



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

October 27, 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 October 13, 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 No. PZ2021-37** - Recommending That Steven Oberts Subdivision No. 1 Attached Hereto Be Approved.

F. PUBLIC HEARINGS

1. **Resolution No. PZ2021-39** - Recommending the Council of the City of Kenai Approve and Adopt the City of Kenai Land Management Plan.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. **Action/Approval** - Recommendation for Resolution No. 2021-XX – Approving the Execution of a Lease to Integrated Account Management, Inc. on Lot 3, Block 3, Cook Inlet Industrial Air Park 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. Ordinance No. 3243-2021

M. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. November 10, 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/83366606337>

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

Meeting ID: 833 6660 6337 **Passcode:** 077127

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 13, 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, D. Fikes, A. Douthit, G. Woodard, G. Greenberg,
A. Douthit

Commissioners absent: J. Halstead, R. Springer

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

A quorum was present.

3. Agenda Approval

MOTION:

Commissioner Greenberg **MOVED** to approve the agenda as written and Commissioner Woodard **SECONDED** the motion. There were no objections; **SO ORDERED**.

4. Consent Agenda

MOTION:

Commissioner Greenberg **MOVED** to approve the consent agenda and Commissioner Woodard **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 September 8, 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 – None.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS

1. **Action/Approval** - Approving the Execution of a Lease to Schilling Rentals for General Aviation Apron Sub No. 1 Amended Lot 2, Block 3.

MOTION:

Commissioner Douthit **MOVED** to recommend approval of the execution of a lease to Schilling Rentals, LLC for General Aviation Apron Sub No. 1 Amended Lot 2, Block 3. Commissioner Greenberg **SECONDED** the motion.

Planning Director Foster noted the draft Council resolution in the packet for a 45-year lease to Schilling Rentals, LLC terminating on June 30, 2022. Their application proposes to remodel and expand existing hangars, and includes upgrading the parking apron and pad. The value of the upgrades is estimated at \$1.5 million, and the activities noted is a medivac service location. He noted that the 30-day advertising period for competing leases required by KMC 21.10.60 closes on October 16th, and to date there has been no other applications received. He stated that per the Airport Land Use Plan, this use is well-suited for airport light industrial zoning and would be a great fit for the Airport Reserve.

Chair Twait passed the gavel to Vice Chair Fikes, and disclosed that he is a contractor working at this site but his work is not affected by this lease, and he has no financial gain or personal interest in this or anything else pertaining to this. Vice Chair Fikes noted that she does not see a conflict of interest and returned the gavel to Chair Twait.

Clarification was provided that if there are no completing lease applications by the October 16th closing date, then this application will move forward.

VOTE:

YEA: Woodard, Greenberg, Douthit, Fikes, Twait

NAY:

MOTION PASSED UNANIMOUSLY.

2. **Action/Approval** - Approving Amendment to Kenai Municipal Code Section 14.05.025 to Provide for Remote Electronic Participation.

MOTION:

Commissioner Douthit **MOVED** to recommend approval of an amendment to Kenai Municipal Code Section 14.05.025 to provide for remote electronic participation. Commissioner Woodard **SECONDED** the motion.

Planning Director Foster noted the draft Council ordinance in the packet to amend the Planning and Zoning Commission code by changing remote participation from telephonic to electronic. During the COVID-19 emergency declaration, videoconferencing technology was utilized by the commission and provided a better remote participation experience for both the public and commissioners, and this amendment will allow videoconferencing by commissioners to continue.

VOTE:

YEA: Greenberg, Douthit, Fikes, Twait, Woodard
NAY:

MOTION PASSED UNANIMOUSLY.

I. **PENDING ITEMS** – None.

J. **REPORTS**

1. **City Council** – Council Member Glendening discussed the Land Management Plan joint work session from October 11, 2021, thanked Commissioner Greenberg for his help developing graphics, and noted that we need to look at how it fits within the Comprehensive Plan. He also reported on the actions from the September 15 and October 6, 2021 City Council meetings.
2. **Borough Planning** – Vice Chair Fikes reported on the actions from the October 11th, 2021 Borough Planning meeting.
3. **City Administration** – Planning Director Foster reported on the following:
 - The next Planning & Zoning Commission meeting will include an application for lease renewal, a plat, and the draft Land Management Plan discussion;
 - The November 10, 2021 meeting will include applications for two CUPs, and noted that the CUP code amendment passed by Ordinance No. 3243-2021 will be in effect at that time;
 - The second meeting in November is traditionally cancelled due to proximity to the Thanksgiving holiday, and asked the Commission to consider that this year.

K. **ADDITIONAL PUBLIC COMMENT**

Council Member Glendening noted that he sees an opportunity for training, including how to use the interactive map developed by Commissioner Greenberg. He encouraged the Commission to consider the Land Management plan from the perspective of Planning & Zoning and land use. He also noted that he would like to see additional commissioner trainings on developing findings as well as possible future amendments to the CUP process in order to avoid future Board of Adjustment meetings.

L. INFORMATIONAL ITEMS

1. CUP Code Violation Letter - 1005 Angler Dr.
2. CUP Code Violation Letter - 1025 Angler Dr.
3. CUP Code Violation Letter - 701 N. Forest Dr.

Director Foster noted that intent of these letters is to provide the CUP holder the opportunity to rectify the violation, and the Planning Department is continuing to work with each of these property owners on the violations.

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. October 27, 2021

N. COMMISSION COMMENTS & QUESTIONS

Commissioner Woodard commended Commissioner Douthit on his election run, and thanked Commissioner Greenberg for his impressive mapping program.

Commissioner Douthit noted that he is glad to see the CUP process moving forward, and there is opportunity to make changes in the future.

Commissioner Greenberg recognized the work of City staff on the interactive mapping program.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:53 p.m.

Minutes prepared and submitted by:

Meghan Thibodeau
Deputy City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-37**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT STEVEN OBERTS SUBDIVISION NO. 1 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 Rural Residential (RR); and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, access to the proposed Tract is via Silver Salmon Drive, which is both a gravel and paved, City maintained road.; and

WHEREAS, City water and sewer lines are not available in this area. 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 Steven Oberts Subdivision No. 1 be approved subject to the following conditions:

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

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 27th day of October, 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: October 22, 2021
SUBJECT: PZ2021-37 – Preliminary Plat – Steven Oberts Subdivision No. 1

Applicant: LTO Limited Partnership
P. O. Box 458
Kenai, AK 99611

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

Requested Action: Preliminary Subdivision Plat – Steven Oberts Subdivision No. 1

Legal Description: T 5N R 10W SEC 7 SEWARD MERIDIAN KN THOSE PORTIONS OF NE1/4 SE1/4&SE1/4 NE1/4 OF SEC 7 & THAT PORTION OF NW1/4 SW1/4 OF SEC 8 ALL LYING SOUTH & EAST OF SILVER SALMON DR & WEST OF KENAI SPUR HWY EXCLUDING LEO T OBERTS SUB

Property Address: 3823 Kenai Spur Highway

KPB Parcel No: 04937012

Lot Size: Approximately 45.24 acres (approximately 1,970,000 square feet)

Existing Zoning: Rural Residential (RR)

Current Land Use: Vacant

Land Use Plan: Low Density Residential

GENERAL INFORMATION

McLane Consulting, Inc. submitted a preliminary plat on behalf of the property owners, LTO Limited Partnership. The plat affects the parcel described as T 5N R 10W SEC 7 SEWARD MERIDIAN KN THOSE PORTIONS OF NE1/4 SE1/4&SE1/4 NE1/4 OF SEC 7 & THAT PORTION OF NW1/4 SW1/4 OF SEC 8 ALL LYING SOUTH & EAST OF SILVER SALMON DR & WEST OF KENAI SPUR HWY EXCLUDING LEO T OBERTS SUB.

The proposed Steven Oberts Subdivision No. 1 will separate the low-lands off from some higher ground and create a more manageable parcel.

The subdivision will create a smaller tract to be described as Tract B, Steven Oberts Subdivision No. 1 and will be comprised of approximately 7.6 acres (approximately 331,000 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 October 22, 2021.

ANALYSIS

Access to the proposed Tract B, Steven Oberts Subdivision No. 1 is provided via Silver Salmon Drive, which is both a gravel and paved, City maintained road.

City water and sewer lines are not available in this area. Any future development will be serviced by private wells and onsite septic systems and an installation agreement is not 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 Steven Oberts Subdivision No. 1 subject to the following conditions:

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



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:	LTO Limited Partnership						
Mailing Address:	PO BOX 458	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	907-252-2895						
Email:							

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04937012					
Current City Zoning:	Rural Residential					
Use:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input type="checkbox"/> Commercial			
	<input type="checkbox"/> Other:					
Water:	<input checked="" type="checkbox"/> On Site	<input type="checkbox"/> City	<input type="checkbox"/> Community			
Sewer:	<input checked="" type="checkbox"/> On Site	<input type="checkbox"/> City	<input type="checkbox"/> Community			

PLAT INFORMATION

Preliminary Plat Name:	Steven Oberts Subdivision No. 1					
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:

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Comments:

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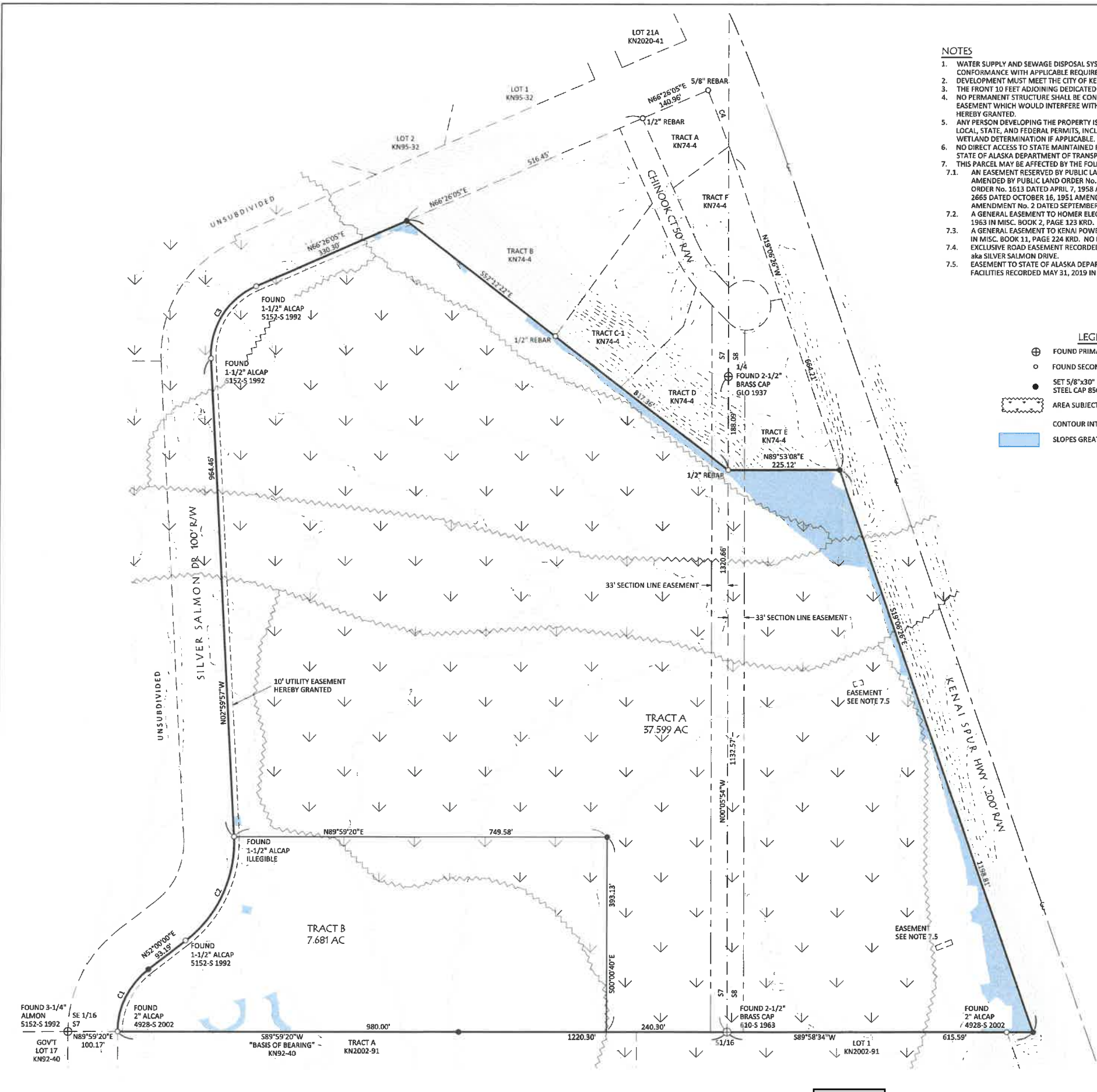
REQUIRED ATTACHMENTS

<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:	12/01/2021			
Print Name:	Steven Oberts	Title/Business:				





NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
3. THE FRONT 10 FEET ADJOINING DEDICATED RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT.
4. 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 HEREBY GRANTED.
5. 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.
6. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
7. THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
 - 7.1. AN 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.
 - 7.2. A GENERAL EASEMENT TO HOMER ELECTRIC ASSOCIATION RECORDED NOVEMBER 5, 1963 IN MISC. BOOK 2, PAGE 123 KRD. NO LOCATION DEFINED.
 - 7.3. A GENERAL EASEMENT TO KENAI POWER CORPORATION RECORDED DECEMBER 31, 1963 IN MISC. BOOK 31, PAGE 224 KRD. NO LOCATION DEFINED.
 - 7.4. EXCLUSIVE ROAD EASEMENT RECORDED AUGUST 13, 1992 IN BOOK 403, PAGE 953 KRD aka SILVER SALMON DRIVE.
 - 7.5. EASEMENT TO STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RECORDED MAY 31, 2019 IN DOCUMENT No. 2019-004446-0 KRD.

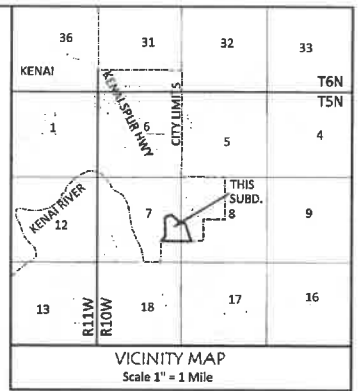
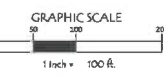
LEGEND

- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND SECONDARY MONUMENT AS DESCRIBED
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- ▭ AREA SUBJECT TO INUNDATION
- CONTOUR INTERVAL = 4'
- ▭ SLOPES GREATER THAN 20%

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	52°06'47"	158.14	144.74	77.81	N 25° 56' 37" E	139.81'
C2	54°59'57"	250.00	239.98	150.14	N 24° 30' 01" E	290.87'
C3	69°26'02"	150.00	181.78	103.93	N 31° 43' 04" E	170.86'
C4	3°00'14"	2764.79	144.95	72.49	N 20° 36' 32" W	144.93'

WASTEWATER DISPOSAL

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT LTO LIMITED PARTNERSHIP, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF LTO LIMITED PARTNERSHIP, 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.

STEVEN OBERTS, MEMBER MANAGER FOR LTO LIMITED PARTNERSHIP
PO BOX 458, KENAI, AK 99611

NOTARY'S ACKNOWLEDGEMENT

FOR: STEVEN OBERTS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

Plat #
Rec. Dist. _____
Date _____ 20____
Time _____



STEVEN OBERTS SUBDIVISION No.1
SUBDIVISION OF THE SE1/4 OF NE1/4 AND THE NE1/4 OF SE1/4 OF SECTION 7 AND THE NW1/4 OF SW1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, LYING WEST OF THE WESTERLY R/W OF KENAI SPUR HIGHWAY AND LYING SOUTH AND EAST OF SILVER SALMON DRIVE EXCEPTING LEO T. OBERTS SUBDIVISION AND REPLAT (KN74-4) AND ADOT PROPERTY RECORDED IN DOCUMENT No. 2019-004445-0 KRD.

LTO LIMITED PARTNERSHIP, OWNER
PO BOX 458
KENAI, AK 99611
45.281 AC. M/L SITUATED IN SECTION 7 & 8, TOWNSHIP 5 NORTH, RANGE 10 WEST, SEWARD MERIDIAN, CITY OF KENAI, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

PLAT APPROVAL

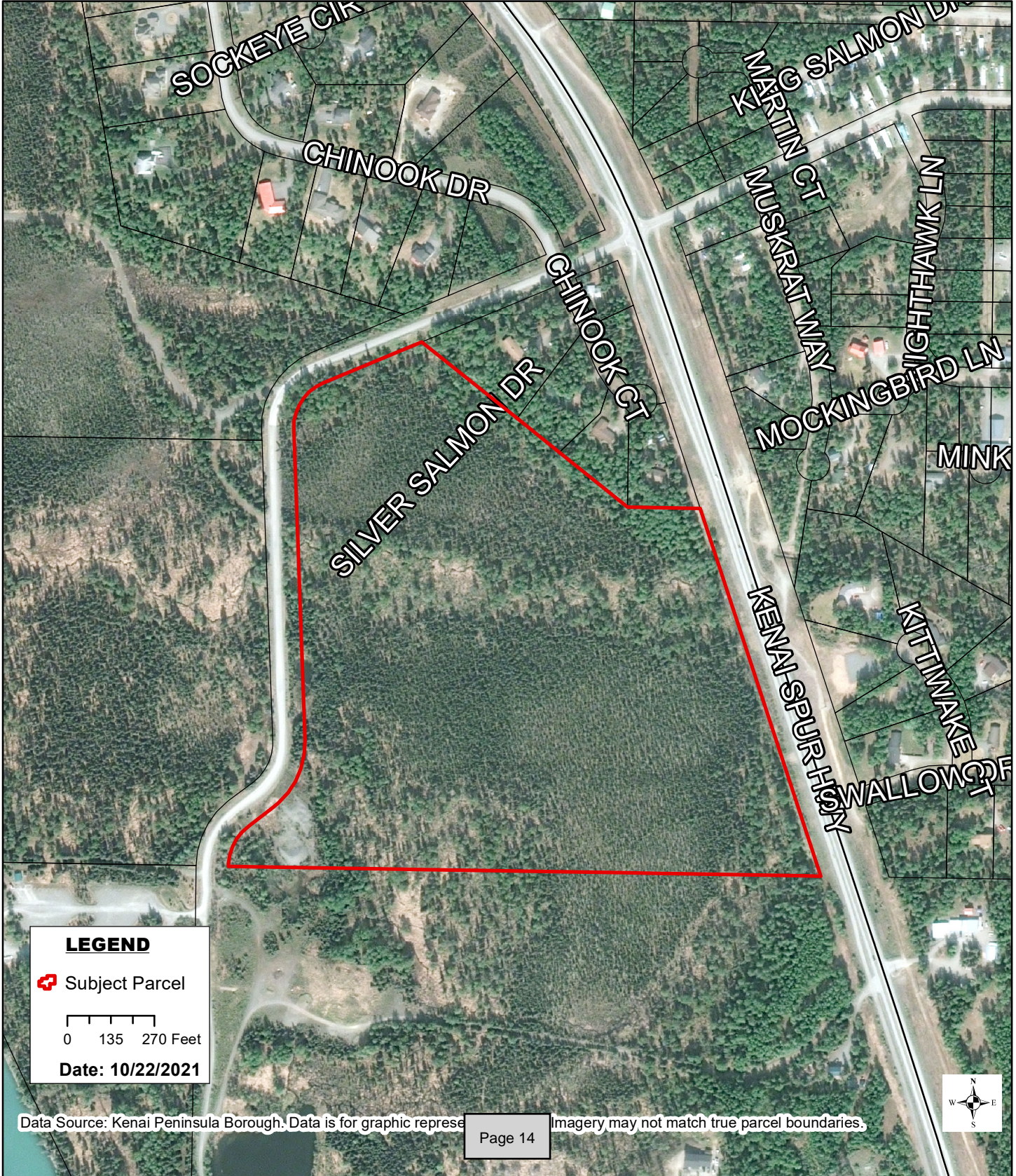
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____, 2021.

AUTHORIZED OFFICIAL _____ DATE _____


 ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SLODOWAN, AK 99586 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECO.COM	KPB File No.	2021-xxx
	Project No.	212038
SCALE 1" = 100'	DATE: OCT. 2021	BOOK No.: 21-06
		DRAWN BY: JAH



Steven Oberts Subdivision No. 1
Parcel 04937012



LEGEND

 Subject Parcel

0 135 270 Feet

Date: 10/22/2021



PLANNING & ZONING COMMISSION

Resolution PZ2021-37 – Preliminary Plat – Steven Oberts Subdivision No. 1

SUMMARY

Applicant: LTO Limited Partnership
P. O. Box 458
Kenai, AK 99611

Legal Description: T 5N R 10W SEC 7 SEWARD MERIDIAN KN
THOSE PORTIONS OF NE1/4 SE1/4&SE1/4
NE1/4 OF SEC 7 & THAT PORTION OF NW1/4
SW1/4 OF SEC 8 ALL LYING SOUTH & EAST
OF SILVER SALMON DR & WEST OF KENAI
SPUR HWY EXCLUDING LEO T OBERTS SUB

Property Address: 3823 Kenai Spur Highway

KPB Parcel No: 04937012

Lot Size: 45.24 acres

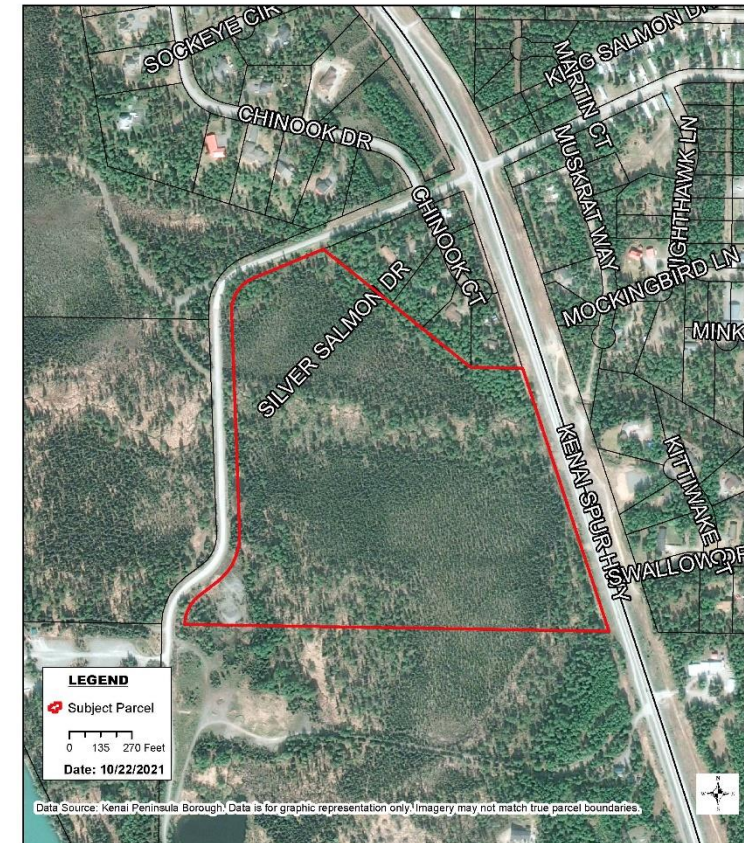
Existing Zoning: Rural Residential (RR)

Current Land Use: Vacant

Land Use Plan: Low Density Residential

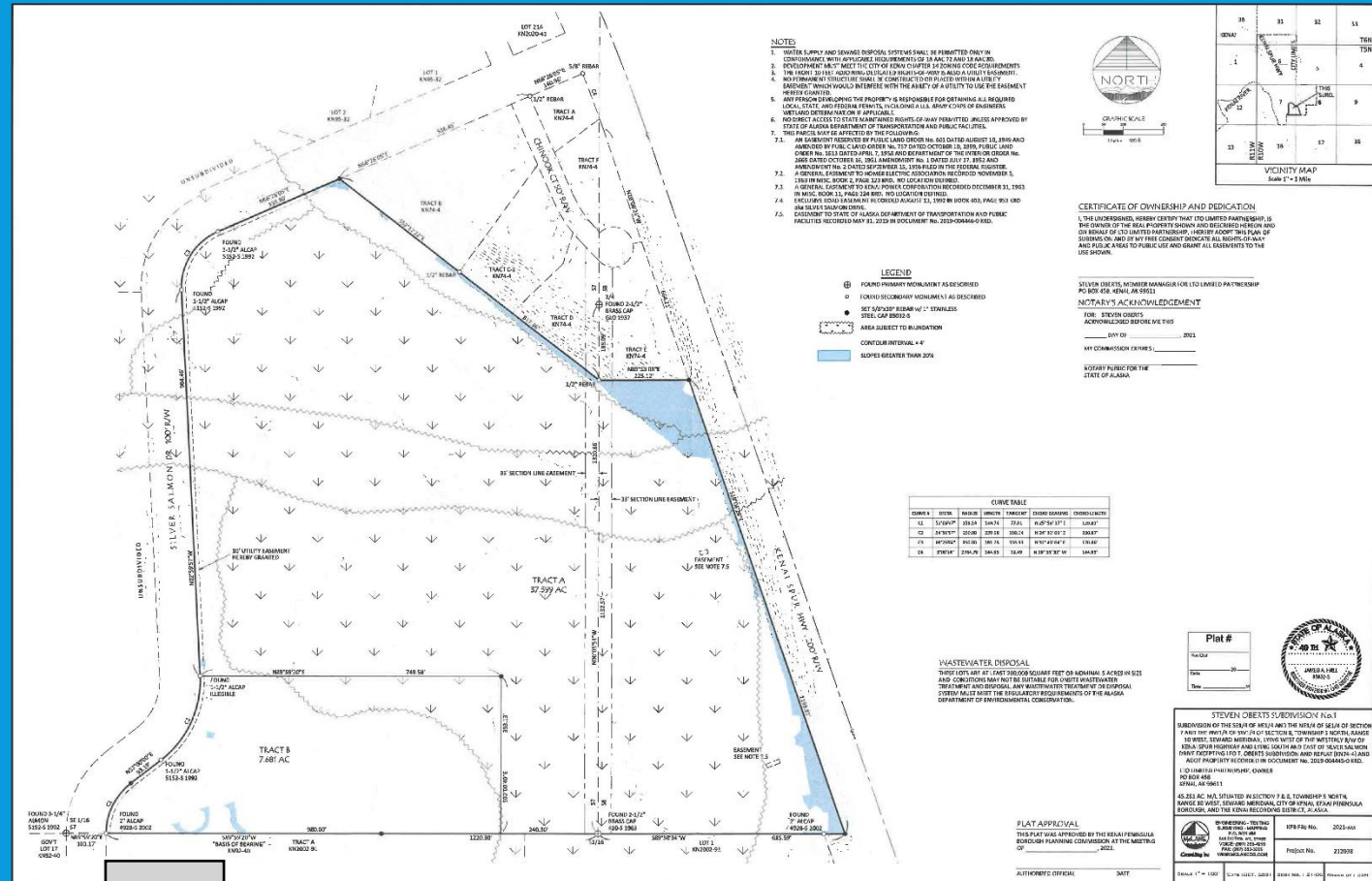


Steven Oberts Subdivision No. 1
Parcel 04937012



PRELIMINARY PLAT

- McLane Consulting, Inc. submitted a preliminary plat on behalf of the property owners, LTO Limited Partnership.
- The proposed Steven Oberts Subdivision No. 1 will separate the low-lands off from some higher ground and create a more manageable parcel.
- The proposed Tract B, will be comprised of approximately 7.6 acres.



STAFF ANALYSIS

- Access to the proposed Tract B, Steven Oberts Subdivision No. 1 is provided via Silver Salmon Drive, which is both a gravel and paved, City maintained road.
- City water and sewer lines are not available in this area. Any future development will be serviced by private wells and onsite septic systems and an installation agreement is not 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

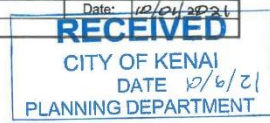
- City staff recommends approval of the preliminary plat of Steven Oberts Subdivision No. 1 subject to the following conditions:
 1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

ATTACHMENTS

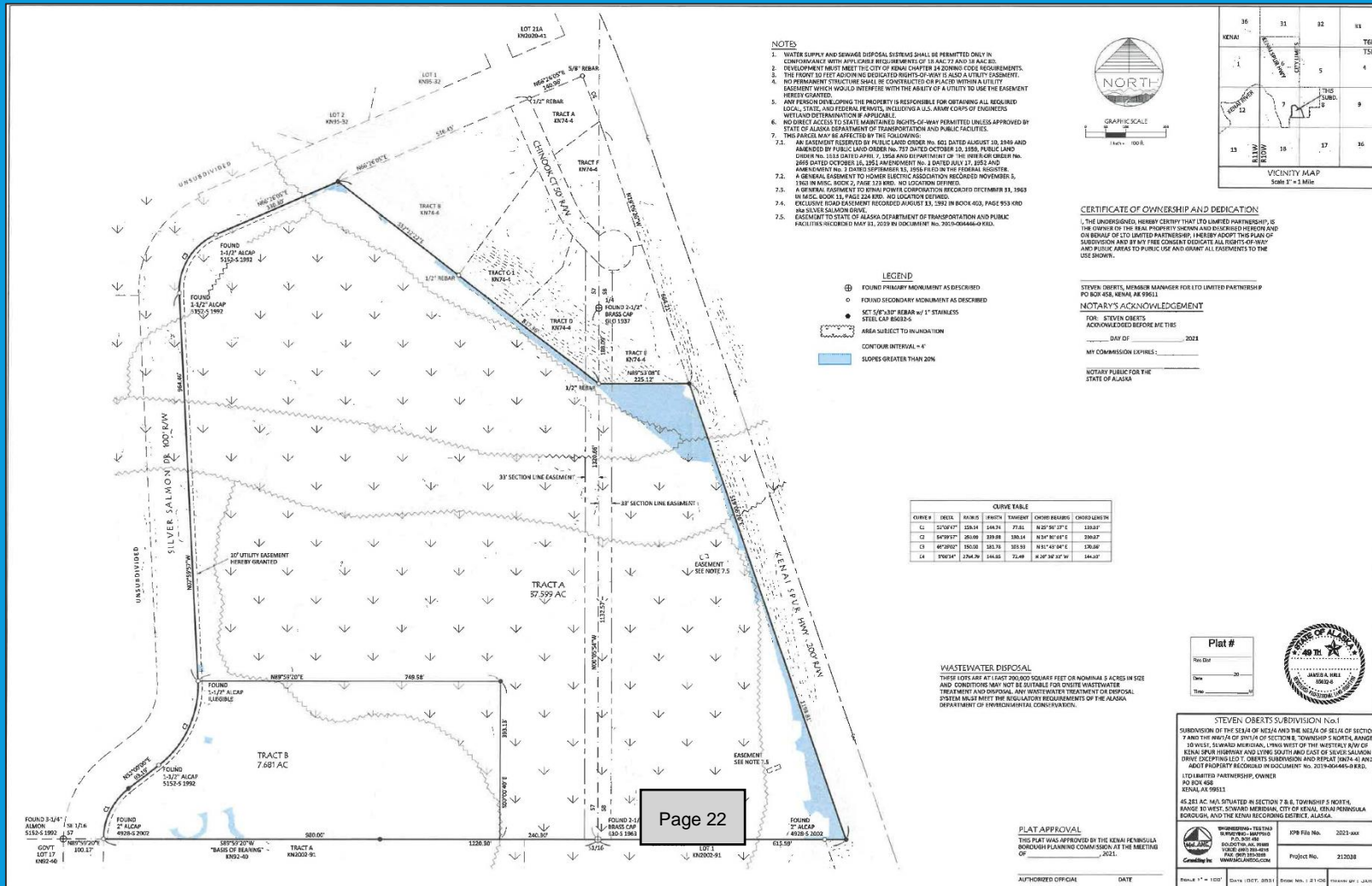
- A. Application
- B. Preliminary Plat
- C. Aerial Map

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:	LTO Limited Partnership						
Mailing Address:	PO BOX 458	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	907-252-2895						
Email:							
PROPERTY INFORMATION							
Kenai Peninsula Borough Parcel #:	04937012						
Current City Zoning:	Rural Residential						
Use:	<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Recreational		<input type="checkbox"/> Commercial		
	<input type="checkbox"/> Other:						
Water:	<input checked="" type="checkbox"/> On Site		<input type="checkbox"/> City		<input type="checkbox"/> Community		
Sewer:	<input checked="" type="checkbox"/> On Site		<input type="checkbox"/> City		<input type="checkbox"/> Community		
PLAT INFORMATION							
Preliminary Plat Name:	Steven Oberts Subdivision No. 1						
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:							
Comments:							
REQUIRED ATTACHMENTS							
<input checked="" type="checkbox"/> Certificate to Plat		<input checked="" type="checkbox"/> (1) 24" x 36" Plat		<input checked="" type="checkbox"/> (2) 11" x 17" Plats.			
SIGNATURE							
Signature:						Date:	12/19/21
Print Name:	Steven Oberts						



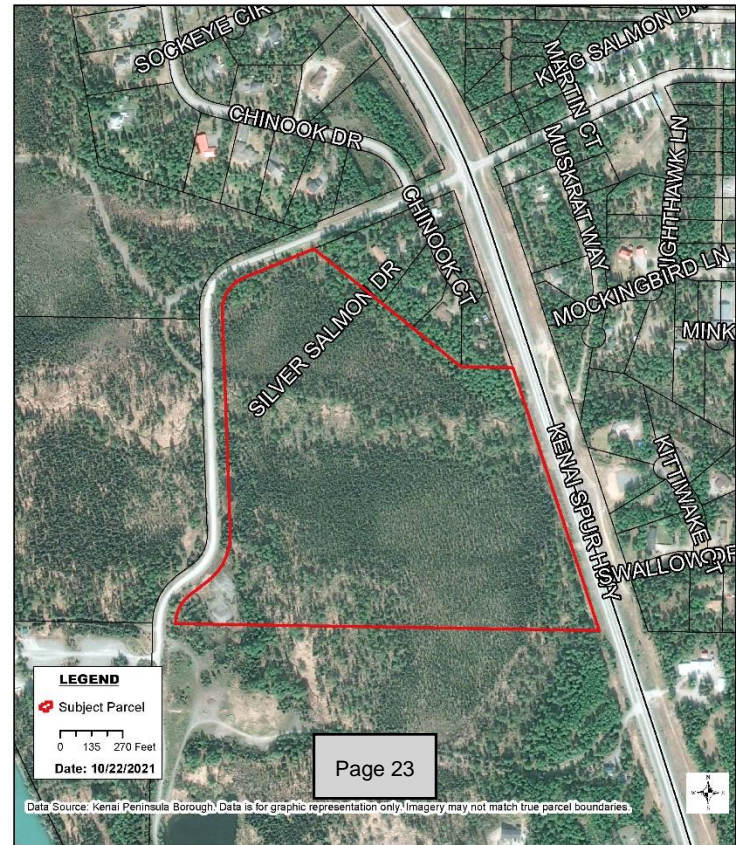
B. PRELIMINARY PLAT



C. AERIAL MAP



Steven Oberts Subdivision No. 1
Parcel 04937012





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-39**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THE COUNCIL OF THE CITY OF KENAI APPROVE AND ADOPT THE CITY OF KENAI LAND MANAGEMENT PLAN

WHEREAS, in 2018, City Council approved a City-wide approach to land management through the development of the City's first Land Management Plan; and

WHEREAS, the City of Kenai Imagine Kenai 2030 Comprehensive Plan includes economic development and land use goals and objectives to develop a land inventory and land use strategies to implement a forward-looking approach to community growth and development; and,

WHEREAS, the City owns 369 subdivided parcels, including wetlands, tidelands, lands surrounding the Kenai Airport, and lands suitable for a variety of business, commercial, industrial, residential, recreational, and cultural purposes; and

WHEREAS, the Planning and Zoning Commission of the City of Kenai and Planning Staff has received numerous comments and input regarding the draft City of Kenai Land Management Plan; and,

WHEREAS, the Planning and Zoning Commission of the City of Kenai considered public comments and made changes to the draft City of Kenai Land Management Plan based on those comments; and,

WHEREAS, City Staff held a public meeting on October 11, 2021, and scheduled public meetings for Commissions on November 4, 2021 November 8, 2021, and November 9, 2021 to receive public comments and discuss the City of Kenai Land Management Plan; and,

WHEREAS, City Staff created an electronic comment form available on the City website to receive public comments on the City of Kenai Land Management Plan; and,

WHEREAS, the Planning and Zoning Commission held a Public Hearing on October 27, 2021 and recommended that the Council of the City of Kenai approve the City of Kenai Land Management Plan.

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

Section 1. The Draft of the City of Kenai Land Management Plan is hereby approved and adopted as the City of Kenai Land Management Plan.

Section 2. That a copy of Resolution PZ2021-39 be forwarded to the Kenai City Council.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
this 27th day of October, 2021.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CITY CLERK

DRAFT



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: October 22, 2021
SUBJECT: **Resolution PZ2021-39 – Recommending the Kenai City Council approve and adopt the City of Kenai Land Management Plan**

In 2018, City Council approved a City-wide approach to land management through the development of the City's first Land Management Plan. Since that time, Administration has worked diligently to draft a Land Management Plan to inventory, evaluate, and develop recommendations related to City-owned lands.

The City of Kenai Imagine Kenai 2030 Comprehensive Plan includes economic development and land use goals and objectives to develop a land inventory and land use strategies to implement a forward-looking approach to community growth and development. The goals of the Land Management Plan incorporate many of these objectives and include the following:

- Provide an inventory of City-owned lands with detailed information on each parcel.
- Identify properties required for a public purpose or to meet a future public need.
- Establish recommendations for individual parcels that are surplus to the needs of the City to assist in responsible development.
- Create a comprehensive reference document that establishes a format for developing land management policies and procedures.

One of the City's greatest assets is its land inventory. The City owns 369 subdivided parcels, including wetlands, tidelands, lands surrounding the Kenai Airport, and lands suitable for a variety of business, commercial, industrial, residential, recreational, and cultural purposes. The Land Management Plan is an important tool to spur economic growth and improve the quality of life for Kenai residents and is key to the long-term viability of the City.

On October 11, 2021 there was a joint work session with City Council and City Commission Members to kick-off the review, discussion, and comment on the draft City of Kenai Land Management Plan. In addition to additional meeting(s) with the Planning and Zoning Commission, staff have scheduled presentations with the Airport Commission, Parks and Recreation Commission, Beautification Committee, and Harbor Commission to solicit discussion and comments on the draft Land Management Plan.

Please review the attached materials.

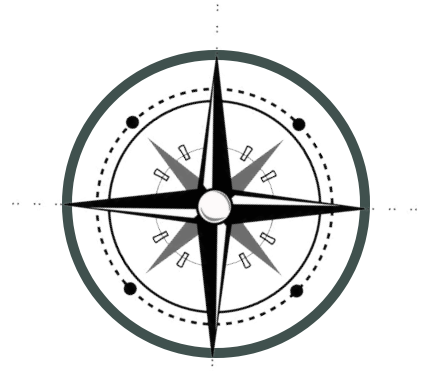
Does the Commission recommend Council approve and adopt the City of Kenai Land Management Plan?

Attachments

October 11, 2021 Joint Work Session Presentation

Draft City of Kenai Land Management Plan





CITY OF KENAI LAND MANAGEMENT PLAN



WHAT IS OUR "WHY"

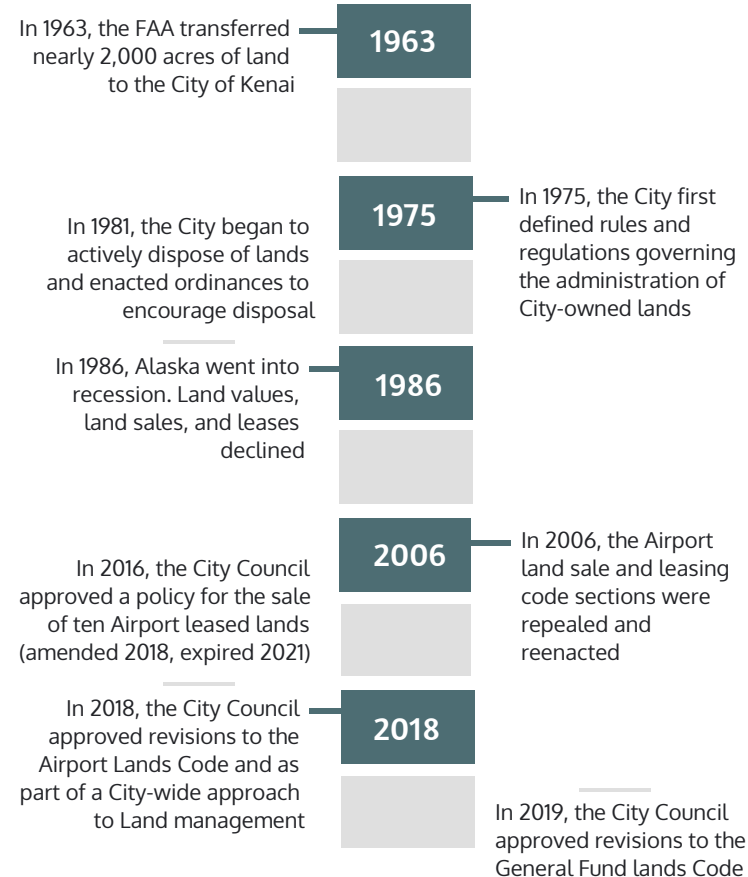
The purpose of the **Land Management Plan** is to evaluate and develop recommendations related to City-owned lands that **encourage responsible growth and development** to support a thriving business, residential, recreational and cultural community.



Background



In 2018, the Kenai City Council approved land code revisions as part of a **City-wide approach** to land management through development of the City's first Land Management Plan.



The City is unique in its ownership of a large and diverse amount of public land



5,440 Acres of Land

369 Subdivided parcels

The equivalent of 4,114 Football Fields
(with endzones)

Approximately 8.5 square
miles, roughly the size of
Soldotna.

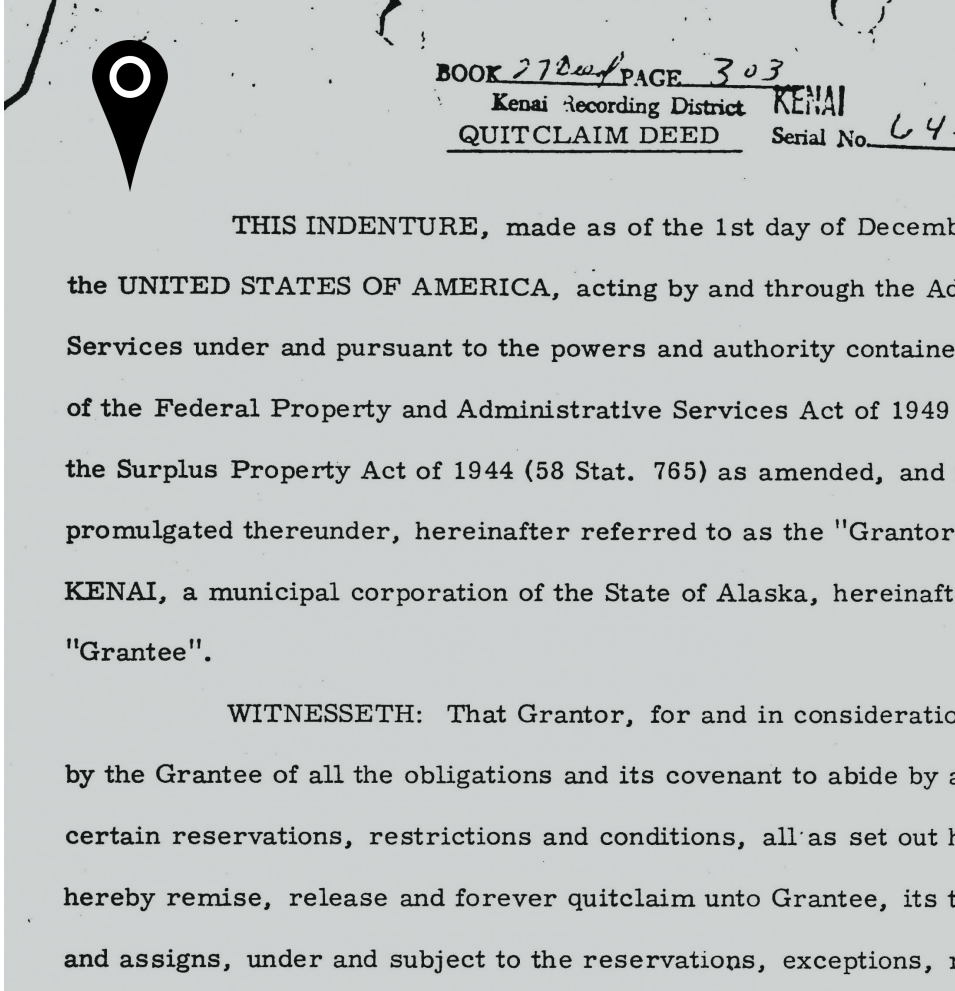


A SIGNIFIGANT UNDERTAKING

A Land Management Plan provides an active approach to management that requires an inventory of land holdings and a comprehensive evaluation and analysis of each parcel.

In 2018, the City hired a **Temporary Lands Technician** to research each parcel of City-owned land and enter the information into a new Lands Database.

Over 567 recorded documents were reviewed and scanned into the database as part of this project



New City Lands Inventory and Database



An examination of public records and mapping was performed for **each City-owned parcel** to review and record detailed information in the database, including:

- Property Description (e.g. physical characteristics, zoning, land use)
- Facilities (e.g. parks, trails, structures, utilities)
- Status (e.g. public use, under active lease, availability for lease or sale)
- Fund (e.g. Airport Fund or General Fund)
- How the land was obtained (e.g. State, FAA, Municipal Entitlement, tax foreclosure)
- Encumbrances (e.g. easements, restrictions)



Land Management Plan Objectives



- Provide an **inventory** of City-owned lands with detailed information on each parcel
- Identify properties required for a **public purpose** or to meet a future public need
- Establish **recommendations** for individual parcels that are surplus to the needs of the City to assist in responsible development.
- Create a **comprehensive reference document** that establishes a format for developing land management policies and procedures.



IMPROVED RESPONSE TO PUBLIC

The Land Management Plan can be used to actively manage City-owned lands in a wholistic way as well as provide better information to the public.

In the future, we hope to make the Plan available on the City's **interactive online mapping** tool, allowing the public to research City-owned lands from anywhere.



BEFORE

No Public Inventory of City-owned Lands

A member of the public must identify a parcel of interest

No Individual Parcel Information on File

City staff must research to determine if a parcel has conveyance or legislative restrictions

No Guidance or Planning Documents

Administration provides recommendation on case-by-case basis

VS.

AFTER

Public Listing of City-owned Lands

Available listing on City website and at City Hall

Individual Parcel Information Available

A member of the public can immediately know if a parcel has been designated for lease or sale

Land Management Plan

Provides guidance and direction to Administration on the management of City-owned lands



Land Statistics

Approximately 1,613 acres or 129 parcels of City-owned lands are designated as **Airport Fund**



Parcels of City-owned Land are designated as "Airport Fund"

35%

AIRPORT FUND
PARCELS CURRENTLY
UNDER LEASE

The City will generate **\$512,255** from 46 leases of land designated as Airport Fund in **FY22**, not including apron, airline, or terminal leases

Recommendations for **Airport Fund** Parcels Based on the Final Draft Land Management Plan:

- 19** PARCELS RECOMMENDED FOR RETENTION
- 47** PARCELS RECOMMENDED FOR LEASE OR SALE
- 49** PARCELS RECOMMENDED FOR LEASE-ONLY
- 14** PARCELS RECOMMENDED FOR MIXED: RETAIN/DISPOSE



Land Statistics

Approximately 3,826 acres or 239 parcels of City-owned lands are designated as **General Fund**.



Parcels of City-owned Land designated as "General Fund"

8.75%

GENERAL FUND PARCELS CURRENTLY **UNDER LEASE**

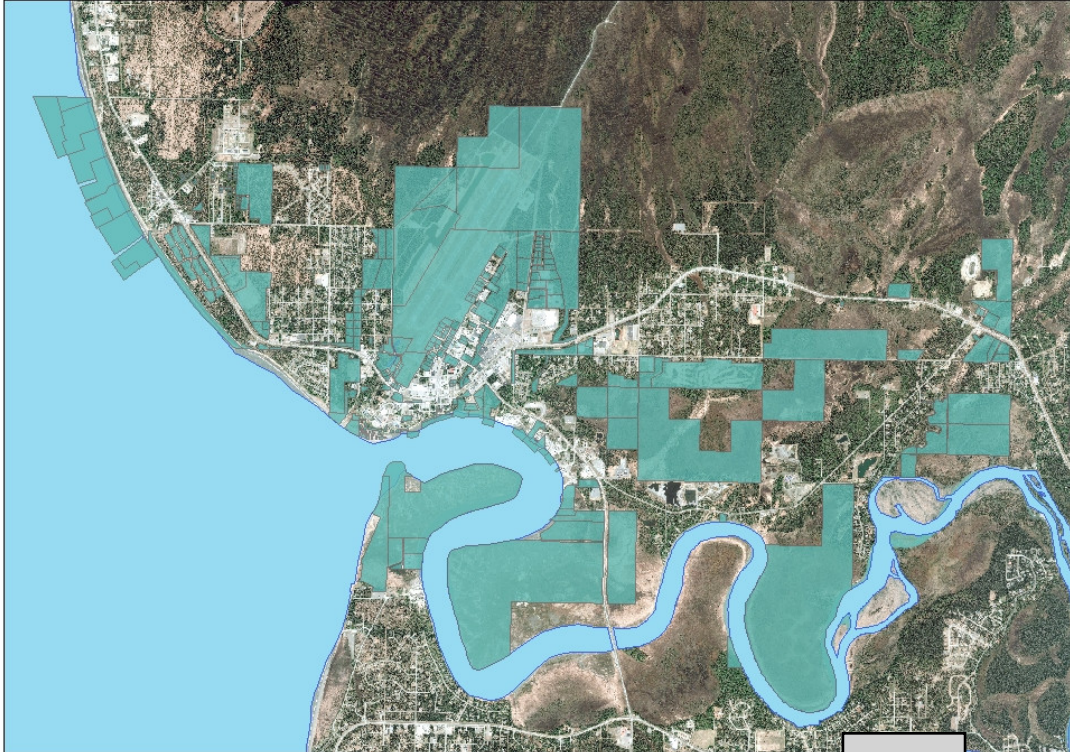
The City will generate **\$218,031** from 19 leases of land designated as General Fund in **FY22**, including tidelands, shorefishery, and no-cost leases

Recommendations for **General Fund** Parcels Based on the Final Draft Land Management Plan:

- 113** PARCELS RECOMMENDED FOR RETENTION
- 86** PARCELS RECOMMENDED FOR LEASE OR SALE
- 19** PARCELS RECOMMENDED FOR LEASE-ONLY
- 21** PARCELS RECOMMENDED FOR MIXED: RETAIN/DISPOSE



Land Management Plan Retention Recommendations



Page 38

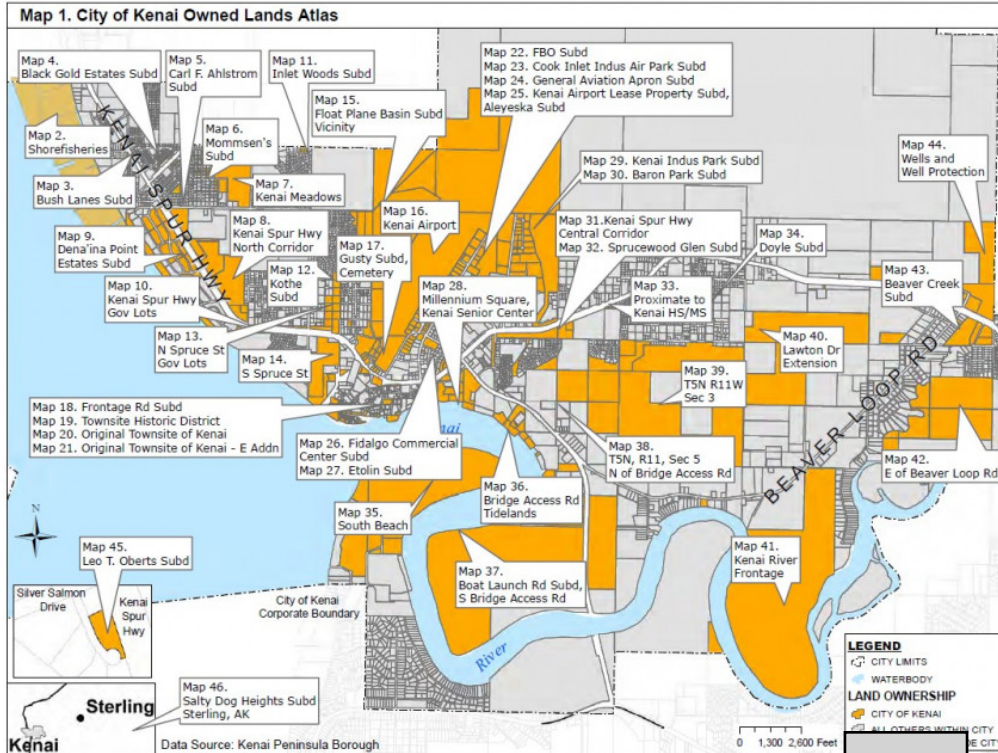
Many City-owned lands should be retained for a public purpose and many are suitable for a variety of business, commercial, industrial, residential, recreational and cultural purposes.

The Plan has **four recommendation categories:**

- Retain
- Dispose
- Dispose - Lease Only
- Mixed - Retain/Dispose



How the Land Management Plan is Structured



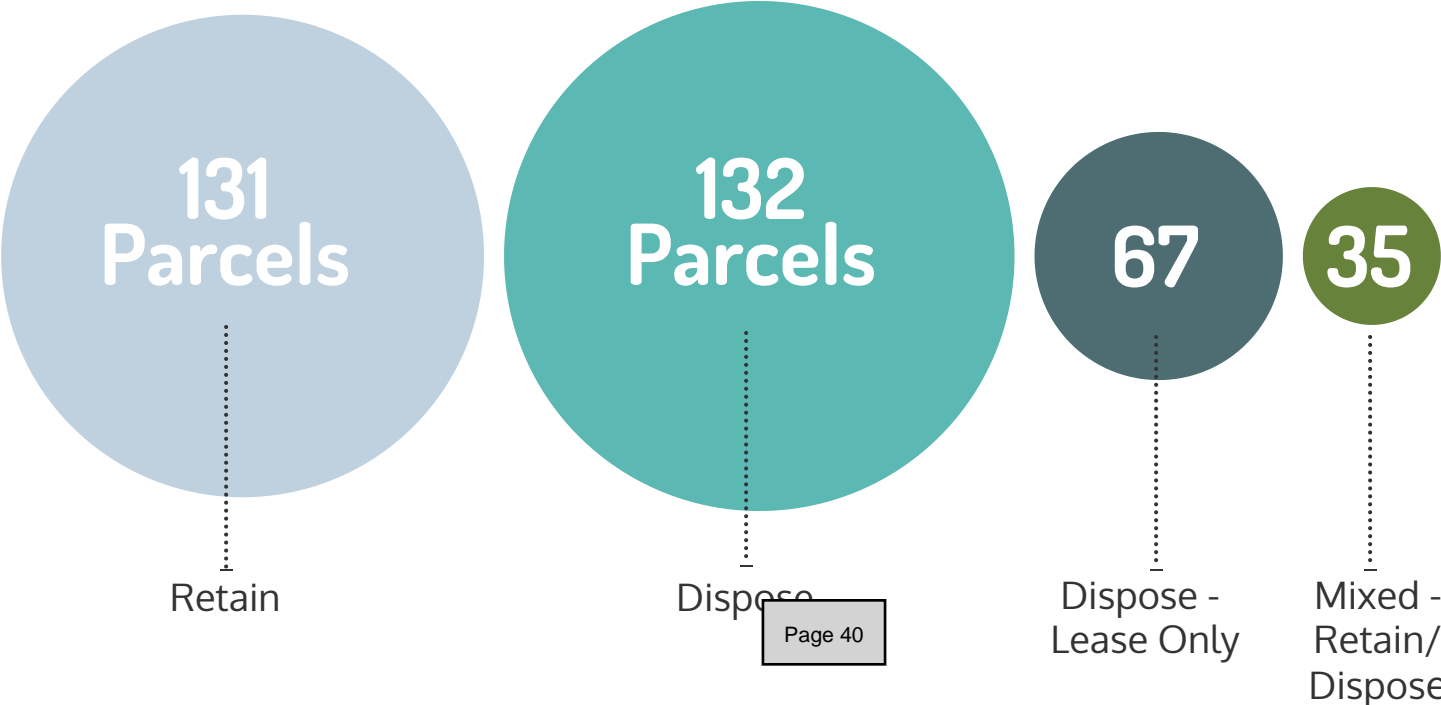
The plan breaks city-owned lands into **46 areas** with a map for each area

Each area includes an overview and tables with detailed information on recommendations for each parcel



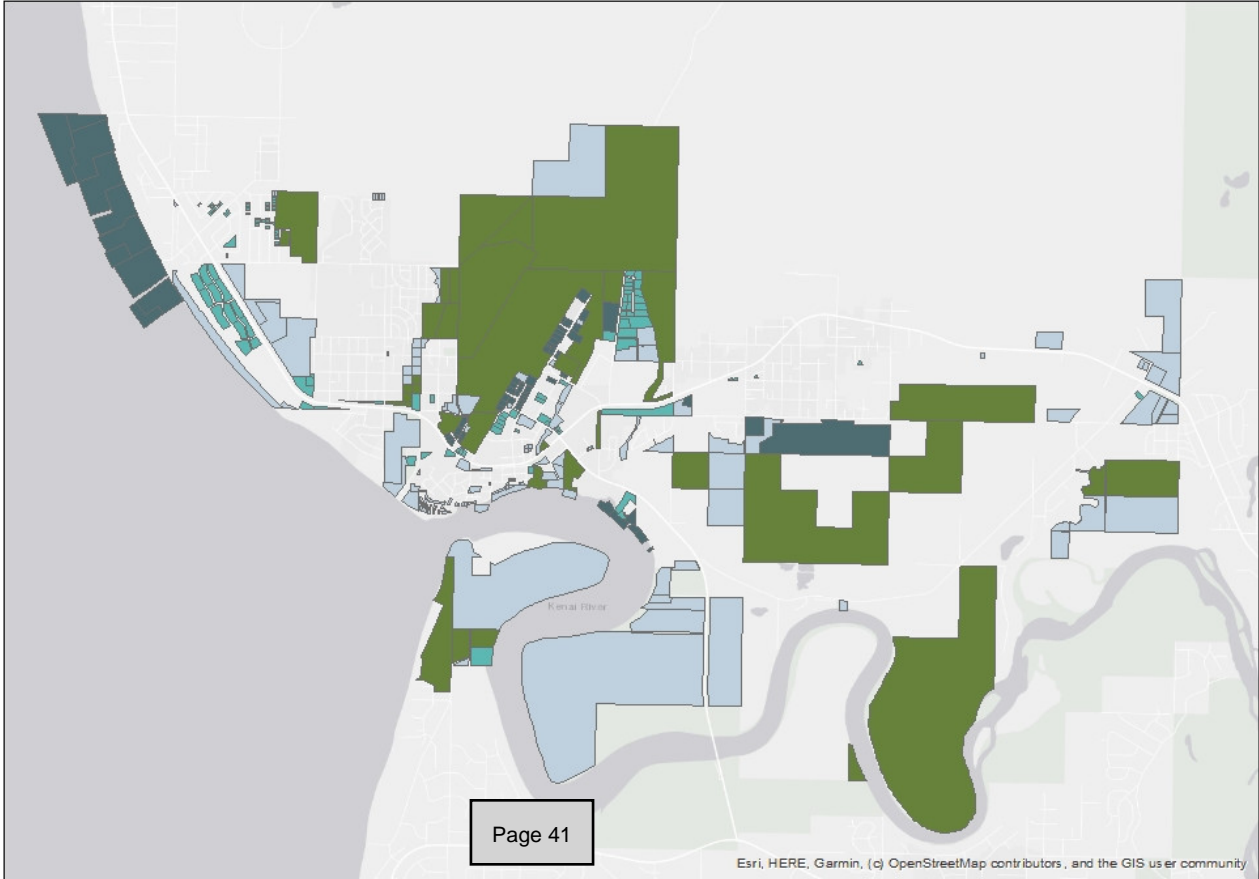
Land Management Plan Recommendation Categories

The Land Management Plan contains a recommendation for each parcel using the following categories:

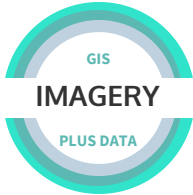






Land Management Plan Recommendation Categories

- Retain
- Dispose
- Dispose - Lease Only
- Mixed - Retain/ Dispose






Land Management Plan Recommendation Categories

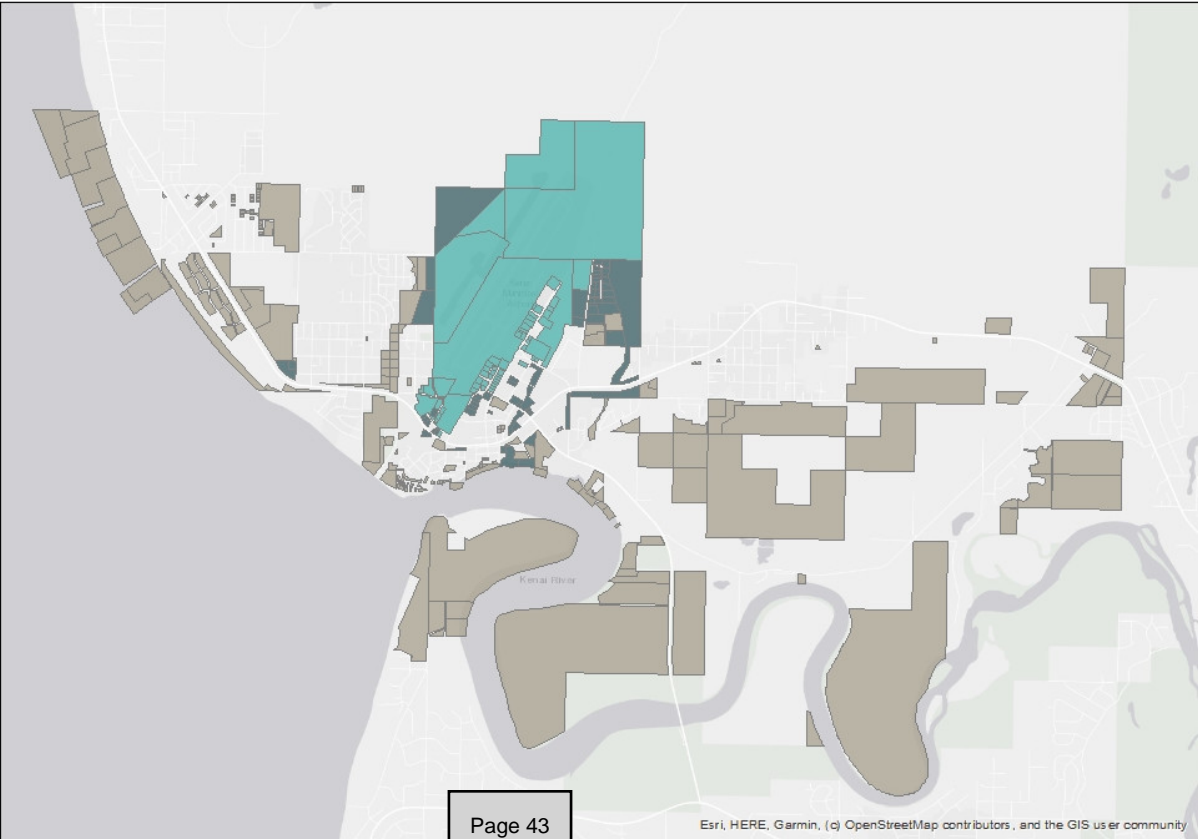


-  Retain
-  Dispose
-  Dispose - Lease Only
-  Mixed - Retain/Dispose






Land Management Plan Land Fund Categories

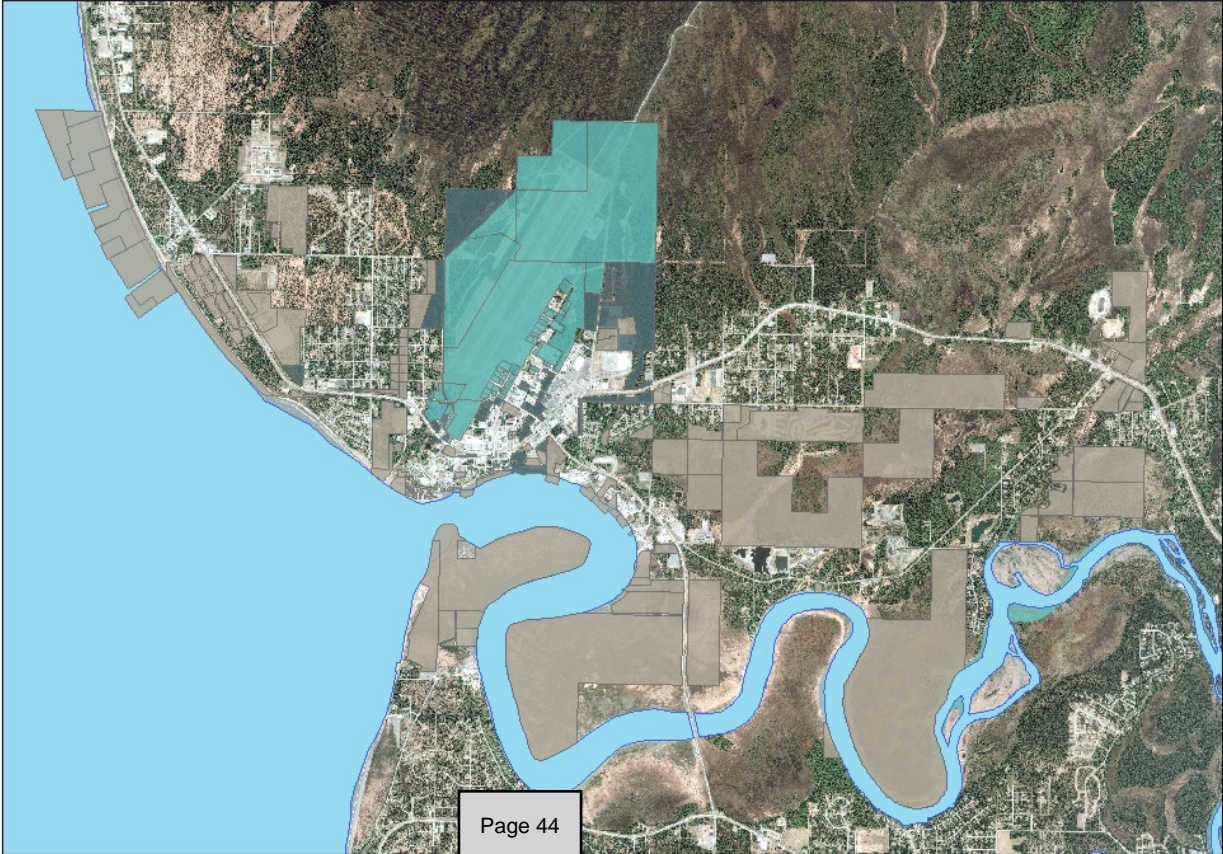
-  Airport Reserve Land
-  Airport Land Outside the Airport Reserve
-  General Fund Land



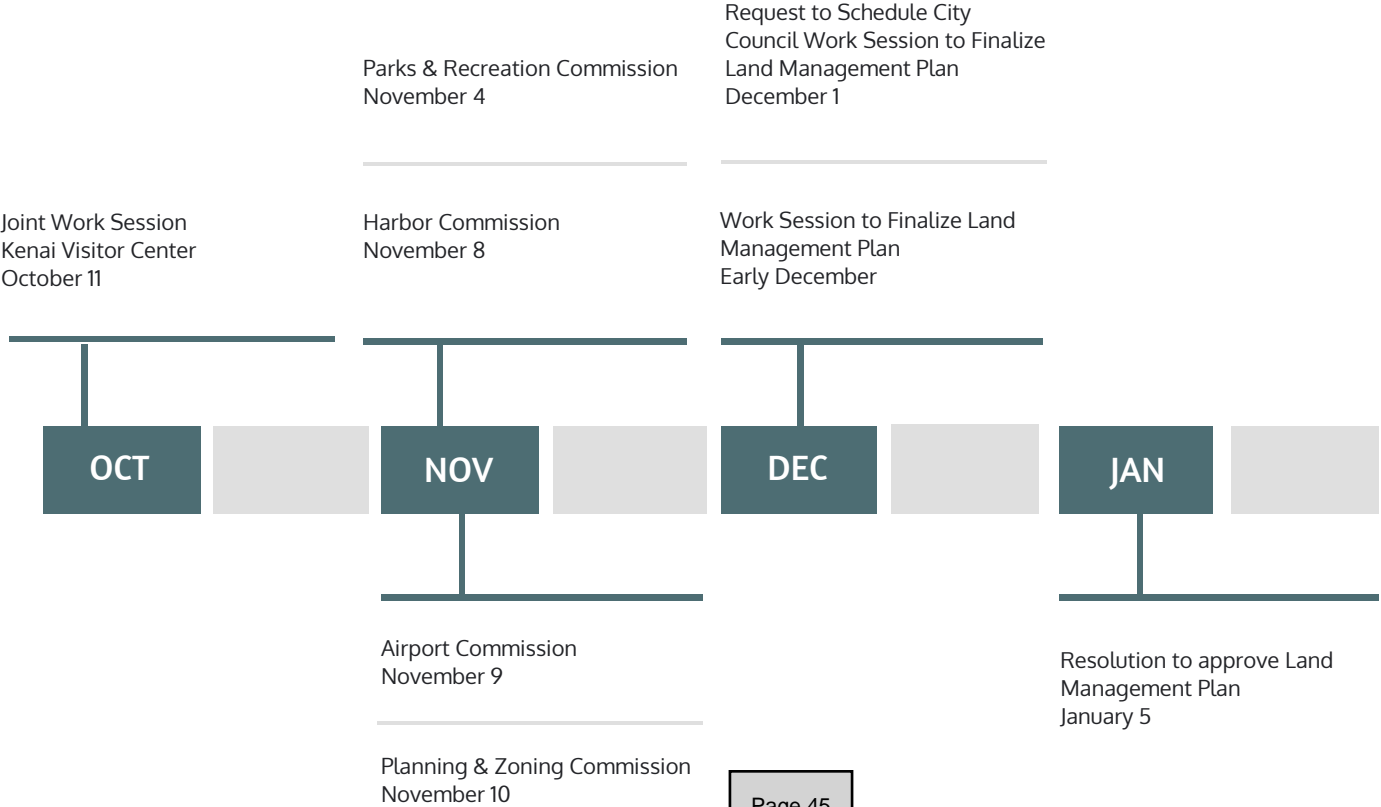
Land Management Plan Land Fund Categories



-  Airport Reserve Land
-  Airport Land Outside the Airport Reserve
-  General Fund Land

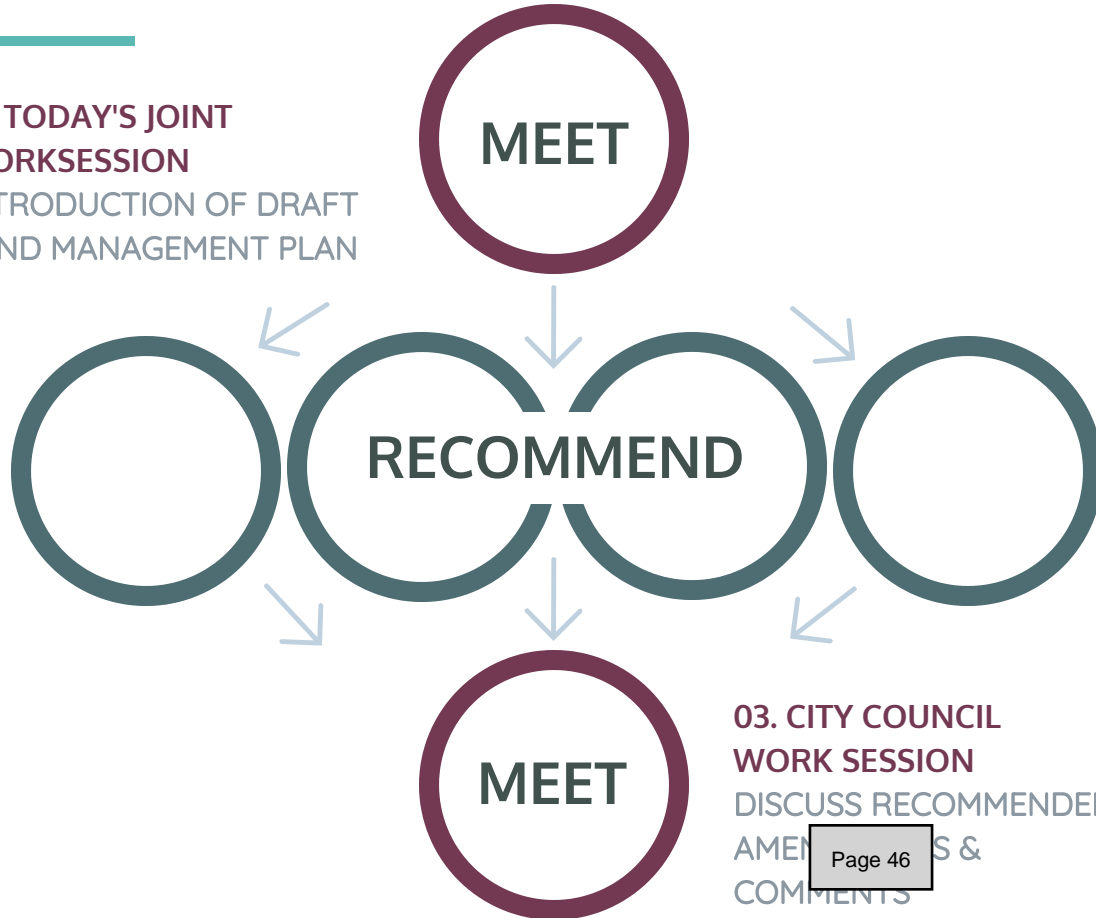


Land Management Plan Draft Timeline



Land Management Plan Process

01. TODAY'S JOINT WORKSESSION
INTRODUCTION OF DRAFT LAND MANAGEMENT PLAN



02. COMMISSION WORK SESSIONS / PUBLIC COMMENTS
RECOMMEND AMENDMENTS
e.g. additional information such as personal knowledge of a parcel appropriate to include, factual inaccuracies, reasons to change a recommendation

03. CITY COUNCIL WORK SESSION
DISCUSS RECOMMENDED AMENDMENTS & COMMENTS



Land Management Plan Process Continued



AFTER COUNCIL WORK SESSION:

- Administration revises plan for approval
- Council determines if more work sessions are necessary
- Resolution approving plan scheduled by Council
- Hold public hearing on resolution

AFTER APPROVAL:

- Update lands database to reflect approved plan
- GIS needs assessment
- Implementation plan



Online Mapping Presentation



Questions and Comments





QR Code to City of Kenai Land Management Plan Webpage

<https://www.kenai.city/lands/page/land-management-plan>





KENAI

City of Kenai Land Management Plan

FINAL DRAFT 2021



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EXECUTIVE SUMMARY

The City of Kenai has not previously adopted a Land Management Plan, and this document presents an opportunity for the City to determine how to utilize real property owned by the City to encourage responsible growth and development to support a thriving business, residential, recreational, and cultural community.

In the past, decisions related to City lands have been made on a case-by-case basis or in reaction to private development. Through the implementation of a Land Management Plan, the City can direct which lands will be available for development and establish a successful land management program.

The goals of the Land Management Plan include the following:

- Provide an inventory of City-owned lands with detailed information on each parcel.
- Identify properties required for a public purpose or to meet a future public need.
- Establish recommendations for individual parcels that are surplus to the needs of the City to assist in responsible development.
- Create a comprehensive reference document that establishes a format for developing land management policies and procedures.

In 2018, City Council approved recommended revisions to the leasing program in the Airport Reserve and approved a City-wide approach to land management through the development of the City's first Land Management Plan. In 2019, the City Council approved recommended revisions to the City's land disposal program to include all City-owned property other than lands within the Airport Reserve. The Land Management Plan is a result of a continued effort by City staff involved in land management over the past two years to evaluate and develop recommendations related to City-owned lands.

One of the City's greatest assets is its land inventory. The City owns 369 subdivided parcels, including wetlands, tidelands, lands surrounding the Kenai Airport, and lands suitable for a variety of business, commercial, industrial, residential, recreational, and cultural purposes. The Land Management Plan is an important tool to spur economic growth and improve the quality of life for Kenai residents and is key to the long-term viability of the City.

ACKNOWLEDGEMENTS

City Council

Brian Gabriel, Mayor
Jim Glendening
Henry Knackstedt
Bob Molloy
Glenese Pettey
Teea Winger
Victoria Askin

Planning and Zoning Commission

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Diane Fikes
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Joe Halstead
Robert Springer
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Christine Cunningham, Assistant to City Manager
Scott Curtin, Public Works Director
Terry Eubank, Finance Director
Ryan Foster, Planning Director
Bob Frates, Parks and Recreation Director
Paul Ostrander, City Manager

Special Thank you

Elizabeth Appleby, Former City Planner
Mary Bondurant, Former Airport Manager
Mary Toll, Former Temporary Lands Assistant

INTRODUCTION AND BACKGROUND INFORMATION

This Land Management Plan describes all landholdings owned by the City of Kenai. The plan contains maps that break the City into 46 different land areas, plus an additional atlas map. Each parcel is described with basic information, summary comments, and a recommended retention status. City Council has the ultimate authority to approve any lease, sale, or acquisition of City-owned lands. Land disposals must meet the intent of the Kenai Municipal Code, requiring land practices that encourage responsible growth and development to support a thriving business, residential, recreational, and cultural community.

This section provides a brief general overview of City landholdings. Individual parcels and subdivisions are described later in the Plan. Additional information on City landholdings may be found in the *2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan* and the *Airport Master Plan*, which includes an Airport Layout Plan (ALP). The City of Kenai Imagine Kenai 2030 Comprehensive Plan provides a guide for the City of Kenai's planning and zoning responsibilities and its role in improving the quality of life for its citizens. The Plan states that the City should promote and encourage quality of life in Kenai, provide economic development to support the Kenai's fiscal health, develop land use strategies to implement a forward-looking approach to community growth and development, provide adequate public improvements, services, transportation systems, ensure that Kenai has excellent parks and recreational facilities and opportunities, prepare and protect the citizens of Kenai from natural hazards and disasters, and protect and enhance the natural resources and environment of the community. The ALP contains a drawing set of on and off-airport property maps which identify the current and future proposed land uses on and around the Airport.

CITY-OWNED PARCELS

The City of Kenai owns a total of 369 subdivided areas of land which the City received title from the Federal Government of the United States, State of Alaska, Kenai Peninsula Borough, and private donations or purchase. Of the 369 land areas, ten areas are under lease for a shore fishery, and 359 are parcels with Kenai Peninsula Borough parcel identification numbers.

The City of Kenai received deed to approximately 2,000 acres of land surplus to the needs of the Federal government for public airport purposes. These lands may not be used, leased, sold, or disposed of by the City for other than airport purposes without the written consent of the FAA. The Kenai Airport is obligated under an Airport Improvement Program (AIP) grant and is subject to sponsor obligations and grant assurances that protect the Airport's airspace, prevent incompatible land uses around the Airport, and require the Airport to be as self-sustaining as possible. The Kenai Municipal Code established and provides for an Airport Reserve for the development, expansion, maintenance, operation, protection, and perpetuation of the Kenai Airport. City-owned land within the Airport Reserve may be leased but may not be sold.

FUNDS

Approximately 65 percent (239 parcels) of the City of Kenai's landholdings are allocated to and accounted for in the General Fund. Approximately 35 percent (130 parcels) are allocated to and accounted for in the Airport Fund.

General Fund

The General Fund Land Sale Permanent Fund is a separate fund of the City established to account for the principal proceeds of the sale of City-owned non-trust lands that are not subject to deed or other conveyance restrictions that require the funds to be used for specific other purposes (General Fund lands). Funds placed in the General Fund Land Sale Permanent Fund are not available for use by the City for any purpose other than for investments in accordance with City Charter and ordinances. Revenue from the rent or lease of General Fund lands is deposited into the City's General Fund, the City's primary operating fund. A total of 241 properties are designated as General Fund lands. Ten properties are under lease for shore fisheries and seven are under lease for tidelands leases. The remaining 224 unleased parcels make up 93% of General Fund lands.

Airport Fund

The Airport Land Sale Permanent Fund is a separate fund of the City established to account for the principal proceeds of the sale of Airport Land. Airport Lands consist of all lands held by the City for the use or benefit of the Kenai Municipal Airport under the terms of the 1963 Quitclaim Deed from the United States of America as well as any other land acquired with airport funds. Revenue from the rent or lease of Airport Fund lands is deposited into the Airport Fund, the operating fund for the Airport, including the terminal, airfield, administration, and other buildings and areas. A total of 189 properties are designated as Airport Lands. Within the Airport Fund, 61 of the 128 parcels are within the Airport Reserve. Parcels within the Airport Reserve may not be sold, but they may be leased.

LEASES

Approximately 67 parcels (18 %) of the City of Kenai's landholdings, including both General Fund and Airport Fund lands, are under an active lease. Most of the leases are allocated to and accounted for in the Airport Fund. Tidelands and shore fisheries leases make up most of the leases of General Fund lands.

LAND MANAGEMENT PLAN AND OTHER CITY OF KENAI PLANS

The *2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan* contains the Land Use Plan. The Land Use Plan describes a generalized pattern of existing and desirable land use for all lands within the City. The Land Management Plan is specific to City-owned lands within the City of Kenai. There should be alignment between the *2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan* and the Land Management Plan.

LAND MANAGEMENT PLAN AND KENAI MUNICIPAL CODE

In recent years, the Kenai City Council updated sections of Code for tidelands and shore fisheries (Title 11 – Harbor and Harbor Facilities), City-owned lands, including lands outside of the Airport

Reserve (Title 22 – City-owned Lands), and City-owned lands within the Airport Reserve (Title 21 – City Airport Reserve Lands). All actions for lands owned by the City of Kenai must follow appropriate sections of the Kenai Municipal Code. The Kenai City Council, in its sole discretion, may decide to lease, sell, convey, exchange, donate, dedicate, or otherwise dispose of City-owned property no longer required for a public purpose.

DEFINITIONS

A table under each map group shows the City of Kenai’s landholdings. The following columns in the table contain information about each parcel:

Map Category: Gives the map number and title of the map where the parcel is shown in the Maps section. Text describing each map group follows the table of City landholdings. Map categories are grouped by subdivision when possible. Where grouping by subdivision is not possible, maps are grouped by location, similar uses, and ease of map depiction.

Parcel ID: These numbers are created and assigned by the Kenai Peninsula Borough to each parcel. The ten parcels with shore fishery leases have Parcel IDs created and assigned by the City of Kenai, but all properties which have been assigned a Parcel ID by the Kenai Peninsula Borough are referenced by that Parcel ID.

Physical Address: When available, the number and street address. No physical address is included when one has not been assigned.

Legal Description: Description of property sufficient to identify it for legal purposes, including block number, lot number, and subdivision name when applicable

Size: Given in acres. Data was pulled from the Kenai Peninsula Borough, but this data is not assured to be totally accurate.

Facility: A building, structure, or improvement valued in excess of \$35,000 owned, operated or occupied by the City to provide service to the public.

Fund: States whether the parcel is allocated to the General Fund or Airport Fund. If a parcel is allocated to the Airport Fund, it is specified if the parcel is inside or outside of the Airport Reserve.

Comments: Important notes related to the parcel.

Retention Status: The recommendation for each parcel, which has the following categories:

- “Dispose” means the parcel will be considered available for lease, sale, or lease with the option to purchase. All disposals are at the discretion of the Kenai City Council and must meet the intent of Kenai Municipal Code. Most disposals will require development on the parcel.
- “Dispose – Lease Only” means the parcel will only be considered available for lease without an option to purchase. If the parcel is under an active lease, this information is included in the tables.

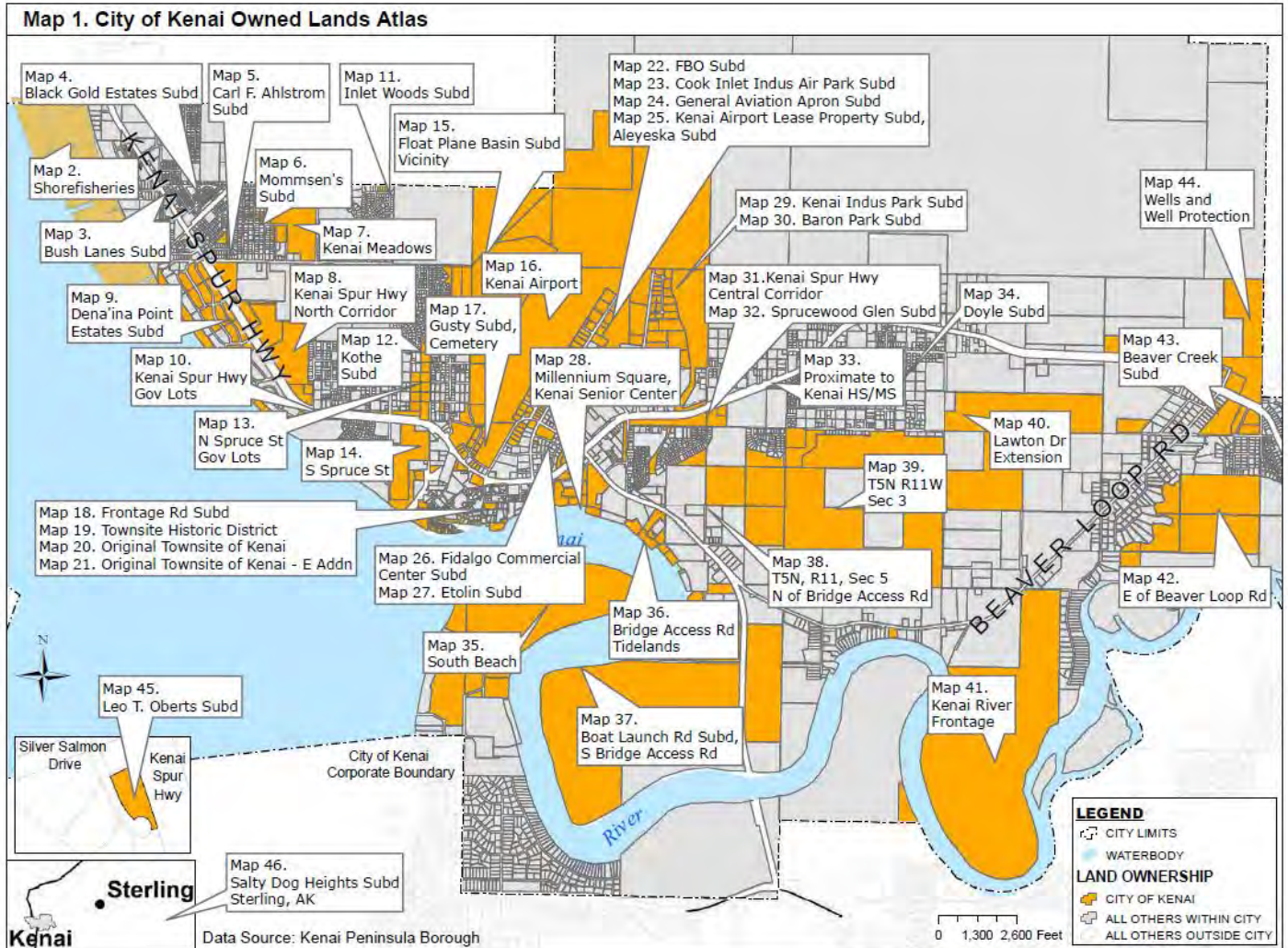
- “Retain” means the parcel is needed for a public purpose. Some of the parcels for retention contain public facilities, such as parks, public safety buildings, and buildings for public recreation. Common public purposes include wetlands and beach protection, stormwater retention areas, and locations of future public buildings. For Airport Fund lands, “Retain” means the parcel is needed for a public purpose where the use is aviation-related or consistent with the FAA self-sustaining requirement and does not adversely affect the airport’s capacity, security, safety, or operations.
- “Mixed – Retain/Dispose” means some of the parcel may be appropriate for a lease or sale, but some of the parcel is needed for a public purpose. Most commonly, a subdivision of the parcel would be necessary to separate the portion of the property appropriate for disposal from the area required for a public purpose.

CITY OF KENAI LANDHOLDINGS

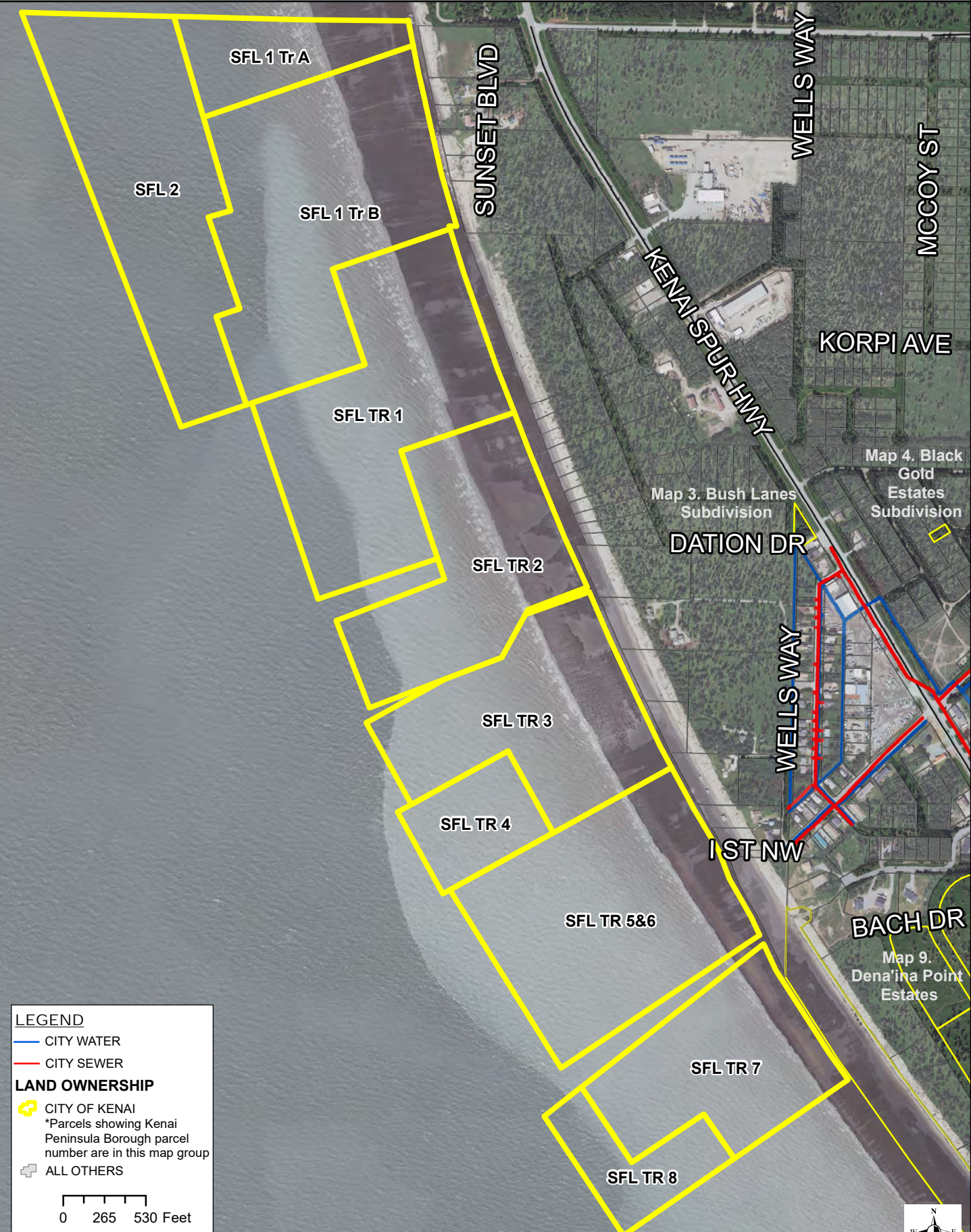
Landholdings of the City of Kenai are shown on a series of 46 maps.

MAP 1. ATLAS

Map 1 shows all parcels owned by the City of Kenai. Arrows on the map point to the approximate location of groups of parcels shown on maps in more detail. Subdivisions guided most of the breakdown of parcels. At times, geographic proximity or practicality for showing individual parcels on larger scaled map guided the breakdown of parcels. The text that follows describes the parcels in each group and summarizes the recommended retention status for the parcels.



Map 2. Shore Fishery Lands



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 265 530 Feet



MAP 2. SHORE FISHERY LANDS

Map 2. Shore Fishery Lands - Quick Table

PARCEL ID	RETENTION STATUS
SFL1TRA	Dispose – Lease Only (leased to 2026)
SFL1TRB	Dispose – Lease Only (leased to 2026)
SFL2	Dispose – Lease Only (leased to 2026)
SFL71TR1	Dispose – Lease Only (leased to 2026)
SFL71TR2	Dispose – Lease Only (leased to 2026)
SFL71TR3	Dispose – Lease Only (leased to 2026)
SFL71TR4	Dispose – Lease Only (leased to 2026)
SFL71TR56	Dispose – Lease Only (leased to 2026)
SFL71TR7	Dispose – Lease Only (leased to 2026)
SFL71TR8	Dispose – Lease Only (leased to 2026)

The City leases ten areas for shore fisheries. All of the areas shown on the shore fishery lands are currently under lease. All of the areas are towards the northern edge of the City boundary and are underwater much of the time due to tidal fluctuations. A 1977 patent from the State of Alaska for Alaska Tidelands Survey (ATS) 272 deeded most of these tidelands lying seaward of the mean high tide line in Cook Inlet to the City.

The shore fishery lands are each under active lease for ten-year terms that include a preference right to re-lease. The recommendation for these parcels is disposal for lease only for the use of shore fisheries. The annual rent for shore fisheries is set forth in the City's schedule of fees and equals the amount the State of Alaska charges for tideland shore fishery leases. If the amount charged by the State of Alaska for shore fishery leases increases, it is recommended the City of Kenai amend its fee for shore fishery leases to equal the amount charged by the State.

Map 2. Shore Fishery Lands - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
SFL1TRA	No physical address	Tract A, City of Kenai Shore Fishery No. 1	13.53 acres	General Fund	Not Applicable	Shore fishery lease through 2026.	Dispose – Lease Only (leased to 2026)
SFL1TRB	No physical address	Tract B, City of Kenai Shore Fishery No. 1	51.06 acres	General Fund	Not Applicable	Shore fishery lease through 2026.	Dispose – Lease Only (leased to 2026)
SFL2	No physical address	City of Kenai Shore Fishery No. 2	43.77 acres	General Fund	Not Applicable	Shore fishery lease through 2026.	Dispose – Lease Only (leased to 2026)
SFL71TR 1	No physical address	Tract 1, City of Kenai Shore Fishery No. 71	46.64 acres	General Fund	Not Applicable	Shore fishery lease through 2026.	Dispose – Lease Only (leased to 2026)
SFL71TR 2	No physical address	Tract 2, City of Kenai Shore Fishery No. 71	34.16 acres	General Fund	Not Applicable	Shore fishery lease through 2026.	Dispose – Lease Only (leased to 2026)
SFL71TR 3	No physical address	Tract 3, City of Kenai Shore Fishery No. 71	35.02 acres	General Fund	Not Applicable	Shore fishery lease through 2026.	Dispose – Lease Only (leased to 2026)
SFL71TR 4	No physical address	Tract 4, City of Kenai Shore Fishery No. 71	11.08 acres	General Fund	Not Applicable	Shore fishery lease through 2026	Dispose – Lease Only (leased to 2026)
SFL71TR 56	No physical address	Tracts 5 & 6, City of Kenai Shore Fishery No. 71	46.25 acres	General Fund	Not Applicable	Shore fishery lease through 2026	Dispose – Lease Only (leased to 2026)
SFL71TR 7	No physical address	Tract 7, City of Kenai Shore Fishery No. 71	28.01 acres	General Fund	Not Applicable	Shore fishery lease through 2026	Dispose – Lease Only (leased to 2026)
SFL71TR 8	No physical address	Tract 8, City of Kenai Shore Fishery No. 71	10.91 acres	General Fund	Not Applicable	Shore fishery lease through 2026	Dispose – Lease Only (leased to 2026)

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Map 3. Bush Lanes Subdivision



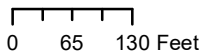
Map 4. Black Gold Estates Subdivision

LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- ⬢ CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ⬢ ALL OTHERS



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



MAP 3. BUSH LANES SUBDIVISION

Map 3. Bush Lanes Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
03902243	Retain

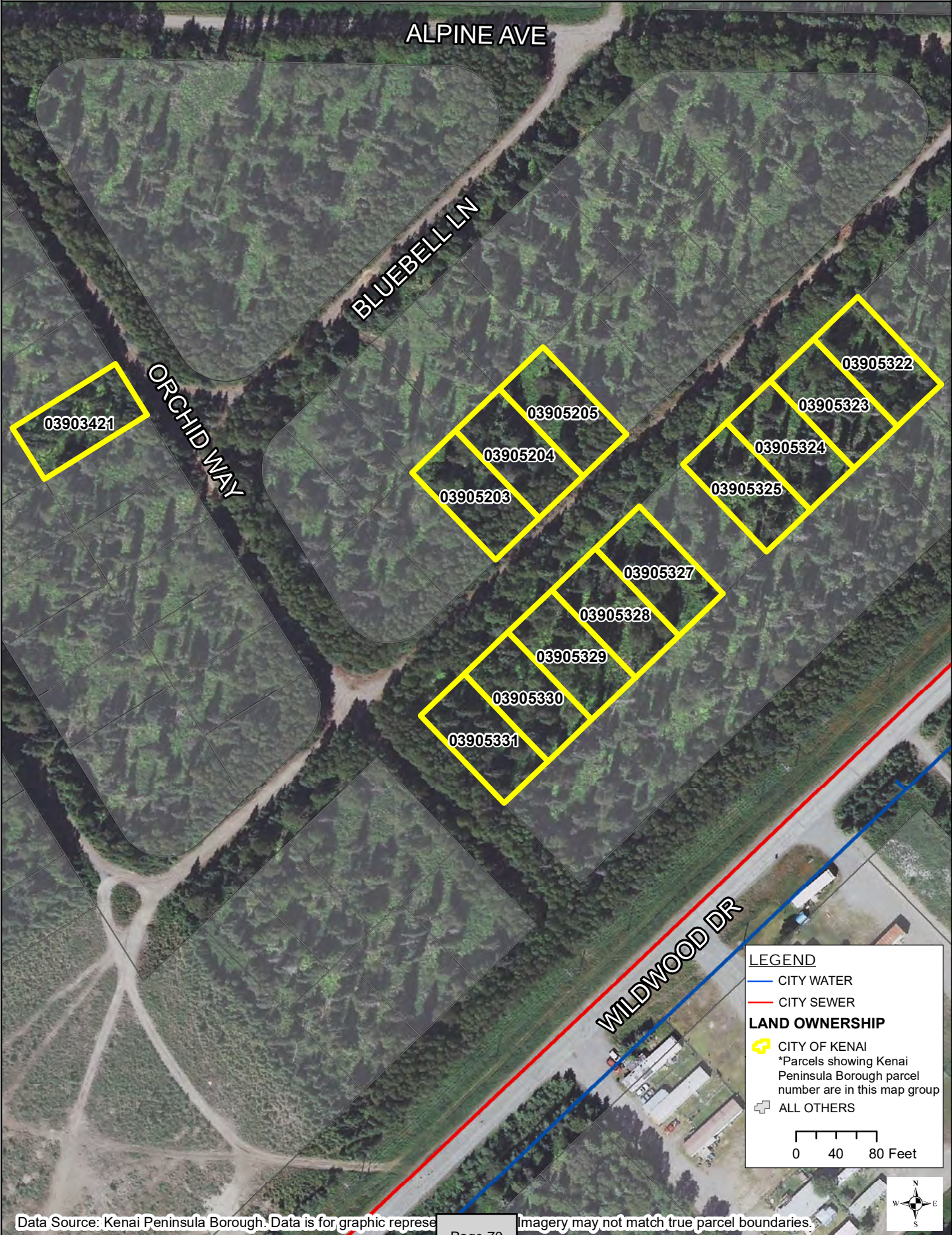
The City owns one parcel (03902243) composed of two individual lots from the 1961 Bush Lanes Subdivision. The lots were donated to the City in 2016 for the future expansion of City water and sewer facilities. Resolution 2016-39 accepting the donation notes the lot could be used as a location for a lift station or other support facilities. The parcel's area is approximately half an acre, and it is located approximately a quarter-mile past Wildwood Drive. The parcel has almost 267 feet of frontage on the westerly side of the Kenai Spur Highway and is within the General Commercial Zone (CG) of the City. A City sewer line is approximately 150 feet away along the Kenai Spur Highway. A City water line runs beneath the 20-foot alley at the rear of the parcel.

It is recommended the City retain this parcel for the public purpose of City water and sewer facilities pursuant to Resolution 2016-39. Across the Kenai Spur Highway from this parcel is the mostly undeveloped Black Gold Estates Subdivision. Small lot sizes without access to City water and sewer make the Black Gold Estates Subdivision difficult to develop at this time. If market conditions create demand for housing, the use of this parcel to expand City water and sewer lines could facilitate the development of lots in the nearby Black Gold Estates Subdivision. Map 3. Bush Lanes Subdivision shows City-owned lots in the nearby Black Gold Estates Subdivision, which is also depicted on Map 4.

Map 3. Bush Lanes Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03902243	14479 Kenai Spur Highway	Lots 1 & 2, Block 1, Bush Lanes Subdivision	0.48 acres	General Fund	General Commercial (CG)	Parcel needed for City water and sewer facilities pursuant to Resolution 2016-39. Expanding City water and sewer lines with this parcel could facilitate development of lots in the Black Gold Estates Subdivision that is across the Kenai Spur Highway from this parcel.	Retain

Map 4. Black Gold Estates Subdivision



MAP 4. BLACK GOLD ESTATES SUBDIVISION

Map 4. Black Gold Estates Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
03903421	Dispose
03905203	Dispose
03905204	Dispose
03905205	Dispose
03905322	Dispose
03905323	Dispose
03905324	Dispose
03905325	Dispose
03905327	Dispose
03905328	Dispose
03905329	Dispose
03905330	Dispose
03905331	Dispose

The Black Gold Estates Subdivision was platted in 1964 bounded by the Kenai Spur Highway, Alpine Avenue, and Wildwood Drive. A few lots in the subdivision adjacent to the Kenai Spur Highway have been developed. Roads within the subdivision were developed initially but are unmaintained and not built to City standards. City water and sewer are not available within the subdivision. The City owns 13 lots within the Black Gold Estates Subdivision (03903421, 03905203, 03905204, 03905205, 03905322, 03905323, 03905324, 03905325, 03905327, 03905328, 03905329, 03905330, 03905331). Most of the City-owned lots are adjacent and off of undeveloped Windflower Drive. The Kenai Peninsula Borough owns nine lots within the Black Gold Estates Subdivision.

City water and sewer lines run beneath Wildwood Drive and are approximately 250 feet from several City-owned lots on Windflower Drive. The City should strive for clear right-of-way ownership along Wildwood Drive to facilitate future expansion of utilities. City water and sewer along the Kenai Spur Highway is farther away from the City-owned lots. A parcel (03902243) within the Bush Lanes Subdivision across the Kenai Spur Highway was retained by City Council Resolution 2016-39 as necessary to expand City water and sewer lines and may be useful to bring City water and sewer to the Black Gold Estates Subdivision.

Almost all of the lots within the Black Gold Estates Subdivision are small, with the City-owned parcels being approximately 0.17 acres (7,405 square feet). The small lot sizes make well and septic unfeasible for individual parcels. A 2.13-acre privately-owned parcel (03903501) in the subdivision was initially designated for a proposed well site on the 1964 subdivision plat. There is no indication a well was developed.

The Black Gold Estates Subdivision is within the Suburban Residential (RS) Zone of the City, with the exception of a three-acre parcel owned by the Kenai Natives Association, Inc. located at the corner of the Kenai Spur Highway and Wildwood Drive within the General Commercial Zone (GC) Zone of the City.

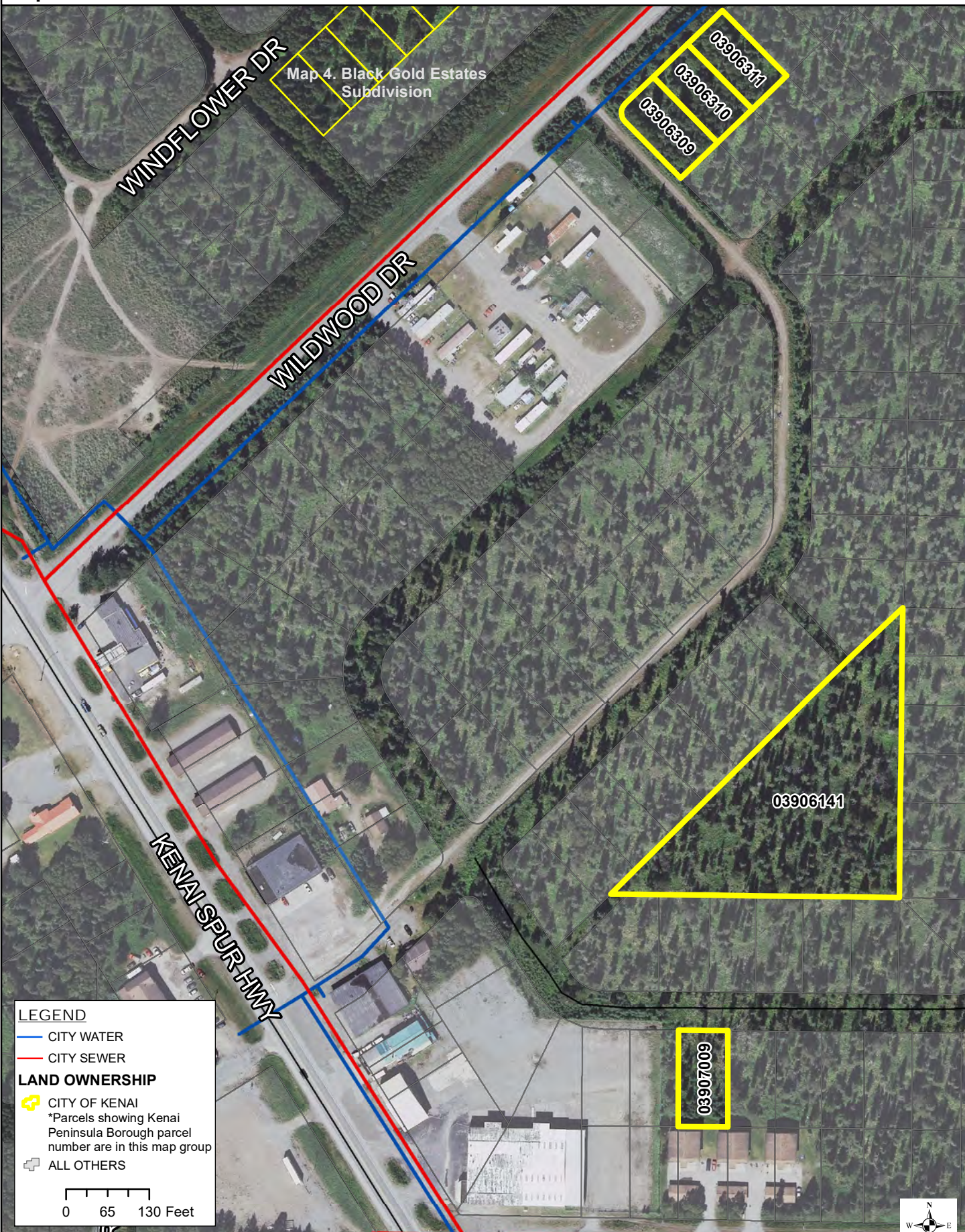
These parcels are recommended for disposal for residential development in conjunction with the development of roads, water, and sewer within the Black Gold Estates Subdivision.

Map 4. Black Gold Estates Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03903421	1319 Orchid Way	Lot 21, Block 4, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905203	2726 Windflower Drive	Lot 3, Block 6, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905204	2724 Windflower Drive	Lot 4, Block 6, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905205	2722 Windflower Drive	Lot 5, Block 6, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905322	2615 Windflower Drive	Lot 22, Block 7, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905323	2617 Windflower Drive	Lot 23, Block 7, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905324	2619 Windflower Drive	Lot 24, Block 7, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905325	2621 Windflower Drive	Lot 25, Block 7, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905327	2625 Windflower Drive	Lot 27, Block 7, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905328	2627 Windflower Drive	Lot 28, Block 7, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905329	2629 Windflower Drive	Lot 29, Block 7, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03905330	2631 Windflower Drive	Lot 30, Block 7, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose
03905331	1304 Orchid Way	Lot 31, Block 7, Black Gold Estates Subdivision Amended	0.17 acres	General Fund	Suburban Residential (RS)	Dispose for residential development in conjunction with development of roads, water, and sewer within the Black Gold Estates Subdivision.	Dispose

Map 5. Carl F. Ahlstrom Subdivision



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 65 130 Feet

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



MAP 5. CARL F. AHLSTROM SUBDIVISION

Map 5. Carl F. Ahlstrom Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
03906141	Dispose
03906309	Dispose
03906310	Dispose
03906311	Dispose
03907009	Dispose

The Carl F. Ahlstrom Subdivision was created by a 1955 plat. The original subdivision plat created 398 lots, eight of which are labeled “Park” and 39 are labeled “Commercial,” plus an additional three “Park” areas next to an area labeled “Parking” adjacent to Blocks 2 and 3 that are labeled “Commercial.” The City currently owns one large triangle-shaped parcel (03906141), three adjacent lots along Wildwood Drive (03906309, 03906310, 03906311) en route to the Wildwood Correctional Facility, and one additional lot near the corner of Redoubt Avenue and the Kenai Spur Highway (03907009) in the Carl F. Ahlstrom Subdivision. All of the parcels are within the Suburban Residential (RS) Zone of the City.

With the exception of a short portion of Spur Drive, the interior roads have not been constructed in the Carl F. Ahlstrom Subdivision. Most lots in the Carl F. Ahlstrom Subdivision are treed and undeveloped. The majority of the developed lots have frontage on Redoubt Avenue, Kenai Spur Highway, and Wildwood Drive. Commercial uses front the Kenai Spur Highway. City water and sewer lines run beneath Wildwood Drive, Redoubt Avenue, and parts of Spur Drive and the Kenai Spur Highway. There are no water and sewer lines beneath interior roads in the subdivision. There are several vacant residential lots in the Black Gold Estates Subdivision to the northwest. Lots to the east in Mommsen’s Subdivision have been mostly developed with single-family dwellings, but the City owns several vacant lots farther east in Mommsen’s Subdivision.

The large triangle-shaped parcel (03906141) and parcel 03907009 were transferred to the City in 2001 by a Clerk’s Deed following a foreclosure action by the Kenai Peninsula Borough for 1999 property taxes. Ordinance 2057-2004 retained parcel 03906141 for a future park. It is recommended that the City Council declare this parcel as no longer needed for a public purpose, as it is no longer necessary for a future park and would be suitable for development as part of a broader plan for the subdivision.

The three adjacent City-owned lots (03906309, 03906310, 03906311) were retained for a future fire station site in 1978 with Ordinance 468-78 after their acquisition through a Kenai Peninsula Borough tax foreclosure. It is recommended the City dispose of these parcels. The development of the City no longer makes this location an ideal place for a fire station, and it would be suitable for development as part of a broader plan for the subdivision.

Parcel 03907009 is approximately a quarter-acre in size, and development would require connection to City water and sewer lines. The parcel is behind a developed apartment complex spanning three adjacent lots on Redoubt Avenue. A large commercial structure is west of parcel 03907009. Disposal is recommended if the adjacent property owners request to expand their development or if proposed development is part of a broader plan for the subdivision.

Map 5. Carl F. Ahlstrom Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03906141	None	Park, Carl F. Ahlstrom Subdivision	2.32 acres	General Fund	Suburban Residential (RS)	Dispose with proposed development plan.	Dispose
03906309	2615 Wildwood Drive	Lot 9, Block 11, Carl F. Ahlstrom Subdivision	0.27 acres	General Fund	Suburban Residential (RS)	Dispose with proposed development plan.	Dispose
03906310	2613 Wildwood Drive	Lot 10, Block 11, Carl F. Ahlstrom Subdivision	0.25 acres	General Fund	Suburban Residential (RS)	Dispose with proposed development plan.	Dispose
03906311	2611 Wildwood Drive	Lot 11, Block 11, Carl F. Ahlstrom Subdivision	0.25 acres	General Fund	Suburban Residential (RS)	Dispose with proposed development plan.	Dispose
03907009	1014 Spur Drive	Lot 26, Block 9, Carl F. Ahlstrom Subdivision	0.26 acres	General Fund	Suburban Residential (RS)	Dispose with proposed development plan.	Dispose

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Map 6. Mommsen's Subdivision



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



MAP 6. MOMMSEN’S SUBDIVISION

Map 6. Mommsen’s Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
03910107	Retain
03910109	Dispose
03910111	Dispose
03910112	Dispose
03910208	Dispose
03910209	Dispose
03910211	Dispose
03910304	Dispose
03910308	Dispose
03910309	Dispose
03910310	Dispose
03910311	Dispose
03910312	Dispose
03910321	Dispose
03910322	Dispose
03910323	Dispose
03910324	Dispose
03911003	Dispose
03911009	Dispose
03911010	Dispose
03911011	Dispose
03911012	Dispose
03911013	Dispose
03911014	Dispose
03911015	Retain
03911016	Retain
03913112	Dispose
03913113	Dispose
03913114	Dispose
03913115	Dispose
03913117	Dispose
03913118	Dispose
03913202	Mixed - Retain/Dispose

The City owns 33 treed vacant lots of the approximately 180 lots in Mommsen’s Subdivision. All of the parcels are zoned Suburban Residential (SR). The subdivision is accessed by Redoubt Avenue or Wildwood Drive from the Kenai Spur Highway.

The four vacant parcels (03910208, 03910209, 03910211, 03910304) along Second Street are required by City Ordinance 2942-2017 to be transferred by 2026 for the development of new single-family residences, which will be connected to City water and sewer as lines run adjacent to the lots. Second Street is a paved and City-maintained road.

Parcel 03910107, along First Street, is recommended for retention for the dedication of the road connection between Augustine Way and First Street to provide alternate ingress/egress routes as needed to ensure public safety and orderly development.

Parcel 03913202 is the only lot within Mommsen’s subdivision owned by the City that is a large tract. It is recommended the City retain a portion of the parcel for control of and access to the waterline extension through the property and the ability to grant a public access or utility easement or rededicate the half right-of-way in the future, if needed. The portion of the parcel not needed for a public purpose is suitable for development and recommended for disposal.

Two parcels front an unmaintained part of developed California Avenue (03911015, 03911016) and should be retained for a public purpose. The parcels have adjacent City water lines and are next to the Wildwood Correctional Complex. Ordinance 2071-2004 declared these parcels as needed for a public purpose in preparation for potential water service and access to the Wildwood Correctional Complex. A water line extension and water meter for the Wildwood Correctional Complex runs through parcel 03911016. These parcels are still necessary for a public purpose of a potential future site for a sewer lift station to support future development in this area.

The remaining 25 City-owned parcels in Mommsen’s Subdivision should be disposed of when there is sufficient demand for residential development in this area of Kenai and contingent upon a proposed development plan. Three parcels on the west side of First Street are the most readily available for development, followed by nine parcels on the west side of Third Street, followed by seven parcels on the east side of Third Street and California Avenue, followed by six parcels along Florida Avenue and Fourth Street.

Three parcels along the west side of First Street (03910109, 03910111, 03910112) front a paved and City-maintained road. All of the adjacent lots have single-family homes. City water and sewer lines run at the edge of the three lots.

Nine parcels front the west side of Third Street (03910321, 03910322, 03910323, 03910324, 03910308, 03910309, 03910310, 03910311, 03910312), which is not fully constructed or maintained by the City. This grouping of nine lots has adjacent City water and sewer lines and may be attractive to developers.

Seven parcels on the east side of Third Street (03911003, 03911009, 03911010, 03911011, 03911012, 03911013, 03911014) have adjacent City water lines only. These parcels will eventually be suitable for development, ideally after sewer lines are constructed, and other vacant lots in Mommsen’s Subdivision have homes. The grouping of seven lots may be attractive to developers.

Six parcels along the west side of Fourth Street (03913112, 03913113, 03913114, 03913115, 03913117, 03913118) also have adjacent City water lines. Florida Avenue and Fourth Street appear less developed than Third Street, and these parcels are farther away from existing single-family homes in the neighborhood.

Map 6. Mommsen’s Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03910107	1113 First Street	Lot 1A, Block 7, Mommsen’s Subdivision Replat Addition No. 1 & 2	0.21 acres	General Fund	Suburban Residential (RS)	Retain for the public purpose of dedicating the extension of Augustine Way to First Street.	Retain
03910109	1117 First Street	Lot 2, Block 7, Mommsen’s Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	Appropriate for new construction as water, sewer, and road access are available and surrounding lots have existing single-family homes. Inefficient use of parcel as a vacant lot.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03910111	1121 First Street	Lot 4, Block 7, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	Appropriate for new construction as water, sewer, and road access are available and surrounding lots have existing single-family homes. Inefficient use of parcel as a vacant lot.	Dispose
03910112	1123 First Street	Lot 5, Block 7, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	Appropriate for new construction as water, sewer, and road access are available and surrounding lots have existing single-family homes. Inefficient use of parcel as a vacant lot.	Dispose
03910208	1109 Second Street	Lot 8, Block 9, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	Dispose when single-family residence construction is completed. Transfer ownership of the parcel to Central Peninsula Habitat for Humanity, Inc. as specified under Ordinance 2942-2017 for conditional donation by 2026. If conditions in Ordinance 2942-2017 are not met, lot would be available for disposal.	Dispose
03910209	1107 Second Street	Lot 9, Block 9, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	Dispose when single-family residence construction is completed. Transfer ownership of the parcel to Central Peninsula Habitat for Humanity, Inc. as specified under Ordinance 2942-2017 for conditional donation by 2026. If conditions in Ordinance 2942-2017 are not met, lot would be available for disposal.	Dispose
03910211	1103 Second Street	Lot 11, Block 9, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	Dispose when single-family residence construction is completed. Transfer ownership of the parcel to Central Peninsula Habitat for Humanity, Inc. as specified under Ordinance 2942-2017 for conditional donation by 2026. If conditions in Ordinance 2942-2017 are not met, lot would be available for disposal.	Dispose
03910304	1106 Second Street	Lot 4, Block 10, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	Dispose when single-family residence construction is completed. Transfer ownership of the parcel to Central Peninsula Habitat for Humanity, Inc. as specified under Ordinance 2942-2017 for conditional donation by 2026. If conditions in Ordinance 2942-2017 are not met, lot would be available for disposal.	Dispose
03910308	1109 Third Street	Lot 8, Block 10, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water and sewer availability make this lot appropriate for residential development. Third Street is not developed.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03910309	1107 Third Street	Lot 9, Block 10, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water and sewer availability make this lot appropriate for residential development. Third Street is not developed.	Dispose
03910310	1105 Third Street	Lot 1 & 2, Block 10, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water and sewer availability make this lot appropriate for residential development. Third Street is not developed.	Dispose
03910311	1103 Third Street	Lot 11, Block 10, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water and sewer availability make this lot appropriate for residential development. Third Street is not developed.	Dispose
03910312	1101 Third Street	Lot 12, Block 10, Mommsen's Subdivision Replat Addition No. 1 & 2	0.34 acres	General Fund	Suburban Residential (RS)	City water and sewer availability make this lot appropriate for residential development. Third Street is not developed.	Dispose
03910321	1125 Third Street	Lot 10, Block 11, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water and sewer availability make this lot appropriate for residential development. Third Street is not developed.	Dispose
03910322	1123 Third Street	Lot 11, Block 11, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water and sewer availability make this lot appropriate for residential development. Third Street is not developed.	Dispose
03910323	1121 Third Street	Lot 12, Block 11, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water and sewer availability make this lot appropriate for residential development. Third Street is not developed.	Dispose
03910324	1119 Third Street	Lot 13, Block 11, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water and sewer availability make this lot appropriate for residential development. Third Street is not developed.	Dispose
03911003	1104 Third Street	Lot 3, Block 4, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Third Street is not developed.	Dispose
03911009	1116 Third Street	Lot 2, Block 5, Mommsen's Subdivision Replat Addition No. 1 & 2	0.29 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Third Street is not developed.	Dispose
03911010	1118 Third Street	Lot 3, Block 5, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Third Street is not developed.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03911011	1120 Third Street	Lot 4, Block 5, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Third Street is not developed.	Dispose
03911012	1122 Third Street	Lot 5, Block 5, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Third Street is not developed.	Dispose
03911013	1124 Third Street	Lot 6, Block 5, Mommsen's Subdivision Replat Addition No. 1 & 2	0.34 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Third Street is not developed.	Dispose
03911014	1126 Third Street	Lot 7, Block 5, Mommsen's Subdivision Replat Addition No. 1 & 2	0.34 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Third Street is not developed.	Dispose
03911015	2406 California Avenue	Lot 2, Block 6, Mommsen's Subdivision Replat Addition No. 1 & 2	0.34 acres	General Fund	Suburban Residential (RS)	The property is still needed for the public purpose under Ordinance 2071-2004 for a potential future site for a sewer lift station to support future development in this area.	Retain
03911016	2402 California Avenue	Lot 1, Block 6, Mommsen's Subdivision Replat Addition No. 1 & 2	0.34 acres	General Fund	Suburban Residential (RS)	The property is still needed for the public purpose under Ordinance 2071-2004 for a potential future site for a sewer lift station to support future development in this area.	Retain
03913112	1027 Fourth Street	Lot 6, Block 3, Mommsen's Subdivision Replat Addition No. 1 & 2	0.34 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Fourth Street is not developed.	Dispose
03913113	1025 Fourth Street	Lot 5, Block 3, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Fourth Street is not developed.	Dispose
03913114	1023 Fourth Street	Lot 4, Block 3, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Fourth Street is not developed.	Dispose
03913115	1021 Fourth Street	Lot 3, Block 3, Mommsen's Subdivision Replat Addition No. 1 & 2	0.26 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Fourth Street is not developed.	Dispose
03913117	1017 Fourth Street	Lot 1, Block 3, Mommsen's Subdivision Replat Addition No. 1 & 2	0.34 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Fourth Street is not developed.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03913118	1015 Fourth Street	Lot 1A, Block 3, Mommsen's Subdivision Replat Addition No. 1 & 2	0.21 acres	General Fund	Suburban Residential (RS)	City water is available, but City sewer is unavailable and Fourth Street is not developed.	Dispose
03913202	1020 Fourth Street	Tract A, Mommsen's Subdivision Addition No. 2	4.24 acres	General Fund	Suburban Residential (RS)	Ordinance 1429-91 declared this parcel necessary for a future park. This property is no longer needed for a park and a portion of the property is suitable for development. Retain portion of the parcel for waterline access and dispose portion of the parcel.	Mixed - Retain/ Dispose (requires subdivision)

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Map 7. Kenai Meadows

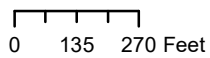


LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
 *Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS



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

*NOTE: Update pending pursuant to Ordinance 3211-2021



MAP 7. KENAI MEADOWS

Map 7. Kenai Meadows - Quick Table

PARCEL ID	RETENTION STATUS
03901065	Mixed – Dispose/ Retain

The City of Kenai owns a large 72-acre tract (Tract A, Kenai Meadows, parcel 03901065). It is accessed by California Avenue and Redoubt Avenue. An unplatted travelway extending California Avenue and Fifth Street runs through the parcel. City water and sewer are beneath Redoubt Avenue, and City water runs beneath the unplatted travelways through the parcel. The tract is bounded by residential areas—Windhaven Estates Subdivision to the east Mommsen’s Subdivision to the west. Mommsen’s Subdivision contains several lots owned by the City of Kenai and some about the western boundary of Tract A, Kenai Meadows. Trees on the parcel have been affected by the spruce bark beetle outbreak in recent years. The parcel is mapped to show surrounding subdivisions and parcels owned by the City within adjacent Mommsen’s Subdivision. When future development of the land is undertaken, the existing travelways should be evaluated for use and need. They should be dedicated or designed to accommodate the current and future access needs of the area that will comply with subdivision regulations. A portion of this parcel is suitable for development and recommended for disposal with a subdivision that would preserve needed travelways.

Map 7. Kenai Meadows - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
03901065	2200 Redoubt Avenue	Tract A, Kenai Meadows	72.21 acres	General Fund	Rural Residential (RR)	Dispose with a subdivision that would preserve necessary travelways. Ordinance 3217-2021 conditional donated two approximately 1 ¼ acre parcels to be subdivided from this parcel to Kenai Peninsula Housing Initiative for the development of restricted income and senior housing.	Mixed – Dispose/ Retain (requires subdivision)

Map 8. Kenai Spur Highway North Corridor



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 175 350 Feet

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

MAP 8. KENAI SPUR HIGHWAY NORTH CORRIDOR

Map 8. Kenai Spur Highway North Corridor - Quick Table

PARCEL ID	RETENTION STATUS
04301033	Retain
04301034	Retain
04301038	Retain
04310039	Dispose
04314103	Dispose
04314104	Dispose

Map 8 shows a group of six adjacent parcels in the vicinity of the Kenai Spur Highway just past its intersection with Evergreen Street. Three of the parcels are zoned for Recreation (R) and are associated with the Kenai Sports Complex. There are four regulation-size soccer fields, off-street parking, picnic tables, and seasonal portable restrooms on parcel 04301038. A federal Land and Water Conservation Fund (LWCF) grant supported the development of the Kenai Sports Complex on this parcel, and the 25 acres developed with grant funds must be maintained in perpetuity for public outdoor recreation. Ordinance 2069-2004 identified parcel 04301038 and adjacent parcels 04301033 and 04301034 as needed for a public purpose for recreational sports fields. A preliminary site plan in the documentation for Ordinance 2069-2004 laid out a design for additional softball fields, baseball diamonds, a BMX track, a skateboard park, and additional parking. Both parcels 04301033 and 04301034 have significant frontage on the Kenai Spur Highway and access to City water and sewer. Those parcels border the former site of the Kenai Peninsula Borough landfill, which may limit some development immediately adjacent to that parcel. If baseball diamonds are developed in this location, it could shift the current location of softball and baseball diamonds in the City.

Before any development that is not for the purpose of recreational use, the City would need to review the 2004 Kenai Sports Complex development to determine if this development is still planned as well as declare the property as not needed for a public purpose. In order to develop the 25-acre grant-restricted portion of parcel 04301038 for any purpose other than public outdoor recreation, the City would be required to replace the converted property with land of equal or greater value and at least equivalent recreational value, and dedicate that new property to public outdoor recreation. Retention of parcel 04301038 is recommended for community development and is required by the LWCF grant funding that supported development.

The three parcels (04310039, 04314103, and 04314104) within the Evergreen subdivision are recommended for disposal for uses suitable with zoning. Parcel 04310039 does not have Kenai Spur Highway frontage, is allocated and accounted for in the General Fund, and is zoned for residential uses. It is suitable for residential development and has access to paved and City-maintained Evergreen Street and City water and sewer. The two other City-owned parcels in the Evergreen Subdivision (04314103 and 04314104) are zoned for commercial use. Parcel 04314103 has approximately 1,100 feet of frontage on the Kenai Spur Highway. Both parcels are allocated and accounted for in the Airport Fund following a 1984 land exchange with the FAA. The parcels are outside of the Airport Reserve, and a 1993 FAA Deed of Release allows the parcels to be sold subject to restrictions for air navigation. City water and sewer are available. These parcels would be suitable for commercial development, provided the development is compatible with the residential uses farther back from Kenai Spur Highway and adjacent recreational uses. An easement to accommodate the existing water and sewer lines that cross parcel 04314103 would need to be established prior to disposal.

Map 8. Kenai Spur Highway North Corridor - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04301033	13296 Kenai Spur Highway	Tract A, Ballfield Subdivision	24.93 acres	General Fund	Rural Residential (RR)	Vacant upland parcel reserved for present and future community sports field uses by Ordinance 2069-2004. A preliminary site plan laid out a design for additional softball fields, baseball diamonds, a BMX track, skateboard park, and additional parking.	Retain
04301034	13712 Kenai Spur Highway	Those Portions of the Northeast 1/4 & Northeast 1/4 Northwest 1/4 which lie Northeast of the Kenai Spur Highway & South & West of ASLS 79-57 Amended & North & Northwest & Southwest of Ballfield Subdivision	14.6 acres	General Fund	Recreation (R)	Ordinance 2069-2004 retained this odd-shaped parcel for recreational sports fields. The southeasterly portion of the parcel may be suitable for expansion of the recreational uses, and the triangular northerly portion of the parcel may be suitable for lease or sale for commercial or industrial development.	Retain
04301038	13072 Kenai Spur Highway	That Portion of the East 1/2 lying Northeasterly of the Kenai Spur Highway & North of Evergreen Tract A Resubdivision & South of Jettison Junction Subdivision & Southeasterly of Ballfield Subdivision Excluding Evergreen Subdivision Kim Addition	53.8 acres	General Fund	Recreation (R)	A Federal Land and Water Conservation Fund (LWCF) grant supported development of the Kenai Sports Complex on this parcel, and the 25 acres developed with grant funds must be maintained in perpetuity for public outdoor recreation. This is a large level 53-acre parcel, with four regulation size soccer fields, off-street parking, picnic tables with barbeque, and seasonal portable restrooms. The Kenai Sports Complex is open year-round and free of charge. Ordinance 2069-2004 retained this parcel for recreational sports fields.	Retain
04310039	213 Evergreen Street	Lot 1, Block 3, Evergreen Subdivision Kim Addition	0.43 acres	General Fund	Rural Residential (RR)	Suitable for residential development. This parcel has ready access to City water, sewer, and a constructed road. It does not front the Kenai Spur Highway and adjacent parcels are mostly privately-owned with constructed homes. The adjacent right-of-way north of the parcel that extends Third Avenue across Evergreen Street may be suitable for vacation.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04314103	12848 Kenai Spur Highway	Tract A-3, Evergreen Subdivision 2016 Addition	6.52 acres	Airport Fund – Outside of Airport Reserve	General Commercial (CG)	A 1984 land exchange with the FAA placed this parcel into the Airport Fund. A 1993 FAA Deed of Release allows the land to be sold subject to restrictions for air navigation. The parcel contains over 1,100 feet of Kenai Spur Highway frontage, with City water and sewer services available. It is unlikely the travelway through the parcel is suitable for dedication or construction as an extension of Second Avenue as Evergreen Street provides suitable and safe access to the Kenai Spur Highway. It may be suitable as the start for a driveway. An easement to accommodate the existing water and sewer lines that cross parcel 04314103 would need to be established prior to disposal.	Dispose
04314104	207 Evergreen Street	Tract A-4, Evergreen Subdivision 2016 Addition	2.00 acres	Airport Fund – Outside of Airport Reserve	General Commercial (CG)	A 1984 land exchange with the FAA placed this parcel into the Airport Fund. A 1993 FAA Deed of Release allows the land to be sold subject to restrictions for air navigation. This parcel allows access from the Kenai Spur Highway via Evergreen Street, avoiding the nearby residential streets. This property is suitable for lease or sale for commercial purposes. It was rezoned for commercial use in 2016.	Dispose

Map 9. Dena'ina Point Estates Subdivision



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 230 460 Feet



MAP 9. DENA'INA POINT ESTATES SUBDIVISION

Map 9. Dena'ina Point Estates Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04301029	Retain
04301101	Retain
04301102	Dispose (requires subdivision)
04301301	Dispose (requires subdivision)
04301302	Dispose (requires subdivision)
04301401	Dispose (requires subdivision)
04301402	Dispose (requires subdivision)
04301403	Dispose (requires subdivision)
04301404	Dispose (requires subdivision)
04301501	Dispose (requires subdivision)
04301502	Dispose (requires subdivision)
04301503	Dispose (requires subdivision)
04301504	Dispose (requires subdivision)
04301601	Dispose (requires subdivision)
04301701	Dispose (requires subdivision)
04301804	Dispose (requires subdivision)

The Dena'ina Point Estates Subdivision was contracted by the City of Kenai in 1984 and created 29 tracts of large acreage, most of which were intended for private resubdivision and development. The City currently owns 16 parcels in the subdivision. City water and sewer service extends along the Kenai Spur Highway, with two stub-outs to the boundary of the Dena'ina Point Estates Subdivision. One stub-out is to the platted Bach Drive and the other stub-out is to the platted Gisha Lane. The roads in the subdivision are not constructed, and they are not in a layout suitable for development. A resubdivision of many of the parcels is likely necessary before they may be developed. None of the lots have been developed with the exception of Tract A-5, which was resubdivided along with adjoining property into the Augustine Addition along Bryson Avenue. City services are not available to the two closest houses in that addition. Ordinances 927-84 and 1183-87 declared all of the Dena'ina Point Estates parcels currently in City ownership as not needed for a public purpose and to be made available for sale, with the exception of two parcels (04301029 and 04301101) to be retained for bluff erosion protection and beach access.

Development in the Dena'ina Point Estates Subdivision will be costly due to the need to construct roads, replat the parcels into more desirable lots, and extend City water and sewer services to the parcels. As currently subdivided, Dena'ina Point Estates Subdivision is not conducive to development. The zoning along the Kenai Spur Highway does not support commercial development, and the lots along an actively eroding bluff are arguably not deep enough to support long-term residential development. Resubdivision of the existing lots into lots that could be developed independently of each other, while considering compatibility with the surrounding lots such as ingress/egress, utilities, and zoning appears consistent with the original intent of the subdivision and provides an opportunity for the eventual disposal and development of the parcels. Platted road right-of-ways in the subdivision may need to be vacated or replatted to facilitate orderly development. Parcels located closest to City services should be prioritized for development.

The City should retain Tract G (parcel 04301029) and Tract E (parcel 04301101) to protect the Kenai bluff and provide public beach access. A particularly good candidate for rezoning is Tract F (parcel 04301102). This parcel is adjacent to a church, is set farther away from residential homes or potential residential homes, and is at the eastern edge of the Dena'ina Point Estates Subdivision.

Parcels 04301401, 04301402, 04301501, 04301502, and 04301804 front the Kenai Spur Highway and may be suitable for residential or limited commercial development. This may require rezoning of lots with Kenai Spur Highway frontage or application for a Conditional Use Permit from the City. A plat note prevents direct access from the Kenai Spur Highway and requires a 30-foot no-cut screening easement along the Kenai Spur Highway right-of-way for these five parcels. It may be more useful to have the screening requirement be at the rear of the parcels in order to allow limited commercial or institutional development along the Kenai Spur Highway and residential development further back from the Kenai Spur Highway. It may also be beneficial to allow driveway access from the Kenai Spur Highway to prevent additional traffic in the residential neighborhood. The access and screening easement restrictions by plat note should be reviewed, and the City should consider applying to the Kenai Peninsula Borough for removal of those restrictions and substitute or replace them with more lot and usage-specific restrictions. This could make all of the Kenai Spur Highway frontage lots in the Dena'ina Estates Subdivision more desirable and provide limited commercial development that could enhance the residential nature of surrounding lands and the remainder of this subdivision.

Map 9. Dena'ina Point Estates Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04301029	None	Tract G, Dena'ina Point Estates Subdivision	37.81 acres	General Fund	Conservation (C)	Long, rectangular tract covering lands from the top of the bluff to Mean High Water of Cook Inlet. Ordinance 927-84 retained the tract for a public purpose. The bluff has eroded since the original subdivision; the tract should be retained for beach access and bluff erosion protection.	Retain
04301101	175 Dujemi Drive	Tract E, Dena'ina Point Estates Subdivision	1.71 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 retained the tract for a public purpose. The bluff has eroded since the original subdivision; the tract should be retained for beach access and bluff erosion protection.	Retain
04301102	12751 Kenai Spur Highway	Tract F, Dena'ina Point Estates Subdivision	2.24 acres	General Fund	Suburban Residential (RS)	Ordinance 1183-87 declared the tract is not needed for a public purpose. Compatible commercial, institutional, or multi-family development may be appropriate as the parcel fronts the Kenai Spur Highway. Development should be done in a manner as to not impair potential residential development or access on the large privately-owned 52-acre parcel to the south. The City could consider changing the zoning of the tract from a residential zone to a commercial zone.	Dispose (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04301301	760 Bach Drive	Tract A-3, Dena'ina Point Estates Subdivision	4.07 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. Upland, interior tract. Platted roads are not constructed. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. Parcel may be suitable for residential development.	Dispose (requires subdivision)
04301302	710 Bach Drive	Tract B-3, Dena'ina Point Estates Subdivision	4.05 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. Upland, interior tract. Platted roads are not constructed. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. Parcel may be suitable for residential development.	Dispose (requires subdivision)
04301401	13903 Kenai Spur Highway	Tract A-1, Dena'ina Point Estates Subdivision	3.09 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. This parcel has three road frontages, with boundaries along the Kenai Spur Highway, Delggama Drive, and Sadiya Drive. A plat note restricts double frontage lots to interior access only, which would prevent direct access to the Kenai Spur Highway. A plat note placed a 30-foot no cut screening easement along the Kenai Spur Highway. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are at the boundary of the Dena'ina Point Estates Subdivision. The parcel may be suitable for residential or limited commercial development.	Dispose (requires subdivision)

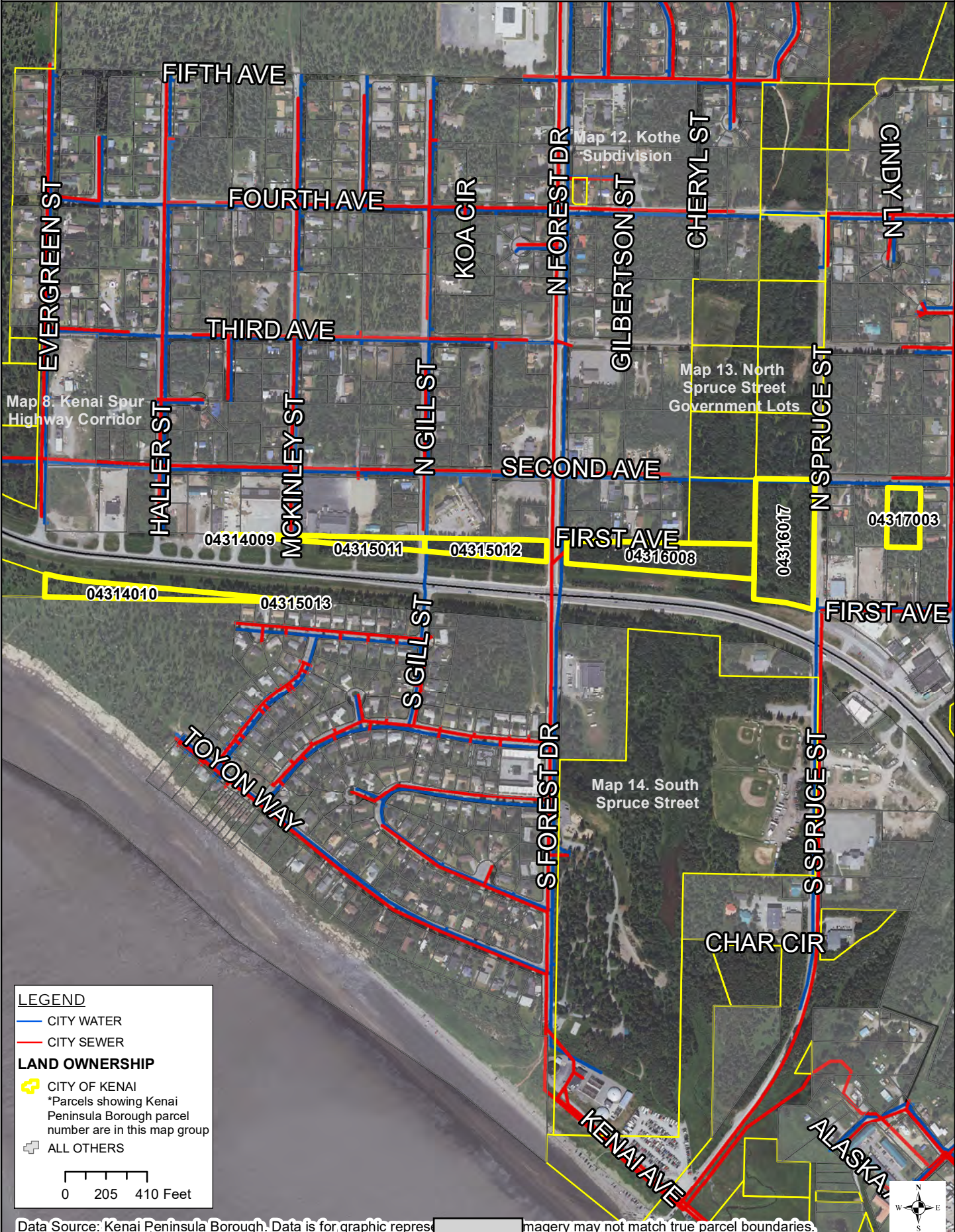
PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04301402	13743 Kenai Spur Highway	Tract B-1, Dena'ina Point Estates Subdivision	4.8 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. This parcel has three road frontages, with boundaries along the Kenai Spur Highway, Gisha Lane, and Sadiya Drive. A plat note restricts double frontage lots to interior access only, which would prevent direct access to the Kenai Spur Highway. Plat note placed a 30-foot no cut screening easement along the Kenai Spur Highway. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. This parcel may be suitable for residential or limited commercial development.	Dispose (requires subdivision)
04301403	735 Sadiya Drive	Tract B-2, Dena'ina Point Estates Subdivision	4.73 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. Upland, interior tract. Platted roads are not constructed. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. Parcel may be suitable for residential development.	Dispose (requires subdivision)
04301404	775 Sadiya Drive	Tract A-2, Dena'ina Point Estates Subdivision	4.69 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. Upland, interior tract. Platted roads are not constructed. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. Parcel may be suitable for residential development.	Dispose (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04301501	13615 Kenai Spur Highway	Tract B-8, Dena'ina Point Estates Subdivision	2.84 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. This parcel has three road frontages, with boundaries along the Kenai Spur Highway, Gisha Lane, and Dalika Drive. A plat note restricts double frontage lots to interior access only, which would prevent direct access to the Kenai Spur Highway. Plat note placed a 30-foot no cut screening easement along the Kenai Spur Highway. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. This parcel may be suitable for residential or limited commercial development.	Dispose (requires subdivision)
04301502	13455 Kenai Spur Highway	Tract C-1, Dena'ina Point Estates Subdivision	3.33 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. This parcel has three road frontages, with boundaries along the Kenai Spur Highway, Gisha Lane, and Dalika Drive. A plat note restricts double frontage lots to interior access only, which would prevent direct access to the Kenai Spur Highway. Plat note placed a 30-foot no cut screening easement along the Kenai Spur Highway. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. This parcel may be suitable for residential or limited commercial development.	Dispose (requires subdivision)
04301503	555 Dalika Drive	Tract C-2, Dena'ina Point Estates Subdivision	4.00 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. Upland, interior tract. Platted roads are not constructed. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. Parcel may be suitable for residential development.	Dispose (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04301504	655 Dalika Drive	Tract B-7, Dena'ina Point Estates Subdivision	4.75 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. Upland, interior tract. Platted roads are not constructed. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. Parcel may be suitable for residential development.	Dispose (requires subdivision)
04301601	650 Bach Drive	Tract B-6, Dena'ina Point Estates Subdivision	6.59 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. Upland, interior tract. Platted roads are not constructed. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. Parcel may be suitable for residential development.	Dispose (requires subdivision)
04301701	450 Chulin Drive	Tract C-5, Dena'ina Point Estates Subdivision	4.28 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. Upland, interior tract. Platted roads are not constructed. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision Parcel may be suitable for residential development.	Dispose (requires subdivision)
04301804	13327 Kenai Spur Highway	Tract C-6, Dena'ina Point Estates Subdivision	2.34 acres	General Fund	Suburban Residential (RS)	Ordinance 927-84 declared the tract is not needed for a public purpose. This parcel has three road frontages, with boundaries along the Kenai Spur Highway, Bach Drive, and Dalika Drive. A plat note restricts double frontage lots to interior access only, which would prevent direct access to the Kenai Spur Highway. Plat note placed a 30-foot no cut screening easement along the Kenai Spur Highway. The closest City water and sewer lines are beneath the Kenai Spur Highway and two stubouts are to the boundary of the Dena'ina Point Estates Subdivision. This parcel may be suitable for residential or limited commercial development.	Dispose (requires subdivision)

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Map 10. Kenai Spur Highway Government Lots



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 205 410 Feet

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



MAP 10. KENAI SPUR HIGHWAY GOVERNMENT LOTS

Map 10. Kenai Spur Highway Government Lots - Quick Table

PARCEL ID	RETENTION STATUS
04314009	Dispose
04314010	Dispose
04315011	Dispose
04315012	Dispose
04315013	Dispose
04316008	Mixed - Retain/ Dispose
04316017	Dispose
04317003	Dispose

Parcels 04314009, 04314010, 04315011, 04315012, and 04315013 are narrow vacant, treed, and level lots fronting the Kenai Spur Highway. They are the remainder of government lots patented to the City by the Bureau of Land Management (BLM) in 1964 and have a variety of designated zones. All have a patent restriction to use the lots for public park and recreational purposes only. Given the small remaining sizes of the lots and that the Kenai Spur Highway right-of-way covers an additional area of the parcels, this use restriction may not be feasible. Driveways that provide access across the parcels are not in compliance with the current patent restrictions.

Parcel 04316008 carries the same restrictions but is large enough that it may be feasibly used as a park. The Richka Creek drainage covers the eastern part of the parcel. Uplands could be suitable for development if the patent restrictions were removed; City zoning is Conservation. The recommendation for these parcels is to dispose once the City is able to obtain a release of the restrictions from the BLM for portions suitable for development. The configuration of these lots makes them unsuitable for independent development, and the sale of the property to the owners of the adjoining properties is likely the most viable option. If the restrictions cannot be removed, memorial benches, bike or pedestrian paths, or another small park development may be appropriate.

Parcel 04316017 is at the corner of North Spruce Street and the Kenai Spur Highway. Richka Creek drainage at the western end should be protected. The State patent requires the parcel be used for a public purpose, and the City must adequately protect archaeological resources. Development following those stipulations is suitable for upland areas of the parcel. City water and sewer are available. This parcel was considered as a location for a public theater, which is a viable use of the parcel that complies with the patent restrictions. The Suburban Residential (RS) zoning is not compatible with the existing and patent restricted use of the parcel. The recommendation for this parcel is disposal of the portion of the property consistent with the patent requirements for public use and protection of resources.

Parcel 04317003 is accessed from Second Avenue, and City water and sewer are available. The parcel is zoned Suburban Residential (RS), does not have patent restrictions, and was determined as not needed for a public purpose by Ordinance 1414-91. The parcel is suitable for development compatible with the surrounding neighborhood character. The recommendation for this parcel is for disposal based on its desirable location in proximity to existing development, City-maintained roads, City water and sewer, and level terrain.

Map 10. Kenai Spur Highway Government Lots - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04314009	12496 Kenai Spur Highway	Government Lot 150 T6N R11W Sec 31	0.01 acres	General Fund		Tiny sliver of land made even smaller with Kenai Spur Highway and McKinley Street rights-of-way. BLM patent restriction limits use to public park and recreational purposes until the City is able to obtain a release of the restrictions.	Dispose
04314010	12591 Kenai Spur Highway	Government Lots 143 & 183 Thru 189 T6N R11W Sec	1.6 acres	General Fund		Narrow, level, treed strip of Kenai Spur Highway frontage. BLM patent restriction limits use to public park and recreational purposes until the City is able to obtain a release of the restrictions.	Dispose
04315011	12400 Kenai Spur Highway	Government Lots 151 Thru 154 T6N R11W Sec 31	0.45 acres	General Fund		Narrow, level, treed strip of Kenai Spur Highway frontage. BLM patent restriction limits use to public park and recreational purposes until the City is able to obtain a release of the restrictions.	Dispose
04315012	12240 Kenai Spur Highway	Government Lots 155 Thru 158 T6N R11W Sec 31	0.91 acres	General Fund		Narrow, level, treed strip of Kenai Spur Highway frontage. BLM patent restriction limits use to public park and recreational purposes until the City is able to obtain a release of the restrictions	Dispose
04315013	12431 Kenai Spur Highway	Government Lots 181 & 182 T6N R11W Sec 31	0.11 acres	General Fund		Tiny sliver of land made even smaller with Kenai Spur Highway right-of-way. Remove patent restriction that limits use to public park and recreational purposes so the property may be made available for lease or sale.	Dispose
04316008	12080 Kenai Spur Highway	Government Lots 159 Thru 164 T6N R11W Sec 31	2.66 acres	General Fund		Treed and vacant. Richka Creek drainage covers the eastern end. Patent restriction limits use to public park and recreational purposes. If patent restrictions were released, uplands could be developed along the Kenai Spur Highway.	Mixed - Retain/ Dispose (requires subdivision)
04316017	109 North Spruce Street	Tract A, Alaska State Land Survey 2008-45	4.23 acres	General Fund		Corner lot with frontage on North Spruce Street and the Kenai Spur Highway. Richka Creek drainage at the western end should be protected. The State patent requires the parcel be used for a public purpose and the City must adequately protect archaeological resources. Development following those stipulations is suitable for upland areas of the parcel	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04317003	1207 Second Avenue	Government Lot 128 T6N R11W Sec 31	1.25 acres	General Fund		Treed and level lot suitable for development. City water and sewer are beneath Second Avenue. This parcel is suitable for development compatible with the surrounding area.	Dispose

Map 11. Inlet Woods Subdivision



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 20 40 Feet

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



MAP 11. INLET WOODS SUBDIVISION

Map 11. Inlet Woods Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04101111	Retain
04101112	Retain
04101113	Retain
04101114	Retain
04101115	Retain

The City of Kenai owns five vacant lots (04101111, 04101112, 04101113, 04101114, and 04101115) in Block 12 of Inlet Woods Subdivision Part 1. The lots are in a row on the north side of paved and City-maintained Backwood Avenue within the Suburban Residential (SR) Zone of the City. The parcel to the north is a large 472-acre parcel owned by the Kenai Natives Association Incorporated. Parcels to the east, west, and south are all privately owned, with most having single-family homes. The privately-owned lots directly across the street on the south side of Backwood Avenue are vacant. A City water line runs along paved Backwood Avenue, and a City sewer line stops just short of the parcel from paved and City-maintained Channel Way.

A pond covers most of the area of the five City-owned parcels in the Inlet Woods Subdivision. Uplands are available at the edges of the pond, particularly at the north and east edges. The pond receives water input from street drainage. Storm drainage pipes enter parcel 04101115 and parcel 04101111. Ordinance 1905-2001 declared all Lots 21-25 (04101111, 04101112, 04101113, 04101114, and 04101115) as needed for street drainage retention. Documentation for Ordinance 1905-2001 notes these parcels may also be a good site for a potential 2.2-acre park development, possibly through using clean fill to shape and contain the pond while adding to the usable land area. However, the parcels were not formerly set aside for park purposes. Storm drainage continues to be a needed public use of Lots 21-25, and the recommendation for these parcels is retention for that public purpose.

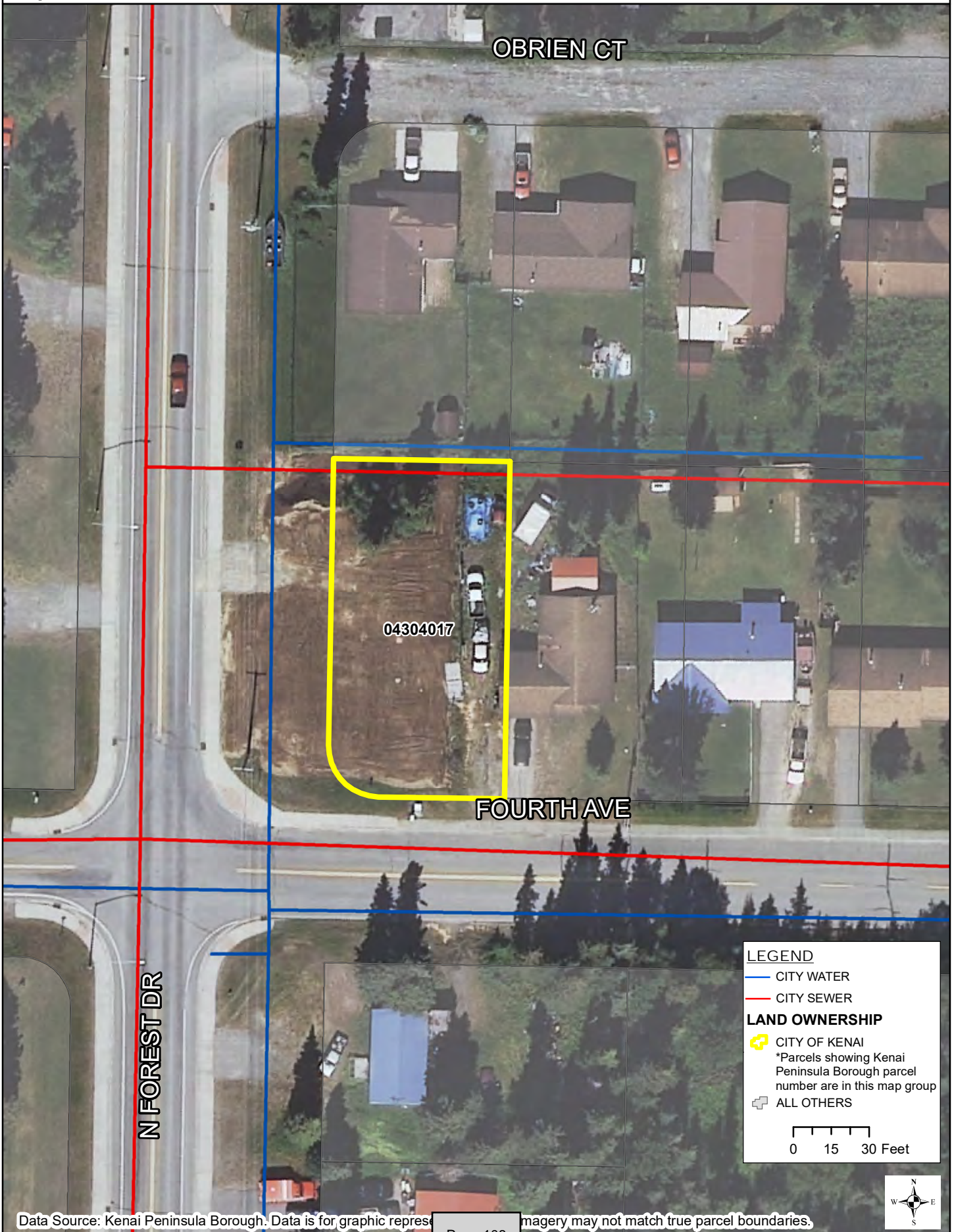
Map 11. Inlet Woods Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04101111	1510 Backwood Avenue	Lot 25, Block 12, Inlet Woods Subdivision Part 1	0.43 acres	General Fund	Suburban Residential (RS)	Retain for the public purpose of street drainage as stated in Ordinance 1905-2001. Consider retaining the parcel for a future neighborhood park.	Retain
04101112	1520 Backwood Avenue	Lot 24, Block 12, Inlet Woods Subdivision Part 1	0.45 acres	General Fund	Suburban Residential (RS)	Retain for the public purpose of street drainage as stated in Ordinance 1905-2001. Consider retaining the parcel for a future neighborhood park.	Retain
04101113	1530 Backwood Avenue	Lot 23, Block 12, Inlet Woods Subdivision Part 1	0.45 acres	General Fund	Suburban Residential (RS)	Retain for the public purpose of street drainage as stated in Ordinance 1905-2001. Consider retaining the parcel for a future neighborhood park.	Retain
04101114	1540 Backwood Avenue	Lot 22, Block 12, Inlet Woods Subdivision Part 1	0.45 acres	General Fund	Suburban Residential (RS)	Retain for the public purpose of street drainage as stated in Ordinance 1905-2001. Consider retaining the parcel for a future neighborhood park.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04101115	1550 Backwood Avenue	Lot 21, Block 12, Inlet Woods Subdivision Part 1	0.45 acres	General Fund	Suburban Residential (RS)	Retain for the public purpose of street drainage as stated in Ordinance 1905-2001. Consider retaining the parcel for a future neighborhood park.	Retain

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Map 12. Kothe Subdivision



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 15 30 Feet



MAP 12. KOTHE SUBDIVISION

Map 12. Kothe Subdivision - Quick Table

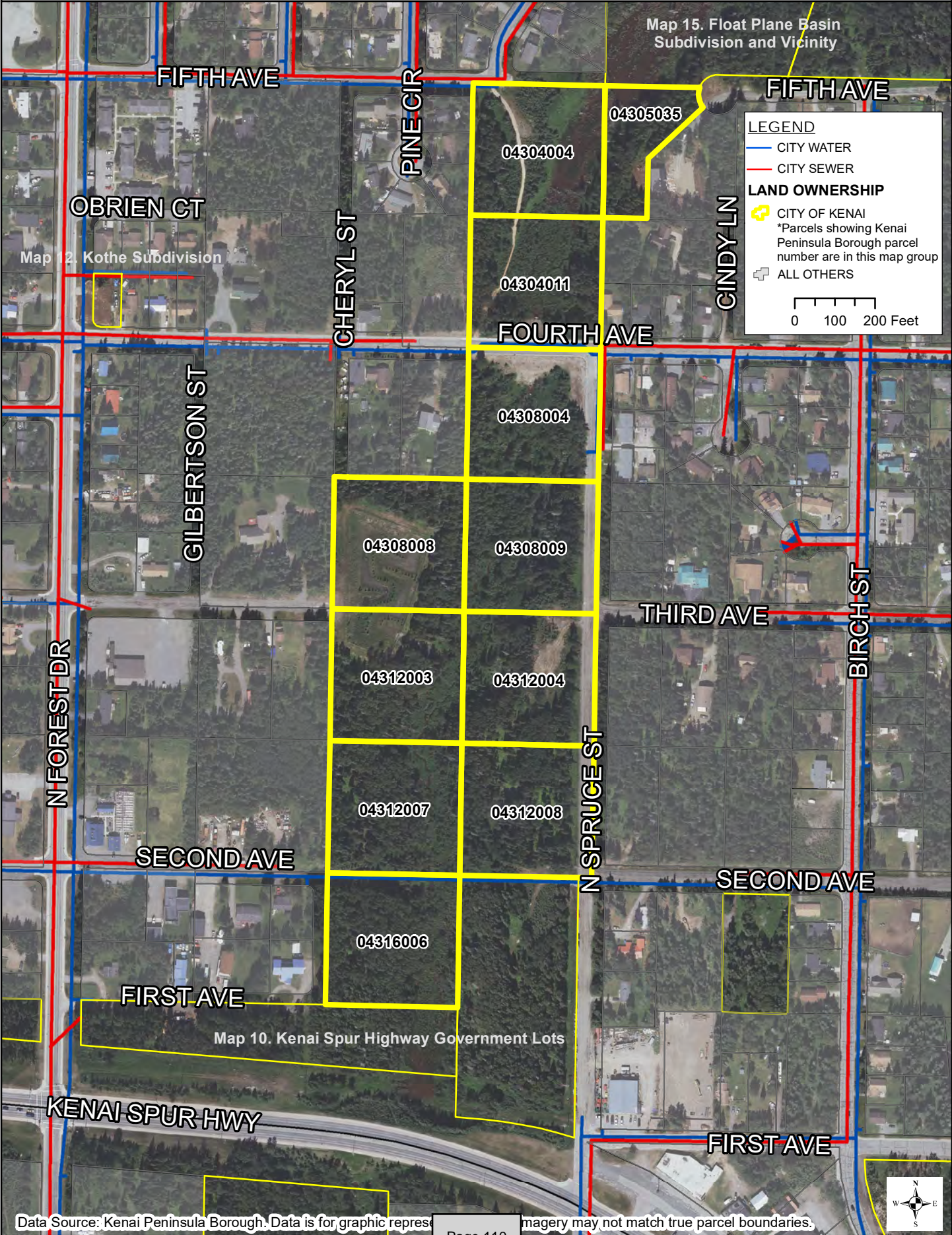
PARCEL ID	RETENTION STATUS
04304017	Retain

The City owns one lot (parcel 04304017) within the Kothe Subdivision that was acquired in 1972 by Warranty Deed. The lot is small (0.21 acres) at the corner of Fourth Avenue and North Forest Drive. It is zoned Suburban Residential (RS) and is within a developed residential neighborhood of mostly single-family dwellings. The lot is cleared and dry with water and sewer lines running along three sides of the parcel. All or most of the lots in this area have been developed. The City Council proposed a park at this location in 2014, and authorized expenditures to create a green space and fencing. The property is used for snow storage.

Map 12. Kothe Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04304017	1414 Fourth Avenue	Lot 8, Kothe Subdivision	0.21 acres	General Fund	Suburban Residential (RS)	Location of un-named fenced park maintained by Parks and Rec. The City received deed to this property in 1972. The lot is within a developed residential neighborhood with readily available road access and connections to City water and sewer. It is the only lot owned by the City in the Kothe Subdivision.	Retain

Map 13. North Spruce Street Government Lots



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 100 200 Feet

MAP 13. NORTH SPRUCE STREET GOVERNMENT LOTS

Map 13. North Spruce Street Government Lots - Quick Table

PARCEL ID	RETENTION STATUS
04304004	Retain
04304011	Retain
04305035	Retain
04308004	Retain
04308008	Retain
04308009	Retain
04312003	Retain
04312004	Mixed - Retain/ Dispose
04312007	Mixed - Retain/ Dispose
04312008	Mixed - Retain/ Dispose
04316006	Mixed - Retain/ Dispose

In 1966, the City received 11 government lots by patent from the State of Alaska. Richka Creek and its associated drainages flow through all of the lots. Richka Creek is an important drainage flowing from the large wetland complex to the north into the Kenai River to the south. The City has retained ownership of all of the original patented lots with the exception of Lot 11, which was subdivided to allow for disposal of the upland portion for residential development. The portion kept by the City is Lot 11-B in the Richka Creek Subdivision (parcel 04305035). The other ten lots have not been subdivided. All 11 parcels are within the Conservation (C) Zone of the City. The surrounding area is mainly residential development on smaller or resubdivided government lots. Lots with Kenai Spur Highway frontage are shown on Map 10.

Lots containing parcels 04304004, 04304011, 04305035, 04308004, 04308008, 04308009, and 04312003 are recommended for retention for the control and protection of Richka Creek drainage and associated culvert. Lot 73 (parcel 04308008) and Lot 92 (parcel 04312003) are used by the City for stormwater retention. Lots containing parcels 04312004, 04312007, 04312008, and 04316006 have both lowland areas and uplands that may be suitable for development and are recommended for retention of the lowland areas and disposal of the upland areas. A subdivision would be required prior to disposal, and the zoning of these parcels should be amended prior to any development.

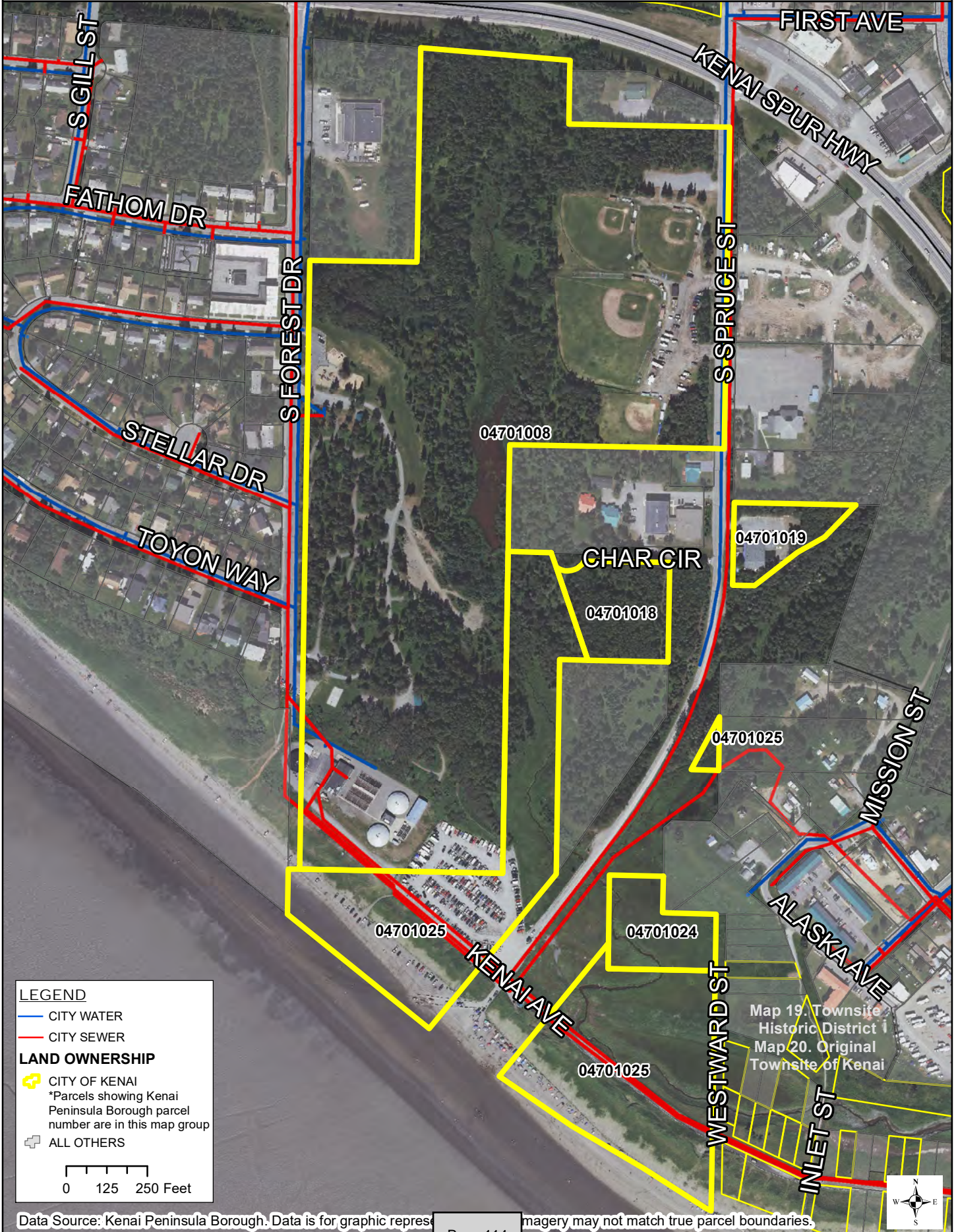
Right-of-ways have not been granted for all adjacent or potential future road connections. Parcels adjacent to North Spruce Street and Fourth Avenue have also not dedicated full right-of-ways on the plats; right-of-ways have been granted for the parcels across the street. If the City determines that development and public safety needs warrant an additional creek crossing, the City owns the lots on both sides of the creek that could provide the dedication.

Map 13. North Spruce Street Government Lots - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04304004	1305 Fifth Avenue	Government Lot 12 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain for protection of Richka Creek drainage. Dedicate additional right-of-way for adjacent roads.	Retain
04304011	1306 Fourth Avenue	Government Lot 35 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain for protection of Richka Creek drainage. Dedicate additional right-of-way for Fourth Avenue along the southern boundary of the parcel.	Retain
04305035	1209 Fifth Court	Lot 11-B, Richka Creek Subdivision	1.18 acres	General Fund	Conservation (C)	Lowlands with a steep bluff. Adjacent uplands were sold for residential development in 1985. Consider vacating road easements on the plat to protect the drainage.	Retain
04308004	1305 Fourth Avenue	Government Lot 51 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain for protection of Richka Creek drainage. Dedicate additional right-of-way for adjacent roads.	Retain
04308008	1396 Third Avenue	Government Lot 73 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain for protection of Richka Creek drainage. This parcel is also used by the City as a storm water retention pond for Forest Avenue and the Woodland Subdivision.	Retain
04308009	305 North Spruce Street	Government Lot 74 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain for protection of Richka Creek drainage. Dedicate additional right-of-way for adjacent roads.	Retain
04312003	1397 Third Avenue	Government Lot 92 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain for protection of Richka Creek drainage. This parcel is also used by the City as a storm water retention pond for Forest Avenue and the Woodland Subdivision.	Retain
04312004	209 North Spruce Street	Government Lot 91 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain a portion for protection of Richka Creek drainage. Dedicate additional right-of-way for adjacent roads. A portion of the parcel is uplands where development may be feasible with a development plan. Zoning should be amended from Conservation if disposal is being pursued.	Mixed - Retain/ Dispose (requires subdivision)
04312007	1396 Second Avenue	Government Lot 113 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain a portion for protection of Richka Creek drainage. Dedicate additional right-of-way for adjacent roads. A portion of the parcel is uplands where development may be feasible with a development plan. Zoning should be amended from Conservation if disposal is being pursued.	Mixed - Retain/ Dispose (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04312008	203 North Spruce Street	Government Lot 114 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain a portion for protection of Richka Creek drainage. Dedicate additional right-of-way for adjacent roads. A portion of the parcel is uplands where development may be feasible with a development plan. Zoning should be amended from Conservation if disposal is being pursued.	Mixed - Retain/ Dispose (requires subdivision)
04316006	1397 Second Avenue	Government Lot 132 T6N R11W Sec 31	2.5 acres	General Fund	Conservation (C)	Retain a portion for protection of Richka Creek drainage. Dedicate additional right-of-way for adjacent roads. A portion of the parcel is uplands where development may be feasible with a development plan. Zoning should be amended from Conservation if disposal is being pursued.	Mixed - Retain/ Dispose (requires subdivision)

Map 14. South Spruce Street



Map 19. Townsite
Historic District
Map 20. Original
Townsite of Kenai

LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 125 250 Feet

MAP 14. SOUTH SPRUCE STREET

Map 14. South Spruce Street - Quick Table

PARCEL ID	RETENTION STATUS
04701008	Retain
04701018	Dispose
04701019	Dispose (leased to 2082)
04701024	Retain
04701025	Retain

Map 14 shows five City-owned properties on the east and west sides of South Spruce Street. Parcel 04701025 has three separate geographic areas separated by South Spruce Street and surrounding City and privately-owned parcels. Most of parcel 04701025 is lowlands; however, the City Wastewater Treatment Plant and public parking are also partially located on the property. Parcel 04701008 is the largest of the five properties. The 45-acre parcel contains the Little League Fields, Kenai Municipal Park, a portion of Richka Creek, and the Wastewater Treatment Plant. Both parcel 04701025 and 04701008 are zoned Conservation (C). Due to the varied uses on these parcels, a replat would provide for more efficient land management and would locate the City's Wastewater Treatment Plant on a single lot and facilities managed by Parks and Recreation on individual lots. The recommendation for these parcels is retention for management and future expansion (if needed) of the Wastewater Treatment Plant, protection of drainages and marine wetlands, and management of community beachfront on Kenai North Beach and the Personal Use Fishery.

Parcels 04701018 and 04701024 were both dedicated for Park and Recreation use subject to a future land exchange. Parcel 04701024 is zoned Conservation(C), and a drainage runs through the property. The land is tidally influenced and not suitable for development. Parcel 04701018 is zoned Urban Residential (RU) and was designated as not needed for a public purpose by Ordinance 0919-1984. The City has developed trail plans for the Municipal Park Loop Corridor and continues to explore trail development that would provide trails to connect North Beach with other parks and recreational facilities.

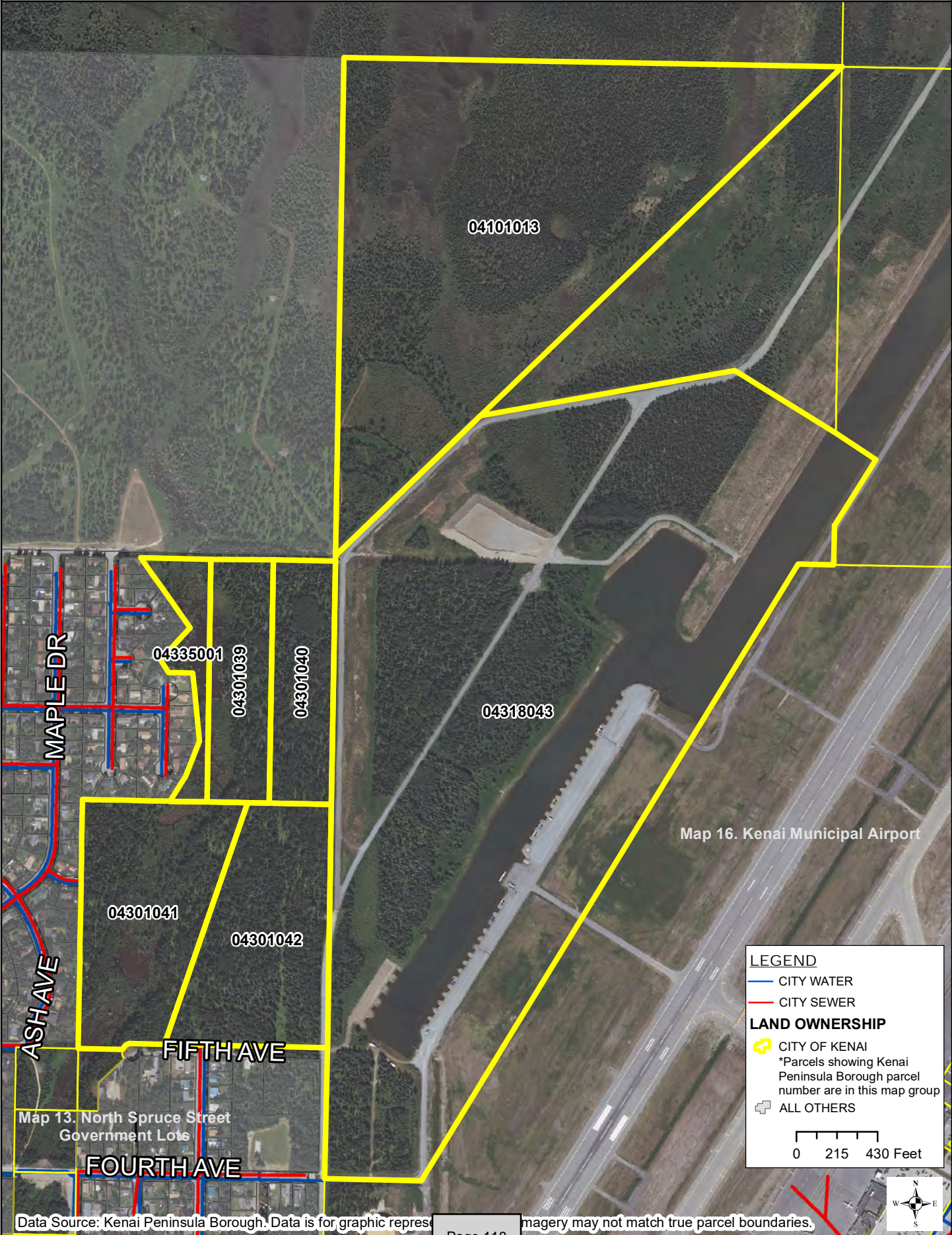
Parcel 04701019 is under a long-term (99-year) lease for the purpose of a shelter and crisis center.

Map 14. South Spruce Street - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04701008	200 South Spruce Street	Govt Lots 41-43, 60, 62-66, 83-90, 105-112, 124-126, 133-135, 149-151, 159-161, 164-166 Excl that portion described as: S 0 deg 13 min E 77.88 ft & S 86 deg 5 min E 35.09 ft from N 1/4 corner Section 6 T5N R11W	45.66 acres	General Fund	Conservation (C)	This parcel holds Kenai Municipal Park, Kenai Little League Fields, and part of Richka Creek. Part of the City's Wastewater Treatment Plant encroaches onto the parcel. The parcel should be replatted to resolve the encroachment and separate uses.	Retain
04701018	330 South Spruce Street	Tract A, Park View Subdivision	2.09 acres	General Fund	Urban Residential (RU)	Ordinance 0919-1984 deemed this parcel not needed for a public purpose in 1984.	Dispose
04701019	325 South Spruce Street	Tract B, Park View Subdivision	1.33 acres	General Fund	Urban Residential (RU)	Under lease through 2082 to the Leeshore Center, a shelter and crisis center for victims of domestic violence and sexual assault.	Dispose (leased to 2082)
04701024	606 Westward Street	Lot 168-A, Petersen Subdivision Addition No. 1	1.77 acres	General Fund	Conservation (C)	Tidal-influenced wetlands. Retain for wildlife habitat, wetland protection, and to aid in regulating activity at North Beach and the Personal Use Fishery.	Retain
04701025	600 South Spruce Street	T5N R11W Sec 6 Government Lots 152, 153, 157, 158, 167, & 169 thru 174 excluding Park View Subdivision	22.96 acres	General Fund	Conservation (C)	Parcel covers three separate areas separated by South Spruce Street and other parcels. The Wastewater Treatment Plant is on one of the areas along with public parking for North Beach. Most of the parcel areas are lowlands. The City should replat this single parcel into separate parcels.	Retain

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Map 15. Float Plane Basin Subdivision and Vicinity



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

NOTE: Update pending pursuant to Resolution 2021-04

MAP 15. FLOAT PLANE BASIN SUBDIVISION & VICINITY

Map 15. Float Plane Basin Subdivision & Vicinity - Quick Table

PARCEL ID	RETENTION STATUS
04101013	Mixed - Retain/ Dispose-Lease Only
04301039	Mixed - Retain/ Dispose-Lease Only
04301040	Mixed - Retain/ Dispose-Lease Only
04301041	Mixed - Retain/ Dispose-Lease Only
04301042	Mixed - Retain/ Dispose-Lease Only
04318043	Mixed - Retain/ Dispose-Lease Only
04335001	Retain

Parcel 04318043 contains most of the float plane basin and is within the Airport Reserve. The Airport Master Plan outlines development plans for the Kenai Municipal Airport, including the float plane basin. The four parcels to the west were created on the plat for the Kenai Municipal Airport Float Plane Basin Replat No. 2. Of those four parcels, parcels 04301039 and 04301041 are allocated to and accounted for in the General Fund, and parcels 04301040 and 04301042 are allocated to and accounted for in the Airport Fund. The City owns one parcel (04335001), allocated and accounted for in the General Fund, in the adjacent Woodland Subdivision, directly adjacent to the City-owned parcels in the Kenai Municipal Airport Float Plane Basin Subdivision and is shown on this map. Parcel 04101013, north of the float plane basin and outside of the Airport Reserve, was purchased by the Airport in 2017 and is allocated to and accounted for in the Airport Fund and reserved for airport purposes by Ordinance 2937-2017.

The recommendation for these parcels is to retain portions for Airfield use as well as future development of the Floatplane Basin and protection of the wetlands, drainages, and Richka Creek. This includes retention of parcel 04335001 in the Woodland Subdivision for park and recreation purposes as specified by Ordinance 903-1983. Parcels 04301040 and 04301042 are treed uplands and parcel 04318043 contains some uplands that may be suitable for lease. Portions of parcels 04101013, 04301039, and 04301042 near the float plane basin are uplands that may be suitable for pedestrian trails for wildlife viewing and recreational hiking, but may have revenue-producing potential if found suitable for commercial development. Any development under a lease of any portion of parcels 04101013, 04301040, 04301042 or 04318043 would require the written consent of the FAA, and any development of these parcels would require a subdivision and rezoning for airport or industrial purposes. It is recommended that screening be a requirement of the development plan for any commercial development adjacent to residential development.

The Rural Residential (RR) zoning of some of the parcels may not be suitable, particularly if their location near the float plane basin would lend to commercial or Airport-related industrial development. This particularly stands out for the treed upland parcels closest to the float plane basin that are allocated to and accounted for in the Airport Fund (04301040 and 04301042). The residential zoning of the Woodland Subdivision parcel (04335001) also does not reflect its retention by ordinance for parks and recreation.

Map 15. Float Plane Basin & Vicinity - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04101013	No physical address	T6N R11W Sec 29 SW 1/4 Excepting Therefrom Those Portions as per W/D 51 @152 and as per Superior Court Order under Case No. 3KN-86-1406 CI	80 acres	Airport Fund – Outside of Airport Reserve	Rural Residential (RR)	Ordinance 2937-2017 reserved this property for airport purposes. Much of the parcel is wetlands that should be protected. The uplands portion of the parcel near the float plane basin may be suitable for development. I. Any proposed development under a lease would require the written consent of the FAA and a subdivision and rezoning for airport or industrial purposes.	Mixed - Retain/ Dispose- Lease Only (requires subdivision)
04301039	No physical address	Tract A, Kenai Municipal Airport Float Plane Basin Replat No. 2	9.78 acres	General Fund	Rural Residential (RR)	Ordinance 2525-2010 authorized the purchase of this parcel. Richka Creek and associated drainage cover the western portion of the property. The eastern uplands portion of this parcel may be suitable for development subject to a development plan.	Mixed - Retain/ Dispose- Lease Only (requires subdivision)
04301040	1001 Redoubt Avenue	Tract B, Kenai Municipal Airport Float Plane Basin Replat No. 2	9.78 acres	Airport Fund – Outside of Airport Reserve	Rural Residential (RR)	Ordinance 2525-2010 authorized the purchase of this parcel which may be accessed from the east by a service road that follows a section line easement. The parcel is treed uplands near the float plane basin and may be suitable for development. Any proposed development under a lease would require the written consent of the FAA and a subdivision and rezoning for airport or industrial purposes.	Mixed - Retain/ Dispose- Lease Only (requires subdivision)
04301041	1060 Fifth Court	Tract C, Kenai Municipal Airport Float Plane Basin Replat No. 2	19.89 acres	General Fund	Rural Residential (RR)	Ordinance 2525-2010 authorized the purchase of this parcel. The plat shows a slope and drainage running through the middle of the parcel that should be protected. The uplands may be suitable for residential or commercial/mixed use development. Any proposed development under a lease would require a subdivision and rezoning.	Mixed - Retain/ Dispose- Lease Only (requires subdivision)
04301042	1050 Fifth Court	Tract D, Kenai Municipal Airport Float Plane Basin Replat No. 2	19.39 acres	Airport Fund – Outside of Airport Reserve	Rural Residential (RR)	Ordinance 2525-2010 authorized the purchase of this parcel, which may be accessed from the east by a service road that follows a section line easement. The parcel is treed uplands near the float plane basin and may be suitable for development. Any proposed development under a lease would require the written consent of the FAA and a subdivision and rezoning for airport or industrial purposes.	Mixed - Retain/ Dispose- Lease Only (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04318043	400 Floatplane Road	Tract A, Kenai Municipal Airport Float Plane Basin Replat	160.71 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	This parcel contains most of the float plane basin, which was constructed in the 1980s and expanded in 2008. The Airport Master Plan denotes desired future development of the float plane basin. Areas of the parcel area available for lease with a subdivision. Any development under a lease would require the written consent of the FAA and a subdivision. Development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Mixed - Retain/ Dispose- Lease Only (requires subdivision)
04335001	No physical address	Tract A, Woodland Subdivision Part 4	4.34 acres	General Fund	Suburban Residential (RS)	Lowlands east of the developed residential Woodland Subdivision and west of vacant tracts in the Float Plane Basin Subdivision. Contiguous City-owned parcels extend ownership of the drainage south to the Kenai Spur Highway. Ordinance 0893-1983 retained the parcel for parks and recreation. Residential zoning may not be appropriate.	Retain

Map 16. Kenai Municipal Airport

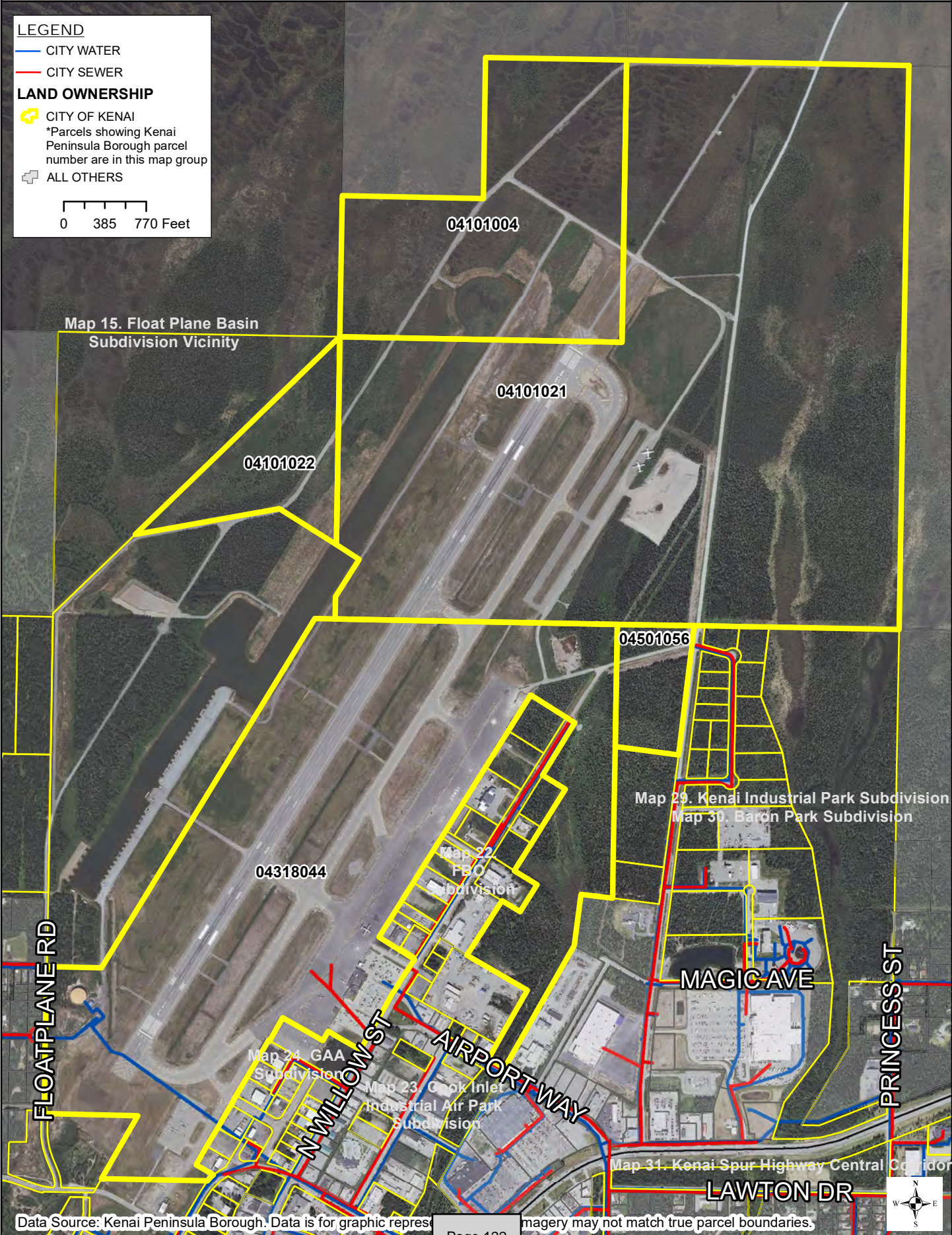
LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- + CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- + ALL OTHERS

0 385 770 Feet



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



MAP 16. KENAI MUNICIPAL AIRPORT

Map 16. Kenai Municipal Airport - Quick Table

PARCEL ID	RETENTION STATUS
04101004	Retain
04101021	Mixed - Retain/ Dispose-Lease Only (requires subdivision)
04101022	Mixed - Retain/ Dispose-Lease Only (requires subdivision)
04318044	Mixed - Retain/ Dispose-Lease Only (requires subdivision)
04501056	Mixed - Retain/ Dispose-Lease Only (requires subdivision)

All of these five parcels (04101004, 04101021, 04101022, 04318044, 04501056) are within the Airport Reserve and together compose the runway for the Kenai Municipal Airport. The City's water storage tank resides on the west side of parcel 04318044, and the Water and Sewer Fund pays the Airport annual rent for use of the area where the storage tank resides. The recommendation is to retain these parcels for Airport facilities and purposes. However, four of the five parcels (04101021, 04101022, 04318044, 04501056) have revenue-producing potential on the portions of the parcels not needed for airport operations and are recommended for disposal for lease-only. Any development under a lease of any portion of these parcels would require the written consent of the FAA, and any development of these parcels would require a subdivision. The Kenai Industrial Park Subdivision and vacant lots along North Willow Street may be developed first and until a need for additional airport-related lots arises. However, these larger lots provide access to the airport apron and are suitable for development after a subdivision. In particular, parcel 04318044 is an awkward layout, and leasable lots may be carved out of the trailing eastern part of the parcel. Any development of lease lots within the Airport Reserve would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).

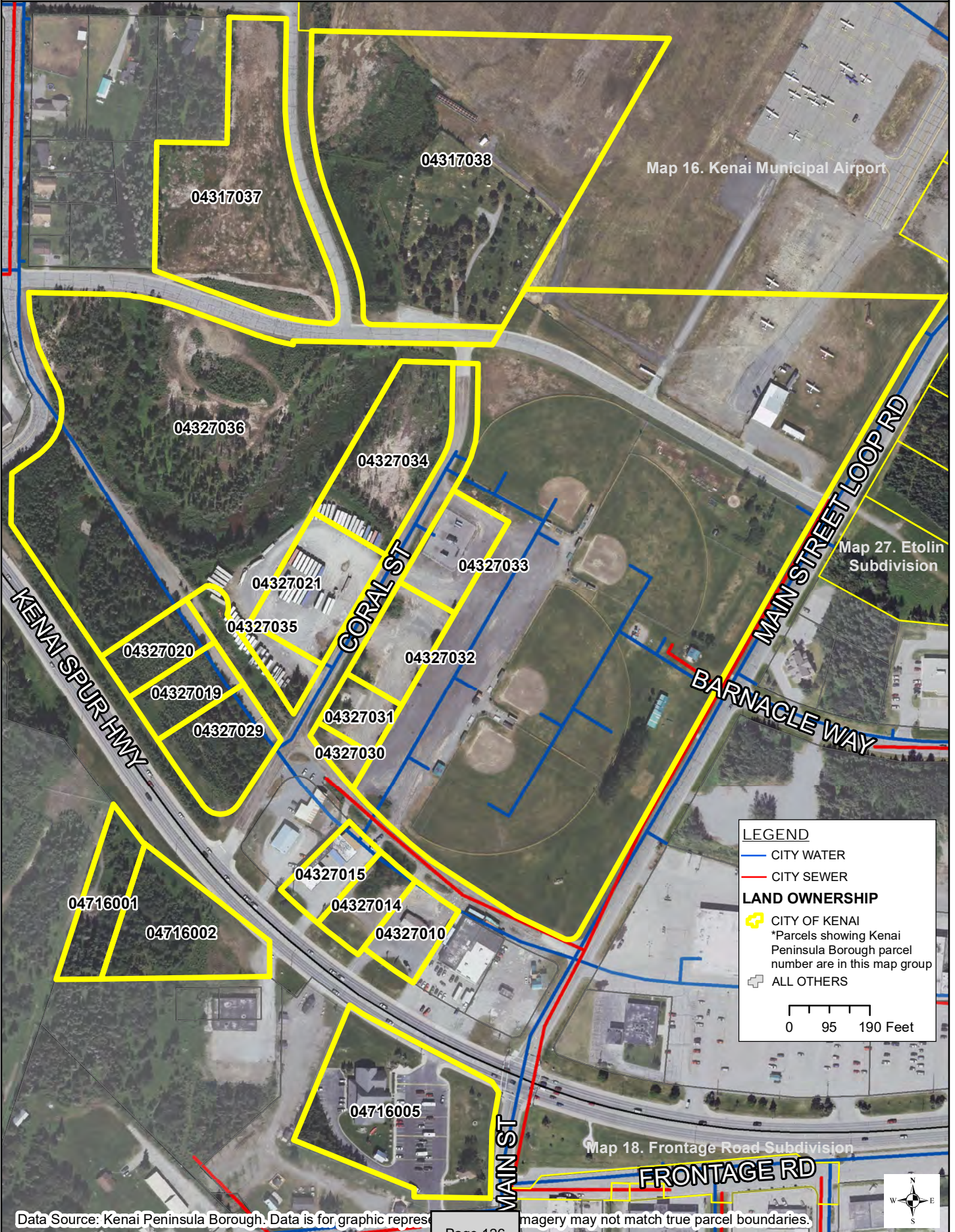
North Willow Street and Marathon Road rights-of-way need to be dedicated on plats that do not have them, and it is recommended the section line easement that crosses the runway be vacated as part of a larger project to review all section line easements affecting City lands. Some of the parcels have extensive wetlands and wildlife habitats that require protection. Parcel 04318044 contains a segment of Ryan's Creek trail that is recommended for retention for development or extension of the Ryan's Creek trail as a City enhancement to Kenai Municipal Airport. An overall plan for this area and phased approach to address unsubdivided remainder lots and vacation of existing easements would require the written consent of the FAA and is recommended to address the variety of uses and future needs of the Airport and to encourage development of areas available for lease.

Map 16. Kenai Municipal Airport - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04101004	No physical address	T6N R11W Sec 29 E1/2 NE1/4 & SW1/4 NE1/4	120 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The parcel lies at the northeasterly end of the Airport runway, and includes a portion of that runway, fencing, and other associated development. The entire parcel is classified as freshwater forested/shrub wetland on the NWI and a large wetland complex surrounds the parcel in the areas that have not been developed.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04101021	No physical address	T6 R11W Sec 28 & 29 W1/2 of Sec 28 & SE1/4 of Sec 29 Excluding Kenai Municipal Airport Float Plane Basin Replat	478 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The parcel contains a portion of the developed Airport west of Marathon Road. Most of the land east of Marathon Road is wetlands, but approximately 31 acres is treed and is suitable for development. Any development under a lease would require the written consent of the FAA and a subdivision. Development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Mixed - Retain/ Dispose- Lease Only (requires subdivision)
04101022	No physical address	T6N R11W Sec 29 That Portion of the SW ¼ as per Court Order Under Case No. 3KN-86-1406 Excluding Kenai Municipal Airport Float Plane Basin Replat	37 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Portions of the parcel are being utilized for Airport purposes. Wetlands cover part of the parcel that is directly west of the Float Plane Basin. A sliver of the parcel's uplands is suitable for development. Any development under a lease would require the written consent of the FAA and a subdivision. Development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Mixed - Retain/ Dispose- Lease Only (requires subdivision)
04318044	305 N. Willow St.	All of T6N R11W Sec 32 Excluding Subdivisions and Leased Areas and Kenai Municipal Airport Float Plane Basin Replat	330 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Most of this parcel covers the runway and includes the terminal building and the City's Water Storage Tank. Part of a long "tail" on the eastern part is suitable for development. Any development under a lease would require the written consent of the FAA and a subdivision. Development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP). It is recommended North Willow Street be dedicated on the plat, a section line be removed that crosses the runway, and wetland areas and land along the Ryan's Creek trail be retained.	Mixed - Retain/ Dispose- Lease Only (requires subdivision)
04501056	715 Marathon Road	NW ¼ NW ¼ Section 33 T6N R11W lying West of Marathon Road excluding Baron Park 2007 Replat	17.85 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	City water, sewer, and electric utilities do not serve this parcel. It is treed and level and suitable for development. Any development under a lease would require the written consent of the FAA and a subdivision. Development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP). It is recommended that North Willow Street be dedicated on the plat.	Mixed - Retain/ Dispose- Lease Only (requires subdivision)

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

*NOTE: Update pending pursuant to Ordinance 3149-2020

MAP 17. GUSTY SUBDIVISION, KENAI CEMETERY

Map 17. Gusty Subdivision, Kenai Cemetery - Quick Table

PARCEL ID	RETENTION STATUS
04317027	Retain
04317037	Retain
04317038	Retain
04327010	Dispose (leased to 2077)
04327014	Dispose
04327015	Dispose (leased to 2082)
04327019	Dispose – Lease Only
04327020	Dispose – Lease Only
04327021	Dispose – Lease Only (leased to 2023)
04327029	Dispose – Lease Only
04327030	Dispose – Lease Only
04327031	Dispose – Lease Only
04327032	Dispose – Lease Only
04327033	Retain
04327034	Dispose – Lease Only
04327035	Dispose – Lease Only (leased to 2023)
04327036	Mixed – Retain/ Dispose
04706001	Dispose
04716002	Dispose
04716005	Retain

Parcels 04317037 and 04317038 are the site of the Kenai Municipal Cemetery located within the Airport Reserve Runway Protection Zone (RPZ). Parcel 04317038 was patented to the State of Alaska by BLM and deeded to the City subject to unrestricted public use and access with a reversionary clause. Parcel 04317037 was acquired by the City through condemnation. These parcels, zoned Airport Light Industrial (ALI), are recommended for retention for the cemetery, which is compliant with the use restrictions in the RPZ.

The remaining parcels on the map, except for parcel 04317027, are within the Gusty Subdivision. The Gusty Subdivision is south of the Kenai Municipal Airport, outside the Airport Reserve boundary, with several lots fronting the Kenai Spur Highway and Coral Street. Several lots are leased or are available for lease. Parcel 04317027 is in the Suburban Residential (RS) zone and Ordinance 3149-2020 authorized acquisition of this property within the Runway Protection Zone from a private land owner utilizing an FAA grant to minimize noise, visual, light and weather emissions and impacts and is recommended for retention.

Parcels 04327010 and 04327015 are under long-term leases, and Resolution 2016-32 provided the lessees the option to purchase the leased property from the City through July 6, 2021, subject to Council approval. Parcels 04327021 and 04327035 on the west side of Coral Street are within the RPZ are under short-term (five-year) leases with a 90-day cancellation clause. Any future lease of the parcels would require the written consent of the FAA.

Parcels 04327030, 04327031, and 04327032 on the east side of Coral Street are within the Airport Reserve boundary and require the written consent of the FAA to lease. These three parcels have been used for nonaviation purposes under a Special Use Permit for truck and trailer storage. A portion of parcel 04327032 is within the RPZ, and it is recommended that continued compatibility with parking for the Softball Greenstrip be ensured for all three parcels.

Parcels 04327019, 04327020, and 04327029 are treed and level lots fronting the east side of the Kenai Spur Highway, although direct access to the highway is not guaranteed due to a plat note that states double frontage

lots are restricted to one access only. City water is available but City sewer is not. These parcels have been released by the FAA for long-term lease, but a sale would require the written consent of the FAA. It is recommended the City petition the Borough for removal of such restrictive plat notes on all City-owned property.

Parcels 04716001 and 04716002 are mostly treed lots fronting the west side of the Kenai Spur Highway. City water and sewer are not available to these two lots that fall within the Central Mixed Use (CMU) Zone and outside the Airport Reserve. A 1986 Deed of Release from the FAA allows for lease or sale of these parcels, and they are recommended for disposal to encourage development.

Parcels 04327033 and 04327034 are accessed from Coral Street and have City water available but no City sewer service. Both parcels are within the Airport Reserve and part of both parcels are within the RPZ, which limits their allowed uses. Parcel 04327033 is the location of a City-operated outdoor skateboard/BMX park within a fenced area and is recommended for retention. Parcel 04327034 has an easement and steep terrain on a portion of the parcel that limits the area suitable for development. These parcels are in the Airport Light Industrial (ALI) zone and parcel 04327034 is recommended for disposal for lease-only, which would require the written consent of the FAA.

Parcel 04327014 is a cleared lot in the area of the baseball fields and a City park with Kenai Spur Highway frontage, access from Cohoe Avenue at the rear, and City water and sewer. This parcel is located outside of the Airport Reserve in the Commercial Mixed Use (CMU) zone and is recommended for disposal for lease or sale; however, the property has only been released by the FAA for lease, and a sale would require the written consent of the FAA.

A 1973 Deed of Release from the FAA allowed for the lease or sale of parcel 04716005, and it is recommended for retention as the site of the Kenai Visitor and Cultural Center and Moosemeat John Cabin.

Parcel 04327036 contains the Softball Greenstrip, which includes a playground, picnic shelters, restrooms, four adult softball fields, community garden plots and parking, and the Civil Air Patrol (CAP) hangar and tie downs. Parcel 04327036 also contains two constructed but not dedicated road segments of First Avenue and Cohoe Avenue and a drainage flows through the parcel. A large portion of this parcel is in the Runway Protection Zone, which limits its uses; however, a replat to dedicate the constructed road rights-of-way and separate the various uses would also allow for the lease of a portion of the parcel. A lease would require the written consent of the FAA.

Map 17. Gusty Subdivision, Kenai Cemetery - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04317027	1110 First Avenue	Lot 5, Spruce Creek Subdivision	1.01	Airport Fund – Within Airport Reserve	Suburban Residential (RS)	Ordinance 3149-2020 approved acquisition of this property within the Runway Protection Zone utilizing an FAA grant to minimize noise, visual, light and weather emissions and impacts.	Retain
04317037	109 Floatplane Road	Lot 1A, Kenai Cemetery Expansion No. 2 with Vacation of Section Line Easements	4.1 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	This level, treed lot within the Airport RPZ is the site of the Kenai Municipal Cemetery acquired by condemnation.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04317038	840 First Avenue	Tract A, Kenai Cemetery Expansion No. 2 with Vacation of Section Line Easements	9.56 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Site of the Kenai Municipal Cemetery within the Airport RPZ. Property patented to the State of Alaska by BLM and deeded to the City subject to unrestricted public use and access with a reversionary clause.	Retain
04327010	11504 Kenai Spur Highway	Lot 3, Block 1, Gusty Subdivision	0.62 acres	Airport Fund – Within Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A Deed of Release lifted those restrictions in 1973, making the land available for sale or lease to benefit the Airport. Under active lease through 2077 for retail business. Business operating on premises is Paisley Boutique. Resolution 2016-32 provided lessee an option to purchase the parcel from the City through July 6, 2021.	Dispose (leased to 2077)
04327014	11536 Kenai Spur Highway	Lot 4, Block 1, Gusty Subdivision Addition No. 1 Amended	0.57 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1984 Deed of Release lifted some of those restrictions and allows the lot to be used or leased for other than Airport purposes. A sale of the property would require the written consent of the FAA. This is a cleared parcel with 120 feet of Kenai Spur Highway frontage and may be accessed from the highway or Cohoe Avenue with City water and sewer available.	Dispose
04327015	11568 Kenai Spur Highway	Lot 5, Block 1, Gusty Subdivision Addition No. 1 Amended	0.58 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Those restrictions were lifted by a 2018 Deed of Release from the FAA which allows lease or sale to benefit the Airport. Under active lease through 2082 for a car wash. Big Dipper Car Wash is the business on the premises. Resolution 2016-32 provided lessee an option to purchase the parcel from the City through July 6, 2021.	Dispose (leased to 2082)

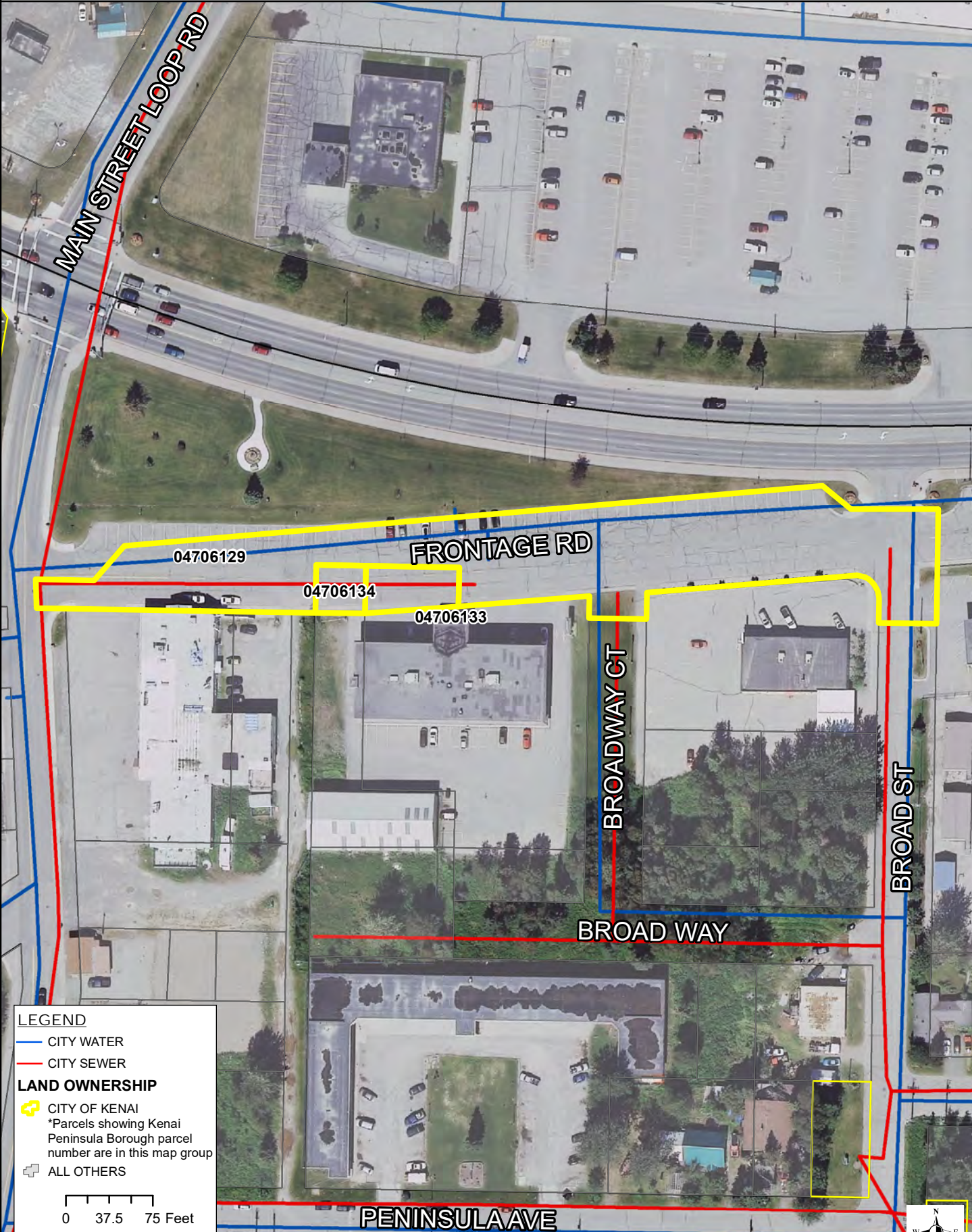
PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04327019	11632 Kenai Spur Highway	Lot 3, Block 2, Gusty Subdivision Addition No. 1 Amended	0.67 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1984 Deed of Release allowed this parcel to be available for long term lease. A sale of the property would require the written consent of the FAA. Treed lot with approximately 120 feet of frontage on the Kenai Spur Highway. A City water line is located along Cohoe Avenue but City sewer service is not available. It is recommended the City petition the Borough for removal of a plat note that prohibits access from the Kenai Spur Highway. Access from Cohoe Avenue is available via Coral Street, but the segment of Cohoe Avenue is not maintained by the City.	Dispose – Lease Only
04327020	11648 Kenai Spur Highway	Lot 4, Block 2, Gusty Subdivision Addition No.1 Amended	0.67 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1984 Deed of Release allowed this parcel to be available for long term lease. A sale of the property would require the written consent of the FAA. Treed lot with approximately 120 feet of frontage on the Kenai Spur Highway. The lot does not have City sewer service. It is recommended the City petition the Borough for removal of a plat note that prohibits access from the Kenai Spur Highway. Access from Cohoe Avenue is available via Coral Street, but the segment of Cohoe Avenue is not maintained by the City.	Dispose – Lease Only
04327021	410 Coral Street	Tract A, Gusty Subdivision No. 3	1.38 acres	Airport Fund – Outside of Airport Reserve	Airport Light Industrial (ALI)	Leased to through 2023 for trailer storage. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. The property is located within the RPZ and a lease requires the written consent of the FAA and a 90-day cancellation clause.	Dispose – Lease Only (leased to 2023)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04327029	11600 Kenai Spur Highway	Lot 1A, Block 1, Gusty Subdivision No. 4	1.13 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1984 Deed of Release allowed this parcel to be available for long term lease. A sale of the property would require the written consent of the FAA. This is a treed corner lot with almost 190 feet of frontage on the Kenai Spur Highway. Near the City center and Kenai Municipal Airport. City water service is located in the 40-foot utility easement along Cohoe Avenue, but the lot does not have City sewer service.	Dispose – Lease Only
04327030	435 Coral Street	Lot 1, Block 3, Gusty Subdivision No. 4	0.23 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A lease of the property would require the written consent of the FAA. The property has been used for non-aviation purposes under a Special Use Permit for truck and trailer storage.	Dispose – Lease Only
04327031	425 Coral Street	Lot 2, Block 3, Gusty Subdivision No. 4	0.45 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A lease of the property would require the written consent of the FAA. The property has been used for non-aviation purposes under a Special Use Permit for truck and trailer storage.	Dispose – Lease Only
04327032	415 Coral Street	Lot 3, Block 3, Gusty Subdivision No. 4	0.86 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A small portion of the lot is located inside the RPZ. A lease of the property would require the written consent of the FAA. The property has been used for non-aviation purposes under a Special Use Permit for truck and trailer storage.	Dispose – Lease Only
04327033	405 Coral Street	Lot 4A, Block 3, Gusty Subdivision No. 5	0.86 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Location of a City-owned outdoor skateboard/BMX park, which includes several ramps within a fenced area. Paved lot accessible from Coral Street. Water is available. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A portion of the parcel is within the RPZ and lease would require the written consent of the FAA and a 90-day cancellation clause.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04327034	400 Coral Street	Tract C-1, Gusty Subdivision No. 7	1.91 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Partially cleared lot with access from Coral Street. City water is available. A utility easement and steep terrain at the rear of the lot limit some of the usable area. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Portion of the parcel is within the RPZ and lease would require the written consent of the FAA and a 90-day cancellation clause.	Dispose – Lease Only
04327035	420 Coral Street	Tract B, Gusty Subdivision No. 6 Amended	0.37 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased to James H. Doyle, Individually, d/b/a Weaver Brothers, Inc. through 2023 for trailer storage. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. The property is located within the RPZ and lease would require the written consent of the FAA and a 90-day cancellation clause.	Dispose – Lease Only (leased to 2023)
04327036	700 First Avenue, 400 Main Street Loop Road	T 5N R 11W Sec 5 & 6 Seward Meridian Kn Ptns of Sec 5 & 6 Lying NE of Kenai Spur Hwy & E of Birch Dr & NW of Main St Excl USS 4969 & Gusty Sub K1700 & Gusty Sub Addn #1 Amd 84-183 & Gusty Sub #3 84-237 & Gusty Sub #4 86-76 & Gusty Sub #5 87-15 & Gusty Sub #7 89-5 & Kenai Cemetery Expansion Sub	33 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Approximately 5 acres were the subject of a 1967 Reciprocal Release and Grant and are the site of the Civil Air Patrol (CAP) hangar and tie downs; First Avenue is constructed (not dedicated) through the parcel; the Softball Greenstrip (playground, picnic shelters, restrooms, softball fields, community garden plots, parking) occupies about 18 acres; a narrow extension of Cohoe Avenue (not dedicated) connects to Birch Street; a drainage flows through the parcel; and a large partially cleared area lies at the corner of First Avenue and Birch Street. The entire parcel is within the Airport Reserve and a large portion of the parcel is within the RPZ. A lease of a portion of the parcel would require a subdivision, the written consent of the FAA, and a 90-day cancellation clause.	Mixed – Retain/Dispose – Lease Only (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04706001	11663 Kenai Spur Highway	Tract A, Gusty Subdivision No. 2	0.9 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1986 Deed of Release from the FAA allows for the lease or sale of this mostly long narrow lot with Kenai Spur Highway frontage. City water and sewer are not available. An electric substation may be on the parcel and needs to be verified with the Homer Electric Association (HEA).	Dispose
04716002	11631 Kenai Spur Highway	Tract B, Gusty Subdivision No. 2	1.76 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1986 Deed of Release from the FAA allows for the lease or sale of this mostly treed lot with Kenai Spur Highway frontage. City water and sewer are not available. The eastern portion of the lot is cleared and the lot was leased in the 1980s for parking. Access from adjacent parcels should be protected.	Dispose
04716005	11471 Kenai Spur Highway	Lot 1, Gusty Subdivision No. 8	2.99 acres	General Fund	Central Commercial (CC)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1973 Deed of Release from the FAA allows for the lease or sale of this property, and a 1991 Deed transferred the lot from the Airport Fund to the General Fund. The parcel contains the Kenai Visitor and Cultural Center. The Kenai Chamber of Commerce and Visitor Center manages the Center through a Facilities Management Agreement and operates the Moosemeat John cabin located on the parcel through a Special Use Permit.	Retain

Map 18. Frontage Road Subdivision

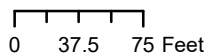


LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS



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

MAP 18. FRONTAGE ROAD SUBDIVISION

Map 18. Frontage Road Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04706129	Retain
04706133	Retain
04706134	Retain

The City owns three adjacent parcels that are paved and compose Frontage Road and a parking area. The parcels are just south of a grassy strip near the Kenai Spur Highway. The largest parcel, Tract 1 (04706129), is labeled “to be dedicated to public use” on the 1981 replat of the Subdivision. The 1981 replat of Frontage Road Subdivision was of Government Lot 13 and portions of the Philip Wilson Homestead, patented in 1950. The replat was completed in conjunction with the Frontage Road improvement project. Tract 1 (04706129) was retained by the City. Tract 3 (04706134) and Tract 5 (04706133) extended into the proposed Frontage Road improvement area and were purchased by the City from the homestead property. These two small tracts may have been created to have legally separate land areas in order to facilitate their individual transfers to the City from the original lot owners.

It is recommended that the City retain and join all three tracts and dedicate them to the public right-of-way to avoid confusion with Frontage Road being composed of three separate parcels. This may require the written consent of the FAA for parcel 04706129 to nonaeronautical use for the purpose of transit projects and systems and working with the Kenai Peninsula Borough to determine if a replat is required or if the clarification of dedication could be accomplished by a recorded document. The desired result would be a dedicated right-of-way with no separately identified tax parcels. This would enable the City to remove three parcels from the land inventory and clarify a dedication.

Map 18. Frontage Road Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04706129	No physical address	Tract 1, Frontage Road Subdivision	1.17 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1967 Deed of Release from the FAA allows for the lease or sale of this property for non-airport use. The property is used for Frontage Road and public parking off of Frontage Road. It is recommended the City dedicate the parcel as public right-of-way and remove it from City lands inventory.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04706133	No physical address	Tract 5, Frontage Road Subdivision	0.07 acres	General Fund	Central Mixed Use (CMU)	This is a replat of Government Lot 13 and portions of the Philip Wilson Homestead, patented in 1950. The replat was completed in conjunction with the Frontage Road improvement project. Tract 5 extended into the proposed Frontage Road improvement area and was purchased by the City from the homestead property. Used for Frontage Road and public parking off of Frontage Road. It is recommended the City dedicate the parcel as public right-of-way and remove it from City lands inventory.	Retain
04706134	No physical address	Tract 3, Frontage Road Subdivision	0.04 acres	General Fund	Central Mixed Use (CMU)	This is a replat of Government Lot 13 and portions of the Philip Wilson Homestead, patented in 1950. The replat was completed in conjunction with the Frontage Road improvement project. Tract 3 extended into the proposed Frontage Road improvement area and was purchased by the City from the homestead property. Used for Frontage Road and public parking off of Frontage Road. It is recommended the City dedicate the parcel as public right-of-way and remove it from City lands inventory.	Retain

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Map 19. Townsite Historict District



Map 14. South Spruce Street

Map 20. Original Townsite of Kenai

LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- + CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- + ALL OTHERS

0 55 110 Feet

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



MAP 19. KENAI HISTORIC DISTRICT

Map 19. Kenai Historic District - Quick Table

PARCEL ID	RETENTION STATUS
04707405	Retain
04707408	Retain
04708101	Retain
04708104	Retain
04708106	Retain
04708107	Retain
04708108	Retain
04708109	Retain
04708110	Retain
04708111	Retain
04708201	Retain
04708202	Retain
04708301	Retain
04708305	Retain
04708309	Retain
04708402	Retain
04708405	Retain
04708406	Retain
04708503	Retain
04708504	Retain
04708612	Retain

All of these parcels are within the Townsite Historic (TSH) District and are recommended for retention for beach access, dune restoration, parks and recreation, bluff stabilization, and/or wetlands protection. Several of the parcels are adjacent to the Meeks Trail, a pedestrian walking trail that is within the right-of-way of unconstructed Inlet Street. Legislation retaining this group of parcels for public purposes includes Ordinances 2057-2004, 2388-2015, and 2980-2017 and Resolutions 76-23 and 2012-55.

It is recommended that any development on these parcels ensures public safety, protection of sensitive dune and wetland habitat, public access to North Beach, and protection of the scenic character of the TSH District. City sewer lines run beneath Kenai Avenue. The protection of sensitive beach habitat is the priority for these parcels.

Map 19. Kenai Historic District - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04707405	608 Inlet Street	Lot 5, Block 8, Original Townsite of Kenai	0.26 acres	General Fund	Townsite Historic (TSH)	Parcel donation to the City accepted with Resolution 2012-55 for the Dune Restoration Project.	Retain
04707408	612 Inlet Street	Lot 9, Block 8, Original Townsite of Kenai	0.35 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2980-2017 for public purpose of bluff erosion control measures and then for parks and recreation.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04708101	1109 Garden Avenue	Lot 1, Block 9, Original Townsite of Kenai	0.22 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2838-2015 for a public purpose due to proximity to the Meeks Trail (Inlet Street) and wetlands.	Retain
04708104	1103 Garden Avenue	Lot 4, Block 9, Original Townsite of Kenai	0.34 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708106	1102 Kenai Avenue	Lot 6, Block 9, Original Townsite of Kenai	0.15 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708107	1104 Kenai Avenue	Lot 7, Block 9, Original Townsite of Kenai	0.15 acres	General Fund	Townsite Historic (TSH)	No legislation found to retain the parcel. If no legislation exists after a thorough search of records, retain formally for beach access.	Retain
04708108	1106 Kenai Avenue	Lot 8, Block 9, Original Townsite of Kenai	0.15 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708109	1108 Kenai Avenue	Lot 9, Block 9, Original Townsite of Kenai	0.15 acres	General Fund	Townsite Historic (TSH)	No legislation found to retain the parcel. If no legislation exists after a thorough search of records, retain formally for beach access.	Retain
04708110	1110 Kenai Avenue	Lot 10, Block 9, Original Townsite of Kenai	0.15 acres	General Fund	Townsite Historic (TSH)	Retained by Resolution 76-23 for beach access.	Retain
04708111	1112 Kenai Avenue	Lot 11, Block 9, Original Townsite of Kenai	0.11 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708201	1109 Kenai Avenue	Lot 1, Block 10, Original Townsite of Kenai	0.23 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708202	1105 Kenai Avenue	Lots 2 Thru 5, Block 10, Original Townsite of Kenai	0.64 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708301	1017 Kenai Avenue	Lots 1 & 2, Block 11, Original Townsite of Kenai	0.38 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04708305	1009 Kenai Avenue	Lot 5, Block 11, Original Townsite of Kenai	0.17 acres	General Fund	Townsite Historic (TSH)	Parcel donation to the City accepted with Resolution 2012-55 for the Dune Restoration Project.	Retain
04708309	1001 Kenai Avenue	Lot 9, Block 11, Original Townsite of Kenai	0.15 acres	General Fund	Townsite Historic (TSH)	Parcel donation to the City accepted with Resolution 2012-55 for the Dune Restoration Project.	Retain
04708402	1016 Kenai Avenue	Lot 2, Block 12, Original Townsite of Kenai	0.17 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708405	1010 Kenai Avenue	Lot 5, Block 12, Original Townsite of Kenai	0.16 acres	General Fund	Townsite Historic (TSH)	Parcel donation to the City accepted with Resolution 2012-55 for the Dune Restoration Project.	Retain
04708406	1008 Kenai Avenue	Lot 6, Block 12, Original Townsite of Kenai	0.16 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708503	912 Kenai Avenue	Lots 1 & 2, Block 13, Original Townsite of Kenai	0.18 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708504	911 Kenai Avenue	Lot 3, Block 13, Original Townsite of Kenai	0.48 acres	General Fund	Townsite Historic (TSH)	Retained by Ordinance 2057-2004 for beach access.	Retain
04708612	697 Inlet Street	Tract B, Kenai Municipal Reserve Subdivision No. 1	1.33 acres	General Fund	Townsite Historic (TSH)	The entire tract is composed of steep bluff, with a drainage into the Kenai River located near the south boundary. The Meeks Trail follows the adjacent right-of-way for undeveloped Inlet Street.	Retain

Map 20. Original Townsite of Kenai

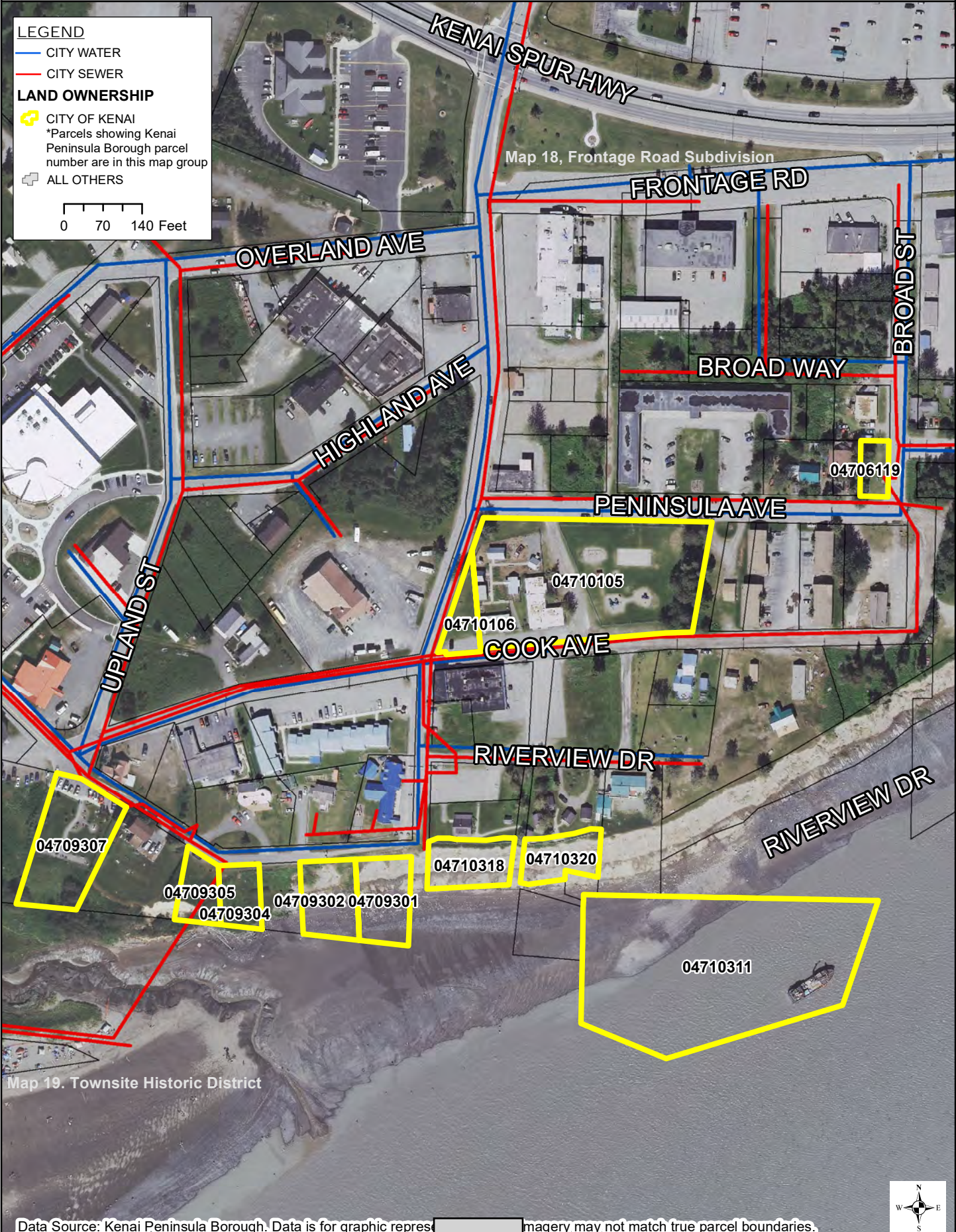
LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- + CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- + ALL OTHERS

0 70 140 Feet



Map 18, Frontage Road Subdivision

Map 19, Townsite Historic District



MAP 20. ORIGINAL TOWNSITE OF KENAI

Map 20. Original Townsite of Kenai - Quick Table

PARCEL ID	RETENTION STATUS
04706119	Dispose
04709301	Retain
04709302	Retain
04709304	Retain
04709305	Retain
04709307	Retain
04710105	Retain
04710106	Retain
04710311	Retain
04710318	Retain
04710320	Retain

Resolutions 78-82, 2016-48, 2017-44, 2017-55, and 2020-03 retained parcels 04709301, 04709302, 04709304, 04710311, 04710318, and 04710320 for bluff stabilization. Parcel 04709305 was retained by the City to develop a water and sewer project and is also needed for bluff stabilization. A sanitary sewer line crosses a corner of the lot.

It is recommended that parcels 04709307, 04710105, and 04710106 be retained for a variety of public purposes and City facilities. Parcel 04709307 is the site of Erik Hansen Scout Park. The terms of the land donation require the property to be used and maintained as a park. The park has interpretive displays, benches, “The Boy Scout” replica statue, and a viewing telescope to look out over North Beach and Cook Inlet. Parcel 04710105 has two active leases. One is to the Kenai Historical Society and another is to the Peninsula Art Guild for the Kenai Fine Arts Center. There are also five historic log cabins and Old Town Park, a fenced neighborhood park with a playground, half-court basketball, and picnic shelter, located on the parcel. Parcel 04710106 provides parking for the adjacent lot.

Parcel 04706119 is a small corner lot at the intersection of Broad Street and Peninsula Avenue. City water and sewer are available and the surrounding parcels are developed. The parcel is not needed for a public purpose and is recommended for disposal.

Map 20. Original Townsite of Kenai - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04706119	512 Broad Street	Lot 19, Block 1, Original Kenai Townsite	0.11 acres	General Fund	Central Commercial (CC)	Small corner lot with frontage on Broad Street and Peninsula Avenue. City water and sewer are available. The lot is not needed for a public purpose.	Dispose
04709301	901 Mission Avenue	Lot 1, Block 20, Original Townsite of Kenai	0.33 acres	General Fund	Central Commercial (CC)	Retained by Resolution No. 2016-48 for public purpose of bluff erosion restoration project.	Retain
04709302	903 Mission Avenue	Lot 2, Block 20, Original Townsite of Kenai	0.32 acres	General Fund	Central Commercial (CC)	Retain for the bluff erosion project. Resolution 1978-82.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04709304	907 Mission Avenue	Lot 4, Block 20, Original Townsite of Kenai	0.19 acres	General Fund	Central Commercial (CC)	Retained by Resolution 2017-44 for the bluff erosion project.	Retain
04709305	909 Mission Avenue	Lot 5, Block 20, Original Townsite of Kenai	0.19 acres	General Fund	Central Commercial (CC)	The City purchased the lot in 1964 to facilitate water and sewer installation. A City sewer line crosses the lot.	Retain
04709307	913 Mission Avenue	Lot 7, Block 20, Original Townsite of Kenai	0.64 acres	General Fund	Central Commercial (CC)	This parcel was donated to the City in 1997 for development of Erik Hansen Scout Park and will automatically revert to the ownership of the previous owner if the property is no longer used or maintained as a park or if the name of the park is changed. The park has interpretive displays, "The Boy Scout" statue, and a viewing telescope to look out over North Beach.	Retain
04710105	816 Cook Avenue	Lot 3, Block 17, Original Townsite of Kenai	1.99 acres	General Fund	Central Commercial (CC)	Old Town Park, a fenced neighborhood playground, occupies the easterly portion of the lot. Five historic log cabins are on the parcel. The City leases a building to the Kenai Historical Society and also leases a building to the Peninsula Art Guild, Inc. for the Kenai Fine Arts Center.	Retain
04710106	818 Cook Avenue	Lots 4 & 5, Block 17, Original Townsite of Kenai	0.16 acres	General Fund	Central Commercial (CC)	Triangular shaped parcel at the intersection of Cook Avenue and Main Street. Portion of parcel along Cook Avenue used for parking for the Kenai Historical Society, the lessee of the adjacent City-owned lot to the east.	Retain
04710311	No physical address	T5N R11 Sec 5 U.S. Survey 257	2.78 acres	General Fund	Central Commercial (CC)	Retained by Resolution No. 2017-25 for the bluff erosion project.	Retain
04710318	No physical address	Lot 10B2, Block 19, Kenai Townsite 2018 Addition	0.3 acres	General Fund	Central Commercial (CC)	Retained by Resolution No. 2020-03 for the bluff erosion project.	Retain
04710320	No physical address	Lot 6B, Block 19, Kenai Townsite 2018 Addition	0.24 acres	General Fund	Central Commercial (CC)	Retained by Resolution No. 2020-03 for the bluff erosion project.	Retain

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Map 21. East Addition Townsite of Kenai



Map 28. Millenium Square, Senior Center

LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 62.5 125 Feet

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



MAP 21. EAST ADDITION TOWNSITE OF KENAI

Map 21. East Addition Townsite of Kenai - Quick Table

PARCEL ID	RETENTION STATUS
04711308	Dispose
04711309	Dispose
04711310	Dispose
04711311	Dispose
04711312	Dispose
04711502	Retain
04711503	Retain
04711602	Retain
04711901	Retain
04711902	Retain
04711903	Retain
04711909	Retain
04711911	Retain

It is recommended that the majority of these parcels be retained for beach access, parks and recreation, dune restoration, stabilization of bluff erosion, wetlands protection, and/or future water and sewer utility expansion. The topography of parcels 04711602, 04711901, 04711902, 04711903, 04711502, 04711503, 04711909, and 04711911 make them likely to be unsuitable for any use other than the bluff stabilization project. Legislation retaining this group of parcels for public purposes related to the bluff stabilization project includes Ordinance 2791-2014 and Resolutions 2017-65, 2017-66, 2017-72, 2018-16, 2019-08, and 2020-03. These lots are recommended for retention as the size and status of the upland area will not be known until the bluff stabilization project is complete and the stability of the erosion after the angle of repose is reached.

Parcels 04711308, 04711309, 04711310, 04711311, and 04711312 are small adjacent lots along Peninsula Avenue that the City acquired through foreclosure. Ordinance 2791-2014 retained these lots for the public purpose of bluff erosion control and then for parks and recreation. These lots are in the Central Commercial (CC) Zone and are recommended for disposal once the bluff stabilization project is completed as use of the lots for a park or other public purposes may not be the most advantageous to the City due to the proximity of several existing parks and that these lots are appropriate for concentrated commercial development in walkable area with limited available lands.

Map 21. East Addition Townsite of Kenai - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04711308	608 Peninsula Avenue	Lot 12, Block 3, East Addition Townsite of Kenai	0.11 acres	General Fund	Central Commercial (CC)	Retained by Ordinance 2791-2014 for public purpose of bluff erosion control and then for parks and recreation.	Dispose
04711309	606 Peninsula Avenue	Lot 13, Block 3, East Addition Townsite of Kenai	0.11 acres	General Fund	Central Commercial (CC)	Retained by Ordinance 2791-2014 for public purpose of bluff erosion control and then for parks and recreation.	Dispose

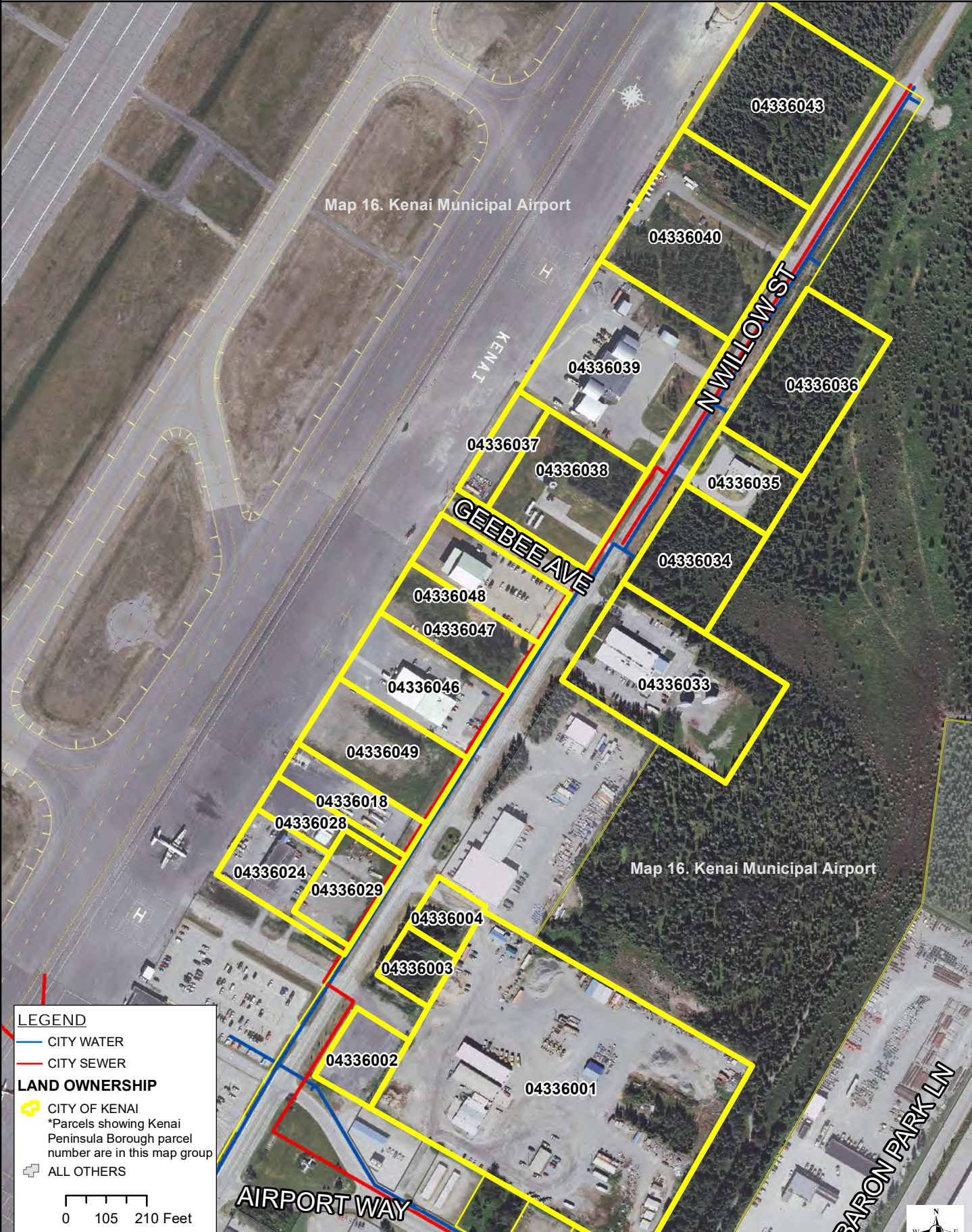
PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04711310	604 Peninsula Avenue	Lot 14, Block 3, East Addition Townsite of Kenai	0.11 acres	General Fund	Central Commercial (CC)	Retained by Ordinance 2791-2014 for public purpose of bluff erosion control and then for parks and recreation.	Dispose
04711311	602 Peninsula Avenue	Lot 15, Block 3, East Addition Townsite of Kenai	0.11 acres	General Fund	Central Commercial (CC)	Retained by Ordinance 2791-2014 for public purpose of bluff erosion control and then for parks and recreation.	Dispose
04711312	600 Peninsula Avenue	Lot 16, Block 3, East Addition Townsite of Kenai	0.11 acres	General Fund	Central Commercial (CC)	Retained by Ordinance 2791-2014 for public purpose of bluff erosion control and then for parks and recreation.	Dispose
04711502	509 Peninsula Avenue	Lot 4, Block 5, East Addition Townsite of Kenai	0.14 acres	General Fund	Central Commercial (CC)	Retained by Resolution 2017-72 for the bluff erosion project.	Retain
04711503	505 Peninsula Avenue	Lot 2 & 3, Block 5, East Addition Townsite of Kenai	0.3 acres	General Fund	Central Commercial (CC)	Retained by Resolution 2019-08 for the bluff erosion project.	Retain
04711602	607 Peninsula Avenue	Lots 6 & 7, Block 6, East Addition Townsite of Kenai	0.18 acres	General Fund	Central Commercial (CC)	Close proximity to the eroding bluff. Retain by Ordinance 2057-2004 for bluff erosion control.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04711901	No physical address	T 5N R 11W SEC 5 Seward Meridian KN Ptn GL 7 Begin @ SW Corner LT 2 BLK 7 East Addn Th S 0 Deg 8'E 302.6 FT TO POB Th S 0 Deg 8'E 202.77 FT Th N 60 Deg 30'E 153.33 FT Th N 65 Deg 45'E 590.7 FT Th N25 Deg E 419.79 FT Th N 0 Deg 7'W 80.79 FT Th S 89 Deg 53'20"W 497.46 FT Th S 5 Deg 33'15"E 28. 47 FT Th S 61 Deg 39'30"W 216.93 FT Th S 65 Deg 6'W 105.98 FT Th S66 Deg 40'30"W 322.9 FT & The POB	4.38 acres	General Fund	Central Commercial (CC)	Retained by Resolution 2018-16 for the bluff erosion project.	Retain
04711902	No physical address	T 5N R 11W Sec 5 Seward Meridian Kn Ptn Gl 7 Begin At Cw 1/16 Corner Th N 89 Deg 53'20"E 620.59 Ft To POB Th N 89 Deg 53'20"E 200.92 Ft Th S 0 Deg 11'E 28.47 Ft Th S 61 Deg 39'30"W 216.93 Ft Th N 0 Deg 11'W 131.55 Ft To POB	0.36 acres	General Fund	Central Commercial (CC)	Retained by Resolution 2017-66 for the bluff erosion project.	Retain
04711903	No physical address	T 5N R 11W Sec 5 Seward Meridian Kn Ptn Gl 7 Begin @ SW Corner Lt 7 Blk 6 East Addn Th N 89 Deg 53'20"E 100.23 Ft Th S 5 Deg 33'15"E 131.55 Ft Th S65 Deg 6'W 105.98 Ft Th N 5 Deg 33'15"W 176.2 Ft To POB	0.35 acres	General Fund	Central Commercial (CC)	Retained by Resolution 2017-65 for the bluff erosion project.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04711909	No physical address	Lot 7C, Kenai Townsite 2018 Addition	0.46 acres	General Fund	Central Commercial (CC)	Retained by Resolution. 2020-03 for the bluff erosion project.	Retain
04711911	No physical address	Lot 7D, Kenai Townsite 2018 Addition	0.53 acres	General Fund	Central Commercial (CC)	Retained by Resolution 2020-03 for the bluff erosion project.	Retain

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Map 22. FBO Subdivision



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 105 210 Feet

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

MAP 22. FBO SUBDIVISION

Map 22. FBO Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04336001	Mixed - Retain/ Dispose – Lease Only
04336002	Retain
04336003	Dispose – Lease Only
04336004	Dispose – Lease Only
04336018	Dispose – Lease Only (leased to 2024)
04336024	Dispose – Lease Only (leased to 2081)
04336028	Dispose – Lease Only (leased to 2081)
04336029	Dispose – Lease Only (leased to 2081)
04336033	Dispose – Lease Only (leased to 2022)
04336034	Dispose – Lease Only
04336035	Retain
04336036	Dispose – Lease Only
04336037	Dispose – Lease Only
04336038	Dispose – Lease Only (leased to 2024)
04336039	Retain
04336040	Dispose – Lease Only (leased to 2021)
04336043	Dispose – Lease Only
04336046	Dispose – Lease Only (leased to 2079)
04336047	Dispose – Lease Only (leased to 2052)
04336048	Dispose – Lease Only (leased to 2044)
04336049	Dispose – Lease Only

The FBO Subdivision contains parcels along North Willow Street. The parcels are located within the Airport Reserve and may be leased but cannot be sold. Most of the City-owned parcels along North Willow Street have access to the Kenai Municipal Airport apron. Parcels with apron access are zoned Airport Light Industrial (ALI), and all other parcels are zoned Light Industrial (IL).

Parcel 04336035 contains the City of Kenai Animal Shelter, which was built with Airport funds with the provision that if the building is ever needed for an aviation-related purpose, the Animal Shelter would be relocated. The City's General Fund pays fair market value for use of the parcel and an annual payment for the construction value of the shelter. It is recommended this parcel be retained for use for the Animal Shelter as this non-aviation use does not adversely affect the airport's capacity, security, safety, or operations.

Parcel 04336001 contains multiple City storage buildings and Parks and Recreation offices. Parcel 04336039 is the site of the Airport Rescue and Firefighting/ Snow Removal Equipment (ARFF/SRE) and airport maintenance facilities.

Ordinance 1024-85 retained parcels 04336002, 04336003, and 04336004 for Airport vehicle parking, and parcel 04336002 is cleared and utilized for Airport overflow parking. The other two parcels (04336003 and 04336004) are mostly treed and would be suitable for lease compatible with the development of additional Airport overflow parking in the future. Any non-airport use of these parcels would require the written consent of the FAA.

Parcels 04336018, 04336024, 04336028, 04336029, 04336033, 04336038, 04336040, 04336046, 04336047, 04336048 are under active, long-term lease. It is recommended that the City continue to monitor the lease lots to ensure compliance with lease terms and FAA restrictions.

Parcels 04336034, 04336036, 0433037, 04336043, and 04336049 are recommended for lease only. Any non-airport use of these parcels would require the written consent of the FAA. Parcels 04336034 and 04336036 are treed and level, with a portion of parcel 04336034 including a clearing commonly associated with wetlands. It is

recommended that the wetland status be determined and all necessary local, state and federal permits be obtained prior to any development on this parcel. Parcel 04336043 is treed and level, and 04336049 is cleared and level; both parcels have frontage on North Willow Street and the airport apron.

Map 22. FBO Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04336001	322 Airport Way	Tract A, FBO Subdivision	10.96 acres	Airport Fund – Within Airport Reserve	Light Industrial (IL)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. The City's General Fund pays the Airport fair market fees for the portion of the parcel used for the Parks and Recreation Department offices. City storage facilities are also on the parcel. Access to the parcel from Willow Street is provided on a dedicated right-of-way with alternate access off Airport Way. The portion of the large parcel unutilized by the City is suitable for lease; however, a lease of the property would require the written consent of the FAA. Any development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Mixed - Retain/ Dispose – Lease Only
04336002	380 North Willow Street	Tract B, FBO Subdivision	0.77 acres	Airport Fund – Within Airport Reserve	Light Industrial (IL)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. The parcel was retained by Ordinance 1024-85 for Airport vehicle parking. The gravel lot is currently used for overflow Airport parking and may be used for staging and airport repair or response Any non-airport use would require the written consent of the FAA.	Retain
04336003	400 North Willow Street	Lot 1, Block 2, FBO Subdivision	0.53 acres	Airport Fund – Within Airport Reserve	Light Industrial (IL)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. The parcel was retained by Ordinance 1024-85 retained the property for Airport vehicle parking. The lot is mostly treed and level and, would be suitable for lease compatible with the development of additional Airport overflow parking in the future. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04336004	410 North Willow Street	Lot 2, Block 2, FBO Subdivision	0.51 acres	Airport Fund – Within Airport Reserve	Light Industrial (IL)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. The parcel was retained by Ordinance 1024-85 for Airport vehicle parking and additional vehicular access to the adjacent parcel (04336002), which was the location of the former City Shop and former Animal Shelter and current location of the Parks and Recreation offices. The parcel is partly cleared with a driveway and would be suitable for lease compatible with the development of additional Airport overflow parking in the future. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only
04336018	411 North Willow Street	Lot 4, Block 1, FBO Subdivision	0.9 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. This is a level graveled parcel fronting the airport apron. A 30-year lease was approved in 1990 for fuel storage and aircraft service through 2024. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only (leased to 2024)
04336024	401 North Willow Street	Lot 1A, Block 1, FBO Subdivision South Addition	1.11 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. This parcel fronts the airport apron. The parcel was leased in 1984 with a 97-year lease term and is under active lease through 2081 for freight facility, fuel operations, and airport support operations. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only (leased to 2081)
04336028	409 North Willow Street	Lot 3A1, FBO Subdivision South Addition No. 2	0.61 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. This is a level flag lot parcel fronting the airport apron. A 97-year lease was approved in 1984 for a hangar facility and is under an active lease through 2081 for a hangar facility. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only (leased to 2081)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04336029	403 North Willow Street	Lot 2A1, Block 1, FBO Subdivision South Addition No. 2	0.98 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. The parcel was leased in 1984 with a 97-year lease term. The use in the lease was specified as freight facility, and is under an active lease through 2081 for freight facility and parking and storage. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only (leased to 2081)
04336033	470 North Willow Street	Lot 7A1, Block 2, FBO Subdivision No. 5	3.45 acres	Airport Fund – Within Airport Reserve	Light Industrial (IL)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Ordinance 921-86 funded the construction of a building for use by the FAA for a flight service station using City General Funds. The building and land are under an active lease to the Federal Aviation Administration (FAA) through 2022 for the Flight Service Station. Any non-airport use would require the written consent of the FAA	Dispose – Lease Only (leased to 2022)
04336034	500 North Willow Street	Lot 1, FBO Subdivision No. 6	1.72 acres	Airport Fund – Within Airport Reserve	Light Industrial (IL)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. This is a treed vacant lot located between the Animal Shelter and the FAA flight service station. City sewer and water are beneath North Willow Street. It is recommended that the wetland status be determined and all necessary local, state and federal permits be obtained prior to any development. Any development would need to be in conformance with most recent FAA-approved Airport Layout Plan (ALP). Any non-airport use would require the written consent of the FAA	Dispose – Lease Only

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04336035	510 North Willow Street	Lot 2, FBO Subdivision No. 6	1.0 acres	Airport Fund – Within Airport Reserve	Light Industrial (IL)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. The Animal Shelter was constructed with Airport Funds on the parcel in 1998 with the provision that if the building is ever needed for aviation-related purposes, it will be made available by having the shelter relocated. The General Fund pays the Airport annually for the construction value of the Shelter and fair market value for the portion of the parcel used by the Animal Shelter. Any non-airport use would require the written consent of the FAA	Retain
04336036	530 North Willow Street	Lot 3, FBO Subdivision No. 6	2.44 acres	Airport Fund – Within Airport Reserve	Light Industrial (IL)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Level and treed lot without direct access to the airport apron. City sewer and water are beneath North Willow Street. Any non-airport use would require the written consent of the FAA and any development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Dispose – Lease Only
04336037	500 Geebee Avenue	Lot 1, FBO Subdivision No. 7	0.63 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. This is a level paved parcel with 300 feet of apron frontage between the airport apron and the FAA Air Traffic Control Tower. Any non-airport use would require the written consent of the FAA and any development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Dispose – Lease Only
04336038	505 North Willow Street	Lot 2, FBO Subdivision No. 7	2.07 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Leased through 2024 to Federal Aviation Administration (FAA) for the Air Traffic Control Tower (ATCT) with no monetary consideration in the form of rental fees to the Airport based on the obligations assumed by the FAA in the operation and maintenance of facilities at the Airport. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only (leased to 2024)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04336039	515 North Willow Street	Lot 3, FBO Subdivision No. 7	3.6 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	This larger parcel is the site of the ARFF/SRE (Airport Rescue & Firefighting/Snow Removal Equipment) and the Airport maintenance facilities. The Airport maintenance crew and fire fighters work out of this facility. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any non-airport use would require the written consent of the FAA.	Retain
04336040	525 North Willow Street	Lot 4, FBO Subdivision No. 7	3.6 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Leased through 2021 to State of Alaska, Division of Forestry for air tanker re-load base for fire response. City sewer and water are beneath North Willow Street. Wetlands may cross the western portion of the parcel. Large treed area on lot in vicinity of wetlands. Any non-airport use would require the written consent of the FAA, and any development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Dispose – Lease Only (leased to 2021)
04336043	525 North Willow Street	Lot 5, FBO Subdivision No. 8	3.6 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Treed and level lot. Frontage on North Willow Street and the Airport apron. City sewer and water are beneath North Willow Street. Any non-airport use would require the written consent of the FAA, and any development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP). A proposed subdivision is pending to subdivide the property into two lots and extend the right-of-way dedication of North Willow Street.	Dispose – Lease Only
04336046	427 North Willow Street	Lot 7A, Block 1, FBO Subdivision Fed Ex Addition	1.8 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel, which fronts the airport apron and has public vehicular access from N Willow Street, was deeded to the City by the FAA in 1964 with airport restrictions. Leased through 2079 for warehouse-office complex. Business operating on the premises is Fed Ex. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only (leased to 2079)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04336047	433 North Willow Street	Lot 9A, FBO Subdivision No. 9	1.35 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Leased through 2052 to for aviation related purpose. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only (leased to 2052)
04336048	441 Geebee Avenue	Lot 11A, FBO Subdivision No. 9	1.35 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Leased through 2044 for hangar and small office facility. Lessee has option for 20-year lease renewal. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only (leased to 2044)
04336049	413 North Willow Street	Lot 5A, Block 1, FBO Subdivision 2018 Replat	1.8 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Cleared and level lot. Frontage on North Willow Street and the Airport runway. City sewer and water are beneath North Willow Street. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any non-airport use would require the written consent of the FAA.	Dispose – Lease Only

Map 23. Cook Inlet Industrial Air Park Subdivision



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 70 140 Feet



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

*NOTE: Update pending pursuant to Ordinance 3221-2021

MAP 23. COOK INLET INDUSTRIAL AIR PARK (CIIAP) SUBDIVISION

Map 23. Cook Inlet Industrial Air Park (CIIAP) Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04322008	Dispose – Lease Only
04322020	Dispose – Lease Only
04322021	Dispose – Lease Only
04322023	Dispose
04323013	Dispose (leased to 2029)
04323014	Dispose
04323017	Dispose (leased to 2022)
04323031	Dispose (leased to 2022)*
04339026	Retain
04339027	Retain

Map 23 shows City-owned lands surrounding the Trading Bay Road portion of the Cook Inlet Industrial Air Park (CIIAP) Subdivision. It is recommended that parcels 04339026 and 04339027 be retained. Retention of these parcels would not adversely affect the airport's capacity, security, safety, or operations, and the location of Ryan's Creek and shape of the parcels make them unusable for commercial development. The Bernie Huss Memorial/Ryan's Creek Trail developed adjacent to the creek is located on these parcels near the Airport terminal, and they are both zoned Conservation (C).

Three parcels are under active leases. Parcel 04323013 is leased through 2029 to the Alaska State Court System for parking. Parcels 04323017 and 04323031* are both leased to 2022. Resolution 2016-32 provided the existing lessees of parcels 04323017 and 04323031 an option to purchase the leased land from the City through July 6, 2021, subject to Council approval.

Parcels 04323014 and 04322023 are located outside the Airport Reserve, and a 1973 Deed of Release allows for the properties to be leased or sold for non-airport use to benefit the Airport. The location, developed access, proximity to the Airport, and available City services enhance the development potential for these parcels, and they are recommended for disposal by lease or sale. Parcel 04323014 was subject to a diesel contamination clean-up in 1997, and groundwater monitoring wells were decommissioned in 2009. Parcel 04322023 contains an institutional control restriction from the Alaska Department of Environmental Conservation (ADEC) following a 2005 clean-up of a 1989 spill due to contaminated soils that could not be remediated. In addition, some of the monitoring wells have been transferred to the City of Kenai.

Parcels 04322008, 04322020, and 04322021 are within the Airport Reserve and may not be sold; however, a 1973 Deed of Release allows for the properties to be leased for non-airport use to benefit the Airport. These parcels are zoned Central Mixed Use (CMU) and are located in a central location near the Kenai Municipal Airport on a paved road with City water and sewer services available.

Parcel 04322021 has development in the right-of-way from a past lessee. It is recommended that private use of the public right-of-way east of this lot be resolved or the right-of-way be petitioned for vacation.

*NOTE: Update pending pursuant to Ordinance 3221-2021

Map 23. Cook Inlet Industrial Air Park (CIAP) Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04322008	235 Trading Bay Road	Lot 8, Block 2, Cook Inlet Industrial Air Park Subdivision	1.21 acres	Airport Fund – Within Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1973 Deed of Release allows for the lease of the property for non-airport use to benefit the airport. Mostly treed and level lot with an undeveloped 20-foot right-of-way on the back side. This parcel's central location, access to City water and sewer, Trading Bay road frontage, and close proximity to the Airport make it attractive for lease. Any development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Dispose – Lease Only
04322020	320 Airport Way	Lot 3, Block 5, Cook Inlet Industrial Air Park Subdivision	0.46 acres	Airport Fund – Within Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1973 Deed of Release allows for the lease of the property for non-airport use to benefit the airport. Partly vegetated lot. Frontage on Airport Way with available City water and sewer. Any development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Dispose – Lease Only
04322021	310 Airport Way	Lot 4, Block 5, Cook Inlet Industrial Air Park Subdivision	0.46 acres	Airport Fund – Within Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1973 Deed of Release allows for the lease of the property for non-airport use to benefit the airport. Cleared, level, and fenced lot on Airport Way with available City water and sewer. It is recommended private use of the public right-of-way east of this lot be resolved or the right-of-way be petitioned for vacation. Any development would need to be in conformance with the most recent FAA-approved Airport Layout Plan (ALP).	Dispose – Lease Only

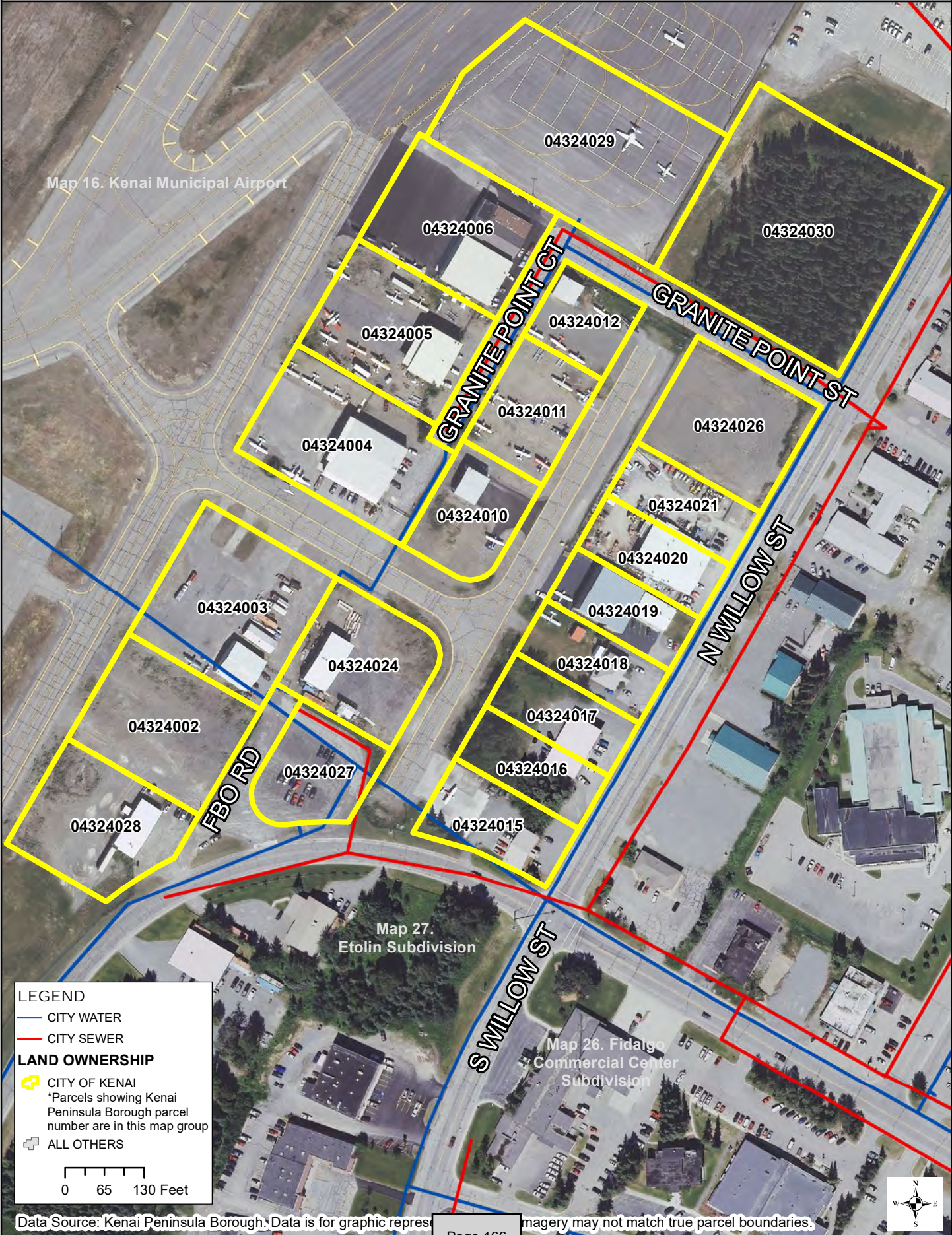
PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04322023	240 Trading Bay Road	Lots 5 & 6, Block 4, Cook Inlet Industrial Air Park Subdivision	1.19 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1973 Deed of Release allows for the lease or sale of the property for non-airport use to benefit the airport. Following a 2005 cleanup of a 1989 spill, the ADEC placed the parcel subject to an institutional control due to the inability to remediate the soil under the building and gas main. Restrictions include ADEC approval required prior to transporting soil and/or groundwater off site that contains oil or other hazardous substance, and is or has been subject to the cleanup rules. No drinking water wells may be installed on the property. Some of the monitoring wells have been decommissioned, while others have been transferred to the City.	Dispose
04323013	145 Trading Bay Road	Lot 13, Block 1, Cook Inlet Industrial Air Park Subdivision	1.21 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Leased through 2029 to Alaska State Court System for parking. The parcel serves as a parking lot for the adjacent Kenai Court House. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1973 Deed of Release allows for the lease or sale of the property for non-airport use to benefit the airport.	Dispose (leased to 2029)
04323014	155 Trading Bay Road	Lot 14, Block 1, Cook Inlet Industrial Air Park Subdivision	1.21 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1973 Deed of Release allows for the lease or sale of the property for non-airport use to benefit the airport. Corner lot with frontage on Granite Point Street and Trading Bay Road. Both streets are paved and City water and sewer service are available. A 20-foot alley is dedicated to the northwest. The parcel is adjacent to the parking lot for the Kenai Court House. Diesel contamination was cleaned up in 1997 and groundwater monitoring wells were decommissioned in 2009.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04323017	140 Main Street Loop Road	Lot 3, Block 3, Cook Inlet Industrial Air Park Subdivision	0.53 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Leased through 2022 for office building. Businesses operating on the premises are Parker & Associates and Professional Escrow Services, Inc. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1973 Deed of Release allows for the lease or sale of the property for non-airport use to benefit the airport. Resolution 2016-32 provided lessee an option to purchase the parcel from the City through July 6, 2021.	Dispose (leased to 2022)
04323031	100 Trading Bay Road	Lot 4A, Cook Inlet Industrial Air Park Subdivision 2014 Replat	2.63 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Leased through 2022 for surgery center and medical facility. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1973 Deed of Release allows for the lease or sale of the property for non-airport use to benefit the airport. Resolution 2016-32 provided lessee an option to purchase the parcel from the City through July 6, 2021	Dispose (leased to 2022)
04339026	295 Airport Way	Tract A-1, Cook Inlet Industrial Air Park Subdivision and Granite Point Street Dedication	3.88 acres	Airport Fund – Outside of Airport Reserve	Conservation (C)	Ryan's Creek flows through this tract and the Bernie Huss/Ryan's Creek trail has been development adjacent to the creek.	Retain
04339027	No physical address	Tract A-2, Cook Inlet Industrial Air Park Subdivision and Granite Point Street Dedication	1.11 acres	Airport Fund – Outside of Airport Reserve	Conservation (C)	Ryan's Creek flows through this tract and the Bernie Huss/Ryan's Creek trail has been development adjacent to the creek.	Retain

*NOTE: Update pending pursuant to Ordinance 3221-2021

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Map 24. General Aviation Apron (GAA) Subdivision



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 65 130 Feet

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



MAP 24. GENERAL AVIATION APRON (GAA) SUBDIVISION

Map 24. General Aviation Apron (GAA) Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04324002	Dispose – Lease Only (leased to 2049)
04324003	Dispose – Lease Only (leased to 2040)
04324004	Dispose – Lease Only (leased to 2032)
04324005	Dispose – Lease Only (leased to 2031)
04324006	Dispose – Lease Only (leased to 2025)
04324010	Dispose – Lease Only (leased to 2036)
04324011	Dispose – Lease Only (leased to 2031)
04324012	Dispose – Lease Only (leased to 2022)
04324015	Dispose – Lease Only (leased to 2029)
04324016	Dispose – Lease Only (leased to 2031)
04324017	Dispose – Lease Only (leased to 2031)
04324018	Dispose – Lease Only (leased to 2032)
04324019	Dispose – Lease Only (leased to 2052)
04324020	Dispose – Lease Only (leased to 2022)
04324021	Dispose – Lease Only (leased to 2031)
04324024	Dispose – Lease Only (leased to 2022)
04324030	Dispose – Lease Only (pending lease to 2065)
04324026	Dispose – Lease Only
04324027	Retain
04324028	Dispose – Lease Only (leased to 2030)
04324029	Retain

All of the City-owned parcels on Map 24 are part of the General Aviation Apron (GAA) Subdivision, are within the Airport Reserve, and may not be sold. It is recommended the City lease parcels not identified as being required for the operation or safety of the airport or future expansion of airport facilities. Any proposed development under a lease would require the written consent of the FAA. The parcels are zoned Airport Light Industrial (ALI), and most of the parcels are under lease with aviation-related development. Parcel 04324026 is the only current parcel not under active or pending lease and is a large cleared gravel lot with street frontage and taxiway access. Parcels 04324027 and 0432029 are not available for lease, as they are identified on the Airport Layout Plan as needed for future expansion of the airport and currently used as a parking or tie-down area.

Map 24. General Aviation Apron (GAA) Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04324002	115 FBO Road	Lot 2, Block 1, General Aviation Apron Subdivision No. 1 Amended	1.15 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2049 to Legacy Electric, LLC for T-hangar heated complex. T-hangar complex constructed on parcel with airport apron access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2049)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04324003	125 FBO Road	Lot 3, Block 1, General Aviation Apron Subdivision No. 1 Amended	1.43 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2040 for charter operations and operation and maintenance of aircraft used in scheduled commuter service. Improvements on parcel with airport apron access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2040)
04324004	135 Granite Point Court	Lot 1A, Block 2, General Aviation Apron Subdivision No. 3	1.35 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2032 for passenger waiting room & lounge, pilot lounge & offices. Airport apron access. A 40-foot access easement was granted to the City in 2004 along the easterly boundary, and it is recommended the lot be monitored to ensure no development occurs in the easement area. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2032)
04324005	145 Granite Point Court	Lot 2, Block 2, General Aviation Apron Subdivision No. 1 Amended	1.15 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2031 for aircraft maintenance and repair, limited parking of aircraft and aircraft related enterprises. Hangar constructed on parcel. Airport apron access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2031)
04324006	155 Granite Point Court	Lot 3, Block 2, General Aviation Apron Subdivision No. 1 Amended	1.15 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2025 for aviation related purpose. Hangar constructed on parcel with airport apron access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2025)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04324010	130 Granite Point Court	Lot 1A, Block 4, General Aviation Apron Subdivision No. 3	0.68 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2036 for Aircraft related activities such as aircraft repair & maintenance, airport hangars, aircraft parking, sale of aviation parts, lawful flight activities. Taxiway access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2036)
04324011	150 Granite Point Court	Lot 2, Block 4, General Aviation Apron Subdivision No. 1 Amended	0.69 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased to through 2031 for aircraft maintenance & repair, limited parking of aircraft & aircraft related enterprises. No structures on parcel with taxiway access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2031)
04324012	170 Granite Point Court	Lot 3, Block 4, General Aviation Apron Subdivision No. 1 Amended	0.48 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2022 for aircraft storage and maintenance. Taxiway access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2022)
04324015	101 North Willow Street	Lot 1, Block 5, General Aviation Apron Subdivision No. 1 Amended	0.63 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2029 for flight service office with sales of related items; office & sales of oil field related products - aircraft parking. Business operating on premises is Kenai Aviation. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2029)
04324016	105 North Willow Street	Lot 2, Block 5, General Aviation Apron Subdivision No. 1 Amended	0.54 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2031 for commercial business establishment and aviation services per GAA Subdivision Covenants. Former site of Kenai Fabric Center. A replat is recommended to fix parcel line through the building and remove GAA covenants reference. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2031)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04324017	115 North Willow Street	Lot 3, Block 5, General Aviation Apron Subdivision No. 1 Amended	0.54 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2031 for commercial business establishment and aviation services per GAA Subdivision Covenants. Former site of Kenai Fabric Center. A replat is recommended to fix parcel line through the building and remove GAA covenants reference. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2031)
04324018	125 North Willow Street	Lot 4, Block 5, General Aviation Apron Subdivision No. 1 Amended	0.54 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2032 for aircraft tie-downs, aircraft maintenance, and machine shop and office building. Business operating on premises is Baldwin & Butler. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2032)
04324019	135 North Willow Street	Lot 5, Block 5, General Aviation Apron Subdivision No. 1 Amended	0.54 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2052 for hangar and office facility. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2052)
04324020	145 North Willow Street	Lot 6, Block 5, General Aviation Apron Subdivision No. 1 Amended	0.54 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2022 for office and warehouse. Business operating on premises is Ron's Rent-It Center. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2022)
04324021	149 North Willow Street	Lot 7, Block 5, General Aviation Apron Subdivision No. 1 Amended	0.54 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2031 for equipment storage yard. Business operating on premises is Ron's Rent-It Center. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2031)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04324024	110 FBO Road	Lot 2, Block 3, General Aviation Apron Subdivision No. 1 Amended	0.72 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased through 2022 for aircraft storage and maintenance. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2022)
04324030	209 North Willow Street	Tract A2, General Aviation Apron Subdivision No. 7	2.83 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	City Council approved a 45-year lease for aircraft storage and maintenance; a connecting office facility, an aircraft ramp and tie-down area, and parking. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (pending lease to 2065)
04324026	155 North Willow Street	Lot 9A, Block 5, General Aviation Apron Subdivision No. 5	1.07 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Vacant cleared corner lot available for lease with frontage on North Willow Street and taxiway access; it is one of the few remaining vacant lots within the Airport Reserve with such access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only
04324027	100 FBO Road	Lot 1A, Block 3, General Aviation Apron Subdivision No. 6	0.63 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Parcel is identified on the Airport Layout Plan for Airport Support and is in use as a parking area. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Retain
04324029	Unknown	Tract A1, General Aviation Apron	2.41 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	This land is used and necessary for aircraft operations on the Airport. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04324028	330 Main Street Loop Road	Lot 1A, Block 1, General Aviation Apron Subdivision No. 6	1.06 acres	Airport Fund – Within Airport Reserve	Airport Light Industrial (ALI)	Leased to through June 2030 for aircraft parking, aircraft sales & service, repair & maintenance, sale of petroleum products, aircraft parts, aircraft rental, charter flights, pilot training & air cargo service. UPS is the business operating on the premises. Improvements on parcel and airport apron access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA	Dispose – Lease Only (leased to 2030)

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Map 25. Kenai Airport Lease Property Subdivision, Aleyeska Subdivision

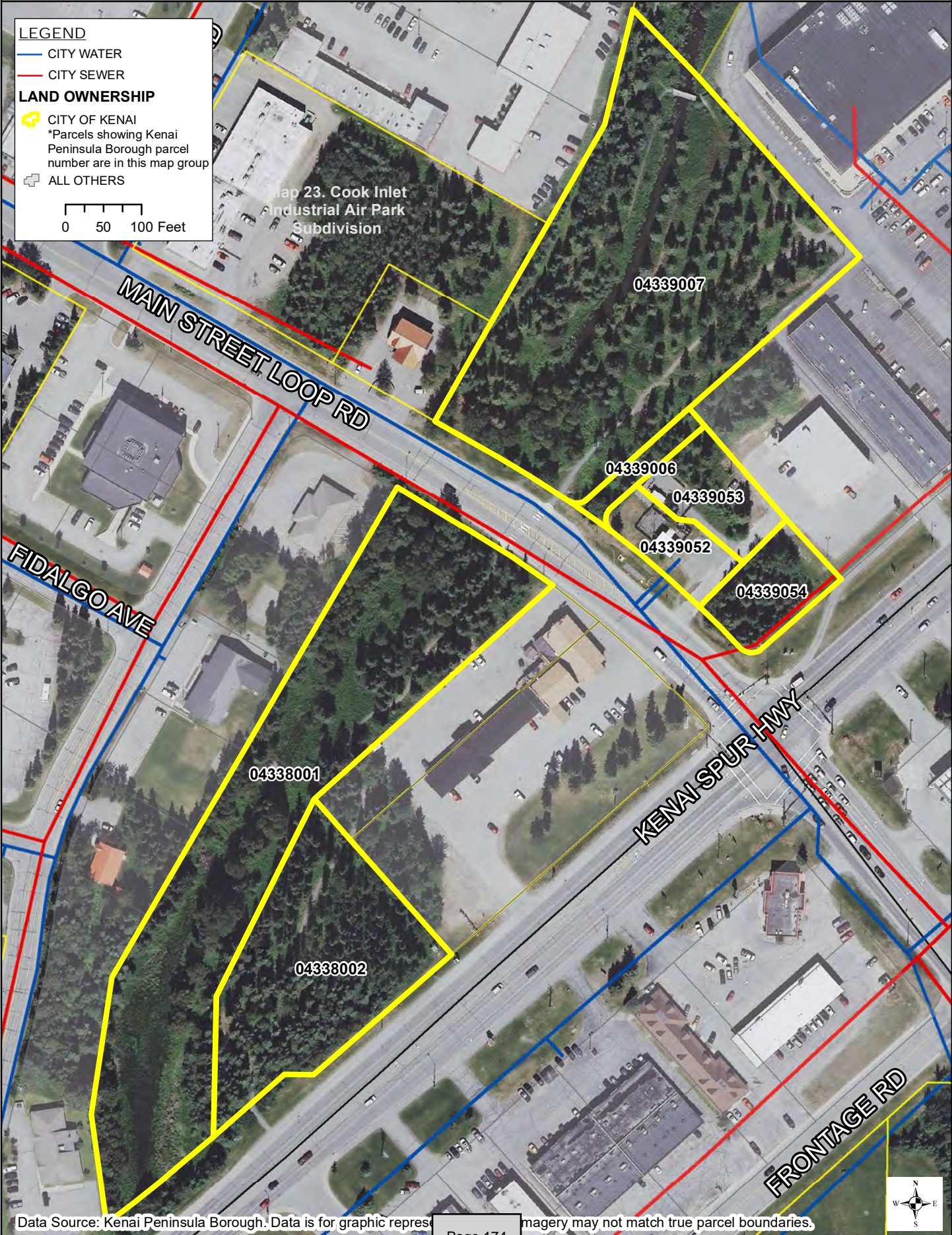
LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 50 100 Feet



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



MAP 25. KENAI SPUR AIRPORT LEASE PROPERTY SUBDIVISION, ALYESKA SUBDIVISION

Map 25. Kenai Spur Airport Lease Property Subdivision, Alyeska Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04338001	Retain
04338002	Mixed - Dispose/ Retain
04339006	Retain
04339007	Retain
04339052	Dispose (leased to 2028)
04339053	Dispose (leased to 2031)
04339054	Dispose

Map 25 shows the two parcels (04338001 and 04338002) owned by the City within the Alyeska Subdivision. Map 25 also shows five parcels owned by the City that compose Tract C (04339006) and Tract D (04339007) of Kenai Spur Airport Lease Property and subdivided Tract A that is now Tract A-1 (04339052), Tract A-2 (04339053), and Tract A-3 (04339054) of Kenai Spur Airport Lease Property City Gate Addition.

It is recommended that both parcels in the Alyeska Subdivision (04338001 and a portion of 04338002) be retained by the City to protect and manage Ryan's Creek drainage and the Bernie Huss Trail that runs along Ryan's Creek. However, part of parcel 04338002 has approximately 400 feet of Kenai Spur Highway frontage and may be suitable for development with a subdivision. It is also recommended that Tract D of Kenai Spur Airport Lease Property (04339007) be retained as it contains a segment of the Bernie Huss Memorial Trail along Ryan's Creek near the airport as well as a nine-hole disc golf course and has a plat reservation for public use, greenbelt, drainage and utility purposes. Retention of these parcels would not adversely affect the airport's capacity, security, safety, or operations, and the location of Ryan's Creek and shape of the parcels make them unusable for commercial development.

Tract C of Kenai Spur Airport Lease Property (04339006) should be retained by the City for public use, driveway, and utility purposes as designated by a plat note. The parcel provides the sole legal access for Tract A-2 (04339053), and it is not suitable for commercial development. Tracts A-1 (04339052) and A-2 (04339053) are under long-term leases through 2028 and 2031 for a pipeline valve and gas utilities. Tract A-3 (04339054) is recommended for lease or sale and has City water and sewer available. Tract A-3 (04339054) is a small parcel in a prominent location with corner lot frontage. A 1978 subdivision carried restrictive plat notes that reserve the lot for a public use greenbelt, drainage, and utility purposes as well as subject the lot to a 25-foot building setback along all dedicated rights-of-way. These plat notes were carried forward to the 2012 plat, and it is recommended that the City petition the Borough for removal of these restrictions that limit the development area on the small parcel.

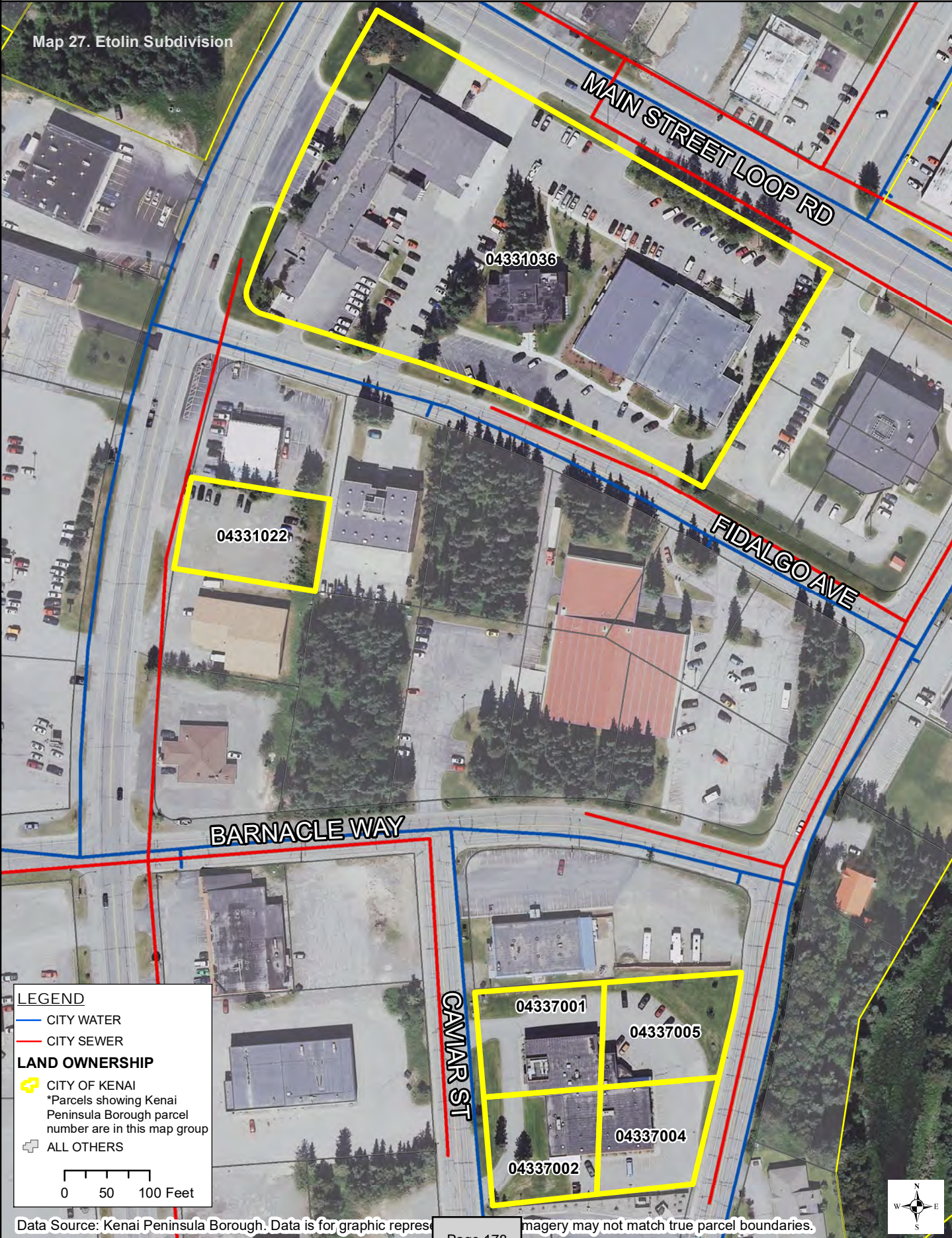
Map 25. Kenai Spur Airport Lease Property Subdivision, Alyeska Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04338001	125 Main Street Loop Road	Tract A, Alyeska Subdivision Part 3	3.3 acres	Airport Fund – Outside of Airport Reserve	Conservation (C)	This is an irregular shaped parcel platted in 1980 to encompass Ryan's Creek drainage between Main Street Loop and Kenai Spur Highway. The Bernie Huss Trail extends southward through the parcel along Ryan's Creek. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1982 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Retain
04338002	10880 Kenai Spur Highway	Lot 2, Alyeska Subdivision Part 3	1.5 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Centrally located lot with about 400 feet of Kenai Spur Highway frontage. The traffic pattern accessing the parcel may not be ideal as it is located near a major intersection just before/after a sweeping curve. The Bernie Huss Trail along Ryan's Creek passes through the parcel and should be protected. No City water or sewer available to the parcel. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1982 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Mixed - Dispose/ Retain (requires subdivision)
04339006	114 Main Street Loop Road	Tract C, Kenai Spur Airport Lease Property	0.14 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	A plat note reserves Tract C for public use and driveway and utility purposes. Tract C is 30-foot wide and about 175 feet long. The parcel is treed and does not appear to be in use for access. This parcel provides the sole legal access and frontage for Tract A-2 (04339053). The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1983 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Retain
04339007	120 Main Street Loop Road	Tract D, Kenai Spur Airport Lease Property	3.78 acres	Airport Fund – Outside of Airport Reserve	Conservation (C)	The Bernie Huss Trail runs through this parcel along Ryan's Creek. A 9-hole Disc Golf course is located on the parcel. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1983 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04339052	110 Main Street Loop Road	Tract A-1, Kenai Spur Airport Lease Property City Gate Addition	0.3 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Leased through 2028 to for a pipeline valve in a concrete vault and concrete pad for antenna tower and small building. Recommend City pursue removal of plat note restrictions. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1983 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose (leased to 2028)
04339053	112 Main Street Loop Road	Tract A-2, Kenai Spur Airport Lease Property City Gate Addition	0.37 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Leased through 2031 for the location of pig catcher, metering skid with coalescing filter, and the installation of an underground 6-inch pipeline for delivery of gas from Kenai Loop Field. Recommend City pursue removal of plat note restrictions. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1983 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose (leased to 2031)
04339054	108 Main Street Loop Road	Tract A-3, Kenai Spur Airport Lease Property City Gate Addition	0.37 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	A small treed lot at the corner of Main Street Loop and Kenai Spur Highway. Alternate access the lot to the NE is constructed and located in a 30-foot access easement centered on the common lot line between this tract and Tracts A-1 and A-2. Recommend City pursue removal of plat note restrictions. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1983 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose

Map 26. Fidalgo Commercial Center Subdivision

Map 27. Etohin Subdivision



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 50 100 Feet

Data Source: Kenai Peninsula Borough. Data is for graphic representation only.

Aerial imagery may not match true parcel boundaries.



MAP 26. FIDALGO COMMERCIAL CENTER SUBDIVISION

Map 26. Fidalgo Commercial Center Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04331022	Dispose (leased to 2077)
04331036	Retain
04337001	Retain
04337002	Retain
04337004	Retain
04337005	Retain

The City owns six parcels in the Fidalgo Commercial Center Subdivision. Five of the six parcels contain City facilities and buildings.

In Block 3 of the Fidalgo Commercial Center Subdivision, Lot 7 (04337001), Lot 6 (04337002), Lot 4 (04337004), and Lot 3 (04337005) contain a portion of the Kenai Recreation Center building. The structure was built in 1981. It is recommended that the four separate lots be retained for a public purpose and replatted into one lot to resolve the encroachment of the building and for ease of land/facility management and inventory. Bidarka Street is on the east, and Caviar Street is on the west side of the Recreation Center.

The parcel described as Tract A, Block 1 of the Fidalgo Commercial Center Subdivision (04332036) has three City buildings. A 2008 replat combined 11 lots from a 1968 subdivision into one large lot in order to resolve non-compliance issues resulting from municipal buildings constructed over lot lines. The three City buildings on the single lot are the Public Safety Building, City Hall, and the Kenai Community Library. It is bounded by Main Street Loop Road, Fidalgo Avenue, and South Willow Street. This parcel is recommended to be retained for a public purpose.

The parcel described as Lot 7, Block 2 of the Fidalgo Commercial Center Subdivision (04331022) is under a long-term lease through 2077. The lease does not require commercial development, and the lot is currently cleared and vacant. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions, and a 1982 Deed of Release allowed the parcel to be leased or sold for non-airport purposes to benefit the airport. Surrounded by lots which were sold under the conditions of the Deed of Release, this is the sole parcel in this block that is still owned and leased by the City. Ordinance 0915-1984 declared the parcel as not needed for a public purpose. It is recommended the City encourage development of the vacant parcel.

Map 26. Fidalgo Commercial Center Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04331022	125 South Willow Street	Lot 7, Block 2, Fidalgo Commercial Center Subdivision	0.41 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Cleared and vacant lot leased through 2077 for uses as allowed under the Kenai Zoning Code. Lease does not require commercial development and it is currently a cleared vacant lot. Work with the lessee to encourage development. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1982 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose (leased to 2077)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04331036	210 Fidalgo Avenue, 107 Main Street Loop Road, 105 Main Street Loop Road, 163 South Willow Street	Tract A, Block 1, Fidalgo Commercial Center Subdivision	4.6 acres	General Fund	Central Mixed Use (CMU)	This lot resolved encroachment issues to place three City structures on one parcel: Kenai Community Library, City Hall, and Public Safety. Ordinance 2352-2008 dedicated the parcel for City facilities. .	Retain
04337001	221 Caviar Street	Lot 7, Block 3, Fidalgo Commercial Center Subdivision	0.41 acres	General Fund	Central Mixed Use (CMU)	One of four adjoining lots developed for the Kenai Recreation Center. A replat should be considered to fix the building's encroachment across lot lines.	Retain
04337002	227 Caviar Street	Lot 6, Block 3, Fidalgo Commercial Center Subdivision	0.38 acres	General Fund	Central Mixed Use (CMU)	One of four adjoining lots developed for the Kenai Recreation Center. A replat should be considered to fix the building's encroachment across lot lines.	Retain
04337004	220 Bidarka Street	Lot 4, Block 3, Fidalgo Commercial Center Subdivision	0.36 acres	General Fund	Central Mixed Use (CMU)	One of four adjoining lots developed for the Kenai Recreation Center. A replat should be considered to fix the building's encroachment across lot lines.	Retain
04337005	210 Bidarka Street	Lot 3, Block 3, Fidalgo Commercial Center Subdivision	0.43 acres	General Fund	Central Mixed Use (CMU)	One of four adjoining lots developed for the Kenai Recreation Center. A replat should be considered to fix the building's encroachment across lot lines.	Retain

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Map 27. Etolin Subdivision

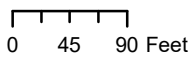


LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS



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



MAP 27. ETOLIN SUBDIVISION

Map 27. Etolin Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04333001	Dispose
04333006	Dispose (leased to 2090)
04333007	Dispose (leased to 2029)
04333008	Dispose
04333009	Dispose
04333010	Dispose

The City owns six parcels in the center of town within the Etolin Subdivision. Parcel 04333001 was created by a 1973 plat demarking the Etolin Subdivision Addition No. 2, and the other parcels were created from a 1985 plat demarking the Etolin Subdivision Addition No. 3. A section line easement has been vacated that originally crossed some of the City-owned lots. Deeds of release from the Federal Aviation Administration (FAA) state non-objection to sale or lease for non-aeronautical uses or non-governmental uses.

Two of the six parcels are under a long-term lease to operate Preferred Plumbing and Heating and an associated storage building for the business. The parcels are described as Lot 10 (04333006) and Lot 11 (04333007). Resolution 2016-32 provided the lessee an option to purchase the parcels through July 6, 2021, subject to Council approval.

The remaining four parcels were deeded to the City by the FAA in 1964 with airport restrictions, and a 1967 Deed of Release and written consent of the FAA allows for the lease or sale of the properties for non-airport purposes. The parcels are zoned Central Mixed Use (CMU) and are recommended for lease or sale with commercial development as required by City Code. Lot 8 (04333001) is a 1.76-acre corner lot with frontage on Main Street Loop Road and South Willow Street. Lot 12 (04333008), Lot 13 (04333009), and Lot 14 (04333010) front Main Street Loop Road and are approximately 1.0 to 1.5 acres in size. All of the available vacant lots are mostly treed except for Lot 14 (04333010), which is mostly cleared. City water is available to the lots, and City sewer is readily available to most of the lots.

Map 27. Etolin Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04333001	100 South Willow Street	Lot 8, Block 1, Etolin Subdivision No. 2	1.49 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Approximately 1.5-acre corner lot at South Willow Street and Main Street Loop. Lot in a central location on the corner of Main Street Loop and S Willow Street. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1967 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04333006	335 Main Street Loop Road	Lot 10, Block 1, Etolin Subdivision No. 3	1.12 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Leased through 2090 for plumbing and heating business and an apartment. Preferred Plumbing and Heating is the business on site. Resolution 2016-32 provided lessee the option to purchase the parcel from the City through July 6, 2021. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1967 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose (leased to 2090)
04333007	345 Main Street Loop Road	Lot 11, Block 1, Etolin Subdivision No. 3	1.08 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Leased through 2029 for a storage building. The building is storage for Preferred Plumbing and Heating, which operates on the adjacent parcel. Resolution 2016-32 provided lessee the option to purchase the parcel from the City through July 6, 2021. Accessed from Main Street Loop Road through a common driveway from parcel 04333006. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1967 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose (leased to 2029)
04333008	355 Main Street Loop Road	Lot 12, Block 1, Etolin Subdivision No. 3	1.13 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Approximately 1.13-acre mostly treed lot on Main Street Loop Road. Lot in a central location recommended for lease or sale with commercial development. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1967 Deed of Release includes approximately half of this parcel and most of the two lots to the SW. The remainder of the lot was part of former airport Tract A-2. The FAA issued an Opinion Letter in 2019 stating it does not object to the sale or lease of the property for non-aeronautical uses or non-governmental uses, provided the restrictions in the 1967 Deed of Release are followed.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04333009	365 Main Street Loop Road	Lot 13, Block 1, Etoin Subdivision No. 3	1.21 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Approximately 1.21-acre mostly treed lot on Main Street Loop Road. Lot in a central location recommended for lease or sale with commercial development. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1967 Deed of Release includes most of this parcel. The FAA issued an Opinion Letter in 2019 stating it does not object to the sale or lease of the property for non-aeronautical uses or non-governmental uses, provided the restrictions in the 1967 Deed of Release are followed.	Dispose
04333010	375 Main Street Loop Road	Lot 14, Block 1, Etoin Subdivision No. 3	1.76 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Approximately 1.76-acre mostly cleared lot with a travelway on Main Street Loop Road. Lot in a central location recommended for lease or sale with commercial development. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1967 Deed of Release includes most of this parcel. The FAA issued an Opinion Letter in 2019 stating it does not object to the sale or lease of the property for non-aeronautical uses or non-governmental uses, provided the restrictions in the 1967 Deed of Release are followed.	Dispose

Map 28. Spur, Deska, Daubenspeck Subdivisions



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 90 180 Feet

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

*NOTE: Update pending pursuant to Ordinance 3222-2021

MAP 28. SPUR, DESHKA, DAUBENSPECK SUBDIVISIONS

Map 28. Spur, Deshka, Daubenspeck Subdivisions - Quick Table

PARCEL ID	RETENTION STATUS
04705101	Retain
04705501*	Dispose (leased to 2030)
04705506	Mixed - Retain/ Dispose
04705510	Retain
04705602	Mixed - Retain/ Dispose
04705701	Retain
04705805	Retain
04705806	Retain
04705807	Retain

Six City-owned parcels in the Spur, Deshka, and Daubenspeck subdivisions are recommended for retention or partial retention for bluff stabilization and continued use for City facilities. The Kenai Senior Center and attached Vintage Pointe senior housing are located on parcel 04705510. Leif Hanson Memorial Park is located on parcel 04705101. A gazebo associated with the scenic bluff overlook is on parcel 04705806. Parts of parcels 04705506, 04705602, 04705701, and 04705806 have steeply eroded bluffs and are part of the eastern end of the bluff stabilization project.

Resolution 2002-02 designated parcels 04705602, 04705805, and 04705807 as Millennium Square and Ordinance 2030-2003 established a three-year task force to consider economic development of Millennium Square. Millennium Square was proposed in the mid-2000's to include eventual development of parks, a hotel, a market area and parking. Parcel 04705602 has been developed with a scenic bluff overlook, grassy public area, and parking lot. The parcel is zoned Central Mixed Use (CMU) and Ordinance 1671-1996 determined that a portion of the tract was suitable for lease or sale. It is recommended that a portion of parcel 04705602 and parcels 04705807 and 04705805 be retained for Millennium Square. A five-acre portion of parcel 04705602 along Bridge Access Road would be suitable for development and would not preclude the development of a future town square and is recommended for lease or sale.

Parcels 04705501*, 04705506, and 0470806 were deeded to the City by the FAA with Airport restrictions. A 1966 Deed of Release allows for the lease or sale of Parcel 04705501, which is under a long-term lease. Resolution 2016-32 provided the lessee an option to purchase the parcels through July 6, 2021, subject to Council approval.* Parcel 0470806 and a portion of 04705506 are recommended for retention for the bluff stabilization project and park purposes, and retention of these properties would not adversely affect the airport's capacity, security, safety, or operations, and the location. Ryan's Creek and associated lowlands flow through part of parcel 04705506. Uplands on parcel 04705506 could potentially be subdivided into parcels for development or added to adjacent parcels for private development. Any proposed development under a lease would require the written consent of the FAA.

*NOTE: Update pending pursuant to Ordinance 3222-2021

Map 28. Spur, Dëshka, Daubenspeck Subdivisions - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04705101	10959 Kenai Spur Highway	Lot 4, Spur Subdivision No. 4 & Replat of Lot 3, Block 1, Spur Subdivision No. 2	1.93 acres	General Fund	Conservation (C)	Site of Leif Hanson Memorial Park. Throughout the park are sidewalks containing memorial plaques and plantings, such as shrubs and trees. A large circular water fountain is in the middle of the park. The gazebo area may be rented.	Retain
04705501*	419 Frontage Road	Lot 1A, Block 1, Dëshka Subdivision	1.16 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Leased through 2030 for convenience grocery store and other retail facilities. Business operating on premises is Olga's Jewelry. Resolution 2016-32 provided lessee the option to purchase the parcel from the City through 7/6/21. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1966 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose (leased to 2030)
04705506	No physical address	Portion of Government Lot 5 Lying North of the Kenai River & Lying South of Frontage Road & Lying East of Dëshka Subdivision & Lying West of Spur Subdivision Senior Citizen Addition	8.5 acres	Airport Fund – Outside of Airport Reserve	Multiple Zones	The portion of bluff lying in this parcel is included in the bluff stabilization project. This parcel is a valuable protection area and buffer for a Ryan's Creek drainage into the Kenai River. There is an approximately 0.75-acre of uplands in the northerly portion of the parcel. The lowlands should be retained and the uplands may be subdivided and developed. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. It is recommended the City verify the area covered by two separate Deed of Releases in 1966 and 1982 allow for lease or sale of the property for non-airport purposes with the FAA prior to a lease or sale of the portion recommended for disposal.	Mixed - Retain/ Dispose (requires subdivision)
04705510	361 Senior Court, 381 Senior Court	Lot 3A, Spur Subdivision Senior Citizen Addition Ryan's Creek Replat	3.44 acres	General Fund	Central Mixed Use (CMU)	This parcel is the site of the Kenai Senior Center and the attached Vintage Pointe senior housing. The Senior Center is close to eroding bluffs and this should be monitored.	Retain

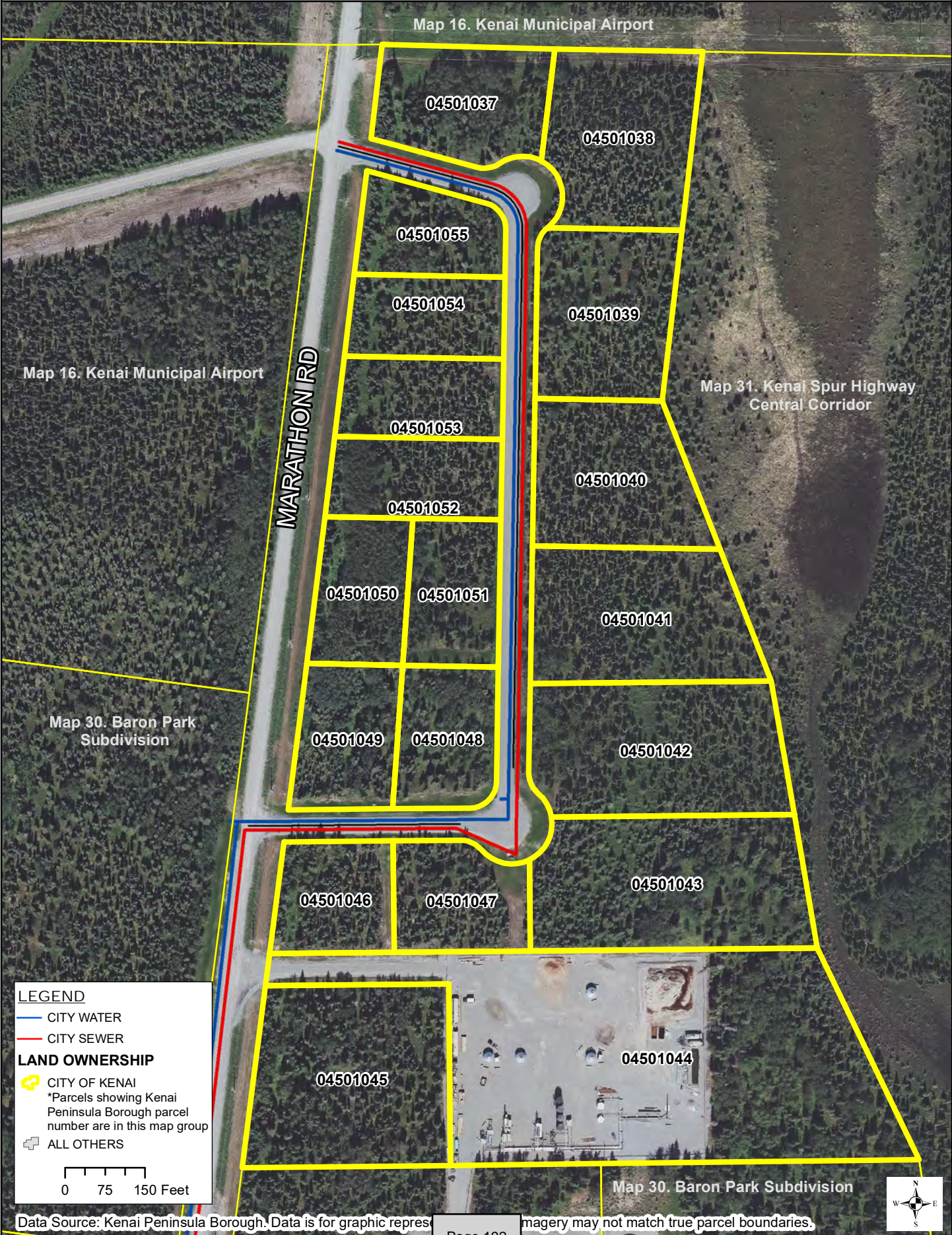
*NOTE: Update pending pursuant to Ordinance 3222-2021

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04705602	170 Bridge Access Road	Tract C, Daubenspeck Property Subdivision	15.16 acres	General Fund	Central Mixed Use (CMU)	The Scenic Bluff Overlook with a grassy public area and parking has been developed by the City in the southerly portion of the tract. Resolution 2002-02 designated the parcel and surrounding lands as Millennium Square. Some travel ways and cleared areas on the tract. There is just under 1,000 feet of frontage along Bridge Access Road as well as frontage on Spur View Drive and Frontage Road. This tract, along with Tract D and a portion of ATS 98 were deeded as a gift to the City in 1980 by Harold and Rita Daubenspeck. The subsurface rights were included in the gift on a separate Deed, with the contingency that any proceeds from the subsurface rights be dedicated to City-sponsored athletic programs. A portion of the tract is suitable for lease or sale.	Mixed - Retain/ Dispose (requires subdivision)
04705701	No physical address	Tract C Portion Lying Adjacent to Daubenspeck Subdivision, Alaska Tidelands Survey 98	2.89 acres	General Fund	Central Mixed Use (CMU)	Tidelands tract donated to the City by Harold and Rita Daubenspeck in 1980. This parcel is included in the bluff stabilization project.	Retain
04705805	225 Spur View Drive	FAA Tract, Spur Subdivision Senior Citizen Addition	3.22 acres	General Fund	Central Mixed Use (CMU)	Cleared level parcel located near the Senior Center and Vintage Point. Resolution 2002-02 designated the parcel and surrounding lands as Millennium Square.	Retain
04705806	235 Spur View Drive	Portion of Government Lot 5 Lying North of the Kenai River & Lying South of Spur Subdivision Senior Citizen Addition & Lying West of Tract C Daubenspeck Property Subdivision	4.13 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Bluff property located south and west of the City Senior Center/Vintage Pointe. A portion of the parcel is the location of a scenic bluff overlook and birdcage-style gazebo and grass field used in conjunction with City park on the parcel to the east. This parcel is included in the bluff stabilization project. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. Any proposed development under a lease would require the written consent of the FAA.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04705807	415 Frontage Road	Portion of Government Lot 5 Lying North of FAA Tract per Spur Subdivision Senior Citizen Addition & Lying South of Frontage Road & Lying West of Tract C Daubenspeck Property Subdivision & Lying East of Spur View Drive	3.05 acres	Airport Fund – Outside of Airport Reserve	Central Mixed Use (CMU)	Resolution 2002-02 designated the parcel and surrounding lands as Millennium Square. There is a travelway along the line common with the cleared and maintained parcel to the south. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1966 Deed of Release allows for the land to be leased or sold for non-airport use.	Retain

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Map 29. Kenai Industrial Park Subdivision



MAP 29. KENAI INDUSTRIAL PARK SUBDIVISION

Map 29. Kenai Industrial Park Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04501037	Dispose
04501038	Dispose
04501039	Dispose
04501040	Dispose
04501041	Dispose
04501042	Dispose
04501043	Dispose
04501044	Dispose (leased to 2043)
04501045	Dispose
04501046	Dispose
04501047	Dispose
04501048	Dispose
04501049	Dispose
04501050	Dispose
04501051	Dispose
04501052	Dispose
04501053	Dispose
04501054	Dispose
04501055	Dispose

The City owns 19 adjacent lots in the Kenai Industrial Park Subdivision created by a 2012 plat. These properties were deeded to the City by the FAA with Airport restrictions. A 2020 Deed of Release allows for the lease or sale of these properties for non-airport use. The subdivision is near the Kenai Spur Highway and Kenai Municipal Airport, and is located off the graveled Marathon Road so industrial traffic would not have to pass through other areas of conflicting uses. The intention was to fully develop the subdivision with paved roads and City water and sewer to each lot to meet a need for industrial users. Water and sewer service extend only to the southern eight lots. The lots in the subdivision are located outside the Airport Reserve and range from a little over one to 7.6 acres in size and are zoned Light Industrial (IL). Information from HEA indicates a service line is only extended to the south portion of Commercial Loop, between Lots 10 and 11 (04501046 and 04501047) and 12 and 13 (04501048 and 04501049). Lots 6 and 7 (04501042 and 04501043) appear to have access to this service. City water and sewer is available to Lot 6 (04501042), Lot 7 (04501043), Lot 9 (04501045), Lot 10 (04501046), Lot 11 (04501047), Lot 12 (04501048), and Lot 13 (04501049). It is recommended that the City actively pursue leases for the southerly parcels served by City water and sewer in an initial leasing phase. Lot 8 (04501044) is the only currently leased parcel in the Kenai Industrial Park Subdivision, with a 30-year lease through 2043.

Map 29. Kenai Industrial Park Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501037	738 Commercial Loop	Lot 1, Kenai Industrial Park Subdivision	1.53 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	The lot is treed; the east half is sloping down to a drainage to the east. Frontage on Commercial Loop. City water and sewer service is not available to the lot. HEA service is not available to the lot. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501038	734 Commercial Loop	Lot 2, Kenai Industrial Park Subdivision	2.04 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	Frontage on Commercial Loop. The east half of the lot slopes down to a drainage to the east. City water and sewer service is not available to the lot. HEA service is not available to the lot. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501039	730 Commercial Loop	Lot 3, Kenai Industrial Park Subdivision	1.86 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	Frontage on Commercial Loop. The east half of the lot slopes down to a drainage to the east. City water and sewer service is not available to the lot. HEA service is not available to the lot. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501040	726 Commercial Loop	Lot 4, Kenai Industrial Park Subdivision	1.86 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	City water and sewer are not available to the lot. HEA service is not available to the lot. The plat shows steeper terrain in the easterly portion of the lot. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501041	722 Commercial Loop	Lot 5, Kenai Industrial Park Subdivision	2.31 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	There is steeper terrain at the east edge of the parcel, sloping down to a drainage to the east. The remainder of the parcel is fairly level. City water and sewer are not available to the lot. HEA service does not extend to the lot. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501042	718 Commercial Loop	Lot 6, Kenai Industrial Park Subdivision	2.68 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	This 2.7-acre lot is large enough to accommodate various industrial uses. A ridgeline is located on the far east edge of the lot and the lot is served by City water and sewer. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501043	714 Commercial Loop	Lot 7, Kenai Industrial Park Subdivision	2.9 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	This is one of the larger lots in the subdivision, containing almost 3 acres. There is a 10-foot drainage easement centered on the north lot line common with Lot 6. The ridge lies along the east boundary and the lot is served by City water and sewer. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501044	700 Marathon Road	Lot 8, Kenai Industrial Park Subdivision	7.67 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	Leased through 2043 for Natural Gas Production Facility (Gas Manufacturer/Storage) and Operation of Class II Injection Facility for the Storage/Disposal of Onsite and Offsite Materials. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose (leased to 2043)

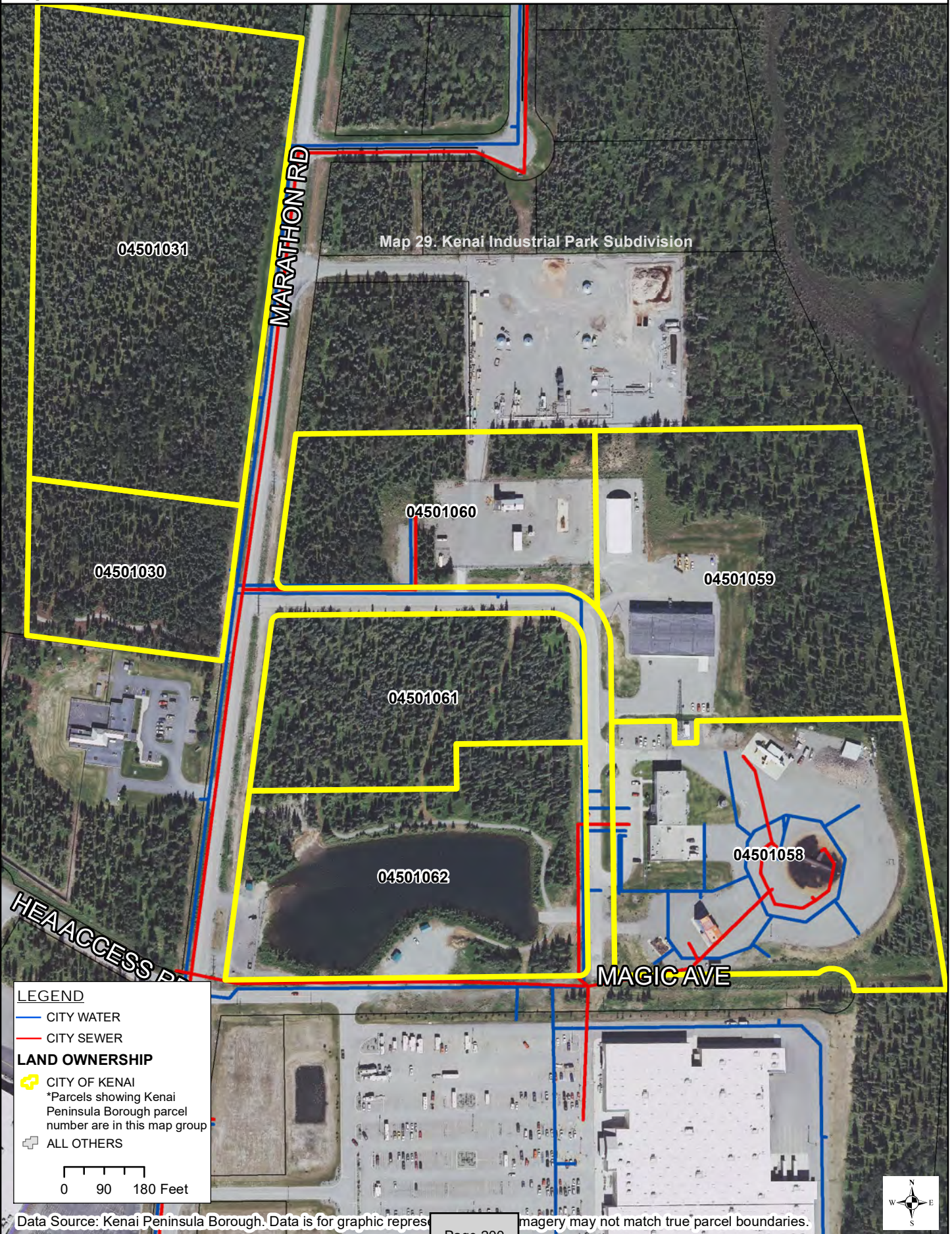
PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501045	690 Marathon Road	Lot 9, Kenai Industrial Park Subdivision	2.86 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	Treed and level lot located between two leased and developed or partially developed larger lots. The parcel has a little over 340 feet of frontage on Marathon Road. HEA service is available to the lot as well as City water and sewer. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501046	706 Commercial Loop	Lot 10, Kenai Industrial Park Subdivision	1.04 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	This is the smallest lot in the subdivision located near the Airport and City center and the Kenai Spur Highway. City water and sewer service is available. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501047	710 Commercial Loop	Lot 11, Kenai Industrial Park Subdivision	1.13 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	This lot is one of the smaller lots in the subdivision at a little over 1.1 acres. It is treed and level, with additional frontage on Commercial Loop due to its location on the bulb in the right-of-way. It lies adjacent to the north boundary of the leased parcel. HEA service is available to the lot as well as City water and sewer. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501048	711 Commercial Loop	Lot 12, Kenai Industrial Park Subdivision	1.12 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	Treed and level lot located on the corner of Commercial Loop. HEA service is available to the lot as well as City water and sewer. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501049	707 Commercial Loop	Lot 13, Kenai Industrial Park Subdivision	1.16 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	Treed and level lot located on the corner of Commercial Loop and Marathon Road. HEA service is available to the lot as well as City water and sewer. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501050	712 Marathon Road	Lot 14, Kenai Industrial Park Subdivision	1.08 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	Treed and level lot with a little over 275 feet of frontage on Marathon Road. Water and sewer service have not been extended to this lot. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501051	715 Commercial Loop	Lot 15, Kenai Industrial Park Subdivision	1.09 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	Sparsely treed interior lot with 275 feet of frontage on Commercial Loop. There is a cleared 30-foot utility easement along the south boundary; there appear to be no utilities located in this easement. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501052	719 Commercial Loop	Lot 16, Kenai Industrial Park Subdivision	1.11 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	This is one of the smaller lots. It is treed. It has approximately 150 feet of frontage each on Marathon Road and Commercial Loop. It is not served by City water or sewer. HEA service is not extended to the lot. With the double frontage, this lot could have good "drive through" access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501053	723 Commercial Loop	Lot 17, Kenai Industrial Park Subdivision	1.05 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	This is one of the smaller lots. It is treed. It has approximately 150 feet of frontage each on Marathon Road and Commercial Loop. It is not served by City water or sewer. HEA service is not extended to the lot. With the double frontage, this lot could have good "drive through" access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501054	727 Commercial Loop	Lot 18, Kenai Industrial Park Subdivision	1.02 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	This is one of the smaller lots. It is treed. It has approximately 150 feet of frontage each on Marathon Road and Commercial Loop. It is not served by City water or sewer. HEA service is not extended to the lot. With the double frontage, this lot could have good "drive through" access. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501055	731 Commercial Loop	Lot 19, Kenai Industrial Park Subdivision	1.01 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	Treed corner lot. This is one of the smaller lots in the subdivision. Being a corner lot, it has frontage on Marathon Road and Commercial Loop. It is not served by City water or sewer. HEA service is not extended to the lot. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2020 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose

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Map 30. Baron Park Subdivision



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

MAP 30. BARON PARK SUBDIVISION

Map 30. Baron Park Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04501030	Dispose
04501031	Dispose – Lease Only
04501059	Retain
04501058	Retain
04501060	Dispose
04501061	Dispose
04501062	Retain

City water and sewer run beneath Marathon Road, Magic Avenue, and most of the constructed loop of Daubenspeck Circle. The Baron Park subdivision includes Daubenspeck Family Park, the new City Shop, the Kenai Dog Park (under construction) and the Alaska Regional Fire Training Facility. It is recommended that the parcels containing City facilities be retained (04501059, 04501058, 04501062). The Daubenspeck Park parcel is within the Light Industrial (IL) Zone and could be amended by the City to better reflect its intended use.

The Kenai Industrial Park Subdivision is to the north and has smaller lots. Properties within the Baron Park Subdivision were deeded to the City by the FAA with Airport restrictions; however various deeds of release allow for the lease or sale for non-airport use. Tract A1 (04501031) is a 13-acre treed vacant lot within the Airport Reserve. The lot is suitable for commercial or industrial development and is recommended for disposal. Tract B1 (04501030) and Tract 4A (04501061) are treed vacant lots outside of the Airport Reserve suitable for commercial or industrial development. The City should ensure access to Ryan's Creek Trail on Tract B1 (04501030) is maintained if development were to occur on that parcel. Tract 3A (04501060) is an approximately 5.5-acre parcel that is partially cleared and improved and suitable for commercial or industrial development. The parcel has a large gravel pad and the remaining structures from the former University of Alaska fire training facility.

Resolution 2019-54 and 55 designated management authority for tracts in Baron Park subdivision 2012 Addition and preceded a subdivision completed in 2020 amending the plat to dedicate the existing loop configuration of Daubenspeck Circle, add the site of the Kenai Dog Park on Tract 4 (04501035) to Daubenspeck Park on Tract 5A (04501062), and remove a communication tower from the Alaska Regional Fire Training facility parcel (04501058).

Map 30. Baron Park Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501030	505 Marathon Road	Tract B1, Baron Park Subdivision 2007 Replat	3.7 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	A portion of the parcel is still subject to FAA restrictions, and the City is pursuing a Deed of Release. Once there is a Deed of Release, this parcel could be suitable for industrial or commercial use. City water and sewer are available along Marathon Road. Maintain access to Ryan's Creek Trail. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2004 Deed of Release allows for the lease or sale of the property for non-airport purposes. However, the southern 60 feet of (former Tract B) has not been released for this use by the FAA and would require the consent of the FAA for lease or sale.	Dispose
04501031	705 Marathon Road	Tract A1, Baron Park Subdivision 2007 Replat	13.12 acres	Airport Fund – Outside of Airport Reserve	Airport Light Industrial (ALI)	This is a large parcel with frontage on Marathon Road, access to electric lines, and access to City water and sewer. This lot is unique in its size and smaller parcels are available in the nearby Kenai Airport Industrial Park Subdivision. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 2004 Deed of Release allows for the lease of the property for non-airport purposes.	Dispose – Lease Only
04501059	550 Daubenspeck Circle	Tract 1A, Baron Park 2020 Replat	9.51 acres	General Fund	Light Industrial (IL)	A City maintenance shop facility was built on this parcel in 2015. A communication tower is also located on this parcel. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1991 Deed of Release allows for the lease or sale of the property for non-airport purposes. The City's General Fund purchased this property from the City Airport Fund in 1991.	Retain

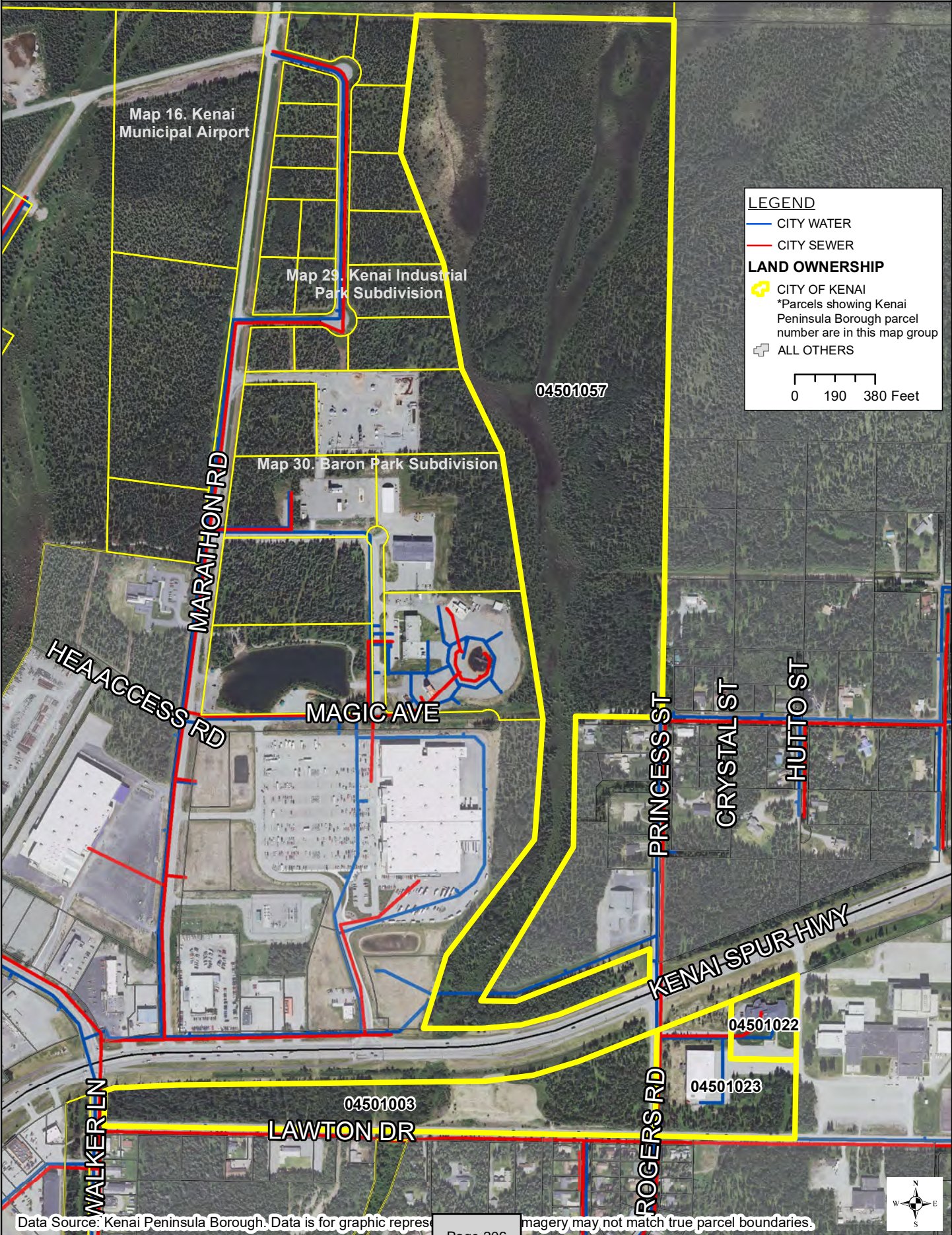
PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501058	450 Daubenspeck Circle	Tract 2A, Baron Park Replat	9.23 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	The Alaska Fire Training Facility was built on the parcel in 1997 using FAA funding. The building is under a Facility Management Agreement as well as rented for office space. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1991 Deed of Release allows for the lease or sale of the property for non-airport purposes. Resolution 2019-54 designated management authority for this parcel to the Airport Fund.	Retain
04501060	500 Marathon Road	Tract 3A, Baron Park 2020 Replat	5.58 acres	Airport Fund – Outside of Airport Reserve	Light Industrial (IL)	A partially cleared and improved parcel. Improvements on the property were purchased by the City from a former lessee and include four structures. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1991 Deed of Release allows for the lease or sale of the property for non-airport purposes. Resolution 2019-55 designated management authority for this parcel to the Airport Fund. Resolution 2019-55 designated management authority for this parcel to the Airport Fund.	Dispose
04501061*	450 Marathon Road	Tract 4A, Baron Park 2020 Replat	5.84 acres	General Fund	Light Industrial (IL)	Treed parcel with frontage on Marathon Road. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1991 Deed of Release allows for the lease or sale of the property for non-airport purposes. The City's General Fund purchased this property from the City's Airport Fund in 1991. Ordinance 3219 conditionally donated approximately 2 acres of this parcel to Trimuvirate Theatre for a theatre facility subject to completion of a subdivision	Dispose

*NOTE: Update pending pursuant to Ordinance 3219-2021

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501062	400 Marathon Road	Tract 5a, Baron Park 2020 Replat	8.82 acres	General Fund	Light Industrial (IL)	This parcel is the site of Daubenspeck Family Park, built in 2011 around a small existing pond. A Kenai Dog Park is being constructed on this parcel. The City General Fund paid the Airport Fund for a portion of the property in 1991. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions, and a portion of the parcel is still subject to those restrictions. The City's General Fund purchased a portion of this property (Tract A-1 Baron Park Sub. No 7 (KN 91-19) from the City's Airport Fund in 1991, but the purchase did not include Tract A-2, a 10,000-sf lot located on this property. It is recommended the City pursue a Deed of Release from the FAA for use of the property for non-airport purposes.	Retain

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Map 31. Kenai Spur Highway Central Corridor



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 190 380 Feet



MAP 31. KENAI SPUR HIGHWAY CENTRAL CORRIDOR

Map 31. Kenai Spur Highway Central Corridor - Quick Table

PARCEL ID	RETENTION STATUS
04501003	Dispose
04501022	Dispose – Lease Only (leased to 2098)
04501023	Retain
04501057	Mixed – Dispose/Retain

Map 31 shows four parcels with Kenai Spur Highway frontage near the middle of the City. It is recommended parcels 04501023 and 04501022, zoned Education (ED), be retained for a public purpose as the sites of the existing Kenai Multi-Purpose Facility (ice rink) and the Challenger Learning Center, respectively. The properties were deeded to the City by the Kenai Peninsula Borough in 1999 subject to use for government purposes, including future school sites and sites for service area facilities. The Challenger Learning Center for Space Technology was constructed with NASA grant funds, and the land is under a long-term lease for operation of the Center.

Parcel 04501057 was deeded to the City by the FAA with Airport restrictions and contains drainages and associated wetlands throughout much of the parcel. However, upland portions of the parcel along the Kenai Spur Highway may be suitable for development after a subdivision is completed. Any proposed development under a lease or sale would require the written consent of the FAA. City water and sewer are available along Princess Street. If a subdivision is contemplated, it is recommended the entire parcel be analyzed and a single subdivision separate all of the usable property at one time and it be rezoned from Conservation (C).

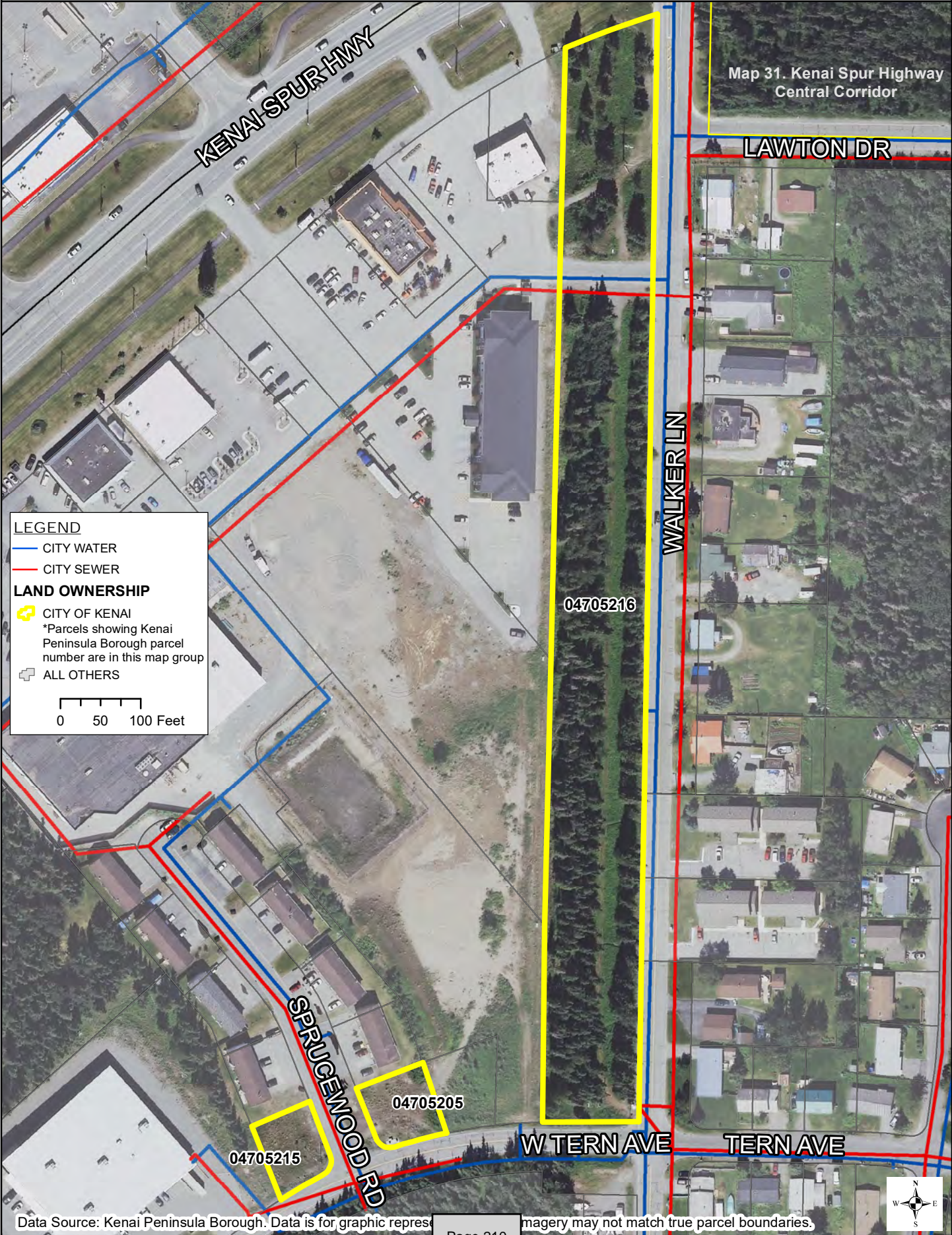
Parcel 04501003 has approximately 2,600 feet of frontage on the Kenai Spur Highway. It also fronts Rogers Road, Walker Lane, and Lawton Drive. Water and sewer are available to the parcel. This is a portion of the property deeded to the City by the FAA with Airport restrictions. A 1983 Deed of Release allows for the lease or sale of the property for non-airport use. Originally subject to a split zone of Conservation (C) and Suburban Residential (RS), the City rezoned the entire parcel Conservation (C) in 1984. Currently, the parcel is vacant and a portion of the parcel is being maintained by Parks and Recreation as the “Field of Flowers.” The parcel has a high fair market value because of the prominent frontage along the Kenai Spur Highway. It is recommended the parcel be subdivided and rezoned for commercial use. It is recommended that screening be a requirement of the development plan for the southern portion of the parcel.

Map 31. Kenai Spur Highway Central Corridor - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501003	10095 Kenai Spur Highway	T6N R11W Sec 33 S1/2 S1/2 SW1/4 Lying South of Kenai Spur Highway	16.49 acres	Airport Fund – Outside of Airport Reserve	Conservation (C)	This parcel has approximately 2,600 feet of frontage on the Kenai Spur Highway. It also fronts Rogers Road, Walker, Lane, and Lawton Drive. The parcel contains highly valuable frontage along the Kenai Spur Highway and has City road, water, and sewer access. It recommended this parcel be subdivided and rezoned for commercial use and that screening be a requirement of the development plan for the southern portion of the parcel. The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1983 Deed of Release allows for the lease or sale of the property for non-airport purposes.	Dispose
04501022	9711 Kenai Spur Highway	T 6N R 11W Sec 33 Seward Meridian Kn Beginning at the NE Corner of that Portion of the W1/2 Sw1/4 Se1/4 Lying S of the Kenai Spur Rd ROW in Sec 33 (POB) Proceed S 0 Deg 05 Min 42 Sec E 400 Ft Th W 310 Ft Th N 270 Ft to Intersect the Southerly ROW Boundary of the Kenai Spur Hwy Th N 67 Deg 30 Min 05 Sec E Along Said Row Boundary to the POB	2.38 acres	General Fund	Education (ED)	Leased through 2098 to the Alaska Challenger Center for Space Technology, Inc. to operate the Challenger Learning Center. Property deeded to the City by the Kenai Peninsula Borough in 1999 subject to use for government purposes, including future school sites and sites for service area facilities.	Dispose – Lease Only (leased to 2098)
04501023	9775 Kenai Spur Highway	That Portion of the W1/2 SW1/4 SE1/4 Lying South of the Kenai Spur Road Right-of-Way Excluding Leased Portion Per Lease Agreement 599@796	7.26 acres	General Fund	Education (ED)	Site of the Kenai Multi-Purpose Facility. The ice rink at the Multi-Purpose Facility is open year-round for local hockey programs, open skate, and use by Kenai Central High School hockey. Property deeded to the City by the Kenai Peninsula Borough in 1999 subject to use for government purposes, including future school sites and sites for service area facilities.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04501057	10060 Kenai Spur Highway	W 1/2 Section 33 T6N R11W lying North of Kenai Spur Highway & East of Marathon Road excluding all Baron Park Subdivisions & Kenai Industrial Park Subdivision	81 acres	Airport Fund – Outside of Airport Reserve	Conservation (C)	Drainages and associated wetlands run through much of the parcel; these should be protected. The part of the parcel along the Kenai Spur Highway may be suitable for lease after a subdivision. City water and sewer are available along Princess Street. If a subdivision is ever contemplated, it is recommended the entire parcel be analyzed and a single subdivision separate all of the usable property at one time and it be rezoned from Conservation (C). The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions and would require the consent of the FAA for lease or sale	Mixed - Dispose/ Retain (requires subdivision)

Map 32. Sprucewood Glen Subdivision



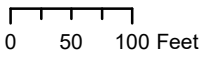
Map 31. Kenai Spur Highway
Central Corridor

LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS



MAP 32. SPRUCEWOOD GLEN SUBDIVISION

Map 32. Sprucewood Glen Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04705205	Dispose
04705215	Dispose
04705216	Mixed - Retain/ Dispose

Parcels 04705205 and 04705215 are small lots across from each other at the corner of Sprucewood Road and Tern Avenue. The properties were originally deeded to the City by the FAA with Airport restrictions before a 1984 Deed of Release allowed for the sale of the properties, which were conveyed back to the City by a 1990 Clerk's Deed. Eight of the ten small privately-owned lots in the subdivision are developed with multi-family structures. Current zoning is General Commercial (CG). Ordinance 1928-2001 declared the lots as not needed for a public purpose, and they are recommended for disposal. A development compatible and within walking distance to the multi-family housing unit may be appropriate for the parcels, or, due to the small size of the lot combined with setbacks they may be appropriate for purchase by adjacent landowners.

Parcel 04705216 is a long and narrow lot created by a 1978 subdivision. The travel way from Walker Lane entering commercial development to the west crosses the parcel and should be dedicated on the plat. Current zoning is General Commercial (CG), and the portion of the parcel north of the travel way facing the Kenai Spur Highway could be subdivided and would be appropriate for disposal and commercial development. The portion of the parcel south of the travel way is almost entirely encumbered by a transmission line and associated easements and is recommended to be retained by the City.

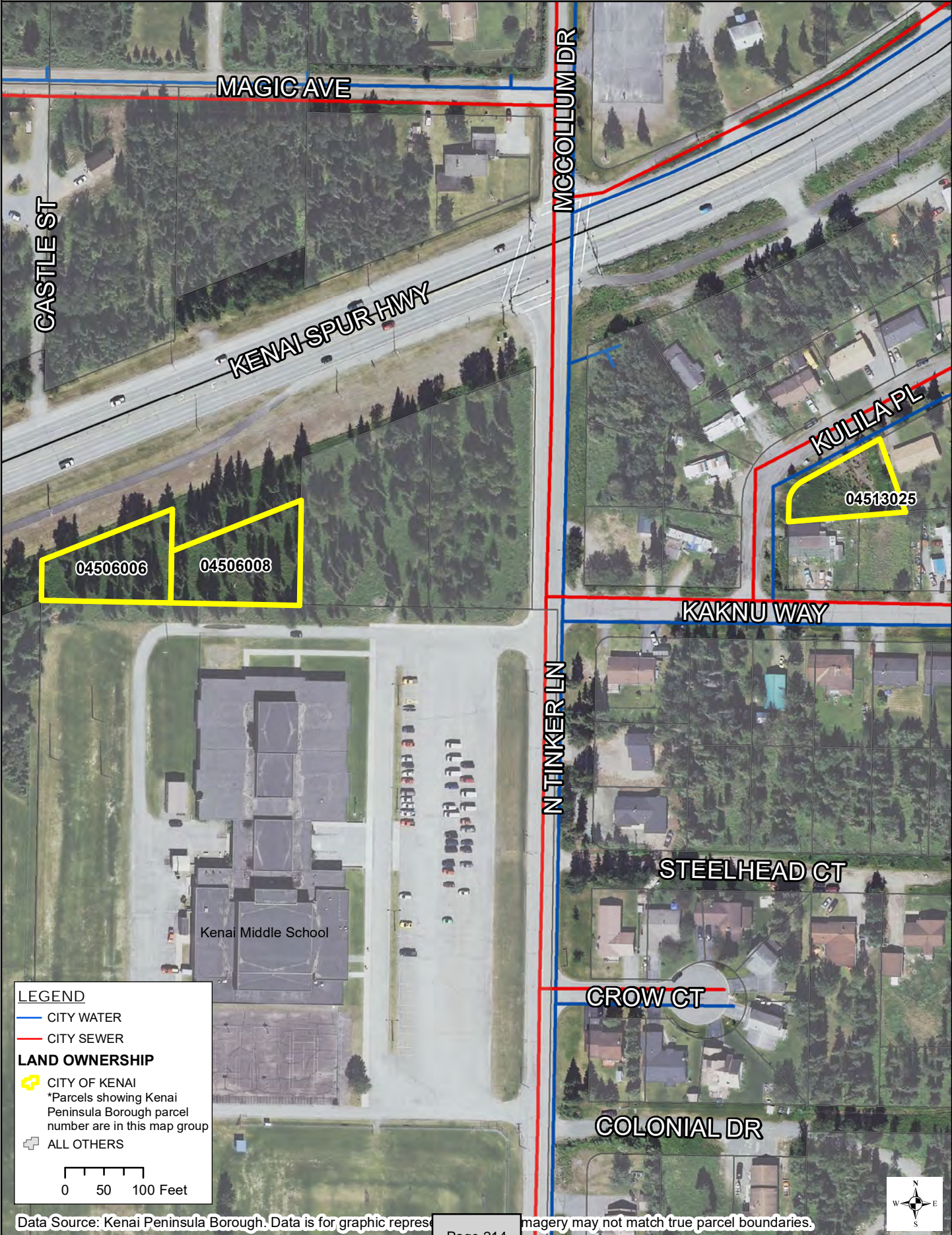
Map 32. Sprucewood Glen Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04705205	133 Sprucewood Road	Lot 6, Block 2, Sprucewood Glen Subdivision	0.17 acres	Airport Fund – Outside of Airport Reserve	General Commercial (CG)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1984 Deed of Release allows for the lease or sale of the property for non-airport purposes. The property was sold and conveyed back to the City by Clerk's Deed in 1990. A small corner lot located on the corner of Sprucewood Road and Tern Avenue behind Alaska Industrial Hardware. Eight of the ten small lots in the subdivision are developed with multi-family structures. The corner lot opposite this lot is also vacant and owned by the City. Ordinance 1928-2001 declared the lot is not needed for a public purpose.	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04705215	134 Sprucewood Road	Lot 1, Block 1, Sprucewood Glen Subdivision	0.17 acres	Airport Fund – Outside of Airport Reserve	General Commercial (CG)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1984 Deed of Release allows for the lease or sale of the property for non-airport purposes. The property was sold and conveyed back to the City by Clerk's Deed in 1990. A small corner lot located on the corner of Sprucewood Road and Tern Avenue behind Alaska Industrial Hardware. Eight of the ten small lots in the subdivision are developed with multi-family structures. The corner lot opposite this lot is also vacant and owned by the City. Ordinance 1928-2001 declared the lot is not needed for a public purpose.	Dispose
04705216	10409 Kenai Spur Highway	Tract 1A, Sprucewood Glen Subdivision No. 2	3.76 acres	Airport Fund – Outside of Airport Reserve	General Commercial (CG)	The land containing this parcel was deeded to the City by the FAA in 1964 with airport restrictions. A 1984 Deed of Release allows for the lease or sale of the property for non-airport purposes. This long and narrow lot was created by a 1978 Subdivision. The parcel is sparsely vegetated between the travelway and the Kenai Spur Highway. The northern portion of the parcel fronting the Kenai Spur Highway could be subdivided for development and the existing travelway designated as right-of-way or a driveway.	Mixed - Retain/ Dispose (requires subdivision)

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Map 33. Proximate to Kenai Middle School



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
 *Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 50 100 Feet

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



MAP 33. PROXIMATE TO KENAI MIDDLE SCHOOL

Map 33. Proximate to Kenai Middle School - Quick Table

PARCEL ID	RETENTION STATUS
04506006	Dispose
04506008	Dispose
04513025	Dispose

The City owns two adjacent parcels (04506006 and 04506008) that border the property that contains the Kenai Middle School and have frontage on the Kenai Spur Highway. Both parcels are within the Education (ED) Zone of the City. The parcels size and location may make them suitable for future expansion of Kenai Middle School, and they are recommended for disposal. A land exchange with the Kenai Peninsula Borough may be appropriate. The Borough owns the adjacent parcel which is the location of the Kenai Middle School as well as the vacant lots to the east of the City-owned parcels.

The City owns one parcel (04513025) within the Kaknu Korner Subdivision. Ordinance 1939-2001 retained this parcel for a park. However, a park has not been developed on the small lot surrounded by single-family homes without easy central access from a busier street. Kenai Middle School is to the west across North Tinker Lane and has recreational facilities. The parcel is within the Suburban Residential (RS) Zone and City water and sewer are available along Kulila Place. This parcel is suited for residential development and is recommended for disposal.

For all three parcels shown on this map, prior to disposal, the City Council would need to declare these properties as not needed for a public purpose as the lots were retained by Ordinance 2057-2004 and 1939-2001.

Map 33. Proximate to Kenai Middle School - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04506006	9423 Kenai Spur Highway	Government Lot 28 Lying South of Kenai Spur Highway	0.34 acres	General Fund	Education (ED)	The City received Clerk's Deed to property from the Borough through a foreclosure process. Ordinance 2057-2004 retained this parcel for a public purpose. A land exchange with the Kenai Peninsula Borough may be appropriate as it could serve to expand Kenai Middle School. The current City zoning is Education (ED).	Dispose
04506008	9391 Kenai Spur Highway	Government Lot 27 Lying South of Kenai Spur Highway	0.4 acres	General Fund	Education (ED)	The City received Clerk's Deed to property from the Borough through a foreclosure process. Ordinance 2057-2004 retained this parcel for a public purpose. A land exchange with the Kenai Peninsula Borough may be appropriate as it could serve to expand Kenai Middle School. The current City zoning is Education (ED).	Dispose

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04513025	306 Kulila Place	Lot 2, Bloc 1, Kaknu Korners Subdivision	0.22 acres	General Fund	Suburban Residential (RS)	The City received Clerk's Deed to property from the Borough through a foreclosure process. Ordinance 1939-2001 retained this parcel for a park. However, it a park was not developed on this small lot surrounded by single-family homes and without easy access from a busier street. Nearby Kenai High School and Middle School have recreational facilities and it is recommended to dispose of this parcel.	Dispose

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Map 34. Doyle Subdivision

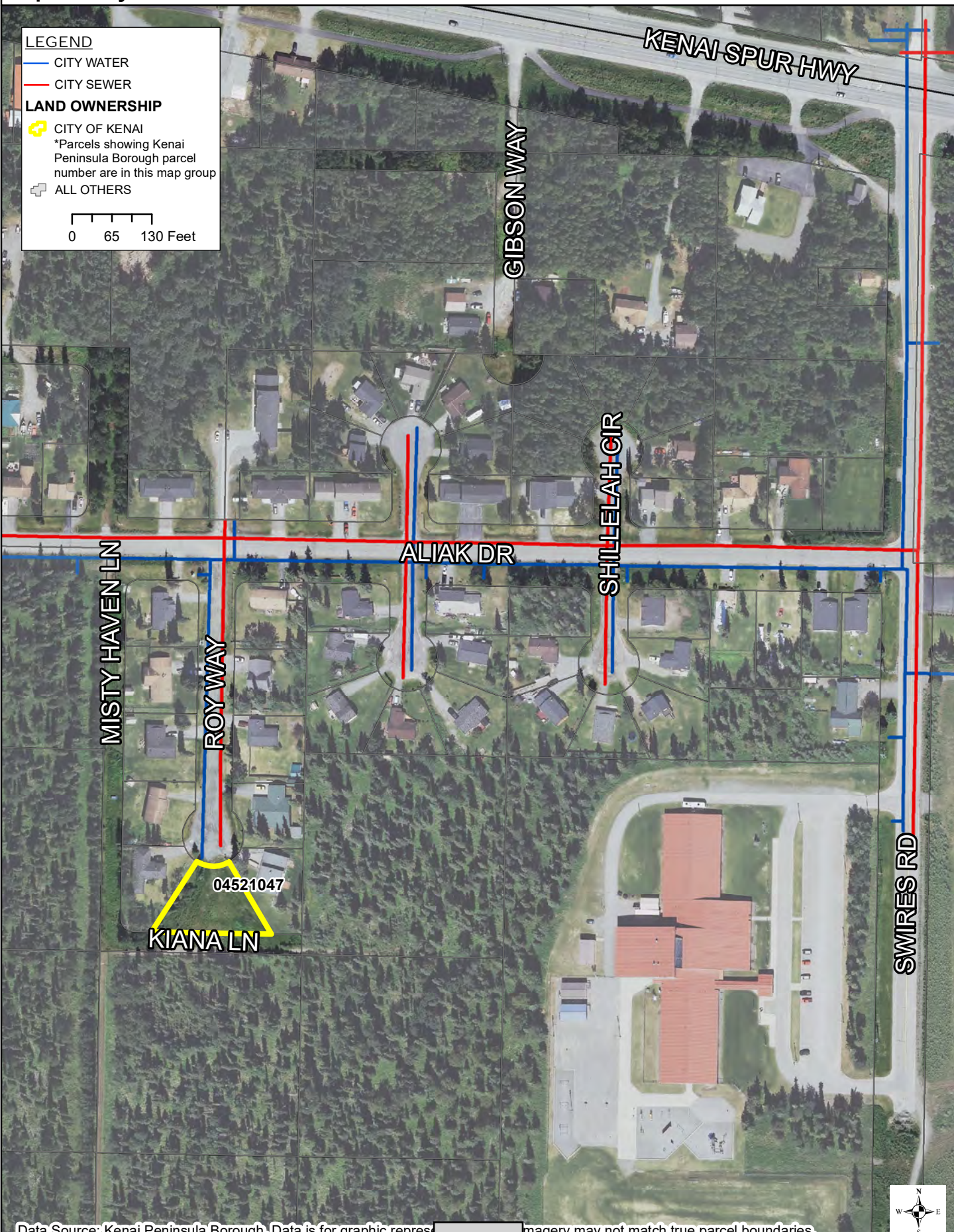
LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- ▭ CITY OF KENAI
- *Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 65 130 Feet



MAP 34. DOYLE SUBDIVISION

Map 34. Doyle Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04521047	Dispose

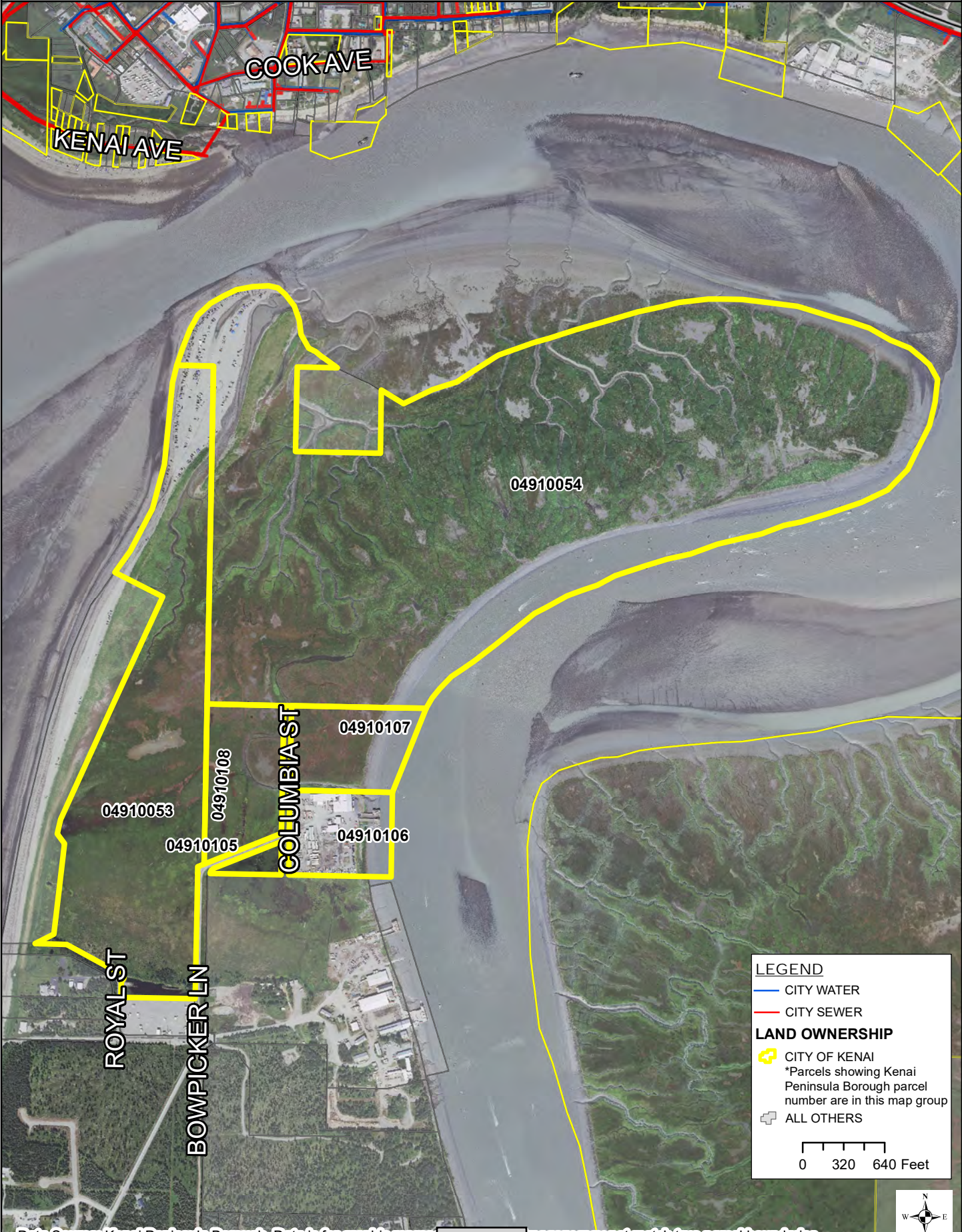
This map includes a cleared 0.31-acre parcel (04521047) located at the end of a residential cul-de-sac. The parcel was deeded to the City by a private citizen in 1983. The deed required the parcel to be used as a public park for 20 years, a restriction that expired in 2003 and was not extended. Kiana Lane to the south of the parcel is platted, but not developed.

Mountain View Elementary School is located approximately 330 feet to the east; there is no developed access between the parcel and the school. There is residential development along Aliak Drive, Blarney Circle and Brannigan Circle located near the parcel. Numerous 2.5-acre government lots lie to the south and east. At some point in the future, those lots may be subdivided and the residential development may grow. City water and sewer service has been extended down Roy Way to the end of the cul-de-sac. This parcel is the only one on Roy Way not developed with a single-family residence and it is not needed for a public park. It is recommended for disposal.

Map 34. Doyle Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04521047	456 Roy Way	Lot 6, Doyle Subdivision	0.31 acres	General Fund	Suburban Residential (RS)	This parcel was deeded to the City in 1983 with a requirement to be used as a public park, which expired in 2003 and was not extended. The property is on a developed residential street at the end of a cul-de-sac. City water and sewer is available and all other lots on the street have single-family homes. A park is not developed on the property, and the parcel is not needed for a park or other public purpose and is recommended for disposal.	Dispose

Map 35. South Beach



MAP 35. SOUTH BEACH

Map 35. South Beach - Quick Table

PARCEL ID	RETENTION STATUS
04910053	Mixed - Retain/ Dispose – Lease Only
04910054	Retain
04910105	Retain
04910106	Dispose (leased to 2058)
04910107	Mixed - Retain/ Dispose – Lease Only
04910108	Mixed - Retain/ Dispose – Lease Only

Map 35 shows six parcels owned by the City of Kenai at and around South Beach. Much of the land is tidal flats, beaches, estuarine, and marine wetlands, and is not suitable for development. It is recommended the largest parcel (04910054), comprising of 238 acres, and parcel 04910105 that are not suitable for development, be retained by the City for a public purpose. South Beach receives seasonal peaks in use for the personal use dipnet fishery. The beach is also used by residents for recreation and the tidal flats provide wildlife habitat and waterfowl hunting grounds. Parcel 04910106 is under a long-term lease and has a fish processing plant operating on the premises.

The southern part of parcel 04910108 adjacent to Sea Catch Drive and the southern part of parcel 04910053 as well as 04910107 may be suitable for limited development on a portion of the properties if permitting is able to be obtained. Parcel 04910107 is designated by Ordinance 894-83 as available for lease or sale, but it may benefit the City to retain ownership of the parcel and control over the valuable tidal flats. A lease-only disposal would provide the City this control. Parcels 04910108, 04910107, and 04910053 are recommended for retention of the tidal and wetland areas for public purposes and disposal by lease-only of the areas suitable for development after a subdivision is completed.

Map 35. South Beach - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04910053	No physical address	Tract D, Dragseth Subdivision 2017 Addition	79.81 acres	General Fund	Multiple	Tidal flats on the south side of the mouth of the Kenai River. The northern part of the parcel contains South Beach, which sees heavy seasonal use associated with the personal use dipnet fishery. The southern part of the parcel may be suitable for some limited development if permitting is able to be obtained.	Mixed - Retain/ Dispose - Lease Only (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04910054	No physical address	T 5N R 11W SEC 4 5 6 8 & 9 GL 7 IN SEC 4 & GL 9 THRU 11 & PTN SW1/4 SW1/4 SW1/4 IN SEC 5 & PTN SE1/4 SE1/4 SE1/4 SEC 6 & GL 1 THRU 5 & PTN NW1/4 NW1/4 NW1/4 EX PTN GL 3 AS PER QCD BK33 PG81 IN SEC 8 & GL 4 IN SEC 9	238.45 acres	General Fund	Rural Residential (RR)	Tidal flats on the south side of the mouth of the Kenai River. Retention by the city for preservation and management purposes is recommended. There is access to the parcel via section line easements. Part of the parcel contains South Beach, which sees heavy seasonal use associated with the personal use dipnet fishery. The parcel is used by waterfowl hunters and adds to the quality of life in the City.	Retain
04910105	921 Sea Catch Drive	That Portion of Government Lot 8 Lying Southerly and Easterly of Sea Catch Drive and West of Columbia Street	1.85 acres	General Fund	Heavy Industrial (IH)	Estuarine and marine wetlands. Imagery shows standing water covering the entire parcel. The parcel is within the Heavy Industrial (IH) Zone; however, the wetlands greatly limit the parcel's use.	Retain
04910106	2000 Columbia Street	Lot 2, Kenai Spit Subdivision	12.12 acres	General Fund	Heavy Industrial (IH)	Leased through 2058 to North Pacific Seafoods, Inc. for dock, wharfage seafood processing and related activities. The parcel has been leased and developed with a dock and fish processing plant since 1979.	Dispose (leased to 2058)
04910107	1900 Columbia Street	Lot 1, Kenai Spit Subdivision	13.99 acres	General Fund	Heavy Industrial (IH)	The plat dedicated Sea Catch Drive and Columbia Street, which access this parcel. Sea Catch Drive is constructed; Columbia Street is not constructed adjacent to this parcel. The parcel is surrounded by tidal flats and fronts on the Kenai River. The parcel to the south has been leased and developed with a dock and fish processing plant since 1979.	Mixed - Retain/ Dispose- Lease Only (requires subdivision)
04910108	920 Sea Catch Drive	That Portion of Government Lot 8 Lying Northerly of Sea Catch Drive and West of Columbia Street	15.45 acres	General Fund	Heavy Industrial (IH)	Tidal flats. The southern part of the parcel adjacent to Sea Catch Drive may be suitable for development if permitting may be obtained. The wetlands should be protected.	Mixed - Retain/ Dispose – Lease Only (requires subdivision)

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Map 36. Bridge Access Road Tideland



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 90 180 Feet

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



MAP 36. BRIDGE ACCESS ROAD TIDELANDS

Map 36. Bridge Access Road Tidelands - Quick Table

PARCEL ID	RETENTION STATUS
04901121	Dispose – Lease Only
04901124	Dispose – Lease Only (leased to 2032)
04901125	Dispose – Lease Only
04901130	Dispose – Lease Only (leased to 2032)
04901131	Dispose (leased to 2032)
04901132	Dispose – Lease Only (leased to 2043)
04901403	Dispose – Lease Only (leased to 2024)
04901404	Dispose – Lease Only (leased to 2045)

Map 36 shows eight parcels south of Bridge Access Road near the mouth of the Kenai River where it meets Cook Inlet. These parcels are currently zoned Heavy Industrial (IH). Parcel 04901124 is composed of two different polygon areas. The *City of Kenai Imagine Kenai 2030 Comprehensive Plan* states that the City should develop land use strategies to implement a forward-looking approach to community growth and development and specifically identifies the waterfront adjacent to the Bridge Access Road beginning at Millennium Square to the City dock as an area for revitalization. All of the parcels shown on Map 36 fall within an area identified as the Kenai Waterfront Revitalization Area that presents a transformative opportunity the City is evaluating through a proposed project and initiative beginning with a Work Session held on August 4, 2021. Depending on the outcome of this initiative, redevelopment strategies and concepts to revitalize and incentivize development of the area and recommendations for any necessary zoning or development code changes may guide redevelopment of the area in the future.

The City has correspondence on file related to the u-shaped 20-foot access road and will continue to pursue transfer of ownership to the City for a more economical use of the parcel. Six of the parcels have leases of tidelands for commercial fishing dock facilities, fish processing, and associated accessory structures and parking. Parcels 04901124, 04901130, 04901131, 04901404, 04901132, and 04901403 are under long-term leases. Some of these parcels use driveways on property not owned by the City and legal access should be maintained to the parcels in the future.

Parcel 04901121 was created for a proposed floating dock lease in 1988 that was never finalized. This submerged tideland parcel is recommended for lease as long as the proposed development is not too close to the channel and aligned with adjacent uses. Parcel 04901125 may be suitable for ship mooring. Mooring buoys are not permitted in Kenai River by the U.S. Army Corps of Engineers or the City. It is recommended that the City retain tidal and submerged tidelands other than those lands recommended for disposal for lease only.

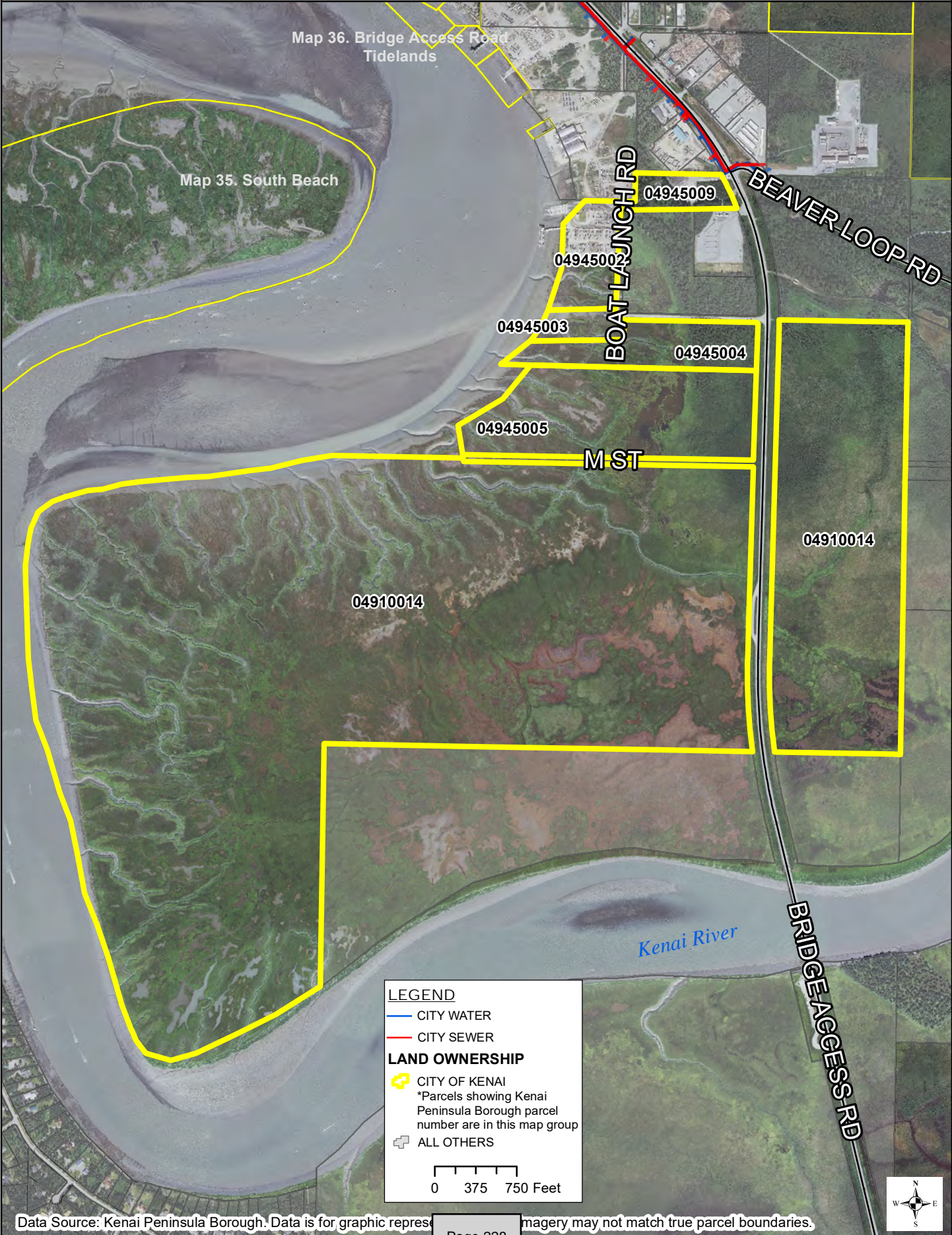
Map 36. Bridge Access Road Tidelands - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04901121	No physical address	Tract A, Kenai Tidelands Survey No. 1	4.36 acres	General Fund	Heavy Industrial (IH)	This tidal and submerged parcel was created to accommodate a proposed lease for a floating dock in 1988. The lease was not finalized and concerns were raised that the design placed activities too close to the channel and that the dock was not in alignment with adjacent docks; however, the plat was recorded.	Dispose – Lease Only

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04901124	No physical address	U.S. Survey 4563 Amended Lot 2 & 4 Excluding Those Portions Identified as the Second & Third Exceptions as per UQ/D 134 @ 581	1.4 acres	General Fund	Heavy Industrial (IH)	Parcel is composed of two separate polygons. Lease of tidelands through 2032 for dock, marine fueling and ice facility, fishing and marine gear outlet and fish processing. Lease covers parcels 04901124, 04901130, and 04901131. The parcels together are the site of a fish processing plant, a dock, boat storage, parking and assorted accessory structures.	Dispose - Lease Only (leased to 2032)
04901125	No physical address	Alaska Tidelands Survey 82	5.1 acres	General Fund	Heavy Industrial (IH)	The City owns all of the tidelands adjacent to the subject parcel; the tidelands on the upriver side are currently under lease with developed with dock facilities. The adjacent City-owned parcels are under lease with a dock facility and uplands facilities. The subject parcel appears to be suitable for seasonal ship mooring.	Dispose – Lease Only
04901130	No physical address	Portion of Government Lot 10 Lying Southeastly of USS 4563 Amended	3.17 acres	General Fund	Heavy Industrial (IH)	Lease of tidelands through 2032 for dock, marine fueling and ice facility, fishing and marine gear outlet and fish processing. Lease covers parcels 04901124, 04901130, and 04901131. The parcels together are the site of a fish processing plant, a dock, boat storage, parking and assorted accessory structures. Retention of the parcel is required by patent, as is its use for "public docking facilities, maritime commerce, transportation, warehousing, distribution of commerce, fishing and port and waterfront development purposes".	Dispose – Lease Only (leased to 2032)
04901131	672 Bridge Access Road	That Portion of Government Lot 10 Lying Southwest of Bridge Access Road & Lying North & Northwest & Northeast of USS 4562 Amended	5.63 acres	General Fund	Heavy Industrial (IH)	Lease of tidelands through 2032 for dock, marine fueling and ice facility, fishing and marine gear outlet and fish processing. Lease covers parcels 04901124, 04901130, and 04901131. The parcels together are the site of a fish processing plant, a dock, boat storage, parking and assorted accessory structures.	Dispose (leased to 2032)
04901132	No physical address	Tract B, Kenai Tidelands Survey No. 2	1.98 acres	General Fund	Heavy Industrial (IH)	Lease of tidelands through 2043 for commercial fishing dock facility.	Dispose – Lease Only (leased to 2043)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04901403	No physical address	Alaska Tidelands Survey No. 770	0.51 acres	General Fund	Heavy Industrial (IH)	Lease of tidelands through 2024 for industrial uses. City assumed role of Lessor from the State of Alaska in 1977.	Dispose – Lease Only (leased to 2024)
04901404	No physical address	Tract C, Kenai Tidelands Survey No. 2	2.91 acres	General Fund	Heavy Industrial (IH)	Lease of tidelands through 2045 for boat haul-out and mooring with floating dock.	Dispose – Lease Only (leased to 2045)

Map 37. Boat Launch Road Subdivision, South Bridge Access Road



MAP 37. BOAT LAUNCH ROAD SUBDIVISION, SOUTH BRIDGE ACCESS ROAD

Map 37. Boat Launch Road Subdivision, South Bridge Access Road - Quick Table

PARCEL ID	RETENTION STATUS
04910014	Retain
04945002	Retain
04945003	Retain
04945004	Retain
04945005	Retain
04945009	Retain

It is recommended that all of the six parcels shown on Map 37 on the north bank of the Kenai River along Bridge Access Road and Boat Launch Road (parcel 04945004 and 0495009) be retained by the City for public use and access to the City Dock (parcel 04945002) and Tarbox Wildlife Viewing Platform (parcel 04945003) as well as wetland protection, scenic views, and wildlife habitat. The parcels to the north are similarly zoned Heavy Industrial (IH) and more suitable for development with docks, canneries, and fish processing; these parcels have much greater importance to the viewshed and have more wetlands between the road right-of-way and the Kenai River mouth. The Kenai City Dock is the southernmost dock in a stretch of development that is mostly shown on Map 36. Bridge Access Road Tidelands to the north. Bridge Access Road offers sweeping views, which can be seen from the Kenai Wildlife Viewing Platform, across the Kenai River Flats, a portion of which are located on parcel 04945005 and the 600-acre parcel located on both sides of Bridge Access Road on the north side of the Kenai River (04910014) and Cook Inlet. This area has been traditionally used by waterfowl hunters and provides unique access opportunities for hunting in the fall months. The entire parcel is valuable for river health, wildlife habitat, tourism enhancement, and quality of life for residents. The City could add compatible recreational amenities and City Dock amenities.

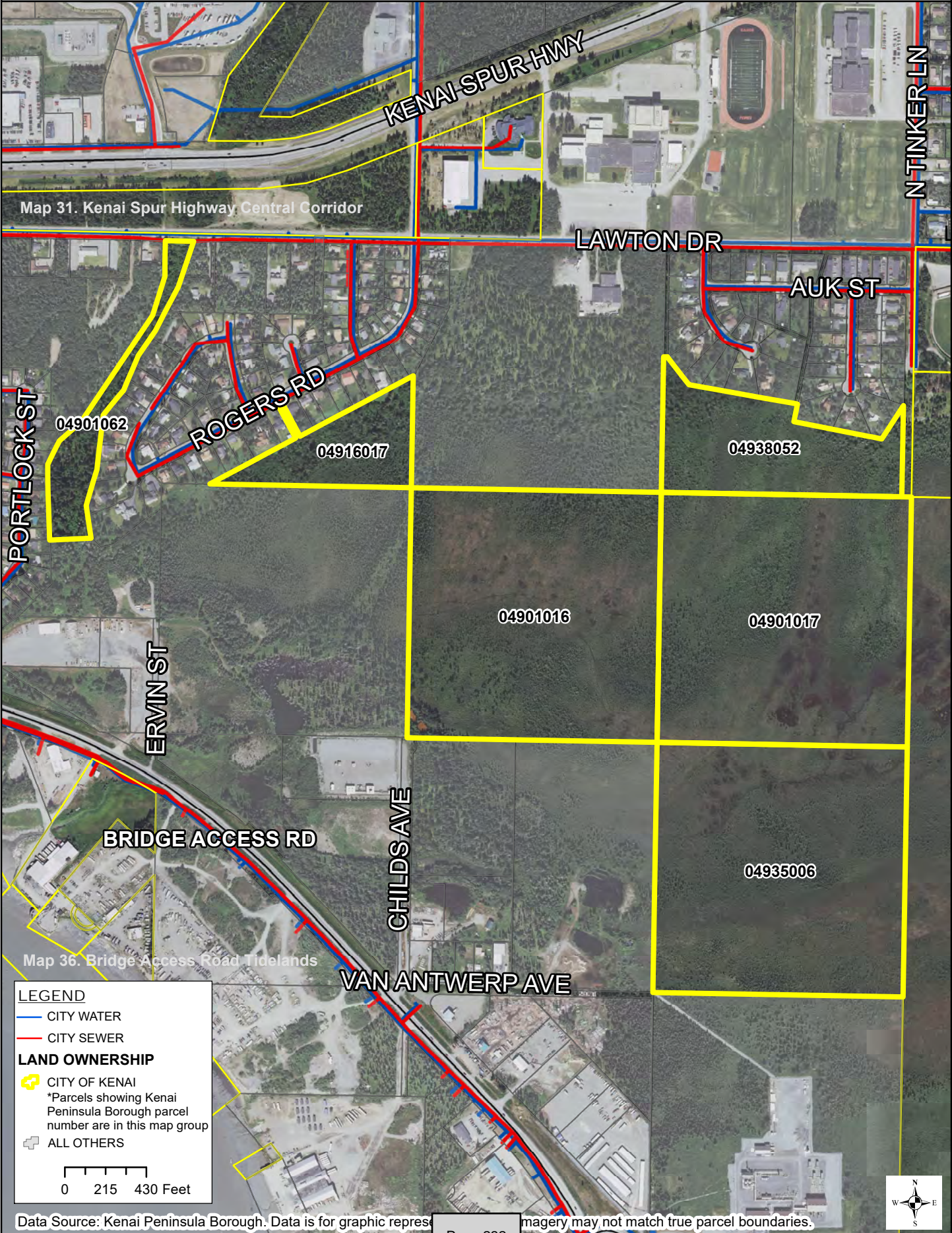
Map 37. Boat Launch Road Subdivision, South Bridge Access Road - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04910014	No physical address	Govt Lots 6, 7, 10 and SE1/4 SE1/4 in Section 8 & Govt Lot 6 and SE1/4 NE1/4 and SE1/4 and NE1/4 SW1/4 and S1/2 SW1/4 Section 9 & Govt Lots 1, 4-6 and NE1/4 NE1/4 Section 17 excluding the Kenai River crossing ROW, T5N R11W	616.9 acres	General Fund	Multiple	This parcel contains the Kenai Wildlife Viewing Platform and is composed of two large land areas to the east and west of Bridge Access Road on the north side of the Kenai River. The entire parcel is valuable for river health, wildlife habitat, wetlands protection, and tourism enhancement. The area has been traditionally used by waterfowl hunters and hunting is permitted in portions of the area.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04945002	1591 Boat Launch Road	Tract B, City of Kenai Boat Ramp & ROW Dedication	12.06 acres	General Fund	Heavy Industrial (IH)	This parcel contains the Kenai City Dock. The dock was built in 1980 and expanded in 2005. The southern part of the parcel is estuarine and marine wetlands and provided bird habitat and scenic views. City Dock sees a huge influx of activity during the dipnet, sport and commercial salmon fishing seasons.	Retain
04945003	1571 Boat Launch Road	Tract B, City of Kenai Boat Ramp & ROW Dedication	4.82 acres	General Fund	Heavy Industrial (IH)	The Tarbox Wildlife Viewing Platform is located on this parcel. The viewing area overlooks the Kenai River tidal flood plains and provides viewing opportunities of wildlife and the surrounding mountains.	Retain
04945004	1550 Bridge Access Road	Tract C, City of Kenai Boat Ramp & ROW Dedication	17.89 acres	General Fund	Heavy Industrial (IH)	Wetland parcel fronting the Kenai River on the west, Bridge Access Road on the east, and Boat Launch road on the north. The access road to the City Dock runs along the north boundary of the parcel. The parcel is developed with docks and fish processing plants to the north have less lot depth between Bridge Access Road and the Kenai River.	Retain
04945005	1730 Bridge Access Road	Tract D, City of Kenai Boat Ramp	45.85 acres	General Fund	Heavy Industrial (IH)	Wetland parcel fronting the Kenai River on the west, Bridge Access Road on the east, and Boat Launch Road on the north. The parcels developed with docks and fish processing plants to the north have less lot depth between Bridge Access Road and the Kenai River.	Retain
04945009	1320 Bridge Access Road	Tract E, Boat Ramp Subdivision	6.55 acres	General Fund	Heavy Industrial (IH)	Upland parcel that provides alternate access to City Dock from Bridge Access Road. This alternate access allows the City to control traffic during seasonal peaks of heavy use of City Dock. Adjacent uplands could possibly be used by the City for other seasonal uses.	Retain

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Map 38. North of Bridge Access Road



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 215 430 Feet

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



MAP 38. NORTH OF BRIDGE ACCESS ROAD

Map 38. North of Bridge Access Road

PARCEL ID	RETENTION STATUS
04901016	Mixed - Retain/Dispose
04901017	Retain
04901062	Retain
04916017	Retain
04935006	Retain
04938052	Retain

Map 38 shows six City-owned parcels that are north of Bridge Access Road. Lawton Drive is north of the parcels. All six parcels are lowlands and provide valuable wildlife habitat and wetland protection; however, the southern portion of parcel 04901016, currently zoned Rural Residential (RR), may be suitable for development if the industrial uses to the south would need to expand northward. No development should occur if wetlands would not be protected or mitigated. Parcel 04916017, currently zoned Suburban Residential 2 (RS-2), contains a culvert and was retained by Ordinance 2526-2010 for the purpose of maintaining a component of the City's storm drain system. Parcel 04935006 is wetlands and provides wildlife habitat and is recommended for retention. Parcels 04901062 and 04938052 are adjacent to residential development and were set aside for wetlands mitigation and/or park purposes by Resolution 2007-48 and Ordinance 2057-2004, respectively. As the City develops, they may be suitable for future recreational uses that continue to protect the wetland complex.

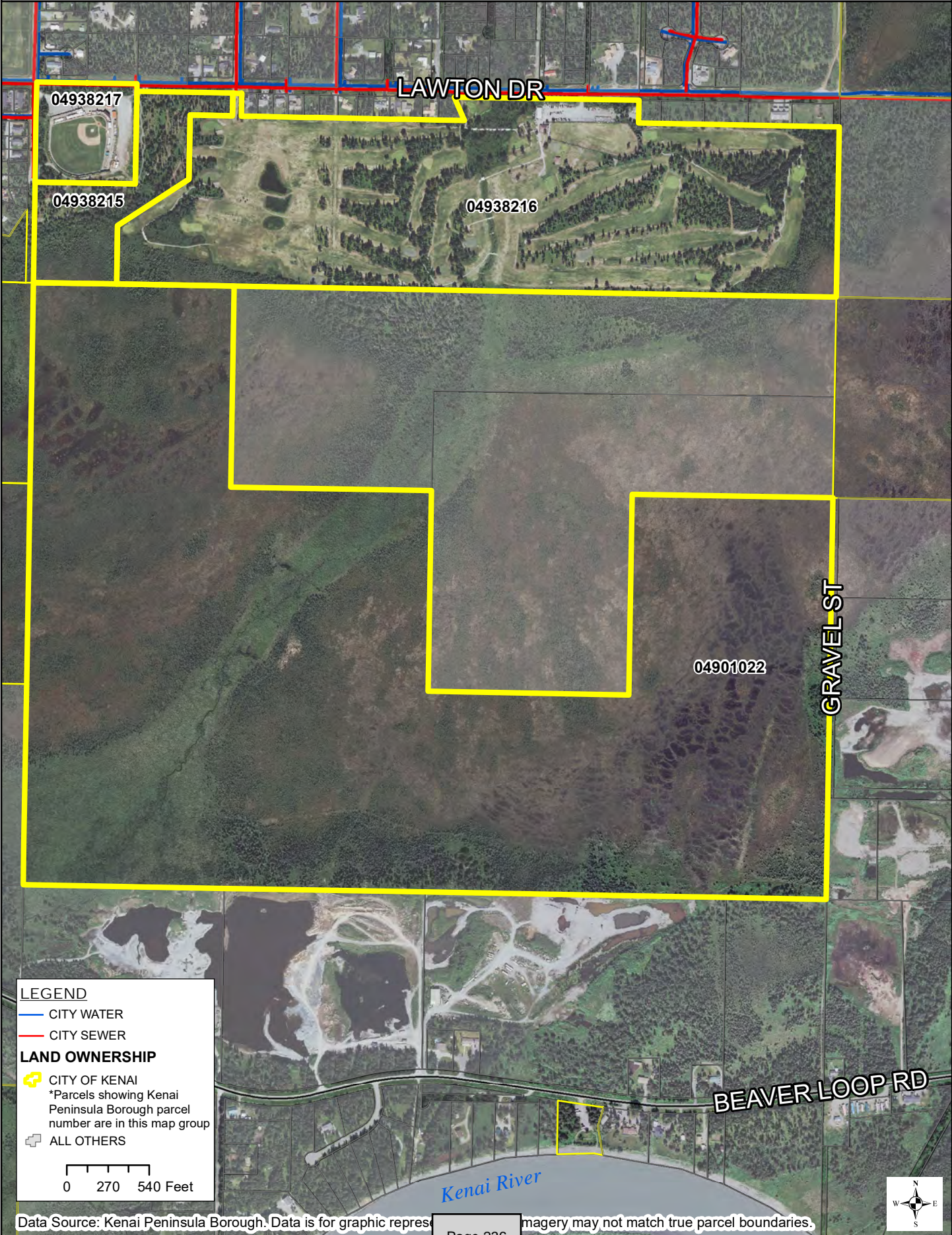
Map 38. North of Bridge Access Road - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04901016	401 Childs Avenue	T5N R11W Section 4, SW1/4 NE1/4	40 acres	General Fund	Rural Residential (RR)	Near the westerly limits of the large wetland complex between Beaver Loop Road and Kenai Spur Highway and may be developable if the industrial development in the general vicinity expands and the wetlands are still protected.	Mixed - Retain/Dispose (requires subdivision)
04901017	No physical address	T5N R11W Section 4, SE1/4 NE1/4	40 acres	General Fund	Rural Residential (RR)	The parcel is part of a large wetland complex. It is mapped as wetlands in the National Wetlands Inventory and as caribou habitat by Alaska Fish and Game. Retain to protect wildlife habitat and wetlands.	Retain
04901062	No physical address	Tract B, Central View Subdivision	5.44 acres	General Fund	Conservation (C)	The City purchased this 5.4-acre tract in 2007 for mitigation of wetlands associated with the Wal-Mart development. Resolution 2007-48 retained the tract for wetlands mitigation and park purposes.	Retain
04916017	404 Rogers Road	Tract C, Inlet View Subdivision Second Addition	7.28 acres	General Fund	Suburban Residential 2 (RS-2)	Ordinance 2526-2010 retained the parcel for the purpose of maintaining a component of the City's storm drain system. The upland flag portion of the tract allows access from Rogers Road down a steep bluff to the lowland portion of the tract.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04935006	575 Van Antwerp Avenue	T5N R11W Section 4, NE1/4 SE1/4	40 acres	General Fund	Rural Residential (RR)	The parcel is wetlands and provides wildlife habitat. The City should retain the parcel at this time to protect the wetlands.	Retain
04938052	120 South Tinker Lane	Tract A, Deepwood Park Subdivision	13.49 acres	General Fund	Suburban Residential (RS)	The parcel is part of a large wetland complex. A 1976 (amended 1984) subdivision created residential lots in the upland portion and segregated the lowland portion into this large tract. Ordinance 2057-2004 retained the parcel for park purposes.	Retain

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Map 39. T5N R11W Section 3



MAP 39. T5N R11W SECTION 3

Map 39. T5N R11W Section 3 - Quick Table

PARCEL ID	RETENTION STATUS
04901022	Mixed - Retain/ Dispose
04938215	Retain
04938216	Dispose – Lease Only (leased to 2026)
04938217	Dispose – Lease Only (leased to 2031)

Adjacent lots containing the Peninsula Oilers baseball field (04938217), East End trails (04938215), and Kenai Municipal Golf Course (04938216) are accessed from paved and City-maintained Lawton Drive. The City leases parcel 04938217 for baseball activities and leases parcel 04938216 for operation of the Kenai Municipal Golf Course. The City could explore future facility improvements at the ballfields with potential adjacent recreational development by the City. The City grooms ski trails on the Kenai Municipal Golf Course in winter. The East End trails on parcel 04938215 are an approximately one-mile dirt walking path.

Wetlands habitat identified on the National Wetlands Inventory covers part of parcels 04928215 and 04938216 that have the East End trails and Kenai Municipal Golf Course. This habitat should be protected to provide wildlife habitat, water filtration, and water storage benefits to the City. Both of these parcels also have restrictions requiring their use for public recreation tied to funding received by a federal grant from the Land and Water Conservation Fund (LWCF). With the nearby schools and residential areas and the adjacent Peninsula Oilers baseball field and Kenai Municipal Golf Course, public park or additional trail development would be a compatible option to expand the use of the East End trails parcel 04938215. City water and sewer are available along Lawton Drive.

South Tinker Lane is paved and constructed along the border of the parcel leased for baseball activities (04938217). The road is platted, but not constructed along the western boundary of the parcel with the East End trails (04938215). If the Deepwood Park subdivision is expanded, South Tinker Lane may be extended and may make the East End trail parcel (04938215) suitable for additional connecting trails accessed from South Tinker Lane, provided the wetlands at the southern edge of the parcel are protected.

Parcel 04901022 is a large area of land south of the other three parcels on the map. The City dug test holes at the southern end of the parcel where it borders gravel pits. If the City determines a reasonable way to allow access to the parcel, the southern edge could be used for gravel extraction. The lowlands on the parcel should be protected. The northern edge of the parcel could one day be used to expand recreational amenities in the area. It is recommended that a portion of this parcel be retained and a portion be disposed for lease-only for the area appropriate for development subject to subdivision.

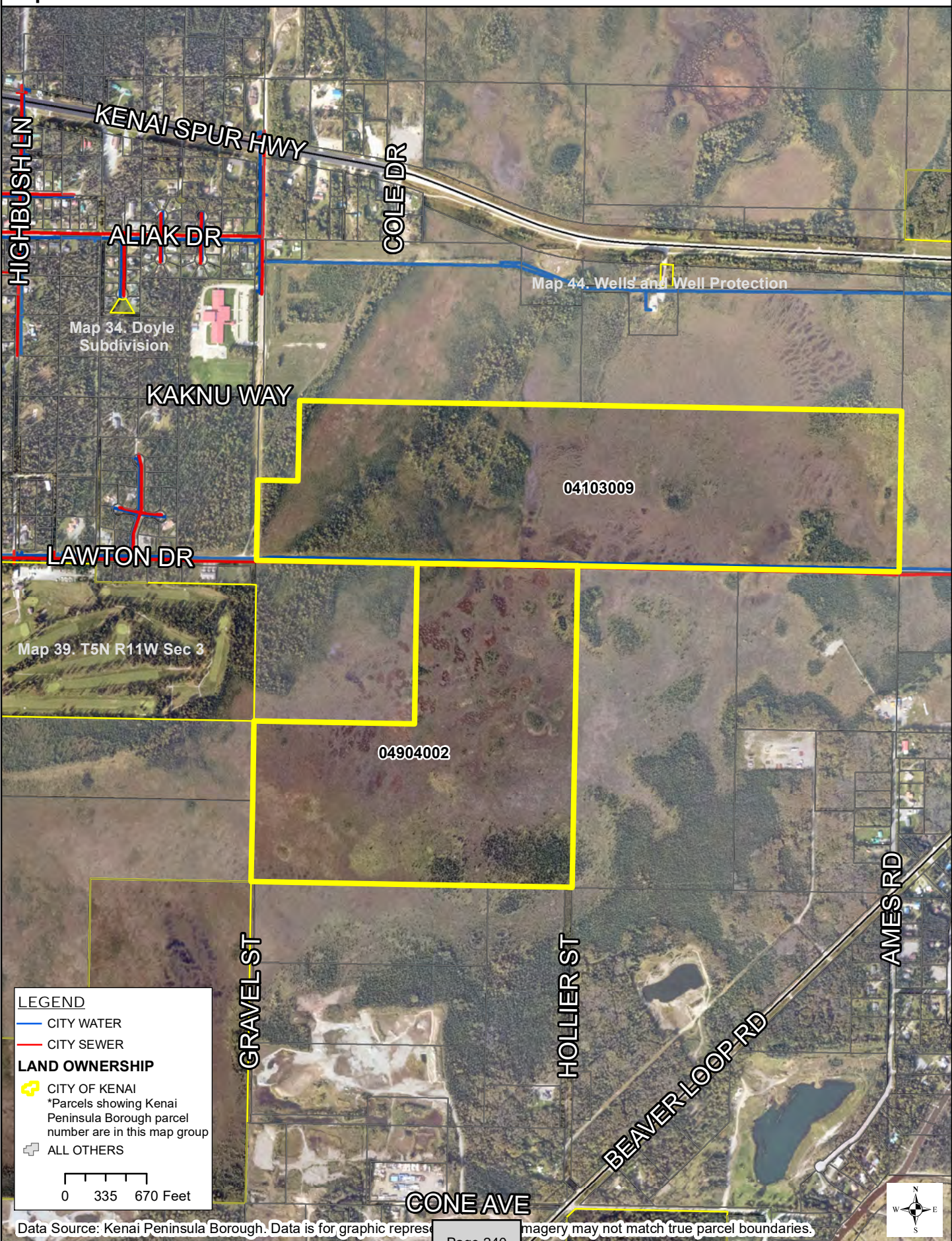
Map 39. T5N R11W Section 3 - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04901022	No physical address	5N 11W Section 3 SW1/4 NW1/4 & SW1/4 & S1/2 SE1/4 & NE1/4 SE1/4 Section 3 T5N R11W	320 acres	General Fund	Rural Residential (RR)	Gravel extraction may be a feasible use at the southern edge of the parcel. The lowlands on the parcel should be protected. The northern edge of the parcel could one day be used to expand recreational amenities in the area.	Mixed - Retain/ Dispose – (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04938215	1100 Lawton Drive	Tract A, Five Irons Heights Subdivision	15.48 acres	General Fund	Recreation (R)	The City's East End trails are an approximately one-mile dirt walking path or cross-country ski path. There is a steep bluff in the southerly portion of the parcel, dropping off to almost five acres classified as freshwater forested/shrub wetland. A federal grant requires that the property be used for public recreation purposes. The City could pursue park development or leasing a portion of the parcel to an entity compatible with recreational development.	Retain
04938216	1500 Lawton Drive	5N, 11W, Section 3 Government Lots 1, 2, 3, & 4, per lease amendment 395/749 & 395/754, excluding Five Irons Heights Subdivision	119.71 acres	General Fund	Recreation (R)	Leased through 2026 with option to extend to 2036 to Griffin Golf Enterprises, LLC to run the Kenai Municipal Golf Course, a public golf facility, and winter ski trail use. A federal grant requires that the property be used for public recreation purposes. A large drainage runs through the center of the property that is protected by an easement through the subdivision and lease restrictions on the property.	Dispose – Lease Only (leased to 2026 with option to extend to 2036)
04938217	103 South Tinker Lane	5N 11W Section 3 NW 1/4 of Government Lot 4	10 acres	General Fund	Recreation (R)	Leased to Peninsula Oilers Baseball Club, Inc. for amateur baseball activities.	Dispose – Lease Only (leased to 2031)

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Map 40. Lawton Drive Extension



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- + CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- + ALL OTHERS

0 335 670 Feet

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

MAP 40. LAWTON DRIVE EXTENSION

Map 40. Lawton Drive Extension - Quick Table

PARCEL ID	RETENTION STATUS
04103009	Mixed - Retain/Dispose
04904002	Mixed - Retain/Dispose

An approximately 1.5-mile graveled trail called the Lawton Drive Extension connects the end of Lawton Drive to Beaver Loop Road. The City owns a large parcel (04103009) of land covering most of the area on the north side of the Lawton Drive Extension and another large parcel (04904002) covering some of the land to the south of the Lawton Drive Extension.

The land to the north of Lawton Drive Extension (04103009) has wetlands and caribou habitat. It has conservation value and is not suitable for park development. The parcel does have approximately 30-acre treed area at its western end that could be suitable for development. The parcel is bounded by land owned by the Kenai Peninsula Borough and a privately-owned parcel to the west and south, State of Alaska Division of Natural Resources land to the east, City of Kenai land to the south, and Bureau of Indian Affairs and Kenaitze Indian Tribe land to the south.

The land to the south of Lawton Drive Extension (04904002) is classified as wetlands on the National Wetlands Inventory (NWI) and provides caribou habitat. A small corner in the southeast part of the parcel is treed and may be useful for minimal recreational development. Farther south of the parcel is a gravel pit off of Beaver Loop Road.

It is recommended that the wetlands and wildlife habitat on the parcels be protected, which may be done through retention or disposal to a landowner that would protect the wetlands/habitat. Both parcels are within the Rural Residential (RR) Zone. The City should consider rezoning parcel 04904002 to reflect its intended usage as it is not appropriate for residential development. The City could also provide enhancements to the Lawton Drive Extension trail, such as improved signage.

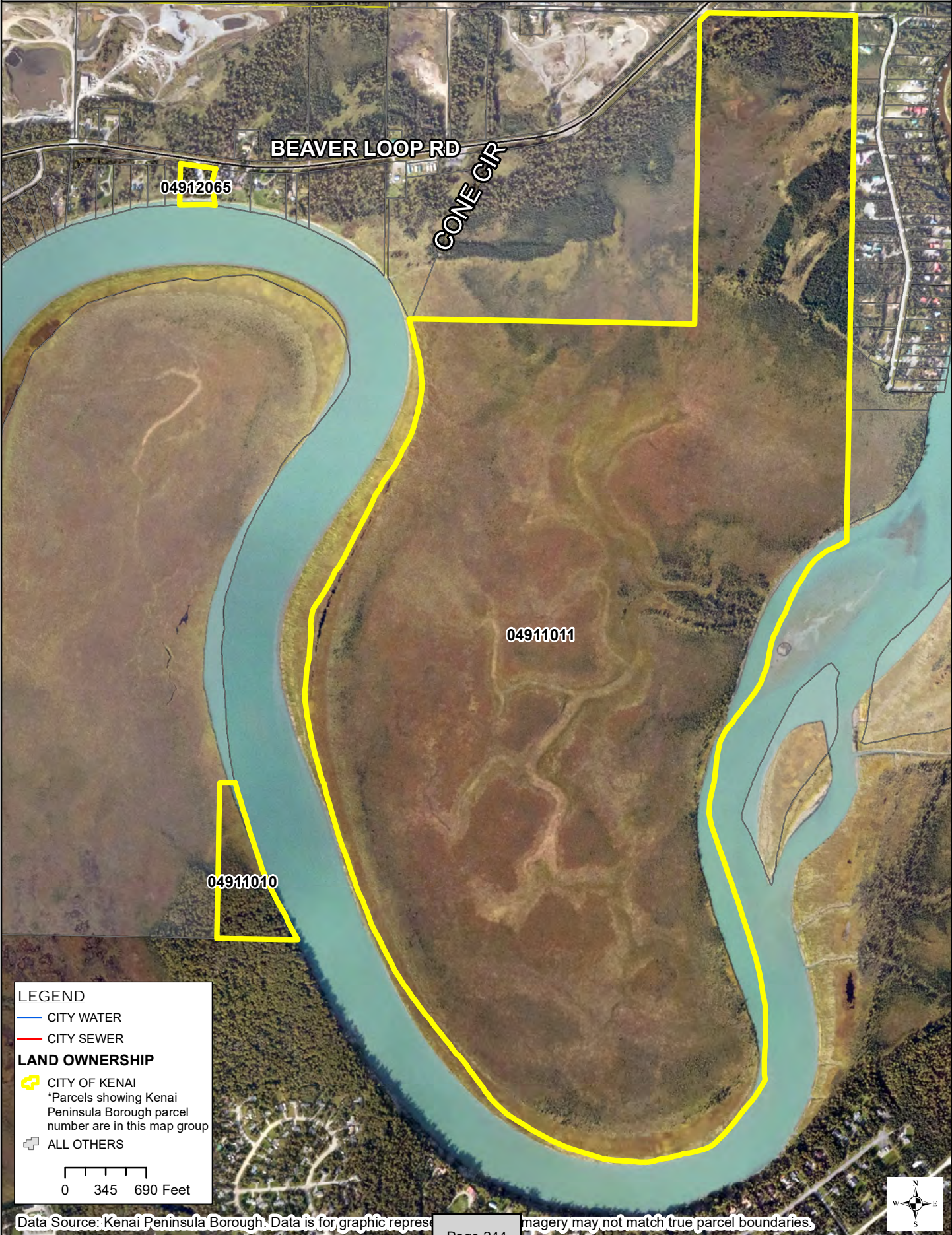
Map 40. Lawton Drive Extension - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04103009	200 Swires Road	T6N R11W Sec 35 E1/2 SW1/4 SW1/4 & E1/2 NW1/4 SW1/4 SW1/4 & SW1/4 SW1/4 SW1/4 & SE1/4 SW1/4 & S1/2 SE1/4	155 acres	General Fund	Rural Residential (RR)	The 1.5-mile graveled Lawton Drive Extension trail runs along the southern boundary of the parcel. The parcel protects a large wetland complex and caribou habitat.	Mixed - Retain/Dispose (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04904002	No physical address	S1/2 NW1/4 & Government Lot 3 Section 2 T5N R11W	120 acres	General Fund	Rural Residential (RR)	The parcel is classified as wetlands in the National Wetlands Inventory (NWI). It also serves as caribou habitat. A small area in the southeast corner may be suitable for minimal recreational development; no road access is currently available to that area. The parcel should be rezoned as it is not suitable for residential development.	Mixed - Retain/Dispose (requires subdivision)

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Map 41. Kenai River Frontage



MAP 41. KENAI RIVER FRONTAGE

Map 41. Kenai River Frontage - Quick Table

PARCEL ID	RETENTION STATUS
04911010	Mixed - Retain/Dispose
04911011	Mixed - Retain/Dispose
04912065	Retain

Map 41 shows three parcels with frontage on the Kenai River. All of the parcels are zoned for Rural Residential (RR). Portions of the parcel may be more appropriately zoned for Conservation (C).

Parcel 04911010 is on the south bank of the Kenai River. The southern boundary of the parcel marks the City of Kenai boundary. An upland area of almost six acres lies within the south half of the parcel; the northerly lowland portion is classified freshwater forested/shrub wetland on the NWI. The upland portion of the parcel has approximately 575 feet of river frontage and may be suitable for development. The State of Alaska Department of Natural Resources owns all of the surrounding parcels. Outside of City limits and eventually south of this parcel is the Willow Brook Subdivision.

Parcel 04911011 is 621 acres in size on the north bank of the Kenai River. Portions of the parcel are adjacent to Beaver Loop Road and the Anglers Acres Subdivision. The parcel is mostly wetlands with some potentially developable uplands near the Anglers Acres subdivision. The wetlands on the parcel should be protected. A road would have to be constructed prior to any development. It is recommended to subdivide the wetlands from the uplands part of the parcel. Retention of the majority of the parcel is recommended. Most of it is not suitable for development and is an area frequented by the Kenai Lowland caribou herd. The caribou herd is an important game population on the peninsula and is valuable as an enhancement to tourism in Kenai. There is an approximate five-acre portion of the parcel that is upland and adjacent to the west boundary of a portion of Anglers Acres Subdivision that may be suitable for development. There is no access to the five acres except from the Anglers Acres parcels. It is recommended that a portion of this parcel be retained and the approximately three-acre upland portion be disposed for development subject to subdivision.

Parcel 04912065 is the site of Cunningham Park, which provides public access to the Kenai River and was deeded to the City from Martha Cunningham with a deed requirement that the property be used for a public park and a reversion clause in the event the property was not used as a park. The parcel is accessed from Beaver Loop Road and is located on the north bank of the Kenai River. Parcels on either side of the park are privately-owned. It is recommended that the City retain this parcel.

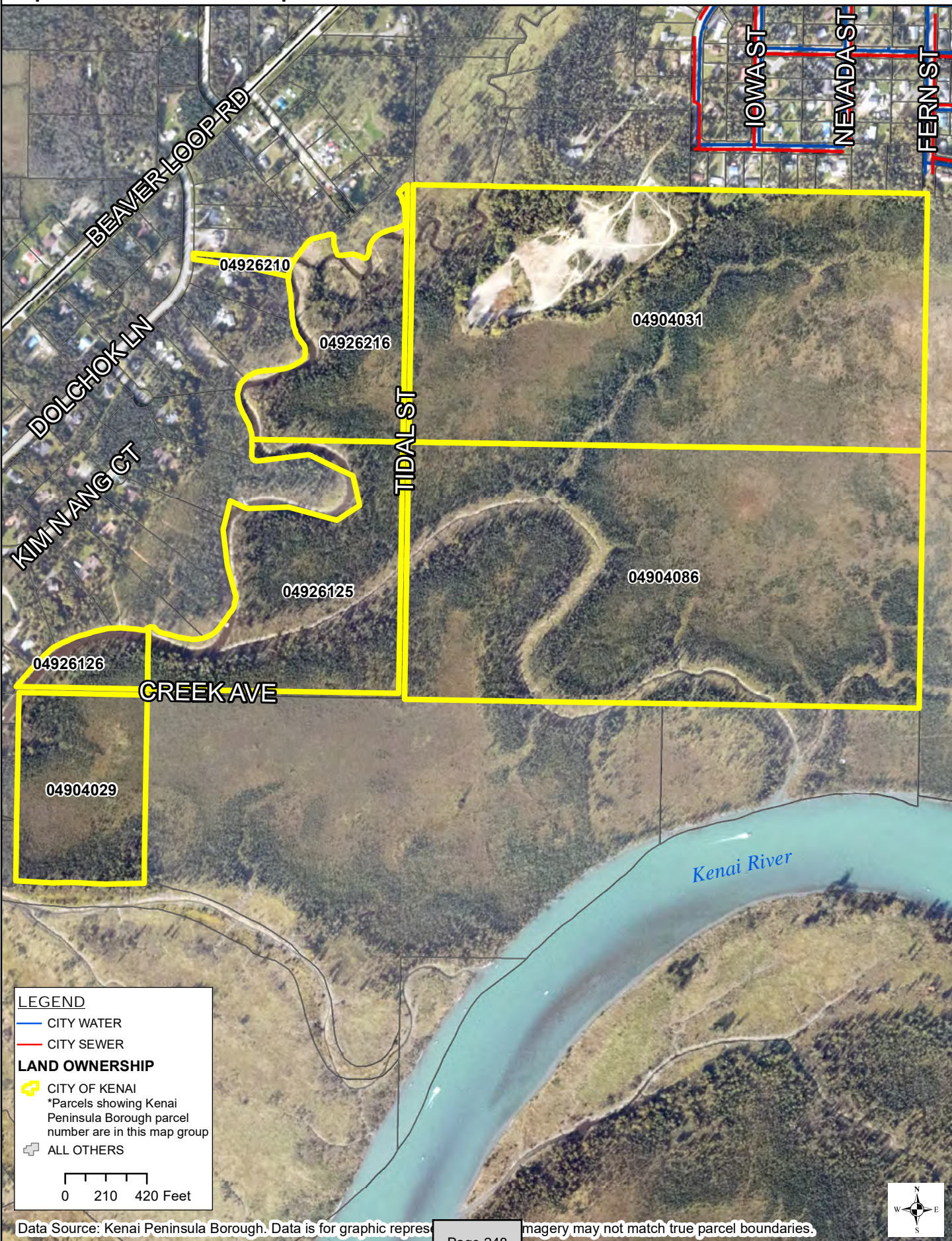
Map 41. Kenai River Frontage - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04911010	No physical address	Government Lot 6, T5N R11W Section 15	11.63 acres	General Fund	Rural Residential (RR)	An 11.6-acre parcel on the southwest bank of the Kenai River surrounded by land owned by the State of Alaska Division of Natural Resources (DNR). About half of the parcel is wetlands and about half is uplands. The upland portion is suitable for development.	Mixed - Retain/Dispose (requires subdivision)

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04911011	3380 Beaver Loop Road	Govt Lot 11 Section 10 & W1/2 NE1/4 and NW1/4 SE1/4 and E1/2 SW1/4 and Govt Lots 6, 7, 8 Section 11 & NW1/4 NW1/4 and E1/2 NW1/4 and Govt Lots 4, 5, 6, 9, 11, 12 and NE1/4 SW1/4 Section 14 & Govt Lots 1, 7 Section 15, T5N R11W	621.89 acres	General Fund	Rural Residential (RR)	A large 621-acre parcel of mostly wetlands with Kenai River frontage on the south, east, and west sides. The northern portion is adjacent to Beaver Loop Road. Part of the eastern boundary contains uplands along the rear of lots in the Anglers Acres Subdivision. The wetlands should be retained. The 5-acres of uplands may be suitable for development in the future.	Mixed - Retain/Dispose (requires subdivision)
04912065	2432 Beaver Loop Road	Tract 5-B-1, Horseshoe End at River Bend Garcia Addition	2.16 acres	General Fund	Rural Residential (RR)	This parcel is the site of Cunningham Park, providing access to the north bank of the lower Kenai River.	Retain

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Map 42. East of Beaver Loop Road



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
 *Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 210 420 Feet

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



MAP 42. EAST OF BEAVER LOOP ROAD

Map 42. East of Beaver Loop Road - Quick Table

PARCEL ID	RETENTION STATUS
04904029	Retain
04904031	Mixed - Retain/ Dispose
04904086	Retain
04926125	Retain
04926126	Retain
04926210	Retain
04926216	Mixed - Retain/ Dispose

The seven parcels shown on Map 42 are mostly lowlands important for the protection of Beaver Creek and the Kenai River. The properties are zoned Rural Residential (RR), which may not be appropriate for the potential uses. It is recommended the City continue to protect wetland areas of the parcels.

Parcel 04926210 is a long narrow parcel extending from Dolchok Lane to connect with other City-owned parcels covering Beaver Creek and adjacent wetlands. Ordinance 2057-2004 retained parcel 04926210 for access to the Beaver Creek drainage culvert for Basin View Subdivision, and a culvert is located on the parcel. It was originally created to provide access to Beaver Creek for homeowners in the Basin View Subdivision and was acquired by the City in a foreclosure.

The City originally received parcel 04904029 from the State as part of its municipal entitlement and acquired parcels 04926125 and 04926126 through land exchange and subdivision to place the City-owned property on one side of Beaver Creek. These parcels are recommended for retention for protection of Beaver Creek and the Kenai River.

Parcel 04904031 has evidence of clearing and past gravel extraction that occurred in the 1980s and/or 1990s. The uplands on this parcel as well as the eastern portion of parcel 04926216 could potentially be suitable for development; however, constructing legal access would be difficult. It is recommended that a portion of this parcel be retained and a portion be disposed for the area appropriate for development subject to subdivision.

Parcel 04904086 is an 80-acre parcel with a drainage crossing the center of the parcel connecting Beaver Creek with the Kenai River. The prime value of this parcel is protection of the wetlands and drainages that access the Kenai River. It is also inhabited by the Kenai caribou herd. It is recommended that the City retain this parcel.

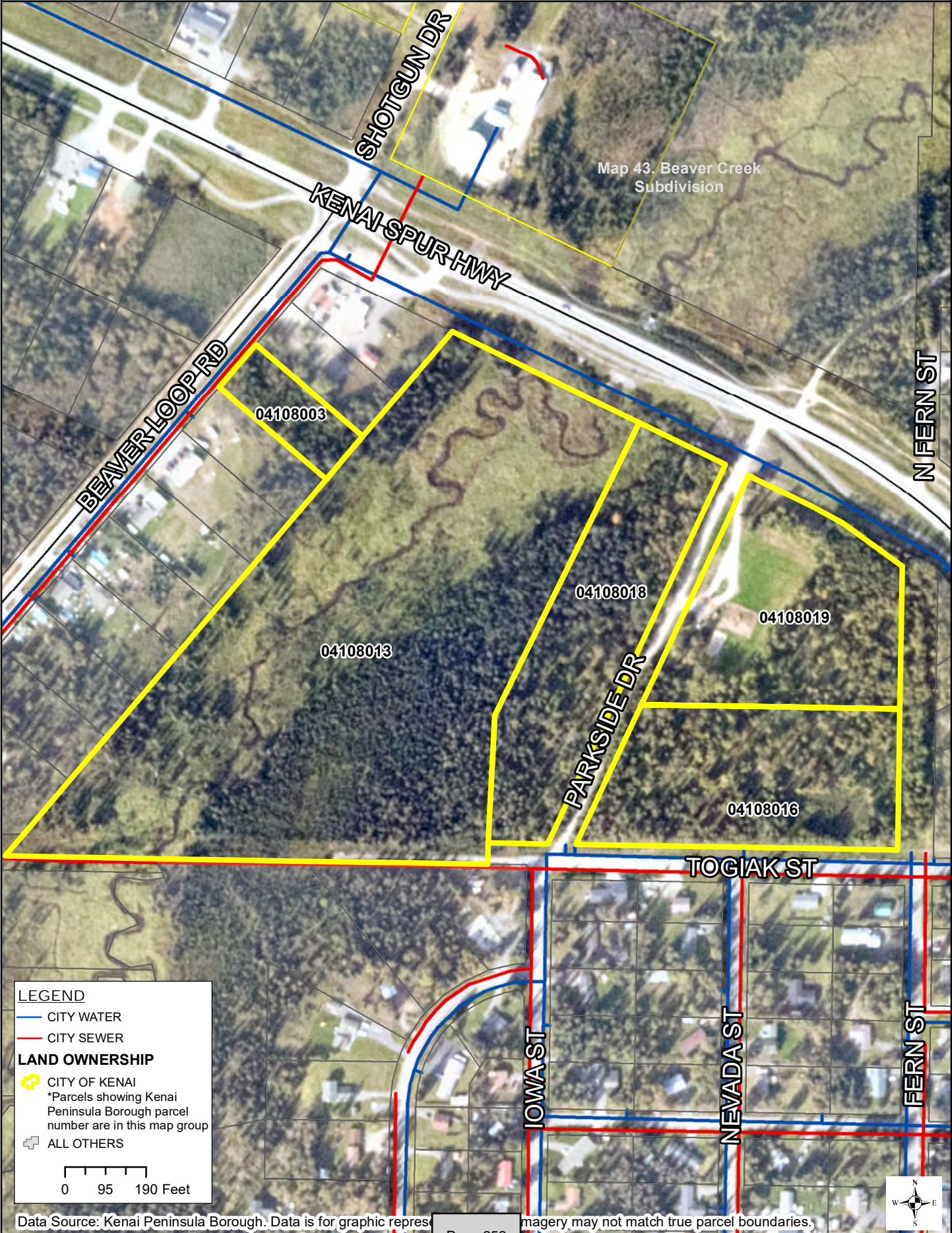
Map 42. East of Beaver Loop Road - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04904029	3050 Creek Avenue	Government Lot 14, T5N R11W Section 1	14.6 acres	General Fund	Rural Residential (RR)	Lowlands important for protection of Beaver Creek and the Kenai River.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04904031	515 Tidal Street	S 1/2 NE 1/4 T5N R11W Section 1	80 acres	General Fund	Rural Residential (RR)	Evidence of past gravel extraction and clearing exists on the site. Once reclaimed, the upland portion of the parcel would be suitable for private development or recreational use if legal public access can be provided.	Mixed - Retain/ Dispose – (requires subdivision)
04904086	615 Tidal Street	N 1/2 SE 1/4 T5N R11W Section 1	80 acres	General Fund	Rural Residential (RR)	Lowlands important for protection of Beaver Creek and the Kenai River.	Retain
04926125	610 Tidal Street	Tract 3, Dolchok-Kenai Subdivision	23 acres	General Fund	Rural Residential (RR)	Lowlands important for protection of Beaver Creek and the Kenai River.	Retain
04926126	3045 Creek Avenue	Tract 4, Dolchok-Kenai Subdivision	3 acres	General Fund	Rural Residential (RR)	Lowlands important for protection of Beaver Creek and the Kenai River.	Retain
04926210	351 Dolchok Lane	Tract A, Basin View Subdivision Part 3	0.41 acres	General Fund	Rural Residential (RR)	Narrow parcel extending from Dolchok Lane accessed by Beaver Loop Road to Beaver Creek. Ordinance 2057-2004 retained the parcel for access to Beaver Creek drainage culvert for Basin View Subdivision, and a culvert is located on the parcel.	Retain
04926216	370 Tidal Street	Tract 1, Dolchok-Kenai Subdivision	18 acres	General Fund	Rural Residential (RR)	Lowlands important for protection of Beaver Creek and the Kenai River. Eastern portion is higher in elevation and could potentially be developed.	Mixed - Retain/ Dispose (requires subdivision)

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Map 43. Beaver Creek Subdivision



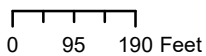
Map 43. Beaver Creek Subdivision

LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS



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



MAP 43. BEAVER CREEK SUBDIVISION

Map 43. Beaver Creek Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04108003	Dispose
04108013	Retain
04108016	Retain
04108018	Retain
04108019	Retain

The Beaver Creek Subdivision is near the corner of Beaver Loop Road and the Kenai Spur Highway. The City owns five parcels in the Beaver Creek Subdivision and retention is recommended for the five parcels. In 1981, the State of Alaska transferred Tracts J (04108018), K (04108019), L (04108016) and M (04108013) in the Beaver Creek Subdivision to the City of Kenai by Patent 6041. The approximately 36.7-acre transfer of land was subject to unrestricted public use and access. Tract K (04108019) is the site of Beaver Creek Park. Tract M (04108013) has drainages of Beaver Creek, Tract J (04108018) has steep slopes down to Beaver Creek, and Tract L (04108016) may be useful for expanding or providing alternate access to Beaver Creek Park. It is recommended the City work with State DNR to remove or revise the patent restriction for unlimited access and public use for all four parcels. This would allow the City to utilize the parcels in Patent 6041 for public purposes while restricting access that could be unsafe or damaging to the City's park development or the Beaver Creek watershed. The zoning for all of the parcels is Rural Residential (RR). It may be appropriate to rezone these parcels to reflect their recreational and conservation uses.

Lot 3, Block H (04108003) of the Beaver Creek Subdivision was set aside by City Council for a future fire station. This upland parcel looking over Beaver Creek is currently treed and vacant and it is the only one owned by the City that connects Beaver Loop Road to Beaver Creek. It is suitable for development and recommended for disposal at such time as an alternate location for a fire station of adequate size is identified.

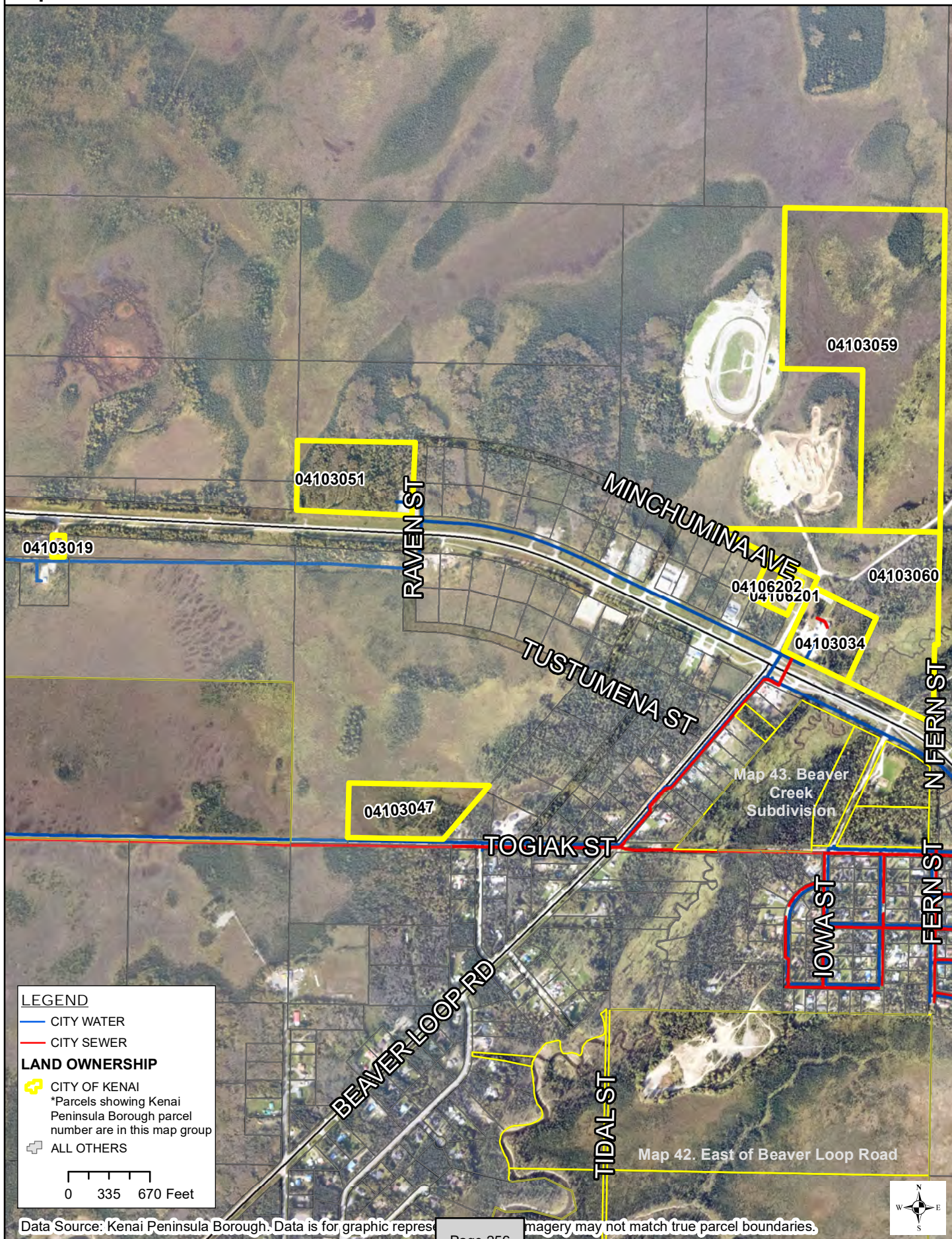
Map 43. Beaver Creek Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04108003	5168 Beaver Loop Road	Lot 3, Block H, Beaver Creek Alaska Subdivision Amended	1.00 acres	General Fund	Rural Residential (RR)	Treed lot looking over Beaver Creek. This parcel is suitable for development and recommended for disposal at such time as an alternate location for a fire station of adequate size is identified. The parcel is retained by Ordinance 0477-1979 as the site of a future fire station.	Dispose
04108013	6159 Kenai Spur Highway	Tract M, Beaver Creek Alaska Subdivision Amended	21.26 acres	General Fund	Rural Residential (RR)	Retain to protect and manage the watershed and drainage of Beaver Creek. Consider amending residential zoning to reflect the conservation use.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04108016	100 North Fern Street	Tract L, Beaver Creek Alaska Subdivision Amended	5.14 acres	General Fund	Rural Residential (RR)	There is a patent restriction from the State of Alaska that requires unrestricted public use and access. It is south of Beaver Creek Park, and may one day be an option for park expansion. The parcel is also proximate to wet areas of the Beaver Creek watershed. Consider amending the State restriction to give the City more control over access. Consider amending City zoning to reflect its use.	Retain
04108018	6095 Kenai Spur Highway	Tract J, Beaver Creek Alaska Subdivision Amended	5.08 acres	General Fund	Rural Residential (RR)	This parcel is a sloping area across Parkside Drive from Beaver Creek Park and adjacent to the parcel containing Beaver Creek. It is not well-suited for development. Consider amending the State restriction to give the City more control over access. Consider amending City zoning to reflect its use.	Retain
04108019	6031 Kenai Spur Highway	Tract K, Beaver Creek Alaska Subdivision Amended	5.23 acres	General Fund	Rural Residential (RR)	Site of the City of Kenai's Beaver Creek Park. The north boundary of the parcel fronts and is accessed from the Kenai Spur Highway and the Unity Bike Trail. Retention of the parcel is required. Consider amending the State restriction to give the City more control over access. Consider amending City zoning to reflect its use, an alternate driveway access, and improved trail connections to the Unity Trail and the new Beaver Loop Road trail.	Retain

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Map 44. Wells and Wellhead Protection



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 335 670 Feet

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



MAP 44. WELLS AND WELLHEAD PROTECTION

Map 44. Wells and Wellhead Protection - Quick Table

PARCEL ID	RETENTION STATUS
04103019	Retain
04103034	Retain
04103047	Retain
04103051	Retain
04103059	Retain
04103060	Retain
04106201	Retain
04106202	Retain

Map 44 shows parcels recommended for retention by the City because they either contain a wellhead or are needed to protect a wellhead. Parcel 04103019 contains a driveway that leads to the adjacent parcel that is the site of Wellhouse No. 1. The adjacent parcel containing Wellhouse No. 1 is leased from the State of Alaska. In the event Wellhouse No. 1 is abandoned and the structure is relocated, the parcel would be recommended for disposal but is necessary as an alternate water source until such time. Parcel 04103034 is the site of the City Water Treatment Plant and Wellhouse No. 2. Ordinance 2339-2008 dedicated parcel 04103051 for a well site and other public facility and is the site of Wellhouse No. 3. In the event Wellhouse No. 3 is abandoned and the structure is relocated, the parcel would be recommended for disposal but is necessary as an alternate water source until such time. Parcel 04103047 is the proposed future site of Wellhouse No. 4 and is subject to a patent restriction that requires the parcel be used for public purposes.

Ordinance 2938-2017 retained two small adjacent parcels (04106201 and 04106202) for protection of the City's Municipal wells. Parcel 04103059 was transferred to the City from the Kenai Peninsula Borough in 2012 for wellhead protection and public water wells. The City is awaiting the final title transfer from the State of Alaska for parcel 04103060. The parcel was approved for purchase for the public purpose of wellhead protection.

Parcels 04103059 and 04103060 contain easements for public access to the Snowshoe Gun Club and the Twin City Raceway. Parcel 04103034 is the site of the City's Water Treatment Plant and requires unrestricted public access—the City should explore removing this patent restriction to protect Wellhouse No. 2.

Map 44. Wells and Wellhead Protection - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04103019	7459 Kenai Spur Highway	T6N R11W Sec 35 W100ft of E 1998.1ft of N 330ft of SE1/4 excluding the Kenai Spur Highway	0.41 acres	General Fund	Rural Residential (RR)	This parcel has a driveway leading to an adjacent parcel to the south that is leased by the City from the State of Alaska and contains a City Wellhouse No. 1. The lease on the adjoining well parcel is set to expire in 2026.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04103034	420 Shotgun Drive	Alaska State Land Survey 76-118 ADL 72801	7.59 acres	General Fund	Rural Residential (RR)	Site of City Water Treatment Plant and Wellhouse No. 2. The patent requires unrestricted public access, which may not be compatible with the use of the parcel associated with the provision of a public water supply. Restricted access is in the interest of public safety for this type of use. It is recommended that the City request an amendment to the patent restriction removing this provision to protect Wellhead No. 2.	Retain
04103047	3005 Togiak Street	Tract A, Alaska State Land Survey 84-157	10 acres	General Fund	Rural Residential (RR)	Future site of City Wellhouse No. 4. Patent restriction for public purpose use only. There is a 100-foot building setback from the anadromous stream on the plat to be enforced by the City and a 300-foot Fish Habitat Zone restriction to be enforced by the Alaska Division of Natural Resources.	Retain
04103051	505 Raven Street	Tract A1, Birch Fields Subdivision Kenai Well Addition	12.81 acres	General Fund	Rural Residential (RR)	Ordinance 2339-2008 dedicated parcel 04103051 for a well site and other public facility and it is the site of City Wellhouse No. 3. A section line easement at the western edge of the parcel allows public access.	Retain
04103059	480 Shotgun Drive	Tract D, Birch Fields Subdivision Kenai Well Addition No. 2	60.1 acres	General Fund	Rural Residential (RR)	This parcel was transferred to the City from the Kenai Peninsula Borough in 2012 for "public water wells, well head protection, and associated public purposes" as a restriction of the Quitclaim Deed. The parcel has an easement for public access to the Snowshoe Gun Club.	Retain
04103060	460 Shotgun Drive	Tract A, Alaska State Land Survey 2013-49	28.78 acres	General Fund	Rural Residential (RR)	This parcel was approved for purchase by the Kenai City Council for the purpose of wellhead protection. The City is awaiting final title transfer from the State of Alaska, Division of Natural Resources (expected August 2020). The parcel has easements for access to the Snowshoe Gun Club and the Twin City Raceway.	Retain
04106201	3740 Minchumina Avenue	Lot 1, Block B, Beaver Creek Alaska Subdivision Amended	1.24 acres	General Fund	Rural Residential (RR)	Ordinance 2938-2017 retained for the public purpose of protection of the City's Municipal wells. The lot has a small gravel pad and driveway accessed from Shotgun Drive. Future development could locate water and sewer infrastructure improvements on the parcel.	Retain

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04106202	3730 Minchumina Avenue	Lot 2, Block B, Beaver Creek Alaska Subdivision Amended	1.03 acres	General Fund	Rural Residential (RR)	Ordinance 2938-2017 retained for the public purpose of protection of the City's Municipal wells. The lot is vacant. Future development could locate water and sewer infrastructure improvements on the parcel.	Retain

Map 45. Leo T. Oberts Subdivision



LEGEND

- CITY WATER
- CITY SEWER

LAND OWNERSHIP

- CITY OF KENAI
*Parcels showing Kenai Peninsula Borough parcel number are in this map group
- ALL OTHERS

0 35 70 Feet

MAP 45. LEO T. OBERTS SUBDIVISION

Map 45. Leo T. Oberts Subdivision - Quick Table

PARCEL ID	RETENTION STATUS
04937002	Retain

The City owns one parcel (04937002) at the eastern end of the City along the Kenai Spur Highway just past its intersection with Silver Salmon Drive. A 1974 subdivision replatted two lots and subdivided a portion of a homestead to create five lots and a cul-de-sac dedication. The plat also vacated the section line easement in Tracts A and F. In 2005, James A. Elson and Jo Ann Elson donated the lot to the City by quitclaim deed. The gift came with stipulations that the lot was to be used for recreational purposes only and required that a park or rest stop, with the family name attached, would be developed within three years of the deed. Failure to comply with the requirements would cause reversion of the property to the gifting owners or their heirs. A bench with the family name serving as a place to rest along the adjacent Unity Trail was placed to comply with the stipulations of the donation. In 2018, the City granted a five-foot wide right-of-way easement to the State of Alaska along 317.2 feet of the 345 feet of Kenai Spur Highway frontage for Tract F. Documentation accompanied the authorizing Resolution 2018-50 to indicate that this was an allowable use of the gifted property. Tract F is a fairly wide and shallow lot fronting on both the Kenai Spur Highway and Chinook Court. Imagery shows the lot is treed and fairly level.

The parcel is in the Rural Residential (RR) Zone, but may be more appropriately zoned as Recreational (R) given the uses allowed in the deed.

Map 45. Leo T. Oberts Subdivision - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
04937002	1435 Chinook Court	Tract F, Leo T. Oberts Subdivision	0.72 acres	General Fund	Rural Residential (RR)	Location of Elson Rest Stop. Resolution 2005-21 stipulates the parcel must be used recreation with a park or rest stop. Currently, the parcel has a bench adjacent to the Unity Trail. The parcel may be suitable for further recreational development and rezoning to the Recreational (R) Zone.	Retain

Map 46. Salty Dog Heights Subdivision, Sterling, AK



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

MAP 46. SALTY DOG HEIGHTS SUBDIVISION – STERLING, AK

Map 46. Salty Dog Heights Subdivision – Sterling, AK - Quick Table

PARCEL ID	RETENTION STATUS
06361018	Dispose

The City owns one lot (parcel 06361018) in the Salty Dog Heights Subdivision outside of City limits within the community of Sterling, approximately 22 miles from Kenai. The gently sloping treed lot is approximately two miles from Morgan’s Landing State Recreation Area on the Kenai River. Single family homes are constructed across the street on Lou Morgan Road and to the south. The 1.6-acre lot is one of six lots the City obtained by a 1998 Warranty Deed following a court judgement. Five of the six lots obtained by the 1998 Warranty Deed have already been sold. This remaining sixth lot is located far outside of City of Kenai limits in the community of Sterling, and it is not needed for a public purpose. It is suitable for residential development and it is recommended for disposal.

Map 46. Salty Dog Heights Subdivision – Sterling, AK - Detailed Table

PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	SIZE	FUND	ZONING	COMMENTS	RETENTION STATUS
06361018	None	Lot 3, Block 2, Salty Dog Heights Subdivision Part 1	1.63 acres	General Fund	Not Applicable	Five of the six lots obtained by the 1998 Warranty Deed have already been sold. This remaining sixth lot is located far outside of City of Kenai limits in the community of Sterling, and it is not needed for a public purpose.	Dispose

CITY FACILITIES

The following table includes a list of buildings, structures, or improvements valued in excess of \$35,000 that are owned by the City and provide service to the public. The table does not contain a comprehensive list of all City-owned facilities, such as water and sewer infrastructure, park and open space improvements and trails.

CITY-OWNED FACILITIES

FACILITY	PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	MAP CATEGORY
Kenai Sports Complex (soccer fields)	04310038	13072 Kenai Spur Highway	That Portion of the East 1/2 lying Northeasterly of the Kenai Spur Highway & North of Evergreen Tract A Resubdivision & South of Jettison Junction Subdivision & Southeasterly of Ballfield Subdivision Excluding Evergreen Subdivision Kim Addition	Map 8: Kenai Spur Highway North Corridor
Un-named Park at North Forest and 4 th Avenue	04304017	1414 Fourth Avenue	Lot 8, Kothe Subdivision	Map 12. Kothe Subdivision
Kenai Cemetery	04317037	109 Floatplane Road	Lot 1A, Kenai Cemetery Expansion No. 2 with Vacation of Section Line Easements	Map 17. Gusty Subdivision, Kenai Cemetery
Kenai Cemetery	04317038	840 First Avenue	Tract A, Kenai Cemetery Expansion No. 2 with Vacation of Section Line Easements	Map 17. Gusty Subdivision, Kenai Cemetery
Kenai Municipal Airport Terminal Building	04318044	305 North Willow Street	All of T6N R11W Sec 32 Excluding Subdivisions and Leased Areas and Kenai Municipal Airport Float Plane Basin Replat	Map 16. Kenai Municipal Airport
Flight Service Station	04336033	470 North Willow Street	Lot 7A1, Block 2, FBO Subdivision No. 5	Map 22. FBO Subdivision
Airport Operations Facility	04336039	515 North Willow Street	Lot 3, FBO Subdivision No. 7	Map 22. FBO Subdivision

FACILITY	PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	MAP CATEGORY
Beaver Creek Park	04108019	6031 Kenai Spur Highway	Tract K, Beaver Creek Alaska Subdivision Amended	Map 43. Beaver Creek Subdivision
Skateboard/BMX Park	04327033	405 Coral Street	Lot 4A, Block 3, Gusty Subdivision No. 5	Map 17. Gusty Subdivision, Kenai Cemetery
Softball Greenstrip	04327036	700 First Avenue, 400 Main Street Loop Road	T 5N R 11W Sec 5 & 6 Seward Meridian Kenai Ptns of Sec 5 & 6 Lying NE of Kenai Spur Hwy & E of Birch Dr & NW of Main St Excl USS 4969 & Gusty Sub K1700 & Gusty Sub Addn #1 Amd 84-183 & Gusty Sub #3 84-237 & Gusty Sub #4 86-76 & Gusty Sub #5 87-15 & Gusty Sub #7 89-5 & Kenai Cemetery Expansion Sub	Map 17. Gusty Subdivision, Kenai Cemetery
City Hall	04331036	210 Fidalgo Avenue	Tract A, Block 1, Fidalgo Commercial Center Subdivision	Map 26. Fidalgo Commercial Center Subdivision
Public Safety Building	04331036	105 Main Street Loop Road	Tract A, Block 1, Fidalgo Commercial Center Subdivision	Map 26. Fidalgo Commercial Center Subdivision
Kenai Community Library	04331036	163 South Willow Street	Tract A, Block 1, Fidalgo Commercial Center Subdivision	Map 26. Fidalgo Commercial Center Subdivision
Kenai Animal Shelter	04336035	510 North Willow Street	Lot 2, FBO Subdivision No. 6	Map 22. FBO Subdivision
Kenai Recreation Center	04337001	221 Caviar Street	Lot 7, Block 3, Fidalgo Commercial Center Subdivision	Map 26. Fidalgo Commercial Center Subdivision
Kenai Recreation Center	04337002	227 Caviar Street	Lot 6, Block 3, Fidalgo Commercial Center Subdivision	Map 26. Fidalgo Commercial Center Subdivision
Kenai Recreation Center	04337004	220 Bidarka Street	Lot 4, Block 3, Fidalgo Commercial Center Subdivision	Map 26. Fidalgo Commercial Center Subdivision
Kenai Recreation Center	04337005	210 Bidarka Street	Lot 3, Block 3, Fidalgo Commercial Center Subdivision	Map 26. Fidalgo Commercial Center Subdivision

FACILITY	PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	MAP CATEGORY
City Shop and Warm Storage	04501059	550 Daubenspeck Circle	Tract 1, Baron Park Subdivision 2012 Addition	Map 30. Baron Park Subdivision
Alaska Fire Training Facility	04501058	450 Daubenspeck Circle	Tract 2, Baron Park Subdivision 2012 Addition	Map 30. Baron Park Subdivision
Daubenspeck Family Park	04501062	400 Marathon Road	Tract 5, Baron Park Subdivision 2012 Addition	Map 30. Baron Park Subdivision
Challenger Learning Center	04501022	9711 Kenai Spur Highway	T 6N R 11W SEC 33 Seward Meridian KN Beginning at the NE Corner of that Portion of the W1/2 SW1/4 SE1/4 lying S of the Kenai Spur Rd ROW in Sec 33 (POB) Proceed S 0 DEG 05 Min 42 SEC E 400 Ft Th W 310 FT Th N 270 FT to Intersect the Southerly ROW Boundary of the Kenai Spur Hwy Th N 67 DEG 30 Min 05 SEC E Along Said ROW Boundary to the POB	Map 31. Kenai Spur Hwy Central Corridor
Wastewater Treatment Plant	04701025	600 South Spruce Street	T5N R11W Sec 6 Government Lots 152, 153, 157, 158, 167, & 169 thru 174 excluding Park View Subdivision	Map 14. South Spruce Street
Kenai Little League Fields	04701025	600 South Spruce Street	T5N R11W Sec 6 Government Lots 152, 153, 157, 158, 167, & 169 thru 174 excluding Park View Subdivision	Map 14. South Spruce Street
Kenai Municipal Park	04701008	200 South Spruce Street	Govt Lots 41-43, 60, 62-66, 83-90, 105-112, 124-126, 133-135, 149-151, 159-161, 164-166 Excl that portion described as: S 0 deg 13 min E 77.88 ft & S 86 deg 5 min E 35.09 ft from N 1/4 corner Section 6 T5N R11W	Map 14. South Spruce Street

FACILITY	PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	MAP CATEGORY
Kenai Little League Fields	04701008	200 South Spruce Street	Govt Lots 41-43, 60, 62-66, 83-90, 105-112, 124-126, 133-135, 149-151, 159-161, 164-166 Excl that portion described as: S 0 deg 13 min E 77.88 ft & S 86 deg 5 min E 35.09 ft from N 1/4 corner Section 6 T5N R11W	Map 14. South Spruce Street
Wastewater Treatment Plant	04701008	200 South Spruce Street	Govt Lots 41-43, 60, 62-66, 83-90, 105-112, 124-126, 133-135, 149-151, 159-161, 164-166 Excl that portion described as: S 0 deg 13 min E 77.88 ft & S 86 deg 5 min E 35.09 ft from N 1/4 corner Section 6 T5N R11W	Map 14. South Spruce Street
Water Storage Tank	04318044	305 N. Willow St.	All of T6N R11W Sec 32 Excluding Subdivisions and Leased Areas and Kenai Municipal Airport Float Plane Basin Replat	Map 16. Kenai Municipal Airport
Parks and Recreation Office	04336001	322 Airport Way	Tract A, FBO Subdivision	Map 22. FBO Subdivision
Leif Hansen Memorial park	04705101	10959 Kenai Spur Highway	Lot 4, Spur Subdivision No. 4 & Replat of Lot 3, Block 1, Spur Subdivision No. 2	Map 28. Spur, Deska, Daubenspeck Subdivisions
Senior Center	04705510	361 Senior Court	Lot 3A, Spur Subdivision Senior Citizen Addition Ryan's Creek Replat	Map 28. Spur, Deska, Daubenspeck Subdivisions
Vintage Pointe	04705510	361 Senior Court	Lot 3A, Spur Subdivision Senior Citizen Addition Ryan's Creek Replat	Map 28. Spur, Deska, Daubenspeck Subdivisions
Scenic Bluff Overlook	04705602	170 Bridge Access Road	Tract C, Daubenspeck Property Subdivision	Map 28. Spur, Deska, Daubenspeck Subdivisions
Erik Hansen Scout Park	04709307	913 Mission Avenue	Lot 7, Block 20, Original Townsite of Kenai	Map 20. Original Townsite of Kenai

FACILITY	PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	MAP CATEGORY
Old Town Park	04710105	816 Cook Avenue	Lot 3, Block 17, Original Townsite of Kenai	Map 20. Original Townsite of Kenai
Five Historic Cabins	04710105	816 Cook Avenue	Lot 3, Block 17, Original Townsite of Kenai	Map 20. Original Townsite of Kenai
Kenai Fine Arts Building	04710105	816 Cook Avenue	Lot 3, Block 17, Original Townsite of Kenai	Map 20. Original Townsite of Kenai
Kenai Visitor and Cultural Center	04716005	11471 Kenai Spur Highway	Lot 1, Gusty Subdivision No. 8	Map 17. Gusty Subdivision, Kenai Cemetery
Kenai Multipurpose Facility (Ice Rink)	04501023	9775 Kenai Spur Highway	That Portion of the W1/2 SW1/4 SE1/4 Lying South of the Kenai Spur Road Right-of-Way Excluding Leased Portion Per Lease Agreement	Map 31. Kenai Spur Hwy Central Corridor
Cunningham Park	04912065	2432 Beaver Loop Road	Tract 5-B-1, Horseshoe End at River Bend Garcia Addition	Map 41. Kenai River Frontage
Kenai Wildlife Viewing Area	04910014	No Physical Address (Bridge Access Road)	Govt Lots 6, 7, 10 and SE1/4 SE1/4 in Section 8 & Govt Lot 6 and SE1/4 NE1/4 and SE1/4 and NE1/4 SW1/4 and S1/2 SW1/4 Section 9 & Govt Lots 1, 4-6 and NE1/4 NE1/4 Section 17 excluding the Kenai River crossing ROW, T5N R11W	Map 37. Boat Launch Road Subdivision, South Bridge Access Road
City Dock	04945002	1591 Boat Launch Road	Tract A, City of Kenai Boat Ramp & ROW Dedication	Map 37. Boat Launch Road Subdivision, South Bridge Access Road
Birdcage-style Gazebo	04705806	235 Spur View Drive	That portion of Govt Lot 5 lying N of the Kenai River, S of Spur Sub Senior Citizen Addn and W of Tract C Daubenspeck Property Sub	Map 28. Spur, Deska, Daubenspeck Subdivisions
Tarbox Wildlife Viewing Platform	04945003	1571 Boat Launch Road	Tract B, City of Kenai Boat Ramp & ROW Dedication	Map 37. Boat Launch Road Subdivision, South Bridge Access Road

FACILITY	PARCEL ID	PHYSICAL ADDRESS	LEGAL DESCRIPTION	MAP CATEGORY
9-hole Disc Golf course	04339007	120 Main Street Loop Road	Tract D, Kenai Spur Airport Lease Property	Map 25. Kenai Spur Airport Lease Property Subdivision, Alyeska Subdivision
Wellhouse No. 3	04103051	505 Raven Street	Tract A1, Birch Fields Subdivision Kenai Well Addition	Map 44. Wells and Wellhead Protection
Wellhouse No. 2	04103034	420 Shotgun Drive	Alaska State Land Survey 76-118 ADL 72801	Map 44. Wells and Wellhead Protection
Water Treatment Plant	04103034	420 Shotgun Drive	Alaska State Land Survey 76-118 ADL 72801	Map 44. Wells and Wellhead Protection
Elson Rest Stop	04937002	1435 Chinook Court	Tract F, Leo T. Oberts Subdivision	Map. 45. Leo T. Oberts Subdivision

RECOMMENDATIONS

Each parcel has a recommendation in the form of the Retention Status column in the City Landholdings table. In addition, this section contains general themes for recommended actions for City-owned lands.

Maintain existing assets: Reference the 2020 Capital Improvement Plan. For parcels marked for retention, the City should maintain and improve upon public facilities.

Continue acquisition of parcels for the bluff erosion project: The bluff erosion project is the most important capital improvement project for the City of Kenai. Some additional parcels are necessary to obtain City ownership of the eroding bluffs.

Update Land Use Plan: The Land Use Plan within the 2016 Comprehensive Plan should be updated to maintain consistency with this Land Management Plan.

Rezone: The retention status and comments for some parcels does not align with their current zoning. Once the Land Use Plan is updated, zoning for some areas of the City may be appropriate to change.

Encourage development in vacant buildings and parcels: The City should consider incentives to encourage infill and redevelopment of vacant properties and buildings. The City should not dispose of parcels without development that supports the intent of Code for City-owned lands.

Highlight and improve special features of Kenai: Highlighting areas that make Kenai special will attract visitors and new residents and improve the quality of life for current residents. Signs or special lighting in public places could help highlight special area of the City.

Strategize actions for undeveloped subdivisions: The City has several undeveloped subdivisions, with some parcel layouts for undeveloped subdivision that may no longer be optimal. The City should strategize ways to attract development to complete unfinished subdivisions.

Communicate availability of City-owned lands: The City can update materials advertising the availability of parcels for lease and continue to communicate development incentives and leases with an option to purchase.

Make housekeeping changes as necessary: Continue internal organization of lands data to be able to provide information to the public. Continue to correct odd plat layouts, such as public buildings constructed across parcel lines.

REFERENCES

2016 Imagine Kenai 2030 City of Kenai Comprehensive Plan

2020 City of Kenai Capital Improvement Plan



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: October 22, 2021

SUBJECT: **Resolution No. 2021-XX – APPROVING THE EXECUTION OF A LEASE TO INTEGRATED ACCOUNT MANAGEMENT, INC. ON LOT 3, BLOCK 3, COOK INLET INDUSTRIAL AIR PARK SUBDIVISION.**

On June 26, 2006, Integrated Account Management, Inc. entered into an assignment of lease for Lot 3, Block 3, Cook Inlet Industrial Air Park Subdivision with Décor Inlet Industries, Inc. This lease terminates on June 30, 2022.

Integrated Account Management, Inc. proposes to maintain the current professional office operations; with the appraised value of existing improvements that gives a lease term of 45 years according to the term table in Kenai Municipal Code 22.05.055.

Pursuant to Kenai Municipal Code 22.05.040 Lease application review, notice of the lease application was posted in the Peninsula Clarion and stated competing applications may be submitted for the parcel within 30 -days to the City. The 30 -day window from publication ends on November 6, 2021, and to-date, no competing applications have been submitted to the City.

The parcel is within the Central Mixed Use (CMU) Zone. Pursuant to KMC 14.20.125, the purpose of the CMU Zone is to provide a centrally located area in the City for general retail shopping, personal and professional services, entertainment establishments, restaurants and related businesses. The district is also intended to accommodate a mixture of residential and commercial uses. The existing professional office use is a permitted and compatible use in the CMU Zone.

The Imagine Kenai 2030 Comprehensive Plan outlines goals, objectives, and action items for the City, including this one pertaining to Quality of Life:

Objective Q- 14: Continue to foster a compact, intensive mix of private and public uses in the downtown core area.

The proposed use by Integrated Account Management, Inc. complies with the Imagine Kenai 2030 Comprehensive Plan by supporting development on lease lots in the downtown business district. In addition, this lease for professional offices meets the residents expressed desire for increased occupancy and improvements to the appearance of commercial buildings.

This is an airport fund property, but is located outside of the Airport Reserve Boundary. The Airport Commission will be reviewing the lease application and providing a recommendation during their meeting on November 9, 2021.

Please review the attached materials.

Does the Commission recommend Council approve the execution of a lease to Integrated Account Management, Inc.?

Attachments:

City of Kenai Land Lease Application from Integrated Account Management, Inc.

Aerial Map of 140 Main Street Loop Road.

Draft Resolution 2021-XX.





City of Kenai Land Lease Application

Application for:	New Lease
<input type="checkbox"/> Amendment	Extension
<input type="checkbox"/> Assignment	<input checked="" type="checkbox"/> Renewal
Application Date:	06/25/2021

Applicant Information

Name of Applicant:	Integrated Account Management, Inc. / John C. & Marie L. Parker						
Mailing Address:	140 Main Street Loop	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	Home Phone: 907-252-1086		Work/ Message Phone: 907-283-3007				
E-mail: (Optional)	pesi@acsalaska.net						
Name to Appear on Lease:	Integrated Account Management, Inc.						
Mailing Address:	140 Main Street Loop	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	Home Phone: 907-252-1086		Work/ Message Phone: 907-283-3007				
E-mail: (Optional)	pesi@acsalaska.net						
Type of Applicant:	<input type="checkbox"/> Individual (at least 18 years of age)		<input type="checkbox"/> Partnership		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Government
	<input type="checkbox"/> Limited Liability Company (LLC)		<input type="checkbox"/> Other				

Property Information and Term Requested

Legal description of property (or, if subdivision is required, a brief description of property):
 Lot 3 Block 3 Cook Inlet Industrial Air Park Sub Plat #K-1448
 KPB Parcel No. 04323017LH01 Address: 140 Main Street Loop, Kenai, AK 99611

Does the property require subdivision? (if Yes, answer next two questions) YES NO
 Subdivision costs are the responsibility of the applicant unless the City Council determines a subdivision serves other City purposes:

1. Do you believe the proposed subdivision would serve other City purposes? YES NO
 2. Are you prepared to be responsible for all costs associated with subdivision? YES NO

If an appraisal is required to determine the minimum price on the land, are you prepared to be responsible for the deposit to cover costs associated with appraisal? (The cost of the appraisal will be either refunded or credited toward the purchaser at closing) YES

Are you prepared to be responsible for recording costs associated with lease execution? YES

Do you have or have you ever had a Lease with the City? (if Yes, answer next question) YES NO
 1. Legal or brief description of property leased:
 Same property as above

Request a Lease with an Option to Purchase once development requirements are met? *Does not apply to Airport Reserve properties YES NO

Requested term for Initial Lease or Renewal (based on Term Table, not to exceed 45 years): 45 years

Requested term for Lease Extension (based on Term Table, not to exceed a total of 45 Years):

Requested Starting Date: 08/01/2021

RECEIVED
 CITY OF KENAI
 DATE 6/30/21
 PLANNING DEPARTMENT

Proposed Use and Improvements

Proposed Use (check one): | Aeronautical | Non-Aeronautical

Do you plan to construct new or additional improvements? (if Yes, answer next five questions) YES NO

1. Will the improvement change or alter the use under an existing lease? YES NO

2. What is the proposed use of the improvement?

3. What is the estimated value of the improvement?

4. What is the nature and type of improvement?

5. What are the dates construction is estimated to commence and be completed?
(generally, construction must be completed within two years)

Estimated Start Date:

Estimated Completion Date:

Describe the proposed business or activity intended:

Professional offices: Trustee Services of Alaska, Professional Escrow Services, Inc., Integrated Robotics

How does the proposed lease support a thriving business, residential, recreational, or cultural community?
The above companies have been in business in the City of Kenai for 30+ years and intend to maintain business in this location continuing to provide services to the community, the City of Kenai and the State of Alaska.

Lease Assignment Only: What is the name of the individual or legal entity the lease is to be assigned?

Lease Renewal Only

Renewal of an Existing Lease (at least one year of term remaining): Requires new development.

Lease Term based on: Estimated cost of new improvements and | Purchase Price (optional)

Renewal of an Expiring Lease (less than one year of term remaining): Does not require new development.

Lease Term based on: Purchase Price | Professional Estimate of Remaining Useful Life

Fair Market Value appraisal and/or Estimated cost of new improvements (optional)

Requested Term for Renewal Based on Term Table, not to exceed 45 Years: 45 years

Submitting an application for a lease does not give the applicant a right to lease or use the land requested in the application. The application shall expire twelve (12) months after the date the application has been made if the City and the applicant have not, by that time, entered into a lease, unless the City Council for good cause grants an extension for a period not to exceed six (6) months. The City has no obligation to amend, renew or extend a lease and may decline to do so upon making specific findings as to why a lease renewal, extension, or amendment is not in the best interest of the City

Signature:		Date:	06/25/2021
Print Name:	JOHN C. PARKER	Title:	President/Owner


For City Use Only:	Date Application Fee Received:
<input type="checkbox"/> General Fund <input type="checkbox"/> Airport Reserve Land	Date Application Determined Complete:
<input type="checkbox"/> Airport Fund <input type="checkbox"/> Outside Airport Reserve	30-Day Notice Publication Date:
Account Number:	City Council Action/Resolution:



140 Main Street Loop Road
COOK INLET INDUSTRIAL AIR PARK SUB LOT 3 BLK 3
Parcel 04323017



LEGEND

 Subject Parcel

0 25 50 Feet

Date: 10/21/2021





CITY OF KENAI

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE COUNCIL OF THE CITY OF KENAI, ALASKA APPROVING THE EXECUTION OF A LEASE OF AIRPORT FUND LANDS USING THE STANDARD LEASE FORM BETWEEN THE CITY OF KENAI AND INTEGRATED ACCOUNT MANAGEMENT, INC. ON LOT 3, BLOCK 3, COOK INLET INDUSTRIAL AIR PARK SUBDIVISION.

WHEREAS, the lease to Integrated Account Management, Inc. for Lot 3, Block 3, Cook Inlet Industrial Air Park Subdivision expires on June 30, 2022; and,

WHEREAS, on June 30, 2021, Integrated Account Management, Inc. submitted an application to renew a lease of City owned airport fund properties outside of the Airport Reserve, described as Lot 3, Block 3, Cook Inlet Industrial Air Park Subdivision; and,

WHEREAS, the Integrated Account Management, Inc. lease application states the intention to maintain current professional office operations; with the appraised value of existing improvements that gives a lease term of 45 years according to the term table in Kenai Municipal Code 22.05.055; and,

WHEREAS, the proposed development would be mutually beneficial and would conform with the Kenai Municipal Code for zoning and Kenai's Comprehensive Plan; and,

WHEREAS, the City of Kenai did not receive a competing lease application within thirty (30) days of publishing a public notice of the lease application from Integrated Account Management, Inc.; and,

WHEREAS, at their regular meeting on October 27, 2021, the Planning and Zoning Commission reviewed the lease application and recommended approval by the City Council; and,

WHEREAS, at their regular meeting on November 9, 2021, the Airport Commission reviewed the lease application and recommended approval by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, as follows:

Section 1. That a Lease of Airport Reserve Lands is approved and the City Manager is authorized to execute a lease between the City of Kenai, Lessor, and Integrated Account Management, Inc., Lessee, as follows:

The lease term will be 45 years;

Section 2. That this Resolution takes effect immediately upon passage.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, this 1st day of December, 2021.

BRIAN GABRIEL SR., MAYOR

ATTEST:

Jamie Heinz, CMC, City Clerk

DRAFT



Kenai City Council - Regular Meeting

October 20, 2021 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

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

www.kenai.city

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. **Certification of the October 5, 2021 Election Results**
4. Agenda Approval
5. **Oath of Office for Student Representative, Aleea Faulkner**
6. Consent Agenda (*Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

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

B. SCHEDULED PUBLIC COMMENTS

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

C. UNSCHEDULED PUBLIC COMMENTS

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

D. PUBLIC HEARINGS

1. **POSTPONED INDEFINITELY. Ordinance No. 3248-2021** - Accepting and Appropriating a Collection Equity Award from the Network of the National Library of Medicine Region 5 for the Purchase of Health and Wellness Titles for the Kenai Community Library Collection. (Administration)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3249-2021** - Accepting and Appropriating Funding from the American Library Association for the Kenai Community Library's Participation in the NASA@ My Library Programming Initiative. (Administration)
3. **ENACTED UNANIMOUSLY AS AMENDED. Ordinance No. 3250-2021** - Increasing Estimated Revenues and Appropriations in the Vintage Pointe Enterprise Fund and Awarding a Contract for a Resident Maintenance Manager for the Vintage Pointe, Congregate Housing Facility. (Administration)

4. **ENACTED UNANIMOUSLY. Ordinance No. 3251-2021** - Increasing Estimated Revenues and Appropriations in the General Fund, Clerk Department, for Costs in Excess of Budgeted Amounts Due to the Resignation of the City's Clerk and Onboarding of a New City Clerk. (City Council)
 1. Motion for Introduction
 2. Motion for Second Reading (Requires a Unanimous Vote)
 3. Motion for Adoption (Requires Five Affirmative Votes)
5. **ADOPTED UNANIMOUSLY. Resolution No. 2021-61** - Opposing the Doyon Coalition Redistricting Map as Presented. (Council Members Knackstedt and Pettey)

E. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Special Meeting of October 1, 2021. (City Clerk)
2. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of October 6, 2021. (City Clerk)

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Bills to be Ratified. (Administration)
2. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 11/3/2021.** *Ordinance No. 3252-2021 - Increasing Estimated Revenue and Appropriations in the Water & Sewer Fund for Operational Costs in Excess of Budgeted Amounts at the Waste Water Treatment Plant. (Administration)
3. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 11/3/2021.** *Ordinance No. 3253-2021 - Accepting and Appropriating a Donation from Hilcorp Energy Company to Assist with the Annual Areawide Senior Thanksgiving Dinner. (Administration)
4. **APPROVED UNANIMOUSLY. Action/Approval** - Re-appointment of Rachael Craig to Council on Aging. (Mayor Gabriel)
5. **APPROVED UNANIMOUSLY. Action/Approval** - Approving an Employment Agreement Between the City of Kenai and City Clerk Michelle Saner. (City Council)
6. **APPROVED UNANIMOUSLY. Action/Approval** - Special Use Permit to Alaska Geographic for a Vending Kiosk in the Airport Terminal. (Administration)
7. **Discussion** - Kenai Dog Park.

H. COMMISSION / COMMITTEE REPORTS

1. Council on Aging
2. Airport Commission

3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. Beautification Committee
7. Mini-Grant Steering Committee

I. REPORT OF THE MAYOR

J. ADMINISTRATION REPORTS

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

K. ADDITIONAL PUBLIC COMMENT

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

L. EXECUTIVE SESSION

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATION ITEMS

1. Purchase Orders Between \$2,500 and \$15,000
2. NOAA Fisheries Letter

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/83664855240>

Meeting ID: 836 6485 5240 **Passcode:** 608329

OR

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

Meeting ID: 836 6485 5240 **Passcode:** 608329



Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda Planning Commission

Blair Martin, Chair – Kalifornsky Beach
Robert Ruffner, Vice Chair – Kasilof/Clam Gulch
Syverine Abrahamson-Bentz, Parliamentarian – Anchor Point/Ninilchik
Jeremy Brantley – Sterling
Cindy Ecklund – City of Seward
Pamela Gillham – Ridgeway
Davin Chesser – Northwest Borough
Diane Fikes – City of Kenai
Virginia Morgan – East Peninsula
Franco Venuti – City of Homer

Monday, October 25, 2021

7:30 PM

Betty J. Glick Assembly Chambers

Zoom Meeting ID 208 425 9541

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

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

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

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF CONSENT AND REGULAR AGENDA**

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

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

1. Time Extension Request
2. Planning Commission Resolutions
3. Plats Granted Administrative Approval
 - a. [KPB-3660](#) Carl F Ahlstrom Subdivision RPM's Replat Number 2
KPB File 2021-054
Attachments: [Carl F Ahlstrom Sub RPM's Replat Number 2](#)
 - b. [KPB-3661](#) FBO Subdivision No. 10
KPB File 2020-064
Attachments: [FBO Sub No 10](#)
 - c. [KPB-3662](#) Holland Spur Highway Subdivision 2020 Addition
KPB File 2020-064
Attachments: [Holland Spur Highway Sub 2020 Addition](#)
 - d. [KPB-3671](#) Veil O Mist No. 18
KPB File 2020-017
Attachments: [Veil O Mist No 18 2020-017](#)
 - e. [KPB-3670](#) Doser Subdivision Eicher 2020 Replat
KPB File 2020-137
Attachments: [Doser Subdivision Eicher 2020 Replat 2020-137](#)
4. Plats Granted Final Approval (KPB 20.10.040)

- a. [KPB-3663](#) Hall Subdivision No. 8 Addition No. 2 2021 Replat
KPB File 2020-066
Attachments: [Hall Subdivision No 8 Addition No 4 2021 Replat 2021-066](#)
- b. [KPB-3672](#) Ar-Ness Subdivision 2021 Replat
KPB File 2021-125
Attachments: [Ar-Ness Subdivision 2021 Replat 2021-125](#)
- c. [KPB-3673](#) Nikiski Village Subdivision Strong Replat
KPB File 2021-132
Attachments: [Nikiski Village Subdivision Strong Replat 2021-132](#)

5. Plat Amendment Request

6. Commissioner Excused Absences

Blair Martin, Kalifornsky

City of Seward, Vacant

City of Soldotna, Vacant

Northwest Borough, Vacant

7. Minutes

- a. [KPB-3667](#) October 11, 2021 Planning Commission Meeting
Attachments: [PC Minutes_101121_Draft](#)
- b. [KPB-3668](#) September 27, 2021 Planning Commission Minutes
Attachments: [PC Minutes_092721_Draft](#)

D. OLD BUSINESS

E. NEW BUSINESS

[KPB-3664](#) PC Resolution 2021-33: An amendment to PC Resolution 2020-23 for highway improvements between MP 56-58 of the Sterling Highway at Fuller Creek.

Attachments:

- [1 Vicinity Map - Fuller Creek](#)
- [2 Site Plans ADOT](#)
- [3 Staff Report 12663 ADOT](#)
- [4 PC RES 2021-33 ADOT](#)
- [5 Application ADOT](#)
- [6 Resolution 2020-23 ADOT](#)

[KPB-3665](#) PC Resolution 2021-32: To install a wooden utility pole with an overhead transformer and underground electrical services on a parcel within the 50-foot Habitat Protection District of Daniels Lake.

Attachments:

- [1 Vicinity Map - HEA](#)
- [2 Site Plan - HEA](#)
- [3 Staff Report HEA](#)
- [4 PC RES 2021-32 HEA](#)
- [5 Application HEA](#)
- [6 Public Hearing Notice](#)

[KPB-3666](#) SN Resolution 2021-05: Renaming a certain right of way within Township 05 South, Range 12 West, Section 27; Seward Meridian within Emergency Service Number (ESN) 202 to Kavik Court.

Attachments:

- [1.Staff Report SN2021-05](#)
- [2.Resolution SN2021-05](#)
- [3.Basemap AR58 SN2021-05](#)
- [4.Petition SN2021-05](#)
- [5.PLAT HM86-102](#)
- [6.Vicinity & Aerial Map 2021-05](#)
- [7.Public Hearing Notice 2021-05](#)

F. PLAT COMMITTEE REPORT

G. OTHER

H. PUBLIC COMMENT/PRESENTATION

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

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

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

CONTACT INFORMATION**KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215

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

Fax: 907-714-2378

e-mail address: planning@kpb.us

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees. Vacations of right-of-ways, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly.

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

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



Sponsored by: Vice Mayor Molloy

CITY OF KENAI

ORDINANCE NO. 3243-2021

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KENAI, ALASKA, AMENDING KENAI MUNICIPAL CODE 14.20.150-CONDITIONAL USE PERMITS, TO CLARIFY ROLES AND RESPONSIBILITIES OF APPLICANTS, THE PLANNING DIRECTOR, AND THE PLANNING COMMISSION IN THE CONDITIONAL USE PROCESS AND MAKE HOUSEKEEPING CHANGES.

WHEREAS, Kenai Municipal Code 14.20.150 describes the process for application and review of conditional use permits; and,

WHEREAS, the conditional use permit process is intended to recognize that some uses that are not permitted by the Land Use Table in certain zones may be conditionally allowed if certain conditions are met; and,

WHEREAS, the amendments below clarify that the grant or denial of a conditional use permit is a discretionary act by the Commission and the applicant has the burden of proof to show that a conditional use permit should be granted; and,

WHEREAS, the amendments also require a pre-application meeting with the Planning Director or designee prior to submittal of an application for public hearing to assist the applicant in preparing for the public hearing and providing the Commission with relevant information to make a decision; and,

WHEREAS, the amendments require the applicant to be present or available during the public hearing to present information to the Commission about the application; and,

WHEREAS, the amendments require the Commission to make findings specific to the six criteria that must be met to approve a conditional use permit and provide that the Commission may consider all relevant information in making its decision; and,

WHEREAS, the amendments describe the role of the Planning Director or designee in providing a staff report during public hearings and that the recommendations of the Planner may be considered but are not accorded deference by the Commission; and,

WHEREAS, on September 8, 2021 the Planning and Zoning Commission met and recommended the City Council enact this Ordinance with amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, as follows:

Section 1. Amendment of Section of the Kenai Municipal Code 14.20.150: That Kenai Municipal Code, Section 14.20.150 – Conditional Use Permits, is hereby amended as follows:

14.20.150 Conditional ~~[U]~~Use ~~[P]~~Permits.

(a) *Intent.* It is recognized that there are some uses that may be compatible with designated principal uses in specific zoning districts provided certain conditions are met. The conditional use permit procedure is intended to allow flexibility in the consideration of the impact of the proposed use on surrounding property and the application of controls and safeguards to assure that the proposed use will be compatible with the surroundings. The Commission may permit this type of use if the conditions and requirements listed in this chapter are met. The ~~[ALLOWED]~~ conditional uses are listed in the Land Use Table. Before a conditional use permit may be granted, the procedures specified in this chapter must be followed. The grant, denial, modification, or revocation of a conditional use permit is discretionary.

(b) *Pre-Application Meeting.* Every conditional use permit applicant must contact the Planning Director for a pre-application meeting with the Planning Director or designee before the application is submitted to the Commission in order to ensure applications are complete and the applicant is familiar with the conditional use permit public hearing process. If an application is determined to be incomplete by the Planning Director, the application may be re-submitted to the Planning Director with changes or new information as many times as necessary, or the applicant may request a review with the City Manager whose determination shall be final. The review by the Planning Director is to determine that sufficient information is presented to allow the Commission a meaningful review, and has no bearing on whether an application should be granted or denied by the Commission.

~~[(B)c]~~ *Applications.* Applications for a conditional use permit shall be filed in writing with the Planning Department. The application shall include, but is not limited to, the following:

- (1) Name and address of the applicant and name and address of the property owner if not the applicant;
- (2) Verification by the owner of the property concerned if other than the applicant;
- (3) The street address and ~~[A]~~ a legal description of the property involved;
- (4) A description of the proposed use and how the use satisfies the review criteria;
- (5) Dimensioned plot plans showing the location of all existing and proposed buildings or alteration, conceptual drawing and such data as may be required; and
- (6) The appropriate fee as set forth in the City's schedule of fees adopted by the City Council.

The application and its plans shall be posted to the City's website at time of publication of Commission packet.

([C]d) *Public Hearing.* If the application is in order, a public hearing shall be scheduled in accordance with the requirements of KMC [14.20.280](#). An applicant or representative of the applicant must be present in person or by remote device for the application to be considered at the public hearing. If the applicant or representative is not present at the scheduled public hearing and has not provided reasonable timely notice of unavailability to the Planning Department or Commission, the application will be dismissed by the Commission without a public hearing and the applicant may reapply at any time after paying a new application fee.

([D]e) *Review Criteria.* Prior to granting a conditional use permit, it shall be established that the use satisfies all the following [CONDITIONS] criteria:

- (1) The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district;
- (2) The economic and non-economic value of the adjoining property and neighborhood will not be significantly impaired;
- (3) The proposed use is in harmony with the Comprehensive Plan;
- (4) Public services and facilities are adequate to serve the proposed use;
- (5) The proposed use will not be harmful to the public safety, health or welfare; and
- (6) Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions [SHOULD BE MET BY THE APPLICANT]. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.

The Commission may approve, approve with conditions, dismiss, or deny the application. The Commission must make specific findings in its decision addressing all six of the required criteria stated above. Any relevant evidence may be considered by the Commission in its decision.

(f) *Burden of Proof.* The applicant for a conditional use permit has the burden to show by substantial evidence that the six criteria above are satisfied. Substantial evidence is such relevant evidence a reasonable mind might accept as adequate to support a conclusion.

(g) *Staff Report.* The Planning Director or designee will provide a staff report on the application to the Commission at the public hearing. The staff report may contain any information deemed

pertinent by the Planning Director or designee, and may include a recommendation and proposed findings on whether the requirements of this Chapter have been met and whether any additional specific conditions are recommended. The Commission may consider the recommendations of the Planning Director or designee, but shall accord it no deference. The staff report does not relieve the applicant's burden of proof.

([E]h) *Issuance of the Permit.* Following approval by the Commission, the administrative official shall not issue the permit until the expiration of the fifteen (15) day appeal period contained in KMC [14.20.290](#). After approval by the Commission and before the issuance of the permit, the administrative official must determine that the applicant is current on all obligations (e.g., sales tax, property tax, lease payments, utility payments) to the City or has entered into an approved payment plan with the City on any obligations owed and the applicant is in compliance with the payment plan and (if the permit is for a use required to collect sales tax) must show a valid borough sales tax account. If a timely appeal is filed pursuant to KMC [14.20.290](#), the permit shall not be issued unless authorized by the Board of Adjustment.

([F]i) *Yearly Reports.* The permit holder shall submit a yearly report between October 1st and December 31st to the administrative official. Such report shall include a summary of the on-site activity.

([G]j) *Revocation for Noncompliance/Compliance Notices.* If the Commission determines, based on the yearly review or any other investigation undertaken by the official, that the conduct of the operation(s) is not in compliance with: (1) the terms and conditions of the permit; (2) the provisions of the Kenai Zoning Code; (3) or that the permit holder is not current on any obligations (e.g., sales tax, property tax, utility payments, lease payments) to the City unless the applicant has entered into an approved payment with the City on any obligations owed and the applicant is in compliance with the payment plan, the Commission may revoke the permit. The Commission shall not revoke the permit until the permit holder has been notified and given reasonable opportunity to correct the deficiency(s) or to provide information relating to or rebutting the alleged deficiency(s). Appeals from decisions under this section shall be made in accordance with the provisions of KMC [14.20.290](#). If the administrative official determines the permit holder is in compliance with the conditions in this subsection, or notifies the permit holder of a potential violation in writing, the administrative official [IT] shall send any notice of compliance or notice of violation to the Commission and the permit holder in a timely manner.

([H]k) *Modification of Final Approval.*

(1) An approved conditional use permit may, upon application by the permittee, be modified by the Planning and Zoning Commission:

(a) When changed conditions cause the conditional use to no longer conform to the standards for its approval,

(b) To implement a different development plan conforming to the standards for its approval;

(2) The modification application shall be subject to a public hearing and the appropriate fee as set forth in the City's schedule of fees adopted by the City Council in order to help cover the costs of the public hearing notice.

~~([!])~~ *Expiration—Extensions—Transferability.*

(1) An approved conditional use permit lapses twelve (12) months after approval if no building permit is procured or if the allowed use is not initiated.

(2) A conditional use permit shall automatically expire if for any reason the conditioned use ceases for a period of one (1) year or longer.

(3) The Commission may grant time extensions to stay the lapse or the expiration of a permit for periods not to exceed one (1) year each upon a finding that circumstances have not changed sufficiently to warrant reconsideration of the approval of the conditional use permit or that good cause exists to grant the time extension. A permittee must request a time extension in writing, and submit any supporting materials, within ninety (90) days of the date of the administrative official's written notice to the permittee that either the permit has lapsed under subsection [\(1\)](#) or that the permit has expired under subsection [\(2\)](#) by a date certain. If the administrative official does not issue a written notice concerning lapse or expiration, the permittee may request a time extension at any time within two (2) years of the date the permit was issued or the use ceased, whichever is later. A permittee may be granted time extensions not to exceed a total of two (2) years from the date of the Commission's grant of the first time extension. The Commission may, but is not required to, hold a public hearing prior to issuing a decision under this subsection.

(4) A permittee who disputes the administrative official's determination that the conditioned use has not been timely initiated or has ceased for a period of one (1) year or longer may appeal the official's determination to the Board of Adjustment in accordance with KMC [14.20.290](#). If the permittee has requested a stay under subsection [\(3\)](#), above, the time for appeal of the administrative official's determination of lapse or

expiration shall not run until such time as the Commission has made a final decision on the request for a stay.

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


(6) Appeals from decisions of the Commission under this section shall be made in accordance with the provisions of KMC 14.20.290.

((J)m) A proposed conditional use permit shall not be considered if a substantially similar conditional use permit has been considered and denied within the nine (9) months immediately preceding.

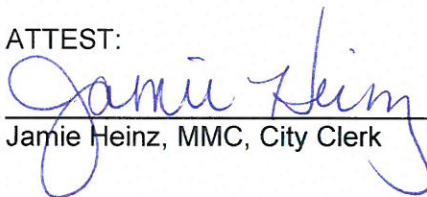
Section 2. Severability: That if any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which this judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this title or application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of this ordinance even without such part, provision, or application.

Section 3. Effective Date: That pursuant to KMC 1.15.070(f), this ordinance shall take effect 30 days after enactment.

ENACTED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, this 15 day of September, 2021.


BRIAN GABRIEL SR., MAYOR

ATTEST:


Jamie Heinz, MMC, City Clerk



Introduced: September 1, 2021
Enacted: September 15, 2021
Effective: October 15, 2021



KENAI

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

MEMORANDUM

TO: Mayor Brian Gabriel and Kenai City Council

FROM: Vice-Mayor Bob Molloy

DATE: August 26, 2021

SUBJECT: **Ordinance 3243-2021 – An ordinance amending KMC 14.20.150-Conditional Use Permits to clarify roles and responsibilities in the conditional use permit process and to make housekeeping changes**

- Memo #1 - Introduction, Postponement and Referral

The Planning & Zoning Commission, the City Council, the Board of Adjustment, and public comments have identified issues in **KMC 14.20.150 Conditional use permits** that should be addressed regarding roles and responsibilities. **Ordinance 3243-2021** proposes to amend **KMC 14.20.150 Conditional use permits** to address some of these issues by clarifying the roles and responsibilities of applicants, the Planning Director, and the Planning and Zoning Commission in the conditional use permit process.

The sponsor verbally presented the highlights of the proposed amendments to the Planning & Zoning Commission during Additional Public Comment at the Commission's 8/25/21 meeting. The Commissioners were very interested in and asked pertinent questions during the discussion of the highlights of the proposed amendments. It's the sponsor's understanding that the Commission has no other item at present for its 9/08/21 meeting.

At introduction, a request will be made for Council to postpone this ordinance to and for a public hearing at the Council's 9/15/21 meeting, and to refer this ordinance to the Planning & Zoning Commission for a public hearing at its 9/08/21 meeting, and for the Commission to make recommendations. If the Commission requests more time, then on 9/15/18 Council could refer the ordinance again to the Commission for its 9/22/21 meeting, and postpone to Council's 10/6/21 meeting for public hearing. There is some time; it's the sponsor's understanding that this ordinance later would fall off of the Council's agenda if no vote is taken at Council's 10/21/21 meeting.

Council's support of introduction and this referral request is respectfully requested.



KENAI

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

MEMORANDUM

TO: Mayor Brian Gabriel and Kenai City Council

FROM: Vice-Mayor Bob Molloy

DATE: August 26, 2021

SUBJECT: Ordinance 3243-2021 – An ordinance amending KMC 14.20.150-Conditional Use Permits to clarify roles and responsibilities in the conditional use permit process and to make housekeeping changes

- Memo #2 - Supporting

The Planning & Zoning Commission, the City Council, the Board of Adjustment, and public comments have identified issues in **KMC 14.20.150 Conditional use permits** that should be addressed regarding roles and responsibilities. **Ordinance 3243-2021** addresses some of these issues.

Ordinance 3243-2021 proposes to amend **KMC 14.20.150 Conditional use permits** by clarifying the roles and responsibilities of applicants, the Planning Director, and the Planning and Zoning Commission in the conditional use permit process and to make some housekeeping changes. The proposed amendments include the following:

1. Add final sentence to paragraph **(a) Intent** to clarify and state that the Commission has discretion to grant, deny, modify or revoke a Conditional Use Permit (“CUP”).
2. Add a new paragraph **(b) Pre-application meeting** requiring the applicant to have a pre-application meeting with the Planning Director or designee. The purpose is to ensure the application is complete and the applicant is familiar with the conditional use permit public hearing process. The review by the Planning Director is to determine that sufficient information is presented with the application to allow the Planning Commission a meaningful review, and has no bearing on whether an application should be granted or denied by the Commission.
3. Make minor changes to the paragraph on **Applications** regarding the contents of the application, to be consistent with the online form for the application and the practice that there be some kind of conceptual drawings for landscape and site plans and the dimensional plot plans.
4. Add a sentence to the paragraph on **Applications** that the application and plans will be posted to the City’s website when the meeting packet is posted to the website. The City

Clerk and Administration would create a page to list public hearings coming up on applications with a link to the applications and plans.

5. Add to the paragraph on **Public Hearings** the requirement that the applicant or representative must be present in person or by remote electronic device to present the application and the applicant's case.
6. Clarify the second condition or criteria of the **Review Criteria** to provide that the value is the economic and non-economic value, so the second criteria is that the economic and non-economic value of the adjoining property and neighborhood will not be significantly impaired.
7. Add a paragraph to the **Review Criteria** which further clarifies the Commission's discretion to the effect that: The Commission may approve, approve with conditions, or deny the application. The Commission will make findings on the six criteria in its decision. Any other relevant evidence may be considered by the Commission in its decision.
8. Add a new paragraph on **Burden of Proof**, clarifying and stating that the applicant has the burden of proof to show that the six review conditions or criteria are satisfied.
9. Add a new paragraph on **Staff report**, clarifying and stating that the Planning Director or designee will provide a staff report. The staff may include a recommendation and proposed findings on whether the requirements of this Code have been satisfied and whether any additional specific conditions are recommended. The Commission may consider the recommendations of the Planning Director or designee, but does not have to defer to the staff's recommendation. The staff report does not relieve the applicant from the applicant's burden of proof.

Council's consideration and support of Ordinance 3243-2021 is respectfully requested.





KENAI

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

MEMORANDUM

TO: Mayor Gabriel and Council Members
FROM: Scott Bloom, City Attorney
DATE: September 9, 2021
SUBJECT: Ordinance 3243-2021- KMC 14.20.150- Conditional Use Permits

The Planning and Zoning Commission met on September 8, 2021 to consider Ordinance 3243-2021 and recommended Council enact the Ordinance with two amendments.

I request Council move to amend Ordinance 3243-2021 by amending the last Whereas Clause to read:

“WHEREAS, on September 8, 2021 the Planning and Zoning Commission met and recommended the City Council enact this Ordinance with amendments.”

The Commission moved to amend the new section (d) of KMC 14.20.150 to read as follows (new language in red):

([C]d) *Public Hearing*. If the application is in order, a public hearing shall be scheduled in accordance with the requirements of KMC [14.20.280](#). An applicant or representative of the applicant must be present in person or by remote device for the application to be considered at the public hearing. If the applicant or representative is not present at the scheduled public hearing and has not provided reasonable timely notice of unavailability to the Planning Department or Commission, the application will be dismissed by the Commission without a public hearing and the applicant may reapply at any time after paying a new application fee.

This amendment will require a further modification in subsection (e) as provided below:

([D]e) *Review Criteria*. Prior to granting a conditional use permit, it shall be established that the use satisfies all the following [CONDITIONS] criteria:

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

- (2) The economic and non-economic value of the adjoining property and neighborhood will not be significantly impaired;
- (3) The proposed use is in harmony with the Comprehensive Plan;
- (4) Public services and facilities are adequate to serve the proposed use;
- (5) The proposed use will not be harmful to the public safety, health or welfare; and
- (6) Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions [SHOULD BE MET BY THE APPLICANT]. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.

The Commission may approve, approve with conditions, dismiss or deny the application. The Commission must make specific findings in its decision addressing all six of the required criteria stated above. Any relevant evidence may be considered by the Commission in its decision.

The Commission recommended this change to provide direction and clarity for the process if an applicant or representative is not present for the hearing. Reasonable timely notice depends on the circumstances, allowing for flexibility in emergency or exigent circumstances. The application fee for a conditional use permit is \$250 as provided in the City's Fee Schedule.

The Commission also expressed a desire to be notified of any written notices of violations provided to conditional use permit holders.

The Commission moved to amend the new section (j) of KMC 14.20.150 to read as follows (new language in red):

([G]j) Revocation for Noncompliance/Compliance Notices. If the Commission determines, based on the yearly review or any other investigation undertaken by the official, that the conduct of the operation(s) is not in compliance with: (1) the terms and conditions of the permit; (2) the provisions of the Kenai Zoning Code; (3) or that the permit holder is not current on any obligations (e.g., sales tax, property tax, utility payments, lease payments) to the City unless the applicant has entered into an approved payment with the City on any obligations owed and the applicant is in compliance with the payment plan, the Commission may revoke the permit. The Commission shall not revoke the permit until the permit holder has been notified and given reasonable opportunity to correct the deficiency(s) or to provide information relating to or rebutting the alleged deficiency(s). Appeals from decisions under this section shall be made in accordance with the provisions of KMC [14.20.290](#). If the administrative



official determines the permit holder is in compliance with the conditions in this subsection, or notifies the permit holder of a potential violation in writing, the administrative official [IT] shall send any notice of compliance or notice of violation to the Commission and the permit holder in a timely manner.





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-34**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THE COUNCIL OF THE CITY OF KENAI AMEND KENAI MUNICIPAL CODE 14.20.150-CONDITIONAL USE PERMITS, TO CLARIFY ROLES AND RESPONSIBILITIES OF APPLICANTS, THE PLANNING DIRECTOR, AND THE PLANNING COMMISSION IN THE CONDITIONAL USE PROCESS AND MAKE HOUSEKEEPING CHANGES.

WHEREAS, Kenai Municipal Code 14.20.150 describes the process for application and review of conditional use permits; and,

WHEREAS, the conditional use permit process is intended to recognize that some uses that are not permitted by the Land Use Table in certain zones may be conditionally allowed if certain conditions are met; and,

WHEREAS, the amendments below clarify that the grant or denial of a conditional use permit is a discretionary act by the Commission and the applicant has the burden of proof to show that a conditional use permit should be granted; and,

WHEREAS, the amendments also require a pre-application meeting with the Planning Director or designee prior to submittal of an application for public hearing to assist the applicant in preparing for the public hearing and providing the Commission with relevant information to make a decision; and,

WHEREAS, the amendments require the applicant to be present or available during the public hearing to present information to the Commission about the application; and,

WHEREAS, the amendments require the Commission to make findings specific to the six criteria that must be met to approve a conditional use permit and provide that the Commission may consider all relevant information in making its decision; and,

WHEREAS, the amendments describe the role of the Planning Director or designee in providing a staff report during public hearings and that the recommendations of the Planner may be considered, but are not accorded deference by the Commission.

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

Section 1. Amendment of Section of the Kenai Municipal Code 14.20.150: That Kenai Municipal Code, Section 14.20.150 – Conditional Use Permits, is hereby amended as follows:

14.20.150 Conditional [U]Use [P]Permits.

(a) *Intent.* It is recognized that there are some uses that may be compatible with designated principal uses in specific zoning districts provided certain conditions are met. The conditional use permit procedure is intended to allow flexibility in the consideration of the impact of the proposed use on surrounding property and the application of controls and safeguards to assure that the proposed use will be compatible with the surroundings. The Commission may permit this type of use if the conditions and requirements listed in this chapter are met. The [ALLOWED] conditional uses are listed in the Land Use Table. Before a conditional use permit may be granted, the procedures specified in this chapter must be followed. The grant, denial, modification, or revocation of a conditional use permit is discretionary.

(b) *Pre-Application Meeting.* Every conditional use permit applicant must contact the Planning Director for a pre-application meeting with the Planning Director or designee before the application is submitted to the Commission in order to ensure applications are complete and the applicant is familiar with the conditional use permit public hearing process. If an application is determined to be incomplete by the Planning Director, the application may be re-submitted to the Planning Director with changes or new information as many times as necessary, or the applicant may request a review with the City Manager whose determination shall be final. The review by the Planning Director is to determine that sufficient information is presented to allow the Commission a meaningful review, and has no bearing on whether an application should be granted or denied by the Commission.

~~(B)c~~ *Applications.* Applications for a conditional use permit shall be filed in writing with the Planning Department. The application shall include, but is not limited to, the following:

- (1) Name and address of the applicant and name and address of the property owner if not the applicant;
- (2) Verification by the owner of the property concerned if other than the applicant;
- (3) The street address and [A] a legal description of the property involved;
- (4) A description of the proposed use and how the use satisfies the review criteria;
- (5) Dimensioned plot plans showing the location of all existing and proposed buildings or alteration, conceptual drawing and such data as may be required; and
- (6) The appropriate fee as set forth in the City's schedule of fees adopted by the City Council.

The application and its plans shall be posted to the City's website at time of publication of Commission packet.

([C]d) *Public Hearing.* If the application is in order, a public hearing shall be scheduled in accordance with the requirements of KMC [14.20.280](#). An applicant or representative of the applicant must be present in person or by remote device for the application to be considered at the public hearing. If the applicant or representative is not present at the scheduled public hearing and has not provided reasonable timely notice of unavailability to the Planning Department or Commission, the application will be dismissed by the Commission without a public hearing and the applicant may reapply at any time after paying a new application fee.

([D]e) *Review Criteria.* Prior to granting a conditional use permit, it shall be established that the use satisfies all the following [CONDITIONS] criteria:

- 1) The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district;
- 2) The economic and non-economic value of the adjoining property and neighborhood will not be significantly impaired;
- 3) The proposed use is in harmony with the Comprehensive Plan;
- 4) Public services and facilities are adequate to serve the proposed use;
- 5) The proposed use will not be harmful to the public safety, health or welfare; and
- 6) Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions [SHOULD BE MET BY THE APPLICANT]. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.

The Commission may approve, approve with conditions, dismiss, or deny the application. The Commission must make specific findings in its decision addressing all six of the required criteria stated above. Any relevant evidence may be considered by the Commission in its decision.

(f) Burden of Proof. The applicant for a conditional use permit has the burden to show by substantial evidence that the six criteria above are satisfied. Substantial evidence is such relevant evidence a reasonable mind might accept as adequate to support a conclusion.

(g) Staff Report. The Planning Director or designee will provide a staff report on the application to the Commission at the public hearing. The staff report may contain any information deemed pertinent by the Planning Director or designee, and may include a recommendation and proposed findings on whether the requirements of this Chapter have been met and whether any additional specific conditions are recommended. The Commission may consider the recommendations of the Planning Director or designee, but shall accord it no deference. The staff report does not relieve the applicant's burden of proof.

([E]h) Issuance of the Permit. Following approval by the Commission, the administrative official shall not issue the permit until the expiration of the fifteen (15) day appeal period contained in KMC [14.20.290](#). After approval by the Commission and before the issuance of the permit, the administrative official must determine that the applicant is current on all obligations (e.g., sales tax, property tax, lease payments, utility payments) to the City or has entered into an approved payment plan with the City on any obligations owed and the applicant is in compliance with the payment plan and (if the permit is for a use required to collect sales tax) must show a valid borough sales tax account. If a timely appeal is filed pursuant to KMC [14.20.290](#), the permit shall not be issued unless authorized by the Board of Adjustment.

([F]i) Yearly Reports. The permit holder shall submit a yearly report between October 1st and December 31st to the administrative official. Such report shall include a summary of the on-site activity.

([G]j) Revocation for Noncompliance/Compliance Notices. If the Commission determines, based on the yearly review or any other investigation undertaken by the official, that the conduct of the operation(s) is not in compliance with: (1) the terms and conditions of the permit; (2) the provisions of the Kenai Zoning Code; (3) or that the permit holder is not current on any obligations (e.g., sales tax, property tax, utility payments, lease payments) to the City unless the applicant has entered into an approved payment with the City on any obligations owed and the applicant is in compliance with the payment plan, the Commission may revoke the permit. The Commission shall not revoke the permit until the permit holder has been notified and given reasonable opportunity to correct the deficiency(s) or to provide information relating to or rebutting the alleged deficiency(s). Appeals from decisions under this section shall be made in accordance with the provisions of KMC [14.20.290](#). If the administrative official determines the permit holder is in compliance with

New Text Underlined; [DELETED TEXT BRACKETED]

the conditions in this subsection, or notifies the permit holder of a potential violation in writing, the administrative official [IT] shall send any notice of compliance or notice of violation to the Commission and the permit holder in a timely manner.

~~(H)k~~ *Modification of Final Approval.*

- 1) An approved conditional use permit may, upon application by the permittee, be modified by the Planning and Zoning Commission:
 - a) When changed conditions cause the conditional use to no longer conform to the standards for its approval,
 - b) To implement a different development plan conforming to the standards for its approval;
- (2) The modification application shall be subject to a public hearing and the appropriate fee as set forth in the City's schedule of fees adopted by the City Council in order to help cover the costs of the public hearing notice.

~~(I)l~~ *Expiration—Extensions—Transferability.*

- 1) An approved conditional use permit lapses twelve (12) months after approval if no building permit is procured or if the allowed use is not initiated.
- 2) A conditional use permit shall automatically expire if for any reason the conditioned use ceases for a period of one (1) year or longer.
- 3) The Commission may grant time extensions to stay the lapse or the expiration of a permit for periods not to exceed one (1) year each upon a finding that circumstances have not changed sufficiently to warrant reconsideration of the approval of the conditional use permit or that good cause exists to grant the time extension. A permittee must request a time extension in writing, and submit any supporting materials, within ninety (90) days of the date of the administrative official's written notice to the permittee that either the permit has lapsed under subsection (1) or that the permit has expired under subsection (2) by a date certain. If the administrative official does not issue a written notice concerning lapse or expiration, the permittee may request a time extension at any time within two (2) years of the date the permit was issued or the use ceased, whichever is later. A permittee may be granted time extensions not to exceed a total of two (2) years from the date of the Commission's grant of the first time extension. The Commission may, but is not required to, hold a public hearing prior to issuing a decision under this subsection.

- 4) A permittee who disputes the administrative official's determination that the conditioned use has not been timely initiated or has ceased for a period of one (1) year or longer may appeal the official's determination to the Board of Adjustment in accordance with KMC [14.20.290](#). If the permittee has requested a stay under subsection [\(3\)](#), above, the time for appeal of the administrative official's determination of lapse or expiration shall not run until such time as the Commission has made a final decision on the request for a stay.
- 5) A conditional use permit is not transferable from one (1) parcel of land to another. Conditional use permits may be transferred from one (1) owner to another for the same use, but if there is a change in use on the property, a new permit must be obtained.
- 6) Appeals from decisions of the Commission under this section shall be made in accordance with the provisions of KMC [14.20.290](#).

([J]m) A proposed conditional use permit shall not be considered if a substantially similar conditional use permit has been considered and denied within the nine (9) months immediately preceding.

Section 2. That a copy of Resolution PZ2021-34 be forwarded to the Kenai City Council.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
this 8th day of September, 2021.



JEFF TWAIT, CHAIRPERSON

ATTEST:


JAMIE HEINZ, CITY CLERK