



**Kenai Planning and Zoning Commission
Meeting**

December 09, 2020 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic Participation Info Page 2****

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.](#) *October 28, 2020

C. SCHEDULED PUBLIC COMMENT

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

D. UNSCHEDULED PUBLIC COMMENT

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

E. CONSIDERATION OF PLATS

- [1.](#) **Resolution PZ2020-36** - Preliminary Subdivision Plat of Integrity Plaza II, submitted by Cliff Baker, Surveyor, 201 Barrow Street, Unit 202, Anchorage, AK 99501, on behalf of Cliff Baker, 201 Barrow Street, Unit 202, Anchorage, AK 99501

F. PUBLIC HEARINGS

- [1.](#) **Resolution PZ2020-35** - Application for a Conditional Use Permit for seven zero lot line/townhouse dwellings, on Tract A, Kenai Landing Cottages, and located at 2101 Bowpicker Lane. The application was submitted by Kenai Landing, Inc., 2101 Bowpicker Lane, Kenai, AK 99611.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

I. PENDING ITEMS

J. REPORTS

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

K. ADDITIONAL PUBLIC COMMENT

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

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

L. INFORMATIONAL ITEMS

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. December 23, 2020
2. January 13, 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/81119277281?pwd=Y05kbjN4Nld4dnVSYTJJK2JkWG9xZDZ09>

Meeting ID: 811 1927 7281

Passcode: 609892

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+1 669 900 6833

+1 253 215 8782

Meeting ID: 811 1927 7281

Passcode: 609892

File Attachments for Item:

1. *October 28, 2020

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 28, 2020 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
VICE CHAIR DIANE FIKES, PRESIDING**

MINUTES

A. CALL TO ORDER

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

1. Pledge of Allegiance

Commission Vice Chair Fikes led those assembled in the Pledge of the Allegiance.

2. Roll Call

Commissioners present: R. Springer, D. Fikes, J. Halstead, G. Greenberg, T. McIntyre, V. Askin,

Commissioners absent: J. Twait

Staff/Council Liaison present: City Manager P. Ostrander, Planning Assistant W. Anderson, Deputy City Clerk M. Thibodeau, Council Liaison H. Knackstedt

A quorum was present.

3. Agenda Approval

Vice Chair Fikes noted the following revisions to the packet:

Add to item E.1.

Resolution No. PZ2020-34

- Amendment Memorandum to Commission
- Resolution No. PZ2020-34 Substitute

MOTION:

Commissioner Halstead **MOVED** to approve the agenda with the requested additions to the packet and Commissioner Askin **SECONDED** the motion. There were no objections; **SO ORDERED.**

4. Consent Agenda

MOTION:

Commissioner Halstead **MOVED** to approve the consent agenda and Commissioner Askin **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 – J. Twait

B. APPROVAL OF MINUTES

1. *September 23, 2020

The minutes were approved by the Consent Agenda.

C. SCHEDULED PUBLIC COMMENT – None.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS

1. **Resolution PZ2020-34** – Preliminary Subdivision Plat of Kenai Bluff Stabilization Subdivision, submitted by Segesser Surveys, 30485 Rosland St., Soldotna, AK 99669, on behalf of Craig Lofstedt, Personal Representative of Vernon L. Bud Lofstedt, P.O. Box 3024, Kenai, AK 99611

City Manager reviewed the staff report provided in packet noting the plat divided the property into two tracts. City staff recommends approval subject to the following conditions:

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

MOTION:

Commissioner Greenberg **MOVED** to approve Resolution No. PZ2020-34 and Commissioner Halstead **SECONDED** the motion.

MOTION TO AMEND:

Commissioner Greenberg **MOVED** to amend by Substitute Resolution No. PZ2020-34 and Commissioner Halstead **SECONDED** the motion.

VOTE ON AMENDMENT:

YEA: Springer, Halstead, Fikes, Askin, Greenberg

NAY:

MOTION PASSED UNANIMOUSLY.

VOTE ON MOTION AS AMENDED:

YEA: Springer, Halstead, Fikes, Askin, Greenberg

NAY:

MOTION PASSED UNANIMOUSLY.

F. PUBLIC HEARINGS – None.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS – None.

I. PENDING ITEMS – None.

J. REPORTS

1. **City Council** – Council Member Knackstedt reported on the actions from the October 7 and October 21 City Council meetings.
2. **Borough Planning** – Commissioner Fikes reported on the actions of the Borough Planning Commission meeting of Oct 26;
 - Denied a request for easement vacation;
 - Setback vacations in Sterling and Homer were both approved;
 - Reviewed 6 plats total, 4 approved;
 - New commissioner Devin Chesner took oath of office and sworn in;
 - Provided an update on Kenai Peninsula Borough chambers remodeling.

7:27 p.m. Commissioner McIntyre joined the meeting

3. **Administration** – City Manager Ostrander reported on the following:
 - First COVID-19 case diagnosed in City employee. Noted changes being made by the City to manage operations and limit potential spread. Additional policy changes will be made to reflect changing State mandates, noting that the Governor's emergency declaration may expire November 15;
 - The Land Management Plan in final stages of first draft. A work session is being scheduled for the City Council, after which it will be sent to all commissions for consideration. The Plan involves 358 city parcels, each with its own specific recommendations;
 - Recruiting for Planning Director is in progress, with a second interview scheduled; and
 - Administration is looking at the impacts of the Kenai Peninsula Borough's anadromous ordinance, and will be working with the Borough's task force to consider potential changes to the regulations applied in industrial areas of the City.

K. ADDITIONAL PUBLIC COMMENT

L. INFORMATIONAL ITEMS

1. Planning and Zoning Resolutions - Third Quarter 2020

2. Building Permit Report - Third Quarter 2020

3. Code Violations - Third Quarter 2020

M. NEXT MEETING ATTENDANCE NOTIFICATION – November 18, 2020

N. COMMISSION COMMENTS & QUESTIONS – None.

- Commissioner Springer requested clarification on date of second City Council meeting in November. He also inquired about local applicants for open Planning & Zoning position;
- Commissioner McIntyre explained his delayed attendance to the meeting;
- Commissioner Halstead discussed schedule for removing vehicles from streets prior to snow removal; and
- Commissioner Greenberg asked about the possibility of having a camera Council Chambers connected on Zoom.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:39 p.m.

Minutes prepared and submitted by:

Meghan Thibodeau
Deputy City Clerk

File Attachments for Item:

1. Resolution PZ2020-36 - Preliminary Subdivision Plat of Integrity Plaza II, submitted by Cliff Baker, Surveyor, 201 Barrow Street, Unit 202, Anchorage, AK 99501, on behalf of Cliff Baker, 201 Barrow Street, Unit 202, Anchorage, AK 99501



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2020-36**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT INTEGRTIY PLAZA II ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Cliff Baker, Surveyor, and,

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

WHEREAS, the reversion to acreage and combining of Tract A and Lot 1, Integrity Plaza will remove the non-conformity that currently exists on the structure located on Lot 1, Integrity Plaza; and

WHEREAS, street names are referenced correctly; and,

WHEREAS, The Kenai Spur Highway is paved and maintained by the State of Alaska, Department of Transportation; and

WHEREAS, Swires Road is paved and maintained by the City of Kenai; and

WHEREAS, City water and sewer lines are available to the property and an installation agreement will not be 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 sewer.
2. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the proposed tract 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 Integrity Plaza II 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 9th day of December, 2020.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CITY CLERK



KENAI

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

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Willie Anderson, Planning Assistant
DATE: November 30, 2020
SUBJECT: PZ2020-36 – Preliminary Plat – Integrity Plaza II

Applicant: Cliff Baker
201 Barrow Street, Unit 202
Anchorage, AK 99501

Submitted By: Cliff Baker
201 Barrow Street, Unit 202
Anchorage, AK 99501

Requested Action: Preliminary Subdivision Plat – Integrity Plaza II

Legal Description: Tract A and Lot 1, Integrity Plaza

Property Address: 8195 Kenai Spur Highway and 603 Swires Road

KPB Parcel No: 04520024 and 04520023

Lot Size: 2.05 Acres (approximately 89,298 square feet) and
.16 Acres (approximately 6,970 square feet)

General Commercial (approximately 1.32 acres) and
Suburban Residential (approximately .74 acres)

Current Land Use: Professional Office Building and Accessory Structure (Tract A) ,
Single Family Dwelling (Lot 1)

Land Use Plan: General Commercial and Suburban Residential

GENERAL INFORMATION

Cliff Baker, Surveyor, submitted a preliminary plat application for the proposed preliminary plat of Integrity Plaza II. Mr. Baker is also the property owner. The plat affects the parcels described as Tract A, and Lot 1, Integrity Plaza.

The property owner has submitted a plat to revert to acreage and combine Tract A, and Lot 1, Integrity Plaza. This plat will vacate the property lines between Tract A and Lot 1 and create a larger tract described as Tract A1, Integrity Plaza II. Tract A1, Integrity Plaza II will be approximately 2.19 acres (approximately 95,396 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 December 3, 2020.

ANALYSIS

The proposed Tract A1, Integrity Plaza II is bordered on the North by the Kenai Spur Highway which is paved and maintained by the State of Alaska. The East boundary of Tract A1, Integrity Plaza 11 is adjacent to Swires Road which is paved and maintained by the City of Kenai. The professional office building located on Tract A, Integrity Plaza is accessed via the Kenai Spur Highway and access to the single-family dwelling located on Lot 1, Integrity Plaza is via Swires Road. Plat Note number two (2) provides that no direct access to state-maintained rights-of-way is permitted unless approved by the State of Alaska Department of Transportation and Public Facilities, which would apply to any access from the Kenai Spur Highway.

There is a structure located on the Northeast corner of the proposed Tract A1 which at one time was a single-family dwelling; however, it has not been used as a single-family dwelling for a number of years. The property owner states that he uses it as a storage building. The Kenai Peninsula Borough classifies this structure as a shed (accessory structure).

The structure located on Lot 1, Integrity Plaza is classified by the Kenai Peninsula as a single-family dwelling. The property owner states that dwelling is unoccupied and he does not have any plans to occupy the dwelling. The structure located on the lot is a non-conforming structure pursuant to Kenai Municipal Code *14.20.050(a)(2)* because it does not meet the minimum lot size requirement for development. The removal of the lot line and incorporation into Tract A1, Integrity Plaza II will eliminate this non-conformity. The property owner has stated that it is his intent to



demolish the single family dwelling and shed within the next couple of years when he further develops, Tract A1, Integrity Plaza II.

Water and sewer services are available. The professional office building located on Tract A, Integrity Plaza is currently connected to City water and sewer services. Water service to Lot 1, Integrity Plaza has been discontinued since the property is unoccupied. An installation agreement is not required.

A large portion of Tract A, Integrity Plaza is zoned as General Commercial and the southern portion (South of Lot 1, Integrity Plaza) is zoned as Suburban Residential. The property owner has indicated that it is his intent to request that Tract A1, Integrity Plaza II be rezoned to General Commercial prior to further development of Tract A1, Integrity Plaza II.

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

RECOMMENDATIONS

City staff recommends approval of the preliminary plat of Integrity Plaza II, subject to the following conditions:

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

ATTACHMENTS

1. Resolution No. PZ2020-36
2. Application
3. Preliminary Plat
4. 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:	Cliff Baker						
Mailing Address:	201 Barrow St., Unit 202	City:	Anchorage	State:	AK	Zip Code:	99501
Phone Number(s):	Hm: 907-279-8510 cell: 538-8942						
Email:	cliff1baker@yahoo.com						

PROPERTY OWNER

Name:	Cliff Baker						
Mailing Address:	201 Barrow St., Unit 202	City:	Anchorage	State:	AK	Zip Code:	99501
Phone Number(s):	Hm: 907-279-8510 cell: 538-8942						
Email:	cliff1baker@yahoo.com						

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04520023 & 04520022					
Current City Zoning:	split zone - CG/RS					
Use:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input type="checkbox"/> Commercial			
	<input type="checkbox"/> Other:					
Water:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community			
Sewer:	<input type="checkbox"/> On Site	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Community			

PLAT INFORMATION

Preliminary Plat Name:	Integrity Plaza II					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No			
Street Name (if vacating ROW):						

Exceptions Required and Requested:

None

Comments:

The attached plat is in accordance with KPB's 18"x24" format.

REQUIRED ATTACHMENTS

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

Signature:		Date:	2 Nov 20
Print Name:	Cliff Baker	Title/Business:	owner DBA Integrity Surveys

NOTES

1. Development of this tract is subject to City of Kenai's zoning regulations.
2. No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
3. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
4. WASTEWATER DISPOSAL: Plans for wastewater disposal, that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.
5. No field survey has been conducted in relation to the preparation of the reversion of acreage. All dimensions and other details as shown hereon are from Integrity Plaza, Plat No. 2003-102 Kenai Recording District.
6. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

Legend:

-  Centerline Monument of Record
-  2-1/2" Iron Pipe of Record
-  5/8" Rebar of Record



Portion of
 BLM Lot 45

SURVEYOR'S CERTIFICATE

I, Clifford E. Baker, LS 5152, hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat was drafted under my direct supervision, and that all data shown hereon is true and correct as compiled from existing record information.

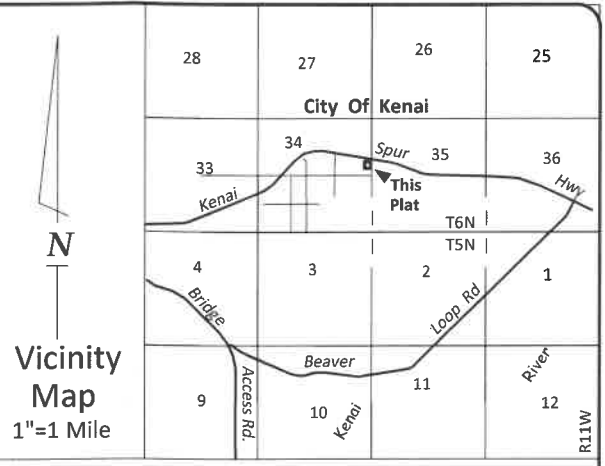
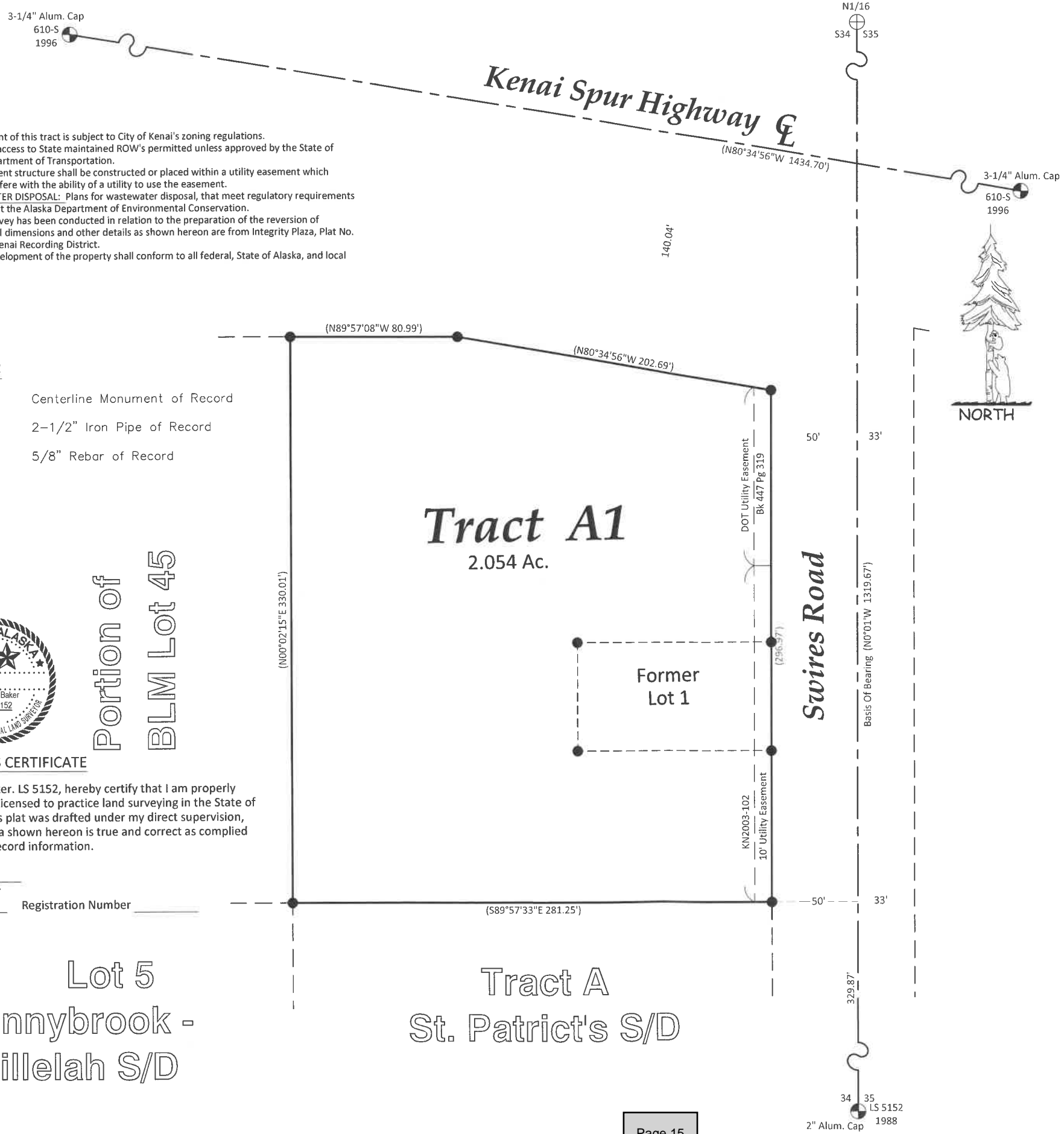
Clifford E Baker
 Dated _____ Registration Number _____

Lot 5
 Donnybrook -
 Shillelah S/D

Tract A1
 2.054 Ac.

Former
 Lot 1

Tract A
 St. Patrick's S/D



Certificate of Ownership & Dedication

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way and public areas to public use and grant all easements to the use shown.

Cliff E. Baker, aka Cliff Baker, DBA Integrity Surveys
 Unit 202
 201 Barrow Street
 Anchorage, AK 99501

Notary's Jurat

Subscribed and sworn before me this ___ day of _____ 2020 for _____.

Notary Public for Alaska
 My commission expires _____.

Plat Approval

This plat was approved by the Kenai Peninsula Borough in accordance with KPB 20.10.040.

Kenai Peninsula Borough
 Authorized Official _____ Date _____

KPB File No. 2020-141

Integrity Plaza II

A reversion of acreage
 combining Lot 1 & Tract A
 Integrity Plaza KN 2003-102

Located within SE1/4NE1/4 Section 34, T6N, R11W, S.M.
 City of Kenai, Kenai Recording District, Kenai Peninsula
 Borough, Alaska.

Containing 2.054 Acres

Clifford Baker, Surveyor/owner
 aka Cliff Baker dba Integrity Surveys & Cliff Baker
 201 Barrow Street, Unit 202, Anchorage, AK 99501
 Phone: (907) 279-8510

SCALE: 1" = 40'
 DRAWN BY: CB
 DATE: 23 November 20



INTEGRITY PLAZA
04520024 & 04520023
8195 Kenai Spur Hwy.
603 Swires Rd.
Tr. A and Lot 1



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

File Attachments for Item:

1. Resolution PZ2020-35 - Application for a Conditional Use Permit for seven zero lot line/townhouse dwellings, on Tract A, Kenai Landing Cottages, and located at 2101 Bowpicker Lane. The application was submitted by Kenai Landing, Inc., 2101 Bowpicker Lane, Kenai, AK 99611.



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2020-35**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
GRANTING A CONDITIONAL USE PERMIT FOR TWO, TWO UNIT TOWNHOUSES AND ONE
THREE UNIT TOWNHOUSE.

APPLICANT: Kenai Landing, Inc.

REPRESENTATIVE: Jonathan Faulkner and Steve Agni

PROPERTY ADDRESS: 2101 Bowpicker Lane

LEGAL DESCRIPTION: Tract A, Kenai Landing Cottages 049-101-23; 049-101-23C012

KENAI PENINSULA BOROUGH PARCEL NUMBER: 049-101-23; 049-101-23C012

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on October 28, 2020 along with additional supplemental information submitted at later dates; and,

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

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on December 9, 2020, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications; and,

WHEREAS, the Planning and Zoning Commission finds:

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

Criteria Met: The proposed townhouses meet the intent of KMC14.20.150 and the intent of the IH Zone with respect to the proposed use, given compliance with the staff recommended specific conditions set forth in KMC 14.20.160. The use is compatible with the designated principal uses in the IH zone given that this is a commercial condominium association on a 50 acre tract and neighboring unit developments are compatible. The IH Zone is intended to provide for a broad range of industrial and commercially uses. Conditional uses may be allowed as provided in the land use table, which townhouses are one of the allowed conditional uses. The proposed conditional use is compatible with adjacent uses on the 50 acre tract, specifically including the Cannery Lodge. Additionally, the large tract is controlled by the condominium association which can control adjacent uses which may otherwise be problematic in the IH zone.

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

Criteria Met. The surrounding uses on Tract A include the Cannery Lodge, and harbor and cannery facilities. The adjoining property and neighborhood value will not be negatively impaired by the development of 7 townhouses in the area.

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

Criteria Met. The construction of townhouses in this area meets goals 1, 2 and 3 of the comprehensive plan by promoting and encouraging quality of life in Kenai, providing economic development elements to support fiscal health, and using land use strategies to implement a forward looking approach to community growth. The proposed townhouses will provide an opportunity for new residents and visitors to stay in Kenai, supporting economic development. As industrial uses of this area have diminished with the removal of aging cannery infrastructure, taking advantage of the waterfront location for townhouse development, like the development of the Cannery Lodge, supports community growth and development.

The Comprehensive Plan provides that existing industrial uses in Kenai total 850 acres, with another 320 acres of vacant industrial land. The current economic outlook does not indicate a demand for large industrial sites in the near future according to the Plan. The Plan notes that the decline in commercial fishing has affected operations of some fish processing plants. It appears there is sufficient industrial land in the City to accommodate a transition to residential uses in this area. Further, redevelopment of this area, consistent with the Cannery Lodge use, will not unduly restrict opportunities for future industrial land uses. Like the Cannery Lodge, it appears this development is compatible with the historic marine industrial use of the area

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

Criteria Met. Public and private services are adequate to serve this proposed 7 unit townhouse development. The location of these townhouses is the same as the location of the former Sockeye Restaurant and Event Facility that was permitted by DEC to serve hundreds of customers a day. The applicant provides that infrastructure including water, waste, gas, electric, phone, and ingress and egress are all available. Kenai Landing's waste water plant is permitted to receive 12,000 gallons of water per day according to the applicant.

Tract A is within a commercial condominium association that provides road maintenance, management and landscaping services to unit owners. The City provides emergency medical, fire and police response to the area. Both the Police Chief and Fire Chief believe adequate services can be provided to the area to accommodate the 7 unit townhouse development. Public road maintenance is provided to the property line

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

Criteria Met. The development of 7 townhouse units in this area does not appear to jeopardize the health, safety or welfare of our community. The development should attract residents and visitors to the area in small numbers. With adequate police, fire and emergency medical response available, along with water and waste water, health, safety and welfare should not be impacted.

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

See Conditions of Approval as set forth in Section 2 below.

WHEREAS, the Planning and Zoning Commission additionally finds the requirements of 14.20.160 Townhouses are met:

1. The development conforms with the adopted comprehensive plan.

See finding 3 above.

2. Public Services and facilities are adequate to serve townhouse development.

See finding 4 above.

3. Health, Safety and Welfare will not be jeopardized by the proposed development.

See finding 5 above.

4. Standards for townhouse development are satisfied as required in this section.

- a. The proposed development shall meet the applicable processing conditions specified in the conditional use permit section.

This requirement is met.

- b. A detailed development plan shall be submitted including a site plan drawn to scale. The site plan shall include, but shall not be limited to, the topography and drainage of the proposed site, the location of all buildings and structures on the site, courts, and open space areas, circulation patterns, ingress and egress points, parking areas (including the total number of parking spaces provided), and a general floor plan of the principal buildings, together with such information as the Commission shall require;

The applicant has submitted a site plan to include two, two unit townhouses and one three unit townhouse. The material submitted by the Kenai Landing includes topography and drainage of the area with a plan to direct drainage to a ten acre on-site wetlands to the West Northwest of the development area. General plans submitted include the location of the proposed buildings, open areas, circulation patterns, ingress and egress points, the units will have garages for parking, and general floor plans options are provided. The commission may request Kenai Landing to provide updated documents as they become available.

- c. Not more than six (6) contiguous townhouses shall be built in a row with the same or approximately the same front line and not more than twelve (12) townhouses shall be contiguous.

Kenai Landing is only proposing to build 2 and 3 contiguous townhouses in this phase of the project.

- d. Separation requirement: One series of townhouses shall not be located closer than fifteen feet (15') to another series of townhouses or any accessory structure within the townhouse development.

The proposed townhouse series will not be closer than 15 feet to each other.

- e. Minimum lot width for an individual townhouse is twenty-four feet (24').

The development will meet this requirement. Meeting this width criteria will be required nonetheless as the project is developed and the applicant is aware of this requirement.

- f. Minimum lot area for each townhouse unit shall be two thousand (2,000) square feet and subject to the following:

(A) The total building coverage in the R, RR, RR1, RS, RS1, RS2, RU, and TSH zones shall be determined by the Development Requirements Table of KMC Title 14. The total building coverage in the IL, IH, CC, and CG zones shall be determined by the Uniform Building Code as adopted by KMC 4.05.010. (Ord. 1767-97)

(B) The lot area may include a portion of the undivided common area.

Kenai Landing indicates it will meet the minimum lot area and building coverage. Because this is in the IH zone, the building inspector will determine the total building coverage based on the Uniform Building Code. Meeting this criteria will be a condition of the conditional use permit along with other criteria.

- g. Two hundred (200) cubic feet of covered storage space shall be provided exclusive of the living area of the unit, unless a garage is provided as a part of the townhouse unit.

Each townhouse as proposed will have its own garage.

- h. The developer or subdivider of any townhouse development including common open area, property, or amenities, shall have evidence that compliance with the Uniform Common Interest Ownership Act, AS 34.08, has been made prior to the sale of any townhouse dwelling units;

Kenai Landing must provide evidence of this requirement prior to sale of any townhouse dwelling unit.

- i. All areas not devoted to buildings, drives, walks, parking areas or other authorized installations shall be covered with one or more of the following: lawn, grass, natural or ornamental shrubbery or trees, or other suitable materials approved by the Commission.

Pursuant to KMC Chapter 14.25 Landscaping/ Site Plan Regulations a landscaping and site plan will be required for this multifamily development in the heavy industrial zone.

- j. The standards set forth in this section shall complement the general standards set forth in this chapter and shall not be construed as superseding any general standard. In the event of conflict, the stricter standard shall control.

This will be a requirement included in the conditional use permit.

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

Section 1. That a conditional use permit is granted to Kenai Landing Inc., for the use of a two, two dwelling unit town houses and one three dwelling unit townhouse as proposed in its application on Tract A, Kenai Landing Cottages 049-01-23; 049-01-23C012

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

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Prior to issuance of a Building Permit, a landscape/site plan must be reviewed and approved by the City Planner.
3. Prior to beginning construction of the project, a building permit must be issued by the Building Official for the City of Kenai.
4. All criteria of KMC 14.20.160 - Townhouses must be met, with updated documents provided to the City as they become available.
5. Prior to the sale of any of the units, evidence must be provided that the developer is in compliance with the Uniform Common Interest Ownership Act, AS 34.08.
6. A biennial fire inspection must be completed by the Fire Marshal for the City of Kenai.
7. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
8. The applicant will meet with City staff for on-site inspections when requested.
9. If there is a change of use for the above described property a new Conditional Use Permit must be obtained, pursuant to 14.20.150(i)(5).
10. Pursuant to KMC 14.20.150(i)(2), this permit shall expire automatically upon termination or interruption of the use for a period of at least one year.
11. Failure to provide documentation to the City for meeting these conditions shall be grounds for the suspension or revocation of the conditional use permit.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
this 9th day of December, 2020.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CMC, 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: Scott Bloom, City Attorney
DATE: December 3, 2020
SUBJECT: **PZ2020-35 – Conditional Use Permit – Kenai Landing**

Applicant: Kenai Landing, Inc.
2101 Bowpicker
Kenai, Alaska 99611

Legal Description: Tract A, Kenai Landing Cottages KPB Parcel #'s 049-101-23;
049-101-23C012

Property Address: 2101 Bowpicker

Lot Size: Tract A - 50 Acres (project to be Approximately 1 Acre)

Existing Zoning: Heavy Industrial

Current Land Use: Mostly Vacant and Unoccupied/ Cannery Lodge

Land Use Plan: Industrial

GENERAL INFORMATION

Kenai Landing, Inc. (Kenai Landing) has applied for a conditional use permit to develop a portion of its 50 acre tract along the Kenai River into townhouses. The first phase of development applicable to this application includes two, two unit townhouses and one three unit townhouse. This development will require a future modification to Kenai Landing's Uniform Common Ownership Act filings prior to any sales. This tract is currently developed as a condominium association, and each townhouse is proposed to be located on its own unit. Townhouses are allowed by conditional use in the Heavy Industrial Zone. This area has seen changes recently with the development of the Cannery Lodge and removal of cannery infrastructure.

Approval of the application requires the applicant to meet both the criteria for a conditional use permit and townhouse development.

Application, Public Notice, Public Comment

An application for a Conditional Use Permit was initially received October 28, 2020 and administration has worked with the applicant to provide supplemental information. Pursuant to Kenai Municipal Code 14.20.280(c) notices of the public hearing for the conditional use were mailed to property owners within a three hundred-foot (300') periphery of the subject property. City staff published notice of the public hearing in the *Peninsula Clarion*. The applicant submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the conditional use request.

ANALYSIS

Kenai Landing must meet both the criteria for townhouses as provided in KMC 14.20.160 and conditional use permits as provided in KMC 14.20.150(d).

Kenai Municipal Code 14.20.160 – Townhouses

Townhouses may be permitted provided they meet the following conditions:

1. The development conforms with the adopted comprehensive plan.

The construction of townhouses in this area likely meets goals 1, 2 and 3 of the comprehensive plan by promoting and encouraging quality of life in Kenai, providing economic development elements to support fiscal health, and using land use strategies to implement a forward looking approach to community growth. These proposed townhouses will likely provide an opportunity for new residents and visitors to stay in our community, supporting economic development. As industrial uses of this area have diminished with the removal of aging cannery infrastructure, taking advantage of the waterfront location for townhouse development, like the development of the Cannery Lodge, supports community growth and development.

The Comprehensive Plan provides that existing industrial uses in Kenai totals 850 acres, with another 320 acres of vacant industrial land. The current economic outlook does not indicate a demand for large industrial sites in the near future according to the Plan. The Plan notes that the decline in commercial fishing has affected operations of some fish processing plants. It appears there is sufficient industrial land in the City to accommodate a transition to residential uses in this area. Further, redevelopment of this area, consistent with the Cannery Lodge use, will not unduly restrict opportunities for future industrial land uses. Like the Cannery Lodge, it appears this development is compatible with the historic marine industrial use of the area.

2. Public Services and facilities are adequate to serve townhouse development.

Public and private services appear adequate to serve this proposed 7 unit townhouse development. The location of these townhouses is the same as the location of the former Sockeye Restaurant and Event Facility that was permitted by DEC to serve hundreds of customers a day. The applicant provides that infrastructure including water, waste, gas, electric, phone, and ingress and egress are all available. Kenai Landing's waste water plant is permitted to receive 12,000 gallons of water per day according to the applicant.



Tract A is within a commercial condominium association that provides road maintenance, management and landscaping services to unit owners. The City provides emergency medical, fire and police response to the area. Both the Police Chief and Fire Chief believe adequate services can be provided to the area to accommodate the 7 unit townhouse development. Public road maintenance is provided to the property line.

3. Health, Safety and Welfare will not be jeopardized by the proposed development.

The development of 7 townhouse units in this area does not appear to jeopardize the health, safety or welfare of our community. The development should attract residents and visitors to the area in small numbers. With adequate police, fire and emergency medical response available, along with water and waste water, health, safety and welfare should not be impacted.

4. Standard for townhouse development are satisfied as required in this section.

The standards for townhouse development are discussed in detail below.

5. Any and all specific conditions deemed necessary by the Commission to fulfill the above mentioned conditions shall be met by the applicant.

Administration does not have any recommendations for the Commission other than all the conditions and criteria for townhouse development must be met along with other applicable sections of Kenai Municipal Code related to development and construction of this project.

Townhouse are additionally subject to the following standards:

1. The proposed development shall meet the applicable processing conditions specified in the conditional use permit section.

This is discussed below in the Conditional Use Section analysis.

2. A detailed development plan shall be submitted including a site plan drawn to scale. The site plan shall include, but shall not be limited to, the topography and drainage of the proposed site, the location of all buildings and structures on the site, courts, and open space areas, circulation patterns, ingress and egress points, parking areas (including the total number of parking spaces provided), and a general floor plan of the principal buildings, together with such information as the Commission shall require;

The applicant has submitted a site plan to include two, two unit townhouses and one three unit townhouse. The material submitted by the Kenai Landing includes topography and drainage of the area with a plan to direct drainage to a ten acre on-site wetlands to the West Northwest of the development area. General plans submitted include the location of the proposed buildings, open areas, circulation patterns, ingress and egress points, the units will have garages for parking, and general floor plans options are provided. The commission may request Kenai Landing to provide updated documents as they become available.

3. Not more than six (6) contiguous townhouses shall be built in a row with the same or approximately the same front line and not more than twelve (12) townhouses shall be contiguous.



Kenai Landing is only proposing to build 2 and 3 contiguous townhouses in this phase of the project.

4. Separation requirement: One series of townhouses shall not be located closer than fifteen feet (15') to another series of townhouses or any accessory structure within the townhouse development.

It does not appear that the proposed townhouse series will be closer than 15 feet to each other.

5. Minimum lot width for an individual townhouse is twenty-four feet (24')

It appears the development will meet this requirement. Meeting this width criteria will be required nonetheless as the project is developed and the applicant is aware of this requirement.

6. Minimum lot area for each townhouse unit shall be two thousand (2,000) square feet and subject to the following:
 - (A) The total building coverage in the R, RR, RR1, RS, RS1, RS2, RU, and TSH zones shall be determined by the Development Requirements Table of KMC Title 14. The total building coverage in the IL, IH, CC, and CG zones shall be determined by the Uniform Building Code as adopted by KMC 4.05.010. (Ord. 1767-97)
 - (B) The lot area may include a portion of the undivided common area.

Kenai Landing indicates it will meet the minimum lot area and building coverage. Because this is in the IH zone, the building inspector will determine the total building coverage based on the Uniform Building Code. Meeting this criteria will be a condition of the conditional use permit along with other criteria.

7. Two hundred (200) cubic feet of covered storage space shall be provided exclusive of the living area of the unit, unless a garage is provided as a part of the townhouse unit.

Each townhouse as proposed will have its own garage.

8. The developer or subdivider of any townhouse development including common open area, property, or amenities, shall have evidence that compliance with the Uniform Common Interest Ownership Act, AS 34.08, has been made prior to the sale of any townhouse dwelling units;

Kenai landing is aware of this requirement, and it will be a condition of the conditional use permit.

9. All areas not devoted to buildings, drives, walks, parking areas or other authorized installations shall be covered with one or more of the following: lawn, grass, natural or ornamental shrubbery or trees, or other suitable materials approved by the Commission.

Administration is unaware of Kenai Landings landscaping plans, but pursuant to KMC Chapter 14.25 Landscaping/ Site Plan Regulations a landscaping and site plan will be required for this multifamily development in the heavy industrial zone.



10. The standards set forth in this section shall complement the general standards set forth in this chapter and shall not be construed as superseding any general standard. In the event of conflict, the stricter standard shall control.

This will be a requirement included in the conditional use permit.

Kenai Municipal Code 14.20.150(d) – Review Criteria for Conditional Use Permits

Pursuant to KMC 14.20.150(a), the intent of a conditional use permit is to allow some uses that may be compatible with the designated principal uses in specific zoning districts provided certain conditions are met. KMC 14.20.150(d)-Conditional Use Permits Review Criteria states six conditions that the Planning and Zoning Commission must deem to exist when establishing findings prior to issuing a conditional use permit:

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

The proposed townhouses meet the intent of KMC14.20.150 and the intent of the IH Zone with respect to the proposed use, given compliance with the staff recommended specific conditions set forth in code above. The use is compatible with the designated principal uses in the IH zone given that this is a commercial condominium association on a 50 acre tract and existing neighboring unit developments. The IH Zone is intended to provide for a broad range of industrial and commercial uses. Conditional uses may be allowed as provided in the land use table, which townhouses are one of the allowed conditional uses. The proposed conditional use is compatible with adjacent uses on the 50 acre tract, specifically including the Cannery Lodge. Additionally, the large tract is controlled by the condominium association which can control adjacent uses which may otherwise be problematic in the IH zone.

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

The surrounding uses on Tract A include the Cannery Lodge, and harbor and cannery facilities. The adjoining property and neighborhood value will not be negatively impaired by the development of 7 town houses in the area.

- The proposed use is in harmony with the Comprehensive Plan.

The construction of townhouses in this area likely meets goals 1, 2 and 3 of the comprehensive plan by promoting and encouraging quality of life in Kenai, providing economic development elements to support fiscal health, and using land use strategies to implement a forward looking approach to community growth. These proposed townhouses will likely provide an opportunity for new residents and visitors to stay in our community, supporting economic development. As industrial uses of this area have diminished with the removal of aging cannery infrastructure, taking advantage of the waterfront location for townhouse development, like the development of the Cannery Lodge, supports community growth and development.

The Comprehensive Plan provides that existing industrial uses in Kenai totals 850 acres, with another 320 acres of vacant industrial land. The current economic outlook does not indicate a demand for large industrial sites in the near future according to the Plan. The Plan notes that the decline in commercial fishing has affected operations of some fish processing plants. It appears



there is sufficient industrial land in the City to accommodate a transition to residential uses in this area. Further, redevelopment of this area, consistent with the Cannery Lodge use, will not unduly restrict opportunities for future industrial land uses. Like the Cannery Lodge, it appears this development is compatible with the historic marine industrial use of the area.

- Public services and facilities are adequate to serve the proposed use.

Public and private services appear adequate to serve this proposed 7 unit townhouse development. The location of these townhouses is the same as the location of the former Sockeye Restaurant and Event Facility that was permitted by DEC to serve hundreds of customers a day. The applicant provides that infrastructure including water, waste, gas, electric, phone, and ingress and egress are all available. Kenai Landings waste water plant is permitted to receive 12,000 gallons of water per day according to the applicant.

Tract A is within a commercial condominium association that provides road maintenance, management and landscaping services to unit owners. The City provides, emergency medical, fire and police response to the area. Both the Police Chief and Fire Chief believe adequate services can be provided to the area to accommodate the 7 unit townhouse development. Public road maintenance is provided to the property line.

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

The development of 7 townhouse units in this area does not appear to jeopardize the health, safety or welfare of our community. The development should attract residents and visitors to the area in small numbers. With adequate police, fire and emergency medical response available, along with water and waste water, health, safety and welfare should not be impacted.

- Specific conditions deemed necessary.

See Conditions of Approval as set forth below. The applicant must obtain a building permit, an approved site and landscaping plan, and a building permit prior to construction.

RECOMMENDATIONS

City staff find that the applicant meets the criteria for issuance of a Conditional Use Permit as set forth in subsections (d)(1) through (d)(4) of Kenai Municipal Code 14.20.185, and hereby recommends that the Planning and Zoning Commission approve the Conditional Use Permit application, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Prior to issuance of a Building Permit, a landscape/site plan must be reviewed and approved by the City Planner.
3. Prior to beginning construction of the project, a building permit must be issued by the Building Official for the City of Kenai.



4. All criteria of KMC 14.20.160 - Townhouses must be met, with updated documents provided to the City as they become available.
5. Prior to the sale of any of the units, evidence must be provided that the developer is in compliance with the Uniform Common Interest Ownership Act, AS 34.08.
6. A biennial fire inspection must be completed by the Fire Marshal for the City of Kenai.
7. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
8. The applicant will meet with City staff for on-site inspections when requested.
9. If there is a change of use for the above described property a new Conditional Use Permit must be obtained, pursuant to 14.20.150(i)(5).
10. Pursuant to KMC 14.20.150(i)(2), this permit shall expire automatically upon termination or interruption of the use for a period of at least one year.
11. Failure to provide documentation to the City for meeting these conditions shall be grounds for the suspension or revocation of the conditional use permit.

ATTACHMENTS

- A. Resolution No. PZ2020-35
- B. Application
- C. Site Plan
- D. Drainage Plan
- E. Aerial Map
- F. Floor Plans
- G. Correspondence



To: Paul Ostrander, City Manager, City of Kenai
From: Jon Faulkner, Pres., KLI
Re: Homeport Conditional Use Application
Date: October 28, 2020

City Manager Ostrander:

Attached is Kenai Landing Inc.'s (KLI) Conditional Use Application for Phase I of our proposed Homeport project. The application is consistent with our initial discussions in terms of purpose and scale but represents a single CUP application with a request for a single variance, as explained further below.

The single CUP application seeks to permit zero lot line development in Phase One, consisting of six attached zero lot line dwelling units under **Chapter 14.20.161 Zero Lot Line Developments**. Two of these units will be in a duplex configuration and four units will be within an attached 4-plex Townhome configuration.


The variance we seek relates to the limitation in an IH zone that allows only "one single family residence per parcel, which is part of the main building." (See 14.22 "**Land Use Table**", footnote #2 relating to residential in an IH zone). The variance requests permission to build one detached, single family residence on Unit 4, which is a proposed new unit in Phase One.

We believe the variance is critical to achieving market success in Phase One, but also that the variance is minimal in scale (one unit), and in impact, (essentially none relative to the accompanying CUP) and wholly consistent with other standards to be applied to this project—including the Comprehensive Plan. City code anticipates Single Family Residential in the IH zone in higher densities, and yet to achieve architectural mix and distinction, KLI believes the variance is critical to the project's overall goals.

Our prior correspondence has touched on the relevant Planning and Zoning codes which will apply to this project, notably Chapters 14.20.161 "**Zero Lot Line Developments**" and Chapter 14.22 "**Land Use Table**". With more than three zero lot line units proposed, City code requires that KLI conform to **Chapter 14.20.160 Townhomes**, and thus we concluded that the four-plex townhome configuration aligns better with our Phase One objectives.

Finally, KLI is not seeking a PUD at this time, although we realize it may be necessary or desirable in the future. Thus, the level of supporting documentation to this CUP application is scaled accordingly. However, we stand ready to work with you and staff to submit all and any additional information required to process the application and request for variance.

Sincerely,


Jon Faulkner, President, KLI



Conditional Use Permit Application

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

PROPERTY OWNER

Name:	<i>Kenai Landing, Inc.</i>				
Mailing Address:	<i>2101 Bowpicker</i>	City:	<i>Kenai</i>	State:	<i>AK</i>
Phone Number(s):	<i>907-399-3410</i>				
Email:	<i>landsendjdf@gmail.com</i>				

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:	<i>Jonathan Faulkner</i>				
Mailing Address:	<i>4621 West Hill Dr</i>	City:	<i>Homer</i>	State:	<i>AK</i>
Phone Number(s):	<i>907-399-3410; 907-235-6970</i>				
Email:	<i>landsendjdf@gmail.com</i>				

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	<i>049-01-23; 049-01-23C012</i>
Physical Address:	<i>2101 Bowpicker Lane, Kenai, AK 99611</i>
Legal Description:	<i>TRACT</i>
Zoning:	<i>Heavy Industrial (IH)</i>
Acres:	<i>TRACT A - 50 acres; project limits proposed to be 1 acre</i>

CONDITIONAL USE DESCRIPTION

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

How is this property currently being used?	<i>TRACT A is mostly vacant & unoccupied; Cannery Lodge</i>
--	---

Conditional Use Requested for (attach additional sheets if necessary):

Please See Attached Addendum

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

Please See Attached Addendum

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

See Attached Addendum

Use of surrounding property - north:	<i>City leased land - North Pacific Seafoods; open space</i>		
Use of surrounding property - south:	<i>Cannery Lodge</i>		
Use of surrounding property - east:	<i>Open Space, Public lands: Kenai River</i>		
Use of surrounding property - west:	<i>Marathon Gas Well; Residential; public lands</i>		
Explain how the conditional use is in harmony with the City's Comprehensive Plan:			
<i>See Attached Addendum</i>			
Are public services and facilities on the property adequate to serve the proposed conditional use?			
<i>See Attached Addendum</i>			
Explain how the conditional use will not be harmful to public safety, health, or welfare:			
<i>See Attached Addendum</i>			
Are there any measures with access, screening, site development, building design, or business operation that will lessen potential impacts of the conditional use to neighbors?			
<i>See Attached Addendum</i>			
AUTHORITY TO APPLY FOR CONDITIONAL USE: I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 14 of the Kenai Municipal Code. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.			
Signature:	<i>Jonathan Faulkner</i>		Date: <i>10/28/2020</i>
Print Name:	<i>Jonathan Faulkner</i>	Title/Business:	<i>President, KLI</i>
For City Use Only		Date Application Fee Received:	
		PZ Resolution Number:	

Addendum to Conditional Use Permit Application

1) *This Conditional Use is requested for the following purpose:*

Answer: KLI is applying for this CUP in order to develop its real estate holdings in an economically sound, responsible, and legally compliant manner. The city of Kenai's Zoning code permits KLI's proposed development as a conditional use.

2) *How is Conditional Use consistent with purposes and intent of the zoning district of the property?*

Answer: On Tract A, the purpose and intent of the zoning district was influenced by the historical presence of commercial fish processing that pre-dated the incorporation of the city of Kenai. Residential living is entirely consistent with this historic use. Presently, the IH zone accommodates a range of uses, including residential, many of which uses overlap with other "lighter impact" zones.

Notably, the CUP application impacts a very small percentage of Tract A and is in harmony with the several conditional uses issued by the City of Kenai to KLI that exist now on the property. Finally, the intent of any zoning district is to encourage sound economic development, and in spite of significant efforts and investment, the owners have not found market demand for commercial fish processing or other marine repair or industrial uses for this property.

3) *How will the value of adjacent property and neighborhoods not be impaired by the conditional use?*

Answer: Cannery Lodge—a successful lodging and event venue, resides on Tract A. The owner, Ron Hyde, is supportive of residential development as the least likely use to impair the value of his investment—and the most likely to enhance it—especially when compared to other PERMITTED uses that are allowed in the IH zone. This project is in keeping with the predominant land use patterns in the surrounding area.

4) *How is this CUP application in harmony with the city's Comprehensive Plan?*

Answer: The Comprehensive Plan recognizes a history of mixed use on Tract A, a significant component of which is seasonal residential lodging for cannery workers. The Comprehensive Plan is concerned greatly with harmony of adjacent uses and this CUP application advances that objective. Finally, it brings valuable land into productive use, in a manner that could reflect its highest and best economic use.

5) Are public services on the property adequate to service the needs of the proposed Conditional Use?

Answer: Yes. Tract A is within a commercial condominium, which provided water, waste, road maintenance and other services to Unit owners. Thus, a combination of both public and private services offered through the Commercial Condominium Association create an adequate base of service.

6) Explain how the conditional use will not be harmful to the public's health, safety and welfare.

Answer: There are no elements of the conditional use which are deemed harmful to the public's health, safety and welfare—certainly none that increase risks over other viable competing uses. Harmful effects simply reflect those associated with living in a residential, mixed use, waterfront environment.

7) Are there any measures with access, screening, site development, building design or site operation that will lessen potential impacts of the conditional use on neighbors?

Answer: Perhaps, yes. The Phase One access road abuts Cannery Lodge and will require a retaining wall about four feet tall with fencing to mitigate visual impacts.

The site plan depicting the unit layout and basic building placement is attached as Exhibit A

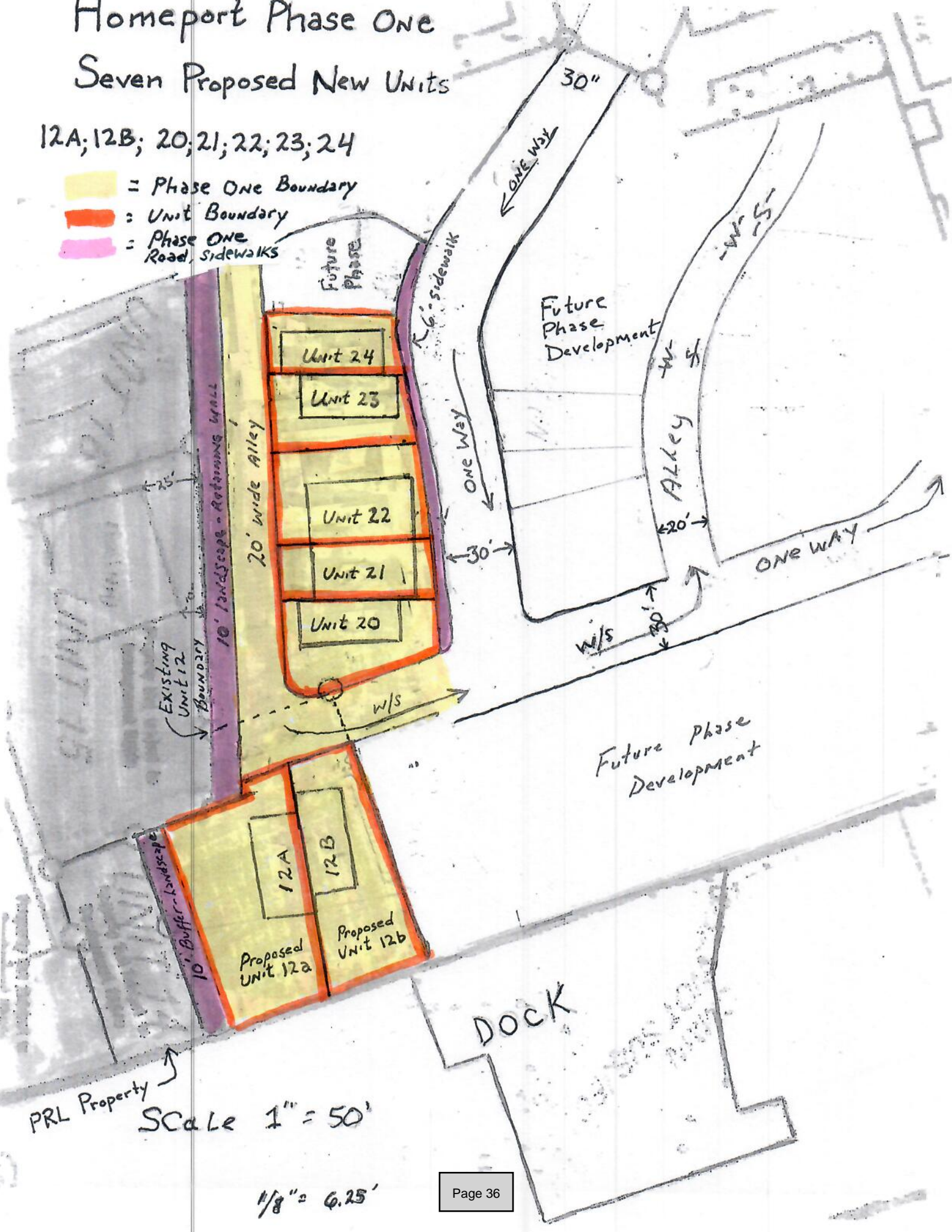
James Fadden
CUP Application
Addendum, pg. 2 10/28/2020

Homeport Phase One

Seven Proposed New Units

12A; 12B; 20; 21; 22; 23; 24

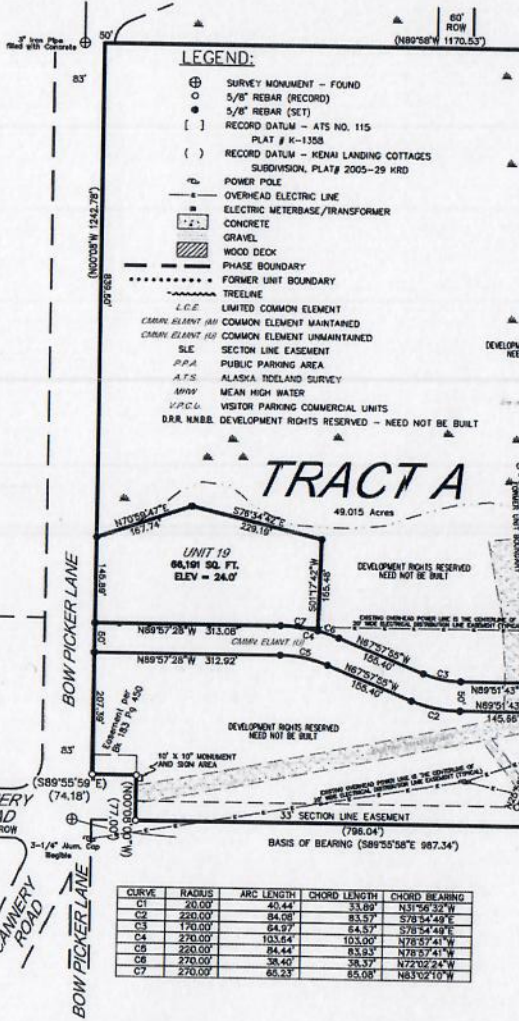
- = Phase One Boundary
- = Unit Boundary
- = Phase One Road, Sidewalks



PRL Property

Scale 1" = 50'

1/8" = 6.25'



LEGEND:

- ⊕ SURVEY MONUMENT - FOUND
- 5/8" REBAR (RECORDED)
- 5/8" REBAR (SET)
- [] RECORD DATUM - A.T.S. NO. 115
- PLAT # K-1358
- () RECORD DATUM - KENAI LANDING COTTAGES SUBDIVISION, PLAT# 2005-29 HRD
- POWER POLE
- OVERHEAD ELECTRIC LINE
- ELECTRIC UTILITY/TRANSFORMER
- CONCRETE
- GRAVEL
- WOOD DECK
- PHASE BOUNDARY
- FORMER UNIT BOUNDARY
- TIE LINE
- LIMITED COMMON ELEMENT
- COMMON ELEMENT MAINTAINED
- COMMON ELEMENT UNMAINTAINED
- SECTION LINE EASEMENT
- PUBLIC PARKING AREA
- ALASKA TIDELAND SURVEY
- MEAN HIGH WATER
- VISITOR PARKING COMMERCIAL UNITS
- DEVELOPMENT RIGHTS RESERVED - NEED NOT BE BUILT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	40.44'	33.89'	N31°50'32"W
C2	220.00'	84.08'	83.57'	S70°34'49"E
C3	170.00'	64.97'	64.57'	S70°34'49"E
C4	270.00'	103.64'	103.00'	N78°57'41"W
C5	220.00'	84.44'	83.93'	N78°57'41"W
C6	270.00'	98.40'	98.37'	N77°02'24"E
C7	270.00'	88.23'	88.09'	N63°02'10"W

CERTIFICATE OF SURVEYOR

SECTION 34.08.170 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATE BE MADE WHICH STATES THE PLAT AND PLAN CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF THE UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THESE PLANS.



SCOTT A. HUFF, LS 11795

- NOTES**
- FOR A DESCRIPTION OF "UNIT" SEE ARTICLE IV OF THE DECLARATION OF KENAI LANDING COMMERCIAL CONDOMINIUMS, RECORDED 5/14/2012 AS SERIAL NO. 2012-004487-D, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
 - BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. ACCORDING TO PLAT NO 2005-29 KENAI RECORDING DISTRICT. ADDITIONAL SETBACKS ARE REQUIRED BY ARTICLE 10, SECTION 10.1(i) OF THE DECLARATION FOR KENAI LANDING COMMERCIAL CONDOMINIUMS.
 - KENAI LANDING COMMERCIAL CONDOMINIUMS, CREATED BY RECORDING THE KENAI LANDING COMMERCIAL CONDOMINIUM DECLARATION RECORDED UNDER SERIAL NUMBER 2012-004487-D ON MAY 14, 2012 IS LOCATED WITHIN THE SW 1/4 SECTION 8 AND THE NW 1/4 SECTION 17, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA.
 - PORTIONS OF THIS PROPERTY ARE WITHIN THE KENAI PENINSULA BOROUGH 50 FOOT ANADROMOUS STREAM HABITAT PROTECTION AREA. DEVELOPMENT MAY BE RESTRICTED UNDER CHAPTER 21.18 KENAI PENINSULA BOROUGH CODE OF ORDINANCES.
 - FRONT 10 FEET ADJACENT TO RIGHT OF WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - ALL UNIT CORNERS AND WITNESS CORNERS WILL BE SET BY FEBRUARY 28, 2018.
 - ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE GIVEN IN FEET AND TENTHS AND HUNDRETHS OF FEET.
 - DIMENSIONS SHOWN ARE TO THE UNIT BOUNDARY LINES.
 - THE UNIT ELEVATIONS THAT ARE SHOWN ARE BASED ON AN NAVD 88 VERTICAL DATUM. AN ELEVATION OF 30.97' WAS ESTABLISHED ON THE TOP OF A MONUMENT LOCATED ON NORTHEAST CORNER OF GOVERNMENT LOT 13. THE MONUMENT IS A 3" IRON PIPE FILLED WITH CONCRETE WITH A MAGNETIC NAIL IN THE CENTER LABELED B.M. #1 IN THE DRAWING. SECONDARY BENCHMARKS WERE ESTABLISHED AS FOLLOWS: PHASE 1 ELEVATIONS WERE BASED ON AN ASSUMED ELEVATION OF 100' AT B.M. #1. TO CONVERT THE ELEVATIONS FROM THE ASSUMED DATUM OF PHASE 1 TO THE NAVD 88 VERTICAL DATUM OF PHASE 2 SUBTRACT 69.03 FEET FROM THE PHASE 1 ELEVATIONS.
 - B.M. #2 ELEVATION = 31.54 FEET; BRASS CAP MONUMENT STAMPED "TEN MC WC 1921"
 - B.M. #3 ELEVATION = 34.64 FEET; SPIKE IN UTIL. POLE 50' WEST OF BUILDING ON UNIT 10.
 - B.M. #4 ELEVATION = 22.05 FEET; SPIKE IN UTIL. POLE ON THE WEST SIDE OF UNIT 2.
 - B.M. #5 ELEVATION = 23.21 FEET; TOP OF WESTERLY CORNER OF A CONCRETE WALL NEAR LANDING BAY ON THE WESTERLY SIDE OF BUILDING IN UNIT 3.
 - B.M. #6 ELEVATION = 21.41 FEET; TOP OF PIER WITHIN UNIT 1 LOCATED AT THE SOUTH EAST CORNER NEAR AN ACCESS LADDER.
 - THE SECTION LINE EASEMENT HAS BEEN VACATED WHERE IT CROSSES THIS PROPERTY. CASE # EV-3-142 HAS BEEN APPROVED AND FINALIZED WITH THE RECORDING OF PLAT #2011-57 KENAI RECORDING DISTRICT.
 - THE BOUNDARY BETWEEN TRACT A KENAI LANDING COTTAGES SUBDIVISION AND ALASKA TIDELANDS SURVEY 115 IS THE MEAN HIGH WATER MEANDER LINE AS SHOWN ON THIS PLAT. MEANDER LINE LOCATION MAY CHANGE WITH TIME.
 - IMPROVEMENTS IN PROPERTY IN WHICH DEVELOPMENT RIGHTS ARE RESERVED NEED NOT BE BUILT. DEVELOPMENT RIGHTS ARE RESERVED IN THESE AREAS. UNITS AND BUILDINGS LOCATIONS, DIMENSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OF SITE REQUIREMENTS (OR AT DECLARANT'S OPTION). SEE ARTICLE VII OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.
 - SEE PAGE 2 FOR DETAIL DRAWINGS AND PHASE 7 BOUNDARY DRAWING.
 - SEPARATELY RECORDED DEED RESTRICTIONS EXIST ON UNITS 12 AND 14, AS REQUIRED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - THIS PLAT IS FILED CONCURRENTLY WITH AMENDMENT NO. 6 TO THE DECLARATION RECORDED ON _____ AS SERIAL NO. _____.
 - A 15' x 85' UTILITY EASEMENT GRANTED TO HOMER ELECTRIC WAS RECORDED ON DEC. 10, 2014 UNDER SERIAL NO. 2014-010817-D HRD.
 - ALL SURVEY MARKERS TO BE SET BY JUNE 1, 2018.

ASSOCIATION APPROVAL:

SARA FAULKNER, AS SECRETARY OF KENAI LANDING COMMERCIAL CONDOMINIUM ASSOCIATION, INC., DOES HEREBY CERTIFY THAT THE FOREGOING HAS BEEN DULY ADOPTED PURSUANT TO A UNANIMOUS VOTE OR AGREEMENT OF THE MEMBERS IN THE ASSOCIATION.

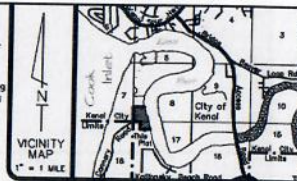
BY: SARA FAULKNER - SECRETARY
KENAI LANDING COMMERCIAL CONDOMINIUM ASSOC. INC.
4786 HOMER SPRT RD.
HOMER, AK 99603

STATE OF ALASKA }
THIRD JUDICIAL DISTRICT }
}

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SARA FAULKNER, KNOWN TO ME TO BE THE SECRETARY OF KENAI LANDING COMMERCIAL CONDOMINIUM ASSOCIATION, INC., AND KNOWN TO ME TO BE THE PERSON WHO SIGNED THE FOREGOING INSTRUMENT, ON BEHALF OF SAID CORPORATION AND SHE ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS A FREE ACT AND DEED OF THE SAID CORPORATION AND SHE ACKNOWLEDGED TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR ALASKA
MY COMMISSION EXPIRES: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE DEVELOPMENT RIGHTS RESERVED IN TRACT A KENAI LANDING COTTAGES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT 2005-29 AND THOSE CERTAIN TIE AND SUBMERGED LANDS DESCRIBED IN ALASKA TIDELANDS SURVEY NO. 115 ACCORDING TO PLAT NO. K-1358 LOCATED WITHIN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA ("PROPERTY"). THE UNDERSIGNED, AS DECLARANT, UNDER THAT CERTAIN DECLARATION OF KENAI LANDING COMMERCIAL CONDOMINIUMS RECORDED 5/14/2012, AS SERIAL NUMBER 2012-004487-D AND WITH AMENDMENT NO. 1 RECORDED ON SEP. 17, 2013 AS SERIAL NO. 2013-001391-D, AMENDMENT NO. 2 RECORDED ON OCT. 2, 2014 AS SERIAL NO. 2014-004391-D, AMENDMENT NO. 3 RECORDED ON OCT. 8, 2014 AS SERIAL NO. 2014-008569-D, AMENDMENT NO. 4 RECORDED ON APR. 27, 2015 AS SERIAL NO. 2015-003451-D, AMENDMENT NO. 5 RECORDED ON AUG. 11, 2015 AS SERIAL NO. 2015-007025-D AND AMENDMENT NO. 6 RECORDED ON _____ AS SERIAL NO. _____ ("DECLARATION") PURSUANT TO SECTIONS 34.08.090 AND 34.08.180 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT ("ACT") DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF THE UNITS AND COMMON ELEMENTS AS SHOWN HEREIN AND DOES HEREBY SUBMIT THE PROPERTY TO THE ACT.

DECLARANT: KENAI LANDING, INC.
BY: JONATHAN FAULKNER
ITS: PRESIDENT KENAI LANDING, INC.
4786 HOMER SPRT ROAD
HOMER, AK 99603

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JONATHAN FAULKNER, KNOWN TO ME TO BE THE PRESIDENT OF KENAI LANDING, INC., AND KNOWN TO ME TO BE THE PERSON WHO SIGNED THE FOREGOING INSTRUMENT, ON BEHALF OF KENAI LANDING, INC. AND HE ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS A FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN, EXPRESSED PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR ALASKA
MY COMMISSION EXPIRES: _____

CONDOMINIUM PLAT OF KENAI LANDING COMMERCIAL CONDOMINIUMS PHASE 7

ADDENDUM UNIT 16, 17 AND 18

A condominium located within Tract A Kenai Landing Cottages Subc. Plat # 2005-29 HRD & A.T.S. 116, Sections 8 & 17, T5N, R11W, S4M, City of Kenai Kenai Recording District, Kenai Peninsula Borough, Alaska.

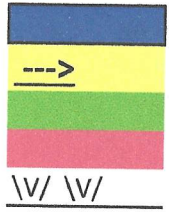
INTEGRITY SURVEYS INC.
820 SET NET DRIVE KENAI, AK 99611
SURVEYORS PHONE - (907) 383-1047 FAX - (907) 383-1029 PLANNERS

JOB NO: 212010 DRAWN: JUN 28, 2018 DR
SURVEYED: MARCH 2008 - FEB. 2014 SCALE: 1" = 100'
FIELD BK: 2005-5 PG 27-29 2005-3 PG 2-8 FILE: 212010 CONDO PHASE 7.mxd
PAGE: 1 OF 2

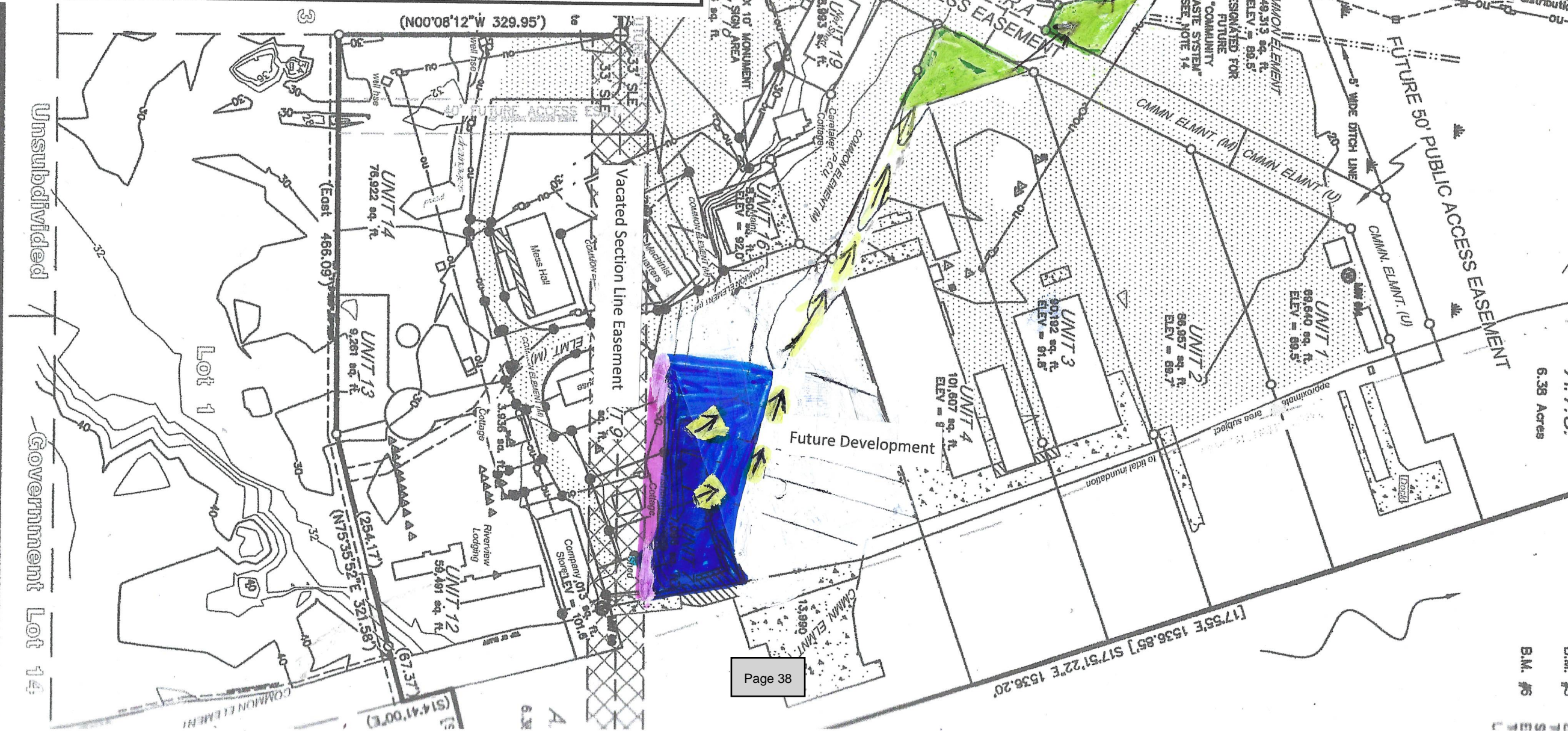
Kenai landing Town Homes Phase I
 Conceptual Drainage Plan

12/2/2020

- Phase I Project Area
- Direction of Surface Drainage
- Drainage Retention Swale & Biofiltration
- Perimeter Landscape
- Existing Wetlands

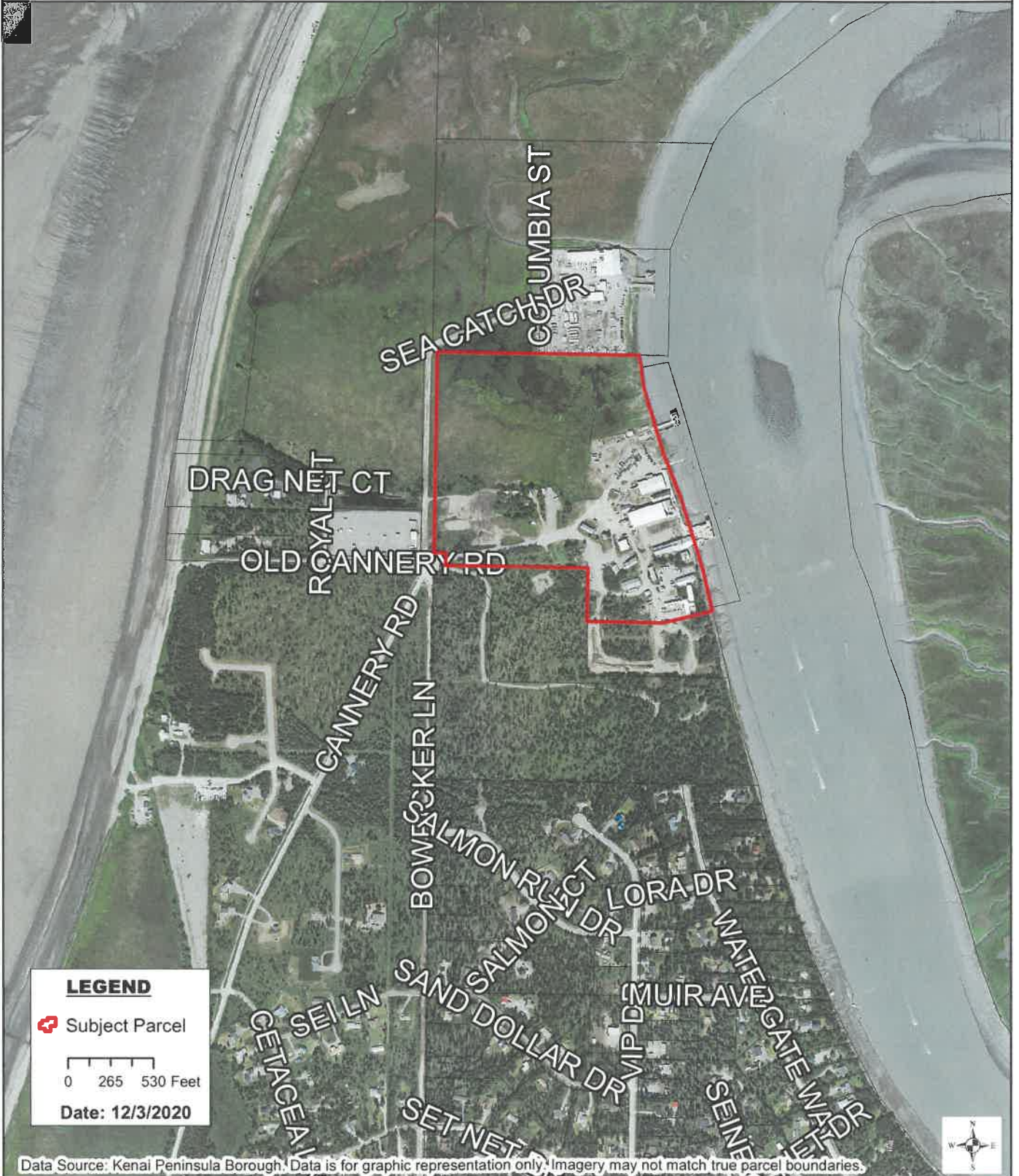


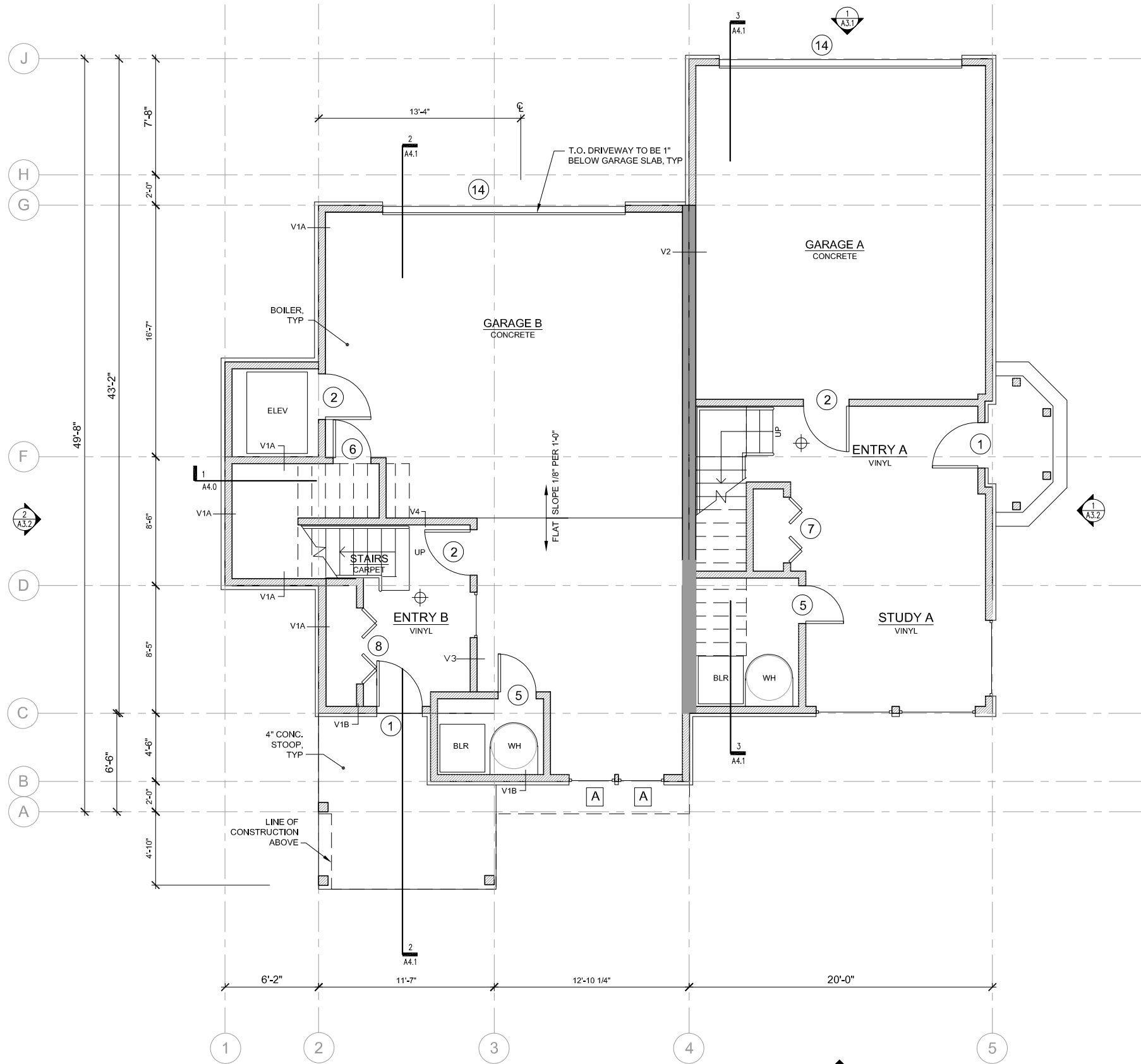
Scale: 1 Inch = 100 Feet (approx.)





KENAI LANDING
Parcel 049-101-23
2101 Bowpicker Lane
Tract A, Kenai Landing Cottages





DOOR THRESHOLD LESS THAN 1/2"
ALL DOOR GLAZING TO BE SAFETY GLASS

TYPE	SIZE	THICKNESS	MATERIAL	RATING	COMMENTS
1	3'-0" X 7'-0"	1 3/4"	FIBERGLASS	20 MIN.	ENTRY
2	3'-0" X 7'-0"	1 3/4"	FIBERGLASS		GARAGE
3	3'-0" X 6'-8"	1 3/8"	WOOD		INTERIOR
4	2'-10" X 6'-8"	1 3/8"	WOOD		INTERIOR
5	2'-6" X 6'-8"	1 3/8"	WOOD		INTERIOR
6	3'-0" X 7'-0"	1 3/4"	FIBERGLASS	20 MIN.	GARAGE
7	4'-4" X 6'-8"	1 3/8"	WOOD		INTERIOR BI-FOLD
8	5'-0" X 6'-8"	1 3/8"	WOOD		INTERIOR BI-FOLD
9	1'-4" X 6'-8"	1 3/8"	WOOD		INTERIOR
10	2'-10" X 6'-8"	1 3/8"	WOOD		INTERIOR POCKET
11	5'-0" X 7'-0"	1 3/4"	FIBERGLASS		EXTERIOR GLIDING PATIO
12	6'-0" X 6'-8"	1 3/8"	WOOD		INTERIOR GLIDING
13	3'-0" X 7'-0"	1 3/4"	FIBERGLASS		EXTERIOR W RELITE
14	16'-0" X 8'-0"		FIBERGLASS		GARAGE O.H.

DOOR SCHEDULE

TYPE	SIZE	OPERATION
A	36" X 60"	SH
B	24" X 60"	CASEMENT
C	24" X 48"	F
D	30" X 60"	F
E	60" X 60"	F

WINDOW SCHEDULE

GENERAL NOTES

- CONTRACTOR VERIFY ALL DIMENSIONS ON SITE
- PROVIDE ONE PORTABLE FIRE EXTINGUISHER WITH UL LISTING 2A-10B:C (SUGGESTED LARSEN MP-5 OR EQUIVALENT) PER UNIT. WALL MOUNT EXTINGUISHER WITH WALL BRACKET, HANDLE TO BE 45" TO FINISH FLOOR.
- PROVIDE 1 SMOKE DETECTOR PER BEDROOM AND ONE CARBON MONOXIDE DETECTOR IN EACH BEDROOM LEVEL HALL.
- PROVIDE BLOCKING FOR HANDICAP RAILS AT TUB AND TOILETS IN ALL BATHROOMS IN UNITS B&C
- EGRESS WINDOWS TO HAVE MIN. NET CLEAR OPENABLE EGRESS AREA OF 5.7 SF. THE MIN. CLEAR HEIGHT IS 24" AND MIN. CLEAR WIDTH IS 20". MAXIMUM SILL HT. IS 44"
- ALL UNITS ARE SPRINKLED
- 3" CENTRAL JAMB, TYP. BETWEEN WINDOW ROUGH OPENINGS

LEGEND

- 2-HR RATED WALL
- FIRE EXTINGUISHER
- SMOKE DETECTOR @ CEILING
- CARBON MONOXIDE / SMOKE DETECTOR @ CEILING

Bezek Durst Seiser, Inc.
3330 C Street, Suite 200
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www.bdsak.com

BDS

KENAI, ALASKA

HOMEPORT CONDOMINIUMS

BDS PROJECT NO. 520003,000

PHASE CONSTRUCTION DOCUMENTS
DATE OCTOBER 30, 2020
DRAWING TITLE

FIRST FLOOR PLAN
A2.0

DOOR THRESHOLD LESS THAN 1/2"
ALL DOOR GLAZING TO BE SAFETY GLASS

TYPE	SIZE	THICKNESS	MATERIAL	RATING	COMMENTS
1	3'-0" X 7'-0"	1 3/4"	FIBERGLASS		ENTRY
2	3'-0" x 7'-0"	1 3/4"	FIBERGLASS	20 MIN.	GARAGE
3	3'-0" X 6'-8"	1 3/8"	WOOD		INTERIOR
4	2'-10" X 6'-8"	1 3/8"	WOOD		INTERIOR
5	2'-6" X 6'-8"	1 3/8"	WOOD		INTERIOR
6	3'-0" X 7'-0"	1 3/4"	FIBERGLASS	20 MIN.	GARAGE
7	4'-4" x 6'-8"	1 3/8"	WOOD		INTERIOR BI-FOLD
8	5'-0" x 6'-8"	1 3/8"	WOOD		INTERIOR BI-FOLD
9	1'-4" x 6'-8"	1 3/8"	WOOD		INTERIOR
10	2'-10" x 6'-8"	1 3/8"	WOOD		INTERIOR POCKET
11	5'-0" x 7'-0"	1 3/4"	FIBERGLASS		EXTERIOR GLIDING PATIO
12	6'-0" x 6'-8"	1 3/8"	WOOD		INTERIOR GLIDING
13	3'-0" x 7'-0"	1 3/4"	FIBERGLASS		EXTERIOR W/ RELITE
14	16'-0" x 8'-0"		FIBERGLASS		GARAGE O.H.

DOOR SCHEDULE





TYPE	SIZE	OPERATION
A	36" X 60"	SH
B	24" X 60"	CASEMENT
C	24" X 48"	F
D	30" X 60"	F
E	60" X 60"	F

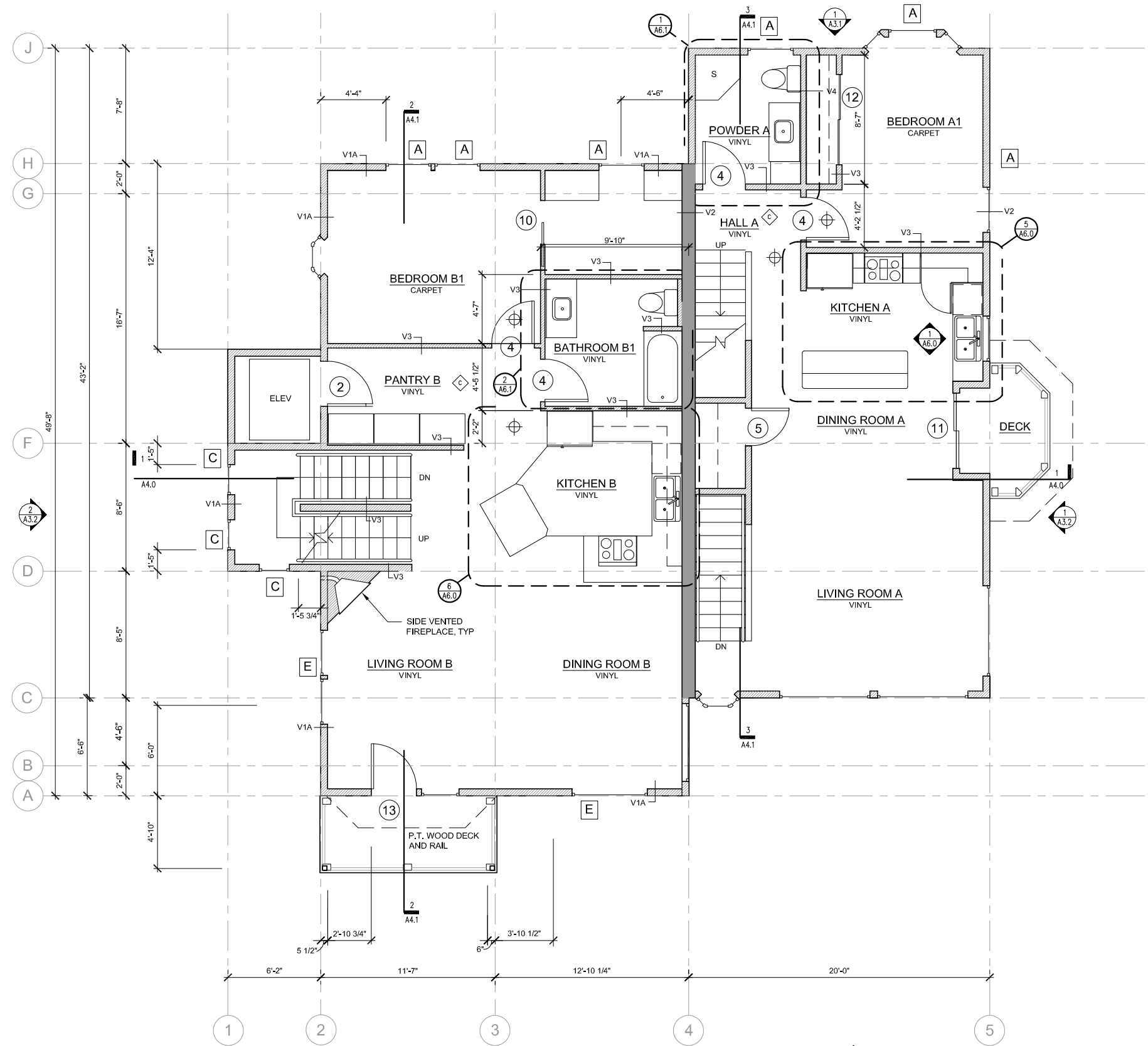
WINDOW SCHEDULE


GENERAL NOTES

1. CONTRACTOR VERIFY ALL DIMENSIONS ON SITE
2. PROVIDE ONE PORTABLE FIRE EXTINGUISHER WITH UL LISTING 2A-10B:C (SUGGESTED LARSEN MP-5 OR EQUIVELANT) PER UNIT. WALL MOUNT EXTINGUISHER WITH WALL BRACKET, HANDLE TO BE 45" TO FINISH FLOOR.
3. PROVIDE 1 SMOKE DETECTOR PER BEDROOM AND ONE CARBON MONOXIDE DETECTOR IN EACH BEDROOM LEVEL HALL.
4. PROVIDE BLOCKING FOR HANDICAP RAILS AT TUB AND TOILETS IN ALL BATHROOMS IN UNITS B&C
5. EGRESS WINDOWS TO HAVE MIN. NET CLEAR OPENABLE EGRESS AREA OF 5.7 SF. THE MIN. CLEAR HEIGHT IS 24" AND MIN. CLEAR WIDTH IS 20". MAXIMUM SILL HT. IS 44"
6. ALL UNITS ARE SPRINKLED
7. 3" CENTRAL JAMB, TYP. BETWEEN WINDOW ROUGH OPENINGS

LEGEND

-  2-HR RATED WALL
-  FIRE EXTINGUISHER
-  SMOKE DETECTOR @ CEILING
-  CARBON MONOXIDE/SMOKE DETECTOR @ CEILING





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KENAI, ALASKA

HOMEPORT CONDOMINIUMS

BDS PROJECT NO. 520003,000

PHASE CONSTRUCTION DOCUMENTS
DATE OCTOBER 30, 2020
DRAWING TITLE

SECOND FLOOR PLAN
A2.1

DOOR THRESHOLD LESS THAN 1/2"
ALL DOOR GLAZING TO BE SAFETY GLASS

TYPE	SIZE	THICKNESS	MATERIAL	RATING	COMMENTS
1	3'-0" X 7'-0"	1 3/4"	FIBERGLASS		ENTRY
2	3'-0" X 7'-0"	1 3/4"	FIBERGLASS	20 MIN.	GARAGE
3	3'-0" X 6'-8"	1 3/8"	WOOD		INTERIOR
4	2'-10" X 6'-8"	1 3/8"	WOOD		INTERIOR
5	2'-6" X 6'-8"	1 3/8"	WOOD		INTERIOR
6	3'-0" X 7'-0"	1 3/4"	FIBERGLASS	20 MIN.	GARAGE
7	4'-4" X 6'-8"	1 3/8"	WOOD		INTERIOR BI-FOLD
8	5'-0" X 6'-8"	1 3/8"	WOOD		INTERIOR BI-FOLD
9	1'-4" X 6'-8"	1 3/8"	WOOD		INTERIOR
10	2'-10" X 6'-8"	1 3/8"	WOOD		INTERIOR POCKET
11	5'-0" X 7'-0"	1 3/4"	FIBERGLASS		EXTERIOR GLIDING PATIO
12	6'-0" X 6'-8"	1 3/8"	WOOD		INTERIOR GLIDING
13	3'-0" X 7'-0"	1 3/4"	FIBERGLASS		EXTERIOR W/ RELITE
14	16'-0" X 8'-0"		FIBERGLASS		GARAGE O.H.

DOOR SCHEDULE





TYPE	SIZE	OPERATION
A	36" X 60"	SH
B	24" X 60"	CASEMENT
C	24" X 48"	F
D	30" X 60"	F
E	60" X 60"	F

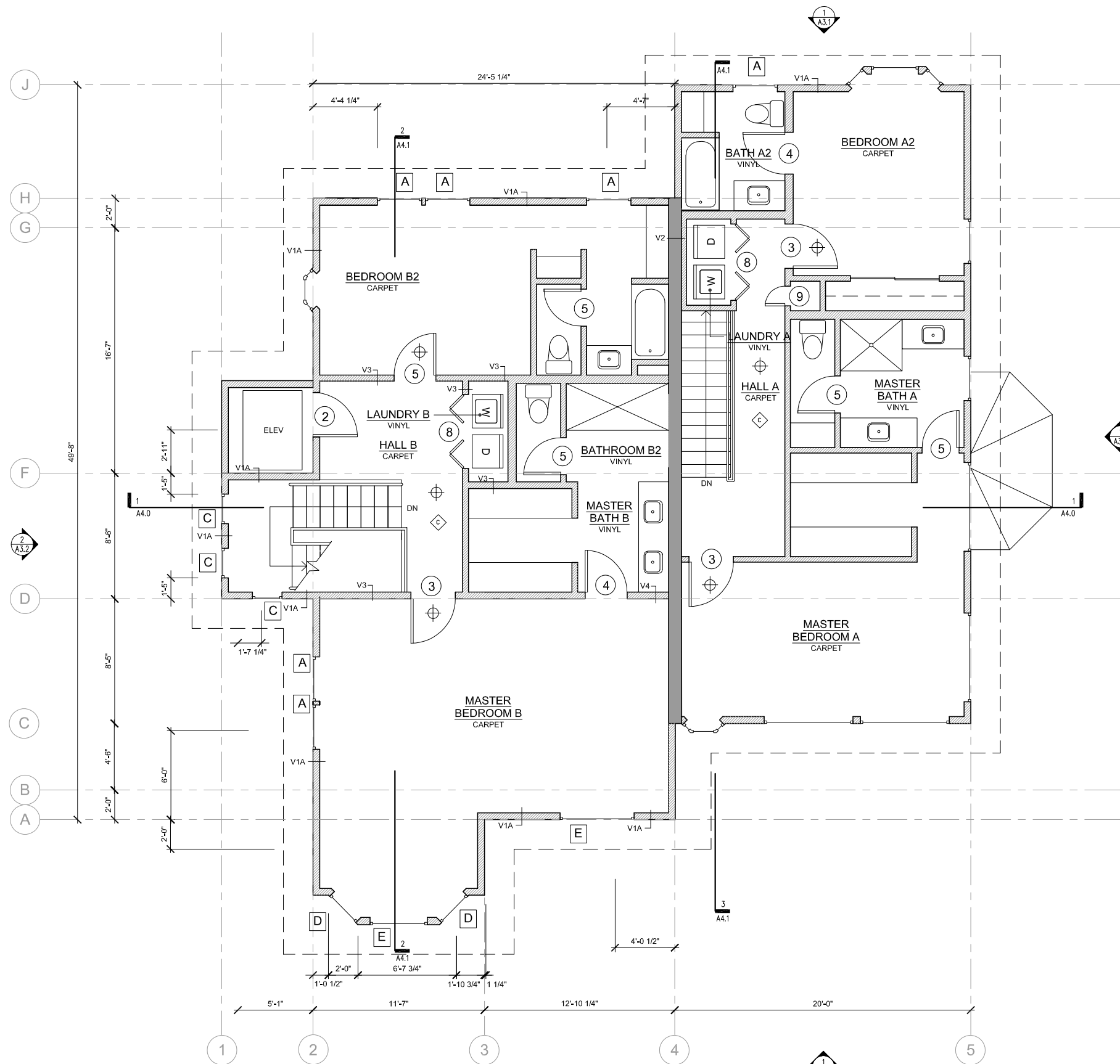
WINDOW SCHEDULE

GENERAL NOTES

- CONTRACTOR VERIFY ALL DIMENSIONS ON SITE
- PROVIDE ONE PORTABLE FIRE EXTINGUISHER WITH UL LISTING 2A-10B:C (SUGGESTED LARSEN MP-5 OR EQUIVELANT) PER UNIT. WALL MOUNT EXTINGUISHER WITH WALL BRACKET, HANDLE TO BE 45" TO FINISH FLOOR.
- PROVIDE 1 SMOKE DETECTOR PER BEDROOM AND ONE CARBON MONOXIDE DETECTOR IN EACH BEDROOM LEVEL HALL.
- PROVIDE BLOCKING FOR HANDICAP RAILS AT TUB AND TOILETS IN ALL BATHROOMS IN UNITS B&C
- EGRESS WINDOWS TO HAVE MIN. NET CLEAR OPENABLE EGRESS AREA OF 5.7 SF. THE MIN. CLEAR HEIGHT IS 24" AND MIN. CLEAR WIDTH IS 20". MAXIMUM SILL HT. IS 44"
- ALL UNITS ARE SPRINKLED
- 3" CENTRAL JAMB, TYP. BETWEEN WINDOW ROUGH OPENINGS

LEGEND

-  2-HR RATED WALL
-  FIRE EXTINGUISHER
-  SMOKE DETECTOR @ CEILING
-  CARBON MONOXIDE/SMOKE DETECTOR @ CEILING



STATE OF ALASKA
49TH
Daniel A. Seiser
11-3018
Nov 02, 2020
REGISTERED PROFESSIONAL ARCHITECT

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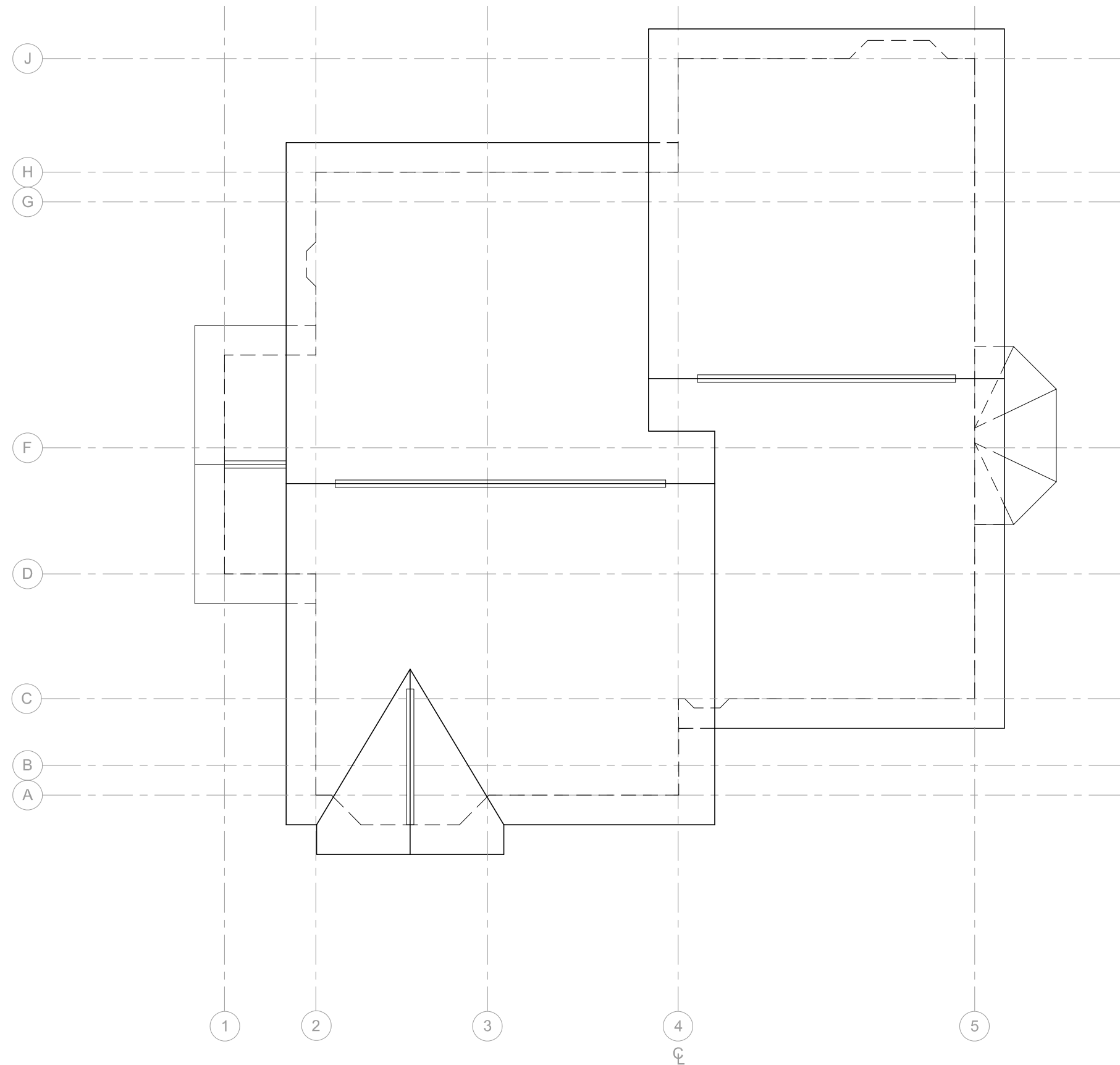
KENAI, ALASKA

HOMEPORT CONDOMINIUMS

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PHASE CONSTRUCTION DOCUMENTS
DATE OCTOBER 30, 2020
DRAWING TITLE





THIRD FLOOR PLAN
A2.2



GENERAL NOTES

1. EXTEND ICE AND WATER SHIELD FROM EDGE OF EAVE TO 24" INSIDE INTERIOR WALL.
2. ALL ATTIC UNITS ARE SPRINKLED

LEGEND

-  ICE AND WATER SHIELD
-  GYPSUM BOARD @ UNDERSIDE OF SHEATHING
-  ARCHITECTURAL GRADE ASPHALT SHINGLES
-  AREA OF FLASHING



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**HOMEPORT
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520003,000

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ROOF PLAN
A2.3





SOUTH ELEVATION
 SCALE 1/4" = 1'-0"


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 520003,000
 PHASE
 CONSTRUCTION DOCUMENTS
 DATE
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 DRAWING TITLE
SOUTH ELEVATION
A3.0



NORTH ELEVATION

SCALE 1/4" = 1'-0"



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KENAI, ALASKA

**HOMEPORT
 CONDOMINIUMS**

BDS PROJECT NO:
 520003,000

PHASE
 CONSTRUCTION
 DOCUMENTS

DATE
 OCTOBER 30, 2020

DRAWING TITLE

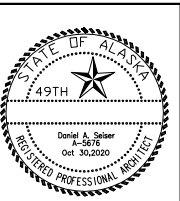
NORTH
 ELEVATION

A3.1



EAST ELEVATION 1

SCALE 1/4" = 1'-0"



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KENAI, ALASKA

**HOMEPORT
 CONDOMINIUMS**

BDS PROJECT NO:
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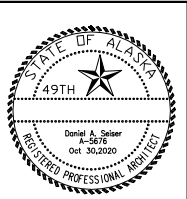
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**EAST AND WEST
 ELEVATIONS**

A3.2



WEST ELEVATION **2**
 SCALE 1/4" = 1'-0"



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KENAI, ALASKA

**HOMEPORT
 CONDOMINIUMS**

BDS PROJECT NO:
 520003,000

PHASE
 CONSTRUCTION
 DOCUMENTS

DATE
 OCTOBER 30, 2020

DRAWING TITLE

**EAST AND WEST
 ELEVATIONS**

A3.3

Wilma Anderson

From: Scott Bloom
Sent: Thursday, December 3, 2020 11:52 AM
To: Wilma Anderson
Subject: FW: CUP Application

Please include this email.

From: Jonathan Faulkner <landsendjdf@gmail.com>
Sent: Monday, November 9, 2020 1:18 PM
To: Paul Ostrander <postrander@kenai.city>
Cc: steve agni <akstevea@hotmail.com>; Scott Bloom <sbloom@kenai.city>; Wilma Anderson <wanderson@kenai.city>
Subject: Re: CUP Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Paul:

Yes, thank you for the prompt.

Please regard this as formal notification of amendment to our Homeport CUP application dated October 28, 2020.

Neither the total number of units nor the footprint of Phase One will change. However, KLI withdraws its request for a variance for a single family detached residence on Unit 4, due to limitations imposed by Kenai's code.

Proposed Unit 20 will be reduced in size to accommodate three units (units 3,4,5) and Proposed Unit 21 will increase accordingly to accommodate a duplex zero-line line (units 6 & 7).

Please let me know if this is sufficient notice to amend the application or if you require more.

As discussed, KLI will consider a PUD as a means of implementing the detached models we hope to introduce.

Jon Faulkner, Pres., KLI

On Mon, Nov 9, 2020 at 11:30 AM Paul Ostrander <postrander@kenai.city> wrote:

Jon,

Based on our conversation last week, I am still anticipating that I will receive an email from you requesting changes to your application.

Thanks,

Paul

From: Jonathan Faulkner <landsendjdf@gmail.com>

Sent: Thursday, October 29, 2020 9:30 PM

To: Wilma Anderson <wanderson@kenai.city>; Paul Ostrander <postrander@kenai.city>

Subject: CUP Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ms. Anderson:

Thank you for meeting me today. Attached is a digital version of the CUP application submitted today.

Please feel free at any time to request additional information that you feel will help advance your understanding and evaluation of our application.

Whenever you feel it is timely or appropriate, I'm happy to present a comprehensive visual presentation of our proposed project to you or to the Planning Commission or City Council.

Jon Faulkner, KLI

Wilma Anderson

From: Scott Bloom
Sent: Thursday, December 3, 2020 11:50 AM
To: Wilma Anderson
Subject: FW: Homeport CUP

Please include this email.

From: Jonathan Faulkner <landsendjdf@gmail.com>
Sent: Wednesday, December 2, 2020 12:54 PM
To: Scott Bloom <sbloom@kenai.city>
Cc: Wilma Anderson <wanderson@kenai.city>; steve agni <akstevea@hotmail.com>
Subject: Homeport CUP

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Scott:

This is the first of three emails we'll send today, the next to include our proposed floorplans and the final a drainage plan with topographic rendering (which will come from Steve Agni)

The following is responsive to your request for additional documentation on specific elements of our Homeport Phase One application.

KLI believes the standards of **14.20.160 Townhomes** should apply to the minimum lot width and lot sizes of all proposed seven units within Phase One, as Units 20, 21 and 22 reflect those standards, and it is our intent to implement a Town home style development. It appears that 14.20.161(b)(2) actually dictates this approach, since Phase One consists of "three or more units".

Practically speaking, KLI's Phase One seeks to implement the Townhome model development, but with reasonable caution. Thus, it is primarily the limits imposed by the new project, conforming to existing boundaries, and the need for diversity in scale and pricing, and for reduced risk---that the duplex designs on Units 12(a) and 12(b), and Units 23 and 24 (which are smaller in scale) are utilized.

KLI believes their smaller physical size, (similar to duplex zero-lot lines) should not preclude them from treatment under 14.20.160, since they belong to a larger development of a Townhome character. The only difference being that they are only two units per building and not three or more. In all other respects, they will appear similar.

If the Commission requires that **14.20.161 Zero lot line development** controls the minimum lot widths and coverage ratios of all but Units 20-22, then KLI offers the following

(2) Public services and facilities are adequate to serve the zero lot line development;

Please see the statement sent yesterday on this same topic.

(3) Minimum lot width for an individual zero lot line development shall be forty feet (40');

Clarification is required as to how lot width is calculated. KLI advocates that the traditional standard of measuring average lot width (as taken from the middle of the lot and not the frontage width abutting the right of way) should be the applicable standard.

Unit 12 is now approximately 106' wide, which KLI will bi-sect as closely as possible to create 12(a) and 12(b). The new, angled lot line is necessary to optimize viewsapes and to maintain legal access to 12(a), but access can be created via easement. The point being that 12(b) illustrates the importance of how lot width is measured.

If the standards of 14.20.161 are applied, the minimum lot widths of Units 23 & 24 would need to increase by 10-14' over their present configuration.

(4) Minimum lot area for each zero lot line development unit shall be four thousand five hundred (4,500) square feet. The total building coverage shall not exceed forty percent (40%) of the lot area.

Again, KLI believes the clear intent of 14.20.161 is to defer to the more relaxed standards of 14.20.160 when overall project goals depend upon the densities and character implicit in Townhome developments--as Homeport does. See 14.20.161(b)(2).

However, with small adjustments, KLI can meet the 4,500 sq.ft lot minimum and 40% lot coverage requirements of 14.20.160. Units 12(a) and 12(b) are close to or over 4,500 sq.ft. each while Units 23 and 24 would need to double in size to achieve the minimum requirement under this section.

In summary, KLI's Homeport development seeks approval of Phase One as Townhomes, however, we can meet the standards of the Zero-Lot line ordinance if that proves necessary.

Please let me know if additional information is needed in preparation of your staff report.

Jon Faulkner

Wilma Anderson

From: Scott Bloom
Sent: Thursday, December 3, 2020 11:50 AM
To: Wilma Anderson
Subject: FW: KLI Townhomes, Drainage
Attachments: scan.pdf

Please include the attachment and email.

From: steve agni <akstevea@hotmail.com>
Sent: Thursday, December 3, 2020 9:09 AM
To: Scott Bloom <sbloom@kenai.city>; Jonathan Faulkner <landsendjdf@gmail.com>
Subject: KLI Townhomes, Drainage

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mr. Bloom

Jon informs me that you have requested a drainage plan to accompany the Conditional Use application for the Kenai Landing Town homes

Please find the attached plan here.

The basic and very feasible intent is to direct drainage to an area of about ten acres of on-site wetlands to the West Northwest of the development area.

Hope this provides what you need.
You can call me with any questions

thanks

Steve Agni
(907) 229 0583

For Kenai Landing

From: DMI <kenaisubway@gci.net>
Sent: Wednesday, December 2, 2020 11:51 PM
To: akstevea@hotmail.com <akstevea@hotmail.com>
Subject:

File Attachments for Item:

1. City Council



Kenai City Council - Regular Meeting

November 04, 2020 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. **Oath of Office**
5. **COUNCIL MEMBER MOLLOY ELECTED VICE MAYOR. Election of Vice Mayor**
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. **ENACTED UNANIMOUSLY. Ordinance No. 3165-2020** - Accepting and Appropriating a Grant From the U.S. Department of Homeland Security Passed Through the State of Alaska Department of Military and Veterans' Affairs to Update the City's Emergency Operations Plan. (Administration)
2. **ADOPTED UNANIMOUSLY. Resolution No. 2020-83** - Approving an Auto Aid Agreement and Supporting Operational Plan with Kenai Peninsula Borough for Exchange of Personnel and Equipment Response to Structure Fires. (Administration)
3. **ADOPTED UNANIMOUSLY. Resolution No. 2020-84** - Authorizing the Award of a Facility Management Services Agreement for the Kenai Multi-Purpose Facility. (Administration)
4. **ADOPTED UNANIMOUSLY. 2020-85** - Establishing Dates for Regular Meetings of the City Council for 2021. (City Clerk)

5. **ADOPTED UNANIMOUSLY. Resolution No. 2020-86** - Authorizing a Budget Transfer in the Senior Citizen Fund Home Meals Department. (Administration)
6. **ADOPTED UNANIMOUSLY. Resolution No. 2020-87** - Authorizing the Purchase of Real Property Described as Tract A, Block 18, Original Townsite of Kenai Bluff Replat for the Public Purpose of Including the Property in the Kenai Bluff Bank Stabilization Project and Determining that Public Interest Will Not be Served by an Appraisal. (Administration)
7. **ADOPTED UNANIMOUSLY. Resolution No. 2020-88** - Amending the City's Grant Disbursement Program Utilizing Funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act to Provide a Grant For The Challenger Learning Center Of Alaska For The Provision Of Educational Services. (Administration)

E. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of October 21, 2020. (City Clerk)

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Bills to be Ratified. (Administration)
2. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Purchase Orders Over \$15,000. (Administration)
3. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Non-Objection to the Renewal of a Marijuana Retail License and a Standard Marijuana Cultivation Facility for Majestic Gardens, LLC. (City Clerk)
4. **APPROVED BY THE CONSENT AGENDA. *Ordinance No. 3166-2020** - Increasing Estimated Revenues And Appropriations in the Airport Special Revenue and Airport Improvements Capital Project Funds and Authorizing a Professional Services Agreement to Develop Condition Assessments for the Airfield Drainage Safety Area and Asphalt Runway Areas of the Kenai Municipal Airport. (Administration)
5. **NOMINATIONS APPROVED. Action/Approval** - Mayoral Nominations of Council Liaisons for Appointment to Committees and Commissions. (Mayor Gabriel)
6. **APPROVED UNANIMOUSLY. Action/Approval** - Special Use Permit to RAVN Alaska for Warm Storage of the De-Icing Truck. (Administration)
7. **Discussion** - Response to COVID-19. (Administration)

H. COMMISSION / COMMITTEE REPORTS

1. Council on Aging.
2. Airport Commission

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

I. REPORT OF THE MAYOR

J. ADMINISTRATION REPORTS

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

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. Russian Orthodox Sacred Sites in Alaska Thank You Letter
3. Letter from M. Chatham Requesting Thanksgiving Fireworks Not be Cancelled.

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/88300853869>

Meeting ID: 883 0085 3869 **Passcode:** 784820

OR

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

Meeting ID: 883 0085 3869 **Passcode:** 784820



Kenai City Council - Special Meeting

November 23, 2020 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

Telephonic/Virtual Information Below

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval

B. PUBLIC COMMENT

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

C. PUBLIC HEARING

1. **ADOPTED UNANIMOUSLY AS AMENDED. Resolution No. 2020-89** - Opposing Alternative 4 Proposed to the North Pacific Fishery Management Council that would Close All Federal Waters in Cook Inlet to Commercial Salmon Fishing. (Mayor Gabriel)

E. 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/85172783701>

Meeting ID: 851 7278 3701 **Passcode:** 960578

OR

Dial In: (253) 215-8782 or (669) 900-6833

Meeting ID: 851 7278 3701 **Passcode:** 960578



Kenai City Council - Regular Meeting

December 02, 2020 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

Telephonic/Virtual Information on Page 3

Action Agenda

A. CALL TO ORDER

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

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

B. SCHEDULED PUBLIC COMMENTS

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

C. UNSCHEDULED PUBLIC COMMENTS

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

D. COUNCIL APPOINTMENT

1. **VICTORIA ASKIN APPOINTED TO CITY COUNCIL.** Selection of Appointee with the Continuation of Interviews if Needed. [Clerk's Note: Council May Convene into Executive Session to Discuss this Agenda Item which May be a Subject that Tends to Prejudice the Reputation and Character of the Candidates for the Vacant City Council Seat (AS 44.62.310(C)(2))]
2. Appointee Oath of Office

E. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. Ordinance No. 3166-2020** - Increasing Estimated Revenues and Appropriations in the Airport Special Revenue and Airport Improvements Capital Project Funds and Authorizing a Professional Services Agreement to Develop Condition Assessments for the Airfield Drainage Safety Area and Asphalt Runway Areas of the Kenai Municipal Airport.

2. **ADOPTED UNANIMOUSLY. Resolution No. 2020-90** - Approving the Use of the Fleet Replacement Fund for the Purchase of Three Police Department Trucks Utilizing the State of Alaska Equipment Fleet Contract.
3. **ADOPTED UNANIMOUSLY. Resolution No. 2020-91** - Authorizing a Budget Transfer in the COVID-19 CARES Act Recovery Fund to Increase Funding for Housing Assistance, Food Assistance, and First Responder Payroll.
4. **ADOPTED UNANIMOUSLY. Resolution No. 2020-92** - Adopting an Alternative Allocation Method for the FY21 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in FMA 14: Cook Inlet.

F. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of November 4, 2020.

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA.** *Action/Approval - Bills to be Ratified.
2. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 12/16/2020.**
***Ordinance No. 3167-2020** - Increasing Estimated Revenues and Appropriations in the Cares Act Recovery Special Revenue Fund.
3. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 12/16/2020.**
***Ordinance No. 3168-2020** - Increasing Estimated Revenues and Appropriations in the Airport Operations Facility, Airport Snow Removal Equipment, Terminal Improvement, Airport Improvements, Personal Use Fishery, Animal Control Improvements, Public Safety Improvements, City Shop Improvements, Municipal Roadway Improvements, Water and Sewer Improvements, and Wastewater Treatment Facility Improvements Capital Project Funds to Transfer Residual Balances from Completed or Canceled Projects Back to their Original Funding Sources.
4. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 12/16/2020.**
***Ordinance No. 3169-2020** - Increasing Estimated Revenues and Appropriations in the General Fund, Finance Department for the Payment of Fees in Connection with the Collection of Remote Seller Sales Tax by the Alaska Remote Seller Sales Tax Commission on Behalf of the City of Kenai.
5. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 12/16/2020.**
***Ordinance No. 3170-2020** - Accepting and Appropriating a Grant from the State of Alaska for the Purchase of Library Books.
6. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 12/16/2020.**
***Ordinance No. 3171-2020** - Accepting and Appropriating a State of Alaska Grant Passed through the Southern Region EMS Council, Inc. for Two Automatic External Defibrillator (AED) Trainers and One Advanced Life Support (ALS) Skills Training Mannequin.

7. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 12/16/2020.**
*Ordinance No. 3172-2020 - Waiving the \$5,000 Limitation in KMC 7.25.020 (A) for Allocating CARES Act Funds to Allow the City Manager to Allocate the Funds to the Proper Account as Needs Arise and Time to Utilize the Funds Expires, and Declaring an Emergency.
8. **APPROVED UNANIMOUSLY AS AMENDED. Action/Approval** - Amendment to a Special Use Permit to RAVN for Additional Space of Warm Storage.
9. **APPROVED UNANIMOUSLY. Action/Approval** - Council Confirmation of Mayoral Nominations to the City's Commissions and Committee.
10. **APPOINTMENTS OF GLENDA FEEKEN, DEREK LEICHLITER, PAUL MINELGA, TERRI WILSON, DON ERWIN, RACHAEL CRAIG, MIKE DUNN, BOB PETERS, T. GRAND WISNIEWSKI, AND DAVID RIGALL CONFIRMED. Discussion** - Future Council and Commission Meeting Format.

I. COMMISSION / COMMITTEE REPORTS

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

J. REPORT OF THE MAYOR

K. ADMINISTRATION REPORTS

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

L. ADDITIONAL PUBLIC COMMENT

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

M. EXECUTIVE SESSION – See D.1.

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

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

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/86739748798>

OR Dial In: (253) 215-8782 or (669) 900-6833

Meeting ID: 867 3974 8798 **Passcode:** 785923

Meeting ID: 867 3974 8798 **Passcode:** 785923

File Attachments for Item:

2. Kenai Peninsula Borough Planning



Plat Committee Final Agenda

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

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

Paulette Bokenko-Carluccio – City of Seldovia **Pamela Gillham** – Ridgeway

Robert Ruffner – Kasilof/Clam Gulch **Jeremy Brantley** – Sterling Area

Cindy Ecklund – City of Seward (Alternate)

November 9, 2020

6:30 p.m.

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

Procedure for the Plat Committee public hearings is as follows:

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

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

1. Agenda
2. Member/Alternate Excused Absences
 - a. Robert Ruffner, Kasilof/Clam Gulch
3. Minutes
 - October 26, 2020 Plat Committee Meeting

D. PUBLIC COMMENT

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

E. OLD BUSINESS – None

F. NEW BUSINESS

- 1. Lillian Walli Estates 2020 Replat
 KPB File 2020-119; [Geovera LLC/Weisser Homes, Miller, Walli, Johnson & Dobrzynski]
 Location: Off Linstrang Way, West Hill Road & Eric Lane
 City of Homer
- 2. Pattie Estates Addition No. 1
 KPB File 2020-126; [Segesser Surveys/Pattie]
 Location: Tri Road & Annette Street
 Cohoe Area
- 3. Riverwind II 2020 Addition
 KPB File 2020-127; [Johnson Surveying/Gherman Ronald & Sharon Revocable Trust, Boedecker]
 Location: Off Riverwind Drive
 Funny River APC
- 4. US Survey No. 2525 James Addition Lots 8A & 8B
 KPB File 2020-128; [Cooper & Company/Kenai Peninsula Borough & James]
 Location: Off Snug Harbor Road
 Cooper Landing APC

G. PENDING ITEMS

H. OTHER

I. ADJOURNMENT

J. MISCELLANEOUS INFORMATION – NO ACTION REQUIRED

NEXT REGULARLY SCHEDULED MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday November 30, 2020** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley, Soldotna, Alaska at **5:30 p.m.**

PLANNING DEPARTMENT

Phone: 907-714-2215 Fax: 907-714-2378
Phone: toll free within the Borough 1-800-478-4441, extension 2215
email address: planning@kpb.us
website: <http://www.kpb.us/planning-dept/planning-home>

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

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



Planning Commission Final Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax
Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building
Melanie Aeschliman, Planning Director • Charlie Pierce, Borough Mayor

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

November 9, 2020
7:30 p.m.

Procedure for the Planning Commission public hearings is as follows:

- 1) Staff will present a report and staff recommendations on the item.
- 2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes
- 3) Public testimony on the issue. – 5 minutes
- 4) After testimony is completed, the 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 that 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 Chair of your wish to comment.

***1. Time Extension Request**

- a. Barnett's South Slope Subdivision Quiet Creek Park Unit 2
KPB File 2014-016; [Seabright Surveying/Echo Trading Company LLC]
Location: Off South Slope Drive, Nelson Avenue & San Jay Court
City of Homer

***2. Planning Commission Resolutions - None**

***3. Plats Granted Administrative Approval – Eight (8) plats were granted administrative approval (list of plats in desk packet)**

***4. Plats Granted Final Approval (20.10.040) – One (1) plat was granted administrative approval (list of plats in desk packet)**

***5. Plat Amendment Request – None**

***6. Commissioner Excused Absences**

- a. Robert Ruffner, Kasilof/Clam Gulch

***7. Minutes**

October 26, 2020 Planning Commission Meeting

D. OLD BUSINESS - None

E. NEW BUSINESS

1. Right-Of-Way Vacation

Location & Request: Vacate a portion of Whisper Way a 60-foot right-of-way by 295 feet in length adjoining Lot 1 Block 5 & Lot 6 of Poppy Woods Subdivision, Plat KN 83-215.

KPB File 2020-124V

Petitioners: Marc L. & Shannon M. Kovac and John M. Reynolds of Soldotna, AK

F. PENDING ITEMS – None

G. PLAT COMMITTEE REPORT - The Plat Committee will review 4 preliminary plats

H. OTHER

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

J. ASSEMBLY COMMENTS

K. LEGAL REPRESENTATIVE COMMENTS

L. DIRECTOR'S COMMENTS

M. COMMISSIONER COMMENTS

N. ADJOURNMENT

O. MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, November 30, 2020** 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.**

ADVISORY PLANNING COMMISSION MEETINGS

ADVISORY COMMISSION	MEETING LOCATION	DATE	TIME
Anchor Point	Zoom	November 5, 2020	7:00 PM
Cooper Landing	Zoom	November 4, 2020	6:00 PM
Funny River	Zoom	November 5, 2020	6:00 PM
Kalifornsky	Zoom	November 4, 2020	6:00 PM
Kachemak Bay	Zoom	November 5, 2020	7:00 PM
Moose Pass	Inactive	TBD	TBD
Hope / Sunrise	Zoom	November 5, 2020	7:00 PM

NOTE: Advisory planning commission meetings are subject to change. Please verify the meeting date, location, and time with the advisory planning commission chairperson. Chairperson contact information is on each advisory planning commission website. Links to the websites can be found on the Planning Department website.

RESILIENCE & SECURITY ADVISORY COMMISSION		
November 12, 2020	Zoom Meeting Link: https://zoom.us/j/92309680276	6:00 PM

**CONTACT INFORMATION
KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

Phone: 907-714-2215; toll free within the Borough 1-800-478-4441, extension 2215
Fax: 907-714-2378

e-mail address: planning@kpb.us

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.



Plat Committee Final Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax
Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

Melanie Aeschliman, Planning Director • Charlie Pierce, Borough Mayor
Paulette Bokenko-Carluccio, Chair – City of Seldovia ~ Robert Ruffner, Vice Chair – Kasilof/Clam Gulch
Jeremy Brantley – Sterling ~ Pamela Gillham – Ridge Way ~ Cindy Ecklund, Alternate – City of Seward

November 30, 2020
6:00 p.m.

The hearing procedure for the Plat Committee public hearings is 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 Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda.

If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.

***1. Agenda**

***2. Member / Alternate Excused Absences**

***3. Minutes**

- a. November 9, 2020 Plat Committee Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. Hjalmer Replat
KPB File 2020-129; [Peninsula Surveying/Niniilchik Traditional Council]
Approximately MP 135 of Sterling Hwy.
2. Rabbit Run Subdivision McCauley Replat
KPB File 2020-132; [McLane Consulting Group/Rogers]
Off Fatima St. & Robin Ave.
Funny River APC

3. Tutl'Uh Subdivision
KPB File 2020-130; [McLane Consulting Group/Gwartney]
MP 17.5 Hope Hwy & A St.
Hope/Sunrise APC
4. Chigmit Vista Estates Lynch Addition
KPB File 2020-138; [Segesser Surveys/Lynch]
Radar Ave. & Blockade Glacier Rd.
Nikiski Area
5. Doser Subdivision Eicher 2020 Replat
KPB File 2020-137; [Segesser Surveys/Eicher]
Doser Rd., Rydberg St. & Sterling Hwy
Sterling Area
6. Kenai Bluff Stabilization Subdivision
KPB File 2020-133; [Segesser Surveys/Estate of Vernon L. Bud Lofstedt]
Off Toyon Way, S. Forest Dr. & Kenai Spur Hwy.
City of Kenai

F. PUBLIC COMMENT

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, December 14, 2020** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **7:30 p.m.**

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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

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

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



Planning Commission Final Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax
Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

Melanie Aeschliman, Planning Director • Charlie Pierce, Borough Mayor

Blair Martin, Chair – Kalifornsky Beach ~ Robert Ruffner, Vice Chair – Kaslof/Clam Gulch

Syverine Abrahamson-Bentz, Parliamentarian – Anchor Point/Ninilchik ~ Jeremy Brantley – Sterling

Paulette Bokenko-Carluccio – City of Seldovia ~ Cindy Ecklund – City of Seward ~ Pamela Gillham – Ridge Way

Davin Chesser – Northwest Borough ~ Diane Fikes – City of Kenai ~ Virginia Morgan – East Peninsula ~ Franco Venuti – City of Homer

November 30, 2020

7:30 p.m.

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***1. Time Extension Requests - None**

***2. Planning Commission Resolutions - None**

***3. Administrative Approvals**

- a. Barabara Heights 2020; KPB File 2020-052
- b. Barnett's South Slope Subdivision Quiet Creek Park Unit 3; KPB File 2014-016P1
- c. Caribou Island Subdivision; KPB File 2020-109
- d. East Ridge Subdivision Reilly Addition; KPB File 2020-039
- e. Hidden Hills 2020; KPB File 2020-076
- f. McLennan Estates Addition No. 1; KPB File 2020-065
- g. Mid River Estates Part 2 Dorland Replat; KPB File 2020-091
- h. Parsons Lake West 2020 Addition; KPB File 2020-066
- i. Stanley's Meadow Jones Addn.; KPB File 2020-062
- j. Winridge Estates Subdivision Hallmark Replat; KPB File 2020-072

***4. Plat Amendment Requests - None**

***5. Commissioner Excused Absences - None**

***6. Minutes**

November 9, 2020 Planning Commission Meeting Minutes

D. OLD BUSINESS – None

E. NEW BUSINESS

1. Ordinance 2020-47: Authorizing an amendment to the Tsalteshi Trails Association lease to provide a ten-year extension of the term.
2. Ordinance 2020-48: Authorizing a communications site lease agreement at Nikiski Fire Station 3 with SPITwSPOTS, Inc.
3. Building Setback Exception
Yonder Forty Subdivision Lot 3 Block 1
KPB 2020-139; PC Resolution 2020-36
Denny Lane & Virginia Avenue
Anchor Point Area
4. Utility Easement Vacation
Yonder Forty Subdivision Lot 3 Block 1
KPB File 2020-135V; PC Resolution 2020-34
Denny Lane & Virginia Avenue
Anchor Point Area
5. Building Setback Exception
Wooded Shores Sub Part 1 Lot 17 Block 2
KPB 2020-140; PC Resolution 2020-37
Rambling Road & Island Lake Road
Nikiski Area
6. Utility Easement Vacation
Hollywood Park Lot 4
KPB File 2020-033V
Whisky Gulch Street
Anchor Point Area
7. Utility Easement Vacation
Otter Creek Subdivision No. 3 Lot 8A
KPB File 2020-136V; PC Resolution 2020-35
Otter Trail Road & Merkes Road
Sterling Area
8. Right-Of-Way Vacation
Terrace View Subdivision
KPB File: 2019-150V1
Vacation Portions of: Universe Ave., Komsomol St., Markoka Ave. & Planet Pl.
Nikolaevsk Area

- 9. Reconsideration
Echo Hills Subdivision 2020 Replat
KPB File 2020-099, [McLane Consulting Group/ Kuemerle]
Oxford Avenue & Echo Lake Road
Kalifornsky Area

F. UNFINISHED BUSINESS - None

G. PLAT COMMITTEE REPORT

H. OTHER

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Moose Pass	Moose Pass Community Hall	TBD	N/A
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NEXT REGULARLY SCHEDULED RESILIENCE & SECURITY ADVISORY COMMISSION

Meeting will be conducted via Zoom – December 9, 2020

Information can be found at: <https://www.kpb.us/planning-dept/resilience-security-advisory-commission-meetings>

CONTACT INFORMATION

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