



**City of Kenai  
Planning and Zoning Commission  
Meeting**

**July 8, 2020 - 7:00 PM**

**Kenai City Council Chambers  
210 Fidalgo Avenue, Kenai, Alaska**

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

[www.kenai.city](http://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. \*June 24, 2020

**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 PZ2020-18** - Preliminary Subdivision Plat of Eventyr Subdivision No. 3, submitted by Edge Survey and Design LLC, P.O. Box 59, Kasilof, AK 99669, on behalf of Molly E. Hannigan, 108 Linwood Lane, Kenai, AK 99611, and Christopher Etheridge, P.O. Box 1406, Kenai, AK 99611

**F. PUBLIC HEARINGS**

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**I. PENDING ITEMS**

**J. REPORTS**

- [1.](#) City Council
- [2.](#) Kenai Peninsula Borough
- [3.](#) City Administration

**K. ADDITIONAL PUBLIC COMMENT**

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

**L. INFORMATIONAL ITEMS**

1. Planning and Zoning Midmonth Report to City Council – May 2020
2. Building Permit Report – Second Quarter 2020

**M. NEXT MEETING ATTENDANCE NOTIFICATION**

- [1.](#) July 22, 2020 - Regular Meeting

**N. COMMISSION COMMENTS AND QUESTIONS**

**O. ADJOURNMENT**

*The agenda and supporting documents are posted on the City's website at [www.kenai.city](http://www.kenai.city). For additional information, please contact the Planning and Zoning Department at 907-283-8237.*

**Virtual Participation (join Zoom meeting):** <https://us02web.zoom.us/j/88150190240>

Meeting ID: 881 5019 0240  
Password: 664995

**OR Telephonic Participation:** +1 253 215 8782 or +1 301 715 8592

Meeting ID: 881 5019 0240  
Password: 664995

**File Attachments for Item:**

\*June 24, 2020

**KENAI PLANNING & ZONING COMMISSION  
REGULAR MEETING  
JUNE 24, 2020 – 7:00 P.M.  
KENAI CITY COUNCIL CHAMBERS  
210 FIDALGO AVENUE, KENAI, ALASKA  
VICE-CHAIR DIANE FIKES, PRESIDING**

**MINUTES**

**A. CALL TO ORDER**

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

**1. Pledge of Allegiance**

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

**2. Roll Call**

Commissioners present: J. Twait, D. Fikes, G. Greenberg, R. Springer, J. Halstead

Commissioners absent: T. McIntyre, V. Askin

Staff/Council Liaison present: City Planner E. Appleby, Planning Assistant W. Anderson,  
City Clerk J. Heinz, Council Liaison H. Knackstedt

A quorum was present.

**3. Agenda Approval**

**MOTION:**

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

**4. Consent Agenda**

**MOTION:**

Commissioner Halstead **MOVED** to approve the consent agenda and Commissioner 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. \*June 10, 2020

The minutes were approved by the Consent Agenda.

**C. SCHEDULED PUBLIC COMMENT**

Laura Sievert spoke encouraging consideration of ceasing transfers of Conditional Use Permits and instead require applicants to apply for their own Conditional Use Permit to provide for the public noticing that goes along with a new Conditional Use Permit. She noted that she owns property adjacent to the Quality Asphalt Paving pit which used to be the Cone pit noting the permit holder had been violating conditions of the Conditional Use Permit including storing old asphalt in the pit which has since been buried, covering an anadromous fish stream with dirt, a stream in which fish culverts were put in under the highway downstream, pumping pit water into an anadromous fish pond which was on her property which the Kenai Peninsula Borough successfully stopped.

**D. UNSCHEDULED PUBLIC COMMENT – None.**

**E. CONSIDERATION OF PLATS – None.**

**F. PUBLIC HEARINGS – None.**

**G. UNFINISHED BUSINESS – None.**

**H. NEW BUSINESS**

1. **Action/Approval** – Application for Four-Year Lease Renewal of City-Owned Land within the Airport Reserve described as Lot 4, Block 1, F.B.O. Subdivision and located at 411 North Willow Street. The application was submitted by CPD Alaska, LLC, 201 Arctic Slope Ave. Anchorage, AK 99518.

The City Planner reviewed the staff report provided in the packet and noted the lease term was determined based on useful life of improvements but the improvements weren't scheduled to be completed until 2024; it was determined the applicant qualified for a four-year lease renewal and could apply for an extension when they were closer to actual investment in the property.

**MOTION:**

Commissioner Fikes **MOVED** to recommend approval of a four-year lease renewal of city-owned land within the Airport Reserve described as Lot 4, Block 1, F.B.O. Subdivision and located at 411 North Willow Street to CPD Alaska, LLC, and Commissioner Halstead **SECONDED** the motion.

**VOTE:**

YEA: Twait, Springer, Halstead, Fikes, Greenberg  
NAY:

**MOTION PASSED UNANIMOUSLY.**

**I. PENDING ITEMS** – None.

**J. REPORTS**

1. **City Council** – Council Member Knackstedt reported on the actions from the June 17 City Council meeting and June 18 work session.
2. **Borough Planning** – Commissioner Fikes noted the Borough Planning Commission hasn't met since her last report.
3. **Administration** – City Planner Appleby reported on the following:
  - Update on the Davidson Street issue for the McLennon Estates Addition No. 1 plat from the June 10 meeting; it has been decided it should be Davidson Drive;
  - Noted the new budget starts on July 1;
  - Personal Use Fishery begins on July 10; recommending participants follow social distancing guidelines.

**K. ADDITIONAL PUBLIC COMMENT** – None.

**L. INFORMATIONAL ITEMS** – None.

**M. NEXT MEETING ATTENDANCE NOTIFICATION** – July 8, 2020

**N. COMMISSION COMMENTS & QUESTIONS** – None.

Commissioner Halstead noted past practice of Planning Department conducting code enforcement; has had several requests in his neighborhood such as junk cars and garbage in yards which do not get investigated or resolved.

Commissioner Greenberg noted the transfer process for Conditional Use Permits for gravel pits do not go through the same process as a new Conditional Use Permit.

Commissioner Chair Twait noted it was nice to see everyone.

**O. ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 7:49 p.m.

Minutes prepared and submitted by:

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Jamie Heinz, CMC  
City Clerk

**File Attachments for Item:**

**Resolution PZ2020-18** - Preliminary Subdivision Plat of Eventyr Subdivision No. 3, submitted by Edge Survey and Design LLC, P.O. Box 59, Kasilof, AK 99669, on behalf of Molly E. Hannigan, 108 Linwood Lane, Kenai, AK 99611, and Christopher Etheridge, P.O. Box 1406, Kenai, AK 99611



# 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:** Elizabeth Appleby, City Planner  
**DATE:** July 2, 2020  
**SUBJECT:** PZ2020-18 – Preliminary Plat – Eventyr Subdivision No. 3

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**Applicants:** Molly E. Hannigan  
108 Linwood Lane  
Kenai, AK 99611  
  
Christopher Etheridge  
P.O. Box 1406  
Kenai, AK 99611

**Submitted By:** Edge Survey and Design, LLC  
P.O. Box 59  
Kasilof, AK 99611

**Requested Action:** Preliminary Subdivision Plat – Eventyr Subdivision No. 3

**Legal Description:** Lot 4, Eventyr Subdivision and Lots 5 and 6, Eventyr Subdivision No. 2

**Property Address:** 108 Linwood Lane, 104 Linwood Lane, and 1303 Lawton Drive

**KPB Parcel No:** 04515417, 04515420, and 04515421

**Lot Size:** 1.11 acres (approximately 48,352 square feet); 1.18 acres (approximately 51,401 square feet) and .73 acres (approximately 31,799 square feet)

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

**Current Land Use:** Residences and Detached Garage

**Land Use Plan:** Suburban Residential



## GENERAL INFORMATION

Edge Survey and Design, LLC submitted a preliminary plat on behalf of Molly E. Hannigan and Christopher Etheridge. The plat affects the parcels described as Lot 4, Eventyr Subdivision and Lots 5 and 6, Eventyr Subdivision No. 2. The preliminary plat discloses that the owners are reconfiguring three lots into two larger lots. Lot 4A will be 1.280 acres (55,757 square feet), and Lot 5A will be 1.747 acres (approximately 76,099 square feet). There are residences located on both of the proposed lots.

The property owners would also like to vacate utility easements along the southern ten feet (10') of Lot 4, Eventyr Subdivision and the northern ten feet (10') of Lots 5 and 6, Eventyr Subdivision No. 2; and the eastern ten feet (10') of Lot 6, Eventyr Subdivision No. 2. The preliminary plat will also dedicate utility easements adjacent to the rights-of way of Colonial Drive and Lawton Drive

### 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 2, 2020.

## ANALYSIS

Access to the proposed Lot 4A is a private driveway off of Linwood Lane. Currently, the driveway is located within the northern 20 feet of Lot 5, Eventyr Subdivision No. 2. The property owner of Lot 5, Eventyr Subdivision No. 2 granted an easement for egress and ingress to the property owner of Lot 4, Eventyr Subdivision. The easement was recorded on October 19, 2006, under document number 2006-011437-0. The proposed plat will move the property line thirty feet to the south, which will result in having the private driveway located entirely on Lot 4A, Eventyr Subdivision No. 3.

Access to the proposed Lot 5A is via Linwood Lane and Lawton Drive. These are paved roads maintained by the City of Kenai. The proposed plat does not dedicate any additional rights-of-way. The owner of the proposed Lot 5A is already connected to City water and sewer. An installation agreement is not required. The residence located on Lot 5, Eventyr Subdivision No. 2 was reportedly removed from the premises in 2008; therefore, the detached garage is a non-conforming structure because it is an accessory structure without a primary residence. The vacation of the property line between Lots 5 and 6, Eventyr Subdivision No. 2 will alleviate the non-conformity.



The owner of the proposed Lot 4A is connected to City water only and has a private septic system installed on site. Plat note number nine (9) requires that wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The water line providing service to Lot 4A is located within the 20-foot easement granted by the owners of Lot 5, Eventyr Subdivision No. 2. The proposed plat will move the property line thirty feet to the south which will result in having the majority of the waterline located entirely on Lot 4A, Eventyr Subdivision No. 3. The remainder of the waterline is located in the easement delineated on the west boundary of the proposed Lot 5A, Eventyr Subdivision No. 3.

The preliminary plat meets requirements of *KMC Subdivision design standards* and *KMC 14.10.080 Minimum improvements required under Chapter 14.10 Subdivision Regulations*. City staff recommends a condition of approval for the property to conform to all federal, State of Alaska, and local regulations and for an installation agreement to be finalized prior to the recording of the plat.

## RECOMMENDATIONS

City staff recommends approval of the preliminary plat of Eventyr Subdivision No. 3, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. The plat number on the surrounding properties (Lots 4 and 5, Roper Subdivision) lying Northeast of Lot 4A should be changed from Plat 619 to Plat K-1409.
3. The Kenai City Council must declare the ten foot (10') utility easements not needed for a public purpose and approve the vacation of the utility easements as shown on the preliminary plat.

## ATTACHMENTS

1. Resolution No. PZ2020-18
2. Application
3. Preliminary Plat
4. Aerial Map





**CITY OF KENAI  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2020-18**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT EVENTYR SUBDIVISION ADDITION NO. 3 ATTACHED HERETO BE APPROVED

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

WHEREAS, the plat meets Municipal Code requirements of the Suburban Residential Zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, the plat dedicates a ten-foot (10') utility easement adjacent to the rights-of-way of Colonial Drive and Lawton Drive; and,

WHEREAS, the plat will vacate the utility easements along the southern ten feet (10') of Lot 4, Eventyr Subdivision, the northern ten feet (10') of Lots 5 and 6, Eventyr Subdivision No. 2, and the eastern ten feet (10') of Lot 6, Eventyr Subdivision No. 2; and,

WHEREAS, the plat will not change the existing access to the properties; and,

WHEREAS, Linwood Lane and Lawton Drive are City-maintained roads providing access to the proposed Lot 5A, Eventyr Subdivision No. 3; and,

WHEREAS, the access to the proposed Lot 4A, Eventyr Subdivision No. 3 is provided by a private driveway from Linwood Lane and Linwood Lane is a City-maintained road; and

WHEREAS, an installation agreement will not be required; and,

WHEREAS, the removal of the lot line between Lots 5 and 6, Eventyr Subdivision No. 2 will alleviate the non-conformity of the structure (detached garage); 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, an easement is 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 Eventyr Subdivision No. 3 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 plat number on the surrounding properties (Lots 4 and 5, Roper Subdivision) lying Northeast of Lot 4A should be changed from Plat 619 to Plat K-1409.
3. The Kenai City Council must declare the ten foot (10') utility easements not needed for a public purpose and approve the vacation of the utility easements as shown on the preliminary plat.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 8th day of July, 2020.

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JEFF TWAIT, CHAIRPERSON

ATTEST:

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JAMIE HEINZ, CITY CLERK



# 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						
Mailing Address:	PO Box 59	City:	Kasilof	State:	AK	Zip Code:	99610
Phone Number(s):	907-283-9047						
Email:	jason@edgesurvey.net						

### PROPERTY OWNER

Name:	Molly E. Hannigan						
Mailing Address:	108 Linwood Lane	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	907-690-0147						
Email:	mollyehannigan@gmail.com						

### PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04515417						
Current City Zoning:	Suburban Residential						
Use:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input 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:	Eventyr Subdivison No. 3						
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
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### SIGNATURE

Signature:		Date:	May 13, 2020
Print Name:	Molly E. Hannigan	Title/Business:	

Eventyr Subdivision Number 3

Exception to borough code 20.30.170 block length, 20.31030 Street Layout  
and 20.30.230 Double Frontage

Asking exception not to extend Teresa Street from Colonial Drive to Lawton Drive.

The block has yet to be split North to South or East to West.

Plats 83-149 and 86-75 had the opportunity to dedicate right of way and did not.

Teresa Street to the North is undeveloped and un-used by the public.  
Teresa Street to the North is blocked by a structure.

Development trends within the block of concern is larger city parcels.

Two parcels remain original government lots.

Plat 2016-89 recently combined lots within block of concern to create a larger parcel.

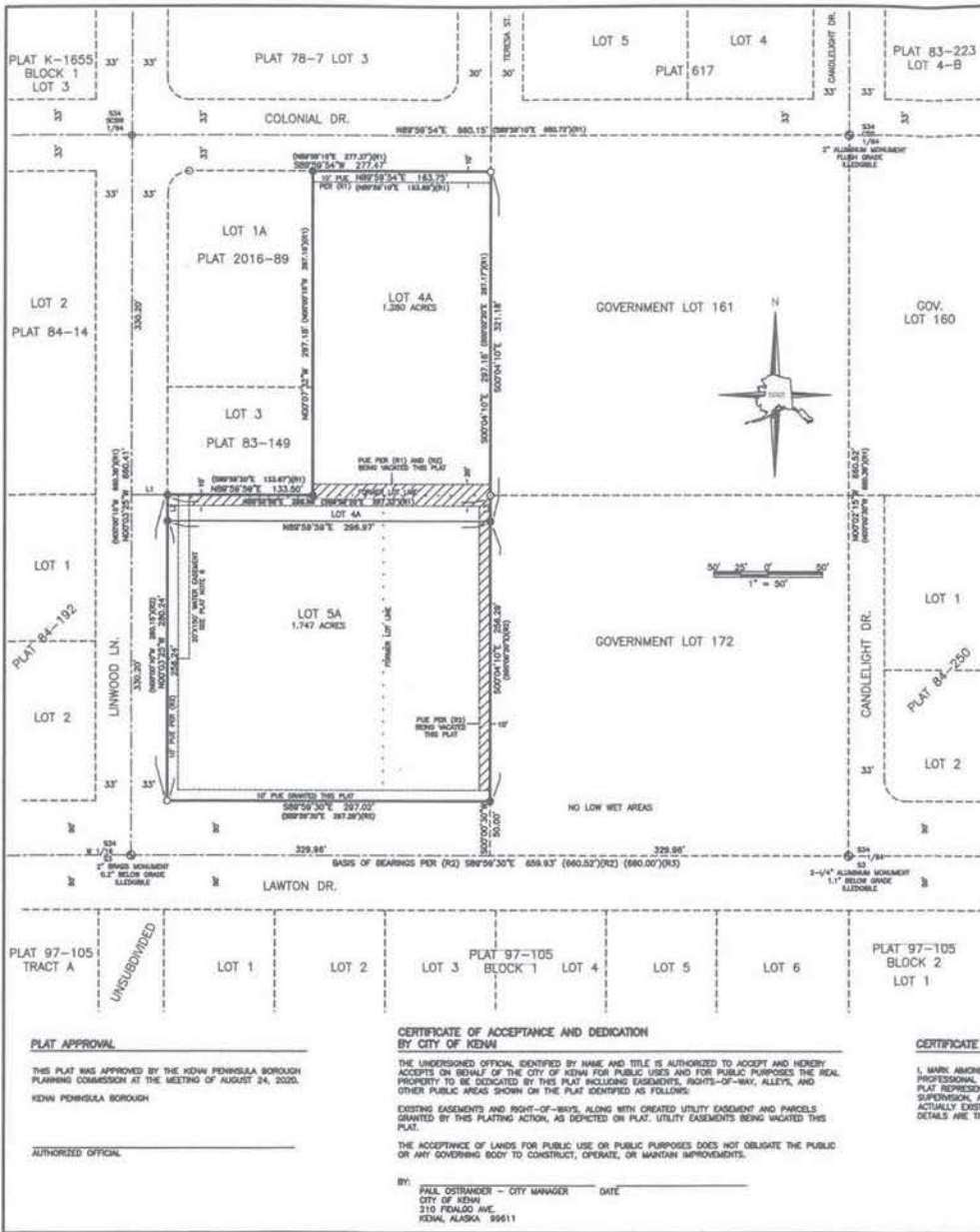
Owner of Lots 5 and 6 Eventyr Subdivision No.2 chooses to create one larger lot.

Most of the middle block or 330 break roads are not constructed or dedicated in full in the neighborhood. Examples being Teresa Street, broken portions of Copper Lane, and Shelikof.

Right of way dedication would encroach close to the current structures on Lots 4 and Lot 6.

Building patterns within the Block are larger houses with larger yards. Not planned or intended for future development.





- NOTES**
1. THIS PLAT IS SUBJECT TO CITY OF KENAI ZONING REGULATIONS.
  2. FURTHER DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  3. 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.
  4. FORMER LOT 4, PLAT 83-148, IS SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS, INCLUDING RIGHT OF WAY AND EASEMENTS AS CONTAINED IN THE ALASKA NATIVE CLAIMS SETTLEMENT ACT, DATED DECEMBER 18, 1971, U.S. PUBLIC LAW 92-203, 85 STAT. 884, U.S.C. 1801 ET SEQ.
  5. PORTION OF THIS SUBDIVISION IS SUBJECT TO A PROGRESS AND EGRESS EASEMENT, RECORDED MAY 15, 2006, SERIAL NO. 2006-004622-0, KENAI RECORDING DISTRICT.
  6. PORTION OF THIS SUBDIVISION IS SUBJECT TO A PROGRESS AND EGRESS AND WATER UTILITY EASEMENT, RECORDED OCTOBER 19, 2006, SERIAL NO. 2006-011437-0, KENAI RECORDING DISTRICT.
  7. EXCEPTION TO AFD CODE 20.30.170-BLOCK LENGTH, 20.30.030-PROPOSED STREET LAYOUT AND 20.30.230 DOUBLE FRONTAGE WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE AUGUST 10, 2020 MEETING.
  8. UTILITY EASEMENTS THAT ARE BEING VACATED THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF AUGUST 2020.
  9. WASTEWATER SEWERAL, THE PARCEL SUBDIVISIONS FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON NOVEMBER 1, 1982 AND MARCH 13, 1984. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**NOTARY ACKNOWLEDGEMENT**

FOR: MOLLY E. HANNIGAN  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

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

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

**NOTARY ACKNOWLEDGEMENT**

FOR: CHRISTOPHER ETHERIDGE  
 ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

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

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

- LEGEND**
- ⊙ FOUND PRIMARY MONUMENT AS REFERENCED
  - FOUND 5/8" REBAR
  - FOUND MAGNETIC NAIL AT SURFACE
  - SET PROPERTY CORNER
  - 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
  - STAMPED EDGE SURVEY LS-13022 2020
  - ▨ UTILITY EASEMENT BEING VACATED THIS PLAT
  - SUBDIVISION BOUNDARY
  - ADJACENT LOT LINE
  - ADJACENT PROPERTY LINE
  - CENTERLINE
  - EASEMENT
  - FORMER LOT LINE
  - (R1) RECORD DATA, SEE REFERENCE
  - PUE PUBLIC UTILITY EASEMENT

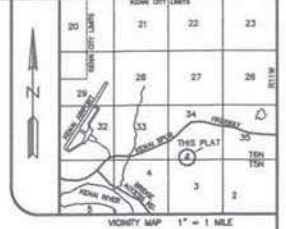
- REFERENCES**
- (R1) PLAT NO. 83-148, EVENTRY SUBDIVISION, KENAI RECORDING DISTRICT
  - (R2) PLAT NO. 86-75, EVENTRY SUBDIVISION NO.2, KENAI RECORDING DISTRICT
  - (R3) PLAT NO. 93-105, FIVE IRON HEIGHTS SUBDIVISION, KENAI RECORDING DISTRICT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°56'30"E	33.00'
L2	S00°03'20"E	24.00'
L3	S90°54'10"E	24.00'

**CERTIFICATE OF SURVEYOR**

I, MARK ANICHETTI 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.



**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 OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MOLLY E. HANNIGAN  
 108 LINWOOD LANE  
 KENAI, ALASKA 99611

CHRISTOPHER ETHERIDGE  
 PO BOX 1406  
 KENAI, ALASKA 99611

KPB FILE No. 2020-

**EVENTRY SUBDIVISION NUMBER 3**

A SUBDIVISION OF  
 LOTS 4 EVENTRY SUBDIVISION  
 PLAT 83-148  
 AND  
 LOTS 5 AND 6  
 EVENTRY SUBDIVISION NO. 2  
 PLAT 86-75  
 KENAI RECORDING DISTRICT

OWNERS:  
 MOLLY E. HANNIGAN  
 108 LINWOOD LANE  
 KENAI, ALASKA 99611  
 AND  
 CHRISTOPHER ETHERIDGE  
 PO BOX 1406  
 KENAI, ALASKA 99611

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

CONTAINING 3.027 ACRES

**EDGE**  
 SURVEY AND DESIGN, LLC  
 12501 52.0 ROAD, S.F. PACIFIC, AK 99519  
 Phone (907) 544-9300 Fax (907) 544-7794  
 NECL# 1362

DRAWN BY: DATE: PROJECT:  
 JT 6/16/2020 20-037  
 CHECKED BY: SCALE: SHEET:  
 MA 1" = 50' 1 OF 1

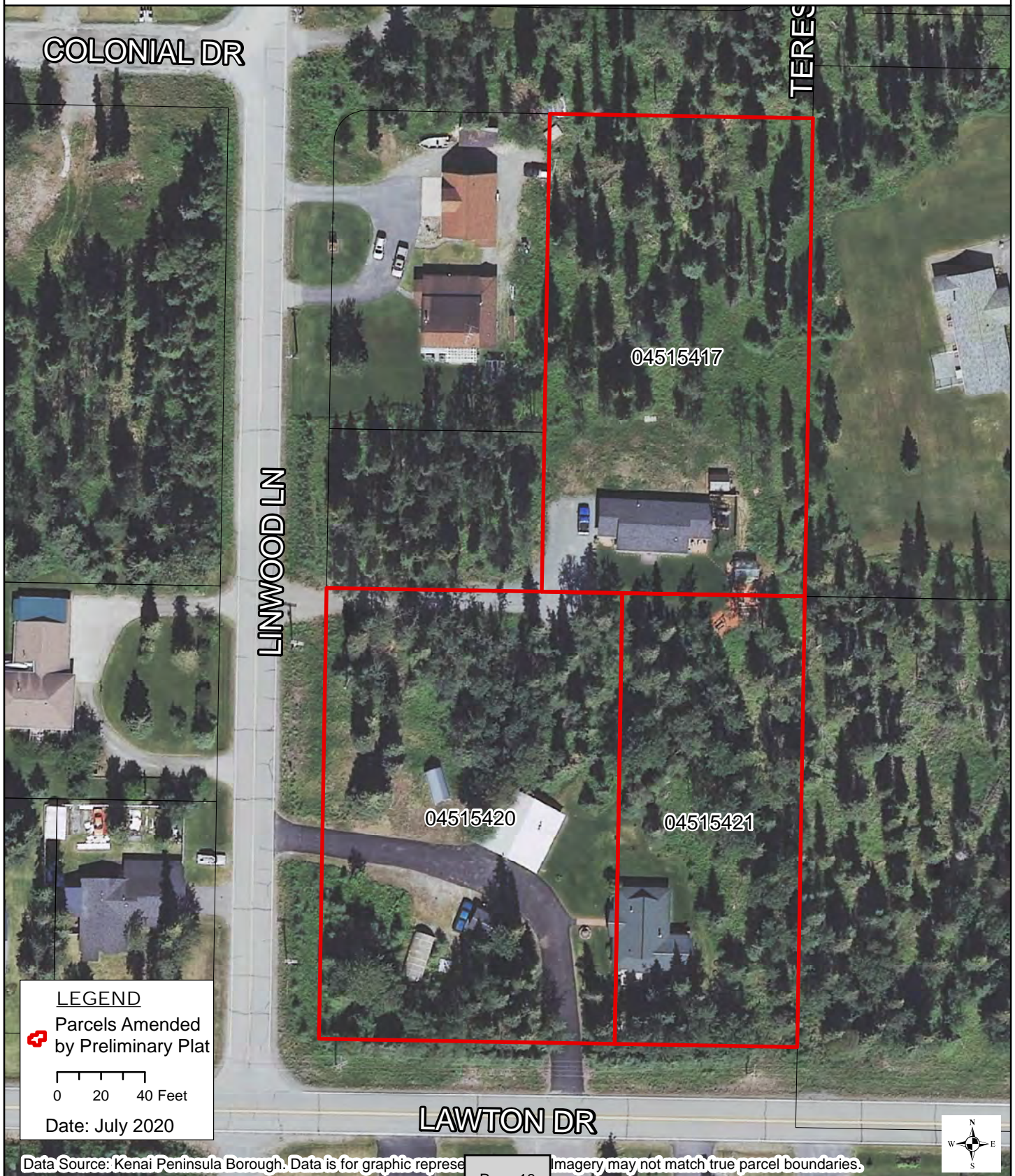
PRELIMINARY PLAT





# Aerial Map Preliminary Plat: Eventyr Subdivision No. 3

Parcels 04515417, 04515420, and 04515421  
108 Linwood Lane, 104 Linwood Lane, 1303 Lawton Drive  
Lot 4, Eventyr Subdivision, Lots 5 and 6 Eventyr Subdivision No. 2



**LEGEND**  
Parcels Amended  
by Preliminary Plat

0 20 40 Feet

Date: July 2020



**File Attachments for Item:**

City Council



## Kenai City Council - Regular Meeting

July 01, 2020 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

**\*Telephonic/Virtual Information on Page 5\***

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

### Action Agenda

#### A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda (*Public comment limited to three (3) minutes) per speaker; thirty (30) minutes aggregated*)

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

#### B. SCHEDULED PUBLIC COMMENTS

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

1. **Dan Sterchi** - Evergreen Street Hotel Remodel.

#### C. UNSCHEDULED PUBLIC COMMENTS

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

#### D. PUBLIC HEARINGS

1. **POSTPONED TO 08/19/2020. Ordinance No. 3127-2020** - Repealing and Replacing Kenai Municipal Code Title 6 - Elections to Provide Clarity, Process Improvements, and Increase Voter Accessibility through Vote By Mail Elections. (Council Member Peterkin) [**Clerk's Note:** *At the June 3 Meeting, this item was Postponed to this Council Meeting. A Motion to Adopt is On the Floor.*]
2. **ENACTED UNANIMOUSLY. Ordinance No. 3136-2020** - Increasing Estimated Revenues and Appropriations in the General and the Public Safety Capital Project Funds and Authorizing the Sole Source Purchase and Installation of Updated Radio Consoles for the City of Kenai Dispatch Center. (Administration)
3. **ENACTED AS AMENDED. Ordinance No. 3137-2020** - Increasing Estimated Revenues and Appropriations in the General and Municipal Roadway Improvements Capital Project Funds to Provide Matching Funds to the State of Alaska Department of Transportation and Public Facilities to Construct a Pedestrian Path From the Kenai Spur Highway to Beaver

Loop Along Bridge Access Road Utilizing Restricted General Fund, Fund Balance. (Administration)

4. **ENACTED UNANIMOUSLY. Ordinance No. 3138-2020** - Increasing Fiscal Year 2020's Estimated Revenues and Appropriations in the Airport Land Sale Permanent Fund to Transfer Earnings in Excess of Budgeted Amounts to the City's Airport Fund. (Administration)
5. **ENACTED UNANIMOUSLY. Ordinance No. 3139-2020** - Increasing Estimated Revenues and Appropriations in the COVID-19 CARES Act Recovery Fund for a Federal CARES Act Grant Passed through the State of Alaska Department of Public Safety for Overtime and Direct Expenditures of the Police, Fire, and Communications Departments of the City from March 16, 2020 through May 17, 2020. (Administration)
6. **ENACTED UNANIMOUSLY AS AMENDED. Ordinance No. 3140-2020** - Increasing Estimated Revenues and Appropriations in the Personal Use Fishery Special Revenue Fund to Provide Supplemental Funding for Additional Portable Restrooms and to Award a Contract to Provide Dumpsters, Portable Restrooms and Portable Hand Wash Stations for the 2020 Kenai River Personal Use Fishery. (Administration)
  - **Substitute Ordinance No. 3140-2020**
7. **ENACTED UNANIMOUSLY. Ordinance No. 3141-2020** - Increasing Estimated Revenues and Appropriations in the General Fund, Visitor Center Department and Authorizing Amendment to the Facility Management Agreement with the Kenai Chamber of Commerce and Visitor Center, Inc., for the Operation and Management of the Kenai Visitor and Cultural Center. (Administration)
8. **ENACTED UNANIMOUSLY AS AMENDED. Ordinance No. 3143-2020** - Increasing General Fund Estimated Revenues and Appropriations by \$34,216 in the General Fund, Parks, Recreation and Beautification Department for an Increase of a Grant from the United States Environmental Protection Agency Passed through the State of Alaska Department of Environmental Conservation for Bacteria Level Monitoring on the City's Beaches from July 1, 2020 through March 1, 2021. (Administration)
9. **ADOPTED UNANIMOUSLY. Resolution No. 2020-51** - Approving a Lease Renewal of Airport Reserve Lands Between the City of Kenai and CPD Alaska, LLC, for Lot 4, Block 1, FBO Subdivision. (Administration)
10. **ADOPTED UNANIMOUSLY. Resolution No. 2020-52** - Approving the Use of the Fleet Replacement Fund for the Purchase of Two Fire Department Utility Trucks Utilizing the State of Alaska Equipment Fleet Contract. (Administration)
11. **ADOPTED UNANIMOUSLY. Resolution No. 2020-53** - Renaming Pelchy Drive to Pelch Drive. (Administration)
12. **ADOPTED UNANIMOUSLY AS AMENDED. Resolution No. 2020-54** - Amending the City's Grant Disbursement Program for Small Businesses and Non-Profit Organizations Utilizing Funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act. (Administration)

13. **ADOPTED UNANIMOUSLY. Resolution No. 2020-55** - Approving Rent Relief Measures for Kenai Municipal Airport Concessionaires During Mandatory Closures Caused by the COVID-19 Public Health Emergency. (Administration)
14. **ADOPTED UNANIMOUSLY AS AMENDED. Resolution No. 2020-56** - Approving a Grant Disbursement Program for Individual Assistance Utilizing Funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act. (Administration)
15. **ADOPTED UNANIMOUSLY AS AMENDED. Resolution No. 2020-57** - Authorizing the Award of a Construction Agreement for the Peninsula Avenue Bluff Erosion Repair Project. (Administration)
16. **ADOPTED UNANIMOUSLY AS AMENDED. Resolution No. 2020-58**- Authorizing the Award of a Construction Agreement for the Kenai Beach Vault Restrooms Project. (Administration)
17. **ADOPTED UNANIMOUSLY. Resolution No. 2020-59** - Requesting the State of Alaska Department of Transportation and Public Facilities Warranty and Maintain Responsibility for Beaver Loop Road Improvements for a Reasonable time After the City Begins Maintenance Activities. (Council Member Knackstedt)

**E. MINUTES**

1. **APPROVED BY THE CONSENT AGENDA.** \*Regular Meeting of June 3, 2020. (City Clerk)
2. **APPROVED BY THE CONSENT AGENDA.** \*Regular Meeting of June 17, 2020. (City Clerk)
3. **APPROVED BY THE CONSENT AGENDA.** \*Work Session of June 18, 2020. (City Clerk)

**F. UNFINISHED BUSINESS**

1. **POSTPONED TO 08/19/2020. Ordinance No. 3128-2020** - Amending Kenai Municipal Code Section 1.85.040 – Records Public, To Provide For A Record Retention Length. (City Clerk) [*Clerk's Note: At the June 3 Meeting, this item was Postponed to this Council Meeting. A Motion to Adopt is On the Floor.*]

**G. NEW BUSINESS**

1. **APPROVED BY THE CONSENT AGENDA. \*Action/Approval** - Bills to be Ratified. (Administration)
2. **APPROVED BY THE CONSENT AGENDA. \*Action/Approval** - Purchase Orders Over \$15,000. (Administration)
3. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 07/15/20. \*Ordinance No. 3144-2020** - Amending the Official Kenai Zoning Map by Rezoning Tracts 1 and 2, Holland Spur Highway Subdivision from Rural Residential (RR) to General Commercial (GC). (Elizabeth Appleby)

4. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 07/15/20.**  
**\*Ordinance No. 3145-2020** - Waiving a Provision of Kenai Municipal Code 23.40.030 – Annual Leave, to Remove the Requirement that Employees Use a Minimum Amount of Leave for Calendar Year 2020. (Legal)
5. **APPROVED BY THE CONSENT AGENDA. \*Action/Approval** - Special Use Permit to Alaska Air Fuel for Aircraft Loading and Parking. (Administration)
6. **APPROVED. Action/Agenda** - Approving Official's Bond Amounts for City Manager, City Clerk, and Finance Director. (Administration)
7. **Discussion** - City Response to COVID-19. (Administration)

**H. COMMISSION / COMMITTEE REPORTS**

1. Council on Aging
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. Beautification Committee
7. Mini-Grant Steering Committee

**I. REPORT OF THE MAYOR**

**J. ADMINISTRATION REPORTS**

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

**K. ADDITIONAL PUBLIC COMMENT**

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

**L. EXECUTIVE SESSION**

1. Plan for Utilizing Resiliency Funding, Pursuant to AS 44.32.310(c)(1)(3) a Matter of Which the Immediate Knowledge May have an Adverse Effect Upon the Finances of the City, and a Matter by Which Law, Municipal Charter, or Ordinance are Required to be Confidential. (Administration)

**M. PENDING ITEMS**

1. **Ordinance No. 3133-2020 (Substitute)** - Increasing Estimated Revenues and Appropriations in the Airport Special Revenue Fund, Authorizing a Budget Transfer in the Airport Terminal Improvement Capital Project Fund and Appropriating FY2020 Budgeted Funds in the Airport Master Plan Capital Project, Airport Snow Removal Equipment and Airport Operations Facility Improvement Capital Project Funds for Heating, Ventilation and Air Conditioning (HVAC) Improvement to the Airport Operations Facility and Replacement of the Airport's Wide Area Mower. (Administration) **[Clerk's Note: At the June 17 meeting this item was postponed to the July 15 meeting.]**

**N. ADJOURNMENT**

**O. INFORMATION ITEMS**

1. Purchase Orders Between \$2,500 and \$15,000.
2. Mayoral Letter of Support for CIRCAC's Recertification

*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's Office at 907-283-8231.*

**Join Zoom Meeting**

<https://us02web.zoom.us/j/85741561637>

**Meeting ID:** 857 4156 1637 **Password:** 320827

OR

**Dial in:** (253) 215-8782 or (301) 715-8592

**Meeting ID:** 857 4156 1637 **Password:** 320827

**File Attachments for Item:**

2. Kenai Peninsula Borough



# Plat Committee Action Agenda

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

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

*Paulette Bokenko-Carluccio – City of Seldovia • Cindy Ecklund – City of Seward*

*Robert Ruffner – Kasilof/Clam Gulch • Paul Whitney – City of Soldotna*

*Alternate: Franco Venuti – City of Homer*

**June 22, 2020**

**5:30 p.m.**

Due to the current COVID-19 pandemic and CDC guidelines, the meeting will not be physically open to the public. The meeting will be held through Zoom. The Planning Commission and staff members will be attending via teleconferencing. The public will be able to listen or participate. To join the meeting from a computer visit <https://zoom.us/j/2084259541>. To attend the Zoom meeting by telephone call toll free **1-888-788-0099** or **1-877-853-5247**. When calling in you will need the Meeting ID **208 425 9541**. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the Meeting ID, and your participant number. Detailed instructions will be posted on the Planning Commission's webpage prior to the meeting. <https://www.kpb.us/planning-dept/planning-commission>.

The hearing procedure for the Plat Committee public hearings are as follows:

- 1) Staff will present a report and staff recommendations 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
- 4) After testimony is completed, the Plat Committee may follow with questions. A person may only testify once on an issue unless questioned by the Plat Committee.
- 5) Staff may respond to any testimony given and the Committee 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 Committee 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 AGENDA, EXCUSED ABSENCES, AND MINUTES**

1. Agenda
2. Member/Alternate Excused Absences
3. Minutes
  - a. May 26, 2020 Plat Committee Meeting

**Motion to approve the agenda, excused absences, and minutes passed by unanimous consent.**



**D. PUBLIC COMMENT**

(Items other than those appearing on the agenda or not scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made.)

**E. SUBDIVISION PLAT PUBLIC HEARINGS**

1. Fair Wind Subdivision 2020  
KPB File: 2020-045 [Geovera / Garay]  
Location: Off Sibson Dr. & East End Rd., Fritz Creek  
Kachemak Bay APC

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by unanimous consent.**

2. Nedosik 1998 Tract C Jack Hamilton Replat No. 2  
KPB File: 2020-051; [Geovera / Crow]  
Location: Off Nedosik Rd. & Skyline Dr.  
City of Homer

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by unanimous vote. 4 Yes, 0 No**

**Motion to grant approval to exception request to KPB 20.30.240 – Removal of the 20 ft. building setback note per HM 87-22 passed by unanimous vote. 4 Yes, 0 No**

3. Ridgewood Estates Subdivision Unit 2 Tract 5-A 2020 Replat  
KPB File: 2020-047; [Seabright / Faber]  
Location: Off Bidarki Drive & Bridger Rd.; Diamond Ridge  
Kachemak Bay APC

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by unanimous vote. 4 Yes, 0 No**

**Motion to grant approval to exception request to KPB 20.30.170-Block length passed by unanimous vote 4 Yes, 0, No**

4. Dustin Subdivision Lopeman Addition  
KPB File: 2020-050; [Edge / Lopeman]  
Location: Off Straight in Trail REM SW & Reno St.; Ninilchik

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by unanimous consent.**

5. Cowan McFarland Subdivision Stirman Replat  
KPB File: 2020-053; [Edge / Stirman]  
Location: Off Owen St. & McFarland Rd.  
Funny River APC

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by unanimous consent.**

6. Barbara Heights 2020  
KPB File: 2020-052; [Ability / Millard, Nelson, Johnson]  
Location: Off Nutbeem Rd.; Seldovia Village

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by unanimous vote. 4 Yes, 0 No**

**Motion to grant approval to exception request to KPB 20.60.200(F)-Survey and monumentation failed by unanimous vote. 4 No, 0 Yes**

7. Waterfront Resubdivision 2020 Replat  
KPB File: 2020-028; [Ability / D&D Business, LLC]  
Location: On Fulmor Ave. & Alder St.  
City of Seldovia

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by unanimous vote. 4 Yes, 0 No**

**Motion to grant approval to exception request to KPB 20.30.060(D)-Easement requirements, not requiring the front 10 ft. of the building setback being designated as a utility easement passed by unanimous vote. 4 Yes, 0 No**

**Motion to grant approval to exception request to KPB 20.30.120(A)-Street width requirements, to Fulmore Ave. & Alder St. passed by unanimous vote. 4 Yes, 0 No**

**Motion to grant approval to exception request to KPB 20.30.230-Lots, double frontage prohibited on lots less than 250' in depth to Lot 1A passed by unanimous vote. 4 yes, 0 No**

8. Aggregate Subdivision 2020 Replat  
KPB File: 2020-048; [McLane / North Star Paving & Construction Inc.]  
Location: Off Frontier Ave. & Kenai Spur Hwy.; Ridgeway

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by unanimous vote. 4 Yes, 0 No**

**Motion to grant approval to exception request to KPB 20.30.030-Proposed street layout requirements for Knight Dr., Abor St. & Tyee St. and to KPB 20.30.170-Block length passed by unanimous vote. 4 Yes, 0 No**

9. Dan Lee Subdivision No. 4  
KPB File: 2020-044; [Segesser / Johnson]  
Location: Off Trader John St. & Holt Lamplight Rd.; Nikiski

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by unanimous vote. 4 Yes, 0 No**

**Motion to grant approve to exception request to KPB 20.30.030-Proposed street layout & KPB 20.30.170-Block length passed by unanimous vote. 4 Yes, 0 No**

- 10. Right of Way Acquisition Sterling Hwy. MP 46-60 Sunrise to Skilak Lake Road Reconstruction  
KPB File: 2020-054; [SOA DOT&PF / SOA]  
Location: Mile Post 45 to 60 Sterling Hwy.  
Cooper Landing APC

**Motion to grant preliminary approval based on staff recommendations and compliance with borough code passed by majority vote. 3 Yes, 1 No**

- F. FINAL SUBDIVISION PLAT PUBLIC HEARING - None**
- G. OTHER / NEW BUSINESS**
- H. MISCELLANEOUS INFORMATION – NO ACTION REQUIRED**
- I. ADJOURNMENT**

**NEXT REGULARLY SCHEDULED MEETING**

July 13, 2020                      Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building  
5:30 P.M.                              144 N. Binkley St.  
Soldotna, Alaska 99669

**CONTACT INFORMATION**

**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215 (toll free within the Borough 1-800-478-4441, extension 2215)

Fax: 907-714-2378

e-mail address: [planning@kpb.us](mailto:planning@kpb.us)

website: <http://www.kpb.us/planning-dept/planning-home>

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.

**File Attachments for Item:**

Planning and Zoning Midmonth Report to City Council – May 2020

## MEMORANDUM

**TO:** Paul Ostrander, City Manager  
**FROM:** Elizabeth Appleby, City Planner  
**DATE:** June 9, 2020  
**SUBJECT:** **Planning and Zoning May 2020 Report**

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### Planning and Zoning Commission Agenda Items and Resolutions

- Resolution PZ2020-04 - Application for the rezoning of an approximately 10.6 acre parcel, described as a portion of the S1/2 SE1/4 SW 1/4, lying North of K-Beach Road, Section 17, T5N, R11W, excepting therefrom VIP Country Estates Subdivision Part 5 from Rural Residential (RR) to Limited Commercial (LC). The application was submitted by the majority property owners, Rick and Connie Vann, P.O. Box 561, Kasilof, AK 99610.
- Resolution PZ2020-07 - Preliminary Subdivision Plat of Beaver Loop Acres, Addition No. 2. The plat was submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99660, on behalf of Beaver Loop Sand and Gravel, LLC, P.O. Box 1290, Kenai, AK 99611 and the Estate of Patrick Doyle and Mary Doyle, 2243 Beaver Loop Rd., Kenai, AK 99611.
- Resolution PZ2020-10 - Preliminary Subdivision Plat of Baron Park 2020 Replat, submitted by Segesser Surveys, 30485 Rosland St., Soldotna AK 99669, on behalf of City of Kenai, 210 Fidalgo Ave., Kenai, AK 99611.
- Resolution PZ2020-11 - Application for a Conditional Use of a Six-Plex for Senior Housing, on an approximately 1.215 acre parcel, described as Lot 1, Kenai Meadows, and located at 2392 Redoubt Avenue. The application was submitted by Kenai Peninsula Housing Initiatives, Inc., P.O. Box 1869, Homer, AK 99603.
- Resolution PZ2020-12 - Application for a Variance of Kenai Municipal Code 14.14.020 - Maximum Lot Coverage, on an approximately 1.215 acre parcel, described as Lot 1, Kenai Meadows, and located at 2392 Redoubt Avenue. The application was submitted by Kenai Peninsula Housing Initiatives, Inc., P.O. Box 1869, Homer, AK 99603.
- Resolution PZ2020-14 - Preliminary Subdivision Plat of Newton-Segura Subdivision, submitted by Segesser Surveys, 30485 Rosland St., Soldotna AK 99669, on behalf of Frank D. and Marilyn K. Newton, 260 Juliussen St., Kenai, AK 99611 and Peggy A. Segura, 270 Juliussen St., Kenai, AK 99611.

### Building Permit and Site Plan Reviews

Planning and Zoning staff reviews all Building Permits for compliance with the zoning code. The Department conducted 6 Building Permit application reviews in May 2020.

### Code Enforcement

2 cases were opened in May 2020 for Garbage.

1 case was opened in May 2020 for Debris and Junk.

### Lands

- Non-standard lease conversion to State of Alaska, Division of Forestry approved by City Council at their 5/20/20 meeting.
- Lease assignment to E&E Foods approved by City Council at their 5/20/20 meeting.
- Special Use Permit approved to Axtel Enterprises approved at their 5/20/20 meeting.
- Special Use Permit approved to Weaver Brothers approved at their 5/20/20 meeting.
- Pending: one special use permit application, three lease renewal applications, one development incentives application, and one new lease application.
- Annual and Five-Year Interval lease rate changes will occur in July 2020.



**File Attachments for Item:**

2. Building Permit Report – Second Quarter 2020

## *CITY OF KENAI BUILDING PERMITS -- 2nd Quarter 2020*

<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>
B5495	5/4/2020		Joshua & Rebecca Schultz	375 Dolchok	L7, B4 Basin View Sub.	#Single Family Dwelling	\$528,000	R
B5496	5/6/2020		Ross and Angela Harding	1535 Angler Drive	L29, B1 Anglers Acres Subdivision	#176 Addition	\$21,000	R
B5497	5/15/2020		Patrick & Leslie Cooper	565 Devray St.	Tr. C, Strawberry Fields Forever Addn. #2	#2112 Sqf Addition	\$258,600	C
B5498	5/20/2020		Shawn T & Maureen Brown	1323 Barabara Drive	L1, Wild Rose Subdivision	#800 sqf Garage Addition	\$38,300	R
B5499	5/20/2020		Brian Scow - Markham - Scow Ventures, LLC	14863 Kenai Spur Hwy	B3, Radar Sub.	#1200 Storage Building	\$57,960	C
B5500	5/28/2020		Hall Building, LLC	2280 Royal Street	L1 Waterfront Estates	#Includes a 3600 sfq detached garage	\$633,000	R
B5501	6/1/2020		Kenai Peninsula Housing Initiative	2392 Redoubt Ave	L1	#Approval with stipulations	\$800,000	C
B5502	6/5/2020		Brian Johnson	1100 First Street	L1, B9	#672 sf garage addition	\$32,500	R
B5503	6/1/2020		Fred Perez	204 Birch Street	L2 White Birch Subdivision	#440 sf Addition	\$54,000	R



<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>
B5504	6/9/2020		Jeff Olson	520 Ash Ave	L1, BJ Woodland Subdivision	#Modify garage roof from a flat roof to a pitched roof	\$16,500	R
B5505	6/8/2020		Kenaitze Indian Tribe	1001 Mission Ave	L1, Toyon Subdivision	#Change of Occupancy from R-2 to Business	\$700,000	C
B5506	6/18/2020		Bryan R. Lowe	1517 Pey Drive	L14 Shoreline Heights Subdivision	#Two Family Dwelling	\$472,000	R
B5507	6/18/2020		Thomas Donaghe	1335 Chinook Drive	L21 Oberts Pillars	#Single Family Residence	\$850,000	R