



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

June 10, 2026 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of May 27, 2026

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 PZ2026-17** - Recommending that Preliminary Plat Micah Subdivision Ringer Replat Attached Hereto be Approved
2. **Resolution PZ2026-18** - Recommending that Preliminary Plat Thompson Park Myers Addition No. 3 Attached Hereto be Approved

F. PUBLIC HEARINGS

G. UNFINISHED BUSINESS

1. **Resolution PZ2026-11** - Granting a Conditional Use Permit for a Cabin Rental of a Single-Family Dwelling at 1510 Tundra Rose Lane

H. NEW BUSINESS

I. REPORTS

1. Planning Director

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

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

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: June 24, 2026

L. COMMISSION COMMENTS AND QUESTIONS

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATIONAL ITEMS

****COMMISSIONERS, PLEASE CONTACT US IF YOU WILL NOT BE ABLE TO ATTEND THE MEETING****

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 Planner at 907-283-8237.

Registration is required to join the meeting remotely through Zoom. Please use the following link to register:

https://us02web.zoom.us/meeting/register/QoxwUroKR-OH_oF-bbG5uA

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
MAY 27, 2026 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR KEATON, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on May 27, 2026, in City Hall Council Chambers, Kenai, AK. Chair Keaton called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Chair Keaton led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Jeanne Keaton, Chair	Alex Douthit, Vice Chair
Sonja Earsley	Gwen Woodard
Stacie Krause	Diane Fikes
Marty Askin (<i>remote participation</i>)	

[Clerk's Note: In accordance with KMC 14.05.025 (n) Commissioner Askin had exceeded the maximum number of meetings by remote electronic means. As such Commissioner Askin abstained from meeting participation.]

A quorum was present.

Also in attendance were:

Kevin Buettner, Planning Director
Phil Daniel, City Council Liaison
Logan Parks, Deputy City Clerk

3. Agenda and Consent Agenda Approval

Chair Keaton noted the following additions to the Packet:

Add to item F.2.	Resolution PZ 2026-11
Add to item F.3.	Resolution PZ 2026-12
Add to item F.3.	Resolution PZ 2026-12 <ul style="list-style-type: none">• Public Comment
Add to item F.4.	Resolution PZ 2026-13
Add to item F.4.	Resolution PZ 2026-13 <ul style="list-style-type: none">• Public Comment
Add to item F.6.	Resolution PZ 2026-15
Add to item F.7.	Resolution PZ 2026-16
Add to item F.7.	Rezone Memo

MOTION:

Commissioner Woodard **MOVED** to approve the agenda and consent agenda with the requested revisions. Commissioner Earsley **SECONDED** the motion.

The items on the Consent Agenda were read into the record.

Chair Keaton opened the floor for public comment on consent agenda items; there being no one wishing to be heard, the public comment period was closed.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of April 27, 2026.
2. *Regular Meeting of May 13, 2026.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS - None.

F. PUBLIC HEARINGS

1. **Resolution PZ2026-10** - Granting a Conditional Use Permit for a Cabin Rental of a Single-Family Dwelling at 1003 Skyler Lane.

MOTION:

Vice Chair Douthit **MOVED** to approve Resolution PZ2026-10. Commissioner Earsley **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-10.

Chair Keaton opened the floor for public comment.

Braedon Pitsch, the property owner, spoke in support of the proposed short-term rental; noting operational measures for the property including seasonal use, enforcement of quiet hours, off-street guest parking requirements, local management oversight, and measures intended to minimize impacts to the surrounding neighborhood and bus routes.

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

There was discussion regarding adding quite hours as a formal condition of approval.

MOTION:

Vice Chair Douthit **MOVED** to amend Resolution PZ2026-10 to include quiet hours from 10 p.m. to 6 a.m. Commissioner Woodard **SECONDED** the motion.

VOTE ON MOTION TO AMEND:

YEA: Fikes, Woodard, Keaton, Douthit, Earsley

NAY: Krause

ABSENT: None

ABSTENTION: Askin

MOTION TO AMEND PASSED.

VOTE ON MAIN MOTION AS AMENDED:

YEA: Fikes, Woodard, Douthit, Keaton, Earsley, Krause

NAY: None

ABSENT: None

ABSTENTION: Askin

MAIN MOTION PASSED AS AMENDED.

Chair Keaton noted the 15-day appeal period.

- 2. Resolution PZ2026-11** - Granting a Conditional Use Permit for a Cabin Rental of a Single-Family Dwelling at 1510 Tundra Rose Lane.

MOTION:

Vice Chair Douthit **MOVED** to approve Resolution PZ2026-11. Commissioner Fikes **SECONDED** the motion.

Planning Director Buettner read the memorandum as included in the packet and attached to Resolution PZ2026-11, noting the Administration's request to postpone this item to the June 10, 2026 meeting.

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

MOTION:

Vice Chair Douthit **MOVED** to postpone Resolution PZ2026-11 to the June 10, 2026 Planning and Zoning meeting. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to postpone to June 10, 2026.

VOTE: There being no objection; **SO ORDERED.**

- 3. Resolution PZ2026-12** - Granting a Conditional Use Permit to Operate a Kennel Facility at 2925 Pirate Lane.

MOTION:

Commissioner Earsley **MOVED** to approve Resolution PZ2026-12. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the memorandum as included in the packet and attached to Laydown Resolution PZ2026-12, noting the request to postpone indefinitely.

Chair Keaton opened the floor for public comment.

Eva Thompson spoke in opposition of the Conditional Use Permit, noting concern regarding the kennel's proximity to her residence.

There being no one wishing to be heard, the public comment period was closed.

MOTION:

Vice Chair Douthit **MOVED** to postpone Resolution PZ2026-12 indefinitely. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to postpone indefinitely.

VOTE: There being no objection; **SO ORDERED.**

- 4. Resolution PZ2026-13** - Granting a Conditional Use Permit to Operate a Kennel Facility at 2520 VIP Drive.

MOTION:

Vice Chair Douthit **MOVED** to approve Resolution PZ2026-13. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read memorandum as included in the packet and attached to Laydown Resolution PZ2026-13, noting the request to postpone indefinitely.

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

MOTION:

Vice Chair Douthit **MOVED** to postpone Resolution PZ2026-13 indefinitely. Commissioner Earsley **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to postpone indefinitely.

VOTE: There being no objection; **SO ORDERED.**

5. Resolution PZ2026-14 - Granting a Conditional Use Permit to Operate a Guide Service at 1125 Angler Drive.

MOTION:

Vice Chair Douthit **MOVED** to approve Resolution PZ2026-14. Commissioner Earsley **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-14.

Chair Keaton opened the floor for public comment.

Derek Gardner, property owner, spoke in support of the Conditional Use Permit associated with fishing-related operations under new ownership and a new business name.

There being no one wishing to be heard, the public comment period was closed.

There was Commission discussion in support of granting the Conditional Use Permit.

VOTE:

YEA: Woodard, Douthit, Keaton, Earsley, Krause, Fikes

NAY: None

ABSENT: None

ABSTENTION: Askin

MOTION PASSED.

Chair Keaton noted the 15-day appeal period.

6. Resolution PZ2026-15 - Granting a Variance Permit to Excavate 50 Feet in the Setback on the West Property Line for the Property Located at 2817 Beaver Loop Road.

MOTION:

Commissioner Earsley **MOVED** to approve Resolution PZ2026-15. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read memorandum as included in the packet and attached to Resolution PZ2026-15, noting the request to postpone indefinitely.

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

MOTION:

Vice Chair Douthit **MOVED** to postpone Resolution PZ2026-15 indefinitely. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to postpone indefinitely.

VOTE: There being no objection; **SO ORDERED.**

- 7. **Resolution PZ2026-16** - Recommending a Rezone of Parcel 04501057 Located at 10060 Kenai Spur Highway from Conservation to Suburban Residential.

MOTION:

Vice Chair Douthit **MOVED** to approve Resolution PZ2026-16. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read memorandum as included in the packet and attached to Resolution PZ2026-16.

Chair Keaton opened the floor for public comment.

Lisa Coates, an adjacent property owner, stated she is not opposed to development but opposed to suburban residential zoning; she recommended Rural Residential 1 due to wetlands and wildlife habitat; she expressed concerns about higher-density development, inadequate road infrastructure, and smoke impacts from a nearby fire training facility; and urged zoning that reflects the area’s rural character.

There being no one wishing to be heard, the public comment period was closed.

MOTION:

Vice Chair Douthit **MOVED** to amend Resolution PZ2026-16 from a recommendation of Suburban Residential to Rural Residential. Commissioner Woodard **SECONDED** the motion.

Support for the amendment was referenced to the findings stated in the record of the April 29, 2026 Planning and Zoning Commission meeting.

VOTE ON MOTION TO AMEND:

YEA: Douthit, Earsley, Krause, Fikes, Woodard

NAY: Keaton

ABSENT: None

ABSTENTION: Askin

MOTION TO AMEND PASSED.

VOTE ON MAIN MOTION AS AMENDED:

YEA: Earsley, Fikes, Woodard, Douthit

NAY: Keaton, Krause

ABSENT: None

ABSTENTION: Askin

MAIN MOTION AS AMENDED PASSED.

G. **UNFINISHED BUSINESS** - None.

H. **NEW BUSINESS** - None.

I. **REPORTS**

- 1. Planning Director

Planning Director Buettner reported on the following:

- The uncommon motions required during the meeting resulted from ongoing internal discussions regarding Title 14 public noticing requirements for the Commission.

- The current code requirement for newspaper publication within a 10-day noticing period can delay public hearings by nearly three weeks, during which circumstances may change; but once a matter has been publicly noticed, the Commission is required to hold a public hearing even if the item is later postponed indefinitely.
- Other municipalities and City bodies have updated their noticing methods and suggested the Commission consider alternative public notice methods in addition to newspaper publication; noting potential alternatives could include radio advertisements, postings at public locations, and creating a public notice section on the City website or Commission page.
- Legal notices in the newspaper are difficult for the public to access due to subscription and paywall requirements, limiting effectiveness and accessibility.
- Requested feedback from Commissioners gauging interest in exploring code amendments related to alternative public noticing methods to avoid similar meeting complications in the future; Commissioners supported finding alternative ways for public noticing requirements.

2. Commission Chair

Chair Keaton reported on the following:

- Looking forward to the Commission’s involvement with the growth of Kenai.

3. Kenai Peninsula Borough Planning

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

4. City Council Liaison

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

J. ADDITIONAL PUBLIC COMMENTS - None.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: June 10, 2026

L. COMMISSION COMMENTS AND QUESTIONS

Commissioner Douthit emphasized the importance of Commissioners providing findings supporting their votes to ensure a clear record exists for potential appeals or judicial review of Commission findings.

M. PENDING ITEMS - None.

N. ADJOURNMENT

O. INFORMATIONAL ITEMS - None.

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 8:29 p.m.

I certify the above represents accurate minutes of the Kenai Planning & Zoning Commission meeting of May 27, 2026.

Logan Parks, Deputy City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-17**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT MICAH SUBDIVISION RININGER REPLAT ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESS: 1605 Rainbow Drive & 108 Glacier Street.

LEGAL DESCRIPTION: Lot 156B, Micah Subdivision & Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian

KPB PARCEL NUMBERS: 04522072 & 04522016

WHEREAS, the City of Kenai received a preliminary plat from Peninsula Surveying, on behalf of property owners Lacey & Zachary Rininger, for a replat of Lot 156B, Micah Subdivision & Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian; and,

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

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

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

WHEREAS, City water is not available to the proposed lot; and,

WHEREAS, City sewer is not available to the proposed lot; and,

WHEREAS, private water and wastewater have been installed on-site and are subject to the regulatory requirements of the State of Alaska, Department of Environmental Conservation (ADEC); and,

WHEREAS, an easement for utilities is granted this plat adjacent to rights-of-way, along the north and east boundaries of the proposed lot; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, and the existing on-site private water and

wastewater system are subject to the regulatory requirements of the State of Alaska, Department of Environmental Conservation (ADEC).

2. Pursuant to KMC 14.10.080 Minimum improvement required, the access right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet (\approx 0.47 acre), with a proposed lot size of 3.080 acres.
4. Pursuant to KMC 14.24.020 General Requirements, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

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

Section 1. That preliminary plat Micah Subdivision Rininger Replat, for a replat Lot 156B, Micah Subdivision & Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

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

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 10TH DAY OF JUNE, 2026.

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission

THROUGH: Kevin Buettner, Planning Director

FROM: Brandon McElrea, Land Management Analyst

DATE: June 1, 2026

SUBJECT: Resolution No. PZ2026-17 – Preliminary Plat – Micah Subdivision Rininger Replat

Request The applicant is proposing a preliminary plat to replat Lot 156B, Micah Subdivision & Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian

Staff Recommendation Adopt Resolution No. PZ2025-25 recommending approval of Preliminary Plat – Micah Subdivision Rininger Replat, creating one (1) lot of 3.197 acres.

Applicant: Jason Schollenberg, PLS
10535 Katrina Blvd.
Ninilchik, AK 99639

Property Owner: Lacey & Zachary Rininger

Legal Descriptions: Lot 156B, Micah Subdivision & Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian

Property Addresses: 1605 Rainbow Drive & 108 Glacier Street

KPB Parcel Nos.: 04522072 & 04522016

Zoning District: Rural Residential (RR)

Land Use Plan: Low Density Residential (SR)

Surrounding Uses: Improved and Vacant Rural Residential

SUMMARY

A preliminary plat has been submitted from Jason Schollenberg, PLS on behalf of the property owner for a replat of Lot 156B, Micah Subdivision & Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian, and vacating approximately 210 feet of the 30-foot-wide Glacier Street right-of-way (ROW) to create one (1) parcel.

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

ANALYSIS

The proposed replat meets the minimum lot size requirement of 20,000 square feet (\approx 0.47 acre) for the Rural Residential (RR) zoning district. The size of the proposed lot is approximately 134,165 square feet (3.080 acres).

City water and wastewater are not available in this area; however, private water and wastewater have been installed on-site and are subject to the regulatory requirements of the State of Alaska, Department of Environmental Conservation (ADEC).

Direct access to the proposed lots is provided via Rainbow Drive, a maintained gravel City road. The portion of ROW along Misty Haven Lane to be granted this plat was granted by BLM Land Patent 50-65-0236, dated October 12, 1964, and is a continuation of the unimproved Misty Haven Lane ROW. The approximately 210-foot by 30-foot portion was granted to the City of Kenai at the Micah Subdivision of Government Lot 156, and does not reflect a Patented ROW (see attachments). The Kenai City Council must declare the approximately 210 feet of the 30-foot-wide Glacier Street ROW not needed for a public purpose, and approve the vacation of these rights-of-way as shown on the preliminary plat. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

During the field survey of the subject lots, it was discovered that the existing improvements encroach on the building setback and utility easement, thus making the improvement a non-conforming structure. The building file has been flagged, and no construction or modification will be allowed that will increase the non-conformity of this structure.

Staff finds that the preliminary plat for a replat of Lot 156B, Micah Subdivision & Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, and the existing on-site private water and wastewater system are subject to the regulatory requirements of the State of Alaska, Department of Environmental Conservation (ADEC).
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the access right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet (\approx 0.47 acre), with a proposed lot size of 3.080 acres.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the

maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Micah Subdivision Rininger Replat meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2026-17 for a replat Lot 156B, Micah Subdivision & Government Lot 155, Township 6 North, Range 11 West, Section 34, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare the approximately 210 feet of the 30-foot-wide Glacier Street right-of-way not needed for a public purpose and approve the vacation of the rights-of-way as shown on the preliminary plat.

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Micah Subdivision Rininger Replat
BLM Land Patent 50-65-0236
Plat, Micah Subdivision



Legend

Transportation

Mileposts

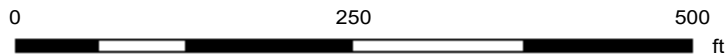


Roads

- Legal Trail
- Private Road
- Proposed
- State Highway
- Town Low/Seasonal
- Town Major
- Collector
- Town Medium
- Volume-Maintained
- Town Medium
- Volume-Maintained
- Unmaintained

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of these data. Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The Borough assumes no liability of any kind arising from the use of this data. The Borough assumes no liability of any kind arising from the use of this data. The Borough assumes no liability of any kind arising from the use of this data.



Preliminary Plat Submittal Form

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

APPLICANT (SURVEYOR)

Name:	JASON SCHOLLENBERG, PLS						
Mailing Address:	10535 KATRINA BLVD	City:	NINILCHIK	State:	AK	Zip Code:	99639
Phone Number(s):	907-306-7065						
Email:	jason@peninsulasurveying.com						

PROPERTY OWNER

Name:	LACEY & ZACHARY RININGER						
Mailing Address:	511 ASH AVE.	City:	KENAI	State:	AK	Zip Code:	99611
Phone Number(s):	[REDACTED]						
Email:	[REDACTED]						

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04522016, 04522072					
Current City Zoning:	RURAL RESIDENTIAL					
Use:	<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Recreational		<input type="checkbox"/> Commercial	
	<input type="checkbox"/> Other:					
Water:	<input checked="" type="checkbox"/> On Site		<input type="checkbox"/> City		<input type="checkbox"/> Community	
Sewer:	<input checked="" type="checkbox"/> On Site		<input type="checkbox"/> City		<input type="checkbox"/> Community	

PLAT INFORMATION

Preliminary Plat Name:	MICAH SUBDIVISION RININGER REPLAT					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No			
Street Name (if vacating ROW):	PORTION OF GLACIER ST					

Exceptions Required and Requested:

Comments:

REQUIRED ATTACHMENTS

<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (2) 11" x 17" Plats and/or PDF
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SIGNATURE

Signature:		Date:	05/18/2026
Print Name:	Jason Schollenberg	Title/Business:	Owner, Peninsula Surveying

Stewart Title of the Kenai Peninsula, Inc.

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

CERTIFICATE TO PLAT

Peninsula Surveying
10535 Katrina Blvd
Ninilchik, AK 99639
Attention: Brandon Thielke

File Number: 26594
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of May 06, 2026 at 8:00 A.M. for a plat out of the following property:

PARCEL ONE:

Government Lot 155, in Section 34, Township 6 North, Range 11 West, SEWARD MERIDIAN, Kenai Recording District, Third Judicial District, State of Alaska.

PARCEL TWO:

Lot 156-B, MICAH SUBDIVISION, according to Plat No. 2012-103, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

Zachary Rininger and Lacey Rininger, wife and husband as to Parcel One;
and

Lacey Rininger and Zachary Rininger, wife and husband as to Parcel Two.

an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS AND EXCEPTIONS** as contained in U.S. Patents:

Recorded: November 16, 1964
Volume/Page: Misc. 30/168 and Misc. 30/169

A. All oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine and remove the same according to provisions of the Act of June 1, 1938 (52 Stat. 609)

B. Right of way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the North and East boundary(ies) of said land (30/168) and the North and West boundaries of said land (30/169).

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

Dated: August 30, 1982
Recorded: September 27, 1982
Volume/Page: 194/764

STATE OF ALASKA QUITCLAIM DEED for Hydrocarbon - Oil and Gas Only, under the above mineral rights, including the terms and provisions thereof:

Grantor: State of Alaska, Department of Natural Resources
Grantee: Alaska Mental Health Trust Authority
Recorded: September 25, 1996
Volume/Page: 493/261

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

3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
4. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: CITY OF KENAI
5. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. 2012-103. **(Affects Parcel Two only)**
6. **EFFECT** of the notes on said Plat No. 2012-103. **(Affects Parcel Two only)**
7. **THE RIGHTS** to the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.
8. **DEED OF TRUST**, including terms and provisions thereof, to secure an indebtedness of the amount herein stated and for any other amounts payable under the terms thereof:
 Amount: \$600,000.00
 Dated: May 3, 2025
 Recorded: May 5, 2025
 Serial No.: 2025-002998-0
 Trustor: Zachary and Lacey Rininger
 Trustee: Stewart Title of the Kenai Peninsula
 Beneficiary: Timothy and Terri Wisniewski Trust
(Affects Parcel One only)

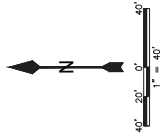
THE AMOUNT NOW SECURED by said Deed of Trust and the terms upon which the same can be discharged or assumed should be ascertained from the holder of the indebtedness secured.

Stewart Title of the Kenai Peninsula, Inc.

By 

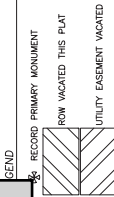
 Authorized Countersignature
 Mary Frengle
 Authorized Signator

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



- NOTES**
- THIS SUBDIVISION IS SUBJECT TO CITY OF KENAI ZONING REGULATIONS PER KPB 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE ZONING REGULATIONS.
 - NO PRIVATE ACCESS TO CITY MAINTAINED ROWS PERMITTED UNLESS APPROVED BY THE CITY OF KENAI.
 - THE FRONT 15' ADJACENT TO RIGHTS-OF-WAYS 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.
 - IF APPLICABLE, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION ENCROACHMENT.
 - SUBJECT TO RIGHT-OF-WAY NOT EXCEEDING 33 FEET IN WIDTH, FOR ROADWAY AND PUBLIC UTILITIES PURPOSES, TO BE LOCATED ALONG THE NORTH AND EAST BOUNDARIES OF SAID LAND PER BOOK 30 OF PUBLIC RECORDS.
 - DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS AND HIGHWAYS.
 - FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN RECORDED WITH THE DISTRICT RECORDER'S OFFICE PRIOR TO DEVELOPMENT. THE CITY OF KENAI FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 4.30 OF THE KENAI MUNICIPAL CODE. SEE FEMA FIRM PANEL 17097C0101 FOR FLOOD HAZARD INFORMATION OF THE KENAI MUNICIPAL CODE. SEE FEMA FIRM PANEL 17097C0101 FOR FLOOD HAZARD INFORMATION OF THE KENAI MUNICIPAL CODE.
 - KPB GIS DATA SHOWS THERE IS NO ANADROMOUS WATERS.

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CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	CHORD BEARING
C1	184.50'	60.00'	189°00'00"
		120.00'	89°48'33.79"

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION ARE NOT KNOWN. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DOUBLE-FAMILY RESIDENCES IN THIS SUBDIVISION AND THIS REPORT IS FOR INFORMATION ONLY. AN ENGINEER'S SUBDIVISION AND THIS REPORT IS FOR INFORMATION ONLY. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

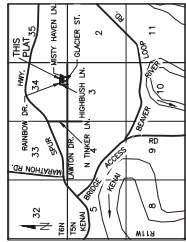
ENGINEER _____ LICENSE # _____ DATE _____

CERTIFICATE OF ACCEPTANCE

I, THE CITY MANAGER, DO HEREBY ACCEPT AND TAKE NOTICE OF THE SUBDIVISION AND THE PUBLIC PURPOSES OF THE PUBLIC PURPOSES OF THE CITY OF KENAI FOR PUBLIC USE AND THE PUBLIC PURPOSES OF THE PROPERTY TO BE DEDED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

GLACIER ST. RIGHT-OF-WAY
MISTY HAVEN LN. RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.
AUTHORIZED OFFICIAL: TERRY EUBANK, CITY MANAGER, CITY OF KENAI DATE: _____



1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT GRANT ALL EASEMENTS TO THE USE SHOWN.

LACEY RININGER
KENAI, AK 99611

ZACHARY RININGER
KENAI, AK 99611

NOTARY ACKNOWLEDGMENT
FOR: LACEY RININGER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR:
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT
FOR: ZACHARY RININGER
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR:
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL _____ DATE _____

KPB FILE NUMBER: 2026-000

PENINSULA SURVEYING, LLC
10235 MATRINA BOULEVARD, NILCHIK, AK 99639
(907)336-7605

MICAH SUBDIVISION RININGER REPLAT

A SUBDIVISION OF
LOT 156B, MICAH SUBDIVISION, AN2012-103
& GOVERNMENT LOT 155, SEC. 34, T6N, R11W
SW/4 SE/4 SEC. 34, T6N, R11W, S4M, CITY OF KENAI,
KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

OWNERS: LACEY RININGER
517 45TH AVE
KENAI, AK 99611

DATE: JUNE 2, 2026

SCALE: 1" = 40' CHECKED: JLS SHEET: 1 OF 1

Anchorage 052438

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the Act of Congress of June 1, 1938 (52 Stat. 309), as amended by the Act of July 14, 1945 (59 Stat. 467), and the acts supplemental thereto, the claim of Robert M. Adams, Junior,

has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

Seward Meridian, Alaska.

T. 6 N., R. 11 W.,

Sec. 34, Lot 155.

The area described contains 2.50 acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management: Dependent Resurvey officially filed September 15, 1954.

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the Act of August 30, 1890 (26 Stat. 391; 43 U.S.C. Sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with Section 1 of the Act of March 12, 1914 (38 Stat. 305; 48 U.S.C. Sec. 305).

Excepting and reserving, also, to the United States all oil, gas and other mineral deposits in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938.

This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the north and east boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Anchorage, Alaska the TWELFTH day of OCTOBER in the year of our Lord one thousand nine hundred and SIXTY-FOUR and of the Independence of the United States the one hundred and EIGHTY-NINTH.

[SEAL]

B.

Raymond P. Robinson
Alaska State Director

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Patent Number 50-65-0236



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-18**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT THOMPSON PARK MYERS ADDITION NO. 3 ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESSES: 3830 & 3840 Wildrose Avenue

LEGAL DESCRIPTIONS: Lot 4A, Block 6, Thompson Park Replat No. 2 and Lot 6, Block 6, Thompson Park Addition No. 2, Township 5 North, Range 11 West, Section 1, Seward Meridian

KPB PARCEL NUMBERS: 04928006 & 04928013

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey & Design, LLC, on behalf of property owners Nancy & Kevin Myers, for a replat of Lot 4A, Block 6, Thompson Park Replat No. 2 and Lot 6, Block 6, Thompson Park Addition No. 2, Township 5 North, Range 11 West, Section 1, Seward Meridian; and,

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

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

WHEREAS, the proposed lots will have access from Wildrose Avenue (a maintained paved City road); and,

WHEREAS, City water and wastewater are available and connected to the proposed lot; and,

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

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 Subdivision Design Standards, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides satisfactory and desirable building sites, and the on-site water and sewer systems will be subject to the regulatory requirements of the Public Works Department; and,

2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat exceeds City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet (\approx 0.47 acre), with a proposed lot size of 1.207 acres.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

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

Section 1. That preliminary plat Thompson Park Myers Addition No. 3, for a replat of Lot 4A, Block 6, Thompson Park Replat No. 2 and Lot 6, Block 6, Thompson Park Addition No. 2, Township 5 North, Range 11 West, Section 1, Seward Meridian, be approved, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. Add Plat Note: Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded within the District Recorders Office. Prior to development, the City of Kenai Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 14.30 of the Kenai Municipal Code. See FEMA FIRM panel 02122C-0240F for information on Floodplain Zone X-U.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 10th DAY OF JUNE, 2026.

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Brandon McElrea, Land Management Analyst
DATE: May 28, 2026
SUBJECT: Resolution No. PZ2026-18 – Preliminary Plat – Thompson Park Myers Addition No. 3

Request The applicant is proposing a preliminary plat to replat Lot 4A, Block 6, Thompson Park Replat No. 2 and Lot 6, Block 6, Thompson Park Addition No. 2.

Staff Recommendation Adopt Resolution No. PZ2026-18 recommending approval of Preliminary Plat – Thompson Park Meyers Addition No. 3, creating one (1) lot of 1.207 acres.

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

Property Owner: Nancy and Kevin Myers

Legal Descriptions: Lot 4A, Block 6, Thompson Park Replat No. 2 and Lot 6, Block 6, Thompson Park Addition No. 2, Township 5 North, Range 11 West, Section 1, Seward Meridian

Property Addresses: 3830 & 3840 Wildrose Avenue

KPB Parcel Nos.: 04928006 & 04928013

Zoning District: Rural Residential (RR)

Land Use Plan: Suburban Residential (SR)

Surrounding Uses: Rural Residential

SUMMARY

A preliminary plat has been submitted from Edge Survey & Design, LLC on behalf of the property owners for a replat of Lot 4A, Block 6, Thompson Park Replat No. 2 and Lot 6, Block 6, Thompson Park Addition No. 2, Township 5 North, Range 11 West, Section 1, Seward Meridian, to create one (1) parcel.

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

ANALYSIS

The proposed replat meets the minimum lot size requirement of 20,000 square feet (\approx 0.47 acre) for the Rural Residential (RR) zoning district. The size of the proposed lot is approximately 52,577 square feet (1.207 acres).

City water and wastewater are available in this area. Property owner(s) currently have water and wastewater services provided by the City of Kenai.

Direct access to the proposed lots is provided via Wildrose Avenue, a maintained paved City road. If approved, the owners intend to keep the 3840 Wildrose Avenue address. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

Staff finds that the preliminary plat for a replat of Lot 4A, Block 6, Thompson Park Replat No. 2 and Lot 6, Block 6, Thompson Park Addition No. 2, Township 5 North, Range 11 West, Section 1, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and the accessible water and wastewater systems are subject to the regulatory requirements of the City of Kenai Public Works Department.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the right-of-way within the proposed preliminary plat exists prior to this plat. The right-of-way is a continuation of an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet (\approx 0.47 acre), with a proposed lot size of 1.207 acres.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Thompson Park Myers Addition No. 3 meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and

Resolution No. PZ2026-18

Preliminary Plat

Thompson Park Myers Addition No. 3

Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2026-18 for a replat of Lot 4A, Block 6, Thompson Park Replat No. 2 and Lot 6, Block 6, Thompson Park Addition No. 2, Township 5 North, Range 11 West, Section 1, Seward Meridian, to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. Add Plat Note: Flood Hazard Notice: Some or all of the property shown on this plat has been designated by FEMA as a flood hazard area district as of the date this plat is recorded within the District Recorders Office. Prior to development, the City of Kenai Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 14.30 of the Kenai Municipal Code. See FEMA FIRM panel 02122C-0240F for information on Floodplain Zone X-U.

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Thompson Park Myers Addition No. 3

Aerial Map





**Preliminary Plat
 Submittal Form**

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

APPLICANT (SURVEYOR)

Name:	Edge Survey and Design LLC.						
Mailing Address:	PO Box 208	City:	Kasilof	State:	AK	Zip Code:	99610
Phone Number(s):	907-283-9047						
Email:	jason@edgesurvey.net						

PROPERTY OWNER

Name:	Nancy and Kevin Myers						
Mailing Address:	3840 Wildrose Ave.	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	[REDACTED]						
Email:	[REDACTED]						

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	04928013 and 04928006					
Current City Zoning:	Rural Residential					
Use:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input type="checkbox"/> Commercial			
	<input type="checkbox"/> Other:					
Water:	<input 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:	Thompson Park Subdivision Myers Replat No. 3					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
Street Name (if vacating ROW):						

Exceptions Required and Requested:

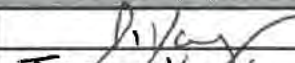
None

Comments:

REQUIRED ATTACHMENTS

<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> 2) 11" x 17" Plats and/or PDF
---	---

SIGNATURE

Signature:		Date:	
Print Name:	JASON VANDER...	Title/Business:	

Stewart Title of the Kenai Peninsula, Inc.

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

EDGE FILE #: 26-531

CERTIFICATE TO PLAT

Edge Survey and Design, LLC.
8000 King Street
Anchorage, AK 99518
Attention: Angela Invoices

File Number: 26599
Premium: \$300.00
Tax:

Gentlemen:

This is a certificate as of May 07, 2026 at 8:00 A.M. for a plat out of the following property:

PARCEL ONE:

Lot Six (6), Block Six (6), THOMPSON PARK ADDITION NO. 2, according to the Plat No. K-1702, Kenai Recording District, Third Judicial District, State of Alaska.

PARCEL TWO:

Lot Four "A" (4A), Block Six (6), THOMPSON PARK MYERS REPLAT NO. 2, according to Plat No. 2006-50, Kenai Recording District, Third Judicial District, State of Alaska

The Company certifies that record title is vested in

Kevin L. Myers and Nancy K. Myers, husband and wife
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: KENAI PENINSULA BOROUGH
3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:
Taxing Authority: CITY OF KENAI
4. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:
Recorded: October 2, 1959
Volume/Page: 5/7
Granted To: Homer Electric Association, Inc.
Affects: General Easement, no definite location disclosed
5. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No's. K-1702 & 2006-50.
6. **EFFECT** of the notes on said Plat No's. K-1702 & 2006-50.
7. **THE RIGHTS** to the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

8. **AN OIL AND GAS LEASE** affecting the above interest under the terms, covenants and conditions therein provided:
Dated: October 11, 1973
Lessor: Jasper W. Thompson and Wilma F. Thompson, husband and wife; and Stanley F. Thompson and Donnis S. Thompson, husband and wife
Lessee: Texaco, Inc., a Delaware Corporation
Recorded: January 22, 1974
Volume/Page: 75/147

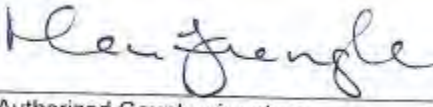
SURRENDER OF CERTAIN RIGHTS under said Oil and Gas Lease, including the terms and conditions thereof:
Recorded: June 6, 1974
Volume/Page: 77/432

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

9. **RESERVATION** of oil, gas and mineral rights constructive notice of which is given by recital in deeds:
Recorded: April 10, 1974; April 11, 1974; and December 14, 1976
Volume/Page: 76/392; 76/427; and 102/747

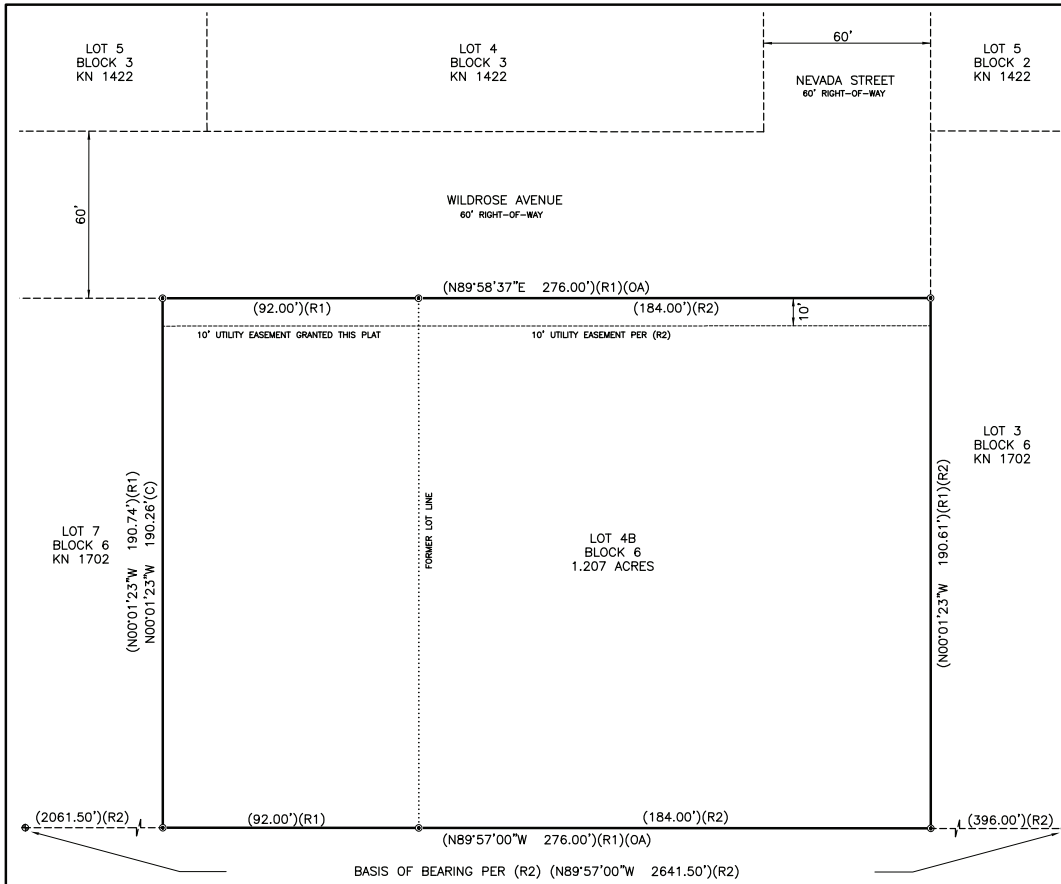
FURTHER, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

Stewart Title of the Kenai Peninsula, Inc.

By 
Authorized Countersignature

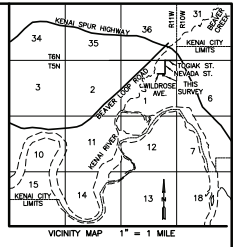
Mary Frengle
Authorized Signator

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



NOTES

- DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATION.
- PER KPB CODE 20.30.250 THE BUILDING SETBACK OF RECORD HAS BEEN REMOVED. ALL DEVELOPMENT MUST COMPLY WITH THE CITY OF KENAI ZONING REGULATIONS AND FLOODPLAIN MANAGEMENT.
- THE FRONT 10 FEET ADJOINING RIGHT-OF-WAYS SHALL BE DESIGNATED AS 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.
- THESE PARCELS SUBJECT TO AN ELECTRIC LINE EASEMENT, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 2, 1959, BOOK 5 PAGE 7 KENAI RECORDING DISTRICT.
- KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.80.170(B).
- THIS PLATTING ACTION ELIMINATED EXISTING PROPERTY LINES, NO FIELD SURVEY WAS PERFORMED OR REQUIRED PER KPB CODE 20.80.200(A).
- WASTEWATER DISPOSAL: WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



NOTARY ACKNOWLEDGEMENT

FOR: NANCY K. MYERS
 ACKNOWLEDGED BEFORE ME
 THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____
 MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

FOR: KEVIN L. MYERS
 ACKNOWLEDGED BEFORE ME
 THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE _____
 MY COMMISSION EXPIRES: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

NANCY K. MYERS
 3840 WILDROSE AVENUE
 KENAI, ALASKA 99611

KEVIN L. MYERS
 3840 WILDROSE AVENUE
 KENAI, ALASKA 99611

PLAT APPROVAL

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

BOROUGH OFFICIAL _____ DATE _____

CERTIFICATE OF SURVEYOR

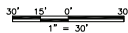
I, MARK AMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER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

REFERENCES

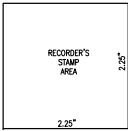
- (R1) THOMPSON PARK ADDITION NO. 2, PLAT 1702, KENAI RECORDING DISTRICT
- (R2) THOMPSON PARK MYERS REPLAT NO. 2, PLAT 2006-50, KENAI RECORDING DISTRICT

LEGEND

- PRIMARY MONUMENT OF RECORD (R1) BRASS CAP
- ⊙ PROPERTY CORNER OF RECORD (R1) 5/8" IRON PIN
- SUBDIVISION BOUNDARY
- - - ADJACENT PROPERTY LINE
- ⋯ FORMER LOT LINE
- - - EASEMENT
- (C) COMPUTED
- (R#) RECORD DATA, SEE REFERENCE
- (OA) OVERALL



PRELIMINARY



KPB FILE No. 2026-XXX

THOMPSON PARK MYERS ADDITION NO. 3

A REPLAT OF
 LOTS 4A BLOCK 6
 THOMPSON PARK MYERS REPLAT NO. 2
 PLAT 2006-50
 KENAI RECORDING DISTRICT
 AND
 LOTS 6 BLOCK 6
 THOMPSON PARK ADDITION NO. 2
 PLAT K-1702
 KENAI RECORDING DISTRICT

LOCATED WITHIN:
 NE 1/4 SECTION 1,
 T.54N., R.11W., S.3M.
 STATE OF ALASKA
 THIRD JUDICIAL DISTRICT
 KENAI PENINSULA BOROUGH
 KENAI RECORDING DISTRICT
 CITY OF KENAI

OWNERS:
 NANCY K. AND KEVIN L. MYERS
 3840 WILDROSE AVENUE
 KENAI, ALASKA 99611

CONTAINING 1.207 ACRES



8000 KING STREET ANCHORAGE, AL 99518
 Phone (907) 344-5990 Fax (907) 344-7794
 AED# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 05/22/2026	PROJECT: 26-537
CHECKED BY: MA	SCALE: 1" = 30'	SHEET: 1 OF 1



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-11**

A RESOLUTION **GRANTING** A CONDITIONAL USE PERMIT FOR A CABIN RENTAL OF A FUTURE SINGLE-FAMILY DWELLING.

APPLICANT: Bowfin Properties, LLC – Ken Corbett

PROPERTY ADDRESS: 1510 Tundra Rose Lane

LEGAL DESCRIPTION: Lot 3, Block 1, Wild Rose Subdivision

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04912036

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on April 30, 2026; and,

WHEREAS, the applicant has demonstrated 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 May 27, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

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;*

Findings: *The RR Zone is intended to provide for low density residential development in outlying and rural areas in a form which creates a stable and attractive residential environment. The specific intent in establishing this zone is:*

- (1) *To separate residential structures to an extent which will:*
 - (A) *Preserve the rural, open quality of the environment;*
 - (B) *Prevent health hazards in areas not served by public water and sewer.*
- (2) *To prohibit uses which would:*
 - (A) *Violate the residential character of the environment;*
 - (B) *Generate heavy traffic in predominantly residential areas.*

The proposed use would not necessarily violate the residential character of the neighborhood as it would function/remain as a single-family dwelling and be seasonally used as a short-term rental. Furthermore, the proposed use is not anticipated to generate heavy traffic as the use is limited to the future single-family dwelling, there is adequate parking available, the number of anticipated users will be limited, and the dwelling will be owner occupied seasonally. The existing density would remain unchanged since there is

no intention of adding additional dwelling units. Staff finds that the proposed use meets the intent of the RR zoning district.

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

Findings: The proposed use is similar to other properties in the greater Beaver Loop area, where there are many cabin rentals and lodges in operation. The applicant intends to construct a single-family dwelling on the subject parcel this summer (the summer of 2026). The applicant states that there will be a limit to the number of users, traffic will be seasonal, and that the dwelling will be occupied by the applicant for half of the year. Staff finds the proposed use, similar to the nearby properties, would not have an adverse impact on the neighborhood and adjoining properties. Staff finds the proposed use would not impair the economic and noneconomic value of adjacent properties and neighborhood.

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

Findings: The Land Use Plan in the City of Kenai Comprehensive Plan, identifies the subject property with the Low-Density Residential Land Use Classification. The Low-Density Residential Classification is intended for:

Low Density Residential because of location or poor site conditions is intended for large-lot single-family low-density residential development. The area will typically be developed with individual on-site water supply and wastewater disposal systems. Streets will typically be constructed to rural street standards (i.e., gravel) and sidewalks will not be typically included in the subdivision design. Rural Residential becomes Low Density Residential to avoid confusion with zoning category.

The surrounding uses are a mix of residential, commercial, and recreational uses. The proposed use would be compatible with the existing uses and would not require any buffer between surrounding uses since most lots are one acre or larger. Additionally, the applicant states the impact on the area will be minimal giving they have no intent to remove more vegetation than that required to build, nor heavily modify the natural aesthetics of the property.

As stated by the applicant, the proposed use of a Cabin Rental is consistent and in harmony with several goals in the 2016 Comprehensive Plan, specifically Goals 1, 2, and 3 listed below.

In *Imagine Kenai 2030 Comprehensive Plan*, Chapter 6, "Goals, Objectives, and Implementation", several goals and objectives are met from the proposed use.

Goal 1 – Quality of Life is to promote and encourage quality of life in Kenai.

Objective Q-1: Ensure that Kenai is a community where people and property are safe.

Goal 2 – Economic Development is to provide economic development to support the fiscal health of Kenai.

Objective ED-9: Capitalize on the tourism industry by marketing Kenai as a destination for recreational activities, conventions, festivals, arts, cultural and other events.

Goal 3 – Land Use is to develop land use strategies to implement a forward-looking approach to community growth and development.

Objective LU-1: Establish siting and design standards so that development is in harmony and scale with surrounding uses.

Objective LU-2: Promote the infill of existing, improved subdivision lots.

Objective LU-11: Where feasible, consolidate access to and between land uses via frontage roads or by shared driveways onto main streets/highways.

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

Findings: City water and sewer is not in the vicinity of the subject property but onsite water and wastewater treatment and disposal systems will be installed. The applicants are required to be in compliance with wastewater disposal and regulatory requirements of the Alaska Department of Environmental Conservation. Tundra Rose Lane is an unpaved, unmaintained road.

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

Findings: There is adequate parking and buffer for the proposed use to minimize the impact to the surrounding area. Staff finds the proposed use falls in line with other property uses in the area, and will be indistinguishable from surrounding uses. It is not anticipated that the continued use will be harmful to the public safety, health or welfare.

As noted by the applicant, the proposed use will not be harmful and the impact on the neighbors would be minimal. There is a natural buffer zone around the properties, and they intend to maintain and enhance those zones for a feeling of privacy and seclusion.

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.*

Findings: Staff finds that allowing short-term rental activity in the planned single-family dwelling would not cause any adverse impacts on the surrounding properties. Staff finds that additional specific conditions are not deemed necessary to fulfill the above-mentioned conditions.

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 operate a cabin rental in the existing single-family dwelling on a property described as Lot 3, Block 1, Wild Rose Subdivision, located at 1510 Tundra Rose Lane.

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

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Pursuant to Kenai Municipal Code 14.20.150(f) the applicant shall submit an annual report, including a summary of the on-site activity, to the City of Kenai, due no later than December 31 of each year.
3. The applicant, or a representative of the applicant, will meet with City Staff for on-site inspections when requested.
4. If there is an expansion, change of use, or sale of the above described property, the applicant will notify the City and a new Conditional Use Permit must be obtained if applicable, as stated in KMC 14.20.150(I)(5).
5. The applicant will have a routine fire inspection performed every 2 (two) years.
6. The applicant will ensure that the property will be adequately maintained and kept free of trash or junk.
7. Quiet hours will be observed from 10:00 PM to 6:00 AM daily.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 10TH DAY OF JUNE, 2026

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Brandon McElrea, Land Management Analyst
DATE: May 15, 2026
SUBJECT: Resolution PZ2026-11 – Conditional Use Permit – Cabin Rental

Request The applicant is requesting to operate a cabin rental (i.e., short-term rental) at the future single-family dwelling.

Staff Recommendation Adopt Resolution PZ2026-11 approving a Conditional Use Permit for cabin rental of a single-family dwelling.

Applicant: Bowfin Properties, LLC – Ken Corbett
Legal Description: Lot 3, Block 1, Wild Rose Subdivision
Property Address: 1510 Tundra Rose Lane
KPB Parcel No.: 04912036
Lot Size: 58,501 square feet (1.343-acres)
Zoning: Rural Residential (RR)
Current Use: Vacant
Land Use Plan: Low Density Residential (LDR)

SUMMARY

The applicant is requesting to operate a future single-family dwelling as a short-term rental. A Conditional Use Permit (CUP) is required to operate a single-family dwelling as a short-term rental in the Rural Residential Zoning District.

ANALYSIS

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. Prior to granting a conditional use permit, the Commission shall determine that the identified criteria as outlined in KMC 14.20.150(e) *Conditional Use Permits Review Criteria* are met.

Criteria 1: The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district.

Findings: *The RR Zone is intended to provide for low density residential development in outlying and rural areas in a form which creates a stable and attractive residential environment. The specific intent in establishing this zone is:*

- (1) *To separate residential structures to an extent which will:*
 - (A) *Preserve the rural, open quality of the environment;*
 - (B) *Prevent health hazards in areas not served by public water and sewer.*
- (2) *To prohibit uses which would:*
 - (A) *Violate the residential character of the environment;*
 - (B) *Generate heavy traffic in predominantly residential areas.*

The proposed use would not necessarily violate the residential character of the neighborhood as it would function/remain as a single-family dwelling and be seasonally used as a short-term rental. Furthermore, the proposed use is not anticipated to generate heavy traffic as the use is limited to the future single-family dwelling, there is adequate parking available, the number of anticipated users will be limited, and the dwelling will be owner occupied seasonally. The existing density would remain unchanged since there is no intention of adding additional dwelling units. Staff finds that the proposed use meets the intent of the RR zoning district.

Criteria 2: The economic and noneconomic value of the adjoining property and neighborhood will not be significantly impaired.

Findings: The proposed use is similar to other properties in the greater Beaver Loop area, where there are many cabin rentals and lodges in operation. The applicant intends to construct a single-family dwelling on the subject parcel this summer (the summer of 2026). The applicant states that there will be a limit to the number of users, traffic will be seasonal, and that the dwelling will be occupied by the applicant for half of the year. Staff finds the proposed use, similar to the nearby properties, would not have an adverse impact on the neighborhood and adjoining properties. Staff finds the proposed use would not impair the economic and noneconomic value of adjacent properties and neighborhood.

Criteria 3: The proposed use is in harmony with the Comprehensive Plan.

Findings: The Land Use Plan, from the 2016 Comprehensive Plan, identifies the subject property with the Low Density Residential (LDR) land use classification. The LDR Land Use Classification is defined in the Comprehensive Plan:

Low Density Residential because of location or poor site conditions is intended for large-lot single-family low-density residential development. The area will typically be developed with individual on-site water supply and wastewater disposal systems. Streets will typically be constructed to rural street standards (i.e., gravel) and sidewalks will not be typically included in the subdivision design. Rural Residential becomes Low Density Residential to avoid confusion with zoning category.

The surrounding uses are a mix of residential, commercial, and recreational uses. The proposed use would be compatible with the existing uses and would not require any buffer between surrounding uses since most lots are one acre or larger. Additionally, the applicant states the impact on the area will be minimal giving they have no intent to remove more vegetation than that required to build, nor heavily modify the natural aesthetics of the property.

As stated by the applicant, the proposed use of a Cabin Rental is consistent and in harmony with several goals in the 2016 Comprehensive Plan, specifically Goals 1, 2, and 3 listed below.

RELEVANT GOALS

In *Imagine Kenai 2030 Comprehensive Plan*, Chapter 6, “Goals, Objectives, and Implementation”, several goals and objectives are met from the proposed use.

Goal 1 – Quality of Life is to promote and encourage quality of life in Kenai.

Objective Q-1

Ensure that Kenai is a community where people and property are safe.

Goal 2 – Economic Development is to provide economic development to support the fiscal health of Kenai.

Objective ED-9

Capitalize on the tourism industry by marketing Kenai as a destination for recreational activities, conventions, festivals, arts, cultural and other events.

Goal 3 – Land Use is to develop land use strategies to implement a forward-looking approach to community growth and development.

Objective LU-1

Establish siting and design standards so that development is in harmony and scale with surrounding uses.

Objective LU-2

Promote the infill of existing, improved subdivision lots.

Objective LU-11

Where feasible, consolidate access to and between land uses via frontage roads or by shared driveways onto main streets/highways.

Criteria 4: Public services and facilities are adequate to serve the proposed use.

Findings: City water and sewer is not in the vicinity of the subject property but onsite water and wastewater treatment and disposal systems will be installed. The applicants are required to be in compliance with wastewater disposal and regulatory requirements of the Alaska Department of Environmental Conservation. Tundra Rose Lane is an unpaved, unmaintained road.

Criteria 5: The proposed use will not be harmful to the public safety, health or welfare.

Findings: There is adequate parking and buffer for the proposed use to minimize the impact to the surrounding area. Staff finds the proposed use falls in line with other property uses in the area, and will be indistinguishable from surrounding uses. It is not anticipated that the continued use will be harmful to the public safety, health or welfare.

As noted by the applicant, the proposed use will not be harmful and the impact on the neighbors would be minimal. There is a natural buffer zone around the properties, and they intend to maintain and enhance those zones for a feeling of privacy and seclusion.

Criteria 6: Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions. 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.

Findings: Staff finds that allowing short-term rental activity in the planned single-family dwelling would not cause any adverse impacts on the surrounding properties. Staff finds that additional specific conditions are not deemed necessary to fulfill the above-mentioned conditions.

PUBLIC NOTICE

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*. City staff submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the conditional use permit request.

No public comments have been received at the time of this report.

STAFF RECOMMENDATION

Staff finds that the proposed Conditional Use Permit for a Cabin Rental in the planned single-family dwelling on the property described as Lot 3, Block 1, Wild Rose Subdivision meets the criteria for issuance of a Conditional Use Permit as set forth in subsections (e)(1) through (e)(6)

of Kenai Municipal Code 14.20.150, and hereby recommends that the Planning and Zoning Commission adopt Resolution PZ2026-11 approving the Conditional Use Permit, subject to the following conditions:

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Pursuant to Kenai Municipal Code 14.20.150(f) the applicant shall submit an annual report, including a summary of the on-site activity, to the City of Kenai, due no later than December 31 of each year.
3. The applicant, or a representative of the applicant, will meet with City Staff for on-site inspections when requested.
4. If there is an expansion, change of use, or sale of the above described property, the applicant will notify the City and a new Conditional Use Permit must be obtained if applicable, as stated in KMC 14.20.150(I)(5).
5. The applicant will have a routine fire inspection performed every 2 (two) years.
6. The applicant will ensure that the property will be adequately maintained and kept free of trash or junk.
7. Quiet hours will be observed from 10:00 PM to 6:00 AM daily.

ATTACHMENTS

Aerial Map
Application
Site Plan
Floor Plan of Future Single-Family Dwelling



Pit Access Rd

TundraRose Ln



04912036



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:	Bowfin Properties, LLC		
Mailing Address:	1545 GA Hwy 135 S		
City:	Lake Park	State:	GA
		Zip Code:	31636
Phone Number(s):	[REDACTED]		
Email:	[REDACTED]		

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:			
Mailing Address:			
City:		State:	
		Zip Code:	
Phone Number(s):			
Email:			

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	04912036
Physical Address:	1510 Tundra Rose Ln
Legal Description:	Wild Rose Sub Lot 3, Block 1
Zoning:	Rural Residential
Acres:	1.34

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?	Vacant
Conditional Use Requested for (attach additional sheets if necessary):	
Cabin Rental, aka Short Term Rental / VRBO seasonally	

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

1-dwelling + 1 shop (for personal use). Would be available seasonally, otherwise it'll be owner-occupied.

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

Limit to # of users. Seasonal traffic, but will serve as a private residence for 1/2 yr.

Use of surrounding property - north:	Gravel pits / undeveloped		
Use of surrounding property - south:	River		
Use of surrounding property - east:	Residential		
Use of surrounding property - west:	Residential		
Explain how the conditional use is in harmony with the City's Comprehensive Plan:			
Q1- LU-11 ED-9 LU-1 LU-2			
Are public services and facilities on the property adequate to serve the proposed conditional use?			
Well / septic → Beaver Loop Utilities Tundra Rose			
Explain how the conditional use will not be harmful to public safety, health, or welfare:			
single family dwelling Rules / property manager security			
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?			
N/A - typical residential development			
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:			Date: 4-30-26
Print Name:	Kea Corbett	Title/Business:	owner
For City Use Only		Date Application Fee Received:	
		PZ Resolution Number:	

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that the owner

Kenneth Lyle Corbett

is licensed by the department to do business as

Kenneth Corbett

1545 GA Hwy 135 S, Lake Park, GA 31636

for the period

May 21, 2026 to December 31, 2026
for the following line(s) of business:

53 - Real Estate, Rental and Leasing



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner



Kenai City Council - Regular Meeting

June 03, 2026 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page 4****

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

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

B. SCHEDULED ADMINISTRATIVE REPORTS

C. SCHEDULED PUBLIC COMMENTS (*Public comments limited to ten (10) minutes per speaker; twenty (20) minutes aggregated*)

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

E. PUBLIC HEARINGS

1. **ENACTED WITHOUT OBJECTION Ordinance No. 3521-2026** - Increasing Estimated Revenues and Appropriations in the General Fund - Police Department and Accepting a Grant from the US Department of Transportation Passed Through the State of Alaska Department of Transportation and Public Facilities for Traffic Enforcement Overtime Expenditures. (Administration)
2. **ENACTED WITHOUT OBJECTION Ordinance No. 3522-2026** - Accepting an Alaska Division of Forestry Volunteer Fire Assistance Grant in the Amount of \$8,602.97 and Appropriating Funds for the Purchase of Wildland and Firefighting Equipment for the City of Kenai Fire Department. (Administration)
3. **ENACTED AS AMENDED WITHOUT OBJECTION Ordinance No. 3523-2026** - Adopting the Annual Budget, Salary Schedule and Employee Classification Plan for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and Committing \$4,584,359 of General Fund, Fund Balance for Future Capital Improvements. (Administration)
4. **ENACTED WITHOUT OBJECTION Ordinance No. 3524-2026** - Amending Kenai Municipal Code Section 23.25.065 - Shift Differential Pay, to Update Shift Hours and to Clarify Eligibility; and Section 23.55.030 Qualification Pay, to Ensure Appropriate Compensation and Benefits to City Employees Comparable to Other Places of Public Employment Which Allows the City to Recruit and Retain Qualified Employees. (Administration)

5. **ENACTED AS AMENDED WITHOUT OBJECTION Ordinance No. 3525-2026** - Enacting Kenai Municipal Code Section 14.20.246 - Tent Camping on Private Property, Amending Kenai Municipal Code Section 14.20.320 - Definitions to Provide Definitions Regarding Tents and Campgrounds, Amending Kenai Municipal Code Section 13.10.060 - Sanitary Facilities for Camping on Private Property, and Amending Kenai Municipal Code Section 14.22 - Land Use Table. (Administration)
6. **ENACTED WITHOUT OBJECTION Ordinance No. 3526-2026** - Amending the Official Zoning Map by Rezoning Parcel 04106318, with a Physical Address of 6575 Kenai Spur Highway, from a Split Zone of Rural Residential (RR) and General Commercial (CG) to the Zoning District of General Commercial (CG). (Administration)
7. **ENACTED WITHOUT OBJECTION Ordinance No. 3527-2026** - Determining that an Approximately 7,682 Square Foot Portion of City-Owned Property Described as that Portion of Govt Lot 10 Lying Southwest of Bridge Access Rd & Lying North & Northwest & Northeast of USS 4563 Amended, is Not Needed for a Public Purpose and Authorizing the Sale and Exchange of the Property to Rabuf, LLC. (Administration)
8. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-37** - Fixing the Rate of Levy of Property Tax for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027. (Administration)
9. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-38** - Amending the Comprehensive Schedule of Rates, Charges and Fees to Incorporate Fiscal Year 2027 Budget Changes to Include Adjusting Airport Fees, Library Fees, Fire Department Fees, Land Management Fees, Parks and Recreation Fees, Planning and Zoning Fee, Public Works Fee, Water and Sewer Fees and Adjusting the Monthly Rental Rates for Vintage Pointe. (Administration)
10. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-39** - Authorizing a Contract Award for the 2026 Dipnet Dumpsters and Portalets. (Administration)
11. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-40** - Authorizing a Contract Award for the 2026 Congregate Housing Caretaker. (Administration)
12. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-41** - Declaring a Right-of-Way for a 60-Foot by 155.68-Foot Portion of the 60-Foot Unnamed Right-of-Way Located Along the Southeastern Boundary of Lot 11-A, Block 8, Black Gold Estates 2025 Replat, Plat KN 2025-70, and as Set Forth on the Attached Exhibit "A" is Not Needed for a Public Purpose and Consenting to its Vacation. (Administration)
13. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-42** - Approving a Memorandum of Agreement Between the City of Kenai and the Kenai Peninsula Borough for Intergovernmental Administration of Borough and City Municipal Elections. (City Clerk)
14. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-43** - Authorizing a Contract Award for the 2026 Street Lights Repair and Maintenance with Utility Locates Contract. (Administration)
15. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-44** - Authorizing a Contract Award for the 2026 Aliak Storm Water and Paving Repair Construction. (Administration)
16. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-45** - Authorizing a Contract Award for the 2026 Street Crack Sealing Contract. (Administration)
17. **ADOPTED WITHOUT OBJECTION Resolution No. 2026-46** - Accepting and Adopting the Kenai Parks and Recreation Master Plan. (Administration)

F. MINUTES

1. *Regular Meeting of May 20, 2026. (City Clerk)

G. UNFINISHED BUSINESS

1. **ENACTED AS AMENDED Ordinance No. 3510-2026 (Substitute)** - Amending the Official Zoning Map by Rezoning a Portion of the Property at 10060 Kenai Spur Highway from Conservation to Suburban Residential Zoning District. (Administration)
[Clerk's Note: March 18, 2026 postponed to April 1, 2026; April 1, 2026 postponed to May 6, 2026; May 6, 2026 amended by substitute, amended, referred to the May 27, 2026 Planning and Zoning Commission meeting and postponed to June 3, 2026.]

H. NEW BUSINESS

1. *Action/Approval - Bills to be Ratified. (Administration)
2. *Action/Approval - Confirmation of Mayoral Nomination of Missy Wallace to the Beautification Commission. (Knackstedt)
3. *Ordinance No. 3528-2026 - Accepting and Appropriating \$42,867.04 in Asset Forfeiture Sharing Funds for the Purchase of Law Enforcement Equipment into the General Fund, Police Department. (Administration)
4. *Ordinance No. 3529-2026 - Increasing Estimated Revenues and Appropriations in the General Fund - City Manager for Leave Cash-Out, Finance Information Technology Salaries and Benefits, and Public Works Administration Salaries and Benefits in Excess of Budgeted Amounts. (Administration)
5. *Ordinance No. 3530-2026 - Accepting and Appropriating a Grant Awarded to the Kenai Senior Center from the Kenai Peninsula Foundation, Inc. and the Alaska Community Foundation, Inc., Through the Elmer and Ruth Schwantes Fund for the Purchase of Meals on Wheels Delivery Bags. (Administration)

I. COMMISSION REPORTS

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

J. REPORT OF THE MAYOR

K. ADMINISTRATION REPORTS

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

L. ADDITIONAL PUBLIC COMMENTS

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

M. EXECUTIVE SESSION

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

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

Registration is required to join the meeting remotely through Zoom. Please use the following link to register:

<https://us02web.zoom.us/meeting/register/pfwuByHkSxGYbbHz8W6hWg>