



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

**July 23, 2025 – 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 June 25, 2025

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

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

**E. CONSIDERATION OF PLATS**

1. **Resolution PZ2025-25** - Recommending Approval of Preliminary Plat - Terra-B Subdivision Swarner Addition, to replat Lots 3 & 4, Block One, Terra-B Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian, to the Kenai Peninsula Borough, in the Rural Residential Zoning District.

**F. PUBLIC HEARINGS**

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**I. REPORTS**

1. Planning Director
2. Commission Chair
3. Kenai Peninsula Borough Planning
4. City Council Liaison

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

K. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: August 13, 2025

L. **COMMISSION COMMENTS AND QUESTIONS**

M. **PENDING ITEMS**

N. **ADJOURNMENT**

O. **INFORMATIONAL ITEMS**

|                                                                                           |
|-------------------------------------------------------------------------------------------|
| <b>**COMMISSIONERS, PLEASE CONTACT US IF YOU WILL NOT BE ABLE TO ATTEND THE MEETING**</b> |
|-------------------------------------------------------------------------------------------|

*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/EK7y9jhbR9GiKA1B4swGgA>



\*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 May 28, 2025.

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

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

**E. CONSIDERATION OF PLATS**

1. **Resolution PZ2025-21** - Recommending Approval of Preliminary Plat – Beaver Creek Alaska Subdivision Amended 2025 Replat, to replat Lots 2, 3, 14, & 15, Beaver Creek Alaska Subdivision Amended, Section 36, Township 6 North, Range 11 West, Seward Meridian to the Kenai Peninsula Borough, in the General Commercial and Rural Residential Zoning Districts.

**MOTION:**

Commissioner Woodard **MOVED** to approve Resolution PZ2025-21. Commissioner Reveal **SECONDED** the motion.

Planning Director Buettner read into the record the staff report as included in the packet and attached to Resolution PZ2025-21.

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

There were comments in support of the addition to the area.

**UNANIMOUS CONSENT** was requested.

**VOTE:** Motion **APPROVED**, without objection.

2. **Resolution PZ2025-22** - Recommending Approval of Preliminary Plat – Kenaitze Acres, to replat Section 30, Township 6 North, Range 11 West, Seward Meridian to the Kenai Peninsula Borough, in the Rural Residential Zoning District.

**MOTION:**

Commissioner Woodard **MOVED** to approve Resolution PZ2025-22. Commissioner Krause **SECONDED** the motion.

Planning Director Buettner read into the record the staff report as included in the packet and attached to Resolution PZ2025-22.

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

Clarification was provided regarding the location of the right-of-way and utility easement; where the primary entrance would be located; Kenaitze would be responsible for installing a private road; and future signage requirements.

**UNANIMOUS CONSENT** was requested.

**VOTE:** Motion **APPROVED**, without objection.

3. **Resolution PZ2025-23** - Recommending Approval of Preliminary Plat – Terra-B Subdivision 2025 Replat, to Lots 7, 8, & 9, Block One, Terra-B Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian to the Kenai Peninsula Borough, in the Suburban Residential Zoning District.

**MOTION:**

Commissioner Woodard **MOVED** to approve Resolution PZ2025-23. Commissioner Pettey **SECONDED** the motion.

Planning Director Buettner read into the record the staff report as included in the packet and attached to Resolution PZ2025-23.

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

Clarification was provided that city utilities do not currently extend to the subject lot; only one area of the combined lots may be suitable for septic placement; the property fell outside of the area required to connect to city utilities; and this consolidation would not support a multifamily development.

**VOTE:**

YEA: Krause, Fikes, Woodard, Reveal, Pettey, Earsley

NAY: None

ABSENT: Twait

**MOTION PASSED.**

4. **Resolution PZ2025-24** - Recommending Approval of Preliminary Plat – Ruby's Dazzling Scenic View Subdivision Hendriks Addition, to replat Lots 7 & 8, Ruby's Dazzling Scenic View Subdivision, Township 5 North, Range 11 West, Section 10, Seward Meridian, to the Kenai Peninsula Borough, in the Rural Residential Zoning District.

**MOTION:**

Commissioner Woodard **MOVED** to approve Resolution PZ2025-24. Commissioner Reveal **SECONDED** the motion.

Planning Director Buettner read into the record the staff report as included in the packet and attached to Resolution PZ2025-24.

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

Clarification was provided that after the lots were combined, one of the existing addresses would be used.

**UNANIMOUS CONSENT** was requested.

**VOTE:** Motion **APPROVED**, without objection.

F. **PUBLIC HEARINGS** - None.

G. **UNFINISHED BUSINESS**

1. **Discussion** – Aspen Creek 701 N. Forest Drive CUP

Director Buettner summarized the results of the traffic study as included in the packet, noting that it seemed the intent of the conditional use permit was being met.

H. **NEW BUSINESS**

1. **Action/Approval** - Resolution No. 2025-38 - Recommending Approval on the Street Renaming of South Spruce Street to Kenai Beach Street.

**MOTION:**

Commissioner Reveal **MOVED** to recommend City Council approve Resolution No. 2025-38. Commissioner Fikes **SECONDED** the motion.

There was discussion regarding the negative impact of the change to the business located on South Spruce Street; there did not seem to be an issue with people finding the beach; and adding a road sign indicating it was a beach access road may be an alternative option.

**VOTE:**

YEA: None

NAY: Fikes, Woodard, Reveal, Pettey, Earsley, Krause

ABSENT: Twait

**MOTION FAILED.**

2. **Action/Approval** - Recommending Council Approve a Lease of Airport Reserve Land for the Property Described as Lot 3, Block 2, General Aviation Apron According to Plat No. 73-68 with Schilling Rentals.

**MOTION:**

Commissioner Pettey **MOVED** to recommend City Council approval of a Lease of Airport Reserve Land with Schilling Rentals. Commissioner Woodard **SECONDED** the motion.

Clarification was provided that new leases were brought to the Airport and Planning & Zoning Commission; the existing lease is expiring, renewal was being handled as new lease; no competing applications were received; and there was discussion regarding the lessee providing substantial development to the properties.

**UNANIMOUS CONSENT** was requested on the motion.

**VOTE:** Motion **APPROVED**, without objection.

3. **Action/Approval** - Requesting an Excused Absence from the May 28, 2025 Regular Meeting.

**MOTION:**

Commissioner Pettey **MOVED** to excuse the absence of Chair Twait from the May 28, 2025 Regular Meeting. Commissioner Woodard **SECONDED** the motion.

**UNANIMOUS CONSENT** was requested on the motion.

**VOTE:** Motion **APPROVED**, without objection.

**I. REPORTS**

1. Planning Director

Planning Director Buettner reported on the following:

- Jessica See was hired as the new Planning Technician.

2. Commission Chair - No report.

3. Kenai Peninsula Borough Planning

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

4. City Council Liaison

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

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

**K. NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: July 23, 2025

Commissioner Fikes reported she would be attending remotely

**L. COMMISSION COMMENTS AND QUESTIONS**

Clarification was provided that regarding leased properties and the City would be initiating a comprehensive economic development analysis, which aims to understand the current economic assets and deficiencies.

Clarification was provided that the developed hangar at 415 Willow remained unoccupied; and the lessee was in compliance with their lease.

Commissioner Pettey thanked everyone for the robust discussion and staff for the work they do.

**M. PENDING ITEMS - None.**

**N. ADJOURNMENT**

**O. INFORMATIONAL ITEMS - None.**

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 8:25 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of June 25, 2025.

\_\_\_\_\_  
Michelle M. Saner, MMC  
City Clerk



**CITY OF KENAI  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ2025-25**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT TERRA-B SUBDIVISION SWARNER ADDITION ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESS: 102 Baker St & 1403 Lawton Dr.

LEGAL DESCRIPTION: Lots 3 & 4, Block One, Terra-B Subdivision,  
Township 6 North, Range 11 West, Section 34,  
Seward Meridian

KPB PARCEL NUMBERS: 04522036 & 04522037

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey & Design, LLC, on behalf of property owners Anafe & David Swarner, for a replat of Lots 3 & 4, Block One, Terra-B Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian; and,

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

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

WHEREAS, the proposed lots will have access from Baker Street (a maintained gravel City road); and,

WHEREAS, City water is available to the proposed lot; and,

WHEREAS, City sewer is available to the proposed lot; and,

WHEREAS, an easement for utilities is already located adjacent to rights-of-way, along the west boundary of the proposed lot; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The water and wastewater connections are subject to the regulatory requirements of the City of Kenai.



2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the Baker Street and Lawton Drive rights-of-way exists within the proposed preliminary plat. Baker Street is an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet ( $\approx$  0.47 acre), with a proposed lot size of 0.606 acres or 26,378 square feet.
4. Pursuant to KMC 14.24.020 General Requirements, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

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

**Section 1.** That preliminary plat Terra-B Subdivision Swarner Addition, for a replat of Lots 3 & 4, Block One, Terra-B Subdivision, Township 6N, Range 11 West, Section 34, Seward Meridian, be approved, subject to the following conditions:

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

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 23<sup>rd</sup> DAY OF JULY, 2025.

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JEFF TWAIT, CHAIRPERSON

ATTEST:

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Michelle M. Saner, MMC, City Clerk



# STAFF REPORT

## PLANNING & ZONING DEPARTMENT

**TO:** Planning and Zoning Commission  
**FROM:** Kevin Buettner, Planning Director  
**DATE:** June 27, 2025  
**SUBJECT:** Resolution No. PZ2025-25 – Preliminary Plat – Terra-B Subdivision Swarner Addition

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**Request** The applicant is proposing a preliminary plat to replat Lots 3 & 4, Block One, Terra-B Subdivision.

**Staff Recommendation** Adopt Resolution No. PZ2025-25 recommending approval of Preliminary Plat – Terra-B Subdivision Swarner Addition, creating one (1) lot of 0.606 acres.

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**Applicant:** Edge Survey & Design, LLC  
Attn: Jason Young  
PO Box 208  
Kasilof, AK 99610

**Property Owner:** Anafe & David Swarner

**Legal Descriptions:** Lots 3 & 4, Block One, Terra-B Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian

**Property Address:** 102 Baker St & 1403 Lawton Dr.

**KPB Parcel Nos.:** 04522036 & 04522037

**Zoning District:** Rural Residential (RR)

**Land Use Plan:** Suburban Residential (SR)

**Surrounding Uses:** Rural Residential, Suburban Residential, and Recreation (Golf Course)

### SUMMARY

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A preliminary plat has been submitted from Edge Survey & Design, LLC on behalf of the property owner for a replat of Lots 3 & 4, Block One, Terra-B Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian, to create one (1) parcel.

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

## ANALYSIS

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The proposed replat meets the minimum lot size requirement of 20,000 square feet ( $\approx 0.47$  acre) for the Rural Residential (RR) zoning district. The size of the proposed lot is approximately 26,378 square feet (0.606 acres).

City water and wastewater is available along Lawton Drive and developments on the proposed lot will be required to establish a connection to the City of Kenai water and wastewater utility systems.

Direct access to the proposed lots is provided via Baker Street, a maintained gravel City road. The owners intend to orient the development and driveway onto Baker Street due to traffic volumes on Lawton Drive. If approved, the owners intend to keep the Baker Street address. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

Prior to development, the City of Kenai Floodplain Administrator should be contacted for information and regulations. The City of Kenai Floodplain Administrator has reviewed the preliminary plat and has no comments.

Staff finds that the preliminary plat for a replat of Lots 3 & 4, Block One, Terra-B Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, and connection to the existing City of Kenai water and wastewater utility.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet ( $\approx 0.47$  acre), with a proposed lot size of 0.606 acres.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

## STAFF RECOMMENDATION

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Staff finds that the proposed preliminary plat for Terra-B Subdivision Swarner Addition meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and

Zoning Commission recommend approval of Resolution No. PZ2025-25 for a replat of Lots 3 & 4, Block One, Terra-B Subdivision, Township 6 North, Range 11 West, Section 34, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

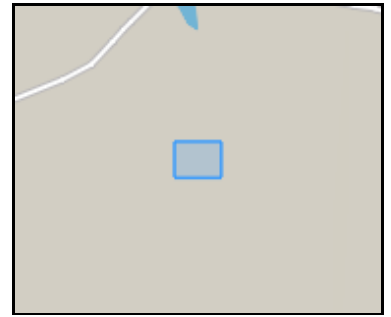
1. Further development of the property will conform to all federal, State of Alaska, and local regulations.

## ATTACHMENTS

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Aerial Map  
Application  
Preliminary Plat, Terra-B Subdivision Swarner Addition





### Legend

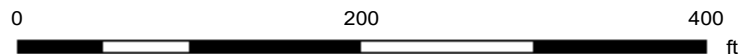
Transportation

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 the use of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or omission of the data.

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



## Preliminary Plat Submittal Form

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

### APPLICANT (SURVEYOR)

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

### PROPERTY OWNER

|                  |                             |       |       |        |    |           |       |
|------------------|-----------------------------|-------|-------|--------|----|-----------|-------|
| Name:            | David and Anafe Swarner     |       |       |        |    |           |       |
| Mailing Address: | 10672 Kenai Spur Hwy ste 11 | City: | Kenai | State: | AK | Zip Code: | 99611 |
| Phone Number(s): | [REDACTED]                  |       |       |        |    |           |       |
| Email:           | [REDACTED]                  |       |       |        |    |           |       |

### PROPERTY INFORMATION

|                                   |                                                                                                                                                              |  |  |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Kenai Peninsula Borough Parcel #: | 04522036 and 04522037                                                                                                                                        |  |  |
| Current City Zoning:              | Rural Residential                                                                                                                                            |  |  |
| Use:                              | <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Recreational <input type="checkbox"/> Commercial<br><input type="checkbox"/> Other: |  |  |
| Water:                            | <input type="checkbox"/> On Site <input checked="" type="checkbox"/> City <input type="checkbox"/> Community                                                 |  |  |
| Sewer:                            | <input type="checkbox"/> On Site <input checked="" type="checkbox"/> City <input type="checkbox"/> Community                                                 |  |  |

### PLAT INFORMATION

|                                  |                                                                     |  |
|----------------------------------|---------------------------------------------------------------------|--|
| Preliminary Plat Name:           | Terra - B Swarner Replat                                            |  |
| Revised Preliminary Plat Name:   |                                                                     |  |
| Vacation of Public Right-of-Way: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |
| Street Name (if vacating ROW):   |                                                                     |  |

### Exceptions Required and Requested:

None

### Comments:

### REQUIRED ATTACHMENTS

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

### SIGNATURE

|             |               |                 |        |
|-------------|---------------|-----------------|--------|
| Signature:  |               | Date:           | 6-2-25 |
| Print Name: | David Swarner | Title/Business: | Owner  |

Anafe Swarner

*Stewart Title of the Kenai Peninsula, Inc.*

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

**CERTIFICATE TO PLAT**

Edge Survey and Design, LLC  
48710 Sterling Hwy.  
Soldotna, AK 99669  
Attention: Jason Young

File Number: 25516  
Premium: \$300.00  
Tax:

Gentlemen:

This is a certificate as of June 12, 2025 at 8:00 A.M. for a plat out of the following property:

Lots Three (3) and Four (4), Block One (1), TERRA B SUBDIVISION, according to Plat No. K-1751, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

David Swarner and Anafe S. Swarner, husband and wife  
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS AND EXCEPTIONS** as contained in U.S. Patent, including but not limited to the following:

- A. All oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine and remove the same according to provisions of the Act of June 1, 1938 (52 Stat. 609)
- B. Right of way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the East boundary and 50 feet along the North boundary of said land.

2. **RESERVATIONS AND EXCEPTIONS** as contained in Mineral Patent from the United States of America to the State of Alaska

Recorded: September 27, 1982  
Volume/Page: 194/764

FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

3. **TAXES AND ASSESSMENTS**, if any due the taxing authority indicated.

Taxing Authority: KENAI PENINSULA BOROUGH

4. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. K-1751.

5. **EFFECT** of the notes on said Plat No. K-1751.

6. **THE RIGHTS** to the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

**Stewart Title of the Kenai Peninsula, Inc.**

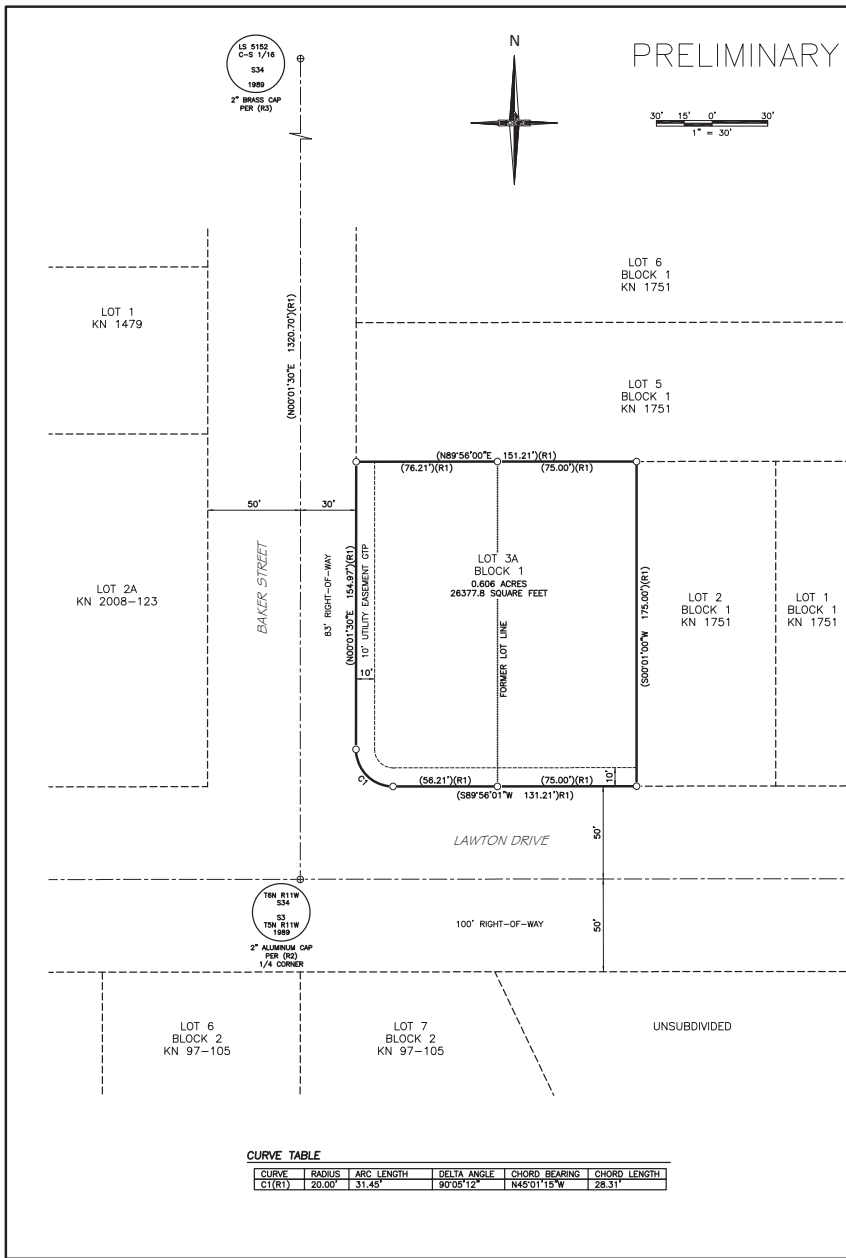
By 

Authorized Countersignature

Mary Frengle  
Authorized Signator

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





- NOTES
1. DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATION.
  2. PER THIS PLAT THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  3. KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170(B).
  4. WASTEWATER DISPOSAL: WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- LEGEND
- |       |                                       |
|-------|---------------------------------------|
| ⊕     | RECORD PRIMARY MONUMENT AS REFERENCED |
| ○     | RECORD PROPERTY CORNER -5/8" REBAR    |
| GTP   | GRANTED THIS PLAT                     |
| (R1)  | RECORD DATA PER (R1)                  |
| ..... | SUBDIVISION BOUNDARY                  |
| ----- | FORMER LOT LINE                       |
| ----- | ADJACENT PROPERTY LINE                |
| ----- | EASEMENT                              |
| ----- | CENTERLINE                            |

- REFERENCES
- (R1) TERRA-B, PLAT K-1751, KENAI RECORDING DISTRICT
- (R2) DAY SUBDIVISION MULHOLLAND ADDITION, PLAT 2008-123, KENAI RECORDING DISTRICT
- (R3) SHANKEL SUBDIVISION, PLAT 2004-11, KENAI RECORDING DISTRICT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

BOROUGH OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF SURVEYOR

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



NOTARY'S ACKNOWLEDGEMENT

FOR: ANAFE S. SWARNER  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

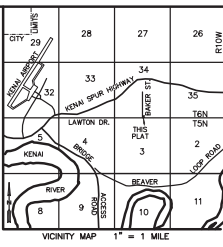


NOTARY'S ACKNOWLEDGEMENT

FOR: DAVID SWARNER  
ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

PUBLIC NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

ANAFE S. SWARNER  
10672 KENAI SPUR HIGHWAY SUITE 11  
KENAI, ALASKA 99611

DAVID SWARNER  
10672 KENAI SPUR HIGHWAY SUITE 11  
KENAI, ALASKA 99611

KPB FILE No. 2025-XXX

TERRA-B  
SUBDIVISION  
SWARNER  
ADDITION

A REPLAT OF  
LOT 3 AND LOT 4 BLOCK ONE  
TERRA-B  
PLAT K-1751  
KENAI RECORDING DISTRICT

LOCATED WITHIN:  
SE 1/4 SECTION 34,  
T.6N., R.11W. S.M.  
STATE OF ALASKA  
KENAI PENINSULA BOROUGH  
KENAI RECORDING DISTRICT  
CITY OF KENAI

OWNERS:  
ANAFE S. AND DAVID SWARNER  
10672 KENAI SPUR HIGHWAY SUITE 11  
KENAI, ALASKA 99611

CONTAINING 0.606 ACRES



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5590 Fax (907) 344-7794  
AED # 1392 www.edgesurvey.net

DRAWN BY: JY DATE: 06/26/2025 PROJECT: 25-556  
CHECKED BY: MA SCALE: 1" = 30' SHEET: 1 OF 1



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Planning Commission

*Jeremy Brantley, Chair – Ridgeway/Funny River/Sterling District*  
*Pamela Gillham – Kalifornsky/Kasilof District*  
*Virginia Morgan, Parliamentarian – Cooper Landing/Hope/East Peninsula District*  
*Dawson Slaughter – South Peninsula District*  
*Jeffery Epperheimer - Nikiski District*  
*Diane Fikes – City of Kenai*  
*Franco Venuti – City of Homer*  
*Paul Whitney – City of Soldotna*  
*Karina England – City of Seward*

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Monday, July 14, 2025

7:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

### 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

The hearing procedure for the Planning Commission public hearings are as follows:

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

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

## A. CALL TO ORDER

## B. ROLL CALL

## C. APPROVAL OF CONSENT AND REGULAR AGENDA

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

*If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.*

### 1. Time Extension Request

#### [KPB-7052](#)

- a. Graham-Miller Subdivision No. 3; KPB File 2023-067
- b. Dairy Hill Subdivision Addition No. 1; KPB File 2023-057

#### Attachments:

[C1. Time Extension Requests](#)

### 2. Planning Commission Resolutions

### 3. Plats Granted Administrative Approval

#### [KPB-7053](#)

- a. Holland Park 2024 Replat; KPB File 2024-073
- b. Hubbard's View Subdivision 2024; KPB File 2024-129
- c. James 2022; KPB File 2022-161
- d. Whiskey Gulch Beach Subdivision; KPB File 20256-007

#### Attachments:

[C3. Admin Approvals](#)

### 4. Plats Granted Final Approval (KPB 20.10.040)

#### [KPB-7054](#)

- a. Timber Hills Subdivision Martinez Addition; KPB File 2025-025
- b. Lakeridge Subdivision 2025 Replat; KPB 2025-030
- c. Highlands Subdivision 2025 Replat; KPB File 2025-053
- d. Inlet Woods Subdivision 2025 Replat; KPB File 2025-024

#### Attachments:

[C4. Final Approvals](#)

5. Plat Amendment Request
6. Commissioner Excused Absences
7. Minutes

[KPB-7055](#) June 23, 2025 Planning Commission Meeting Minutes

Attachments: [C7. 062325 PC Minutes](#)

#### **D. OLD BUSINESS - None**

#### **E. NEW BUSINESS**

1. [KPB-7056](#) Plat Note Removal; KPB File 2025-084  
Applicant: Grischuk  
Request: Removal of plat note “All lots within this subdivision must be connected to public sewer facilities prior to development” on Forest Acres Subdivision Afognak Addition, Plat SW 2006-011  
City of Seward  
(Staff Person: Platting Manager Vince Piagentini)  
Attachments: [E1. Forest Acres Sub Afognak Addn Packet](#)  
[PHN\\_Forest Acres Sub Afognak Addn](#)
2. [KPB-7057](#) Utility Easement Vacation; KPB File 2025-074V  
Seabright Surveying / Tracy Belieu & Carla Lee Fabian Living Trust  
Request: Vacates the 10-foot utility easement on the west & south boundary of Lot 4, Block 2, Paradise South Subdivision (HM 74-175).  
Vacates the 10-foot utility easement on the east and south boundary of Lot 4, Paradise South Subdivision Addition No. 1, HM 74-2356  
City of Homer  
(Staff Person: Platting Manager Vince Piagentini)  
Attachments: [E2. Paradise South Sub Addn 1 Packet](#)  
[PHN\\_UKV Paradise South Belieu Fabian 2025 Replat](#)

3. [KPB-7058](#) Right-Of-Way Vacation; KPB 2025-094V  
AK Lands / Walker, Davis  
Request: vacates the alley right-of-way between Lots 1 and 12, 13 & 14 of Block 9, the alley ROW between Lot 6 & Lot 12 of Block 6 and the First Avenue ROW north of Mill Street between Lots 12, 13 & 14 of Block 9 and Lots 2, 3, 4, 5 & 6 of Block 6, all of Cliff Addition to Seward Townsite, Plat SW No. 3  
City of Seward  
(Staff Person: Platting Manager Vince Piagentini)
- Attachments: [E3. Cliff Addn to Seward Townsite Packet](#)  
[PHN ROWV Cliff Addn Seward Townsite Walker Replat](#)
4. [KPB-7059](#) Right-Of-Way Vacation; KPB File 2025-097V  
McLane Consulting Group / Brown, Pannell  
Request: Vacates approximately 22,515 sq. ft. pertaining to a 10' ROW & cul-de-sac per Lake View Terrace #3 Phase 2, Plat KN1988-45 & 30' ROW per Steadman Subdivision, Plat KN 75-45  
Sterling Area  
(Staff Person: Platting Manager Vince Piagentini)
- Attachments: [E4. Steadman Subdivision Packet](#)  
[PHN ROWV Steadman Sub Jessica Addn 2025 Replat](#)
5. [KPB-7060](#) Right-Of-Way Vacation; KPB 2025-091V  
Segesser Surveys / Kenai Peninsula Housing Initiative Inc.  
Request: Vacates approximately 13,800 square feet of Sixth Street including associated utility easement adjacent to Lot 2 Kenai Meadows Plat KN 2017-17 and Lot 3, abutting Tract A1, Kenai Meadows Addition No. 1, Plat KN 2023-48  
City of Kenai  
(Staff Person: Platting Manager Vince Piagentini)
- Attachments: [E5. Kenai Meadows Addn No 1 Packet](#)  
[PHN ROWV Kenai Meadows Addn No 2](#)

6.     [KPB-7061](#)     Conditional Use Permit; PC Resolution 2025-11  
Applicant: City of Soldotna  
Request: Install 80 linear feet of wooden fence parallel to the river  
Location: 349 Centennial Park Road  
City of Soldotna  
(Staff Person: Planner Morgan Aldridge)
- Attachments:     [E6. CUP City of Soldotna Packet](#)  
                          [PHN\\_CUP COS](#)
7.     [KPB-7062](#)     Conditional Use Permit; PC Resolution 2025-10  
Applicant: SnoMads  
Request: Install a bridge across the Anchor River and an unnamed tributary to allow for ATV & Snowmachine crossing along the Watermelon Trail  
Anchor Point Area  
(Staff Person: Planner Morgan Aldridge)
- Attachments:     [E7. CUP SnoMads Packet](#)  
                          [PHN\\_CUP SnoMads](#)
8.     [KPB-7063](#)     Conditional Use Permit; PC Resolution 2025-12  
Applicant: State of Alaska DOT  
Request: To replace & upgrade a culvert along an unnamed anadromous stream that is a tributary to the Snow River, along the Seward Highway  
Location: 22635 Seward Highway  
Bear Creek Area  
(Staff Person: Planner Morgan Aldridge)
- Attachments:     [E8. CUP DOT Packet](#)  
                          [PHN\\_CUP DOT](#)

**F. PLAT COMMITTEE REPORT - Plat Committee will review 8 preliminary plats.**

**G. OTHER**

**H. PUBLIC COMMENT/PRESENTATION**

*(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)*

**I. DIRECTOR'S COMMENTS**

**J. COMMISSIONER COMMENTS****K. ADJOURNMENT****MISCELLANEOUS INFORMATIONAL ITEMS****NO ACTION REQUIRED****NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING**

The next regularly scheduled Planning Commission meeting will be held Monday, August 11, 2025 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 7:30 p.m.

**CONTACT INFORMATION****KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

Phone: toll free within the Borough 1-800-478-4441, extension 2215

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 right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

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



# Kenai Peninsula Borough

144 North Binkley Street  
Soldotna, AK 99669

## Meeting Agenda Plat Committee

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Monday, July 14, 2025

6:30 PM

Betty J. Glick Assembly Chambers

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**Zoom Meeting ID: 907 714 2200**

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### A. CALL TO ORDER

### B. ROLL CALL



**C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES**

*All items marked with an asterisk (\*) are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.*

1. Agenda
2. Member / Alternate Excused Absences
3. Minutes

[KPB-7042](#) June 23, 2024 Plat Committee Meeting Minutes

Attachments: [C3. 062325 Plat Committee Meeting Minutes](#)

4. Grouped Plats

[KPB-7043](#) July 14, 2025 Grouped Plats Staff Report  
E1. Soldotna Junction Subdivision Addition No. 24  
E3. Kenai Meadows Addition No. 2  
E6. Original Seward Townsite Nilsson Replat  
E7. AA Mattox Subdivision 1958 Addition A Portion of Lot 15 Replat  
E8. Rosewood Subdivision Farmgirl Addition

Attachments: [C4. Grouped Plats](#)

**D. OLD BUSINESS****E. NEW BUSINESS**

1. [KPB-7044](#) Soldotna Junction Subdivision Addition No. 24; KPB File 2024-136  
McLane Consulting Group  
Poppin Family Revocable Community Property & Jack C. Farnsworth  
Residuary Trust  
Location: N. Soldotna Ave., Foothill Rd., Devin Dr., MP 94 Sterling  
Hwy., Cohoe St.  
City of Soldotna

Attachments: [E1. Soldotna Junction Sub Addn No 24 Packet](#)  
[PHN Soldotna Junction Sub Addn No 24](#)

2.     [KPB-7045](#)     Ward Estates; KPB File 2025-090  
Peninsula Surveying / Ward  
Location: On Wells Way, Lilac Lane & Kenai Spur Highway  
City of Kenai  
  
      Attachments:     [E2. Ward Estates Packet](#)  
                          [E2. Ward Estates Desk Packet](#)  
                          [PHN Ward Estates](#)
3.     [KPB-7046](#)     Kenai Meadows Addition No. 2; KPB File 2025-091  
Segesser Surveys  
City of Kenai, Kenai Peninsula Housing Initiatives Inc.  
Location: Fifth Street & Nightingale Street of Redoubt. Avenue  
City of Kenai  
  
      Attachments:     [E3. Kenai Meadows Addn. No. 2 Packet](#)  
                          [PHN Kenai Meadows Addition No. 2](#)
4.     [KPB-7047](#)     Bull Hollow Subdivision Zimmerman Addition; KPB File 2025-088  
Edge Survey & Design / Zimmerman  
Location: MP 79 Sterling Highway  
Sterling Area  
  
      Attachments:     [E4. Bull Hollow Sub Zimmerman Addn Packet](#)  
                          [PHN Bull Hollow Sub Zimmerman Addn](#)
5.     [KPB-7048](#)     Cliff Addition to Seward Townsite Walker Replat; KPB File 2025-094  
AK Lands / Walker, Davis  
Location: Vista Avenue, Ravina Avenue & Mill Street  
City of Seward  
  
      Attachments:     [E5. Cliff Addn Seward Townsite Walker Replat Packet](#)  
                          [PHN Cliff Addn Seward Townsite Walker Replat](#)
6.     [KPB-7049](#)     Original Seward Townsite Nilsson Replat; KPB File 2025-095  
Lang & Associates / Nilsson  
Location: First Avenue near A Street  
City of Seward  
  
      Attachments:     [E6. Original Seward Townsite Nilsson Replat Packet](#)  
                          [PHN Original Seward Townsite Nilsson Replat](#)

7. [KPB-7050](#) AA Mattox Subdivision 1958 Addition A Portion of Lot 15 Replat  
KPB File 2025-092  
Seabright Survey & Design / Arnold  
Location: Pennock Street of East End Road  
City of Homer

Attachments: [E7. AA Mattox Sub 1958 Addn A Portion of Lot 15 Replat Packet](#)  
[PHN\\_A A Mattox Sub 1958 Addn Portion of Lot 15 Replat](#)

8. [KPB-7051](#) Rosewood Subdivision Farmgirl Addition; KPB File 2025-093  
Seabright Survey & Design / Rainwater, Hendon  
Location: Kilak Court off Glacier View Road N.  
Fritz Creek Area

Attachments: [E8. Rosewood Sub Farmgirl Addn Packet](#)  
[PHN\\_Rosewood Sub Farmgirl Addn](#)

## F. PUBLIC COMMENT

*(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)*

## G. ADJOURNMENT

### MISCELLANEOUS INFORMATIONAL ITEMS

### NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, August 11, 2025 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.

### KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215

Phone: 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>

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

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



## Kenai City Council - Regular Meeting

July 02, 2025 - 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

#### 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 No. 3479-2025** - Increasing Estimated Revenues and Appropriations in the Airport Improvements Capital Project Fund, Accepting a Grant from the Federal Aviation Administration and Awarding a Professional Services Agreement for the Kenai Municipal Airport Master Plan. (Administration)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3480-2025** - Retroactively Amending the Fiscal Year 2026 Salary Schedule for Temporary Employees Included in the "Annual Budget for the City of Kenai, Alaska July 1, 2025 - June 30, 2026". (Administration)
3. **ADOPTED UNANIMOUSLY. Resolution No. 2025-45** - Authorizing the City Manager to Execute a Lease of Airport Reserve Lands Between the City of Kenai and Schilling Rentals, LLC., for Lot 3, Block 2, General Aviation Apron Subdivision No. 1. (Administration)
4. **ADOPTED UNANIMOUSLY. Resolution No. 2025-46** - Authorizing a Contract Award for the 2025 Street Lights Repair and Maintenance with Utility Locates Contract. (Administration)
5. **ADOPTED UNANIMOUSLY. Resolution No. 2025-47** - Authorizing a Contract Award for the 2025 Trading Bay Road Sewer Insulation Project. (Administration)

#### F. MINUTES

1. \*Regular Meeting of June 18, 2025. (City Clerk)

## **G. UNFINISHED BUSINESS**

1. **POSTPONED INDEFINITELY AS AMENDED. Resolution No. 2025-38** - Renaming South Spruce Street to Kenai Beach Street. (Knackstedt) *[On June 4, 2025 this item was referred to the Planning & Zoning Commission's June 25, 2025 meeting, and postponed to the July 2, 2025 City Council Meeting.]*

## **H. NEW BUSINESS**

1. **\*Action/Approval** - Bills to be Ratified. (Administration)
2. **\*Action/Approval** - Approving Official Bond Amounts for City Manager, City Clerk and Finance Director. (Administration)
3. **\*Action/Approval** - Special Use Permit for Kenai Chamber of Commerce and Visitor Center for the Moosemeat John Cabin. (Administration)
4. **APPROVED UNANIMOUSLY. Action/Approval** - Recommending Diane Fikes for Appointment to the Kenai Peninsula Borough Planning Commission. (City Clerk)
5. **APPROVED UNANIMOUSLY. Action/Approval** - Discussion and Appointment of Municipal Liaison Officer Pursuant to Tribal Memoranda of Understanding. (Administration)

## **I. COMMISSION REPORTS**

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

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

## **K. ADMINISTRATION REPORTS**

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

## **L. ADDITIONAL PUBLIC COMMENTS**

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

## **M. EXECUTIVE SESSION**

## **N. PENDING ITEMS**

## **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/YpPSHgzyRhip8hQmNlukxw>