



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

July 28, 2021 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

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

www.kenai.city

Agenda

A. CALL TO ORDER

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

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of July 14, 2021

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 PZ2021-30** - Preliminary Subdivision Plat of Black Gold Estates 2021 Replat, submitted by McLane Consulting, Inc., P. O. Box 468, Soldotna, AK 99669, on behalf of Alex Douthit, 1104 Leeward Drive, Kenai, AK 99611

F. PUBLIC HEARINGS

1. **Resolution PZ2021-27** – Application for the rezoning of a tract of land described as the North 150 feet of Government Lot 34, Section 6, Township 5 North, Range 11 West, fronting the Kenai Spur Highway (KPB Parcel No. 04702011), from Suburban Residential (RS) to General Commercial (CG). The application was submitted by the majority property owner, Kenaitze Indian Tribe, 150 Willow Street, Kenai, Alaska 99611

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. **Action/Approval** - Approving a Letter of Non-Objection to the Time Extension for the Finalization of the Plat of Kee's Tern Subdivision.

I. PENDING ITEMS

J. REPORTS

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

K. ADDITIONAL PUBLIC COMMENT

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

L. INFORMATIONAL ITEMS

1. PZ Resolutions Second Quarter - 2021
2. Building Permits Second Quarter - 2021
3. Code Enforcement Action Second Quarter Report - 2021

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. August 11, 2021

N. COMMISSION COMMENTS AND QUESTIONS

O. ADJOURNMENT

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

Join Zoom Meeting

<https://us02web.zoom.us/j/89482053953>

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

Meeting ID: 894 8205 3953 **Passcode:** 791861

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 14, 2021 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

Chair Twait called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

Chair Twait led those assembled in the Pledge of the Allegiance.

2. Roll Call

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

Commissioners absent: G. Greenberg

Staff/Council Liaison present: Planning Director R. Foster, Planning Assistant W. Anderson, Deputy City Clerk M. Thibodeau, Council Liaison J. Glendening

A quorum was present.

3. Agenda Approval

MOTION:

Commissioner Halstead **MOVED** to approve the agenda and Vice Chair Fikes **SECONDED** the motion. There were no objections; **SO ORDERED**.

4. Consent Agenda

MOTION:

Commissioner Halstead **MOVED** to approve the consent agenda and Vice Chair Fikes **SECONDED** the motion. There were no objections; **SO ORDERED**.

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

5. *Excused absences – None.

B. APPROVAL OF MINUTES

1. *Regular Meeting of June 23, 2021

The minutes were approved by the Consent Agenda.

C. SCHEDULED PUBLIC COMMENT – None.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS – None.

F. PUBLIC HEARINGS

1. **Resolution PZ2021-26** - Application for a Variance Permit to Allow for a Rear Yard Setback of Five Feet where a Twenty-Foot Setback is Required and Height Restriction of Twelve Feet for a One-Story Accessory Building on Property Described as Lot 5, Block 3, Deepwood Park Subdivision Amended, and Located at 110 Deepwood Ct., Kenai, AK 99611. The Application was Submitted by Brad Nyquist, P.O. Box 1821, Kenai AK 99611.

MOTION:

Vice Chair Fikes **MOVED** to approve Resolution No. PZ2021-26 and Commissioner Woodard **SECONDED** the motion.

Planning Director Foster presented his staff report with information provided in packet explaining that the applicant wishes to construct an approximately 320 square foot deck on his property and a storage building on top of the deck, and the application was for a variance of rear yard setback and building height. It was noted the application met the criteria and City staff recommends approval subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Prior to commencement of construction of the deck, the owner shall obtain a Building Permit from the Building Official for the City of Kenai.
3. Prior to commencement of construction of the accessory structure (shed), the owner shall obtain a Building Permit from the Building Official for the City of Kenai.

Chair Twait opened for public hearing.

Brad Nyquist clarified that this would be a storage shed and a workshop. He stated that he intends to use trees he cut down as lumber to create a timber frame structure, and has not received any negative feedback from neighbors about the proposed structure. The applicant clarified the details of the structure's foundation, which a contractor helped him to engineer and he built himself.

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

Clarification was provided that the deck and structure combined would be larger than 200 square feet which required a building permit.

VOTE:

YEA: Springer, Halstead, Douthit, Fikes, Woodard, Twait

NAY:

MOTION PASSED UNANIMOUSLY.

Commission Chair Twait noted the 15-day appeal period.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS

1. **Action/Approval** - Special Use Permit to Kenai Chamber of Commerce and Visitor Center for the Moosemeat John Cabin.

MOTION:

Commissioner Halstead **MOVED** to recommend approval of a Special Use Permit to Kenai Chamber of Commerce and Visitor Center for the Moosemeat John Cabin and Vice Chair Fikes **SECONDED** the motion.

Clarification was provided that this Special Use Permit has been provided on an annual basis for several years, and this is a continuation without any major changes. The Commission discussed why this is an annual SUP instead of a lease, and it was noted that a SUP can allow for more flexibility and may be a better option for the Chamber.

VOTE:

YEA: Halstead, Douthit, Fikes, Woodard, Twait, Springer

NAY:

MOTION PASSED UNANIMOUSLY.

2. **Action/Approval** - Recommendation for Ordinance No. 3222-2021 - Determining that Real Property Described as Lot 1A, Block 1, Doshka Subdivision, City-Owned Airport Land Located Outside the Airport Reserve, is not Needed for a Public Purpose and Authorizing the Sale of the Property to Schilling Rentals (2016), LLC.

MOTION:

Vice Chair Fikes **MOVED** to recommend approval of Ordinance No. 3222-2021 and Commissioner Woodard **SECONDED** the motion.

It was noted that the property is currently leased as a jewelry store. An explanation was given for the City's Policy for Sale of Specific Airport Leased Lands, approved by Resolution No.

2018-12, which provides a lessee the opportunity to purchase City-owned leased land outside the Airport Reserve with substantial constructed leasehold improvements. Certain conditions need to be met for this type of land sale, such as the appraised valuation of property which is the option this lessee has chosen. It was noted that a recent appraisal valued the raw land at \$250,000. The applicant wishes to make \$62,500 in improvements over a three-year time period, and a scope of work and receipts would be provided. Resolution No. 2018-12 allows the lessee to purchase the land at 100% of the raw land value with these improvements.

Discussion from the Commission included the coffee shop on the property and whether it would impact the appraisal value or permits, potential improvements, and the status of the building ownership. It was noted that Schilling Rentals, LLC have been lessees on the property since 2017 when they took over a 55 year lease that expires in 2030.

VOTE:

YEA: Halstead, Douthit, Fikes, Woodard, Twait, Springer
NAY:

MOTION PASSED UNANIMOUSLY.

3. **Action/Approval** - Recommendation for Ordinance No. 3221-2021- Determining that real property described as Lot 4A, Block 3, Cook Inlet Industrial Air Park 2014 Replat, city-owned airport land located outside the airport reserve, is not needed for a public purpose and authorizing the sale of the property to Schilling Rentals, an Alaska Partnership.

MOTION:

Vice Chair Fikes **MOVED** to recommend approval of Ordinance No. 3221-2021 and Commissioner Springer **SECONDED** the motion.

It was noted that, as with Ordinance No. 3222-2021, the lessee intends to purchase the City-owned land they currently lease. However, here they are requesting on the value of improvements they've already made over their current lease term, and this option requires completed improvements to be at least four times the value of the land. A recent appraisal valued the raw land at \$300,000, and the lessee has shown to have added over \$2 million in improvements which exceeds the required amount.

Clarification was provided that the appraisal of the raw land value came from a third-party source.

VOTE:

YEA: Woodard, Twait, Springer, Halstead, Douthit, Fikes
NAY:

MOTION PASSED UNANIMOUSLY.

- I. **PENDING ITEMS** – None.

J. REPORTS

1. **City Council** – Council Member Glendening reported on the actions from the July 7, 2021 City Council meeting.
2. **Borough Planning** – Vice Chair Fikes reported on the actions from the July 12 Borough Planning meeting.
3. **City Administration** – Planning Director Foster reported on the following:
 - Zoning map has been put in Chambers for reference during meetings;
 - Upcoming meeting on July 28, 2021 is anticipated to include a rezoning application and an application for development incentives;
 - The Conditional Use Permit for firewood bundling approved at the June 23, 2021 meeting received an appeal application, but the applicant has withdrawn their CUP application so there won't be a hearing.

K. ADDITIONAL PUBLIC COMMENT – None.

L. INFORMATIONAL ITEMS

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. July 28, 2021

N. COMMISSION COMMENTS & QUESTIONS – None.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:24 p.m.

Minutes prepared and submitted by:

Meghan Thibodeau
Deputy City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-30**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT BLACK GOLD ESTATES 2021 REPLAT ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from McLane Consulting, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the General Commercial zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, access to the proposed lot is via the Kenai Spur Highway which is a paved State maintained highway; and Wildwood Drive which is a paved City maintained street; and

WHEREAS, Water and sewer lines are located within the right-of-way of Wildwood Drive. An installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

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

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

Section 1. That the preliminary plat of Black Gold Estates 2021 Replat be approved subject to the following conditions:

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

2. The Kenai City Council must declare the sixty-foot right-of-way not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.
3. A note should be added to the plat stating that 'no private access to State maintained right-of-ways permitted unless approved by the State of Alaska, Department of Transportation'.
4. Connection to City Water and Sewer pursuant to the provisions in KMC 17.010.010(a) and KMC 17.020.010(a).
5. Verification by the surveyor of the width of Wildwood Drive.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
this 28th day of July, 2021.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, MMC, CITY CLERK



KENAI

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

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: July 23, 2021
SUBJECT: PZ2021-30 – Preliminary Plat – Black Gold Estates 2021 Replat

Applicant: Alexander Douthit
1104 Leeward Dr.
Kenai, AK 99611

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

Requested Action: Preliminary Subdivision Plat – Black Gold Estates 2021 Replat

Legal Description: Lot 4A, Block 8, Black Gold Estates No. 2

Property Address: 14224 Kenai Spur Highway

KPB Parcel No: 03904021

Lot Size: Approximately 3.09 acres (approximately 134,600 square feet)

Existing Zoning: General Commercial (CG)

Current Land Use: Vacant

Land Use Plan: General Commercial

GENERAL INFORMATION

McLane Consulting, Inc. submitted a preliminary plat on behalf of the property owner, Alex Douthit. The plat affects the parcel described as Lot 4A, Block 8, Black Gold Estates No. 2. The purpose of this plat is to vacate the sixty foot (60') right-of-way along the Southerly boundary of the lot. This right-of-way is adjacent to the right-of-way for Wildwood Drive. The vacation of the right-of-way will create Lot 4B, Block 8, Black Gold Estates 2021 Replat. The size of the lot will

be increased from approximately 3.085 acres (approximately 134,383 square feet) to approximately 3.436 acres (149,672 square feet).

Application, Public Notice, Public Comment

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

The property owners completed the City of Kenai preliminary plat submittal form. The City of Kenai follows *Kenai Peninsula Borough Code 20.25.070* and *20.25.080* for preliminary plat submittal requirements. City staff published notice of the consideration of the plat as part of the agenda for the City of Kenai Planning and Zoning Commission in the *Peninsula Clarion*. No public comments have been received as of July 23, 2021.

ANALYSIS

Access to the proposed Lot 4B, Block 8, Black Gold Estates 2021 Replat is provided via the Kenai Spur Highway and Wildwood Drive. The Kenai Spur Highway is a paved road maintained by the State of Alaska. If the property owner wishes to access the property from the Kenai Spur Highway, he would have to obtain a permit from the State of Alaska, Department of Transportation. Wildwood Drive is a paved road maintained by the City of Kenai.

The preliminary plat of Black Gold Estates 2021 Replat shows the width of Wildwood Drive as being 100 feet; however, there is some ambiguity as to the actual width of Wildwood Drive. The City requests confirmation of the actual width of Wildwood Drive.

Water and sewer lines are located within the right-of-way of Wildwood Drive.

Kenai Municipal Code 17.10.010 provides that it shall be mandatory for all structures susceptible to being or currently being a source from which water is being used, to be connected to the public water system; provided, that any part of the structure is or is to be within two hundred (200) feet of an existing public water main adjacent to the property line in a right-of-way or other applicable easement (on either side of the right-of-way or easement). Such distance shall be measured by a straight line notwithstanding the possible impracticality of such being the necessary distance of line being required.

Kenai Municipal Code 17.20.010 provides that it shall be mandatory for all structures susceptible to being or currently being a source from which sewage may be or is being generated, to be connected to the public sewage system; provided, that any part of the structure is or is to be within two hundred (200) feet of an existing public sewer main adjacent to the property line in a right-of-way or other applicable easement (on either side of the right-of-way or easement). Such distance shall be measured by a straight line notwithstanding the possible impracticality of such being the necessary distance of line being required.



The preliminary plat meets requirements of *KMC Subdivision design standards* and *KMC 14.10.080 Minimum improvements required under Chapter 14.10 Subdivision Regulations*.

RECOMMENDATIONS

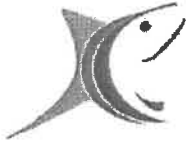
City staff recommends approval of the preliminary plat of Black Gold Estates 2021 Replat, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare the sixty-foot right-of-way not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.
3. A note should be added to the plat stating that 'no private access to State maintained right-of-ways permitted unless approved by the State of Alaska, Department of Transportation'.
4. Connection to City Water and Sewer pursuant to the provisions in KMC 17.010.010(a) and KMC 17.020.010(a).
5. Verification by the surveyor of the width of Wildwood Drive.

ATTACHMENTS

1. Application
2. Preliminary Plat
3. Aerial Map





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:	McLane Consulting						
Mailing Address:	PO BOX 468	City:	Soldotna	State:	AK	Zip Code:	99669
Phone Number(s):	907-283-4218						
Email:	JHALL@MCLANECG.COM						

PROPERTY OWNER

Name:	Alexander Douthit						
Mailing Address:	1104 Leeward Dr	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	907-398-2080						
Email:	alex@alaskacd.com						

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	03904021					
Current City Zoning:	General Commercial					
Use:	<input type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input checked="" type="checkbox"/> Commercial			
	<input type="checkbox"/> Other:					
Water:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community			
Sewer:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community			

PLAT INFORMATION

Preliminary Plat Name:	Black Gold Estates 2021 Replat					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input checked="" type="checkbox"/> Yes			<input type="checkbox"/> No		
Street Name (if vacating ROW):	Unnamed 60' Street per K1399					

Exceptions Required and Requested:

Comments:

This is a vacation plat intended on vacating the 60' Street adjacent to Wildwood Drive. Wildwood Drive is a 100' R/W that is constructed and utilized for ingress/egress of traffic.

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
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SIGNATURE

Signature:		Date:	7-9-21
Print Name:	Alexander Douthit	Title/Business:	

NOTES

- 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.
- DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
- PER KPB 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE MUNICIPAL ZONING REQUIREMENTS.
- ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - THIS SUBDIVISION MAY BE AFFECTED BY A RESERVATION OF EASEMENT RESERVED BY PUBLIC LAND ORDER No.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No.1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No.2665 DATED OCTOBER 16, 1951, AMENDMENT No.1 DATED JULY 17, 1952 AND AMENDMENT No.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
 - AN ELECTRIC EASEMENT GRANTED TO KENAI POWER CORPORATION ON JUNE 4, 1958 IN MISC. BOOK 2, PAGE 31, KR, LOCATION NOT DEFINED. AND ASSIGNED TO THE CITY OF KENAI DECEMBER 31, 1963 IN MISC. BOOK 11, PAGE 188, KR.
 - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON DECEMBER 5, 1958 IN MISC. BOOK 2, PAGE 64, KR, LOCATION NOT DEFINED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

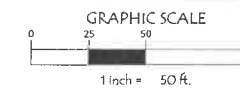
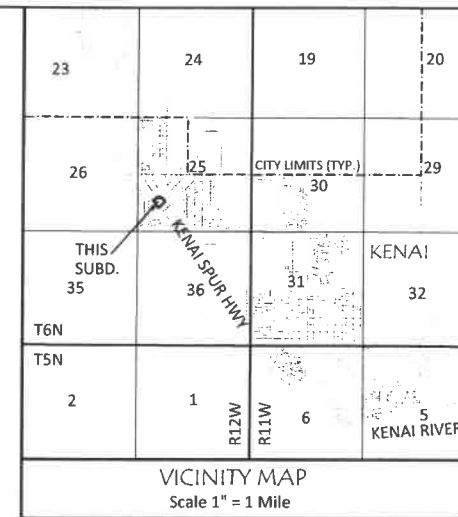
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALEXANDER DOUTHIT
1104 LEEWARD DR
KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: ALEXANDER DOUTHIT
ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 2021
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA



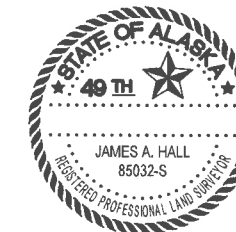
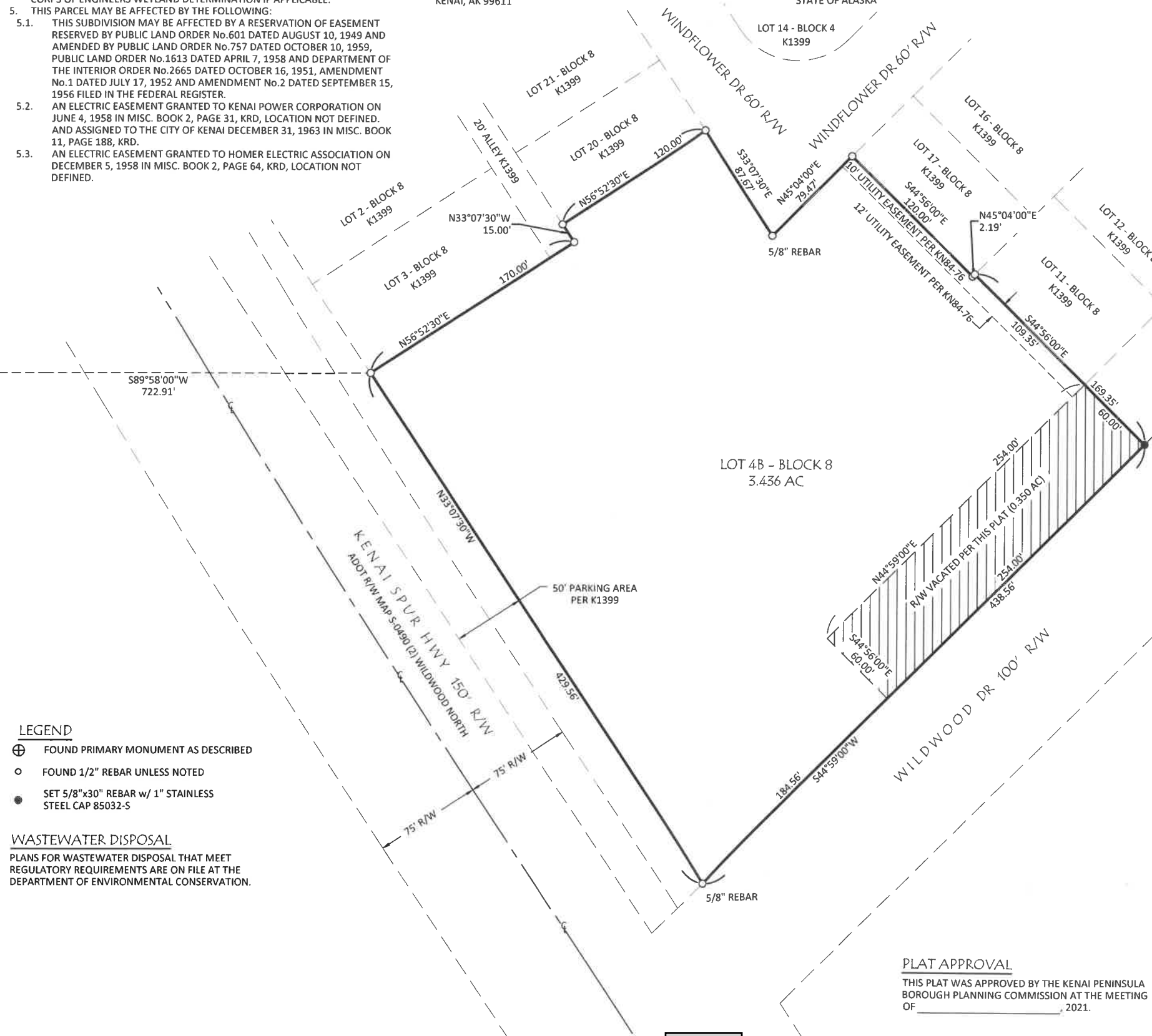
SECTION 26
SECTION 25
2639.88'
1191.19'
1448.68'
"BASIS OF BEARINGS"
K1399
S00°02'00"E
S26
S25
S35
S36

LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

WASTEWATER DISPOSAL

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



Plat #	
Rec Dist	
Date	20
Time	M

BLACK GOLD ESTATES 2021 REPLAT
A R/W VACATION PLAT OF UNNAMED 60' STREET ADJACENT TO LOT 4A BLOCK 8 BLACK GOLD ESTATES SUBDIVISION No.2 (KN84-76)

ALEXANDER DOUTHIT, OWNER
1104 LEEWARD DR
KENAI, AK 99611

3.436 AC. M/L SITUATED IN THE SW1/4 OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECG.COM	KPB FILE NO. 2021-xxx
		PROJECT NO. 212027

SCALE 1" = 50'	DATE: JUN 2021	BOOK NO. : .	DRAWN BY: JAH
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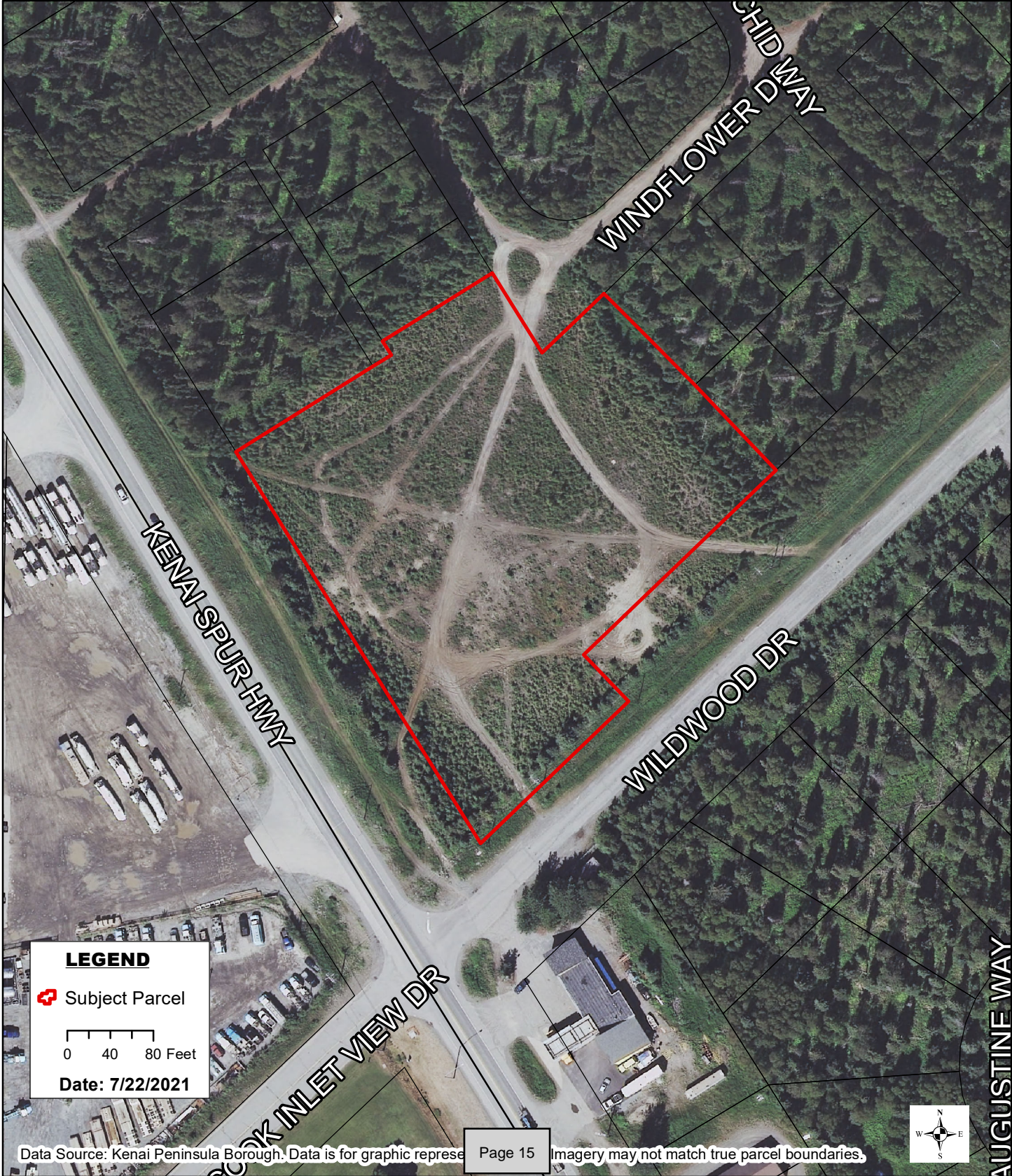
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2021.


AUTHORIZED OFFICIAL _____ DATE _____



RESOLUTION PZ2021-30
KPB #03904021
14224 Kenai Spur Highway
Lot 4A, Block 8, Black Gold Estates No. 2



LEGEND

 Subject Parcel

0 40 80 Feet

Date: 7/22/2021

PLANNING & ZONING COMMISSION

Resolution PZ2021-30 – Preliminary Plat – Black Gold Estates 2021 Replat
14224 Kenai Spur Highway

SUMMARY

Applicant: Alexander Douthit
1104 Leeward Dr.
Kenai, AK 99611

Legal Description: Lot 4A, Block 8, Black Gold Estates No. 2

Property Address: 14224 Kenai Spur Highway

KPB Parcel No: 03904021

Lot Size: 3.09 acres (134,600 square feet)

Existing Zoning: General Commercial (CG)

Current Land Use: Vacant

Land Use Plan: General Commercial

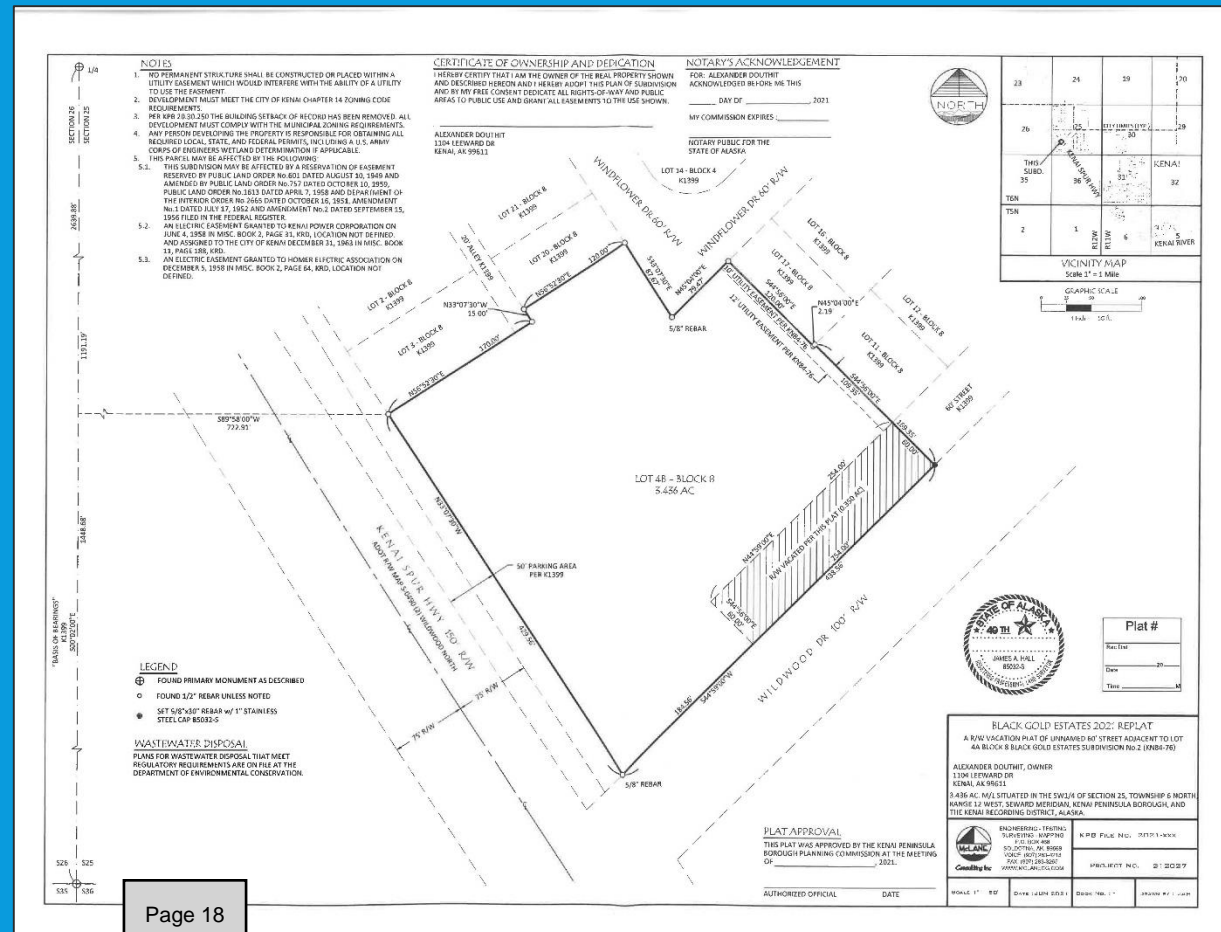


RESOLUTION PZ2021-30
KPB #03904021
14224 Kenai Spur Highway
Lot 4A, Block 8, Black Gold Estates No. 2



PRELIMINARY PLAT

- McLane Consulting, Inc. submitted a preliminary plat on behalf of the property owner, Alex Douthit.
- The purpose of this plat is to vacate the sixty foot (60') right-of-way along the Southerly boundary of the lot. This right-of-way is adjacent to the right-of-way for Wildwood Drive.
- The size of the lot will be increased from approximately 3.1 acres to approximately 3.4 acres.



STAFF ANALYSIS

- Access to the proposed Lot 4B, is provided via the Kenai Spur Highway and Wildwood Drive. The Kenai Spur Highway is a paved road maintained by the State of Alaska. If the property owner wishes to access the property from the Kenai Spur Highway, he would have to obtain a permit from the State of Alaska, Department of Transportation. Wildwood Drive is a paved road maintained by the City of Kenai.
- The preliminary plat shows the width of Wildwood Drive as being 100 feet; however, there is some ambiguity as to the actual width of Wildwood Drive. The City requests confirmation of the actual width of Wildwood Drive.
- Water and sewer lines are located within the right-of-way of Wildwood Drive.
- Connection to City Water and Sewer pursuant to the provisions in KMC 17.010.010(a) and KMC 17.020.010(a).


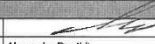
RECOMMENDATIONS

- City staff recommends approval of the preliminary plat of Black Gold Estates 2021 Replat, subject to the following conditions:
 1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
 2. The Kenai City Council must declare the sixty-foot right-of-way not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.
 3. A note should be added to the plat stating that 'no private access to State maintained right-of-ways permitted unless approved by the State of Alaska, Department of Transportation'.
 4. Connection to City Water and Sewer pursuant to the provisions in KMC 17.010.010(a) and KMC 17.020.010(a).
 5. Verification by the surveyor of the width of Wildwood Drive.

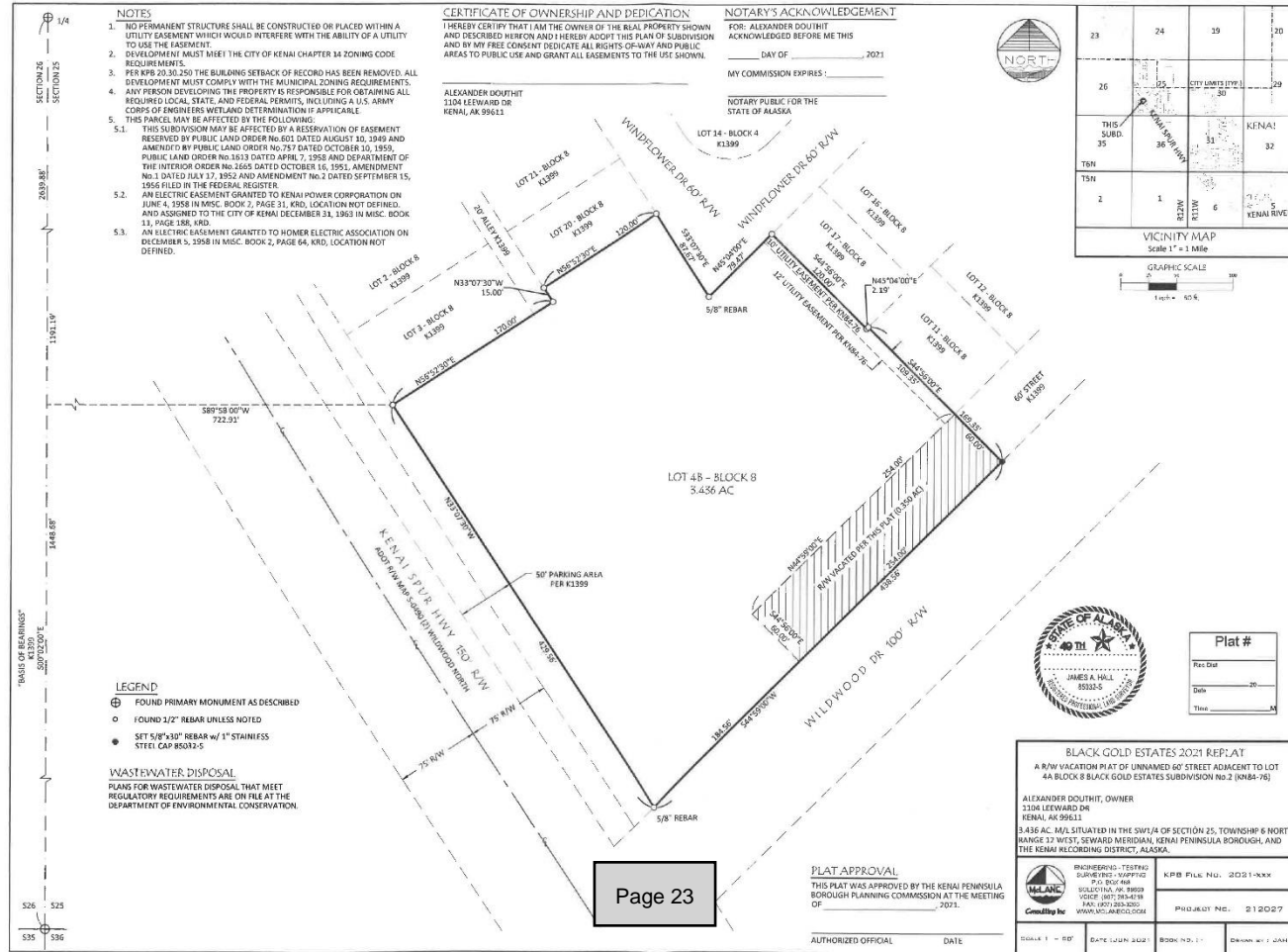
ATTACHMENTS

- A. Application
- B. Preliminary Plat
- C. Aerial Map

A. APPLICATION

		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:	McLane Consulting					
Mailing Address:	PO BOX 468	City:	Soldotna	State:	AK Zip Code: 99669	
Phone Number(s):	907-283-4218					
Email:	JHALL@MCLANECG.COM					
PROPERTY OWNER						
Name:	Alexander Douthit					
Mailing Address:	1104 Leeward Dr	City:	Kenai	State:	AK Zip Code: 99611	
Phone Number(s):	907-398-2080					
Email:	alex@alaskacd.com					
PROPERTY INFORMATION						
Kenai Peninsula Borough Parcel #:	03904021					
Current City Zoning:	General Commercial					
Use:	<input type="checkbox"/> Residential <input type="checkbox"/> Recreational <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other:					
Water:	<input type="checkbox"/> On Site <input checked="" type="checkbox"/> City <input type="checkbox"/> Community					
Sewer:	<input type="checkbox"/> On Site <input checked="" type="checkbox"/> City <input type="checkbox"/> Community					
PLAT INFORMATION						
Preliminary Plat Name:	Black Gold Estates 2021 Replat					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Street Name (if vacating ROW):	Unnamed 60' Street per K1399					
Exceptions Required and Requested:						
Comments:						
This is a vacation plat intended on vacating the 60' Street adjacent to Wildwood Drive. Wildwood Drive is a 100' R/W that is constructed and utilized for ingress/egress of traffic.						
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:	7-9-21
Print Name:	Alexander Douthit					

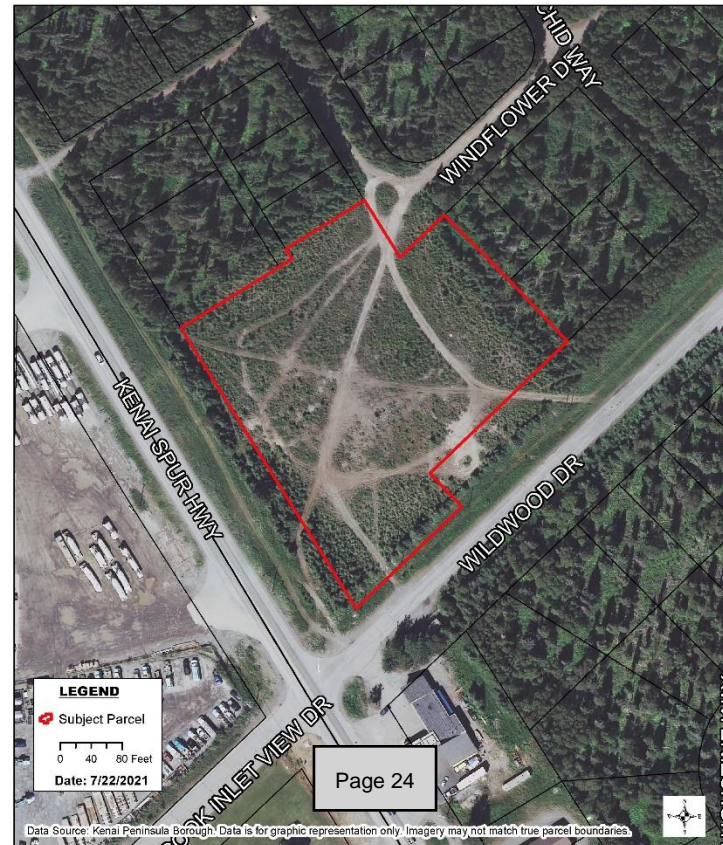
B. PRELIMINARY PLAT



C. AERIAL MAP



RESOLUTION PZ2021-30
KPB #03904021
14224 Kenai Spur Highway
Lot 4A, Block 8, Black Gold Estates No. 2





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-27**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THE COUNCIL OF THE CITY OF KENAI APPROVE THE REZONE REQUEST T 5N R 11W SEC 6 SEWARD MERIDIAN KN NORTH 150 FT OF GOVT LOT 34 FROM SUBURBAN RESIDENTIAL TO GENERAL COMMERCIAL

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

WHEREAS, the RS Zone is intended to provide for medium density residential development in areas which will be provided with common utility systems; and,

WHEREAS, the CG Zone is intended to provide for areas where a broad range of retail, wholesale, and service establishments is desirable and uses are regulated to concentrate commercial development to the greatest extent possible; and,

WHEREAS, the rezone request enlarges an adjacent zoning district boundary; and,

WHEREAS, access to the area to be rezoned is provided via an easement from the adjacent Kenaitze Indian Tribe owned parcel at 11823 Kenai Spur Highway; and,

WHEREAS, other parcels in the CG Zone border are adjacent to the subject parcel, creating a contiguous CG Zone border; and,

WHEREAS, the CG Zone is consistent with commercial development in the vicinity and will not impact residential housing or the quality of neighborhoods within the City; and,

WHEREAS, the rezone is consistent with Goal 2 – Economic Development: Provide economic development to support the fiscal health of Kenai of the 2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan.

WHEREAS, the rezone is consistent with Goal 3 – Land Use: Develop land use strategies to implement a forward-looking approach to community growth and development of the 2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan.

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

Section 1. That the Kenai City Council approve of the rezone request of T 5N R 11W SEC 6 SEWARD MERIDIAN KN NORTH 150 FT OF GOVT LOT 34 from Suburban Residential to General Commercial.

Section 2. That a copy of Resolution PZ2021-27 be forwarded to the Kenai City Council.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
this 28th day of July, 2021.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CITY CLERK



KENAI

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

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: July 13, 2021
SUBJECT: PZ2021-27 – Rezoning – Suburban Residential to General Commercial

Applicant: Kenaitze Indian Tribe
150 Willow Street
Kenai, AK 99611

Legal Description: T 5N R 11W SEC 6 Seward Meridian KN North 150 FT OF GOVT Lot 34

Property Address: Unaddressed (Adjacent to 11823 Kenai Spur Highway)

KPB Parcel No: 04702011

Lot Size: 0.97 acres (approximately 42,253 square feet)

Existing Zoning: Suburban Residential

Current Land Use: Vacant

Land Use Plan: Central Commercial

GENERAL INFORMATION

A completed application was submitted to the City requesting that parcel KPB# 04702011 T 5N R 11W SEC 6 Seward Meridian KN North 150 FT OF GOVT Lot 34, located adjacent to 11823 Kenai Spur Highway, be rezoned from Suburban Residential (RS) to General Commercial (CG). Kenai Municipal Code (KMC) 14.20.270, Amendment procedures, describes initiation of zoning code and official map amendments. Zoning code amendments may be initiated by a submission of a petition by a majority of the property owners in the area for consideration if the area to be rezoned contains a minimum of one acre unless the amendment enlarges an adjacent district boundary. The Kenaitze Indian Tribe is the owner of adjacent parcels zoned General Commercial, KPB# 04702199 consisting of 4.82 acres and KPB# 04702017 consisting of 0.11

acres, for a total of approximately 4.93 acres adjacent to the subject property. The requested rezone meets the criteria for an amendment.

Application, Public Notice, Public Comment

Pursuant to KMC 14.20.280-Public hearing and notifications, describes processes for public hearings. City staff published notice of the public hearing as part of the agenda for the City of Kenai Planning and Zoning Commission meeting in the *Peninsula Clarion*, sent notification to real property owners within three-hundred-feet (300') of the affected parcels, and notification was posted. No public comments have been received as of July 23, 2021.

ANALYSIS

The subject parcel is located between the Kenai Spur Highway and Spruce Street, with no direct road access from the property. Access is provided via an easement from the adjacent Kenaitze Indian Tribe owned parcel at 11823 Kenai Spur Highway. The subject parcel is vacant and surrounded by vacant land to the north (zoned General Commercial), south (zoned Suburban Residential), and east (zoned Townsite Historic). To the west is Our Lady of Angels Parish of Archdiocese of Anchorage, which is zoned Suburban Residential (RS).

The RS Zone is intended to provide for medium density residential development in areas which will be provided with common utility systems. The CG Zone is intended 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 new residential uses and other noncommercial uses are not permitted in this zone as principal uses.

The CG Zone is more consistent with the location/layout of the parcel. The applicant has indicated plans for building two greenhouses for private use, which requires a conditional use permit in the RS Zone, but does not require a conditional use permit in a CG Zone. A neighborhood is not adjacent to the subject parcel and a rezone would not impact residential housing or the quality of neighborhoods within the City. Spruce Street is a paved and city-maintained street. City sewer and water is located in the Spruce Street right-of-way.

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

- Goal 2 – Economic Development: Provide economic development to support the fiscal health of Kenai.
 - ED-6: Prior to zoning property to commercial, consider if use has access to collector or arterial road, access to city services, and that potential conflicts with adjacent non-commercial use have been minimized through site design, landscaping, or other appropriate measures. *The subject parcel shares access to both Spruce Street and the Kenai Spur Highway with 11823 Kenai Spur Highway to the north. City services such as sewer, water, and paved roads are in the vicinity of the subject parcel. Non-commercial uses should not be negatively impacted by the rezoning. The only non-commercial use adjacent to the subject parcel is the Our Lady of Angels Parish of Archdiocese of Anchorage, which is fronted on Spruce Street, and the subject parcel is behind them.*
- Goal 3 – Land Use: Develop land use strategies to implement a forward-looking approach



to community growth and development.

- LU-1: Establish siting and design standards so that development is in harmony and scale with surrounding uses. *A rezoning to CG would align the parcel with the much larger parcel to the north that is zoned CG. The Kenaitze Indian Tribe owns both of these parcels.*
- LU-2: Promote the infill of existing, improved subdivision lots. *The parcel is currently vacant and underutilized. Two greenhouses are proposed for the property.*
- LU-11: Where feasible, consolidate access to and between land uses via frontage roads or by shared driveways onto main streets/highways. *The subject parcel shares access to Spruce Street with the parcel to the north.*

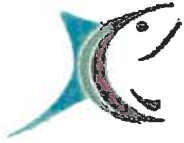
RECOMMENDATIONS

The rezone request for T 5N R 11W SEC 6 Seward Meridian KN North 150 FT OF GOVT Lot 34 located adjacent to 11823 Kenai Spur Highway from the Suburban Residential Zone to the General Commercial Zone is suitable for an approval recommendation by the Planning and Zoning Commission to the Kenai City Council. It is recommended the property owner contact the City of Kenai Planning and Zoning Department to assign an address to the parcel.

ATTACHMENTS

- A. Application
- B. Site Plan
- C. Aerial Map





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: Kenaitze Indian Tribe
 Mailing Address: 150 Willow Street City: Kenai State: Ak Zip Code: 99611
 Phone Number(s): (907) 335-7500 *907-529-7692 cell*
 Email: dohler@kenaitze.org

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (s): 04702011
 Physical Address: 11823 Kenai Spur Highway
 Legal Description: T 5 N R 11W SEC 6 Seward Meridian KN North 150 Ft of GOVT Lot 34

ZONING INFORMATION

Present Zone: Suburban Residential
 Proposed Zone: General Commercial

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

To erect one existing and one new greenhouse for private use

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. *See attached* NO 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. YES

I understand a public hearing is required as outlined in the Kenai Zoning Code, a fee is required as posted in the City's Fee Schedule, and that this application will be reviewed following Kenai City Code 14.20.270, available at kenai.municipal.codes/KMC/14.20.270. YES

I have included a map of the proposed rezone area and applicable signatures. 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: *Dawn Nelson*
 Printed Name: Dawn Nelson, Executive Director Date: *6.8.2021*

For City Use Only

Date Application Fee Received: *6/25/21*
 PZ Resolution Number: *P22021-*

City of Kenai
11823 Kenai Spur Highway Property
Rezoning Application
Additional Narrative
06-08-2021

The 11823 Kenai Spur Highway property spanning between Kenai Spur Highway and Spruce Avenue is owned by the Kenaitze Indian Tribe and consists of three parcels of property. The Parcel No.'s are as follows: 04702017, 04702199, and 04702011. Parcel No.'s 04702017 and 04702199 are zoned General Commercial, and Parcel No. 04702011 is zoned as Suburban Residential.

Parcel No. 04702011 is a land-lock parcel with no designated road access, with property ownership by Our Lady of Angels on the West and South side and Diocese of Sitka & Alaska Orthodox Church on the West side. It is unknown at this time the zoning of these three properties.

The parcel in question is shy of the 1 acre requirement for rezoning equating to .92. However, Parcel No.'s 04702017 and 04702199 are zoned General Commercial and Kenaitze Indian Tribe request to have the adjoining parcel 04702011 zoned the same as parcels 04702017 and 04702199.



LEGEND:

- ① 2 ALLM. CAP MONUMENT FOUND
- ② PK NAIL FOUND
- ③ 5/8" REBAR w/ ALLM. CAP FOUND
- ④ 5/8" REBAR w/ PLASTIC CAP FOUND
- ⑤ 6/8" REBAR w/ PLASTIC CAP FOUND
- () RECORD DATUM PLAT 2012-34 100
- ⊗ TESTHOLE

— = PARCEL BOUNDARIES
— = PROPERTY & LOT BOUNDARIES



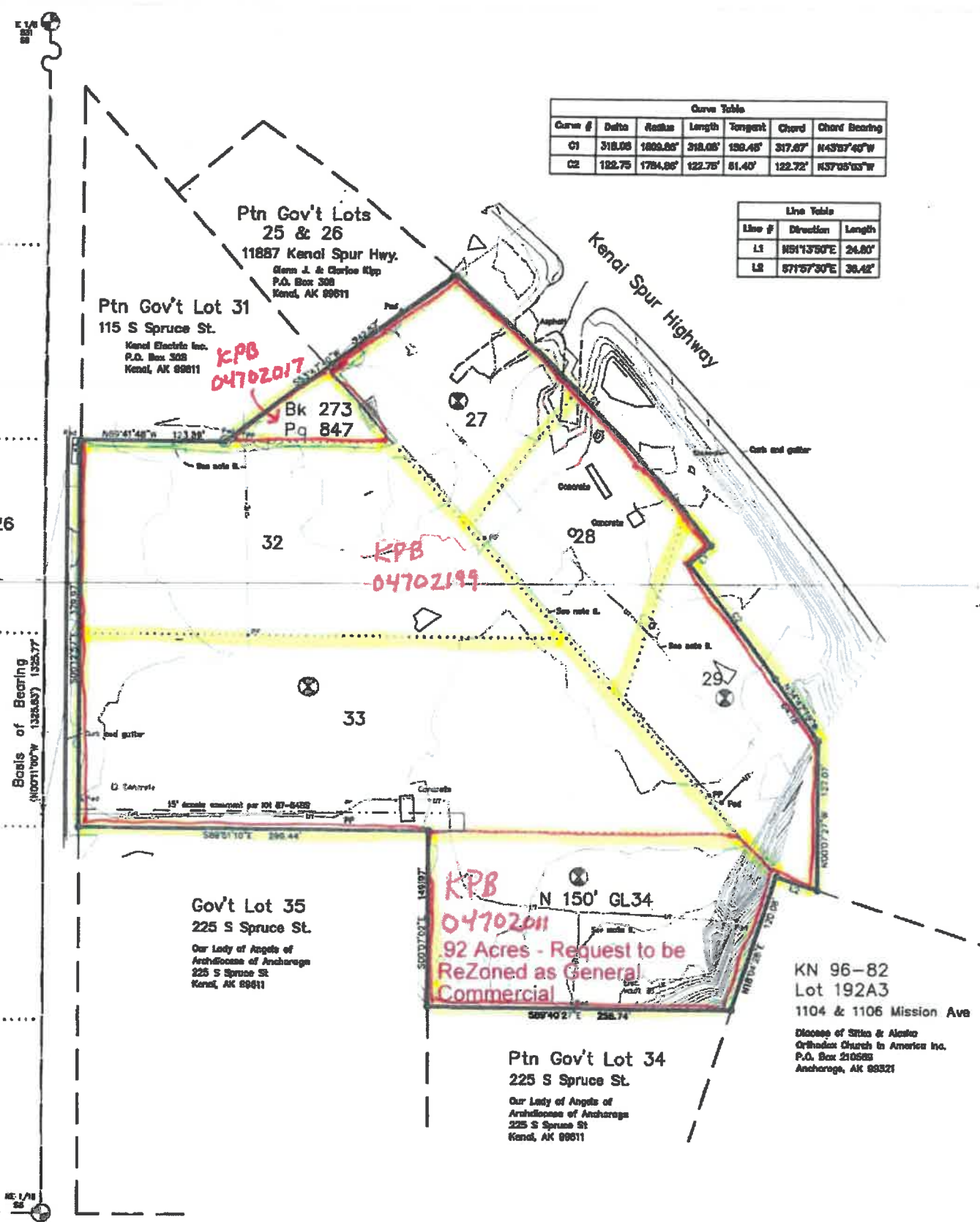
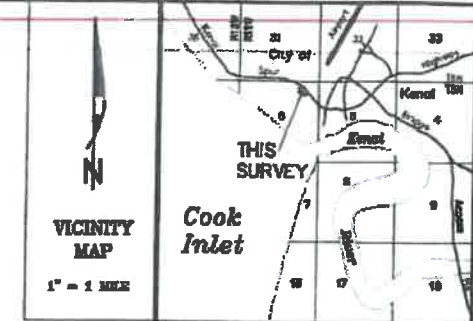
SURVEYOR'S CERTIFICATE

To DeM Land Company LLC, Kenaitze Indian Tribe, and First American Title
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A items 1, 2, 4, 5(c), 9, 11, 13, and 19. The field work completed on September 8, 2020.
 Date of plot or map: September 9, 2020

John F. Segesser, NLS License No.

Curve #	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	318.00	1800.00'	318.00'	100.40'	317.67'	N43°07'40"W
C2	122.75	1784.00'	122.75'	61.40'	122.72'	N57°05'03"W

Line #	Direction	Length
L1	N51°13'50"E	24.80'
L2	S71°57'30"E	38.42'



NOTES:

- 1) Basis of bearing taken from City Park Subdivision No. 2, Plat 2007-140 Kenai Recording District.
- 2) Basis for elevation is Benchmark E61, elevation 85.26 feet.
- 3) Locates were provided for the underground utilities. Private service lines may exist that were not located.
- 4) Kenai Spur Highway information was taken from State of Alaska Department of Highway Right of Way Map Project Number F-021-2(7), sheet 9 of 13.
- 5) This property is zoned general commercial by the City of Kenai.
- 6) A 20 foot electrical distribution line easement following the centerline of all existing overhead facilities and a 10 foot electrical distribution line easement following the centerline of all existing underground facilities which affects Government Lots 27, 28, and 29, is recorded as serial number 2012-011074-0 Kenai Recording District.
- 7) A 20 foot electrical distribution line easement following the centerline of all existing overhead facilities and a 10 foot electrical distribution line easement following the centerline of all existing underground facilities which affects the North 150 feet of Government Lot 34 is recorded as serial number 2012-011075-0 Kenai Recording District.
- 8) A right of way easement which affects Government Lots 27, 28, 29, 31, 32, and 33 granted to Kenai Utility Service Corporation to construct, operate, and maintain an electrical transmission and/or telephone distribution line or system is recorded in Book 32 Page 79 Kenai Recording District. Assignment of Rights to Enter Richard Ose Company is recorded in Book 257 Page 187 Kenai Recording District.
- 9) A 10 foot wide easement centered on existing underground telephone cables which affects Government Lots 27, 28, 29, 32, 33, and the North 150 feet of Government Lot 34 granted to ACS of the Notland LLC is recorded as serial number 2013-003311-0 Kenai Recording District.



ALTA/ACSM Land Title Survey
 of
 Government Lots 27, 28, 29, 32, 33,
 the North 150 feet of Government Lot 34,
 and the property described in Book 279
 Page 847 Kenai Recording District

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99860 (907) 262-8909	Owner D & M Land Company LLC 47 Spur View Dr. Kenai, Alaska 99811
JOB NO. 20205	DATE 9-9-2020
SURVEYED Sept., 2020	SCALE 1"=50'
FIELD BOOK 20-3	SHEET 1 of 1



RESOLUTION PZ2021-27 REZONING
T 5N R 11W SEC 6 Seward Meridian KN North
150 FT OF GOVT Lot 34
KPB #04702011



PLANNING & ZONING COMMISSION

Resolution PZ2021-27 – Rezoning – Suburban Residential to General Commercial

SUMMARY

Applicant: Kenaitze Indian Tribe
150 Willow Street
Kenai, AK 99611

Legal Description: T 5N R 11W SEC 6 Seward Meridian
KN North 150 FT OF GOVT Lot 34

Property Address: Unaddressed (adjacent to 11823 Kenai
Spur Highway)

KPB Parcel No: 04702011

Lot Size: .97 acres (42,253 square feet)

Existing Zoning: Suburban Residential

Current Land Use: Vacant

Land Use Plan: Central Commercial



RESOLUTION PZ2021-27 REZONING
T 5N R 11W SEC 6 Seward Meridian KN North
150 FT OF GOVT Lot 34
KPB #04702011

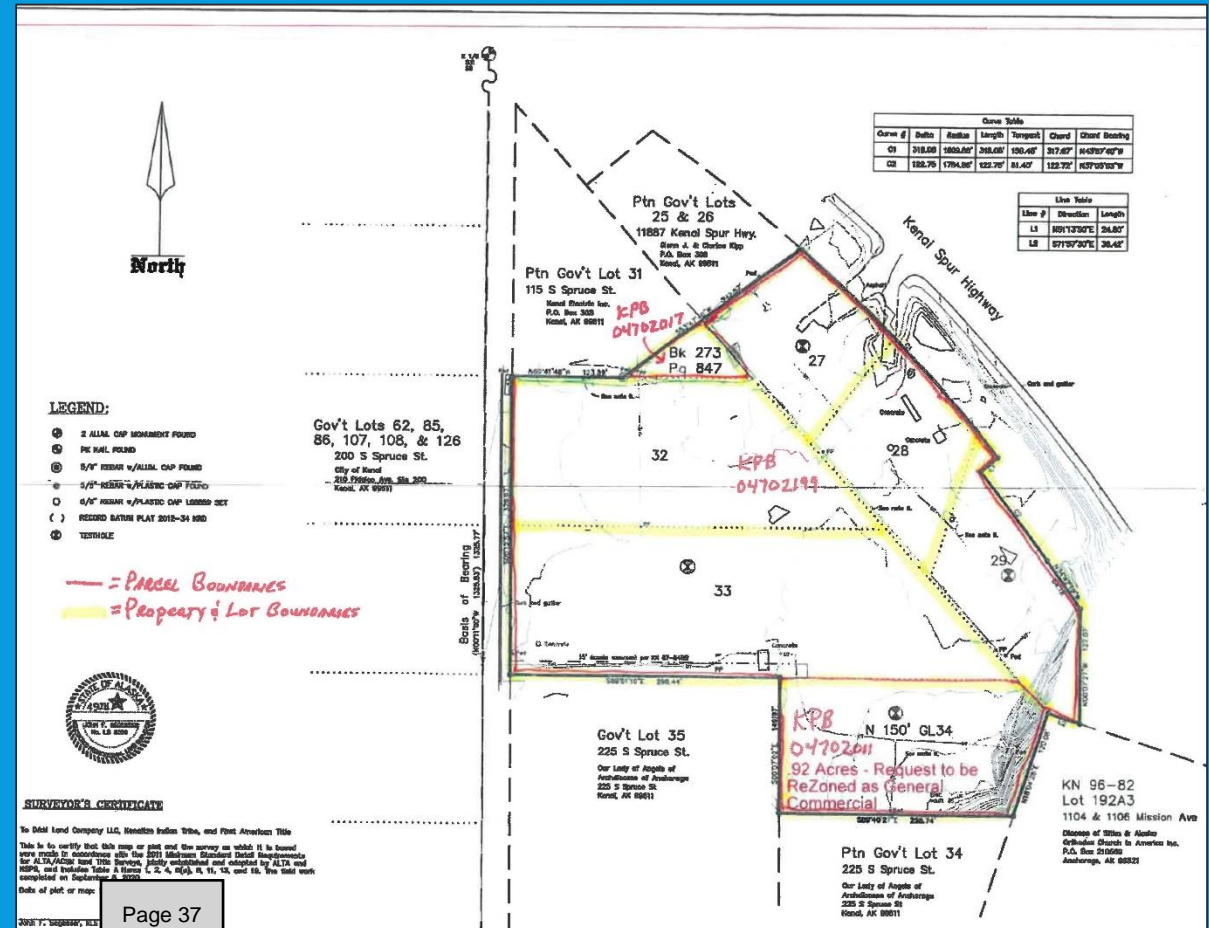


SUMMARY

- A completed application was submitted to the City requesting that parcel KPB# 04702011 T 5N R 11W SEC 6 Seward Meridian KN North 150 FT OF GOVT Lot 34, located adjacent to 11823 Kenai Spur Highway, be rezoned from Suburban Residential (RS) to General Commercial (CG).
- Zoning code amendments may be initiated by a submission of a petition by a majority of the property owners in the area for consideration if the area to be rezoned contains a minimum of one acre unless the amendment enlarges an adjacent district boundary.

SITE PLAN

- Site plan identifies the layout of the property, including the relationship with the General Commercial parcels to the north.



STAFF ANALYSIS

- The subject parcel is located between the Kenai Spur Highway and Spruce Street, with no direct road access from the property. Access is provided via an easement from the adjacent Kenaitze Indian Tribe owned parcel at 11823 Kenai Spur Highway.
- The subject parcel is vacant and surrounded by vacant land to the north (zoned General Commercial), south (zoned Suburban Residential), and east (zoned Townsite Historic). To the west is Our Lady of Angels Parish of Archdiocese of Anchorage, which is zoned Suburban Residential (RS).
- The CG Zone is more consistent with the location/layout of the parcel. The applicant has indicated plans for building two greenhouses for private use, which requires a conditional use permit in the RS Zone, but does not require a conditional use permit in a CG Zone. A neighborhood is not adjacent to the subject parcel and a rezone would not impact residential housing or the quality of neighborhoods within the City.

STAFF ANALYSIS CONTINUED

- Spruce Street is a paved and city-maintained street.
- City sewer and water is located in the Spruce Street right-of-way.
- The 2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan supports this rezoning in several ways:
 - Goal 2 – Economic Development: Provide economic development to support the fiscal health of Kenai.
 - Goal 3 – Land Use: Develop land use strategies to implement a forward-looking approach to community growth and development.


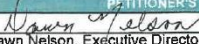
RECOMMENDATIONS

- The rezone request for T 5N R 11W SEC 6 Seward Meridian KN North 150 FT OF GOVT Lot 34 located adjacent to 11823 Kenai Spur Highway from the Suburban Residential Zone to the General Commercial Zone is suitable for an approval recommendation by the Planning and Zoning Commission to the Kenai City Council. It is recommended the property owner contact the City of Kenai Planning and Zoning Department to assign an address to the parcel.

ATTACHMENTS

- A. Application
- B. Site Plan
- C. Aerial Map

A. APPLICATION

		Rezoning Application		City of Kenai Planning and Zoning Department 210 Fishigo Avenue Kenai, AK 99611 (907) 283-8200 planning@kenai.city www.kenai.city/planning		
PETITIONER						
Name:	Kenaitze Indian Tribe					
Mailing Address:	150 Willow Street	City:	Kenai	State:	AK	
Phone Number(s):	(907) 335-7500	907-529-7692 cell				
Email:	dohler@kenaitze.org					
PROPERTY INFORMATION						
Kenai Peninsula Borough Parcel # (s):	04702011					
Physical Address:	11823 Kenai Spur Highway					
Legal Description:	T 5 N R 11W SEC 6 Seward Meridian KN North 150 Ft of GOVT Lot 34					
ZONING INFORMATION						
Present Zone:	Suburban Residential					
Proposed Zone:	General Commercial					
Intended Use and/or Reason for Rezoning (attach additional sheets if necessary):						
To erect one existing and one new greenhouse for private use						
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. See attached						
NO <input type="checkbox"/> YES <input type="checkbox"/>						
This proposed amendment to the zoning ordinance is not substantially the same as any other unapproved proposed amendment submitted within the previous 9 months.						
YES <input checked="" type="checkbox"/>						
I understand a public hearing is required as outlined in the Kenai Zoning Code, a fee is required as posted in the City's Fee Schedule, and that this application will be reviewed following Kenai City Code 14.20.270, available at kenai.municipal.codes/KMC/14.20.270.						
YES <input checked="" type="checkbox"/>						
I have included a map of the proposed rezone area and applicable signatures.						
YES <input checked="" type="checkbox"/>						
The proposed Zoning Code and Official Zoning Map Amendments is initiated by (check one):						
<input type="checkbox"/> Kenai City Council						
<input type="checkbox"/> Kenai Planning & Zoning Commission						
<input checked="" type="checkbox"/> Petition of majority of the property owners in the area to be rezoned						
<input type="checkbox"/> Petition bearing the signatures of 50 registered voters within the City of Kenai						
<input type="checkbox"/> Petition as provided by the Home Rule Charter of the City of Kenai						
PETITIONER'S SIGNATURE						
Signature:						
Printed Name:	Dawn Nelson, Executive Director				Date:	6.8.2021
For City Use Only						
Date Application Fee Received: 6/25/21						
PZ Resolution Number: P2-2021-						

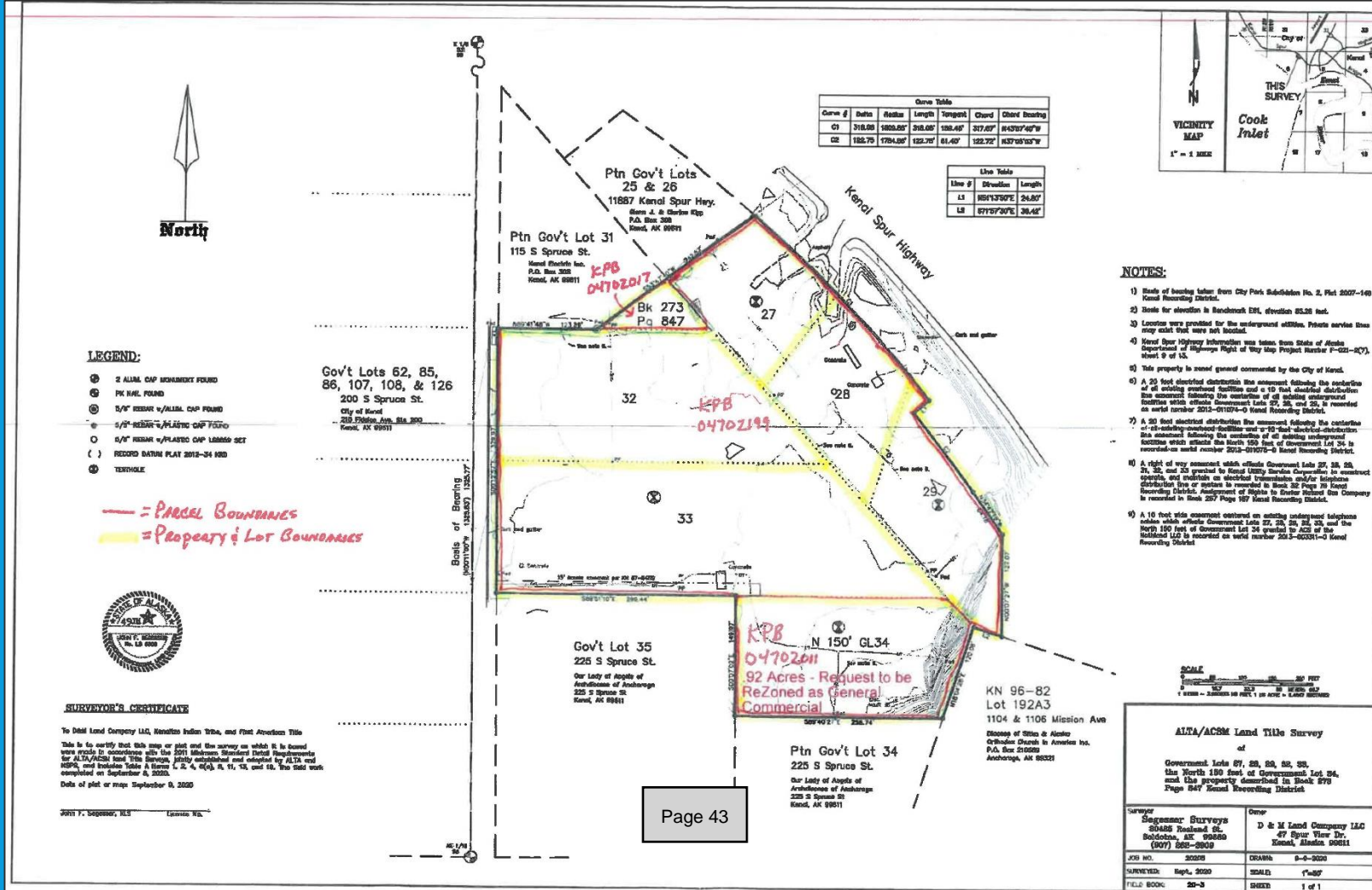
City of Kenai
 11823 Kenai Spur Highway Property
 Rezoning Application
 Additional Narrative
 06-08-2021

The 11823 Kenai Spur Highway property spanning between Kenai Spur Highway and Spruce Avenue is owned by the Kenaitze Indian Tribe and consists of three parcels of property. The Parcel No.'s are as follows: 04702017, 04702199, and 04702011. Parcel No.'s 04702017 and 04702199 are zoned General Commercial, and Parcel No. 04702011 is zoned as Suburban Residential.

Parcel No. 04702011 is a land-lock parcel with no designated road access, with property ownership by Our Lady of Angels on the West and South side and Diocese of Sitka & Alaska Orthodox Church on the West side. It is unknown at this time the zoning of these three properties.

The parcel in question is shy of the 1 acre requirement for rezoning equating to .92. However, Parcel No.'s 04702017 and 04702199 are zoned General Commercial and Kenaitze Indian Tribe request to have the adjoining parcel 04702011 zoned the same as parcels 04702017 and 04702199.

B. SITE PLAN



C. AERIAL MAP



RESOLUTION PZ2021-27 REZONING
T 5N R 11W SEC 6 Seward Meridian KN North
150 FT OF GOVT Lot 34
KPB #04702011





KENAI

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

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: July 22, 2021
SUBJECT: Plat for Kee's Tern Subdivision – Time Extension

In a letter dated July 14, 2021, the Kenai Peninsula Borough notified the City of a request from the surveyor for a two-year time extension for the finalization of the plat of Kee's Tern Subdivision. The Kenai Peninsula Borough requires concurrence from the City of Kenai before granting the extension request.

The proposed subdivision received preliminary plat approval by the Kenai Peninsula Borough Planning Commission on February 11, 2013. The City of Kenai Planning and Zoning Commission recommended approval of the preliminary plat on December 11, 2013 (PZ13-41). Several time extensions and the recording of Phase 1 on May 12, 2015, under Plat Number 2015-25 have extended preliminary approval to July 13, 2021. At the Planning and Zoning Commission's regular meeting on June 10, 2020, there was discussion of a similar one-year extension request. The Commission voiced concerns with the numerous extensions granted to the developer over the years and requested a rationale for any future time extension requests. As noted in the attached letter from the KPB Planning Department, the surveyor and owner have been put on notice that any time extensions granted that will extend approval to more than 10 years will require the plat to comply with current KPB Title 20, the new subdivision code.

If the Planning and Zoning Commission approves, City staff would sign the attached letter of non-objection to the time extension. City staff have no issues with the time extension request and recommend approval. The same conditions from PZ13-41 would still apply to the approval of the plat with the time extension. A copy of PZ13-41, the plat, and the letter from the Kenai Peninsula Borough requesting the extension are attached for reference.

Thank you for your consideration.

Attachment A: Draft letter approving the time extension

Attachment B: Kenai Peninsula Borough request letter dated July 14, 2021

Attachment C: Copy of PZ13-41 and plat



KENAI

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

July 22, 2021

Peggy Clements, Platting Technician
pclements@kpb.us
Kenai Peninsula Borough
144 North Binkley Street
Soldotna, AK 99669

RE: Kee's Tern Subdivision
Time Extension Request
KPB File 2013-023

Dear Ms. Clements:

This letter is in response to the letter that you submitted to the City of Kenai dated July 14, 2021, requesting that the City of Kenai Planning and Zoning Commission concur with a two-year time extension to finalize the plat for Kee's Tern Subdivision. The Planning and Zoning Commission held their regularly scheduled meeting on July 28, 2021, and authorized me to draft and send a letter to you supporting the request by the developers of Kee's Tern Subdivision for a two-year time extension to finalize the plat. However, Commissioners in the past have voiced concern with the numerous extensions granted to the developer over the years without much backing rationale for the extensions. The Commission was made aware of the Kenai Peninsula Borough's new Code change to put a time limit for finalizing plats, and that a two-year extension would align the project with the new code limit of 10 years for finalizing plats.

I have enclosed the meeting minutes for your information. Please be advised that the Kenai Planning and Zoning Commission does not object to the two-year time extension for Kee's Tern Subdivision.

If you have any further questions regarding the time extension, please feel free to contact me at 907-283-8235 or rfoster@kenai.city.

Sincerely,

Ryan Foster, Planning Director

Enclosure



Planning Department

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

Charlie Pierce
Borough Mayor

July 14, 2021

Bryan Foster, City Director Planner
City of Kenai
210 Fidalgo Avenue
Kenai, AK 99611-2829
RE: **Kee's Turn Subdivision KPB 2013-023 Time Extension**

A two-year time extension has been requested by the surveyor on behalf of the owner, Kathleen A. Martin on June 20, 2021, located in the City of Kenai.

2013

The above mentioned subdivision, had received conditional approval of the subject preliminary phase plat on the February 11, 2012, which was valid through February 11, 2014.

2014

On January 21, a revised preliminary plat was submitted for KPB Plat Committee review and was granted conditional preliminary approval on February 10, which was valid through February 10, 2015.

2015

On February 2, a time extension was requested by the surveyor, stating that the plat was in final stages. A 1-year time extension was granted by the KPB Planning Commission on February 23, extending preliminary approval to February 23, 2016.

Phase 1 of this plat was recorded on May 12, extending preliminary approval to May 12, 2016.

2016

On May 9, the surveyor requested a one-year time extension, stating that future lots may be recorded in this phased subdivision. That request was approved by the KPB Planning Commission on June 13, extending preliminary approval to June 13, 2017.

2017

On April 24, the surveyor requested a two-year time extension, stating that the owner has not yet decided to finalize the plat. The request was heard and approved by the KPB Planning Commission on June 12, extending preliminary approval to June 12, 2019.

2019

On May 24, the surveyor requested a one-year time extension, stating that the owner has not decided to finalize the subdivision. The request was heard and approved by the KPB Planning Commission on July 15, extending preliminary approval to July 15, 2020.

2020

On May 15, the surveyor requested a one-year time extension, stating that the owner has not decided to finalize the subdivision.

Notice of the time extension request was emailed and mailed to the City of Kenai on May 18, 2020.

The Kenai Planning and Zoning Commission has reviewed and given the City Planner approval to submit a letter approving the time extension request at their June 10, 2020 meeting.

There have been no changes in the area that would affect this plat.

Approval of the one-year time extension would extend preliminary plat approval to July 13, 2021, which is more than 6 years after the initial preliminary plat approval. The surveyor and owner are put on notice that any time extensions granted that will extend approval to more than 10 years will require the plat to comply with current KPB Title 20.

The time extension will be scheduled for a Planning Commission meeting on August 9, 2021. If the Kenai Planning and Zoning Commission or Bryan Foster, City Director Planner concurs with the time extension, staff will recommend extension of preliminary approval at the next Planning commission meeting and will recommend all subsequent time extension requests be reviewed in accordance with the new subdivision code (KPB 20.25, 20.30, 20.40 and 20.60).

Kind Regards,

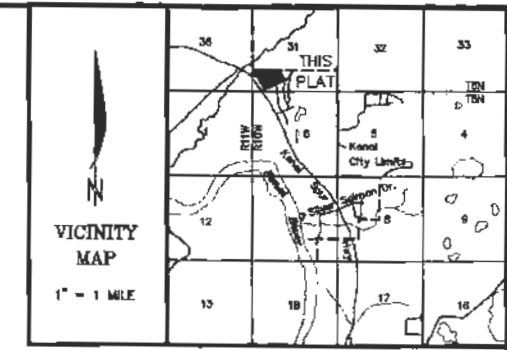
Peggy Clements
Platting Technician
pclements@kpb.us
907-714-2207

LEGEND:

- MONUMENT (found this survey)
- 1/2" REBAR (found this survey)
- 5/8" REBAR w/PLASTIC CAP (set this survey)
- () RECORD DATUM PLAT K-1634 KR2

LINE	BEARING	LENGTH
L1	N00°02'31"W	102.71
L2	N60°03'30"W	100.00
L3	N12°01'00"W	76.20

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	55°16'13"	20.00	19.29	10.47	18.96	N52°27'24"W
C2	132°11'31"	50.00	115.36	112.81	91.42	S87°06'03"E
C3	81°01'47"	50.00	79.44	60.91	71.34	S44°28'36"W
C4	63°02'18"	50.00	55.01	30.66	52.28	N59°28'21"W
C5	115°25'49"	20.00	40.29	31.66	33.82	S32°53'07"W
C6	84°34'11"	20.00	22.54	12.64	21.37	N57°06'53"W
C7	115°25'49"	20.00	40.29	31.66	33.82	S32°53'07"W
C8	65°38'54"	285.00	326.63	183.90	309.05	N56°34'01"W
C9	65°38'54"	315.00	361.01	203.26	341.86	N56°34'01"W
C10	65°38'54"	345.00	395.39	222.61	374.11	N56°34'01"W



CERTIFICATE of OWNERSHIP and DEDICATION

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

Kathleen A. Martin
 KATHLEEN A. MARTIN
 HC1 BOX 5281
 KEAAU, HAWAII, 96746

NOTARY'S ACKNOWLEDGMENT

FOR Kathleen A. Martin
 Subscribed and sworn before me this 24 day of March 2015.

Shirley R. Rind
 NOTARY PUBLIC FOR HAWAII
 MY COMMISSION EXPIRES 1-29-2018

Doc. Date: 3-24-15 # Pages: 1
 Name: Kathleen A. Martin
 Desc. Description: Plat of Subdivision
 Signature: Shirley R. Rind Date: 3-24-15

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 10, 2014.

KENAI PENINSULA BOROUGH
Marcus Best
 AUTHORIZED OFFICIAL

KPB FILE No. 2015-25

**Kee's Tern Subdivision
Phase 1**

Located within Government Lot 4 and the SE 1/4 SW 1/4 Section 31, T6N, R10W, S.W., City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 31.253 Ac.

SEGESSER SURVEYS
 30485 Rosland St.
 Soldotna, AK 99689

JOB NO.	12057	DRAWN:	12-29-14
SURVEYED:	June, 2012	SCALE:	1"=100'
FIELD BOOK:	12-1	SHEET:	1 of 1

- NOTES:**
- 1) Basis of bearing taken from Vaihalla Heights Subdivision Part 5, Plat K-1737, Kenai Recording District.
 - 2) Access roadway centerlines shown hereon are the centerlines of existing unimproved roadways.
 - 3) Tract A is a parcel whose use and access is limited solely to the benefit of the owners of Lots 1-8 Block 1, Lots 1-3 Block 2 and Tracts B, C and D of KEE's Tern Subdivision and Emergency Services vehicles. Tract A is owned by KEE's Tern Subdivision Home Owners Association. All lot owners are subject to a mandatory membership in a non-profit corporate Homeowners Association, and to the mandatory payment of assessment, insurance and dues. The location and dimension of Tract A are as shown on this plat.
 - 4) Lots 1-8 Block 1, Lots 1-3 Block 2 and Tracts B, C, and D are subject to certain conditions, covenants, and restrictions including prior review by an engineer of any site plan and construction, recorded with the District Recorder, Kenai Recording District, Third Judicial District, State of Alaska.
 - 5) A right-of-way easement in favor of Homer Electric Association is recorded in Book 274 Page 617, Kenai Recording District.
 - 6) A permanent roadway easement providing for access and related uses is reserved for the benefit of the owners of Lots 1-8 Block 1, Lots 1-3 Block 2, and Tracts B, C, and D, KEE's Tern Subdivision over the land labeled as Tract A in perpetuity, title to which shall be retained by a corporate Homeowners Association. Said roadway will be 26 feet wide and built to comply with Kenai Peninsula Borough 14.06.060(3) Category III Requirements. Tract A may also be used as a utility easement. Specific locations for each utility within KEE's Tern Subdivision will be in accordance with KMC 18.27.010. Roadways constructed to Kenai Peninsula Borough Category III standards do not meet minimum standards required by City of Kenai and therefore if at any time the City takes over ownership and/or maintenance responsibilities of roadways within the subdivision, roadways will have to be improved to meet City of Kenai standards in effect at time of acceptance. The cost of roadway improvements to meet City of Kenai standards will be borne by property owners in the subdivision by assessment without further approval required.
 - 7) Enforcement of any private covenants, easements, or deed restrictions is the responsibility of the owners and the homeowners association.
 - 8) Exceptions to KPB 20.20.180, 3:1 depth to width ratio and KPB 20.20.200, Lots-Access to Streets for Tract A was approved by the Plat Committee at the meeting of February 10, 2014.
 - 9) Covenants, conditions and restrictions which affect this subdivision are recorded in document number 2014-006671-0, Kenai Recording District.
 - 10) All waste disposal systems shall comply with existing laws at the time of construction.
 - 11) There is a 15 foot wide utility easement fronting Tract A and 20 feet wide within 5 feet of the side lot lines. No permanent structures shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
 - 12) This plat is subject to the City of Kenai zoning code.
 - 13) Any person developing this property is responsible for obtaining all required local, state and federal permits, including a U.S. Army Corps of Engineers wetland determination, if applicable.

14) WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Casey Madden 7285 CE 5-4-15
 Casey Madden License No. Date
 Wince-Corinth-Bryson
 P.O. Box 1041
 Kenai, Alaska 99611

SURVEYOR'S CERTIFICATE

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

Date 3-31-15



CITY OF KENAI
PLANNING AND ZONING COMMISSION
AMENDED RESOLUTION NO. PZ13-41
SUBDIVISION PLAT

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI RECOMMENDING THAT THE ATTACHED SUBDIVISION PLAT BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

WHEREAS, the attached plat KEE'S TERN SUBDIVISION was referred to the City of Kenai Planning and Zoning Commission on December 11, 2013, and received from Segesser Surveys.

WHEREAS, the City of Kenai Planning and Zoning Commission finds:

1. Plat area is zoned RR – Rural Residential and therefore subject to said zone conditions.
2. Water and sewer: Not available.
3. Plat does not subdivide property within a public improvement district subject to special assessments. There is not a delinquency amount owed to the City of Kenai for the referenced property.
4. Installation agreement will be required if lots are sold prior to construction of all required improvements.
5. Status of surrounding land is shown.
6. Utility easements must be shown on the final plat.
7. Plat shall verify that no encroachments exist. If an encroachment exists; plat does not create nor increase the encroachment.
8. Receive approval from the Kenai Peninsula Borough on exception to requirements in KPB 20.20.200 referencing Street names.
9. CONTINGENCIES:
 - a. See Page 2.

NOW, THEREFORE, BE IT RESOLVED, THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI RECOMMENDS THE KENAI PENINSULA BOROUGH PLANNING COMMISSION APPROVE KEE'S TERN SUBDIVISION SUBJECT TO ANY NEGATIVE FINDINGS AS STATED ABOVE.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, December 11, 2013.

CHAIRPERSON: _____

ATTEST: _____

Recommend approval of the revised preliminary plat subject to the following:

1. Per KMC 14.10.080(b) if lots are desired to be sold prior to construction of all required improvements an installation agreement will be required.
2. Roads must be constructed to standards per plat notes prior to final plat unless and installation agreement is in place.
3. Road design must be stamped by an engineer licensed in the State of Alaska.
4. Signage including but not limited to stop signs, speed limit signs and street signs.
5. As-built drawings prepared by the design engineer responsible for observation must be submitted to the City in both paper and digital format (Adobe & AutoCAD).
6. Surveyor and property owner must work with the City of Kenai and the Kenai Peninsula Borough when designating street names to ensure names meet City and Borough regulations.
7. City must be notified if gates are intended to be placed on the road way and approve plan for gates that assure adequate emergency vehicle access.
8. Homeowners Association must be formed by developer and approved by the City of Kenai Planning & Zoning Commission prior to plat being finalized.
9. Receive approval from the Kenai Peninsula Borough on exception to requirements in KPB 20.20.180 and 20.20.200.
10. City requests opportunity to consider and comment on any new changes and/or additions added to plat.
11. The following plat notes must be sufficiently modified as follows:
 - a. Plat Note 2. States “Tract A is a parcel whose use and access is limited solely to the owners of ...” This entails that others; mail carriers, guests, utility companies, etc. (anyone who is not an owner or emergency service vehicle) cannot use and access. Should be revised to reflect that use is limited for benefit of lot owners as provided in Plat Note 5.
 - b. Plat Note 2 needs to be revised as to correct either punctuation or add words in the following “and to the mandatory payment of assessment, insurance dues.”
 - c. Plat Note 3 should explain/clarify who responsible for the prior review of site plans and construction other than City code enforcement (building/zoning code).
 - d. Plat Note 5. Replace last sentence with “Roadways constructed to Kenai Peninsula Borough Category III standards do not meet minimum standards required by City of Kenai and therefore if at any future time the City takes over ownership and/or maintenance responsibilities of roadways within the subdivision roadways will have to be improved to meet City of Kenai Standards in effect at time of acceptance. The cost of roadway improvements to meet City of Kenai standards will be borne by property owners in the subdivision by assessment without further approval required.
12. Pursuant to KMC 14.10.090, recommend City Council approve exception to KMC 14.10.070(e)(3) and KMC 14.24.020 which require all lots in this zoning district to have a minimum width of 90 feet and Tract A is only 60 feet

based on the following: allowing Tract A to have a width of 60 feet allows reasonable development of the subdivision given that Tract A is intended to be used for roadway purposes only and such an exception preserves public welfare and interests of the City and the general intent and spirit of the City's subdivision regulations.

PZ Resolutions Second Quarter - 2021

TypeofPermit	Resolution	Description	MeetingDate	Action
Conditional Use Permit				
	202116	Fishing Guide	5/12/2021	Approved
	202124	Fireweed Bundling Business	6/23/2021	Approved
	202110	Planned Unit Development	4/28/2021	Approved
	202121	Dormitory	6/9/2021	
	202112	Day Care for Maximum of 12 Children	4/28/2021	Approved
	202119	Seven or More SFD in RS zone	5/28/2021	Approved
	202117	Lodging	5/12/2021	Failed
	202115	Short Term Rentals	5/12/2021	Approved
Landscape/Site Plan				
	202108	G L. 107, Sec. 31, T6N, R11W	4/28/2021	Approved
	202125	L1, Baronwood Subd.	6/9/2021	Approved
	202125	L2, Baronwood Subd.	6/9/2021	Approved
Preliminary Plat				
	202111	Valhalla Heights 2021 Replat	4/28/2021	Approved
	202111	Valhalla Heights 2021 Replat	4/28/2021	Approved
	202113	Baleen Cove Subdivision	5/12/2021	Approved
	202114	FBO Subdivision No. 11	5/12/2021	Approved
	202114	FBO Subdivision No. 11	5/12/2021	Approved
	202118	Tide View Heights #2	5/12/2021	Approved
	202120	TCK2 Subdivision	5/28/2021	Approved
	202122	Kenai Landing Subd. 2021 Addn.	6/9/2021	Approved
	202122	Kenai Landing Subd. 2021 Addn.	6/9/2021	Approved
	202122	Kenai Landing Subd. 2021 Addn.	6/9/2021	Approved
	202123	"Triple C" Subdivision	6/9/2021	Approved
	202118	Tide View Heights #2	5/12/2021	Approved

BUILDING PERMITS SECOND QUARTER - 2021

<i>Permit #:</i>	<i>Date</i>	<i>Parcel #</i>	<i>Owner</i>	<i>Address</i>	<i>Legal Description</i>	<i>Comments</i>	<i>Valuation</i>	<i>R/C</i>
B5556		04324024	Schilling Rentals LLC	110 FBO Dr.	Lot 2 Block 3 Gen. Aviatuon Sub No 1	Water/Sewer Connection only		C
B5560		04336040	State of Alaska DNR Kenai Tank	525 N Willow St.	L4 FBO Subd #7	# 252 Storage Shed	\$25,000	C
B5561		04935013	Peninsula Mini Storage, LLC	551 Vantwerp Ave	TR4, JAYNES SUBD BIG MIKE ADDN	#7621 SFD	\$4,663	C
B5562		04935013	Peninsula Mini Storage, LLC	511 Vantwerp Ave	TR4, JAYNES SUBD BIG MIKE ADDN	#20925 SFD	\$424,000	C
B5563		04935013	Peninsula Mini Storage, LLC	551 Vantwerp Ave	TR4, JAYNES SUBD BIG MIKE ADDN	#7621 SFD	\$4,663	C
B5564		04324024	Shillings Rental	110 FBO Rd	L2, B3, GAA Subd. No. 1 Amended	Foundation Only - Hanger	\$125,000	C
B5566		04951035	Clint Chappell	615 Worthman Ave	L2, B3, Strawberry Hill Estates Subd. Johnisee Add	#Cabin	\$38,400	R



KENAI

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

MEMORANDUM

TO: Planning & Zoning Commission

THROUGH: Ryan Foster, Planning Director

FROM: Wilma Anderson, Planning Assistant

DATE: July 21, 2021

SUBJECT: Code Enforcement Action

2021 SECOND QUARTER REPORT

Planning & Zoning currently has four active code cases:

Junk Vehicles	2
Junk Vehicles and Debris & Junk	1
Debris & Junk	1
Garbage	0
Building Code Violation	0
Miscellaneous Code Violation	1
Cases transferred to Legal Department/Civil Penalties being assessed.	0
TOTALS:	5

Code Enforcement Action during the months of April – June, 2021:

Closed Cases	3
Opened Cases	5