SUBJECT:** **Transfer of Conditional Use Permit, PZ2017-40 for the use of Marijuana Product Manufacturing**

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### REQUESTED ACTION:

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Recommending approval of the transfer of Conditional Use Permit PZ2017-40 for the use marijuana product manufacturing, located on the property described as Lot 1 through 5, Block 4, Radar Subdivision located at 14927 Kenai Spur Highway.

### GENERAL INFORMATION:

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On March 31, 2026, an Application for Transfer of the Conditional Use Permit (CUP) was submitted by Transferor, Jamie Tasha Grossl, in accordance with Kenai Municipal Code (KMC), as set forth below:

- KMC 14.20.150(l)(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.*
- KMC 14.20.157(a) *No Conditional Use Permit issued hereunder shall be transferred until the proposed transferee has made application for transfer in writing filed with the administrative official, which application shall state that he intends to be bound by the plan and statements contained in the application of the permit holder or shall contain the amendments to the plan his proposed operation would mandate. The Commission shall approve the application for transfer and in so doing amend the site plan and statements if such amendments as are contained in the application for transfer would have been approved had they been contained in the original application.*

The transferee has confirmed there will be no changes in use and the new business will operate only as a marijuana product manufacturing facility. A copy of the State Business License is on file and included as a part of this application. The transferee is required to operate under the terms

and conditions of the approved CUP at the subject property. Conditions 2, 3, 4, and 5 from the original CUP resolution and 1, 2, and 3 from the Landscape/Site Plan were not included on the Notice of Decision as they were applicable only to the initial building of the manufacturing facility and initial landscaping. The new permit holder is required to obtain a new build permit and submit a new landscaping & site plan for any future development of the property as required by City Code. If there is a future change in use, the transferee must apply for a Conditional Use Permit.

## **STAFF RECOMMENDATION**

---

Staff hereby recommends approval of the Transfer of the Conditional Use Permit Resolution No. PZ2017-40 for a Marijuana Production Facility on the property described as Lot 1 through 5, Block 4, Radar Subdivision, located at 14927 Kenai Spur Highway, within the Light Industrial (IL) zoning district, subject to the conditions as set forth in the approved CUP.

## **ATTACHMENTS**

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- A. Aerial Map
- B. Notice of Decision
- C. Application
- D. Business License
- E. Resolution No. PZ2017-40 – Conditional Use Permit
- F. Resolution No. PZ2018-14 – Landscape & Site Plan





# Transfer of Conditional Use Permit Application

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

### TRANSFEROR

Current CUP Holder (Transferor):		Lisa Coates/Buddy Crowder (Herban Extracts llc/L&J Outfitters llc)			
Mailing Address:	410 Magic Ave				
City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	[REDACTED]				
Email:	[REDACTED]				

### TRANSFeree

Proposed New CUP Holder (Transferee):		Jamie Tasha Grossl (Lady Gray, LLC)			
Mailing Address:	35555 Kenai Spur Hwy. #255				
City:	Soldotna	State:	AK	Zip Code:	99669
Phone Number(s):	[REDACTED]				
Email:	[REDACTED]				

### PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):		03901010			
Physical Address:	14927 Kenai Spur Highway				
Legal Description:	T 6N R 12W SEC 26 Seward Meridian KN 0000706 Radar Sub Lot 1 through 5, block 4				
Zoning:	Light Industrial				
Current CUP Resolution #:	PZ2017-40				
Allowed Use by Current CUP:	Marijuana Product Manufacturing				

CERTIFICATION OF TRANSFeree: I hereby certify that I am the property owner (transferee), or have been authorized to act on behalf of the property owner, and hereby apply for a Transfer of Conditional Use Permit. I agree to operate under the terms and conditions of the original Conditional Use Permit and application. I have submitted with this transfer application any amendments to the site plan or proposed amendments to operation. If amendments would prevent compliance with terms and conditions of the Conditional Use Permit to be transferred, a new Conditional Use Permit may be required. I understand site visits may be required to process this application for purpose of confirming compliance with conditional use permit conditions.

Signature:	<i>Lisa Coates</i>	Date:	3/30/2026		
Print Name:	Lisa Coates	Title/Business:	Managing member		

ACKNOWLEDGEMENT OF TRANSFEROR: I hereby acknowledge this application for a Transfer of Conditional Use Permit and consent to the transfer.

Signature:	<i>J. Tasha Grossl</i>	Date:	3/30/2026		
Print Name:	Jamie Tasha Grossl	Title/Business:	Managing Member, Lady Gray, LLC		

**For City Use Only**

Date Application Fee Received:  
PZ Resolution Number:



KENAI SPUR HWY

NYMCHIK DR

PEY DR

**Alaska Department of Commerce, Community, and Economic Development**

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

This is to certify that the owner

Lady Gray, LLC

is licensed by the department to do business as

**Lady Gray Concentrates**

35555 Kenai Spur Hwy. #255, Soldotna, AK 99669

for the period

November 1, 2025 to December 31, 2027  
for the following line(s) of business:

31-33 - Manufacturing



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

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

Julie Sande  
Commissioner

**Alaska Department of Commerce, Community, and Economic Development**

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

This is to certify that

**LADY GRAY GOURMET MEDIBLES**

35555 KENAI SPUR HWY, #255, SOLDOTNA, AK 99669

owned by

LADY GRAY, LLC

is licensed by the department to conduct business for the period

December 29, 2024 to December 31, 2026  
for the following line(s) of business:

31-33 - Manufacturing



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

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

Julie Sande  
Commissioner

**Alaska Department of Commerce, Community, and Economic Development**

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

This is to certify that

**LADY GRAY GROWING**

35555 KENAI SPUR HWY, #255, SOLDOTNA, AK 99669

owned by

LADY GRAY, LLC

is licensed by the department to conduct business for the period

December 10, 2024 to December 31, 2026  
for the following line(s) of business:

11 - Agriculture, Forestry, Fishing and Hunting



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

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

Julie Sande  
Commissioner



*"Village with a Past, City with a Future"*

210 Fidalgo Avenue, Kenai, Alaska 99611-7794  
Telephone: 907-283-7535 / Fax: 907-283-3014  
www.kenai.city

**CITY OF KENAI  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ2017-40  
CONDITIONAL USE PERMIT**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **GRANTING** A REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT AN APPROXIMATELY 1,656-SQUARE-FOOT MARIJUANA PRODUCT MANUFACTURING FACILITY LOCATED ON AN APPROXIMATELY 1-ACRE PARCEL.

APPLICANT: Buddy Crowder

PROPERTY OWNER: L&J OUTFITTERS, LLC.

PROPERTY ADDRESS: 14927 Kenai Spur Highway, Kenai, AK 99611

LEGAL DESCRIPTION: Lot's 1-5, Block 4, Radar Subdivision, Section 26, T6N, R11W

KENAI PENINSULA BOROUGH PARCEL NO: 039-010-10

**WHEREAS**, an application meeting the requirements of Section 14.20.150 has been submitted and received on December 6, 2017; and,

**WHEREAS**, the application affects land which is zoned as Light Industrial (IL); and,

**WHEREAS**, a duly advertised public hearing as required by Kenai Municipal Code 14.20.153 was conducted by the Planning and Zoning Commission on January 24, 2018; and,

**WHEREAS**, the applicant has demonstrated with plans and other documents that the prerequisites of a Conditional Use Permit have been met; and,

**WHEREAS**, Kenai Municipal Code 14.20.150 details the intent and application process for conditional uses and specifies the review criteria that must be satisfied prior to issuing the permit, which are the following:

- (1) The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district.

The subject parcel is zoned Light Industrial (IL), and is therefore subject to the Principal Permitted and Conditional land-uses as shown on KMC 14.22.010 - Land Use Table. Pursuant to Ordinance, 2870-2016 as approved by the Council of the City of Kenai on January 20, 2016, which became effective on February 19, 2016, a Marijuana Product

Manufacturing Facility may be established and operated under a Conditional Use Permit within the Light Industrial Zone.

*The Light Industrial Zone, as outlined in KMC 14.20.130 is established to provide for the development of industrial and commercial uses which are usually compatible and which are of a type which has no nuisance effects upon surrounding property, or which may be controlled to prevent any nuisance effects upon surrounding property. New residential uses and other uses, except as otherwise provided in this chapter, are not permitted in this zone as principal uses because it is intended that land classified in this zone for industrial and commercial purposes, and because the IL zone is not suited to the excluded uses.*

Pursuant to the submitted site plan, the applicant proposes to construct the subject CME at a distance of 89 feet from the front property line along Ninilchik Drive and 34 feet from the property line fronting along the Kenai Spur Highway. The IL Zone has a setback requirement of 20 feet from the front property line; therefore, the proposed CME would meeting the setback requirements of the Light Industrial Zone.

Given the intent of the Light Industrial Zone, which are compatible with the surrounding land uses a Marijuana Product Manufacturing Facility, would be appropriate within the zone.

The subject parcel is known as Lots 1-5, Block 4, Radar Subdivision and is comprised of five (5) separate lots. The subject CME would be constructed on one lot with the septic and water well being constructed on two other additional lots. Pursuant to the 2009 International Building Code, structure cannot cross a property line nor can a water well or a septic system. Thus, a subdivision plat would be required to be recorded prior to the construction of the proposed CME. The applicants submitted a preliminary subdivision plat, which was approved on December 13, 2017.

The Kenai Spur Highway is classified by the State of Alaska Department of Transportation and Public Facilities as a Major Collector. A collector is defined as "A road classification applicable to roads serving a mixture of local access and through traffic, for which the volume, average speed, and trip length of vehicles using the road are usually lower than for principal or minor arterials, but higher than for local roads." Furthermore, KMC 14.20.320 defines a Collector as "...a street located and designed for the primary purpose of carrying through traffic and of connecting major areas of the City". Pursuant to the submitted site plan, primary access to the subject Commercial Marijuana Establishment (CME) would be from Ninilchik Drive. Therefore, impacts to the surrounding neighborhood should be minimal, concerning vehicular access.

Therefore, given the above discussion within the context of the proposed land-use project, it seems reasonable the proposed Commercial Marijuana Establishment would be consistent with the intent of KMC 14.20.150 and the intent of the Light Industrial Zoning District with respect to the proposed use as a CME, given compliance with staff recommended specific conditions.

- (2) The value of the adjoining property and neighborhood will not be significantly impaired.

The proposed development must comply with the requirements of KMC 14.20.330 – Standards for Commercial Marijuana Establishments. In addition, the proposed development must also comply with Alaska Statue 17.38, an Act to Tax and Regulate the Production, Sale, and Use of marijuana as well as Alaska Administrative Code – Title 3 –

Marijuana Control Board – Omnibus licensure requirements and procedures for marijuana establishments.

Pursuant to KMC 14.20.010 – Land Use Table, a Marijuana Product Manufacturing Facility may be established in the Light Industrial with a Conditional Use Permit. In addition, pursuant to KMC 14.20.330 – Standards for Commercial Marijuana Establishments, provisions have been put in place to help mitigate impacts to the value of adjoining property and the surrounding neighborhood.

Pursuant to the submitted application materials and a site visit by staff, the proposed CME would comply with the requirements contained within KMC 14.20.330. As reviewed by staff, the proposed CME would be contained within a fully enclosed secure indoor facility as required by KMC 14.20.330(d), thereby, helping to mitigate the potential impact to surrounding property owners. In addition, pursuant to KMC 14.20.330 (e) no CME's shall emit an odor that is detectable by the public from outside the CME. Pursuant to the submitted supplemental application materials, the applicant has indicated that they will implement an Odor Control Plan. The Odor Control Plan will consist of a clean air intake and HEPA filtration. Furthermore, the applicant has indicated that they will use mechanical ventilation, active carbon filtration and use of negative air pressure to further control odors. Furthermore, the applicant has indicated that marijuana products will be pre-packaged in sealed jar or blister packs to ensure that odors are minimized. The applicant has indicated in their Odor Control Plan that excess marijuana products would be stored in a separate restricted access room to ensure that higher potential odor area is segregated and filtered. Thus, according to the Odor Control Plan, the proposed CME would not generate any odors, which would be detectable by the public.

Concerning visual and auditory impacts of the proposed CME, pursuant to the KMC 14.20.330 the proposed CME would be located within a fully enclosed secure commercial building. Chapter 14.25 details the requirements of the submission and approval of a Landscape Site Plan. KMC 14.25.020 gives the requirements and in part states that a Landscape Site Plan is required for all commercial development for new construction. The proposed project requires a building permit and is new construction and therefore requires the submission of a Landscape Site Plan. A Landscape Site Plan will be required to be approved by the Planning Department prior to issuance of the Building Permit.

The Landscape Site Plan will need to demonstrate compliance with the off-street parking requirements in KMC 14.20.250(8) for "Manufacturing/Industrial, research and laboratories", which requires One (1) space for every 500 square feet of gross floor area plus three (3) for patron parking. The subject CME would be approximately 1,656 square feet in size and therefore six (6) off-street parking spaces would be required.

Pursuant to Alaska Statue 17.38, an Act to Tax and Regulate the Production, Sale, and Use of marijuana as well as Alaska Administrative Code – Title 3 – Marijuana Control Board – Omnibus licensure requirements and procedures for marijuana establishments an appropriate license for a Marijuana Establishment will have to be issued by the State of Alaska Marijuana Control Board. Staff therefore recommends that a condition be added to require that prior to operation of the CME, a copy of the approved appropriate license be furnished to the City of Kenai.

Therefore, provided that all conditions recommended by staff and the Planning and Zoning Commission are followed, staff believes that the value of the adjoining property and neighborhood will not be significantly impaired.

(3) The proposed use is in harmony with the Comprehensive Plan.

The subject parcel is defined in the 2030 Imagine Kenai Comprehensive Plan as General Commercial (GC). The plan defines GC as *“General Commercial is intended for retail, service, and office businesses that serve Kenai and the larger region. General Commercial is appropriate for locations along the arterial road system. General Commercial-type development requires larger parcels of land and access to a major road system. It is also intended to support smaller-scale businesses.”*

Goal 3 – Land Use of the 2030 Imagine Kenai Comprehensive Plan seeks to discuss land use strategies to implement a forward-looking approach to community growth and development. Objective LU-1 states “Establish siting and design standards so that development is in harmony and scale with surrounding uses.”

The area is comprised of existing commercial development located along the Kenai Spur Highway, which fosters a mix of compatible commercial and retail uses. The proposed Marijuana Product Manufacturing Facility would not be open to the public.

Therefore, as proposed, the developed would be in harmony with the 2030 Imagine Kenai Comprehensive Plan.

(4) Public services and facilities are adequate to serve the proposed use.

The subject parcel would be served by an onsite water well and septic system. The subject water and well and septic system will need to be installed by a certified Department of Environmental Conservation Installer. Prior to operation of the CME, a copy of an approval letter from DEC will be required. City of Kenai police and fire department resources are sufficient to serve the proposed use.

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

The proposed use is to establish and operate a Commercial Marijuana Establishment consisting of the construction of an approximately 1,656-square-foot Marijuana Product Manufacturing Facility.

Pursuant to the submitted application, and KMC 14.20.330(e) the CME would not emit an odor that is detectable by the public. The CME would also require the approval and issuance of a Marijuana Product Manufacturing Facility license from the State of Alaska Marijuana Control Board. The license is subject to the provisions found in Alaska Statue 17.38, an Act to Tax and Regulate the Production, Sale, and Use of marijuana as well as Alaska Administrative Code – Title 3 – Marijuana Control Board – Omnibus licensure requirements and procedures for marijuana establishments.

KMC 14.20.330(f) provides that no portion of a CME can be located within the following buffer distances:

*(1) 1,000 feet of any primary and secondary schools (K-12) and 500 feet of any vocational programs, post-secondary schools including but not limited to trade, technical, or vocational schools, colleges and universities, recreation or youth centers, correctional facilities, churches, and state licensed substance abuse treatment facilities providing substance abuse treatment; and,*

*(2) Buffer distances shall be measured as the closest distance from the perimeter of a stand-alone commercial marijuana establishment structure to the outer boundaries of the school, recreation or youth center, or the main public entrance of a church, correctional facility, or a substance abuse treatment facility providing substance abuse treatment. If the commercial marijuana establishment occupies only a portion of a structure, buffer distances are measured as the closest distance from the perimeter of the closest interior wall segregating the commercial marijuana establishment from other uses, or available uses in the structure, or an exterior wall if closer, to the outer boundaries of the school, recreation or youth center, or the main public entrance of a church or correctional facility, a substance abuse treatment facility providing substance abuse treatment.*

With regards to buffer distances as discussed in KMC 14.20.330(f)(1), the proposed CME would not be located within 1,000 feet of any primary and secondary school (K-12) or within 500 feet of any vocational program, post-secondary school including but not limited to trade, technical, or vocational schools, college and universities. In addition, it would not be within 500 feet of any, recreation or youth centers, correctional facilities, churches, and state licensed substance abuse treatment facilities providing substance abuse treatment. Located within the Kenai Peninsula Economic Development District Building which is located north of the subject parcel is the Kenai Peninsula Construction Academy and Kenai Peninsula Driving Instruction Academy. Both of these programs would be considered a Vocational Program or a Post-Secondary School and would therefore be subject to the 500 buffer distance requirements of KMC 14.20.330(f). In reviewing the submitted site plan and in speaking with the Kenai Peninsula Economic Development District (KPEDD), both of these programs take place within the KPEDD building. In measuring the required buffer distance the KPEDD building is located 483 feet from the property line fronting along the Kenai Spur Highway. Furthermore, the submitted site plan shows a setback of 34 feet from this property line, which would make the total distance 517 feet. Therefore, the proposed CME meets the buffer requirements of KMC 14.20.330(f)(1).

Therefore, giving the above discussion and proposed conditions of approval, staff believes that they proposed Commercial Marijuana Establishment, would not have a harmful impact to the public safety, health or welfare, and;

**WHEREAS**, any and all specific conditions deemed necessary by the Planning and Zoning Commission to fulfill the conditions as set forth below shall be met by the applicant. These may include, but are not limited to measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use, as follows:

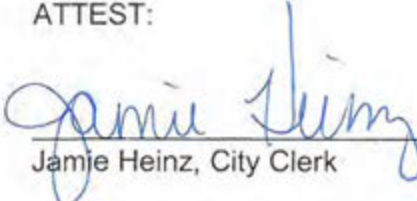
- (1) Further development of the property shall conform to all Federal, State, and local regulations.
- (2) A building permit will be required for the construction of the Commercial Marijuana Establishment.

- (3) Prior to issuance of the Building Permit, the applicant shall submit a Landscape Site Plan for review and approval by Planning Administration. The Landscape Site Plan shall demonstrate compliance with Kenai Municipal Code Chapter 14.25 – Landscaping/Site Plan Regulations.
- (4) Prior to final of the Building Permit, the applicant shall submit a letter from the Department of Environmental Conservation, which demonstrates approval of the Septic and Water Well.
- (5) Prior to issuance of the Building Permit, the applicant shall submit a copy of the recorded final subdivision plat of Radar Subdivision 2017 Replat.
- (6) Prior to operation of the Marijuana Product Manufacturing Facility, the applicant shall submit a copy of the approved and fully executed license from the Alaska Alcohol & Marijuana Control Board. The applicant shall comply with all regulations as stipulated by the State of Alaska Marijuana Control Board.
- (7) A Sign Permit will be required for the construction of any proposed signage.
- (8) Pursuant to Kenai Municipal Code Section, 14.20.150(f) the applicant shall submit an Annual Report to the City of Kenai.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA THAT THE APPLICANT HAS DEMONSTRATED THAT THE CONSTRUCTION OF AN APPROXIMATELY 1,656-SQUARE-FOOT MARIJUANA PRODUCT MANUFACTURING FACILITY MEETS THE CONDITIONS REQUIRED FOR SAID OPERATION AND THEREFORE THE COMMISSION DOES AUTHORIZE THE ADMINISTRATIVE OFFICIAL TO ISSUE THE APPROPRIATE PERMIT.**

**PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 24<sup>th</sup> day of January, 2018.**

ATTEST:

  
\_\_\_\_\_  
Jamie Heinz, City Clerk





\_\_\_\_\_  
Jeff Twait, Chairperson



**CITY OF KENAI  
PLANNING AND ZONING ADMINISTRATION  
RESOLUTION NO. PZ2018-14  
LANDSCAPE/SITE PLAN PERMIT**

A RESOLUTION OF THE PLANNING AND ZONING ADMINISTRATION OF THE CITY OF KENAI APPROVING THE ATTACHED LANDSCAPING/SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

WHEREAS, the attached Landscaping/Site Plan Review was:

- **Received by:** Elizabeth Appleby, City Planner
- **Submitted by:** Peter Klauder
- **Submitted for:** L&J Outfitters
- **Property Address:** 14927 Kenai Spur Highway
- **Legal Description:** Lots 1-5, Block 4, Radar Subdivision
- **Parcel No.:** 039-010-10

WHEREAS, the City of Kenai Planning and Zoning Administration finds this plan provides for orderly and safe development within the City commensurate with protecting the health, safety, and welfare of its citizens, and provides adequate and convenient open spaces, light and air, in order to avoid congestion of commercial and industrial areas; and,

WHEREAS, the plan provides for landscaping and/or the retention of natural vegetation in conjunction with commercial and industrial development within the City; enhances the community environment and visual character, and reduces erosion and storm runoff.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING ADMINISTRATION OF THE CITY OF KENAI THAT THE LANDSCAPING/SITE PLAN IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. All required landscaping as presented in the approved landscaping plan shall be installed within two (2) years of the approved plan.
2. One hundred percent (100%) of ground cover of the landscaping beds shall be planted and maintained so that there is no exposed soil within three (3) years of the approved plan.
3. If the project has not started within one (1) year of the approval of the landscaping/site plan, the approval may be revoked by the Administrative Official after providing at least thirty (30) days' notice unless extended for good cause.

4. Snow storage shall be located western edge of the parking lot as indicated on the site plan. No snow may be stored in such a manner that would block visibility for ingress and egress to the parcel.
5. Pursuit to Kenai Municipal Code 14.25.045(f), L&J Outfitters will screen the dumpster using a sight-obscuring structure made of wood or concrete. Other screening material may be used if submitted for approval to the City of Kenai.
6. L&J Outfitters will not plant ground cover or landscaping beds with invasive species and will use plant species appropriate for the climate. The City of Kenai Planning and Zoning Administration recommends L&J Outfitters contact the Alaska Cooperative Extension Service for advice on climate-appropriate species.

Reviewed and approved this 11<sup>th</sup> day of May, 2018.

*Elizabeth Appleby*

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Elizabeth Appleby, City Planner



April 13, 2026 – 7:30 PM

## Action Agenda

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

*Jeremy Brantley, Chair*  
Sterling/Funny River  
Term Expires 2027

*Pamela Gillham, Vice Chair*  
Kalifornsky / Kaslof District  
Term Expires 2026

*Virginia Morgan*  
Cooper Landing / Hope  
Eastern Peninsula District  
Term Expires 2028

*Diane Fikes*  
City of Kenai  
Term Expires 2028

*Paul Whitney*  
City of Soldotna  
Term Expires 2027

*Franco Venuti*  
City of Homer  
Term Expires 2027

*Vacant*  
City of Seward  
Term Expires 2026

*Jeffrey Epperheimer*  
Nikiski District  
Term Expires 2026

*Dawson Slaughter*  
South Peninsula District  
Term Expires 2028

### ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>  
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247  
Zoom Meeting ID: 907 714 2200

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF AGENDA AND CONSENT AGENDA

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

#### ACTION ITEMS CURRENTLY ON CONSENT AGENDA

##### \*1. Time Extensions

- a. Mount Alice Estates; KPB File 2024-025

##### \*3. Administrative Approvals

- a. Christensen Tracts Gardens Addition; KPB File 2025-061
- b. Grouse Creek Subdivision 2024 Addition; KPB File 2022-022R2
- c. Lake Hills Subdivision Christianson Addition; KPB File 2025-121
- d. Rolling Hills Sub Addn No. 1 Amended Sadler Addn; KPB File 2025-115
- e. Rumley Collie Subdivision Nine; KPB File 2024-126
- f. Skyline Heights Estates Kachemak Landing Airpark; KPB File 2023-142
- g. Sterling Airpark Subdivision Scott Addition; KPB File 2025-111

##### \*6. Excused Absences

- a. Vacant, City of Seward

##### \*7. Minutes

- a. March 16, 2026 Planning Commission Meeting Minutes

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

#### D. UNFINISHED BUSINESS - None

## E. NEW BUSINESS

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

1. Ordinance 2026-13: Authorizing a public purpose non-commercial communication site lease agreement with the Cooper Landing Community Club, Inc.  
Staff Person Responsible: Land Management Officer Aaron Hughes

**Motion to forward to the Assembly a recommendation to adopt Ordinance 2026-13, passed by unanimous vote (8-Yes)**

2. Building Setback Encroachment Permit; KPB File 2025-150  
PC Resolution 2026-25  
Johnson Surveying / Grace Group Properties 2, LLC  
Request: Permits a 30-foot by 30-foot shop on a concrete foundation to remain entirely within the 20-foot building setback  
Location: Tract 1, Folz Subdivision Petersen Addition, Plat SW 2009-02  
Bear Creek Area  
Staff Person Responsible: Platting Manager Vince Piagentini

**Motion to adopt Planning Commission Resolution 2026-25 granting a building setback encroachment permit passerby by unanimous vote (8-Yes)**

3. Building Setback Encroachment Permit; KPB File 2026-025  
PC Resolution 2026-22  
Peninsula Surveying / Conway  
Request: Permits a 28.1' x 20.1' cabin to remain approximately 1.5' into the 20' building setback along Birkenweg Street  
Location: Lot 4, Homewood Subdivision, Plat KN 77-81  
Sterling Area  
Staff Person Responsible: Platting Manager Vince Piagentini

**Motion to adopt Planning Commission Resolution 2026-22 granting a building setback encroachment permit passerby by unanimous vote (8-Yes)**

4. Building Setback Encroachment Permit; KPB File 2025-160  
PC Resolution 2026-23  
Peninsula Surveying / Salmon Bake Cabins, LLC  
Request: Permits an irregularly shaped 66' long building to remain approximately 15.2' into the 20' building setback on the northwestern corner & approximately 6.2' into the 20' building setback on the northeastern corner  
Location: Lot 1, Benjamin Bardarson Subdivision; Plat SW 2004-19  
Bear Creek Area  
Staff Person Responsible: Platting Manager Vince Piagentini

**Motion to adopt Planning Commission Resolution 2026-23 granting a building setback encroachment permit passerby by unanimous vote (8-Yes)**

**Public Hearing: Legislative Matters**

- 5. Right-Of-Way Vacation; KPB File 2023-061V1  
Peninsula Surveying / Caribou Hills Cabin Hoppers  
Request: Vacates a 30-foot-wide by approximately 1,200-foot-long portion of Steik Avenue, totaling approximately 37,155 square feet  
Location: T02S R12W SEC 2 S.M. HM NW1/4 NE1/4 Lying North of the Most Northernly Seismograph ROW  
Ninilchik Area  
Staff Person Responsible: Platting Manager Vince Piagentini

**Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes)**

- 6. Right-Of-Way Vacation; KPB File 2026-013V  
Edge Survey & Design / Wood, Best Realty LLC  
Request: Vacates a 30' wide portion of Augusta National Road ROW and associated utility easement along the southern boundary of the lot  
Location: Lot 4, Block 3, South Bend Bluff Estates, Plat KN 2002-42  
Kalifornsky Area  
Staff Person Responsible: Platting Manager Vince Piagentini

**Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes)**

**F. PLAT COMMITTEE REPORT** – The plat committee will review 6 plats.

**G. OTHER**

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

**I. DIRECTOR’S COMMENTS**

**J. COMMISSIONER COMMENTS**

**K. ADJOURNMENT**

**MISCELLANEOUS INFORMATIONAL ITEMS**

**NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held **Monday, April 27, 2026** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **7:30 p.m.**

**CONTACT INFORMATION**

**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

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

e-mail address: [planning@kpb.us](mailto: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 rights-of-way, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly. Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning

commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.



## Kenai City Council - Regular Meeting

April 01, 2026 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

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

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

### Action Agenda

#### A. CALL TO ORDER

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

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

#### B. SCHEDULED ADMINISTRATIVE REPORTS

1. Public Safety Building / Challenger Center Update, K+A dsignstudios, Principal Architect Chris Parker.

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

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

#### E. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. Ordinance 3509-2026** - Increasing Estimated Revenues and Appropriations in the General Fund - Legislative Department, to Provide Matching Funds for a Grant in the Amount of \$10,380 to the Alaska Children's Institute for the Performing Arts DBA Triumvirate Theatre for Parking Lot Paving and Landscaping Improvements. (Administration)
2. **POSTPONED TO MAY 6, 2026. Ordinance 3510-2026** - Amending the Official Zoning Map by Rezoning the Property at 10060 Kenai Spur Highway from Conservation to Suburban Residential Zoning District. (Administration)

**Ordinance No. 3510-2026 (Substitute)** - Amending the Official Zoning Map by Rezoning a Portion of the Property at 10060 Kenai Spur Highway from Conservation to Suburban Residential Zoning District. (Administration)

3. **APPROVED UNANIMOUSLY. Resolution No. 2026-17** - Authorizing a Contract Award for the 2026 Water Treatment Pump House Construction. (Administration)

#### F. MINUTES

1. \*Regular Meeting of March 18, 2026. (City Clerk)

2. \*Special Meeting of March 25, 2026. (City Clerk)

#### **G. UNFINISHED BUSINESS**

#### **H. NEW BUSINESS**

1. \***Action/Approval** - Bills to be Ratified. (Administration)
2. \***Action/Approval** - Authorizing a Memorandum of Agreement with Greatland Consulting and Training LLC for the use of the Alaska Regional Fire Training Facility. (Administration)
3. \***Ordinance No. 3511-2026** - Accepting and Appropriating Funds from the Institute of Museum and Library Services, Passed Through the State of Alaska, Department of Education and Early Development, Division of Library, Archives & Museums, for Library Employee Training. (Administration)
4. \***Ordinance No. 3512-2026** - Amending Kenai Municipal Code Chapter 7.22 Investment of Monies to Broaden the Range of Permitted Investments and Extend the Maturity Profile of the City's Investment Portfolio. (Administration)
5. **WORK SESSION SCHEDULED FOR MAY 2, 2026. Discussion/Action** - Scheduling a Budget Work Session. (Administration)

#### **I. COMMISSION REPORTS**

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

#### **J. REPORT OF THE MAYOR**

1. **Mayor Proclamation** - Declaring April 2026 as "Sexual Assault Awareness Month".
2. **Mayor Proclamation** - In recognition of Aidan Cole as the 2026 Alaska State Spelling Bee Champion

#### **K. ADMINISTRATION REPORTS**

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

#### **L. ADDITIONAL PUBLIC COMMENTS**

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

#### **M. EXECUTIVE SESSION**

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

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

**N. PENDING ITEMS**

**O. ADJOURNMENT**

**P. INFORMATION ITEMS**

1. David Martin - Kenai Area Pools

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

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

<https://us02web.zoom.us/meeting/register/WbEpZlqZTsOL9sKgCk5bIA>



## Kenai City Council - Regular Meeting

April 22, 2026 — 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

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

**\*\*Telephonic/Virtual Information on Page 4\*\***

### Action Agenda

#### A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. **RESULTS OF 4/14/26 SPECIAL ELECTION CERTIFIED.** Certification of the April 14, 2026 Special Election Results
4. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

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

#### B. SCHEDULED ADMINISTRATIVE REPORTS

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

1. Request for Consideration of Challenger Center for Homeschool / Career Technical Education (CTE), Doug Hayman, Principal of Connections Homeschool.

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

#### E. PUBLIC HEARINGS

1. **ENACTED WITHOUT OBJECTION. Ordinance No. 3511-2026** - Accepting and Appropriating Funds from the Institute of Museum and Library Services, Passed Through the State of Alaska, Department of Education and Early Development, Division of Library, Archives & Museums, for Library Employee Training. (Administration)
2. **ENACTED WITHOUT OBJECTION. Ordinance No. 3512-2026** - Amending Kenai Municipal Code Chapter 7.22 Investment of Monies to Broaden the Range of Permitted Investments and Extend the Maturity Profile of the City's Investment Portfolio. (Administration)
3. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-18** - Accepting a Site-Specific Emergency Operations Plan and Continuity of Operations Plan for the Kenai Senior Center and Incorporating These Plans into the City of Kenai Emergency Operations Plan. (Administration)
4. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-19** - Authorizing a Contract Award for External Financial Audit Services. (Administration)

5. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-20** - Authorizing a Contract Award for the 2026 Kenai City Dock Lease. (Administration)
6. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-21** - Approving a Lease Form for Leasing of Tidelands for Shore Fisheries and Authorizing the City Manager to Enter into a Shore Fishery Lease with Nathan Scow for the Property Described as Tracts A & B, City of Kenai Shore Fishery No. 1. (Administration)
7. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-22** - Approving a Lease Form for Leasing of Tidelands for Shore Fisheries and Authorizing the City Manager to Enter into a Shore Fishery Lease with Tide Chaser Fishery, LLC for the Property Described as City of Kenai Shore Fishery No. 2. (Administration)
8. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-23** - Approving a Lease Form for Leasing of Tidelands for Shore Fisheries and Authorizing the City Manager to Enter into a Shore Fishery Lease with Brian Scow for the Property Described as Tract One (1), Shore Fishery Plat No. 71. (Administration)
9. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-24** - Approving a Lease Form for Leasing of Tidelands for Shore Fisheries and Authorizing the City Manager to Enter into a Shore Fishery Lease with Nancy Hillman-Scow for the Property Described as Tract Two (2), Shore Fishery Plat No. 71. (Administration)
10. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-25** - Approving a Lease Form for Leasing of Tidelands for Shore Fisheries and Authorizing the City Manager to Enter into a Shore Fishery Lease with Kenai Salmon Company, Inc. for the Property Described as Tracts Three (3), Four (4), Five (5), and Six (6), Shore Fishery Plat No. 71. (Administration)
11. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-26** - Approving a Lease Form for Leasing of Tidelands for Shore Fisheries and Authorizing the City Manager to Enter into a Shore Fishery Lease with Aurora Holdings and Investments, LLC for the Property Described as Tract Seven (7), Shore Fishery Plat No. 71. (Administration)
12. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-27** - Approving a Lease Form for Leasing of Tidelands for Shore Fisheries and Authorizing the City Manager to Enter into a Shore Fishery Lease with Laura Maccabee for the Property Described as a 3.29-acre portion of Tidelands Survey No. 272 within Section Thirty-Five (35), Township 5 North, Range 12 West. (Administration)
13. **APPROVED WITHOUT OBJECTION. Resolution No. 2026-28** - Approving an Auto Aid Agreement and Supporting Operational Plan with the Kenai Peninsula Borough for Exchange of Personnel and Equipment Response to Structure Fires. (Administration)

#### **F. MINUTES**

1. \*Regular Meeting of April 1, 2026. (City Clerk)
2. \*Special Meeting of April 8, 2026. (City Clerk)

#### **G. UNFINISHED BUSINESS**

#### **H. NEW BUSINESS**

1. \***Action/Approval** - Bills to be Ratified. (Administration)

2. **\*Action/Approval** - Non-Objection to the Transfer of Ownership of a Marijuana Product Manufacturing Facility License from Transferor Herban Extracts, LLC to Transferee Lady Gray, LLC. DBA Herban Extracts - License No. 14432. (City Clerk)
3. **\*Action/Approval** - Special Use Permit to NILCHIL Solutions, Inc. for an Off-Premise Sign on City-Owned Property Described as Tract B, Gusty Subdivision Addition No. 2, Located at 11631 Kenai Spur Highway. (Administration)
4. **\*Ordinance No. 3513-2026** - Amending Kenai Municipal Code Chapter 7.15 - Purchases and Sales, to Remove Requirements to Publish Advertisements in Newspapers. (Administration)
5. **\*Ordinance No. 3514-2026** - Increasing Estimated Revenues and Appropriations in the General Fund and Airport Fund and Awarding a Contract for Purchase of Firefighting Foam. (Administration)
6. **\*Ordinance No. 3515-2026** - Increasing Estimated Revenues and Appropriation in the Airport Snow Removal Equipment Capital Project Fund to Transfer Residual Balance from a Completed Project Back to the Original Funding Source. (Administration)
7. **\*Ordinance No. 3516-2026** - Increasing Estimated Revenues and Appropriations in the General Fund - Fire Department for Overtime Costs in Excess of Budgeted Amounts. (Administration)
8. **\*Ordinance No. 3517-2026** - Increasing Estimated Revenues and Appropriations in the General Fund and Authorizing a Consulting Agreement to Evaluate Natural Gas Storage Opportunities on Kenai Municipal Airport Lands. (Administration)
9. ***APPROVED WITHOUT OBJECTION. Action/Approval*** - Parks and Recreation Commission 2026 Work Plan. (Parks and Recreation Commission)
10. **Discussion** - Kenai Central High School Pool Operations and Coordination. (Administration)
11. **Discussion** - Candidate Filing Period. (City Clerk)

#### **I. COMMISSION REPORTS**

1. Council on Aging Commission
2. Airport Commission
3. Parks and Recreation Commission
  - Parks and Recreation Commission 2025 Annual Report
4. Planning and Zoning Commission
5. Beautification Commission

#### **J. REPORT OF THE MAYOR**

1. **Proclamation** - In Recognition of Kenai Peninsula Hockey Association (KPHA) Ice Hawks 12U Girls Hockey Team.

#### **K. ADMINISTRATION REPORTS**

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

#### **L. ADDITIONAL PUBLIC COMMENTS**

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

**M. EXECUTIVE SESSION**

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

**N. PENDING ITEMS**

1. **Ordinance 3510-2026** - Amending the Official Zoning Map by Rezoning the Property at 10060 Kenai Spur Highway from Conservation to Suburban Residential Zoning District. (Administration)

**Ordinance No. 3510-2026 (Substitute)** - Amending the Official Zoning Map by Rezoning a Portion of the Property at 10060 Kenai Spur Highway from Conservation to Suburban Residential Zoning District. (Administration)

*[Clerk's Note: During the April 1, 2026 City Council Meeting, Ordinance No. 3510-2026 was postponed to May 6, 2026.]*

**O. ADJOURNMENT**

**P. INFORMATION ITEMS**

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

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

<https://us02web.zoom.us/meeting/register/orBHLO0eQj-VTX14WLLMA>

# PARKS & RECREATION MASTER PLAN



**DRAFT February 2026**



Page 95



City of Kenai

# Parks and Recreation Master Plan

## PREPARED FOR

City of Kenai  
Parks and Recreation Department



## PREPARED BY

Corvus Design



## ASSISTED BY

Casey Planning and Design  
ECI



## ACKNOWLEDGMENTS

Special thanks to:

- Terry Eubank, City Manager
- Christine Cunningham, Assistant to City Manager
- Tyler Best, Parks and Recreation Director
- Jenna Brown, Assistant Parks and Recreation Director
- Kevin Buettner, Planning Director
- Kenai Parks and Recreation Commission
- Kenai community members, parks and recreation user groups, and all that helped guide this master plan.

## DOCUMENT DATE

DRAFT February 2026

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# Project Overview



# INTRODUCTION

*The City of Kenai (City), nestled in the heart of south-central Alaska on the Kenai Peninsula, is developing a Parks and Recreation Master Plan to guide the City's investment in infrastructure and recreation in support of its programming over the next twenty years.*

## BACKGROUND

The City of Kenai Parks and Recreation (P&R) Department oversees a diverse array of parks, trails, and recreational facilities to enhance the quality of life for residents and visitors. The City maintains parks, miles of trails, and numerous open spaces and recreation facilities across the city. These range from recreation buildings, playgrounds, and sports fields to special use areas, beaches, grass strips, and wildlife-viewing areas.

The P&R Department coordinates seasonal displays, landscaping efforts, and public events, ensuring the parks remain vibrant and accessible year-round. They actively support recreation, conservation, and cultural heritage through partnerships with local organizations, volunteers, and the community.

From May to October, the P&R Department employs seasonal staff to assist with mowing, landscaping, and prepping sports fields. They transition to snow clearing, light displays, and ski trail grooming in the winter. They also manage flower displays, supported by local volunteers and vendors.

The City maintains, operates, and performs capital improvements for:

- **Two Building Facilities:** Kenai Recreation Center and Multi-Purpose Facility.
- **Fourteen Parks and Public Spaces:** Kenai Municipal Park, Millennium Square, Scenic Bluff Overlook, Beaver Creek Park, Old Town Park, Cunningham Park, 4th Avenue Park, Leif Hansen Memorial Park, Kenai Greenstrip, Kenai Community Garden, Daubenspeck Family Park, Fourth and Forest Pocket Park, Elson Family Rest Stop, and Erik Hansen Scout Park.
- **Four Playgrounds:** Located in four parks listed above, which include Municipal Park, Old Town Kenai Park, Beaver Creek Park, and Kenai Greenstrip.
- **Fourteen Developed Athletic Fields:** Kenai Little League Fields (three baseball fields and one softball field), Steve Shearer Memorial Ball Park (four adult softball fields), and Kenai Sports Complex (six regulation-sized soccer fields).
- **Two Beaches and Two Wildlife Viewing areas:** North Kenai Beach, South Kenai Beach, Tarbox Wildlife Viewing Platform, and Kenai Wildlife Viewing Platform.
- **Four Special Use Areas:** Kenai Skate Park, Eagle Disc Golf Course, Kenai Bark Park, and the Field of Flowers.
- **Maintained Grass Strips:** Blue Star Memorial, Airport Triangle, and main rights-of-way grass strips within the city.



*Cunningham Park boardwalk*

- **Eight Trail Corridors:** Daubenspeck Family Park Loop Trail, Bernie Huss Memorial Fitness Trail (Ryan's Creek Trail), Shqui Tsatnu Trail (Richka Creek), East End Trails, Lawton Drive Extension, Kenai Ski Trails, Meeks Trail, and Municipal Park Walking Trails.

There are other properties operated and managed by the City that include the Kenai Municipal Cemetery and Cemetery Expansion and the City Dock. The City also leases 120 acres of Land and Wildlife Conservation Fund encumbered land for a privately operated golf course. The P&R Department does not operate or perform capital improvements for the golf facilities. The City does maintain certain public-use areas on this land, such as ski trails, in the off-season. The City leases 10 acres to the Peninsula Oilers Baseball Club for Oiler Park, for which the City is not responsible for maintenance.

## SCOPE OF PROJECT

The City of Kenai is developing a comprehensive 20-Year Parks and Recreation Master Plan. This plan will serve as a guiding document for decision-makers in planning, maintaining, developing, and rehabilitating the City's parks, open spaces, and recreation facilities.

The Parks and Recreation Master Plan will be informed by a thorough review of existing infrastructure and operations, extensive community and stakeholder engagement, and an analysis of best practices and financial considerations. The operational aspects of the Personal Use Fishery (Dip Net Fishery) are not included in the scope of the Parks and Recreation Master Plan; however, supporting infrastructure will be reviewed, including parking, access points, and restrooms, and how these facilities may intersect with future park development.

The project will prioritize resident desires and needs to ensure the development and maintenance of high-quality, diverse recreational spaces, including parks, multi-use areas, facilities, and trails, within the constraints of the City's annual budget and Capital Improvement Plan, while also exploring potential funding strategies, including grants or bond funding.

The Draft Final Kenai Trails Plan, dated November 2011, was not formally adopted by the city. Trails may be referenced in this plan, but recommendations are not made. It is anticipated that a substantial update or a new trails plan is needed.

## PROJECT OBJECTIVES

The Parks and Recreation Master Plan will:

- **Chart a 20-year course** for managing and developing Kenai's recreation, parks, and facilities through short, medium, and long-term plans.
- **Prioritize and recommend actions** to improve existing and create new park and recreation facilities.
- **Strategically sequence improvements** to maximize the benefits of parks, recreation areas, trails, and natural open spaces.
- **Use NRPA metrics** to determine expected facility level of service standards while validating at the local level.
- **Actively involve the community** through surveys, meetings, and focus groups to ensure broad representation and gauge funding support.
- **Determine staffing levels** required to effectively maintain parks in accordance with the Parks and Recreation Master Plan's recommendations.
- **Build on existing knowledge** by using the current park inventory and the previous open space plan.
- **Establish clear and measurable goals** to ensure the Parks and Recreation Master Plan's objectives are achievable and trackable.



Public meeting receiving input on park needs



*Kenai River with the City of Kenai and Cook Inlet in the background*

# CITY RECREATION ASSETS

The City's recreation assets offer a diverse system of facilities and natural areas to support a wide range of indoor and outdoor activities year-round. The City offers year-round recreation assets that include a comprehensive system of developed facilities, such as indoor centers, sporting infrastructure, trails, and natural open areas, like parks and water-access points, prioritized for diverse public use and environmental stewardship.

## Facilities

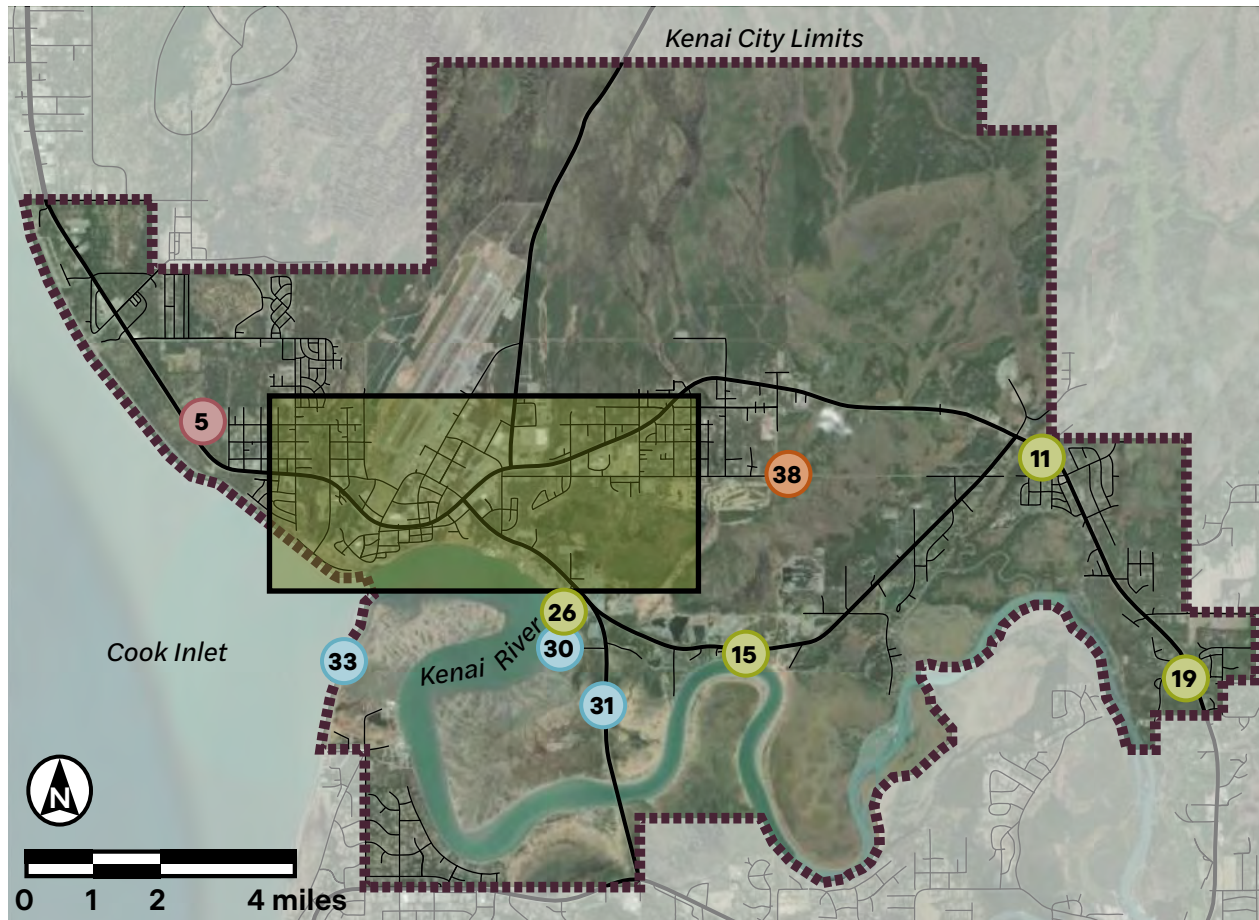
- 1 Kenai Recreation Center
- 2 Multi-Purpose Facility (Ice Rink)

## Sportsfields

- 3 Kenai Little League Field
- 4 Steve Shearer Memorial Ball Park
- 5 Kenai Sports Complex

## Parks and Special Use

- 6 Municipal Park
- 7 Leif Hansen Memorial Park
- 8 Erik Hansen Scout Park
- 9 Kenai Historic Cabin Park
- 10 Old Town Park
- 11 Beaver Creek Park
- 12 Daubenspeck Family Park
- 13 Kenai Bark Park
- 14 4th Avenue Park
- 15 Cunningham Park
- 16 Kenai Greenstrip
- 17 Kenai Community Gardens
- 18 Kenai Skate Park
- 19 Elson Family Rest Stop
- 20 Fourth & Forest Pocket Park
- 21 Field of Flowers
- 22 Eagle Disc Golf Course
- 23 Coral Seymour Memorial Ballpark (Oiler Park)
- 24 Kenai Municipal Golf Course
- 25 Kenai Municipal Cemetery & Cemetery Expansion
- 26 Kenai City Dock



Map of Kenai and its park and recreation facilities



Enlargement of Downtown Kenai

**Open Land or Natural Space**

- 27 Millennium Square
- 28 Scenic Bluff Overlook
- 29 Blue Star Memorial
- 30 Tarbox Wildlife Viewing Platform
- 31 Kenai Wildlife Viewing Platform
- 32 Kenai North Beach
- 33 Kenai South Beach

**Trails**

- 34 Daubenspeck Family Park Loop Trail
- 35 Bernie Huss Memorial Fitness Trail
- 36 Shqui Tsatnu Trail
- 37 East End Trails
- 38 Lawton Drive Extension
- 39 Kenai Ski Trails
- 40 Meeks Trail
- 41 Municipal Park Walking Trails

In addition to the assets listed, the P&R Department manages or maintains many other areas in Kenai that are not included in the recommendations for this plan beyond understanding maintenance and operations:

- Flower boxes, beds, circle planters, and light pole decorations
- Grounds at the Kenai Visitor and Cultural Center, Challenger Center of Alaska, City Dock, and other City-owned facilities.
- Street and highway rights-of-way (Willow Street, Main Street Loop, Airport Way, Granite Point, Barnacle Way, and Kenai Spur frontage from Walker Lane to Kenai Sports Complex).



# Park Metrics



# BENCHMARKS

## NRPA REPORTING

The National Recreation and Park Association (NRPA) is a not-for-profit organization that invests in and champions parks and recreation across the United States. Their mission is “to advance parks, recreation and environmental conservation efforts that enhance the quality of life for all people.” Through these efforts, the NRPA has developed a **2025 NRPA Agency Performance Review** from the **NRPA Park Metrics** database to provide those working in the parks and recreation industry a benchmark for facilities and programming within a community.

Level of Service (LOS) is a national standard of park types based on park size and the number of park facilities a community should offer its residents, depending on the population. The **2025 NRPA Agency Performance Review**, summarizes the national average findings for a typical parks and recreation department, and is highlighted in the infographic to the right. Note that smaller communities will yield different findings, and these represent national averages.

## LEVEL OF SERVICE ASSESSMENT

The LOS assessment will use the City’s population of 7,614 to determine the LOS for various recreation facilities offered by the City of Kenai. The population is based on data from the Kenai Peninsula Economic Development District. An inventory of recreation assets will not be conducted for communities adjacent to Kenai; as a result, the populations of these communities will not be included in this assessment.



# KENAI RECREATION ASSETS

## PARKS AND OPEN SPACE

The City manages 15 developed parks, 14 athletic fields, four special-use areas, and two beaches, totalling approximately 364 acres. Additionally, the City manages two wildlife viewing areas, two recreation buildings, and numerous maintained grass strips and undeveloped public sites.

According to median numbers found in the **NRPA Park Metrics** for communities with populations of less than 20,000 and using the City’s population of 7,614, the following metrics are met:

**Metric: One park per 1,001 residents or 7.6 parks.**

- The City offers 31 parks and special-use areas or facilities, or one park per 246 residents.

**Metric: 12.9 acres of parkland per 1,000 residents.**

- The City offers approximately 47.9 acres of parkland per 1,000 residents.

At present, Kenai exceeds the national median for parks and acres of parkland; however, they are also used by surrounding communities. Additionally, Goal 6 in the 2016 City of Kenai Comprehensive Plan calls out, “Ensure that Kenai has excellent parks and recreational facilities and opportunities.” This indicates that providing recreation facilities is a priority, as reflected in the number of facilities.

OUTDOOR PARK AND RECREATION FACILITIES			
Facility Type	Recommended Facilities per Population	Number in Kenai	Status
Playground (ages 5-12)	1 per 2,345	5	Met
Tot lots (ages 2-5)	1 per 5,000	2	Met
Playgrounds with inclusive structures	1 per 5,165	2	Met
Basketball Court*	1 per 4,479	4	Met
Diamond Fields	1 per 1,958	8	Met
Rectangular Fields	1 per 2,578	4	Met
Tennis Courts*	1 per 3,500	4~	Met
Dog Park	1 per 10,188	1	Met
Community Garden Plots	1 per 8,800	1	Met
Swimming Pool	1 per 9,745	2~	Met
Skate Park	1 per 10,776	1	Met
Pickleball Courts*	1 per 3,483	0	<b>Deficit</b>
Volleyball Courts*	1 per 7,057	1	Met
Fitness Zones+	1 per 8,274	0	Met
Multiuse Courts^	1 per 3,900	N/A	N/A
Splash Pads+	1 per 13,391	N/A	N/A
Multiuse Racquet Courts^	1 per 4,659	N/A	N/A
Walking/Running Tracks+	1 per 6,129	1~	Met
Disc golf courses	1 per 9,402	2	Met
18-hole golf courses	1 per 11,904	1	Met
Synthetic Fields+	1 per 11,028	1~	Met
Ice Rink	1 per 8,338	1	Met
Water Parks	1 per 17,125	N/A	N/A
Racquetball/Handball/Squash Courts	1 per 14,000	N/A	N/A

\*Dedicated to a single sport (not multiuse). +Fitness zones/exercise stations; splash pads/spray grounds/spray showers; walking/running tracks/loops; synthetic rectangular fields. ^Multiuse courts: basketball, volleyball, etc.; Multiuse racquet courts: tennis, pickleball, etc. (excluding racquetball/handball/squash courts). ~ Public facilities managed by agencies other than the City.



Meeks Trail

## CITY PARK FACILITIES

The City provides the traditional role of operating parks and related facilities, and providing recreation programming and services. Typical park and recreation agencies serving populations of less than 20,000 often operate three buildings. The City operates two buildings: the Kenai Recreation Center and the Multi-Purpose Facility.

According to the NRPA, three in five agencies have recreation centers and community centers. Other common indoor facilities include senior centers, performance amphitheatres, and nature centers. Similar facilities operate in or near Kenai and are operated by other agencies.



Daubenspeck Family Park

The table on the previous page summarizes the **2025 NRPA Agency Performance Review** recommended park and recreation facilities for communities with populations of less than 20,000. Keeping in mind that these are national standards, and that some of these facilities would not be expected in an Alaskan community, such as splash pads and water parks. Other facilities typically found outdoors are often found indoors in recreation buildings or schools to allow year-round use, including racquet courts, volleyball courts, multi-use courts, and other sports courts. These are indicated as N/A in the table.

Like many small Alaska communities, the City is not the only agency providing outdoor (and indoor) park and recreation facilities. The Kenai Peninsula Borough School District also provides park and recreation facilities that serve Kenai and the larger region. School District facilities are primarily for student use, but in the off-hours, many can be used by the community and accommodate community use in their scheduling. These major recreation facilities, managed by others, include swimming pools, synthetic fields, tennis courts, and rectangular fields. Facilities managed by agencies other than the City are indicated in the table with (~).

When including school facilities, the table to the left indicates that the City of Kenai is meeting many of the parks and facilities guidelines for a community of its size, with a deficiency of pickleball courts. New courts could be developed in partnership with the School District at existing tennis courts.

# EVENTS AND PROGRAMMING

The P&R Department hosts programs year-round and partners with local organizations and volunteers to provide a broader range of recreational opportunities. The City supports community-led efforts by offering space, equipment, logistical assistance, or event coordination. This collaborative approach provides greater opportunities to use public park and recreation facilities.

## EVENTS

### Events Operated by the City

The City of Kenai independently hosts seven events each year in Kenai including the Easter Egg Hunt, Family Free Skate, Kite Festival, Fall Pumpkin Festival, Skate with Santa, Kenai Planting Days, and the Community Clean-Up.

### Events Supported by the City

The P&R Department supports the following events through logistical support or by providing supplies, staffing, promoting, or site maintenance. These events include the 4th of July Parade & Festival, Dipnet Fest, Kenai Firecracker Softball Tournament, Industry Days, Kenai Airfair, Kenai Animal Fair, Solstice Ski & Relay for Life, Solstice Run, Kenai River Marathon, Silver Salmon Derby, Elk Hoop Shoot, and the Memorial Day with American Legion Post 20.

## PROGRAMS

### Programs Operated by the City

The P&R Department operates the Kenai City League Basketball program, a self-officiated adult basketball league with 6-8 teams per season. Games are managed by the players themselves, with referees and scorekeepers present only during the championship game.

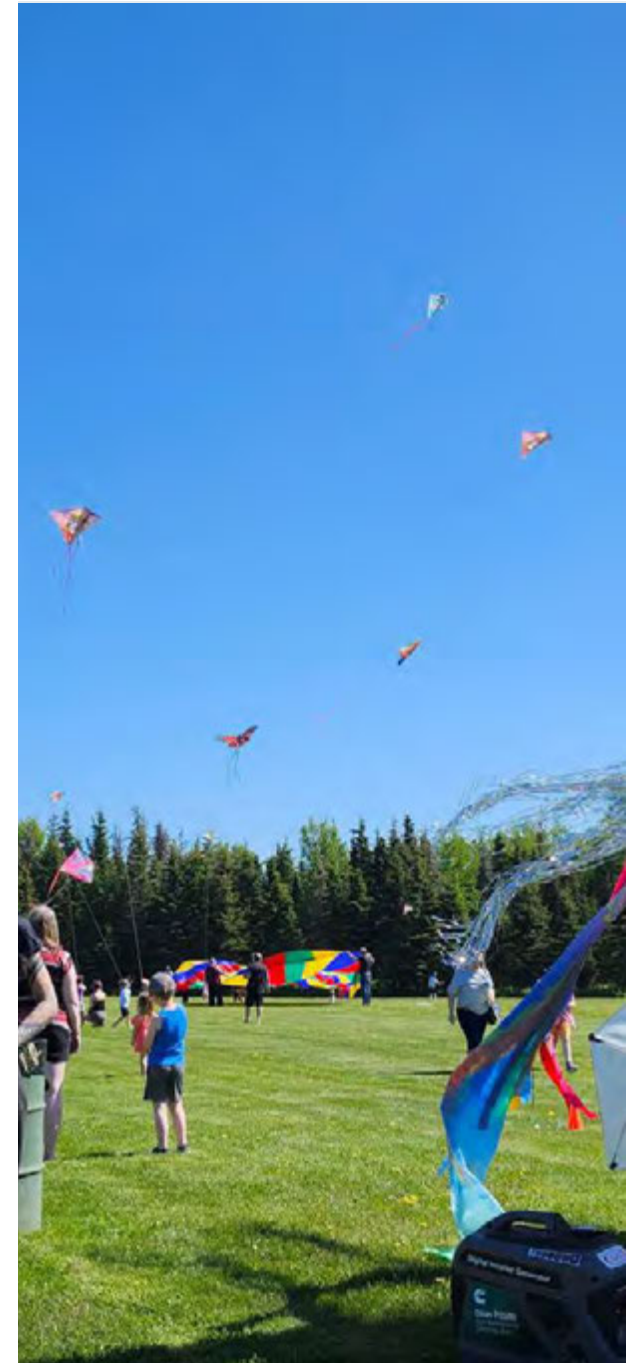
The P&R Department also operates the Community Garden Program, which allows residents to rent garden beds for personal gardening.

### Shared Programs Hosted by the City

There are three programs that are hosted by the P&R Department: Indoor Youth Rugby Skills Clinic, Valentine's Wallyball Tourney, and the Weekly Circuits with Kenai Fitness Collective.

### Open Programming at the Kenai Recreation Center

These drop-in programs are unsupervised, with basic equipment and posted rules provided. All skill levels are welcome; participants are expected to rotate fairly and uphold sportsmanship. These programs include Play & Move Toddler Time, Lap Walking, Open Pickleball, Open Volleyball, Open Basketball, Open Rugby, and Open Dodgeball.



Kenai Kite Festival

# STAFFING

According to the **2025 NRPA Agency Performance Review**, park and recreation agencies serving jurisdictions of fewer than 20,000 residents have a median of 13.8 full-time equivalent (FTE) on staff, or 6.0 FTEs in lower quartile jurisdictions. When looking at these numbers, it is important to note that the ratio of FTEs to residents for populations of less than 20,000 is approximately 13.7 FTEs per 10,000 residents, or 7.0 FTEs per 10,000 residents in lower quartile jurisdictions. As of 2023, the City's population was 7,614, indicating the P&R Department should have 10.4 FTEs on staff to meet the national median.

Currently, the P&R Department employs 10.79 FTEs. Although this exceeds the national standard based on population, they also manage 47.9 acres of parkland per 1,000 residents, which is more than triple the national median acreage for a community of comparable size (see page 12), supporting Kenai's staffing levels above the national standard.

Full-time staff support programming, facilities, and other services to help ensure safe, inclusive places are accessible to all community members. In Kenai, these efforts are augmented by the use of part-time and seasonal staff, which expands capacity during peak demand and supports year-round operations.

The P&R Department has the following staff numbers as of 2025:

- Five FTE on staff:
  - Director (1): Oversees the P&R Department.
  - Assistant Director (1): Directly oversees the Kenai Recreation Center and the personal use fishery.
  - P&R Maintenance Technician (2): Responsible for maintenance and landscaping duties across the department's facilities and parks.
  - Laborer (1): Supports maintenance operations.
- Six part-time staff members for the Kenai Recreation Center:
  - Part-Time Recreation Center Workers (6): Operate the Kenai Recreation Center's front desk, handle transactions, and manage facility cleaning. These staff are supervised by the Assistant Director.
- Ten seasonal staff from May to October:
  - Seasonal Maintenance Workers (10): Hired to manage increased workload during the summer months, including landscaping, mowing, trail maintenance, and other seasonal tasks.



Wallyball at the Recreation Center

# FINANCIAL SNAPSHOT

## OPERATING EXPENDITURES

Operating expenditures include personnel services and operating expenses (e.g., program expenses, utilities, maintenance, transportation), capital expenses not in the Capital Improvement Plan (CIP), and other expenses. The Fiscal Year (FY) 2026 budget for the P&R Department is \$486,032 for operations and \$824,763 for personnel, for a total of \$1,310,795, with an additional \$120,000 for capital improvement projects.

Expenditures over \$35,000 are included in the City's CIP, which Public Works prepares. A capital improvement project is generally a one-time expenditure exceeding \$35,000, with a useful life of more than one year, or a major project tied to long-range planning or development. The smaller projects under \$35,000 are submitted in February to the budget that is finalized in June.

The *NRPA 2025 Agency Performance Review* benchmarks the median annual operating budget for communities with fewer than 20,000 residents at \$1,452,000. The lower quartile benchmark for this same population range is \$665,000.

If reviewing operating expenditures per acre of park and non-park sites, the median operating expenditures for a community of less than 20,000 is \$9,512 per acre. The lower quartile budget is \$3,446 per acre for that same population range. The P&R Department operating expenditures are \$3,601 per acre based on the City's approximately 364 acres of developed parkland. Although this total is below the national median of \$9,512 per acre, Kenai's acreage is more than triple the national average of developed parkland (see page 12), and must be considered when applying this standard.

## CAPITAL IMPROVEMENTS PLANNING

Annually, the City develops the five-year CIP in coordination with input from all City departments, the administration, advisory commissions, and the City Council, for long-range capital improvement planning and budgeting. The CIP is reviewed with all City departments, the administration, and advisory commissions, beginning in September and then brought forward to City Council for final approval. The annual budget, which captures smaller projects not included in the CIP, is finalized in June.

The City's CIP for FY 2026-2030 budget is \$6,370,000 for parks and recreation projects. Of this, City funding will cover \$2,290,000 (35.95%), with the P&R Department needing to secure outside funding to cover the remaining \$4,080,000.

The *NRPA 2025 Agency Performance Review* benchmarks the five-year capital budget spending for communities of less than 20,000 at \$2,212,000 (median) or \$808,000 (lower quartile).



Municipal Park playground

## FUNDING

Park and recreation agencies gain funding through a variety of sources. For the average agency, 63% of available funds come from general fund tax support/appropriations, 20% from earned revenue, 8% from special taxes or voter-approved levies, and 9% from other sources. In comparison, the P&R Department receives 83.7% general fund tax support/appropriations and 16.3% from earned revenue, with 0% from special taxes or voter-approved levies.

According to the **2025 NRPA Agency Performance Review**, park and recreation agencies serving populations of less than 20,000 people recover 31.1% (median) or 16.3% (lower quartile) of their annual operating expenditures from non-tax revenue. Based on the FY2024 expenses summary, 16.62% of the P&R Department expenses (\$1,192,131) were covered by revenue (\$198,110) that was generated by fees from the Kenai Recreation Center sales (\$60,014), the Multi-Purpose Facility use (\$137,816), and park rentals (\$280). Based on the NRPA benchmarks, the City meets the lower quartile targets for non-tax revenue generation.

## DEFERRED MAINTENANCE

All park and recreation agencies expect to have some deferred maintenance projects. This can be due to a lack of funding, time, resources, and/or available staff. For a community of less than 20,000, the median estimated cost for deferred maintenance projects is \$125,000. The P&R Department does not currently have a deferred maintenance list.



*Leif Hansen Memorial Park with its flower lined pathway*

# PARK & RECREATION FACILITY CLASSIFICATIONS

## CLASSIFICATIONS

The NRPA park classifications and radius of service (ROS) provide a flexible framework and valuable resources for communities to develop tailored park categories and service levels. Recognizing that each community is unique, these NRPA guidelines are typically adapted based on geographical, cultural, and socioeconomic factors to create a park system that best serves its residents.

Therefore, for a community like Kenai, developing effective park classifications and service levels requires a thorough assessment of its demographics, environmental conditions, existing park inventory, and the specific needs and desires of its residents. Considering Kenai's vast natural landscapes, smaller population centers, and strong focus on outdoor recreation is critical to planning,

managing, and advocating for a park system that truly meets the diverse needs and reflects the unique identity of the Kenai community.

For each park classification, the following pages include a general description of the classification, a typical size range, ROS, and list of parks and facilities that fall within that classification. Park sizes are guidelines for park planning purposes. Many Kenai parks include large tracts of undeveloped parkland that exceed the size guidelines. The list of amenities is not meant to be prescriptive or exhaustive. The appropriate amenities for any individual park or recreation facility should be determined through a regular master planning process that involves the community it is meant to serve. All parks and facilities should be designed to serve multiple age segments and a diversity of users.



**REGIONAL PARK**



**COMMUNITY PARK**



**NEIGHBORHOOD PARK**



**POCKET PARK**



**SPECIAL USE PARK OR FACILITY**



**OPEN LAND OR NATURAL SPACE**



*Municipal Park playground*

## REGIONAL PARK

Regional parks serve a broader region and provide diverse recreational experiences. They may include significant natural resource areas, large-scale facilities, and amenities such as hiking trails, boat launches, fishing access points, campgrounds, wildlife viewing areas, nature centers, and interpretive signage. A regional park may have sports field complexes and indoor recreation facilities (aquatic centers or gymnasiums), and have supporting facilities including covered picnic areas, playgrounds, multi-family day-use facilities, and can include educational experiences.

Currently, the City does not have a true regional park, as most existing parks serve more localized or neighborhood needs. However, with strategic investments in amenities, expanded facilities, and thoughtful development, several of Kenai's parks have the potential to evolve into regional destinations. Enhancements such as larger recreational fields, trail connections, picnic and gathering areas, and unique attractions could broaden their appeal and serve a wider portion of the community, positioning them as significant recreational hubs for the region.



*Kenai Little League Field*

## COMMUNITY PARK

Community parks serve several adjoining neighborhoods, attracting residents from a relatively large area. They are larger and more diverse than a neighborhood park and meet community-based recreation, athletic, and open space needs.

A community park can often include amenities found in neighborhood parks, as well as facilities for more organized activities like athletic fields, swimming pools, ice rinks, and community centers. Amenities within a community park can include park shelters or pavilions that could be rented for events, larger playgrounds, walking paths or access to trails, and picnic areas. Accessible parking should be provided, as well as indoor accessible bathrooms and site lighting.

In Kenai, community parks are larger parks that serve the whole city. They include sports fields, courts, large playgrounds, and open spaces for events and gatherings. While they may not have all the land or amenities of a regional park, they still offer plenty of space, multiple uses, and serve a large portion of the community.

### Radius of Service

Up to 6.0 miles.

### Kenai Community Parks

- Kenai Sports Complex (18.94 acres)
- Steve Shearer Memorial Ball Park (14.48 acres)
- Kenai Little League Field (12.78 acres)
- Kenai Greenstrip (5.56 acres)
- Municipal Park (34.56 acres)
- Daubenspeck Family Park (7.09 acres)



*Kenai Sports Complex*



*Steve Shearer Memorial Ball Park*



*Municipal Park*

## NEIGHBORHOOD PARK

Neighborhood parks serve the needs of residents within walking distance of their homes and are intended to serve as a neighborhood's recreational and social focus. They should strike a balance between passive and active recreational opportunities. Larger-sized parks tend to have a mix of developed parcels with areas for natural open space.

A neighborhood park can be developed for field or court games with open play fields, basketball courts, or other sports courts. They can also have smaller playgrounds, picnic areas, and small park shelters. They often have limited facilities and either minimal parking or on-street parking.

In Kenai, neighborhood parks serve a broader area than mini-parks and a smaller area than community parks, providing multiple uses such as playgrounds, courts, small sports fields, and multiple recreation components. They are designed to be accessible to most residents in the neighborhood, often within a short drive or walking distance, and support daily recreation for families and community members.

### Radius of Service

Up to 1.0 mile.

### Kenai Neighborhood Parks

- Old Town Park (1.11 acres)
- Beaver Creek Park (5.23 acres)
- 4th Avenue Park (3.75 acres)

## POCKET PARK

Pocket parks provide spaces for residents to enjoy a few minutes outside and are great ways to enhance access to walkable recreational amenities, particularly on sites not suitable for other uses, such as small, irregular plots of land.

Pocket parks cater to concentrated populations and are often a part of urban regeneration efforts. They can include seating elements, public art or monuments, playgrounds, picnic areas, community gardens, or court games such as bocce or ping pong. They are often located in areas that do not require parking and are accessed by foot or bicycle.

In Kenai, several parks function as pocket parks, providing small-scale recreational spaces that serve nearby neighborhoods. These parks are typically under 5 acres and offer amenities such as playgrounds, picnic areas, and open green spaces, making them ideal for short visits and informal recreation.

### Radius of Service

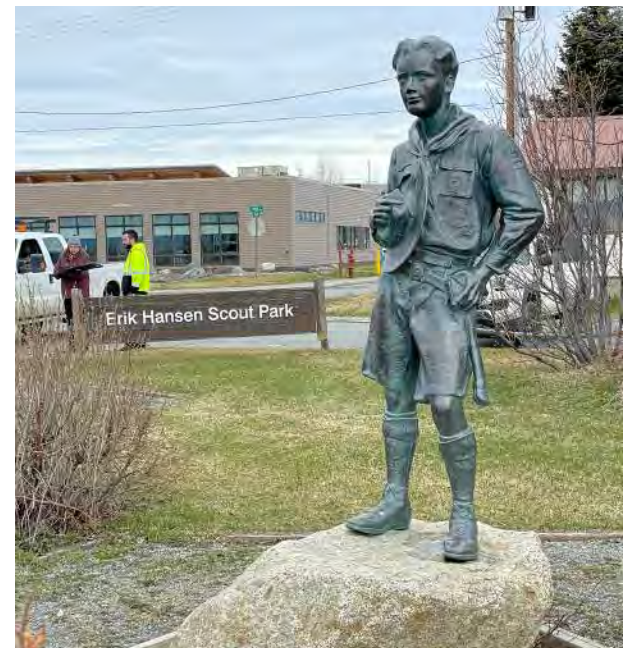
Up to 0.5 miles

### Kenai Pocket Parks

- Erik Hansen Scout Park (0.64 acres)
- Elson Family Rest Stop (0.72 acres)
- Fourth & Forest Pocket Park (0.21 acres)



Beaver Creek Park



Erik Hansen Scout Park

## SPECIAL USE PARK OR FACILITY

Special use parks or facilities are unique outdoor or indoor spaces developed to serve a primary purpose that typically serve the entire community. While they provide general recreation, they don't always fit neatly into other park classifications. These facilities often focus on specific activities or interests, such as sports, dog parks, or unique outdoor experiences, while still remaining open to the broader public.

### Radius of Service

Varies depending on specific use

### Kenai Special Use Park or Facility

- Eagle Disc Golf Course (10.93 acres)
- Kenai Bark Park (1.57 acres)
- Leif Hansen Memorial Park (3.5 acres)
- Kenai Skate Park (0.86 acres)
- Kenai Historic Cabin Park (1.01 acres)
- Coral Seymour Memorial Ballpark (Oiler Park) (10.0 acres)
- Kenai Municipal Golf Course / Kenai Ski Trails (119.7 acres)
- Kenai Recreation Center (1.56 acres)
- Multi-Purpose Facility (7.26 acres)
- Field of Flowers (3.03 acres)
- Kenai Municipal Cemetery & Cemetery Expansion (7.13 acres)
- Kenai City Dock (12.54 acres)
- Cunningham Park (2.16 acres)
- Kenai Community Garden (1.25 acres)

## OPEN LAND OR NATURAL SPACE

Open lands or natural spaces are dedicated to protecting natural resources, historic landscapes, visual beauty, and biodiversity. Alternatively, these can also be maintained as undeveloped green strips. Recreation use in these areas is often secondary and limited to passive activities such as enjoying nature, studying wildlife habitat, fishing, or hiking on trails. These are properties with few or no built amenities and are dominated by open spaces and natural features.

In Kenai, open lands and natural spaces encompass a variety of undeveloped or minimally developed areas that prioritize conservation, wildlife habitat, and passive recreation. These spaces offer residents and visitors opportunities for activities such as hiking, birdwatching, fishing, and enjoying the natural beauty of the region.

### Radius of Service

Varies depending on specific use.

### Kenai Open Land or Natural Space

- Millennium Square (7.08 acres)
- Tarbox Wildlife Viewing Platform
- Kenai Wildlife Viewing Platform
- Scenic Bluff Overlook (4.03 acres)
- Blue Star Memorial (1.0 acres)
- North Beach (32.81 acres)
- South Beach (32.62 acres)



Kenai South Beach



Kenai North Beach



Kenai Historic Cabin Park

# RADIUS OF SERVICE



North Beach access across the sand dunes

## RADIUS OF SERVICE ANALYSIS

The NRPA provides a flexible system of metrics, offering a baseline that communities can adjust based on their unique characteristics. The NRPA metrics are not a one-size-fits-all approach, and applying them to Kenai highlights some limitations due to the city's geography and connectivity via roads and bike paths.

For example, Municipal Park sits next to the ocean, meaning half of its ROS extends into the water. The NRPA standard is a 3-mile radius for community parks, and this park serves a greater range than the standard due to the fact that it is connected to multiple large neighborhoods by paved roads, sidewalks, and bike paths. Similarly, Beaver Creek Park, located on the edge of Kenai, serves a broader population through the Unity Trails network and the Kenai Spur Highway. A simple circular radius does not accurately reflect its service area.

To better represent the real ROS provided by Kenai's parks, the city will use the NRPA framework but double the standard ROS after careful review.

For the most part, the community is well served by community parks. However, several residential neighborhoods are not well served by local neighborhood parks that include playgrounds. Focus should be placed on neighborhoods with higher residential density with children, expanding and new neighborhoods, and those that are not currently served by school playgrounds that provide recreation opportunities after school hours.

For the following neighborhoods, the City should conduct local outreach to determine the need for a new park, and if needed, the appropriate facilities for each. Prioritize those neighborhoods with the greatest need.

Residential neighborhoods that may benefit from the development of a neighborhood or pocket park with play equipment include:

- Channel Way Neighborhood (expanding neighborhood)
- Kaknu Way Neighborhood
- Rogers Road Neighborhood
- VIP Drive Neighborhood
- Woodland Subdivision
- Inlet Woods
- 1st and 2nd Street
- Valhalla Heights
- Shoreline Heights
- Central Heights
- Three W's Subdivision



*Fishing in Cook Inlet*



# Inventory & Recommendations



# OVERVIEW

## PARKS & RECREATION FACILITIES

The City's current recreational offerings largely meet the needs of its community, supported by thoughtfully located parks that serve many existing neighborhoods; however, based on public input and guidance from the NRPA, there is a clear need for dedicated pickleball courts to meet growing demand. In addition, the City should initiate a public process to formally prioritize locations for future neighborhood parks to ensure equitable access as Kenai continues to grow, and to prioritize capital investment in the Kenai Recreation Center and Kenai Multi-Purpose Facility to maintain service levels and address aging infrastructure.



*Erik Hansen Scout Park, looking over the Kenai River*

## Strategic Focus for Community Parks

A key priority is to designate specific uses for Kenai's parks, creating focused and exceptional spaces. There is an opportunity to focus on specific uses in select areas, resulting in less maintenance and operations and improving the user experience.

The Kenai Greenstrip offers a large open space for public events, but its limited dedicated facilities require significant setup and operational effort. Similarly, Millennium Square also hosts community events with no permanent supporting infrastructure. Steve Shearer Memorial Ball Park, Kenai Little League Fields, and the Kenai Sports Complex are focused sports fields, each requiring support facilities, maintenance, and operations at multiple locations.

By strategically consolidating recreation uses and avoiding duplication across several parks, Kenai can create more efficient and impactful recreation spaces. Imagine the benefits if all competitive sports fields are relocated to the Kenai Sports Complex. This streamlines maintenance and operations, consolidates supporting facilities, and enhances the overall athletic experience.

With the ballfields relocated, the Kenai Little League Fields become a vibrant hub for recreation activities and the Kenai Greenstrip is enhanced into a facility for major community events, with flexible, expansive open space. The City achieves operational savings and maintenance efficiencies by consolidating staff, equipment, and supporting infrastructure to a single, high-use location.

## An Exciting Future for Kenai's Parks

Through the implementation of this master plan, Kenai has the exciting opportunity to provide the necessary recreation facilities, prioritize and improve the user experience, and rebrand its parks and recreation facilities. By taking a strategic approach to development and consolidating specific uses, the City can create vibrant public spaces that serve Kenai more effectively and become sources of civic pride.

There are opportunities to consolidate resources through strengthening community partnerships. For example, the school district maintains sports fields and a pool, which may be at risk of closure. Rather than duplicating facilities, the City could work with the district and other partners to share existing spaces, coordinate use, and support the public. While the City would not take on the direct operation of schools or other community facilities, collaboration allows all parties to maximize what already exists and provide better access and value to Kenai residents.

It is essential to create and adopt a new trails master plan for Kenai that also considers recommendations in this master plan and establishes the desired community-wide trail network. The trails plan, when developed alongside the parks and recreation plan, will result in both plans serving as vital tools for the City, helping to identify priorities and enhance its exceptional parks and recreation opportunities.

## MAINTENANCE & OPERATIONS

One of the key findings is the significant maintenance needs of the existing parks and recreation facilities, especially for parks and sports fields. The City's commitment to maintaining large areas of turf grass is a significant undertaking for many of its parks, where the grassed areas primarily provide aesthetic benefits and are not used extensively for recreation. It is recommended that the P&R Department implement a turf reduction strategy in non-essential areas and replace high-traffic, failing turf with durable, hardened surfacing (e.g., pavers, concrete, or compacted gravel) to increase accessibility and significantly reduce ongoing maintenance effort and cost.

Additionally, consolidating sports fields in one location will reduce maintenance and create a single place well served by supporting amenities, including restrooms, concessions, maintenance sheds and equipment, storage, and other needs to support the sports fields' use and maintenance.

Playgrounds throughout the City have loose, shredded safety surfacing and require regular inspections and maintenance to ensure the surfacing is at the proper depth. While this is an acceptable, cost-effective material, it requires significant maintenance (in some cases, daily). Updating playground surfacing to more expensive safety tiles (or poured-in-place surfacing) would significantly reduce maintenance and likely yield long-term cost savings. However, replacing surfacing is a large investment and reinvesting in new surfacing should be considered when playgrounds are replaced or improved.

## PARK STANDARDS

Standardized park signage, along with the development of uniform design and product standards for parks and playgrounds, offers significant benefits for both users and City staff. Signage standards creates a cohesive and intuitive system across different park and recreation facilities, ensuring visitors can quickly and easily find amenities, understand park regulations, and navigate trails and larger parks through wayfinding, thereby creating a positive user experience.

Establishing standards for park products, including play equipment, site furnishings, and safety surfaces, is crucial for safety compliance, ensuring durability against heavy use and weather, and ultimately reducing long-term maintenance costs. Standardized products (e.g., benches and trash cans) allow the City to keep replacement products on hand for timely repair or replacement. This consistency not only protects the public and lowers liability but also helps maintain a positive identity for Kenai's park system.

Many park structures including covered picnic areas, restrooms, pavilions, and buildings that support sports fields are nearing the end of their life cycle or require renovations. Developing a durable and vandal resistant design standard for these structures will help reduce maintenance and enhance the user experience. Specific recommendations for park structures are outlined in each park description.

## FEDERAL AVIATION ADMINISTRATION LANDS

The City maintains some properties that are subject to Federal Aviation Administration (FAA) restrictions when the property was deeded to the City. These restrictions generally deal with airspace and non-obstruction of approach and navigation routes. It is recommended that major recreational facilities should be limited on these properties; instead, focusing on lower-cost facilities or those that could be relocated.

Properties maintained by the City that are subject to FAA restrictions include:

- Millennium Square (a portion is subject to FAA restrictions, but no use regulations).
- Field of Flowers
- Kenai Community Gardens
- Steve Shearer Memorial Ball Park
- Kenai Greenstrip
- Kenai Recreation Center
- Daubenspeck Family Park
- Kenai Bark Park
- Kenai Cemetery and Cemetery Expansion
- Leif Hansen Memorial Park (a portion of).

## CITY ZONING

The City of Kenai has 18 zoning classifications including Recreational. Only the Municipal Golf Course and the Kenai Sports Complex are located within this classification. All other parks and facilities are located in a variety of zones including Conservation, Airport Light Industrial, Rural Residential, and others. Establishing a new Parks District classification and rezoning parks to this classification, and rezoning recreation facilities to Recreational resolves existing land use challenges.



*Sand dunes at Kenai North Beach*

# FACILITIES

## KENAI RECREATION CENTER

### Park Classification

Special Use Park or Facility

### Size

1.56 acres

### Existing Conditions

The Kenai Recreation Center offers a diverse range of year-round recreation space for all ages. The facilities include a weight room and cardio room, two racquetball/wallyball courts, gymnasium, saunas, showers, and locker rooms. On the top floor is a Teen Center, operated by the Boys and Girls Club, that provides the community's teen's with a fun, safe environment to spend their time. The Teen Center has a dance floor, snack bar, pool tables, foosball, ping-pong, video games, TV, air hockey, and computers.

Construction of the Kenai Recreation Center (phase I) was completed in 1981. The gymnasium (Phase II) was completed in 1983. The Boys & Girls Club of the Kenai Peninsula managed and operated the facility from 2003 under a Partnership Agreement until 2021, when the City took over the operation of the downstairs of the facility.

In 2023, the roof and air handlers were replaced and in 2024, the gymnasium, lobby, and locker room flooring were all redone.

### Maintenance and Operations

Operated by six part-time regular staff members, supported by the Assistant Parks and Recreation Director. They operate the front desk, which handles all transactions and perform all of the facility cleaning. In the summer months, the P&R Department maintains all the green space around this facility.

### Facilities and Amenities

- Teen Center
- One weight and cardio room
- Two racquetball/wallyball courts
- One gymnasium
- Four locker rooms with showers; two of the locker rooms have saunas
- Off-street parking

### Public Input

The Kenai Recreation Center is a valued and versatile facility, widely used for diverse indoor recreational activities. The center is a popular hub for court games and the weight/cardio room. Toddler Time and private rentals for events are also highly valued. Users appreciate the wide range of year-round options for all ages and feel that the gymnasium, fitness center, and multi-purpose rooms are central attractions. Amenities like the sauna, restrooms, and locker rooms with showers contribute to a positive experience. Respondents generally view the center as well-maintained, with ongoing improvements enhancing user satisfaction.

Respondents felt that improvements could include separated space for Tot Time with more programming. They also have a desire for more upgraded equipment and machines in the fitness room and more open play times for pickleball. The facility is often described as small, cramped, and limited with persistent complaints about poor ventilation, stuffy air, and lack of natural light. There is also a general perception of the facility being old and tired, indicating a need for a full remodel. Respondents desire expanded hours, including earlier summer openings, later closings, and weekend availability with a demand for more classes and open gym times.

## Opportunities

The Kenai Recreation Center provides an amenity to the community which is frequently used by residents. During major recreational events, parking becomes a problem, requiring street parking and creating traffic safety concerns. Redesigning the parking lot to accommodate high-traffic events would relieve some of these concerns. As noted below, the entry to the lower level is not ADA accessible, and redesigning the entry from the parking level would alleviate the non-compliant access and provide a more inviting entry. Using the storefront and storage area for a lobby could provide the needed building accessibility and benefit staff and visitors but requires space planning for verification.

The property has restrictions established by the FAA that should be considered when planning recreational facilities.

## Recommendations

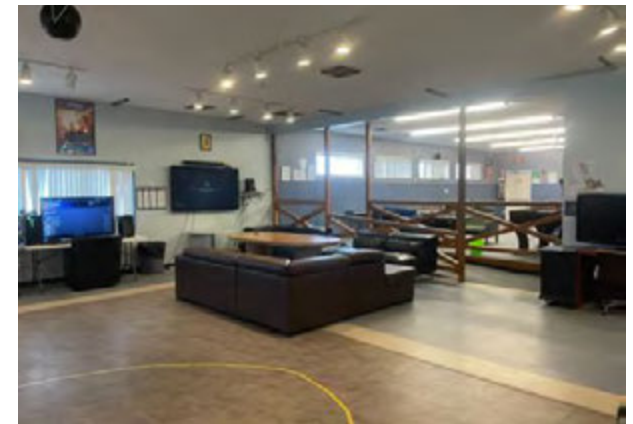
- Provide ADA access into the building.
- Redesign parking for more efficient use.
- Gym area renovation and modernization.
- Locker rooms renovation and ADA accessibility improvements.
- Programming and conceptual design for upper level, if vacated.
- Standardize signage for building consistent with other Parks and Recreation signage.
- Develop an internal maintenance plan to schedule routine maintenance tasks.
- Subdivide four parcels the land is on into one parcel, to help with further improvements.
- Rezone parcel from Central Mixed Use (CMU) to Recreational (R).



Exterior of Recreation Center



Gymnasium



Teen Center

## MULTI-PURPOSE FACILITY

### Park Classification

Special Use Park or Facility

### Size

7.26 acres

### Existing Conditions

The Multi-Purpose Facility was constructed in 1999, and refrigeration equipment was added in 2001. From October through March, the facility operates as an ice rink and is free for public use whenever it is not reserved. The Multi-Purpose Facility serves as a rental facility in the summer for roller hockey and other activities, with restrictions for availability. The P&R Commission has expressed interest in someday obtaining an indoor turf facility and marked this as a possible location.

The City historically offered summer ice at the Multi-Purpose Facility, but this service ended in 2022 after an engineering assessment and an Ice System Evaluation Study identified concerns with the facility's condition. Based on these findings, the City determined that continuing to operate the ice system through the summer was no longer advised or feasible.

The facility also faces several appearance and infrastructure updates. Exterior signage still features an outdated City logo along with a ConocoPhillips logo, even though the company no longer operates the Kenai LNG plant, and the City updated its branding in 2020. In addition, the draft engineering report outlines key capital needs, including replacement of the rink boards and refrigeration compressors, which are nearing the end of their service life.

### Maintenance and Operations

The P&R Department contracts for the ice maintenance, maintaining the ice mechanical systems, ice resurfacing equipment, and cleaning the facility. City staff provide ice scheduling and building and site maintenance. Parks maintains all the green space around the facility in the summer months.

During the summer months, the facility is largely unused but remains available for limited public rentals. Due to staffing constraints, access is restricted, though it has been rented on a special-use basis for activities such as roller derby.

### Facilities and Amenities

- Refrigerated partially enclosed ice rink (October - March)
- Running water restrooms (no showers)
- Storage room
- Vendor space for skate rentals operated by the contractor
- Five heated locker rooms
- Trash receptacles
- Bleachers
- Off-street parking



Multi-purpose facility building

### Public Input

The Multi-Purpose Facility is a community favorite during the winter between October and March and is enjoyed for ice skating and hockey. Areas identified by the community for improvement include:

- Many respondents would like to see the facility enclosed with ice year-round.
- Alternative uses in the summer would benefit the community.
- Updated or better maintained locker rooms.
- Improved heating system for the spectator stands and player's benches.



Interior of facility

## Opportunities

A challenge for the Multi-Purpose Facility is its limited and aging facilities and being a partially open structure. While meeting basic needs, there is opportunity to reduce maintenance and improve ice conditions through installing a new refrigeration system.

The facility has two interior changing rooms which are insufficient. There is a desire to construct permanent, dedicated locker rooms for home and visitor teams.

The open structure provides natural ventilation, which is a critical mechanical feature for the facility, often creating uncomfortable conditions for users and restricting when ice can be installed. Public feedback has consistently identified a desire to fully enclose the rink. Doing so would require a feasibility study to understand additional features and infrastructure to meet proper ice rink operations and building code requirements. Other recommendations suggested by the public include improving the current heating system above the bleachers and adding heat over the player's benches.

The building requires a few repairs, modernization, and maintenance updates to improve durability and appearance of interior spaces.

## Recommendations

- New ice refrigeration system.
- Permanent locker rooms.
- Interior area renovation and modernization including improved heat over bleachers.
- Standardize signage for building consistent with other Parks and Recreation signage.
- Partially or fully enclose the facility and related infrastructure improvements.
- Develop an internal maintenance plan to schedule routine maintenance tasks.
- Rezone parcel from Education (ED) to Recreational (R) to allow current use.



# SPORTSFIELDS

## KENAI LITTLE LEAGUE FIELDS

### Park Classification

Community Park

### Size

12.78 acres

### Existing Conditions

The Kenai Little League Fields share a space with Municipal Park and the Waste Water Treatment Plant, with access to Kenai North Beach. There are three baseball fields and one softball field with a natural buffer running along the bluff to the west of the fields. A gravel perimeter trail meanders through the natural buffer. There is a trailhead north of the northernmost field and south of the southernmost field. The high school uses the main field for its games.

The Little League Fields were constructed before 1979. The girls softball field was constructed in 1987. The facilities are aging including the dugouts, fields, fencing, and snack shack. There is a large, unmarked gravel parking area on the east side of the site that does not provide adequate parking during larger events. Several conex containers are located adjacent to the parking lot for storage.

During the month of July, the Kenai Little League Fields parking lot serves as secondary parking for the Personal Use Fishery, causing temporary scheduling disruption and added wear on the facilities.

### Maintenance and Operations

The P&R Department preps the fields for the start of the season and performs weekly maintenance on them throughout the season. Maintenance includes mowing, dragging the fields, fertilizing, weed whacking, and laying lines.

The Kenai Central High School performs pre-season preparation on the fields and the different Leagues chalk the fields and perform light maintenance during tournaments and off-hours. The Leagues also provide portable toilets in the summer. Volunteer efforts allow P&R staff to focus on the weekly maintenance requirements.

### Facilities and Amenities

- Two major little league fields, one senior little league field, and one softball field
- One concession (snack shack) structure
- Three storage units (conex)
- Four drinking fountains
- Two score boards
- Eight dugouts
- Nine bleachers
- Batting cages
- Picnic tables and trash receptacles
- Portable toilet (seasonal)
- Off-street parking

### Public Input

The main use for the Kenai Little League Fields is baseball for Little League games and T-Ball and general public feeling is it serves well for this use. There is some conflicting use identified with the seasonal dip netters using the park and parking area. Areas identified by the community for improvement include:

- Upgrade restrooms to be year-round.
- Install batting cages and upgrade dugouts.
- Improved maintenance of the fields including turf and baselines.
- Upgrade the main field (field #3) to synthetic
- Overhaul fields or relocate them to the Kenai Sports Complex.



Ball field at the Kenai Little League Fields

## Opportunities

The current ballfields complex is congested and notably deficient in support facilities such as restrooms and adequate parking, hindering its success. There is an opportunity to relocate the baseball fields to an expanded Kenai Sports Complex, providing a superior user experience and generating city-wide maintenance efficiencies. By integrating the Kenai Little League Fields with Municipal Park, the two parks can form a connected park focused on social interaction and diverse active and passive recreation.

There is an excellent opportunity to create a robust natural trail network connecting with Municipal Park and expanding onto City-owned land to the north and east to include winter skiing. Space will be available to expand parking and provide a formal seasonal campground to accommodate summer dip net fishery visitors, with improved trail connections to North Beach and the fishery.



*Bleachers and dugout*

## Recommendations

- Remove (3) Little League Fields and (1) T-ball field (to be relocated to Sports Complex) and related support structures.
- Upon relocation of fields, validate recreation uses and needs through a public process and park master planning effort.
- Rezone from Conservation (C) to future Parks Zoning District.



*Park trail around ball fields*



## STEVE SHEARER MEMORIAL BALL PARK

### Park Classification

Community Park

### Size

14.48 acres

### Existing Conditions

Steve Shearer Memorial Ball Park is named in honor of Steve Shearer, who died in July 1998. Following his death, a committee was formed to commemorate his life and the important role he played in bringing men's softball to the city and the beginning of league play in the late 1970s. In 2003, the City Council approved naming the complex and placement of the sign (donated by the committee).

There are four adult softball fields and permanent restrooms with seasonal water. The space is shared with the Kenai Greenstrip, Kenai Community Garden, and Kenai Skate Park. Three fields were constructed in 1980, and a fourth field bordering 1st Avenue was completed in 1989.

The park is City property adjacent to the airport and was deeded to the City by the FAA with restrictions.

The fields, fencing, and bleachers are in fair condition, with the snack shack and restrooms in poor condition. New dugouts were installed in 2025.

### Maintenance and Operations

The P&R Department prepares the fields for the start of the season and performs weekly maintenance throughout the summer. Maintenance includes mowing, dragging the fields, fertilizing, weed whacking, and laying lines.

The different Leagues chalk the fields and perform light maintenance during tournaments and off-hours. The high school performs some preseason field preparation.

### Facilities and Amenities

- Four adult softball fields
- Bleachers
- Eight dugouts
- One concession
- One official's shack
- Trash receptacles
- One permanent restroom structure (operated seasonally) and storage building
- Off-street parking

### Public Input

The community enjoys the Steve Shearer Memorial Ball Park for softball games and the open green space for community events. There are some concerns regarding undesired activities. Some respondents complained about the wind and dust, which can make playing softball difficult. Areas identified by the community for improvement include:

- Many respondents felt that revitalizing the area would be beneficial, using Soldotna Creek Park as an example.
- Install a concession and create a wind barrier.
- Better maintenance or more regulations for dogs.

### Opportunities

The proposal is to transform the area currently occupied by the Steve Shearer Memorial Ball Park into an expanded, large community event space. This transformation is contingent upon relocating the ballfields to the larger Kenai Sports Complex, which will consolidate sports facilities, streamline maintenance, and improve the player experience with better support services.

By expanding the adjacent Kenai Greenstrip into the vacated ball park area, and potentially relocating or upgrading the Kenai Skate Park and playground, the City will create a more vibrant and enticing space ideal for large community events like Industry Days and the Pumpkin Festival, as well as seasonal farmers' markets. This expansion will provide better facilities and the necessary space while maintaining the Kenai Greenstrip's 'open space' designation.

Furthermore, relocating the ballfields will free up essential community parking for these special events, alleviating overflow on surrounding roads. Consideration should also be given to relocating the underused community garden to consolidate facilities.

The property has restrictions established by the FAA that should be considered when planning recreational facilities.

## Recommendations

- Relocate softball fields to the Kenai Sports Complex.
- Develop a full master plan for this park for expanding and improving facilities for hosting community events (see Kenai Greenstrip). Include planning for an improved skate park, connected trails (paved and natural) and other facilities to support the expansion of the Kenai Greenstrip into the park.



*New dugouts*



*Softball field*



# KENAI SPORTS COMPLEX

## Park Classification

Community Park

## Size

18.94 acres

## Existing Conditions

The Kenai Sports Complex includes six soccer fields and off-street parking. There are picnic tables and seasonal portable toilets provided. The Kenai Sports Complex is open year-round and is free of charge. All facilities are in good condition. This park was an Land and Water Conservation Fund project and the fields were constructed in 2006. The local soccer clubs use the fields heavily during the summer.

## Maintenance and Operations

The P&R Department preps the fields for the start of the season and performs weekly maintenance on them. Maintenance includes mowing, fertilizing, and weed whacking.

The Kenai Peninsula Soccer Club currently assists the City with lawn care, facility upkeep, and soccer field layout, line striping, and field preparation.

## Facilities and Amenities

- Six soccer fields
- One storage facility
- Picnic tables
- Portable toilet (seasonal)
- Off-street parking

## Public Input

The community identified expanding trails into the wooded area, building a gazebo (shelter), and permanent restrooms as benefits to the development of the Kenai Sports Complex. Additionally, relocating other sports fields to this location and expanding it out to be a multi-field sports complex with all facilities.

## Opportunities

The Kenai Sports Complex has untapped potential to become a home for Kenai's competitive outdoor sports fields including baseball, softball, rugby, and soccer. A sports complex can act as a community hub, where people come together, support local teams, and accommodate kids and adults of all ages for multi-generational play. It would bring all supporting uses into one area to consolidate needed services, such as concessions, restrooms, changing rooms, and storage and maintenance facilities, minimizing the amount of maintenance, operation, and management burden on the P&R Department and decreasing their travel time between facilities.

The current soccer fields are approximately 18.94 acres; however, there is an additional estimated 28 acres that could be used for park land as part of this parcel and an adjacent 24.93 acre parcel located northwest of the soccer fields that can be allocated to the Kenai Sports Complex development if needed.

A large parking lot will be needed to support all activities and understanding the expended demand at one time while guide the capacity of support facilities including parking, restrooms, and other amenities to support operation of the Kenai Sports Complex.

## Recommendations

- Develop a master plan for a combined sports complex that includes regulation sized soccer fields, Little League baseball fields (including one with artificial turf and electronic scoreboard), softball fields, and rugby pitch with needed dugouts, fencing, bleachers, and scoreboards. Include support facilities that include concessions, restrooms, storage and maintenance buildings, day-use (picnic) shelters, parking, and other desired facilities. The master plan will verify community need and capacity for the creation of a consolidated sports field complex within a public process.



Storage shed



Sports Complex with access road and gate



Fields at the Sports Complex



Seasonal portable toilet



Facility sign

# PARKS & SPECIAL USE

## MUNICIPAL PARK

### Park Classification

Community Park

### Size

34.56 acres

### Existing Conditions

Municipal Park shares space with the Kenai Little League Fields and the Waste Water Treatment Plant, with access to Kenai North Beach. A large campground was located in the park that operated through the 1970s and '80s and was discontinued in the late '80s. The campground area now serves as a walking path and day-use picnic sites. New playground structures were added in 2015 and an inclusive see-saw was added to the park in 2023.

Overall, the park and its amenities are in very good condition, with the exception of the sand volleyball court, basketball court, and picnic areas (old campground) in the woods, which are in fair to poor condition.

### Maintenance and Operations

The P&R Department maintains the grass, playground, walking trails, basketball court, pavilions, bathrooms, and landscaping. Kenai parks holds its annual Easter Day egg hunt at this park and plows the walking trails to provide a safe space to walk in the winter.

### Facilities and Amenities

- One basketball and one volleyball court
- Playground (tot lot and 5-12 year old)
- Three rentable shelters with another shelter being reconstructed
- Open turf area and trails
- Picnic areas with picnic tables and BBQ grills
- Trash receptacles and a dumpster
- Benches and drinking fountains
- One bathroom with running water (seasonal)
- Off-street parking

### Public Input

Overall, the community enjoys the variety of amenities that is offered at Municipal Park, including the playground and open space, sports courts, park shelters, trails, and day-use areas. Respondents value the winter trail maintenance to promote year-round walking. Several comments identify concerns regarding undesired activities happening throughout the day-use area. Areas identified by the community for improvement include:

- More playground equipment for older children and more frequent maintenance.
- Outdoor fitness equipment along upper trails.
- Repair and maintenance of the restroom and installing another at the day-use area.
- Upgrade the basketball court to a full-sized court and re-surface the volleyball court.
- Better delineation of walking trails through the decommissioned campground area.

### Opportunities

Municipal Park is a well programmed and popular community park. Public input requested that the existing volleyball court be resurfaced. Improving the basketball court at the park and volleyball court would complement the other social activities being recommended there. Outdoor fitness equipment was also brought up by the community and could become part of the trail system within the park. It is recommended that the City replace the loose shredded safety surfacing in the playground with safety tiles when a new playground is installed.

The City has the opportunity to develop new recreation opportunities for the large campground area that closed in the late 1980s. Currently, the community uses the decommissioned campground for passive day use recreation and providing new day-use shelters and a restroom would improve user experience. Providing a network of trail connections to the current Kenai Little League Fields, North Beach, the natural corridor north of the park, and Steve Shearer Memorial Ball Park should be considered.

## Recommendations

- Upgrade existing restroom for year-round use.
- Upgrade playground safety surfacing with tiles when replacement of playground occurs.
- Provide expanded day-use recreation facilities and expanded parking in decommissioned campground.
- Identify trail and connector opportunities in the park as part of an updated Kenai Trails Master Plan.
- Rezone from Conservation (C) to future Parks Zoning District.



*Kenai Municipal Park playground*



*Day use shelters*



*Trail connecting to North Beach*



*Seasonal bathroom structure and portable toilet*



# LEIF HANSEN MEMORIAL PARK

## Park Classification

Special Use Park or Facility

## Size

3.5 acres

## Existing Conditions

Leif Hansen Memorial Park is named in honor of Leif Hansen, who tragically passed away in a drowning accident in 1986. Following his loss, his family envisioned the site as a memorial park where community members could remember and honor their loved ones, including veterans. A Memorial Park Planning Committee was formed in 1987 to design the park, and since then memorial sidewalks, plaques, and a fountain (donated by the Hansen family) have been added, reinforcing the park's role as a place of remembrance and reflection.

The park features the Town Clock, constructed through a community-wide effort with donated funds, volunteer labor, and contributions from local industry, residents, and the Kenaitze Indian Tribe. The project was partially funded through the memorial fund of Officer John Watson, who had long envisioned a town clock for Kenai. Today, the clock stands as a centerpiece of the park and a symbol of community spirit and collaboration.

The park amenities includes a gazebo, water fountain, Veteran's and Marine Memorials, and a meandering walking path with memorial plaques throughout the park. The City allows reservations for Leif Hansen Memorial Park Gazebo. The park is in good condition with the exception of the fountain and older deteriorating paving in poor condition.

A concern is that many of the memorial plantings are encroaching on park elements and sidewalks, creating maintenance challenges. Planned maintenance will be conducted on the water fountain in 2025. During the winter, the park is decorated with Christmas lights and a Memorial Day event happens here. No permanent structures may be placed on the state right-of-way.

## Maintenance and Operations

The P&R Department installs memorial plaques, maintains all the green space and landscaping, as well as hanging seasonal decor throughout the park in the winter months.

## Facilities and Amenities

- One gazebo
- Dedicated memorial structures
- One town clock
- One memorial water fountain
- Benches and one drinking fountain
- Meandering concrete pathway with memorial plaques
- On-street parking

## Public Input

Overall, there is a lot of community connection with Leif Hansen Memorial Park. People enjoy the amenities and memorials and the general park setting. The park is used for a variety of different activities, such as weddings or family photos. Although the park is generally enjoyed by the community, there is also a lot of undesirable activities that take place here. Respondents felt that the park would be improved by better monitoring and discouraging undesirable activities.

## Opportunities

Leif Hansen Memorial Park is a unique park in Kenai that hosts a variety of memorials including those dedicated to individuals. The park is nearing capacity for hosting additional memorial plaques. The park also lacks landscape standards to guide maintenance and the continued addition of memorials. Memorial plantings are overgrowing walkways and the development of design standards will act as a master plan and guidelines as future memorials are developed and implemented. They will help to ensure the Leif Hansen Memorial Park is developed in a way that is powerful, cohesive, and an enduring tribute that serves its purpose to the community.

A portion of this property has restrictions established by the FAA that should be considered when planning recreational facilities.

## Recommendations

- Develop design standards and guidelines for the design, development, implementation, and maintenance of future and existing memorials and related plantings.
- Rejuvenate the fountain and renovate landscaping.
- Rezone from Conservation (C) to future Parks Zoning District.



Park gazebo



Memorial water fountain



Veterans memorial



Memorial plaques along the pathway



Town clock

# ERIK HANSEN SCOUT PARK

## Park Classification

Pocket Park

## Size

0.64 acres

## Existing Conditions

Erik Hansen Scout Park was established in 1997 as an Eagle Scout project. The property was donated by Dr. Peter and Karolee Hansen in memory of their son Erik, an Eagle Scout and lifelong scouter who passed away at age 32. The park, which features a statue of a Boy Scout leader, serves as a tribute to Erik's life and dedication to scouting.

Erik Hansen Scout Park is a small pocket park, located in Old Town Kenai, that has scenic views of the Cook Inlet and Kenai River, providing an ideal location for watching the dip netters below. Interpretive displays highlight many of the physical features of the surrounding landscape. The park includes memorial benches, plantings, gravel trails, a grassed area, a spotting scope, and on-site parking. It is a popular park in the summer.

The park is in very good condition and has recently been revitalized through volunteer efforts in coordination with the P&R Department. They replaced the pathway, garden bed, and improved fencing.

## Maintenance and Operations

The P&R Department maintains all the green space and landscaping, as well as hanging seasonal decor throughout the park in the winter months.

## Facilities and Amenities

- Boy Scout Statue
- Memorial benches
- Interpretive displays
- Scenic view
- Spotting scope
- Trash receptacle
- Off-street parking

## Public Input

Erik Hansen Memorial Park is appreciated for its view of the Kenai River and Cook Inlet and for the ability to site above the banks and watch the dip netters below on the shores. Overall, there isn't many improvements desired by the community. Better general maintenance and more seating are the only comments provided.



Spotting scope and interpretive panel along the bluff



Park bench

## Opportunities

Erik Hansen Memorial Park serves the community as a pocket park overlooking the river. Public input identified the need for better general maintenance and improving seating to view the scenery and watch dip netters below. The park includes several memorial benches and aging interpretive panels.

## Recommendations

- Upgrade memorial benches when replacement is needed while maintaining memorial designation.
- Improve hardened surfaces and walking areas and maintain.
- Replace and update interpretive panels.
- Rezone from Central Commercial (CC) to future Parks Zoning District.



## 4TH AVENUE PARK

### Park Classification

Neighborhood Park

### Size

3.75 acres

### Existing Conditions

4th Avenue Park has been maintained by the City since the 1970s. The park previously had playground equipment, which was removed around 2018. Replacement of the equipment was considered, but no funds were allocated and the project was not carried forward. At present, the park serves as a large open turf area that is suitable for throwing a Frisbee, playing soccer, and other activities that require space. There is a full-size basketball court and a picnic shelter and barbecue grill. There is an aging backstop and unmaintained grass field that is no longer used by Little League.

The field is in fair condition as is the shelter and picnic facilities. The basketball court is in good condition.

### Maintenance and Operations

The P&R Department maintains the grass, and basketball court.



Basketball court

### Facilities and Amenities

- Basketball court
- Baseball backstop
- Open turf area
- One small shelter
- Picnic table, barbecue grill, and trash receptacle
- Portable toilet available for events or rentals
- Off-street parking

### Public Input

4th Avenue Park is not well known or used by the community. Some respondents felt it would be best to close the park and sell the property, using the funds on other better used parks in Kenai.

Proceeds of the sale of City-owned land must be deposited in the Land Sale Permanent Fund and are not available for use by the City for any purpose other than for investments.



Small park shelter

### Opportunities

4th Avenue Park is a good candidate for disposal due to larger adjacent parks already serving this neighborhood, with support for its disposal expressed by members of the public. Should the greater public desire this park be kept within the system, a master plan should be developed.

### Recommendations

- Consider closure and disposal of the park through a public process; and,
- If park is not approved for closure, develop park master plan.
- Rezone from Suburban Residential (RS) to future Parks Zoning District.



# KENAI HISTORIC CABIN PARK

## Park Classification

Special Use Park or Facility

## Size

1.01 acres

## Existing Conditions

Completed around 2010, the cabins in this park were brought together to showcase different historical chapters of Kenai's past. Many historic cabins and related equipment have been consolidated in this location. Although the structures are old, they remain in good condition. The site is fenced and is only open to the public when a docent is present.

## Maintenance and Operations

The park is operated and maintained under an Memorandum of Understanding with the Kenai Historical Society. The Society is responsible for maintaining the grounds, managing operating hours, and keeping a thorough inventory of the site.

## Facilities and Amenities

- Arness Cabin (1925)
- Dolchok/Juliusen Cabin (1922)
- Miller Cabin (c. 1910)
- Three Scandinavians Cabin (date unknown)

## Public Input

No public input received on this area.

## Recommendations

- Continue working with the Kenai Historical Society to preserve and showcase the historic cabins.



Kenai Historic Cabin Park sign



Kenai historic cabin interior

## OLD TOWN PARK

### Park Classification

Neighborhood Park

### Size

1.11 acres

### Existing Conditions

Old Town Park is a smaller neighborhood park located in Old Town Kenai, adjacent to the Kenai Historic Cabin Park. The park has been in existence prior to 1979 and was originally intended to provide facilities for all ages (toddlers, pre-school, school age). The Kenai Lions Club has assisted with various projects in this park through the years.

It is fully fenced and has a playground, open turf areas, picnic structure, and a half-court basketball court. These items were installed between 1979 and 1985. The present swing was installed in 1994 and the modular play system in 1996. The smaller playground was replaced in 2010. The playground is in poor condition and is slated for replacement in 2026, if funding allows.

Currently, there is a schematic design to completely redo the park and can be found in the City's CIP.

### Maintenance and Operations

The P&R Department maintains the grass, playground structures, court, and landscaping.

### Facilities and Amenities

- Playground with two small units, one swing, and one slide
- One basketball court (half-court)
- One shelter
- Open turf area
- Picnic table, BBQ grill, and trash receptacle
- One portable toilet
- On-street parking

### Public Input

Limited responses were received for Old Town Park during the Inventory Survey and Public Open House. Overall, the community felt the park is not in a good location and feels run-down with needed equipment replacement. Respondents would like access to the beach, restrooms, and an overhaul of the park.



*Shelter with playground in background*



*Swings and turf area*

### Opportunities

A schematic level master plan was developed in 2023 as a full park 'do over' that included new playground equipment. Implementation of this master plan, with a priority on the playground, is recommended for Old Town Park.

### Recommendations

- Evaluate portions of the playground improvements as designed in the 2023 park plan based on funding availability.
- Rezone from Central Commercial (CC) to future Parks Zoning District.



# BEAVER CREEK PARK

## Park Classification

Neighborhood Park

## Size

5.23 acres

## Existing Conditions

Beaver Creek Park is an inviting park just off the Kenai Spur Highway side of the Unity Bike Trail. In 1972, the City obtained Land and Water Conservation Fund funding to construct the park as it is today, purchasing the parkland in 1980. Prior to this, this space was maintained by the local Boy Scouts.

The park includes a picnic shelter, playground, full outdoor basketball court, and vault toilet that is currently out of order. A portable toilet is rented in the summer. There are plans to replace the picnic shelter.

The vault toilet and shelter are in poor condition. The playground equipment is in good condition, however safety surfacing needs improvements. All other facilities are in good condition.

## Maintenance and Operations

The P&R Department maintains the grass, playground structures, court, and landscaping.



Small picnic shelter

## Facilities and Amenities

- Playground with one small unit, one slide, and one swing
- One basketball court
- Open turf area
- One small shelter
- Picnic table, bench, barbecue grill, trash receptacle, and drinking fountain
- Bike repair station
- One vault toilet (out of order). A seasonal portable toilet is provided.
- Off-street parking

## Public Input

Beaver Creek is an enjoyable park that people will ride their bike to and enjoy the playground and access to the creek. Respondents identified undesirable activities at the park which creates an unsafe environment. The restroom facility and shelter is in need of repair and maintenance and some perimeter trails would be valued.



Existing vault toilet and seasonal portable toilet

## Opportunities

There are current plans in place to replace the existing shelter and the City places a seasonal portable toilet on site. Upgrading the vault toilet would benefit park users. Loose shredded safety surfacing at the playground places a maintenance burden on the City, deteriorates easily, creating unsafe play conditions, and reduces accessibility. It is recommended that the City replace the loose shredded safety surfacing with safety tiles.

A hardened surface should be installed in all high-use areas (to replace failing grass), including the picnic shelter, to reduce maintenance and improve accessibility. Reduce the overall grass area used for active play and allow the rest of the grass spaces to naturalize, reducing overall maintenance burden on the City.



Open turf area

## Recommendations

- Replace existing shelter, picnic table and BBQ (planned).
- Harden the surfacing under the day-use picnic shelter and high use areas. Hardened surface shall incorporate the picnic table, barbecue grill, and access points from the parking area.
- Upgrade playground safety surfacing with tiles when the playground is replaced.
- Replace the non-functioning vault toilet;
- Consider relocating the free library due to repeated vandalism.
- Reduce the overall amount of grass while maintaining adequate open green space.
- Rezone from Rural Residential (RR) to future Parks Zoning District.



*Playground at the park*



*Basketball court*



# DAUBENSPECK FAMILY PARK

## Park Classification

Community Park

## Size

7.09 acres

## Existing Conditions

A main feature of Daubenspeck Family Park is a central pond used for swimming in the summer and illuminated ice skating in winter months. In 2010, the City named the park Daubenspeck Family Park in honor of the family, whose donation of lands and mineral rights had contributed more than two million dollars to support City athletic programs as of that date.

The park includes a quarter-mile gravel loop trail connecting two beach areas, picnic area, toilet, and a day-use recreation area with two rental shelters. The trail is being re-routed away from the beach area.

Park facilities are in fair to good condition but are showing signs of heavy use. Erosion is occurring around the pond at access points. The boat launch is in disrepair and not usable.

## Maintenance and Operations

The P&R Department maintains facilities and the landscaping. Minimal ice maintenance is provided during the winter months.

## Facilities and Amenities

- Beach/swimming area
- Two rentable pavilions
- One vault toilet
- Loop trail
- Picnic tables
- Fire pit
- Trash receptacles
- Winter ice skating (with lighting)
- Off-street parking

## Public Input

Daubenspeck Park is a cherished community park used for walking, swimming, water sports, ice skating, and to enjoy a barbecue. Some respondents felt that it would benefit from better maintenance and monitoring. They also felt there is potential for growth with City land available around the park.



Main parking, pond access and restrooms

## Opportunities

There is an opportunity to formalize the main gathering space near the parking lot and restroom at Daubenspeck Family Park with a hardened surface to replace the failed grass and improve accessibility. This includes around the fire pit area and restoring the degraded edges of the pond at this main access point. Restoration can be completed by creating a formal pond access point with a hardened edge and stairs, allowing restoration to the surrounding natural bank. This will improve this main access point and provide safe, convenient, and accessible recreational access to the pond. Additionally, there is an opportunity to install a small dock to be used for swimming in the summer and ice skating during the winter.

There is a nice picnic area on the south side of the pond that currently has no access or sightlines to the pond. It is recommended that the City remove some vegetation to create better sightlines to the pond. Additionally, access points could be developed so that groups picnicking can swim or skate on the pond from this spot. Access points should be developed to mitigate degradation of the natural pond edge.

On the east side of the pond is an existing boat launch that is not usable. It is recommended that the boat launch be decommissioned and the pond edge be restored.

The property has restrictions established by the FAA that should be considered when planning recreational facilities.

## Recommendations

- Harden surfacing from parking lot around the fire pit and develop a controlled access point to the pond. Restore impacted areas along pond edge.
- Install a small dock.
- Decommission existing boat launch.
- Install a park map.
- Clear vegetation at the picnic shelters to promote sightlines to the pond and install access points to the pond edge.
- Rezone from Light Industrial (IL) to future Parks Zoning District.



*Vault toilet*



*Picnic area with shelters*



*Daubenspeck Family Park Loop Trail*



*Vault toilet and parking area*



# KENAI BARK PARK

## Park Classification

Community Park

## Size

1.57 acres

## Existing Conditions

Kenai Bark Park is Kenai’s first official dog park and is the result of a community project involving volunteers, community fundraising, and a partnership with the City. The park was officially opened in 2023 and includes a separate area for small dogs and one for larger dogs. The entry pavilion and double gate entry for staging dogs is in excellent condition. A gravel trail loops around the perimeter of the large dog area. Although the dog park is newly constructed, winter freezing associated with the high water table results in footings being elevated and creating gaps in the fencing. The high water table also creates drainage challenges and the establishment of surfacing that is friendly to dogs. The existing trees, especially in the small dog area, are being heavily impacted, creating use challenges.

## Maintenance and Operations

The P&R Department maintains facilities and the landscaping. A dog park committee has raised funds to help build the park and will also purchase equipment for the park.

## Facilities and Amenities

- One pavilion with double-gated entry
- Separate fenced area for small/large dogs
- Benches
- Trash receptacles
- Dog agility features
- Off-street parking

## Public Input

Respondents appreciate this addition to Daubenspeck Park and enjoy bringing their dog to a fenced dog park that offers a mix of spaces. Some improvements desired include better fencing and park surfacing, water management, and water supply for the dogs. A few respondents mentioned the addition of a shelter within the two dog areas.

## Opportunities

The Kenai Bark Park has challenges with surface drainage and frost heaving. Solutions should be determined to install fencing that isn’t impacted by ground heaving and results in dogs escaping from the park. Better surface drainage is needed and an upgraded, dog-friendly aggregate surfacing should be installed.

The property has restrictions established by the FAA that should be considered when planning recreational facilities.

## Recommendations

- Install gutters on shelter.
- Remove dead, dying or hazard trees from small dog park area, and add fill to improve drainage. Regrade and upgrade surfacing in park to a dog-friendly aggregate surfacing (crusher fines or E-1 top coat over D-1 base).
- Continue to investigate and resolve seasonal jacking of fence posts. Reset if heaving continues.
- Upgrade site furnishings for both people (benches) and dogs (agility).
- Rezone from Light Industrial (IL) to future Parks Zoning District.



Bark Park shelter and park



Kenai Bark Park



## KENAI COMMUNITY GARDENS

### Park Classification

Special Use Park or Facility

### Size

1.25 acres

### Existing Conditions

Located in the northwest corner of the Kenai Greenstrip, the Kenai Community Garden has raised and low beds available for rent and a garden shed. It includes the Fruiting Forest (apple trees and berry bushes). All facilities are in poor condition.

### Maintenance and Operations

The P&R Department manages reservations of the beds and will prep them for the renters. They also maintain the grass inside the park.

### Facilities and Amenities

- Community garden with fifteen plots
- Garden shed (building)
- Fenced fruiting forest

### Public Input

The community felt the community garden space is in need of upgrades. They also identified it as seeing limited use with less demand over recent years.

### Opportunities

The Kenai Community Garden offers locals the ability to rent garden plots and grow their own produce and flowers. Use of the community garden has declined over the years, indicating there may be less demand and a public process should determine if this facility should continue.

The property has restrictions established by the FAA that should be considered when planning recreational facilities.

### Recommendations

- If there is community need, determine new location with improved visibility, vehicle access, and supporting amenities.



Garden shed



Garden boxes



## KENAI GREENSTRIP

### Park Classification

Community Park

### Size

5.56 acres

### Existing Conditions

The Kenai Greenstrip is a large open space in downtown Kenai, perfect for community-wide celebrations and hosts several annual events. The Kenai Greenstrip shares space with the Steve Shearer Memorial Ball Park to the west and the Kenai Community Garden. There are two pavilions with available electricity that can be rented and a restroom building. The original shelter was constructed in 1991 and expanded in 2009. The Kenai Greenstrip includes a restroom that was constructed in 1993 and is open seasonally and does not meet demands during community events. The playground for 5-12 year old children was installed in 2023 but is not accessible due to the elevated surfacing. The Kenai Greenstrip includes the community garden and fruiting forest in the north-west corner. On the opposite side of the ballfields, is the Kenai Skate Park.

The Kenai Greenstrip and related structures are in good condition, as is the playground. The community garden and skate park are in fair to poor condition and are in need of maintenance or replacement.

### Maintenance and Operations

The P&R Department maintains the shelters, restrooms, playground, grass, and landscaping in the summer.

### Facilities and Amenities

- Two rental shelters with electricity
- One restroom building (seasonal)
- One playground
- Picnic tables
- One drinking fountain
- Off-street parking (at ballfields)

### Public Input

Community input identified this space as a well-used space for community events and a nice central location. Many people felt it would be better used if the ball fields at the Steve Shearer Memorial Ball Park were relocated to the Kenai Sports Complex and this space was developed into a larger event space for music, vendors, food trucks, etc. Some improvements to the playground were mentioned and providing ADA compliant play equipment and surfacing. Parking was identified as needed.



*Kenai Greenstrip playground*

### Opportunities

Combine the Kenai Greenstrip with the Steve Shearer Memorial Ball Park to create a large community open and event space. See the Steve Shearer Memorial Ball Park for additional details and how relocation of the ball fields to the Kenai Sports Complex allows the expansion of the Kenai Greenstrip. The intent is to maintain the area as 'open space' and add more formal amenities that would better serve the community for larger events, including a performance space (stage), dedicated hardscape for vendor stalls and booths, and expanded parking on site. Creating a more formal developed community gathering and event space through the reduction of turf will reduce maintenance of the area and improve the special event experience. The newer existing restroom serves basic everyday use; however, it is undersized for larger community events. There is no dedicated parking for the Kenai Greenstrip on site and parking often occurs on the streets creating congestion and safety concerns.

The property has restrictions established by the FAA that should be considered when planning recreational facilities.

## Recommendations

- Create an open space master plan. Elements in the plan could include (but needs to be verify by public) formal booth and vendors space, performance (stage) area, general gathering areas, pavilions and day-use area, parking, and formal walkways and paths. Integrate with adjacent improvements for skate park and playground. Ensure planning responds to any FAA restrictions and reflects its 'open space' designation.



Rental shelters



Shelter interior



## KENAI SKATE PARK

### Park Classification

Special Use Park or Facility

### Size

0.86 acres

### Existing Conditions

Located to the west of the Kenai Greenstrip, the Kenai Skate Park is a fenced area within a larger parking lot with asphalt surfacing. The fenced skate area takes up a portion of the overall park and is used for parking or is unprogrammed. Skate elements include portable features that includes tabletops, grind rails, stairs, half pipe and quarter pipes. Gravel and sand are found throughout the park and the deteriorating asphalt surfacing makes skating challenging.

The surfacing and skate features are in fair to poor condition and the location with wind blown sand and gravel makes this a challenging location to operate a skate park.

### Maintenance and Operations

The P&R Department maintains the facilities and secures the park when winter conditions make it unusable. During the summer, maintenance includes sweeping the park, painting over graffiti, and performing intermittent inspections.

### Facilities and Amenities

- Portable skate features (mounted)
- Chain link fence

### Public Input

Little was stated about the skate park other than is it seldom used and that is likely due to its existing condition.

### Opportunities

There is an opportunity to explore a new skate park in conjunction with the expansion of the Kenai Greenstrip (see Kenai Greenstrip). The new skate park should focus on all-wheeled activities, including scooters, bikes, and roller blades, and be designed for all ages and abilities. The property has restrictions established by the FAA that should be considered when planning recreational facilities. In the interim, a concrete pad could be located in a new location with the existing skate elements to create a better short term skate experience.

### Recommendations

- Install concrete pad under existing skate features as a short-term solution.
- Should there be the community need for a long-term solution, develop a master plan for an all-wheeled park within the larger Kenai Greenstrip expansion planning effort.



Kenai Skate Park



# EAGLE DISC GOLF COURSE

## Park Classification

Special Use Park or Facility

## Size

10.93 acres

## Existing Conditions

This Land and Water Conservation Fund project developed a network of hiking and ski trails that began in 1972. The disc golf course was likely developed in the early 2000's. This area includes an 18-course disc golf course within a wooded environment and one mile of walking trails. Dogs are allowed on the trails, but must be on leash.

The disc golf course is in fair condition due to heavy use and needed maintenance. Erosion and trampled landscaping are found in high use areas due to lack of hardened trails and use areas related to the disc golf course.

## Maintenance and Operations

The P&R Department maintains the trails throughout the summer. They also maintain the course, including mowing grass around tees and signage, removing dead or hazardous trees, and performing general trail maintenance. They also conduct intermittent inspections during the summer to check paths, infrastructure, and overall site conditions.

The local disc golf club actively supports upkeep of the course. Before tournaments, club members clear trees, clean and prepare trails, and assist staff with additional trail maintenance throughout the season.

## Facilities and Amenities

- Shared 18-course disc golf course
- 1 mile walking trail
- Benches and trash receptacles
- Off-street parking (two lots)

## Public Input

Community input identifies the Eagle Disc Golf Course as a fun and convenient place to walk and play disc golf in the summer and to ski during the winter. There is a desire to upgrade disc golf amenities (tees, baskets, benches, signs and trails).



Entrance with park sign and portable toilet



Disc golf basket

## Opportunities

Overall, the site serves its function. Wayfinding and a map of the disc golf layout would be beneficial, as well as having both novice and advanced tees and adding flags on top of the baskets for better identification.

## Recommendations

- Wayfinding and directional signage. Map of the tee, fairway, and basket at each hole location.
- Novice and advanced tee start.
- Establish hardened paths between each hole and along fairways to the baskets.



# CORAL SEYMOUR MEMORIAL BALLPARK (OILER PARK)

## Park Classification

Special Use Park or Facility

## Size

10.0 acres

## Existing Conditions

Coral Seymour Memorial Ball Park, or Oiler Park, is leased from the City. The complex was developed in 1976 and is used by the Peninsula Oilers Baseball Club, Inc. There is one adult sized baseball field.

## Maintenance and Operations

Under a lease agreement, the Kenai Oilers Baseball Club is responsible for all maintenance of Coral Seymour Memorial Ball Park, including field grooming, infield and outfield care, mowing and trimming the surrounding green spaces, and ensuring that facilities and equipment remain safe and in good condition for players and spectators.

## Facilities and Amenities

- Snack shack
- Bleachers
- Running water toilets (summer use)
- Dugouts

## Public Input

No public input received on this area.

## Recommendations

- Continue coordination with the leaseholder and provide City support as appropriate.
- Consider Conditional Use Permits to allow for concerts or fairs.



A game at Oiler Park



# KENAI MUNICIPAL GOLF COURSE

## Park Classification

Special Use Park or Facility

## Size

119.7 acres

## Existing Conditions

The Kenai Municipal Golf Course is owned by the City and is leased for summer operation and maintenance to KNC Golf, Inc. as the community golf course. Development of the golf course began in 1986 and today it is an 18-hole course with a 72 par rating. The golf course includes a club house and all facilities are open to the public in the spring through autumn for a fee.

In the winter months, the public uses the golf course for Nordic ski use on trails groomed by the P&R Department. There are four looped Nordic routes, totalling just over 3 miles with a short snowshoe loop trail in the woods. Grooming started in 1996 in order to enhance community recreation throughout the winter months. The terrain is predominantly flat and suitable for beginners, yet challenging enough for experienced skiers. Kenai Central High School and the Kenai Middle School use the facility for training.

## Maintenance and Operations

In the winter, the P&R Department grooms the Nordic ski trails weekly.

## Facilities and Amenities

- Four loop Nordic ski trails
- One loop snowshoe trail

## Public Input

No public input received on this area.

## Recommendations

- Coordinate with the leaseholder to address improvements to bridges, water access, and protection of salmon habitat.
- Trail lighting for improved night-time skiing, which could in turn support the supply of power to other areas of the golf course.



Municipal Golf Course



Winter ski trails at the golf course



## FOURTH AND FOREST POCKET PARK

### Park Classification

Pocket Park

### Size

0.21 acres

### Existing Conditions

The small park is maintained as a green space in the summer with mostly turf and some newly planted trees. There are two benches, a little free library, large boulder, and a wood chip path that cuts through the park. The park is in good condition, however the wood chip path is deteriorating.



*Benches, little free library, and wood chip path*



*Pocket Park*

### Maintenance and Operations

The P&R Department maintains the grass and landscaping in the summer.

### Facilities and Amenities

- Benches
- Little free library

### Public Input

No public input received on this area.

### Recommendations

- Rezone from Suburban Residential (RS) to future Parks Zoning District.



## ELSON FAMILY REST STOP

### Park Classification

Pocket Park

### Size

0.72 acres

### Existing Conditions

The small pocket park is located adjacent to the Unity Trail and was acquired through a donation by James A. Elson and Jo Ann Elson in June 2005 to be used as a park or rest stop. The park has a path connection from the Unity Trail and a picnic table.

### Maintenance and Operations

This site is a natural, low-maintenance area with no grass or permanent landscaping. The P&R Department performs intermittent inspections during the summer, checking the path, infrastructure, and overall condition of the site.



Picnic area at Elson Family Rest Stop

### Facilities and Amenities

- Picnic Table

### Public Input

No public input received on this area.

### Recommendations

- Manage the land in accordance with the donation requirements.
- Rezone from Rural Residential (RR) to future Parks Zoning District.



## CUNNINGHAM PARK

### Park Classification

Special Use Park or Facility

### Size

2.16 acres

### Existing Conditions

The park land was donated to the City by Martha Cunningham in 1971 with a deed requirement that the property be used for a public park and a reversion clause in the event the property was not used as a park. The park was constructed under a Land and Water Conservation Fund grant in 1973. It serves as a park on the Kenai River and is one of the few areas in the Lower Kenai River that provides public access for bank fishing. It is a popular fishing destination for locals and tourists, particularly in the fall during the silver salmon season.

A boardwalk was built along the uplands of the Kenai River to protect the banks from erosion, providing a great example of a bank restoration project similar to those occurring in other sections of the river. There are two access points on either end of the boardwalk to the banks of the Kenai River. All facilities are in good condition.

### Maintenance and Operations

During the summer, the P&R Department maintains the green space, landscaping, and vault toilet.

### Facilities and Amenities

- Boardwalk and Kenai River access
- Bank fishing
- Interpretive display
- Bicycle repair station
- Trash receptacle (not bear proof) and benches
- One vault toilet
- Off-street parking

### Public Input

Community input identifies Cunningham Park as enjoyable to the community for its connection to the Kenai River and as a scenic viewpoint. Many respondents use the park for fishing or to passively watch people fishing and enjoy the boardwalk. It is also used as a turn around or stop off point for people biking on the bike trail. Desired improvements include a fish cleaning table, more benches or sitting areas to view the river, improved restroom facilities, restoration efforts for the weeds, and more overall maintenance of the trash and restroom facilities.

### Opportunities

Cunningham Park is an enjoyable river side area for passive recreation and the public feels it serves the needs of the community. There is a sizeable area of maintained grass that is underutilized and could be reduced through naturalization efforts. The boardwalk provides a nice viewing opportunity and protects the bank from erosion caused by foot traffic; however, there is only one bench accessible on the boardwalk and overall, the boardwalk is narrow and doesn't offer a comfortable place to sit and enjoy the scenery. Expanding on the boardwalk to create a seating node with interpretive panels would be a nice addition to the park.

### Recommendations

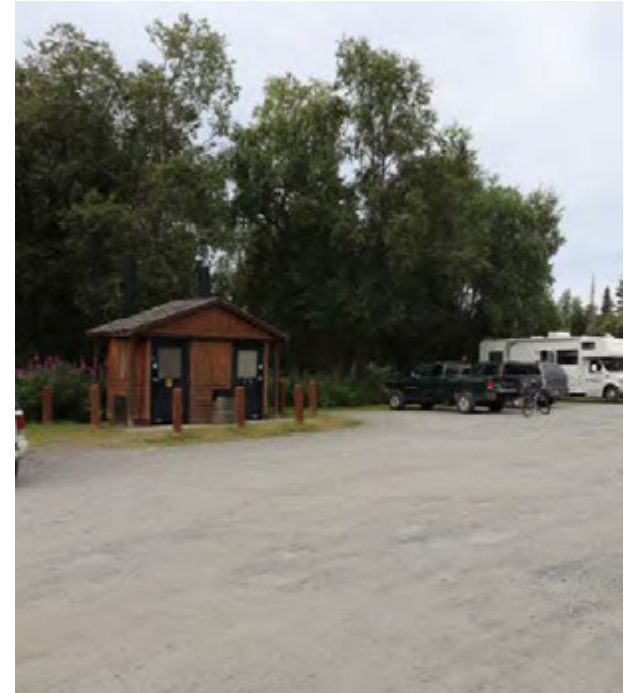
- Improve seating and add interpretive panels on the boardwalk.
- Invasive plant species management, restoration of natural areas.
- Reduce maintained grass area and promote more naturalization around the edges. Maintain the central area as mowed, but let the other spaces naturalize.
- Improve pedestrian access to the river on east side of park by hardening a trail to high tide line.
- The restroom will need to be upgraded or replaced in the mid-term.
- Rezone from Rural Residential (RR) to future Parks Zoning District.



*Stair access from the boardwalk to the riverbank*



*Park and boardwalk view*



*Restroom and parking*



*River access with bench and foot brush*



*Fishing along the Kenai River at Cunningham Park*



## FIELD OF FLOWERS

### Park Classification

Special Use Park or Facility

### Size

3.03 acres

### Existing Conditions

The Field of Flowers provides a popular amenity for locals and visitors with its transformative flower display. The field is seeded each spring, providing visitors with a beautiful backdrop of flowers. A bark mulch trail meanders around the field with a central spur. There is also a small gazebo located on the northeast portion of the field. Botanical information is displayed on small signs throughout the site.

The property has approximately 2,600 feet of frontage on the Kenai Spur Highway and was deeded to the City by the FAA with Airport Restrictions. There is no dedicated parking and the site and its facilities are not accessible.

All facilities are in poor condition with the gazebo in a fair condition.

### Maintenance and Operations

The field is hydroseeded with wildflowers annually by a contractor and maintained and irrigated by the P&R Department.

#### Facilities and Amenities

- Wildflower field
- One gazebo
- Interpretive displays
- Mulch trail with benches
- On-street parking (limited)

### Public Input

Overall, the community describes the Field of Flowers as a beloved destination. It is mainly used as a place to take pictures, to walk through and enjoy the flowers, or to enjoy as you drive by. Respondents identified a lack of parking or not knowing where to park as deterrents to visiting the Field of Flowers. Better maintenance for the structures, signage, and flower field was identified as needed. Some concerns were raised regarding the species of flower that is being used and creating a space that uses native Alaska wildflowers.

### Opportunities

The Field of Flowers is a major draw for people in the community and those visiting or driving through. A developed master plan would be beneficial to layout designated wildflower beds, walking trails, updated interpretive signage, provide dedicated parking, and connections to the adjacent park activities. It is also recommended that the City work with a naturalist to ensure that they are planting native species and to develop a detailed implementation and maintenance plan.

There is also an opportunity to maintain the intent of the Field of Flowers, but relocate it to an existing park or event space, that can accommodate parking, is ADA accessible, and reduces maintenance load on the City. It is recommended that the City relocate the Field of Flowers to the Steve Shearer Memorial Ball Park site (as part of park redesign) on the north side with connections to the natural space west of the park.

The property has restrictions established by the FAA that should be considered when planning recreational facilities.

### Recommendations

- Develop a park master plan.
- Rezone from Conservation (C) to future Parks Zoning District.



Park gazebo



Perimeter trail around field of flowers



Park entrance sign



# KENAI MUNICIPAL CEMETERY AND CEMETERY EXPANSION

## Park Classification

Special Use Park or Facility

## Size

7.13 acres

## Existing Conditions

The Kenai Municipal Cemetery and Cemetery Expansion consists of the original cemetery grounds and the expansion, both enclosed with decorative fencing. The original section became fully reserved in 2025, though it is not yet fully occupied. The site includes a columbarium, a memorial gazebo, and landscaped grounds that support year-round visitation and memorial activities. The expansion is not fully developed, and a full site plan is underway to include water access, a veterans' area, a columbarium, and additional plots.

## Maintenance and Operations

The P&R Department provides regular grounds maintenance, including mowing, trimming, grave-site care, and seasonal cleanup. Snow removal is conducted in the winter to maintain access. The City Clerk's office manages plot reservations for the cemetery.

Each year, the American Legion performs an Avenue of Flags ceremony on Memorial Day. They also help maintain the flagpole.

## Facilities and Amenities

- Landscaped cemetery grounds
- Columbarium
- Memorial gazebo
- Avenue of Flags
- Decorative fencing surrounding both sections of off-road parking

## Public Input

No public input received on this area.

## Opportunities

The property has restrictions established by the FAA that should be considered when planning recreational facilities.

## Recommendations

- Complete long-term site plan to include additional parking, its parking development, and the veteran's area.



Cemetery Entrance



Columbarium

## KENAI CITY DOCK

### Park Classification

Special Use Park or Facility

### Size

12.54 acres

### Existing Conditions

City Dock is the community's primary boating access for the Kenai River. It is extremely popular for locals and the thousands of visitors who come to the community in summer for angling. The facility includes a large gravel parking lot, four-lane boat launch, and large commercial dock on the Kenai River. The dock is not available to the public and is for commercial use only. The facility includes seasonal toilets and trash cans. The facility is fee based during the personal use fishery for parking and use of the boat launch. A large portion of the southern portion of the park is in a natural tidelands setting.

All facilities are in good to excellent condition; however, congestion is a significant concern during the personal use fishery.

### Maintenance and Operations

The P&R Department maintains the facilities and turf areas.

### Facilities and Amenities

- Four lane launch ramps
- Parking lot (238 vehicles with trailers, 12 accessible spaces for vehicles with trailers, 45 vehicles, 8 accessible spaces for vehicles)
- Running water toilets (summer use)
- Trash cans
- 170-foot commercial dock with three cranes (5,500 lbs capacity), not available to the public.

### Public Input

No public input was received on this area; however, City Dock was the subject of 2022 master planning as part of the Kenai Waterfront Revitalization Assessment.

### Recommendations

- Implement the recommendations outlined in the Kenai Waterfront Revitalization Assessment.



Parking during fishing season



Boat launch

# OPEN LAND & NATURAL SPACE

## MILLENNIUM SQUARE

### Park Classification

Open Land or Natural Space

### Size

7.08 acres

### Existing Conditions

Millennium Square consists of parcels 04705602, 04705805, and 04705870, with parcel 04705602 developed with the Scenic Bluff Overlook, grassy public area, and parking. Portions of the property have been identified for potential lease or sale to support future development of a town square. It is home to rugby games and weekly practices, soccer practices, general use, and Kenai's Fall Pumpkin Festival, Kite Festival and other events. There is no dedicated off-street parking.

The fields and shelter are in good condition but the fields have some drainage issues. The fields provide space for snow storage in the winter. There is no power, lighting or restrooms on site.

### Maintenance and Operations

The P&R Department preps the fields at the start of the season and performs weekly maintenance, including mowing and fertilizing. The local rugby club also considers this field their home and hosts annual cleanup and maintenance days each spring, providing volunteer support that helps keep the grounds in good condition.

### Facilities and Amenities

- Open fields
- One small shelter with picnic table
- Off-street parking (limited at Scenic Bluff)

### Public Input

Primary community use is for rugby practice and games and community events. General consensus feels that this is an underutilized area and respondents described improving the fields to be more vibrant or inviting and having better connections with the Scenic Overlook Bluff. Ideas included a destination amphitheater with seating that celebrates Kenai's unique history and culture and creates a natural place to gather. There was the desire to provide additional facilities (power, restrooms, shelters, parking) to better support festivals and community events. Creating a dedicated rugby field was also desired.

### Opportunities

If the Kenai Sports Complex, Kenai Greenstrip and the Steve Shearer Memorial Ball Park are developed as recommended in this study, the uses for Millennium Square could be relocated to these areas without the need to expand existing infrastructure and management. The desired Millennium Square facilities could be consolidated where new facilities are being proposed. To optimize other places in Kenai and focus resources on these other areas, there is an opportunity to reduce the burden and dispose of Millennium Square or hold for other community use rather than maintaining this underused area as open space. Maintain public access from Scenic Bluff Overlook to Leif Hansen Memorial Park.

The property has restrictions established by the FAA that should be considered when planning recreational facilities.

### Recommendations

- Remove any sports use in the open space (relocated to Kenai Sports Complex).
- Remove any event use in the open space (relocate to Steve Shearer Memorial Ball Park, Kenai Greenstrip, or the Kenai Sports Complex).
- Dispose of land while maintaining public access from Scenic Bluff Overlook to Leif Hansen Memorial Park.



*Small shelter at the edge of the field*



*Turf general use field looking north*



*Turf general use field looking south*



## SCENIC BLUFF OVERLOOK

### Park Classification

Open Land or Natural Space

### Size

4.03 acres

### Existing Conditions

The Scenic Bluff Overlook is a large open grass space overlooking the Kenai River with a pergola that was donated in 2009. The 'Bird Cage' gazebo was built and donated to the City by Scott Hamann of Metal Magic and installed in 2009. It is available to rent and used as a location for weddings.

Erosion along the bluffs has made the river edge portion unstable. It is anticipated that approximately one third of the open space area could erode as part of the bank stabilization project.

Park facilities are limited but are in good condition. Erosion will be an ongoing concern that includes public safety.

### Maintenance and Operations

The P&R Department maintains the grass and landscaping in the summer.



Artistic gazebo

### Facilities and Amenities

- One rentable pergola
- Interpretive displays
- Two trash receptacles
- Off-street parking

### Public Input

Community input identifies the Scenic Bluff Overlook as an enjoyable location to eat lunch, take pictures, and enjoy the view. There is mention of undesirable activities that diminish the value of the park.

### Opportunities

Scenic Bluff Overlook is a much-loved space in Kenai with exceptional views and connections to natural areas. Public input identified the desire to further celebrate Kenai's unique history and culture, creating a natural place to gather, share, and learn.

The open space at Scenic Bluff Overlook is currently eroding due to the Kenai River; however, efforts are underway to stabilize the bank. At this time, it is recommended that the City maintain the open space at the Scenic Bluff Overlook as it is until the bank is stabilized and erosion has ceased. At that time, further planning elements could be developed for the open space areas.

### Recommendations

- Provide a kiosk (or similar) and interpretive plaza to showcase and celebrate Kenai's history and culture.
- Develop interpretive signs and wildlife viewing facilities along river edge and park.



Open space along the bluff

## BLUE STAR MEMORIAL

### Park Classification

Open Land and Natural Areas

### Size

1.0 acres

### Existing Conditions

Blue Star Memorial is a large, well-maintained green space during the summer months. The area features the Blue Star Memorial marker, several benches, and open landscaped grounds. The memorial is part of a national program that began during World War II to honor the service and sacrifice of America's Armed Forces. The "Blue Star" comes from the tradition of families displaying service flags with blue stars to represent loved ones serving in wartime. Today, thousands of Blue Star Memorials are found across the country, each uniquely designed and often used as a gathering space for ceremonies on Memorial Day, Veterans Day, and other patriotic occasions.

### Maintenance and Operations

The P&R Department mows the grass, maintains the monument, and plants flowers in the planters surrounding the memorial.

### Facilities and Amenities

- Blue Star Memorial
- Benches
- Planters
- Trash receptacle

### Public Input

No public input received on this area.

### Recommendations

- No recommendations.



*Memorial sign and green space*



## TARBOX WILDLIFE VIEWING PLATFORM

### Park Classification

Open Land or Natural Space

### Size

Not applicable

### Existing Conditions

The Tarbox Wildlife Viewing Platform was completed in 2009 through the combined efforts of ConocoPhillips Alaska, Kenai Watershed Forum, Keen Eye Birders, City of Kenai, State of Alaska Department of Natural Resources, and the Alaska Department of Fish and Game. The large elevated observation platform is accessible and allows viewing of the wetlands. The facility includes interpretive panels, a benches and trash can, and on-street parking. The facility is in excellent condition.

### Maintenance and Operations

The P&R Department performs annual cleaning and regular trash removal.

### Facilities and Amenities

- Elevated viewing platform
- Interpretive displays
- Spotting scope, trash receptacle, and bench
- Off-street parking

### Public Input

Community input describes this facility as a great location to look at the scenery, sunsets, wildlife, and watch dip netters in July. As part of the Kenai Waterfront Revitalization Assessment, there was a desire to create an elevated boardwalk partially into the tidelands to improve hunter and wildlife viewing access. Adding spotting scopes and interpretive panels were also requested.

### Opportunities

It is recommended the City move forward with implementing the recommendations outlined in the Kenai Waterfront Revitalization Assessment which identifies improvements to this area including extending an elevated boardwalk.

### Recommendations

- Implement the recommendations outlined in the 2022 Kenai Waterfront Revitalization Assessment.



Viewing platform with sign and fence



Bench and waste receptacle on platform



## KENAI WILDLIFE VIEWING PLATFORM

### Park Classification

Open Land or Natural Space

### Size

Not applicable

### Existing Conditions

The Kenai Wildlife Viewing Platform is a Land and Water Conservation Fund project and was developed in 1990. Located along Bridge Access Road, this highway wayside has an elevated timber boardwalk structure, a spotting scope for viewing wildlife, and interpretive panels. The wayside includes a large paved parking lot.

This area has been traditionally used by waterfowl hunters and provides unique access opportunities for hunting in the fall months.

The facility is in fair condition and is in need of maintenance. Settling of the parking lot at the platform edge has created a barrier that prevents the viewing platform from being accessible.

### Maintenance and Operations

The P&R Department performs annual cleaning and regular trash removal.



Interpretive panels and spotting scope

### Facilities and Amenities

- Timber viewing platform with benches
- Interpretive displays
- Spotting scope and trash receptacle
- Off-street parking

### Public Input

Community input describes this facility as a great location to look at the scenery, sunsets, and wildlife. There is a desire to do a complete upgrade this facility.

### Opportunities

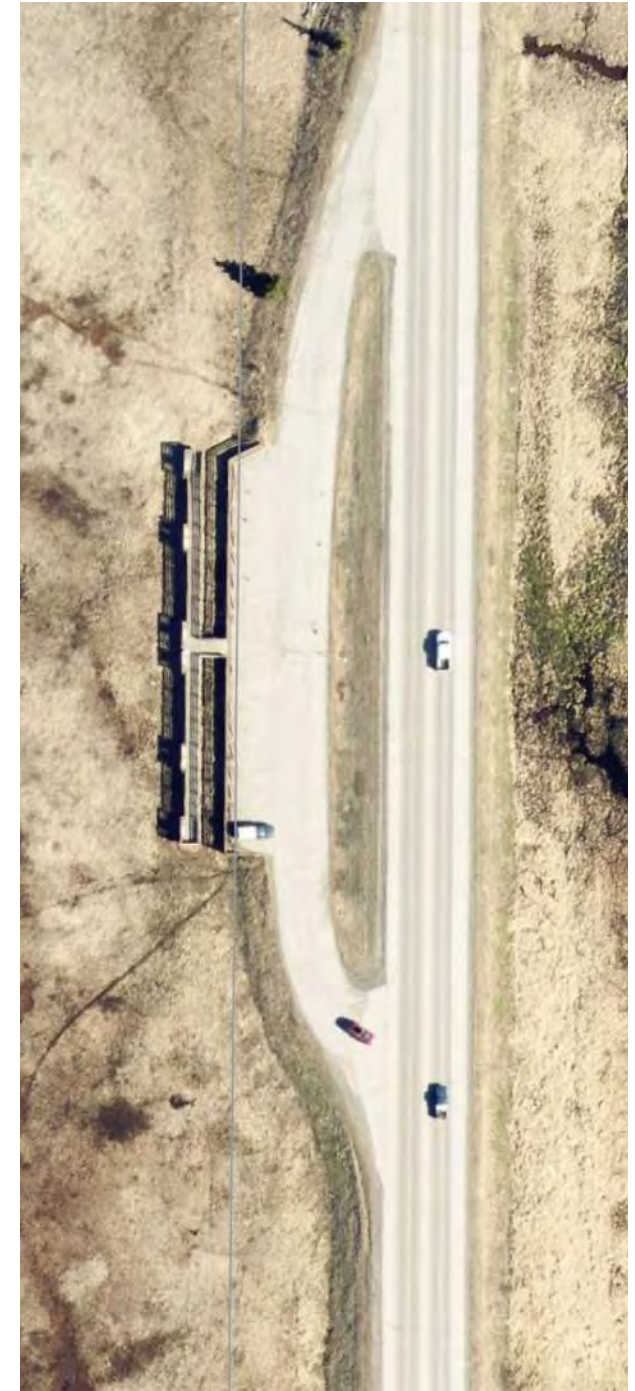
The Kenai Wildlife Viewing Platform is a well-used facility by locals and visitors. The facilities provided meet user expectations; however, are deteriorating and dated. Updating these facilities would continue to provide a positive experience for the community.

### Recommendations

- Review site ADA accessibility plan
- Update and replace interpretive signage



View across Cook Inlet



# KENAI NORTH BEACH

## Park Classification

Open Land or Natural Space

## Size

32.81 acres

## Existing Conditions

This community beach-front area provides access to the north beach of the Kenai River and Cook Inlet. It is the most popular destination in Alaska in July due to the personal use fishery. There is a small paved area for parking, with a larger parking area that is unpaved. There are also vault toilets and camping is permissible during the dip net fishery season. Fees do apply during this time. North Beach is also used for halibut fishing and whale watching. Other times of the year this beach is a local favorite to walk, have bonfires, ride a fat bike, fish from shore, or fly a kite. The facilities are in good condition but can be undersized during the month of July.

## Maintenance and Operations

The P&R Department performs daily maintenance of the toilets and trash pick up during the summer months and less frequently during the rest of the year. They monitor beach access and use during the dip net fishery season.



North Beach during dip netting season

## Facilities and Amenities

- Beach access
- Dip netting and fishing
- Camping (July 10-31)
- Trails
- Trash receptacle
- Vault toilets
- Off-street parking

## Opportunities

North Beach is well-served. Public feedback identified the desire to have dedicated recreation areas with fire pits located near the beach and better striped parking in the parking lot. Ensuring the public stays on approved pathways to reduce impact on sand dunes has been a focus of the City. Opportunities include better regulatory signage.

## Recommendations

- Dedicated recreation areas with fire pits
- Clear regulatory signage



## Public Input

Community input describes Kenai North Beach as a great year round destination for locals and congested and chaotic during the dip net fishery season. There is the desire to better control vehicles on the beach and keep the area clean.

## KENAI SOUTH BEACH

### Park Classification

Open Land or Natural Space

### Size

32.62 acres

### Existing Conditions

Kenai South Beach sits at the south mouth of the Kenai River. Accessed at the end of Cannery Road, this site provides outstanding views of Kenai's "Ring of Fire" to see up to 5 Cook Inlet volcanoes on a clear day.

From July 10-31 during the dip net fishery season the area is very popular with portions of the beach fenced off to control access and manage parking. During the rest of the year, it is a local favorite, similar to North Beach.

### Maintenance and Operations

The P&R Department performs daily maintenance of the toilets and trash pick up during the summer months and less frequently during the rest of the year. They monitor beach access and use during the dip net fishery season.

### Facilities and Amenities

- Beach access
- Dip netting
- Camping (July 10-31)
- Trash receptacle
- Vault toilet
- Off-street parking

### Public Input

Community input describes the area as a great year round destination for locals and congested and chaotic during the July fishery. There is the desire to better control vehicles on the beach and keep the area clean.

### Opportunities

Kenai South Beach is well managed by the City. Opportunities include better regulatory signage or information distributed during the busy dip net fishery season. The City should install detailed regulatory signage on public awareness of parking, preserving habitat, and keeping Kenai's beaches clean. Ensuring the public stays on public lands and not adjacent private lands is a concern as is impacts to the adjacent sand dunes.

### Recommendations

- Clear regulatory signage



South Beach



Dip net fishery

# TRAILS

The following inventories City trails; however, specific trail recommendations are not made as part of this master plan. A community wide trails master plan needs to be developed within a public process that will make trail specific recommendations and identify new trails and related facilities.

## DAUBENSPECK FAMILY PARK LOOP TRAIL

### Trail Use

Multi-use: walking, biking, non-motorized.

### Length

0.25 miles

### Existing Conditions

The route is a gravel path that loops around the pond, with multiple seating areas and a Story Walk maintained by the library. It also passes by our two rentable pavilions, the beach area, and the adjacent Kenai Bark Park.

### Maintenance and Operations

The P&R Department maintains the trail during the summer months. In winter, the trail is not groomed but members of the public will still walk it.

### Facilities and Amenities

- Trash cans
- Path of 10,000 Steps signage
- Benches
- Vault Toilet

## BERNIE HUSS MEMORIAL FITNESS TRAIL (RYAN'S CREEK TRAIL)

### Trail Use

Multi-use: walking, biking, non-motorized.

### Length

1.1 miles

### Existing Conditions

This gravel trail follows Ryan's Creek and forms part of the Bernie Huss Memorial Fitness Trail and is part of the Path of 10,000 Steps. It is frequently used by walkers, runners, and families. The corridor includes shaded areas, creek viewpoints, and informal wildlife viewing opportunities.

In 1984 the City formally changed the name from Ryan's Creek Trail to the Bernie Huss Memorial Fitness Trail.

### Maintenance and Operations

The P&R Department maintains the trail during the summer months.

### Facilities and Amenities

- Trash cans
- 9-hole disc golf course
- Boardwalk segments
- Path of 10,000 Steps signage

## SHQUI TSATNU TRAIL (RICHKA CREEK)

### Trail Use

Multi-use: walking, biking, non-motorized.

### Length

650 feet

### Existing Conditions

A dirt trail connecting 4th Avenue and 5th Avenue. Cuts across the creek and creates a walking connection between these two neighborhoods.

### Maintenance and Operations

The P&R Department maintains the trail during the summer months.

### Facilities and Amenities

- Trash cans
- Benches
- Bridge

## EAST END TRAILS

### Trail Use

Multi-use: walking, biking, non-motorized.

### Length

1 mile

### Existing Conditions

The trail system runs parallel to the disc golf course and provides a well-used walking route.

### Maintenance and Operations

The P&R Department maintains this trail during the summer months and grooms a section of it in the winter to provide access to the ski trails. This winter route connects the high school and middle school, allowing the ski teams to reach the trail system.

### Facilities and Amenities

- Trash cans
- Benches
- Seasonal portable toilet (summer)

## LAWTON DRIVE EXTENSION

### Trail Use

Multi-use: walking, biking, skiing, all-terrain vehicles, and snow machines.

### Length

1.5 miles

### Existing Conditions

This route runs adjacent to the Kenai Golf Course / Kenai Ski Trails winter network, but is not officially part of it. The corridor also serves as a utility access road. The route provides an informal connection between the neighborhoods surrounding Lawton Drive and Beaver Loop.

### Maintenance and Operations

The P&R Department does not maintain the trail during the summer months. In winter, the trail is groomed for Nordic ski use when conditions allow.

### Facilities and Amenities

None.

## KENAI SKI TRAILS

### Trail Use

Multi-use: Nordic skiing and snow-shoeing.

### Length

3.75 miles

### Existing Conditions

The Kenai Ski Trails are located on the Kenai Municipal Golf Course and form an interconnected network of Nordic ski routes during the winter months. The system features a mix of open fairway skiing, gentle rolling terrain, and wooded sections.

### Maintenance and Operations

The P&R Department grooms the trails throughout the winter for both classic and skate-style skiing.

### Facilities and Amenities

- Trash cans
- Seasonal portable toilet (summer)
- Bridges

## MEEKS TRAIL

### Trail Use

Multi-use: walking, biking, non-motorized.

### Length

750 feet

### Existing Conditions

Gravel trail connecting Old Town and providing a walkway to Kenai North Beach via a pedestrian bridge.

### Maintenance and Operations

The P&R Department maintains the trail during the summer months.

### Facilities and Amenities

- Trash can
- Benches
- Path of 10,000 Steps signage
- Bridge

## MUNICIPAL PARK WALKING TRAILS

### Trail Use

Multi-use: walking, biking, non-motorized.

### Length

0.5 miles

### Existing Conditions

Municipal Park trails include a variety of trails and access to the Kenai Lions Club ADA-accessible viewing area overlooking the Cook Inlet. The park is located on a former campground, and its old access roads now serve as wide, well-packed dirt trails that provide year-round walking opportunities. It also serves as an access point to North Beach from the park.

### Maintenance and Operations

The P&R Department maintains the trail during the summer months. During the winter, the P&R department plows the trail to provide a safe, off-road walking area.

### Facilities and Amenities

- Trash cans
- Seasonal restrooms
- Informal creek viewpoints
- Path of 10,000 Steps signage
- Benches



Ryan's Creek Trail



*Meeks Trail*



# Implementation



PARKS & RECREATION  
MASTER PLAN

# PRIORITIES

## LOOKING AHEAD: INVESTING IN OUR COMMUNITY

This portion of the 20-year Parks and Recreation Master Plan outlines the implementation and how the City of Kenai will maintain, improve, and strategically expand facilities and infrastructure over the next two decades. The master plan and the priorities serve as a roadmap to ensure public assets remain safe, functional, and aligned with community needs.

### Built From Community Input

The priorities identified reflect:

- Public engagement and feedback
- Facility condition assessments
- Operational analysis
- Anticipated demographic and service trends



Field of Flowers

## THE FIRST 5 YEARS

Through the City's regular planning process for the 5-year capital plan, there is a current list of capital improvement projects. The first 5-years of priority projects will include already established City capital projects and some smaller recommendations from this plan.

### List of top priorities for the next 5 years of departments

- Old Town Park-Playground replacement design
- Old Town Park-Playground replacement
- Multi-Purpose Facility-Replace locker rooms 1 and 2 and refurbishment of interior locker room 3, 4 and 5
- Multi-Purpose Facility-Roof replacement design
- Multi-Purpose Facility-Roof replacement
- Parks and Recreation Shop-Relocation design
- Parks and Recreation Shop-Relocation
- Multi-Purpose Facility-Enclosure feasibility study
- Multi-Purpose Facility-Refrigeration system replacement
- Improve and add Interpretive signage to Scenic Bluff Overlook, Municipal Park, Erik Hansen Park, Kenai Wildlife Platform, and Tarbox Viewing Platform
- Cunningham Park-Add a fish cleaning table
- Eagle Disc Golf Course-Additional signage
- Construct outdoor pickleball courts
- Develop and implement a turf reduction plan

- Review all parks and recreation zoning and change as needed
- Create design standards for all park signage, benches, and other equipment

## THE NEXT 5 TO 10 YEARS

The second 5-year period focuses on some of the biggest projects recommended in this master plan and contains general projects that the Parks and Recreation Department anticipates in the next 10 years.

### List of priorities for the next 5-10 years

- Kenai Sports Complex-Consolidation design
- Kenai Sports Complex-Phase 1 construction
- Kenai Sports Complex-Phase 2 construction
- Kenai Little League-Conversion into a campground
- Kenai Greenstrip-Design of community complex plan after relocating fields
- Leif Hansen Park-Gazebo replacement
- Recreation Center-Recreation room conversion
- Municipal Park-Playground replacement
- Cunningham Park-Vault toilet replacement
- Recreation Center-Lighting to full led conversion
- Recreation Center-Weight room refurbishment
- Recreation Center-Wallyball courts remodel
- Recreation Center-Entry/backroom remodel

## PREPARING FOR THE FUTURE: YEARS 11-20

This section of the plan includes community input and anticipated longer range projects from the Parks and Recreation Department.

### List of priorities years 11-20

- Beaver Creek Park-Playground replacement
- New Neighborhood Park (Location to be determined)-New neighborhood park and playground
- Eagle Disc Golf Course -Paving disc golf trail
- Kenai Skate Park-Park relocation
- Kenai Greenstrip-Playground replacement
- Kenai Greenstrip-New pavilion
- Daubenspeck Park-Vault toilet replacement
- Recreation Center-Roof replacement
- Kenai Municipal Golf Course-Warming shack at ski trails
- Kenai Wildlife Viewing Platform-Platform replacement
- Kenai Municipal Golf Course-Irrigation and power design
- Leif Hansen Park-Electrical replacement
- Kenai Greenstrip-Electrical replacement
- Recreation Center-Entry and parking lot improvements

## A FLEXIBLE PLAN

The project priorities identified in this master plan represent a desired vision that exceeds current General Fund allocations. This is intentional, as it reflects the community and City desires while ensuring the stewardship of park and recreation assets. To implement this vision, the City will utilize a diversified funding strategy—including bonds, state and federal grants, private-public partnerships, and other funding sources to supplement traditional City funding.

### Adaptive Management

The master plan's twenty-year roadmap requires a living document approach. To remain responsive, the City will evaluate and recalibrate priorities based on the following:

- **Community Growth:** Monitoring demographic shifts and community expansion to ensure service levels keep pace with resident needs.
- **Facility Lifecycle:** Prioritizing reinvestment based on real-time assessments of assets and safety.
- **Financial Capacity:** Matching project timelines with the availability of specialized grants or favorable economic conditions.
- **Evolving Trends:** Adapting to changing recreational trends and needs to ensure facilities remain relevant for future generations.

The City reserves the right to accelerate specific priorities when new opportunities arise—such as grants and philanthropic gifts, land acquisitions, or new partnerships. Any proposed changes will be conducted with transparency, involving the public to ensure the community remains part of the master planning effort and any updates.

### Five-Year Performance Audit

To maintain the integrity and momentum of this master plan, the Parks and Recreation Department will conduct a formal evaluation of this master plan every five years. This audit will serve three functions:

- **Accountability:** Reporting on completed projects and milestones achieved
- **Validation:** Re-evaluating asset conditions and deferred maintenance needs
- **Recalibration:** Updating the priority list to reflect the current fiscal conditions, opportunities, and community needs.

Through this audit process, the City ensures that the master plan remains not just a visionary document, but an actionable and resilient blueprint for the future of parks and recreation in Kenai.

# FUNDING

## OVERVIEW

This section provides general funding information for the City of Kenai, as well as a generic list of potentially available external funding opportunities. This information will become outdated as funding sources and opportunities change rapidly, and should be validated prior to pursuing any source.

## CITY FUNDING

### Capital Improvement Programs

A capital improvement program (CIP), or capital investment plan, is a plan for capital expenditures of a government to be incurred each year over a fixed period of future years. While policy guidelines vary, capital projects are generally expenditures for infrastructure, buildings and facilities, equipment, and land that are generally expensive (over a certain dollar amount), non-recurring, and have a useful life expectancy of more than one year. Large projects like park acquisition, park construction, and other recreation projects that require borrowing of funds can often be included in the City's CIP. Local government capital funds may be used as a match to apply for federal or state grants.

### General Fund

The General Fund finances basic maintenance and operations and is not a consideration for funding major park projects. It is a consideration for funding staffing increases that may be needed if some new parks are built or expanded as outlined in the master plan.

### Bonds

Local governments can finance large capital recreation projects by seeking approval from citizens to approve debt financing through a bond referendum or vote. Bonds are most useful for long-term debt for large capital projects.

## GRANT FUNDING OPTIONS

### Community Development Block Grant

**Administration:** Department of Urban Housing and Development (HUD). Alaska Community Development Block Grant (CDBG) Program Department of Commerce, Community, and Economic Development Division of Community and Regional Affairs.

**Funding type and range:** Single-purpose project grants up to \$850,000

**Eligibility:** For public facilities and planning activities. Non-profits may apply as co-applicants.

**Timing:** In a typical year, applications are distributed in late fall, and awards are made the following spring.

The CDBG is “a flexible program that provides communities with resources to address a wide range of unique community development needs.” The amount for CDBG funding for a particular area is determined by HUD using a number of factors, including population growth and poverty level. Federal regulations require at least 51 percent of the population that benefits from funded projects or activities be low and moderate income.

Within Alaska, the CDBG provides funding annually to all Alaska communities, aside from Anchorage, for community development, which includes public facilities, and planning to address “issues detrimental to the health and safety of local residents and to reduce the costs of essential community services.” Additionally, the funding may be used to fund Special Economic Development activities that result in job creation for low and moderate income people.

### Community Facilities Direct Loan and Grant Program: Alaska

**Administration:** USDA, Rural Development Program

**Funding type and range:** The program offers three funding sources; low interest direct loans, grants, or a combination of the two. Federal share for grants is up to a maximum of 55 percent for communities with a population of less than 12,000. Program is open year round.

**Eligibility:** Federal, state, and local land management agencies, Tribes, and non-profits with legal agreements.

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service and does not include private, commercial or business undertakings. Funds can be used to purchase, construct, and/or improve essential community facilities, purchase equipment and pay project expenses that could include parks and playgrounds.

## Land and Water Conservation Fund Grant Program

**Administration:** Department of Interior, National Park Service (NPS).

**Funding type and range:** Grants that require a 50% match. Grant amounts may vary by grant cycle. In 2022 the minimum grant award was \$25,000 (project at least \$50,000), and the maximum was \$250,000 (project at least \$500,000).

**Eligibility:** State, regional, or local governments with the legal authority to provide park and recreation services on public lands.

Land and Water Conservation Fund (LWCF) is a 50/50 matching and reimbursable program. Eligible project types are identified and prioritized in the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Over 300 LCWF grants have been awarded in Alaska, including projects for developing or improving local parks and playgrounds. August 2020 the Great American Outdoors Act fully and permanently funded this program.

A community can generate the match through a number of ways, including cash or documented in-kind labor, goods and services, volunteer time, or donations.

## Rasmuson Foundation Grants

**Administration:** Rasmuson Foundation

**Funding type and range:** Various options

**Eligibility:** Alaska based 501(c)(3) non-profits or local or tribal government.

The Rasmuson Foundation promotes civic responsibility and individual philanthropy amongst Alaskans; economic possibilities for Alaskans; educational opportunity for Alaskans; healthy Alaska families; quality health care for Alaskans; strong leaders; vibrant arts and culture in Alaska. The Foundation has been a strong supporter of parks, trails, and playgrounds projects in the past.

## Clean Water State Revolving Fund

**Administration:** Environmental Protection Agency (EPA)

**Funding type and range:** This is a low interest loan program intended to finance public infrastructure improvements.

It is required that 10% of the CWSRF be used for green infrastructure projects, many of which are or can be done in parks. Application deadlines vary depending on the specific state and type of project. The program provides loans for planning, design and construction.

## Recreational Trails Program

**Administration:** Alaska Department of Transportation and Public Facilities/Federal Highway Administration (FHWA).

**Funding type and range:** Federal share is up to 80 percent with Federal agencies able to provide additional Federal funds up to 95 percent. The maximum grant is \$300,000 for motorized and \$200,000 for non-motorized and non-motorized diversified trail projects.

**Eligibility:** Federal, state, and local land management agencies and non-profits with legal agreements.

**Timing:** Annual grant period, typically open in late summer and early autumn.

Federal transportation funds benefit recreation including hiking, bicycling, in-line skating, equestrian use, cross-country skiing, snowmobiling, off-road motorcycling, all-terrain vehicle riding, four-wheel driving, or using other off-road motorized vehicles. Projects can include repair of existing trails, new trails, and acquisition of easements or property for trails. This grant can be used for maintaining public recreational trails and related facilities, and for safety and educational projects. The Bipartisan Infrastructure Law of 2021 reauthorized the RTP through fiscal years 2022-2026.

## **Federal Lands Access Program (FLAP)**

**Administration:** Federal Highway Administration (FHWA).

**Funding type and range:** Grants require a minimum 20% match. This percentage can be higher (sliding scale), depending on the amount of publicly owned Federal land in the state. Grant amounts vary by grant cycle. In FY 2020 the program had a budget of \$270 million.

**Eligibility:** State, regional, or local governments with the legal authority to manage transportation facilities including trails and other corridors.

**Timing:** The next request for proposals for the Alaska FLAP will likely be in 2026.

The Federal Lands Access Program was established to improve transportation facilities that provide access to, are adjacent to, or are located within Federal lands. The FLAP supplements State and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators. Approximately \$69.5 million in FLAP funds have been obligated in Alaska.

## **The Skatepark Project Grants**

**Administration:** The Skatepark Project

**Funding type and range:** Grants of \$1,000 to \$25,000.

**Eligibility:** Provided to non-profit organizations and state or local agencies, including public schools.

**Timing:** Letters of Inquiry year-round and has quarterly award cycles.

The Skatepark Project is dedicated to promoting the construction of new, quality skateparks located in under-served communities throughout the United States. The Skatepark Project primarily supports projects that can demonstrate a strong grassroots commitment, particularly in the form of planning and/or fundraising by local skateboarders and other community groups. Priority is given to projects that are designed to increase equity, are built from concrete by experienced skatepark contractors and include local skaters in the process.

## **Federal Lands to Parks Program**

**Administration:** Department of Interior, National Park Service (NPS)

The Federal Lands to Parks Program helps communities to acquire, reuse and protect surplus federal properties for local parks and recreation. States, counties, and communities may acquire federal land and buildings no longer needed by the federal government at no cost on condition they are protected for public parks and recreation. Since its inception in 1949, this program has transferred about 184,000 acres of land to state and local governments for parks and recreation use.

## Community Built Playspace Grants

**Administration:** KABOOM!

**Funding type and range:** Funding for design, planning, equipment and community-build. Amount varies depending on project. Applicant is required to provide a portion of funding for purchase of play equipment.

**Eligibility:** Provided to non-profit organizations and state or local agencies, including public schools.

**Timing:** On-line application with extended open periods and award cycles.

Since 1996, KABOOM! has collaborated with partners to build, open or improve more than 16,700 playgrounds across the country. Projects are community-driven and include playgrounds, adventure courses, and multi-sport courts with a minimum of 2,000 square feet of improvements. The land manager is required to complete site preparation and demonstrate a community need for the playground. Community-Built Playspace grants are limited only to certain cities or areas for each funding cycle. At this time, Alaska is not one of the listed states for grant funding.

## Playground Manufacturer Grants and Promotions

Various playground equipment manufacturers will occasionally hold promotional events where grants or discounted equipment is available to applicants. These tend to be revolving opportunities with specific application periods and are often not regularly scheduled. Many manufacturers have e-mail lists to receive product updates and promotional offers.

## Corporate Grants

A variety of corporations provide money for community projects including parks and playgrounds. Amounts typically range from \$500 to 5,000 but some offer larger amounts. Corporations include Walmart, Kroger, Bank of America, Wells Fargo, REI, LL Bean, Subaru of America, and others and typically need to have a local presence for consideration.

## OTHER FUNDING OPTIONS

### Local Businesses and Organizations

Local businesses and community service organizations have supported parks and recreation. Local service clubs have successfully funded and provided labor for the repair and installation of new playgrounds and park improvements throughout Alaska. Volunteer groups that include local groups (Boy Scouts, labor unions, the Rotary Club, and others) as well as the many larger businesses such as the Home Depot and others often provide volunteer hours by their staff (and sometimes funding) for the communities they serve.

### Park Foundation

The creation of a local Kenai Park Foundation non-profit as a 501(c)(3) would allow residents to advocate for and raise funds for parks and playground improvements in the community. Non-profits have additional access to funding and grants that a typical City government may not. Park Foundations have been established in Juneau, Sitka and Anchorage and are in the establishment stages for several other Alaska communities.

## RESOURCES

The National Recreation and Park Association periodically posts information about grant and fundraising opportunities that are available for park and recreation agencies, affiliated friends group, and 501(c)(3) non-profits. These opportunities can be found at: <https://www.nrpa.org/our-work/Grant-Fundraising-Resources>



Public meeting

