



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

April 28, 2021 – 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. *April 14, 2021

C. SCHEDULED PUBLIC COMMENT

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

D. UNSCHEDULED PUBLIC COMMENT

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

E. CONSIDERATION OF PLATS

1. **Resolution PZ2021-06** – Preliminary Subdivision Plat of TKC Subdivision, submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99669, on behalf of TKC, LLC, P.O. Box 10658, Bakersfield, CA 93389
2. **Resolution PZ2021-13** – Preliminary Subdivision Plat of Baleen Cove Subdivision, submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99669, on behalf of Vann Revocable Trust, P.O. Box 561, Kasilof, AK 99610

F. PUBLIC HEARINGS

- 1. Resolution PZ2021-12** – Application for a Conditional Use Permit for a Day Care for the property described as Lot 1, Block L, Woodland Subdivision Part 1, located at 530 Ash Avenue, Kenai, Alaska 99611. The application was submitted by Lupine Orlob, 530 Ash Avenue, Kenai, AK 99611
- 2. Resolution PZ2021-10** – Application for a Conditional Use Permit for a Planned Unit Development for the property described as Tract A, Kenai Landing Cottages Subdivision, located at 2101 Bowpicker Lane, Kenai, Alaska 99611. 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

- 1.** Planning and Zoning Resolutions - First Quarter 2021
- 2.** Building Permits - First Quarter 2021
- 3.** Code Enforcement – First Quarter 2021

M. NEXT MEETING ATTENDANCE NOTIFICATION

- 1.** May 12, 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/88610458566>

Meeting ID: 886 1045 8566

Passcode: 655934

+1 253 215 8782

+1 669 900 6833

Meeting ID: 886 1045 8566

Passcode: 655934

File Attachments for Item:

1. *April 14, 2021

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

MINUTES

A. CALL TO ORDER

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

1. Pledge of Allegiance

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

2. Roll Call

Commissioners present: J. Twait, J. Halstead, G. Woodard, G. Greenberg, A. Douthit

Commissioners absent: R. Springer, D. Fikes

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

A quorum was present.

3. Agenda Approval

MOTION:

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

4. Consent Agenda

MOTION:

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

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

5. *Excused absences – None

B. APPROVAL OF MINUTES

1. *March 24, 2021

The minutes were approved by the Consent Agenda.

C. SCHEDULED PUBLIC COMMENT – None.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS

1. **Resolution PZ2021-06** – Preliminary Subdivision Plat of TKC Subdivision, submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99669, on behalf of TKC, LLC, P.O. Box 10658, Bakersfield, CA 93389

MOTION:

Commissioner Douthit **MOVED** to approve Resolution No. PZ2021-06 and Commissioner Halstead **SECONDED** the motion.

MOTION TO POSTPONE:

Commissioner Douthit **MOVED** to postpone Resolution No. PZ2021-06 until the utility line design has been confirmed. Commissioner Halstead **SECONDED** the motion.

Planning Director Foster explained that the utility line drawing that was submitted would not work for a subdivision, and the applicant needs to provide a letter of intent about what design they want to use.

VOTE ON POSTPONEMENT:

YEA: Halstead, Douthit, Greenberg, Woodard, Twait
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 Glendening reported on the actions from the April 7,

2021 City Council meeting.

2. **Borough Planning** – No report.

3. **City Administration** – Planning Director Foster reported on the following:

- The next Planning & Zoning meeting of April 28, 2021 is set to include two conditional use permits, a plat, and possibly the postponed plat for Resolution 2021-06 if the requirements are met;
- Commissioner training is upcoming, but will not take place before the next meeting.

K. ADDITIONAL PUBLIC COMMENT

1. Citizens Comments
2. Council Comments

L. INFORMATIONAL ITEMS

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. April 28, 2021

N. COMMISSION COMMENTS & QUESTIONS

Commissioner Greenberg mentioned that the coordinator for the spruce bark beetle mitigation program was recently on the radio discussing the issue, and may be available to speak to the City about it.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:23 p.m.

Minutes prepared and submitted by:

Meghan Thibodeau
Deputy City Clerk

File Attachments for Item:

1. Resolution PZ2021-06 – Preliminary Subdivision Plat of TKC Subdivision, submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99669, on behalf of TKC, LLC, P.O. Box 10658, Bakersfield, CA 93389



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-06**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT TKC SUBDIVISION HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the Suburban Residential (SR) zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, access to the proposed Lot 1A is provided via McKinley Street which is a paved City maintained road. Access to the proposed Lots 3 and 4, is provided via Second Avenue which is a paved City maintained road; and

WHEREAS, there is an existing building located on the proposed Lot 3 which is connected to City water and sewer services. There are water and sewer lines located in the rights-of-way of McKinley Street and Second Avenue and the eight family dwelling units will connect to those services. An installation agreement is not required; and

WHEREAS, the Planning and Zoning Commission finds:

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

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

Section 1. That the preliminary plat of TKC SUBDIVISION be approved subject to the following conditions:

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

2. The plat number referenced for the Kenai Christian Church lot which lies to the South is labeled incorrectly; the plat number should be changed to KN2011-52.

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

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ MMC, CITY CLERK



KENAI

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

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: April 23, 2021
SUBJECT: PZ2021-06 – Preliminary Plat – TKC Subdivision

Applicant: TKC LLC
P.O. Box 10658
Bakersfield, CA 93389

Submitted By: Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669

Requested Action: Preliminary Subdivision Plat – TKC Subdivision

Legal Description: Government Lot 107, Section 31, Township 6 North, Range 11 West, Seward Meridian

Property Address: 1614 Second Avenue

KPB Parcel No: 04311006

Lot Size: Approximately 2.5 Acres (108,900 square feet)

Existing Zoning: Suburban Residential

Current Land Use: Single Family Dwelling

Land Use Plan: Suburban Residential

GENERAL INFORMATION

Kenai Municipal Code 14.22.010. Land Use Table provides that a seven or more family dwelling is listed as a conditional use within the Suburban Residential Zone. The Planning and Zoning Commission reviewed and passed Resolution PZ 2021-01 on January 27, 2021, allowing for eight

additional single family dwellings units to be constructed on a 2.5 acre parcel. Subsequent to the issuance of the Conditional Use Permit, the property owner decided to divide the 2.5 acre parcel into three lots. It is the intent of the property owner, to construct eight family dwellings. The proposed Lot 1A will contain four (4) family dwellings; Lot 3 will contain the existing single family dwelling; and the proposed Lot 4 will contain (4) family dwellings. The proposed plat includes a footprint of the proposed family dwelling to assure that the building setback requirements as set forth under condition number three of the Conditional Use Permit, Resolution PZ2021-01.

Segesser Surveys, LLC. has submitted a preliminary plat on behalf of the property owner, TKC, LLC. The plat affects the parcel described as Government Lot 107, Section 31, Township 6 North, Range 11West, Seward Meridian. The plat will subdivide the 2.5 acre (approximately 108,900 square feet) Government Lot 107, into three smaller lots. Lot 1A will consist of approximately 28,862 square feet; Lot 3, will consist of approximately 14,770 square feet; and Lot 4, will consist of approximately 44,577 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 April 8, 2021.

ANALYSIS

Access to the proposed Lot 1A is provided via McKinley Street which is a paved City maintained road. Access to the proposed Lots 3 and 4, is provided via Second Avenue which is a paved City maintained road.

There is an existing building located on the proposed Lot 3 which is connected to City water and sewer services. There are water and sewer lines located in the rights-of-way of McKinley Street and Second Avenue and the eight family dwellings will connect to those services. An installation agreement is not required.

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

RECOMMENDATIONS

City staff recommends approval of the preliminary plat of TKC Subdivision, subject to the following conditions:



1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. The plat number referenced for the Kenai Christian Church lot which lies to the South is labeled incorrectly; the plat number should be changed to KN2011-52.

ATTACHMENTS

1. Resolution No. PZ2021-06
2. Application
3. Preliminary Plat
4. Aerial Map





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-06**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT TKC SUBDIVISION HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the Suburban Residential (SR) zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, access to the proposed Lot 1A is provided via McKinley Street which is a paved City maintained road. Access to the proposed Lots 3 and 4, is provided via Second Avenue which is a paved City maintained road; and

WHEREAS, there is an existing building located on the proposed Lot 3 which is connected to City water and sewer services. There are water and sewer lines located in the rights-of-way of McKinley Street and Second Avenue and the eight family dwelling units will connect to those services. An installation agreement is not required; and

WHEREAS, the Planning and Zoning Commission finds:

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

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

Section 1. That the preliminary plat of TKC SUBDIVISION be approved subject to the following conditions:

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

2. The plat number referenced for the Kenai Christian Church lot which lies to the South is labeled incorrectly; the plat number should be changed to KN2011-52.

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

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ MMC, CITY CLERK



Preliminary Plat Submittal Form

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

APPLICANT (SURVEYOR)

Name:	Segesser Surveys Inc						
Mailing Address:	30485 Rosland St	City:	Soldotna	State:	AK	Zip Code:	99669
Phone Number(s):	907-262-3909, 907-252-3421						
Email:	seggy@ptialaska.net						

PROPERTY OWNER

Name:	TKC LLC						
Mailing Address:	P.O. Box 10658	City:	Bakersfield	State:	CA	Zip Code:	93389
Phone Number(s):							
Email:							

PROPERTY INFORMATION

Property Owner Name:	TKC LLC					
Current City Zoning:						
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:	TKC Subdivision					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No			
Street Name (if vacating ROW):						

Exceptions Required and Requested:

Comments:



REQUIRED ATTACHMENTS

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

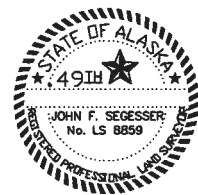
Signature:		Date:	2-11-21
Print Name:	John Segesser	Title/Business:	President/ Segesser Surveys Inc

LEGEND:

- ⊕ 3 1/4" ALUM. CAP MONUMENT FOUND
- ⊙ 2 1/2" ALUM. CAP MONUMENT FOUND
- ⊗ 5/8" REBAR w/ALUM. CAP FOUND
- 5/8" REBAR w/PLASTIC CAP FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 83-160 KRD

NOTES:

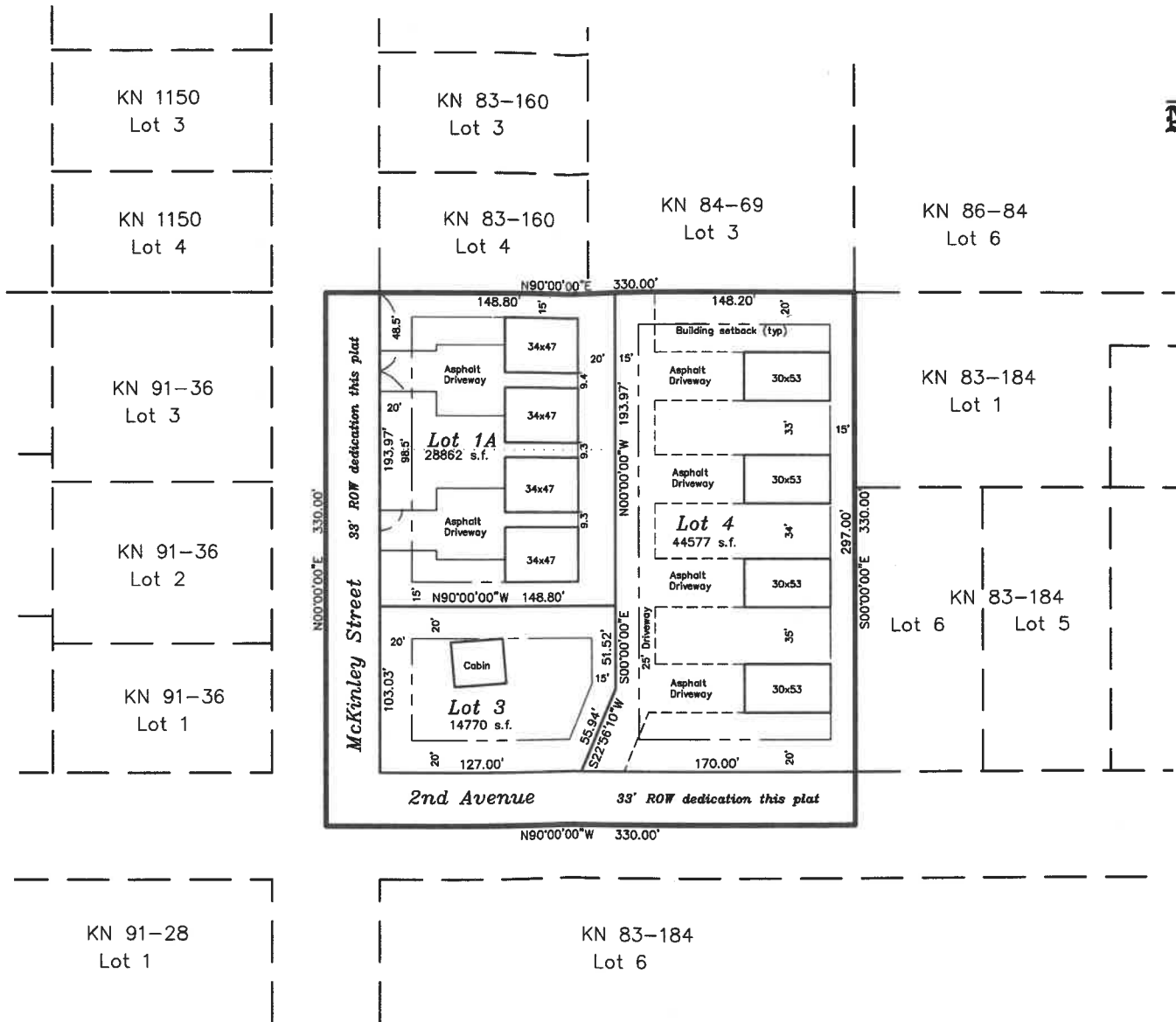
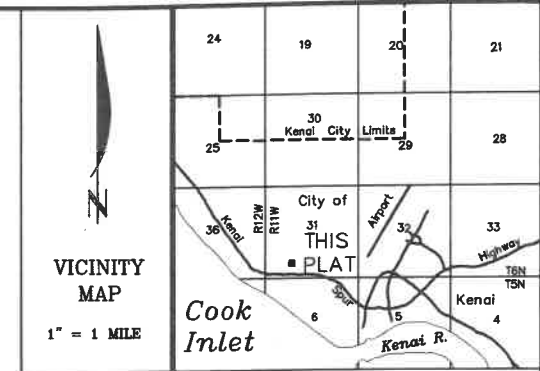
- 1) Basis of bearing taken from Kinclaven Subdivision Plat 83-160, Kenai Recording District.
- 2) Further development of the property shall conform to all federal, State of Alaska, and local regulations.
- 3) Development must meet City of Kenai Chapter 14 Zoning Requirements.
- 6) Front 15 feet adjacent to rights-of-way is also 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.
- 10) **WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.



SURVEYOR'S CERTIFICATE

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

Date _____



CERTIFICATE of OWNERSHIP and DEDICATION

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

KEN DUNBAR,
TKC LLC
P.O. BOX 10658
BAKERSFIELD, CA 93389

NOTARY'S ACKNOWLEDGEMENT

FOR _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: SECOND AVENUE AND MCKINLEY STREET DEDICATIONS. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

PAUL OSTRANDER, CITY MANAGER
CITY OF KENAI

DATE _____

KPB FILE No. _____

TKC Subdivision

A resubdivision of Government Lot 107, Section 31, T6N, R11W, S.M., Kenai Recording District.

Located within the SW1/4 NW1/4 SE1/4 SW1/4 Section 31, T6N, R11W, S.M., City of Kenai, Kenai Peninsula Borough, Alaska.

Containing 2.500 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99689 (907) 262-3909	Owner TKC LLC P.O. Box 10658 Bakersfield, CA 93389
JOB NO. 21020	DRAWN: 3-30-21
SURVEYED:	SCALE: 1"=50'
FIELD BOOK:	SHEET: 1 of 1



TKC Subdivision Parcel
04311006
1614 Second Avenue
G. L. 107, Sec. 31, T6N, R11W



PLANNING & ZONING COMMISSION

PZ2021-06 – Preliminary Plat -
TKC Subdivision

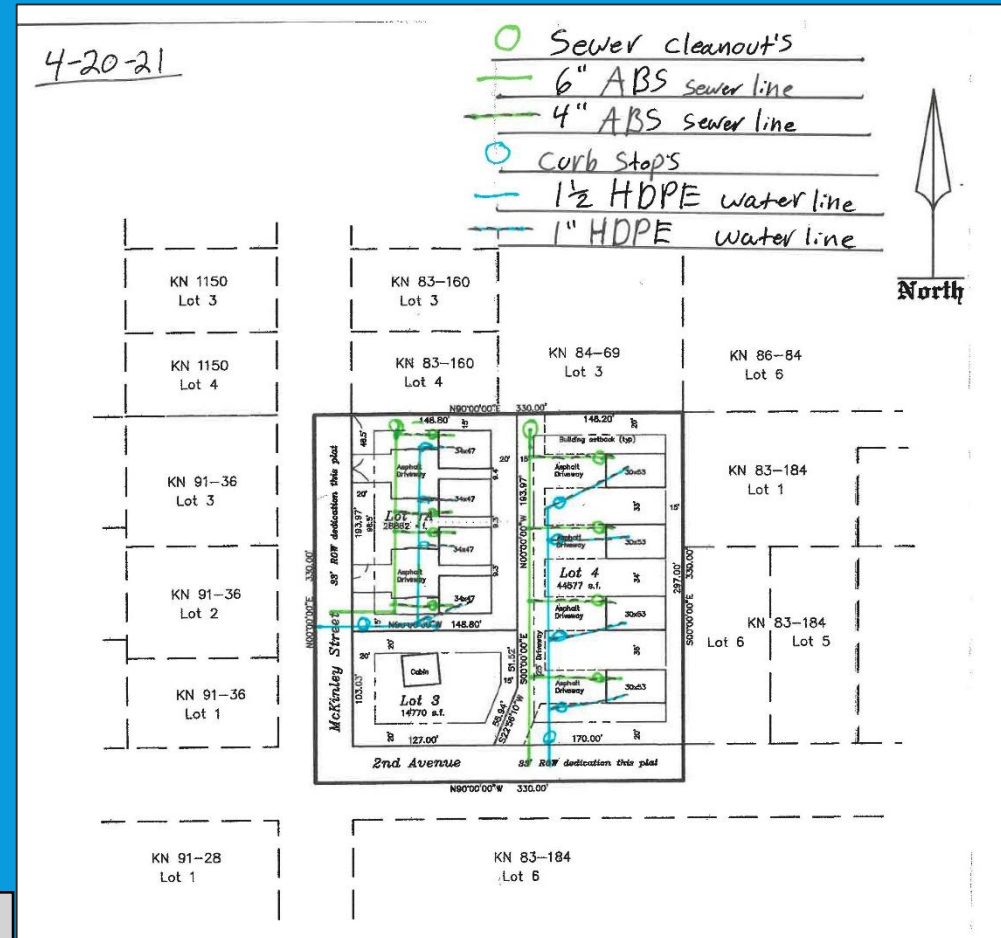
SUMMARY

- Segesser Surveys, LLC. has submitted a preliminary plat on behalf of the property owner, TKC, LLC.
- The Planning and Zoning Commission reviewed and passed Resolution PZ 2021-01 on January 27, 2021, allowing for eight additional single family dwellings units to be constructed on a 2.5 acre parcel. Subsequent to the issuance of the Conditional Use Permit, the property owner decided to divide the 2.5 acre parcel into three lots.



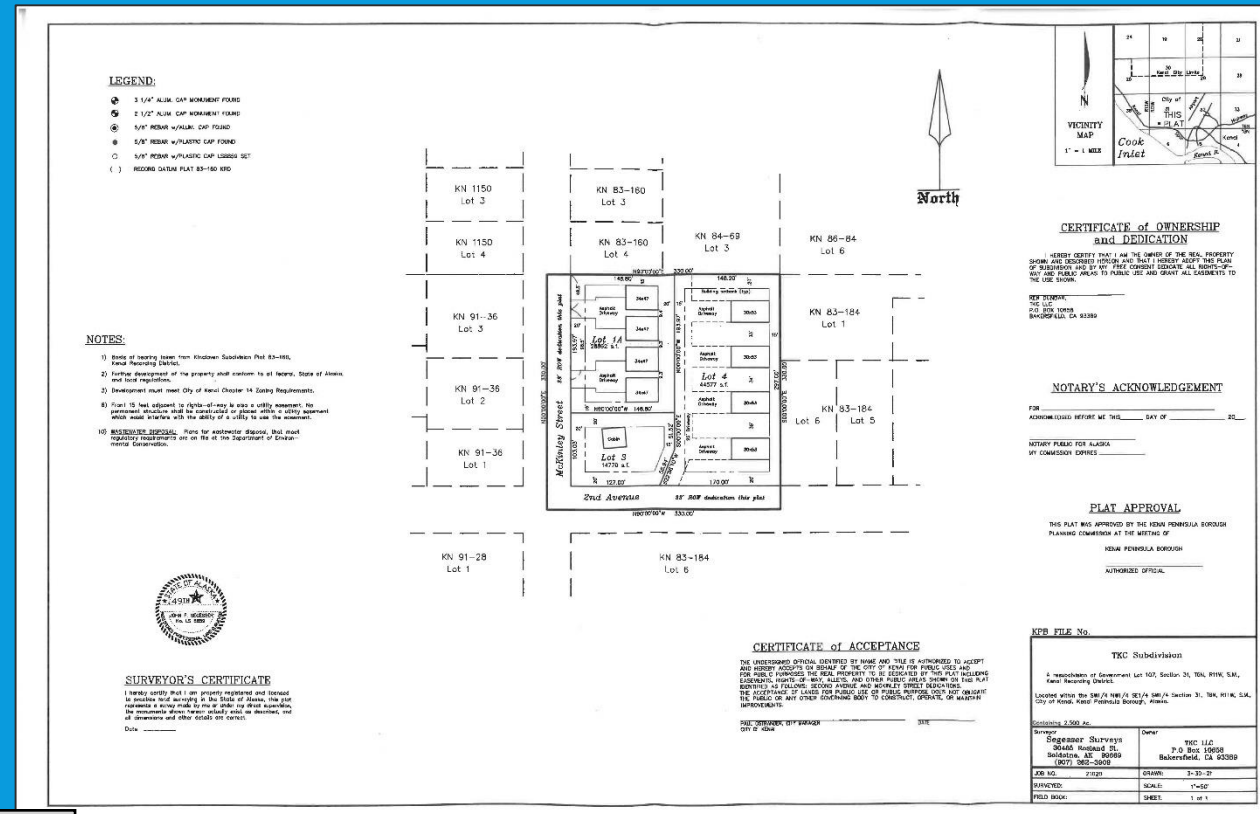
SUMMARY

- On April 14, 2021 the Planning and Zoning Commission postponed the consideration of the TKC Subdivision plat to await the final design of the utilities associated with the development of the eight additional units and the subdivision into 3 lots.
- The Public Works Department has accepted the design for the water and sewer connections for the proposed parcels.



PRELIMINARY PLAT

- The plat affects the parcel described as Government Lot 107, Section 31, Township 6 North, Range 11West, Seward Meridian.
- The plat will subdivide the 2.5 acre Government Lot 107, into three smaller lots.
- Lot 1A will consist of approximately 28,862 square feet; Lot 3, will consist of approximately 14,770 square feet; and Lot 4, will consist of approximately 44,577 square feet.



STAFF ANALYSIS

- Access to the proposed Lot 1A is provided via McKinley Street which is a paved City maintained road. Access to the proposed Lots 3 and 4, is provided via Second Avenue which is a paved City maintained road.
- There is an existing building located on the proposed Lot 3 which is connected to City water and sewer services. There are water and sewer lines located in the rights-of-way of McKinley Street and Second Avenue and the eight family dwellings will connect to those services. An installation agreement is not required.
- The preliminary plat meets requirements of KMC Subdivision design standards and KMC 14.10.080 Minimum improvements required under Chapter 14.10 Subdivision Regulations.

RECOMMENDATIONS

- City staff recommends approval of the preliminary plat of TKC Subdivision, subject to the following conditions:
 - 1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
 - 2. The plat number referenced for the Kenai Christian Church lot, which lies to the South is labeled incorrectly; the plat number should be changed to KN2011-52.

ATTACHMENTS

- 1. Resolution No. PZ2021-06
- 2. Application
- 3. Preliminary Plat
- 4. Aerial Map
- 5. Utility Design

1. RESOLUTION



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-06**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT TKC SUBDIVISION HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the Suburban Residential (SR) zone; and,

WHEREAS, street names are referenced correctly; and,

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WHEREAS, there is an existing building located on the proposed Lot 3 which is connected to City water and sewer services. There are water and sewer lines located in the rights-of-way of McKinley Street and Second Avenue and the eight family dwelling units will connect to those services. An installation agreement is not required; and

WHEREAS, the Planning and Zoning Commission finds:

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

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

Section 1. That the preliminary plat of TKC SUBDIVISION be approved subject to the following conditions:

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

Resolution No. PZ2021-06
Page 2 of 2

2. The plat number referenced for the Kenai Christian Church lot which lies to the South is labeled incorrectly; the plat number should be changed to KN2011-52.


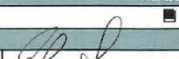
PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 28th day of April, 2021.

JEFF TWAIT, CHAIRPERSON

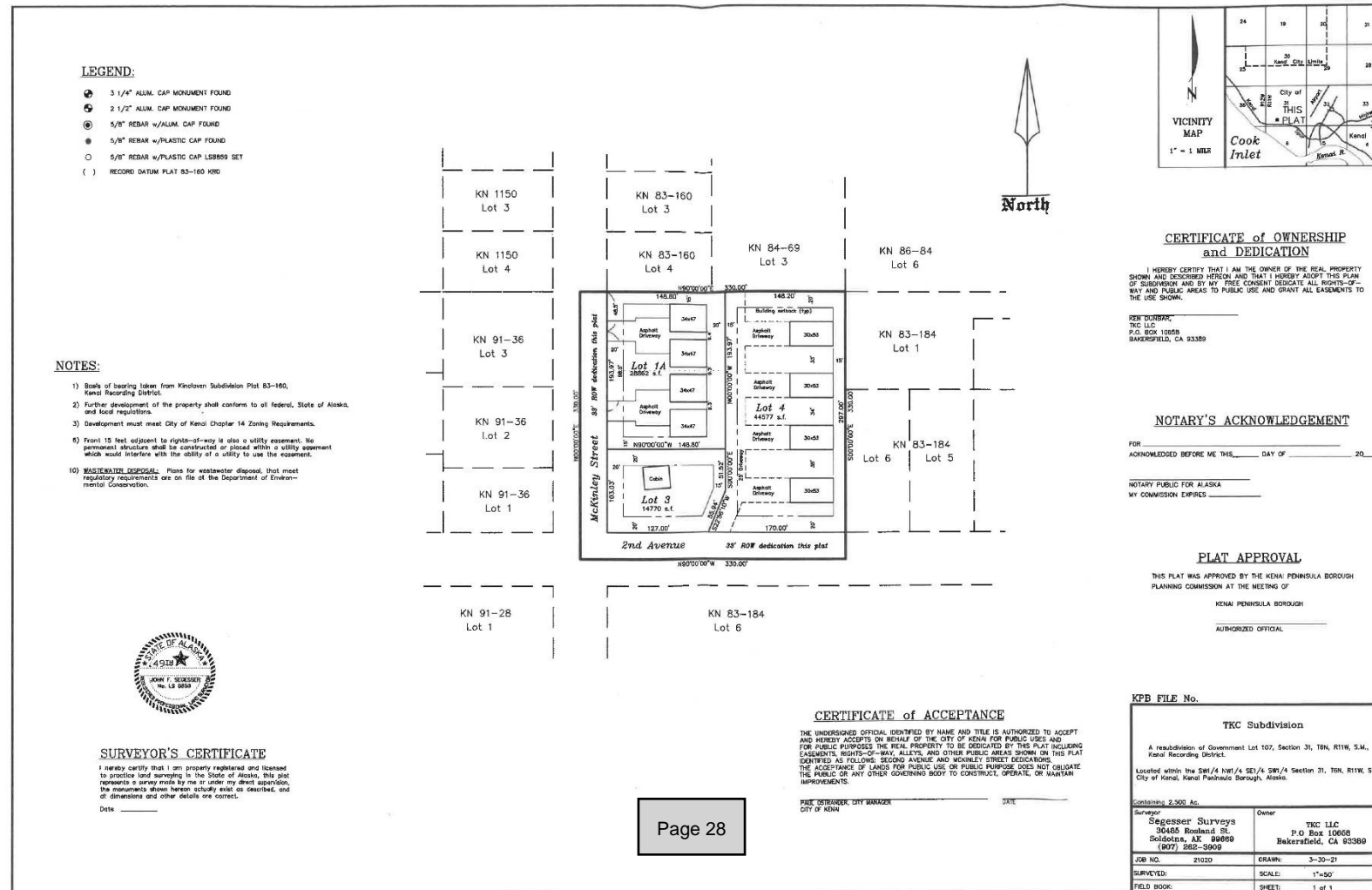
ATTEST:

JAMIE HEINZ MMC, CITY CLERK

2. APPLICATION

		Preliminary Plat Submittal Form		City of Kenai Planning and Zoning Department 210 Fidalgo Avenue Kenai, AK 99511 (907) 283-8200 planning@kenai.city www.kenai.city/planning		
				APPLICANT (SURVEYOR)		
Name:	Segesser Surveys Inc					
Mailing Address:	30485 Rosland St	City:	Soldotna	State:	AK Zip Code: 99669	
Phone Number(s):	907-262-3909, 907-252-3421					
Email:	seggy@ptialaska.net					
PROPERTY OWNER						
Name:	TKC LLC					
Mailing Address:	P.O. Box 10658	City:	Bakersfield	State:	CA Zip Code: 93389	
Phone Number(s):						
Email:						
PROPERTY INFORMATION						
Property Owner Name:	TKC LLC					
Current City Zoning:						
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:	TKC Subdivision					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Street Name (if vacating ROW):						
Exceptions Required and Requested:						
Comments:						
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED CITY OF KENAI DATE 2/11/2021 PLANNING DEPARTMENT </div>						
REQUIRED ATTACHMENTS						
<input checked="" type="checkbox"/> Certificate to Plat <input checked="" type="checkbox"/> (1) _____ <input type="checkbox"/> (2) 11" x 17" Plats						
Signature:					Date:	2-11-21
Print Name:	John Segesser	Title/Business:	President/	Segesser Surveys Inc		

3. PRELIMINARY PLAT



4. AERIAL MAP



5. UTILITY DESIGN

From: [Scott Curtin](#)
To: [Ryan Foster](#)
Subject: 2nd Ave & McKinley St Development
Date: Wednesday, April 21, 2021 1:10:15 PM
Attachments: SKM_C759210-12112060.pdf
 imaa001.png
 imaa002.png







Ryan,

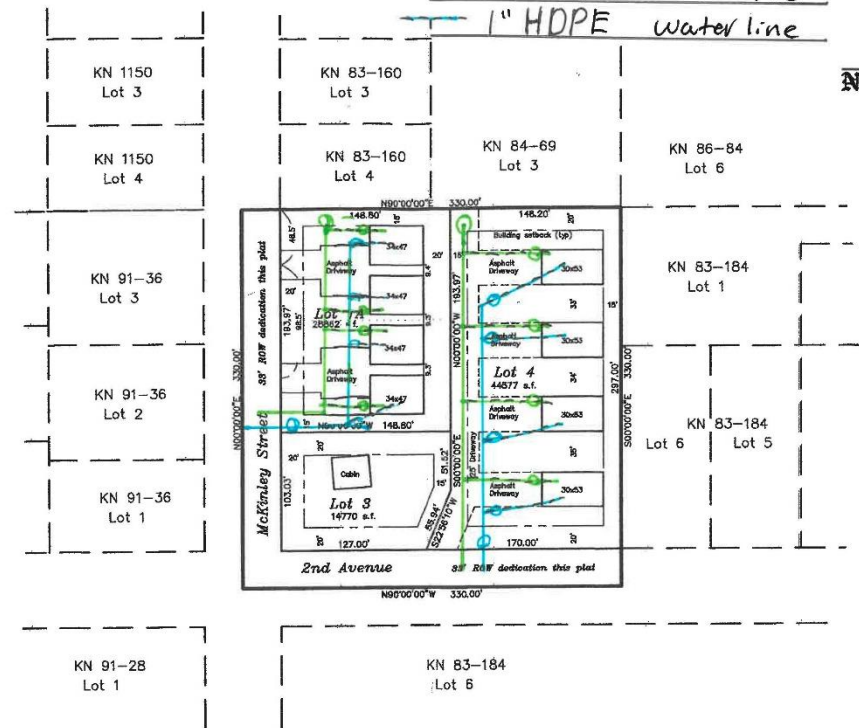
As we discussed please see the attached which indicates the Water and Sewer connections for the proposed parcels. Public Works is accepting of these. plat can now be reviewed by commission. Let me know if you have any questions and thanks for the help.

Scott Curtin
 Director of Public Works

City of Kenai | 210 Fidalgo Avenue | Kenai, AK 99501
P: (907) 483-8240 | **W:** www.kenai.city | **E:** scurtin@kenai.city

4-20-21

-  Sewer cleanout's
-  6" ABS sewer line
-  4" ABS sewer line
-  curb stops
-  1 1/2" HDPE water line
-  1" HDPE water line



File Attachments for Item:

2. Resolution PZ2021-13 – Preliminary Subdivision Plat of Baleen Cove Subdivision, submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99669, on behalf of Vann Revocable Trust, P.O. Box 561, Kasilof, AK 99610



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-13**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT BALEEN COVE SUBDIVISION ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the Limited Commercial (LC) zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, Primary access to the lots would be via Baleen Avenue which is a gravel City maintained road; and

WHEREAS, An access easement along the Southerly 30 feet of the lots and the Easterly 30 feet of the Lot 1 has been granted by the property owner. The access easement could provide secondary access to the proposed lots via VIP Drive: and

WHEREAS, The City of Kenai does not have water and sewer lines in this area. Property owners would have to install individual water wells and septic systems. The septic systems must be installed by a DEC certified installer and meet Department of Environmental Conservations regulatory requirements; and

WHEREAS, A 15 foot utility easement exists along the Southerly boundary of the lots and the Easterly boundary of Lot 1, Baleen Cove Subdivision.

WHEREAS, the Planning and Zoning Commission finds:

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

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

Section 1. That the preliminary plat of Baleen Cove Subdivision be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Delineate the access easement as set forth under Plat Note number 4 on the face of the plat.
3. Add to Plat Note number 4 that the City of Kenai does not recommend that the access easement be used as primary access into the subdivision.
4. Specify the acreage or square footage of each lot on the face of the plat.
5. The surrounding property notation for Lots 8 and 9, Block 3, should be changed to Lot 8A, Block 3, KN 2014-86.
6. Capitalize the "k" for Kasilof under the owner's signature line.

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

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ MMC, CITY CLERK



KENAI

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

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: April 22, 2021
SUBJECT: PZ2021 – 13 - Preliminary Plat – Baleen Cove Subdivision

Applicant: Vann Revocable Trust
P.O. Box 561
Kasilof, AK 99610

Submitted By: Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669

Requested Action: Preliminary Subdivision Plat – Baleen Cove Subdivision

Legal Description: That portion of the S½ of the SE1/4 of the SW1/4, Section 17, T5N, R11W, Seward Meridian, lying North of the Northerly Right of Way of Kalifornsky Beach Road; EXCEPTING THEREFROM any portion lying within VIP Country Estates Subdivision, Part 5, according to Plat No. 85-124

Property Address: 725 Baleen Avenue

KPB Parcel No: 04941052

Lot Size: 10 acres (approximately 435,600 square feet)

Existing Zoning: Limited Commercial (LC)

Current Land Use: Vacant Land

Land Use Plan: Low Density Residential

GENERAL INFORMATION

Segesser Surveys, LLC. submitted a preliminary plat on behalf of the property owner, Vann Revocable Trust. The plat affects the parcel described as: That portion of the S½ of the SE1/4 of the SW1/4, Section 17, T5N, R11W, Seward Meridian, Kenai Recording District, Third Judicial District, lying North of the Northerly Right of Way of Kalifornsky Beach Road; EXCEPTING THEREFROM any portion lying within VIP Country Estates Subdivision, Part 5, according to Plat No. 85-124.

The applicant wishes to subdivide the approximately 10 acre parcel into 7 lots. The lots are ranging in size from approximately 1 acre to approximately 2 acres. The minimum lot size exceeds the minimum lot size requirement of 12,500 square feet for development in the Limited Commercial zone. The lots also exceed the minimum lot width requirement of 90 feet for development as set forth in Kenai Municipal Code 14.24.020.

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 April 22, 2021.

ANALYSIS

The lots in the subdivision front Kalifornsky Beach Road, which is a paved road maintained by the State of Alaska, Department of Transportation. Plat Note number 5 denotes that "No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation". The primary access to the proposed lots would be via Baleen Avenue which is a gravel City maintained road. The applicant granted a 30-foot access easement adjacent to the rights-of way for Kalifornsky Beach Road and VIP Drive. The applicant indicated that this access easement could be used to access the lots in the subdivision. City staff does not recommend that the access easement be utilized for primary access to the lots. Individuals wishing to utilize the access easement would have to make a sharp right turn immediately from Kalifornsky Beach Road onto VIP Drive. This could impede traffic flow exiting off of Kalifornsky Beach Road. The City of Kenai recommends that Baleen Avenue be the primary access for the lots in the subdivision.

The City of Kenai does not have water and sewer lines in this area. Property owners would have to install water wells and septic systems. The septic systems must be installed by a DEC certified



installer and meet Department of Environmental Conservations regulatory requirements. An installation agreement is not required.

A 15 foot utility easement lies along the Southerly boundary of the lots and the Easterly boundary of Lot 1, Baleen Cove Subdivision.

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

RECOMMENDATIONS

City staff recommends approval of the preliminary plat of Baleen Cove Subdivision, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Delineate the access easement as set forth under Plat Note number 4 on the face of the plat.
3. Add to Plat Note number 4 that the City of Kenai does not recommend that the access easement be used as primary access into the subdivision.
4. Specify the acreage or square footage of each lot on the face of the plat.
5. The surrounding property notation for Lots 8 and 9, Block 3, should be changed to Lot 8A, Block 3, KN 2014-86.
6. Capitalize the “k” for Kasilof under the owner’s signature line.

ATTACHMENTS

1. Resolution No. PZ2021-13
2. Application
3. Preliminary Plat
4. Aerial Map





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-13**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT BALEEN COVE SUBDIVISION ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the Limited Commercial (LC) zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, Primary access to the lots would be via Baleen Avenue which is a gravel City maintained road; and

WHEREAS, An access easement along the Southerly 30 feet of the lots and the Easterly 30 feet of the Lot 1 has been granted by the property owner. The access easement could provide secondary access to the proposed lots via VIP Drive: and

WHEREAS, The City of Kenai does not have water and sewer lines in this area. Property owners would have to install individual water wells and septic systems. The septic systems must be installed by a DEC certified installer and meet Department of Environmental Conservations regulatory requirements; and

WHEREAS, A 15 foot utility easement exists along the Southerly boundary of the lots and the Easterly boundary of Lot 1, Baleen Cove Subdivision.

WHEREAS, the Planning and Zoning Commission finds:

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

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

Section 1. That the preliminary plat of Baleen Cove Subdivision be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Delineate the access easement as set forth under Plat Note number 4 on the face of the plat.
3. Add to Plat Note number 4 that the City of Kenai does not recommend that the access easement be used as primary access into the subdivision.
4. Specify the acreage or square footage of each lot on the face of the plat.
5. The surrounding property notation for Lots 8 and 9, Block 3, should be changed to Lot 8A, Block 3, KN 2014-86.
6. Capitalize the "k" for Kasilof under the owner's signature line.

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

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ MMC, CITY CLERK



Preliminary Plat Submittal Form

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

APPLICANT (SURVEYOR)

Name:	Segesser Surveys Inc						
Mailing Address:	30485 Rosland St	City:	Soldotna	State:	AK	Zip Code:	99669
Phone Number(s):	907-262-3909, 907-252-3421						
Email:	seggy@ptialaska.net						

PROPERTY OWNER

Name:	VANN REVOCABLE TRUST						
Mailing Address:	PO BOX 661	City:	KASILOF	State:	AK	Zip Code:	99610
Phone Number(s):	907 252 4209						
Email:	SUNDANZ@PTIALASKA.NET						

PROPERTY INFORMATION

Property Owner Name:	VANN REVOCABLE TRUST					
Current City Zoning:						
Use:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input checked="" 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:	BALEEN COVE SUBDIVISION					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No			
Street Name (if vacating ROW):						

Exceptions Required and Requested:

Comments:



REQUIRED ATTACHMENTS

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

SIGNATURE

Signature:		Date:	4-6-21
Print Name:	JOHN F. SEGESSER	Title/Business:	SEGESSER SURVEYS INC

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

SURVEYOR'S CERTIFICATE

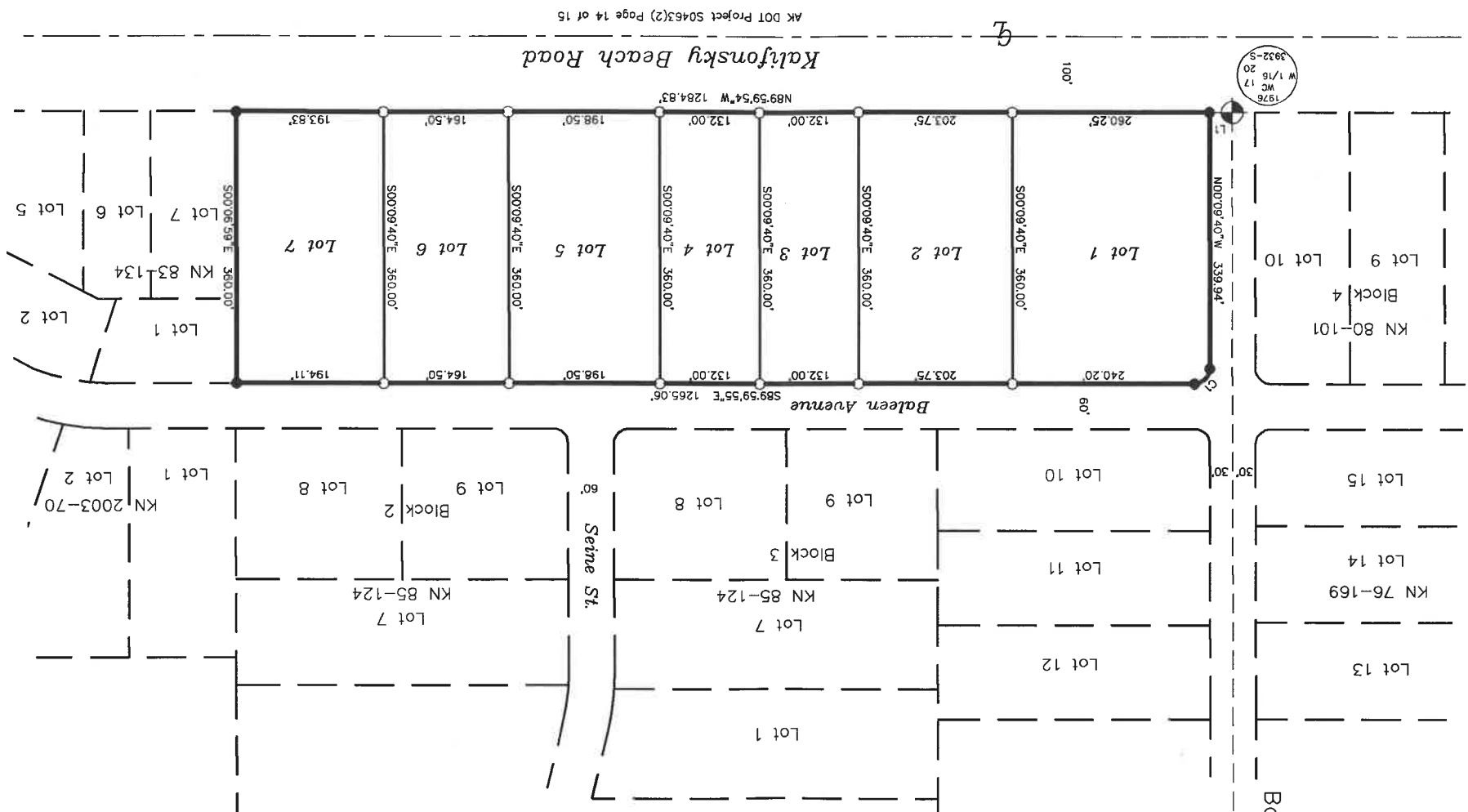


- 1) Basis of bearing taken from WIP Country Estates Part 5, Plat 85-124, Kenai Recording District.
- 2) Further development of the property shall conform to all federal, state of Alaska, and local regulations.
- 3) Development must meet City of Kenai Chapter 14 Zoning Requirements.
- 4) An access easement which affects this property is recorded as serial number 2020-010370-0 Kenai Recording District.
- 5) No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 6) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order Number No. 757, dated October 10, 1959; and Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951, Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956.
- 7) Front 15 feet adjacent to rights-of-way is also 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.
- 8) WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

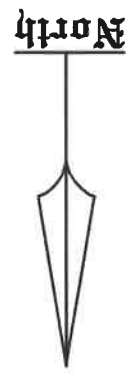
NOTES:

- 3 1/4" ALUM. CAP MONUMENT 3932-S 1976 FOUND
- 1/2" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 85-124 KR/D

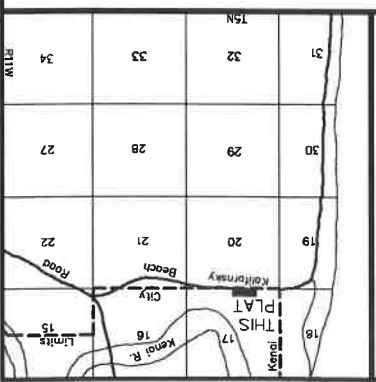
LEGEND:



CURVE TABLE			
LINE	BEARING	DISTANCE	
L1	S89.59.55"E	30.00'	
CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90.09.18"	20.00'	31.47'
			TANGENT
			20.05'
			CHORD LENGTH
			28.32'
			CHORD BEARING
			N44.54.59"E



1" = 1 MILE
VICINITY MAP



Baleen Cove Subdivision
A subdivision of the S1/2 SE1/4 SW1/4 Section 17, T5N, R11W, S.M., lying North of the Northernly Right of Way of Kalitonsky Beach Road excepting therefrom any portion lying within WIP Country Estates Subdivision Part 5, Plat 85-124, Kenai Recording District.
City of Kenai, Kenai Peninsula Borough, Alaska.

Owner
Segesser Surveys
50485 Rosland St.
Soldotna, AK 99669
(907) 262-3909

Surveyor
Vann Revocable Trust
P.O. Box 561
Kasilof, Alaska 99610

JOB NO. 21051
DRAWN: 4-1-21
SURVEYED: April, 2021
SCALE: 1"=100'
SHEET: 1 of 1
FIELD BOOK:

KPB FILE No.

AK DOT Project 50453(2) Page 14 of 15

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF
KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

FOR _____ DAY OF _____ 20____
ACKNOWLEDGED BEFORE ME THIS _____

NOTARY'S ACKNOWLEDGEMENT
RICKY L. VANN
CONNIE L. VANN
TRUSTEES OF VANN REVOCABLE TRUST
P.O. BOX 561
KASILOF, ALASKA 99610

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.

CERTIFICATE of OWNERSHIP and DEDICATION



PZ2021-13 BALEEN COVE SUBDIVISION
KPB Parcel No. 04941052
725 Baleen Avenue
Ptn. SW 1/4, Sec. 17, T5N, R11W



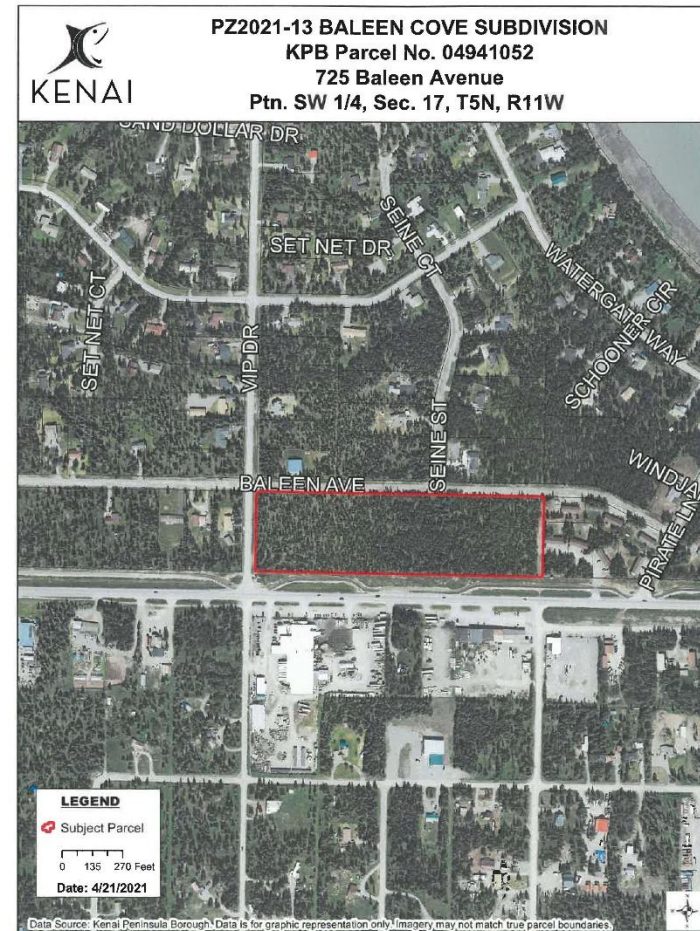
Data Source: Kenai Peninsula Borough. Data is for graphic representation only. Imagery may not match true parcel boundaries.

PLANNING & ZONING COMMISSION

PZ2021-13 – Preliminary Plat -
Baleen Cove Subdivision

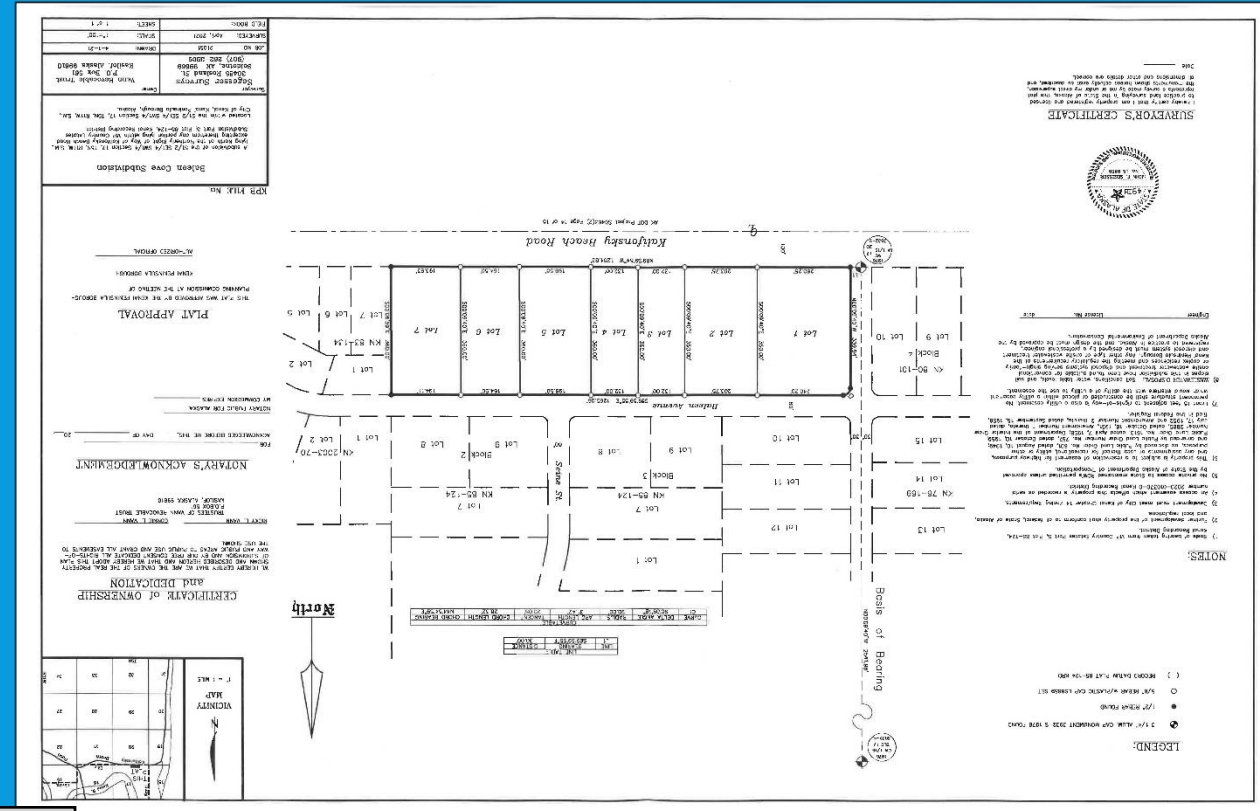
SUMMARY

- Segesser Surveys, LLC has submitted a preliminary plat on behalf of the property owner, Vann Revocable Trust.



PRELIMINARY PLAT

- The plat affects the parcel described as :That portion of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 17, T 5 N, R 11 W, Seward Meridian, Kenai Recording District, Third Judicial District, lying North of the Northerly Right of Way of Kalifornsky Beach Road; EXCEPTING THEREFROM any portion lying within VIP Country Estates Subdivision, Part 5, according to Plat No. 85-124.
- The plat will subdivide the 10 acre lot, into 7 lots, from approx. 1-2 acres each.



STAFF ANALYSIS

- Kalifornsky Beach Road is a paved road maintained by the Alaska, DOT. Plat Note number 5 denotes that “No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation”.
- The primary access to the proposed lots would be via Baleen Avenue which is a gravel City maintained road.
- The applicant was granted a 30 foot public access easement which could be used for access along the southern side of the lots, but is not recommended for primary access.
- A 15 foot utility easement lies along the Southerly boundary of the lots and the Easterly boundary of Lot 1, Baleen Cove Subdivision.
- The City of Kenai does not have water and sewer lines in this area. Property owners would have to install water wells and septic systems. The septic systems must be installed by a DEC certified installer and meet Department of Environmental Conservations regulatory requirements.
- The preliminary plat meets requirements of KMC Subdivision design standards and KMC 14.10.080 Minimum improvements required under Chapter 14.10 Subdivision Regulations.

RECOMMENDATIONS

- City staff recommends approval of the preliminary plat of Baleen Cove Subdivision, subject to the following conditions:
 1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
 2. Delineate the access easement as set forth under Plat Note number 4 on the face of the plat.
 3. Add to Plat Note number 4 that the City of Kenai does not recommend that the access easement be used as primary access into the subdivision.
 4. Specify the acreage or square footage of each lot on the face of the plat.
 5. The surrounding property notation for Lots 8 and 9, Block 3, should be changed to Lot 8A, Block 3, KN 2014-86.
 6. Capitalize the “k” for Kasilof under the owner’s signature line.

ATTACHMENTS

- 1. Resolution No. PZ2021-13
- 2. Application
- 3. Preliminary Plat
- 4. Aerial Map

1. RESOLUTION



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-13**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING THAT BALEEN COVE SUBDIVISION ATTACHED HERETO BE APPROVED**

WHEREAS, the City of Kenai received the plat from Segesser Surveys, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the Limited Commercial (LC) zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, Primary access to the lots would be via Baleen Avenue which is a gravel City maintained road; and

WHEREAS, An access easement along the Southerly 30 feet of the lots and the Easterly 30 feet of the Lot 1 has been granted by the property owner. The access easement could provide secondary access to the proposed lots via VIP Drive; and

WHEREAS, The City of Kenai does not have water and sewer lines in this area. Property owners would have to install individual water wells and septic systems. The septic systems must be installed by a DEC certified installer and meet Department of Environmental Conservations regulatory requirements; and

WHEREAS, A 15 foot utility easement exists along the Southerly boundary of the lots and the Easterly boundary of Lot 1, Baleen Cove Subdivision.

WHEREAS, the Planning and Zoning Commission finds:

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

Resolution No. PZ2021-13
Page 2 of 2

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

Section 1. That the preliminary plat of Baleen Cove Subdivision be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Delineate the access easement as set forth under Plat Note number 4 on the face of the plat.
3. Add to Plat Note number 4 that the City of Kenai does not recommend that the access easement be used as primary access into the subdivision.
4. Specify the acreage or square footage of each lot on the face of the plat.
5. The surrounding property notation for Lots 8 and 9, Block 3, should be changed to Lot 8A, Block 3, KN 2014-86.
6. Capitalize the "k" for Kasilof under the owner's signature line.



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

JEFF TWAIT, CHAIRPERSON

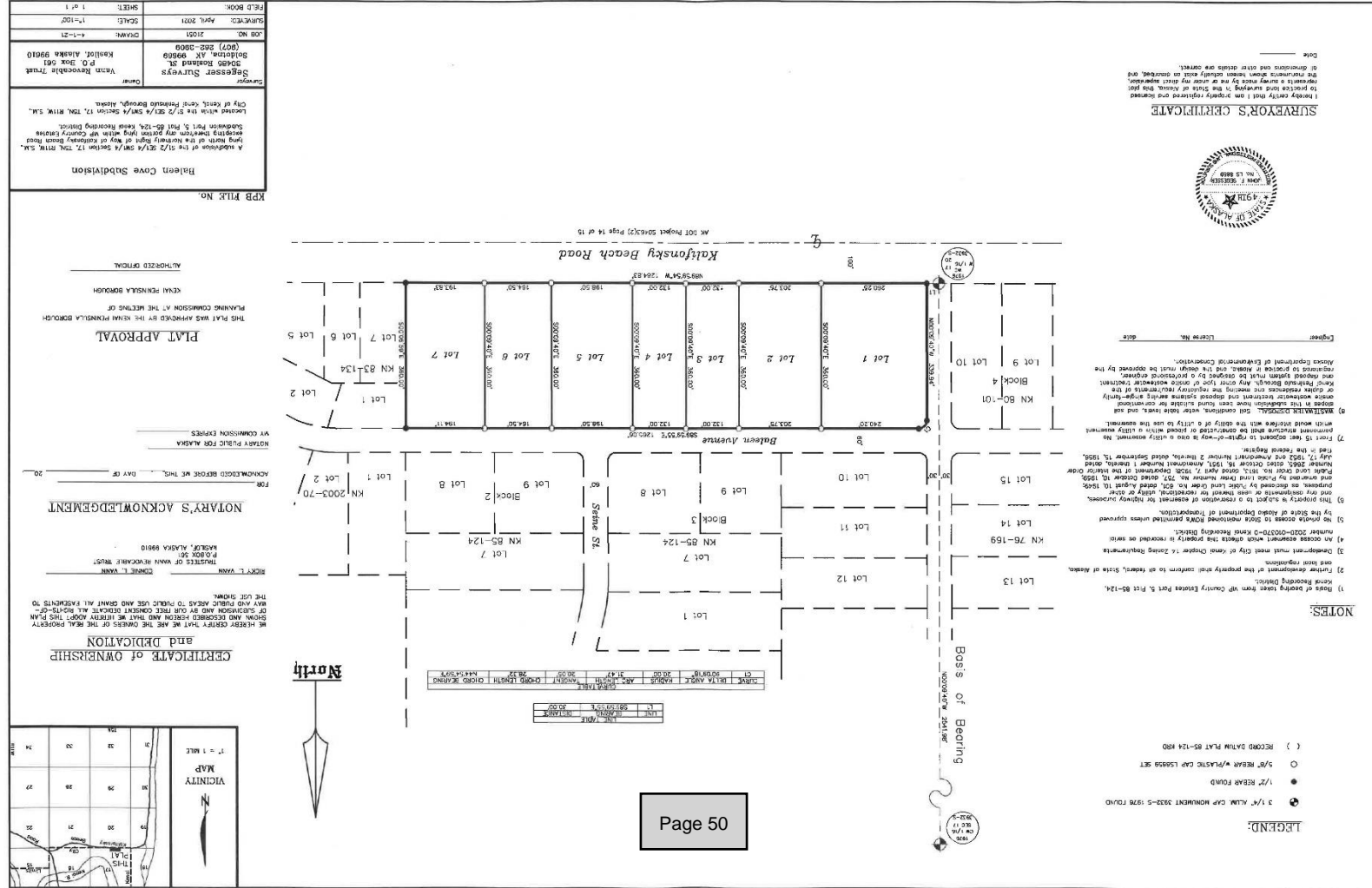
ATTEST:

JAMIE HEINZ MMC, CITY CLERK

2. APPLICATION

		Preliminary Plat Submittal Form		City of Kenai Planning and Zoning Department 210 Fidalgo Avenue Kenai, AK 99611 (907) 263-8200 planning@kenai.city www.kenai.city/planning	
				City of Kenai Planning and Zoning Department 210 Fidalgo Avenue Kenai, AK 99611 (907) 263-8200 planning@kenai.city www.kenai.city/planning	
APPLICANT (SURVEYOR)					
Name:	Segesser Surveys Inc				
Mailing Address:	30485 Rosland St	City:	Soldotna	State:	AK Zip Code: 99669
Phone Number(s):	907-262-3909, 907-252-3421				
Email:	seggy@ptialaska.net				
PROPERTY OWNER					
Name:	VANN REVOCABLE TRUST				
Mailing Address:	PO BOX 561	City:	KASLOF	State:	AK Zip Code: 99610
Phone Number(s):	907 252 4209				
Email:	SUNDANZ@PTIALASKA.NET				
PROPERTY INFORMATION					
Property Owner Name:	VANN REVOCABLE TRUST				
Current City Zoning:					
Use:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Recreational	<input checked="" 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:	BALLEN COVE SUBDIVISION				
Revised Preliminary Plat Name:					
Vacation of Public Right-of-Way:	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No		
Street Name (if vacating ROW):					
Exceptions Required and Requested:					
Comments:					
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> RECEIVED CITY OF KENAI DATE 4-13-21 PLANNING DEPARTMENT </div>					
REQUIRED ATTACHMENTS					
<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (1) [unclear]			<input checked="" type="checkbox"/> (2) 11" x 17" Plats	
Signature:			Date:	4-6-21	
Print Name:	JOHN F. SEGESSER		Business:	SEGESSER SURVEYS INC	

3. PRELIMINARY PLAT



4. AERIAL MAP



File Attachments for Item:

1. Resolution PZ2021-12 – Application for a Conditional Use Permit for a Day Care for the property described as Lot 1, Block L, Woodland Subdivision Part 1, located at 530 Ash Avenue, Kenai, Alaska 99611. The application was submitted by Lupine Orlob, 530 Ash Avenue, Kenai, AK 99611



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-12**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
GRANTING A CONDITIONAL USE PERMIT FOR A DAY CARE CENTER.

APPLICANT: Lupine M. Orlob

PROPERTY ADDRESS: 530 Ash Avenue

LEGAL DESCRIPTION: Lot 1, Block L, Woodland Subdivision Part One

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04325011

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on April 1, 2021; 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 April 28, 2021, 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;*

Criteria Met: The proposed Day Care meets the intent of the Suburban Residential Zone (RS) to provide for medium density residential development in areas which will be provided with common utility systems. The specific intent in establishing this zone is:

- (1) To separate residential structures to an extent which will allow for adequate light, air, and privacy;
- (2) To prohibit uses which would:
 - (A) Violate the residential character of the environment;
 - (B) Generate heavy traffic in predominantly residential areas.

The Land Use Table provides that Day Care Centers are a conditional use; therefore, a conditional use permit must be granted for the operation of Day Care Centers. The applicant has provided a site plan that provides the layout of the premises. Further, the site plan indicates that the rear yard is fenced.

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

Criteria Met. The parcels located to the North, South, East and West of the Day Care contain single family dwellings. Ms.Orlob has operated this Day Care for 10 years and circumstances will not change, other than she will providing child care services for 12 children rather than 8 children. The value of adjacent properties should not be significantly impacted by this change. The value of adjacent properties should not be significantly impacted by this change.

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

Criteria Met. The Comprehensive Plan has goals to support businesses and economic development and to provide a high quality of life within the City. The City has not received any complaints concerning the operation of this Day Care during the 10 years that it has been in operation. Given the history of this Day Care, it is determined that the continued operation of the Day Care will not impair the quality of life within the neighborhood.

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

Criteria Met. The residence located at 530 Ash Avenue is connected to City water and sewer services, and has access to natural gas, electricity and telephone services. Ash Avenue is a paved road which is maintained by the City of Kenai. The operation of a Day Care will not have an impact on these services.

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

Criteria Met: Sproutlets Creative Learning has operated successfully for the past 10 years without any negative effects to public safety, health, or welfare. There is no reason to believe that the continued operation of the Day Care will be harmful to the public safety, health or welfare of the community.

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 below.

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 Lupine M. Orlob for a Day Care Center for property described as Lot 1, Block L, Woodland Subdivision Part One, and located at 530 Ash Avenue.

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. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
3. Biennial fire inspection must be completed by the Fire Marshal for the City of Kenai.
4. The applicant will meet with City staff for on-site inspections when requested.
5. 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).
6. 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.

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

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, MMC, CITY CLERK



KENAI

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

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: April 22, 2021
SUBJECT: PZ2021-12 – Conditional Use Permit – Day Care

Applicant: Lupine M. Orlob
530 Ash Avenue
Kenai, Alaska 99611

Legal Description: Lot 1, Block L, Woodland Subdivision Part One

Property Address: 530 Ash Avenue

KPB Parcel No: 04325011

Lot Size: .30 Acres (13,068 square feet)

Existing Zoning: Suburban Residential

Current Land Use: Single Family Dwelling

Land Use Plan: Suburban Residential

GENERAL INFORMATION

Kenai Municipal Code 14.20.230(b)(2) provides that a day care of no more than eight (8) children under the age twelve (12), including children related to the caregiver is allowed with a Home Occupation Permit. Home Occupation Permit PZ11-03 was passed by the Planning and Zoning Commission on January 26, 2011 for a home daycare. The applicant has successfully operated Sproutlets Creative Learning for the past ten (10) years. Ms. Orlob is in compliance with the Home Occupation Permit. Jeremiah Hamilton, Fire Marshal, for the City of Kenai, performed a fire inspection on March 26, 2021 and found the premises is compliant. The applicant wishes to increase the number of children attending Sproutlets Creative Learning from a maximum of 8 children to a maximum of 12 children; therefore, it is necessary for the applicant to obtain a Conditional Use Permit for a Day Care. The applicant has indicated that she will be adding an additional staff person to care for the children pursuant to State licensing requirements.

Application, Public Notice, Public Comment

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 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:

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

Applicant Response: I have been running a Day Care from my home since 2011. I'd like to accept more than 8 children. I am a State licensed Day Care with a business license.

Staff Response: The proposed Day Care meets the intent of the Suburban Residential Zone (RS) to provide for medium density residential development in areas which will be provided with common utility systems. The specific intent in establishing this zone is:

- (1) To separate residential structures to an extent which will allow for adequate light, air, and privacy;
- (2) To prohibit uses which would:
 - (A) Violate the residential character of the environment;
 - (B) Generate heavy traffic in predominantly residential areas.

The Land Use Table provides that Day Cares are a conditional use; therefore, a conditional use permit must be granted for the operation of Day Care Centers. The applicant has provided a site plan that provides the layout of the premises. Further, the site plan indicates that the rear yard is fenced.

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

Applicant Response: Nothing will change, I just want to have more children.

Staff Response: The parcels located to the North, South, East and West of the Day Care contain single family dwellings. Ms.Orlob has operated this Day Care for 10 years and circumstances will not change, other than she will providing child care services for 12



children rather than 8 children. The value of adjacent properties should not be significantly impacted by this change.

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

Applicant Response: This is just my house, that happens to have a business that helps me survive and pay bills. There is no impact to anyone else. The state requires that I have a maximum of 12 children.

Staff Response: The Comprehensive Plan has goals to support businesses and economic development and to provide a high quality of life within the City. The City has not received any complaints concerning the operation of this Day Care during the 10 years that it has been in operation. Given the history of this Day Care, it is determined that the continued operation of the Day Care will not impair the quality of life within the neighborhood.

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

Applicant Response: Yes, all facilities are kept up and checked on by State every six months.

Staff Response: The residence located at 530 Ash Avenue is connected to City water and sewer services, and has access to natural gas, electricity and telephone services. Ash Avenue is a paved road which is maintained by the City of Kenai. The operation of a Day Care will not have an impact on these services.

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

Applicant Response: Parking at the facility has been established for years. I have three parking slots in my driveway. Only a small amount of times when three parents show up at one time and its brief for pickup.

Staff Response: Sproutlets Creative Learning has operated successfully for the past 10 years without any negative effects to public safety, health, or welfare. There is no reason to believe that the continued operation of the Day Care will be harmful to the public safety, health or welfare of the community.

Criteria # 6: Specific conditions deemed necessary.

Applicant Response: Nope, not at all. Except some of their children use my day care.

Staff Response: See Conditions of Approval as set forth below.

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. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
3. Biennial fire inspection must be completed by the Fire Marshal for the City of Kenai.
4. The applicant will meet with City staff for on-site inspections when requested.
5. 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).
6. 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.

ATTACHMENTS

- A. Resolution No. PZ2021-12
- B. Application/Child Care License/Site Plan
- C. Aerial Map





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-12**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
GRANTING A CONDITIONAL USE PERMIT FOR A DAY CARE CENTER.

APPLICANT: Lupine M. Orlob

PROPERTY ADDRESS: 530 Ash Avenue

LEGAL DESCRIPTION: Lot 1, Block L, Woodland Subdivision Part One

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04325011

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on April 1, 2021; 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 April 28, 2021, 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;*

Criteria Met: The proposed Day Care meets the intent of the Suburban Residential Zone (RS) to provide for medium density residential development in areas which will be provided with common utility systems. The specific intent in establishing this zone is:

- (1) To separate residential structures to an extent which will allow for adequate light, air, and privacy;
- (2) To prohibit uses which would:
 - (A) Violate the residential character of the environment;
 - (B) Generate heavy traffic in predominantly residential areas.

The Land Use Table provides that Day Care Centers are a conditional use; therefore, a conditional use permit must be granted for the operation of Day Care Centers. The applicant has provided a site plan that provides the layout of the premises. Further, the site plan indicates that the rear yard is fenced.

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

Criteria Met. The parcels located to the North, South, East and West of the Day Care contain single family dwellings. Ms.Orlob has operated this Day Care for 10 years and circumstances will not change, other than she will providing child care services for 12 children rather than 8 children. The value of adjacent properties should not be significantly impacted by this change. The value of adjacent properties should not be significantly impacted by this change.

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

Criteria Met. The Comprehensive Plan has goals to support businesses and economic development and to provide a high quality of life within the City. The City has not received any complaints concerning the operation of this Day Care during the 10 years that it has been in operation. Given the history of this Day Care, it is determined that the continued operation of the Day Care will not impair the quality of life within the neighborhood.

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

Criteria Met. The residence located at 530 Ash Avenue is connected to City water and sewer services, and has access to natural gas, electricity and telephone services. Ash Avenue is a paved road which is maintained by the City of Kenai. The operation of a Day Care will not have an impact on these services.

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

Criteria Met: Sproutlets Creative Learning has operated successfully for the past 10 years without any negative effects to public safety, health, or welfare. There is no reason to believe that the continued operation of the Day Care will be harmful to the public safety, health or welfare of the community.

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 below.

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 Lupine M. Orlob for a Day Care Center for property described as Lot 1, Block L, Woodland Subdivision Part One, and located at 530 Ash Avenue.

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

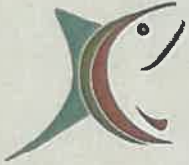
1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
3. Biennial fire inspection must be completed by the Fire Marshal for the City of Kenai.
4. The applicant will meet with City staff for on-site inspections when requested.
5. 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).
6. 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.

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

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, MMC, CITY CLERK



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:	Lupine M. Orlob		
Mailing Address:	530 Ash Ave		
City:	Kenai	State:	AK
Zip Code:	99611		
Phone Number(s):	360-801-1994		
Email:	Lupinenala@gmail.com		

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):	
Physical Address:	530 Ash Ave Kenai AK 99611
Legal Description:	Lot 1, BIKL, Woodland Subd. Part 1
Zoning:	Suburban Residential
Acres:	13,068 sq. ft.

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?	As a Inhome Group Home Daycare
Conditional Use Requested for (attach additional sheets if necessary):	

I have been running a Daycare from my home since 2011, Now I'd like to accept more than 8 children. I am a state licensed daycare w/ a Business license

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

Nothing will change, I just want to have more children.

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

Its only in my home, it doesn't impact those around. There is no noise, or destruction of property

Use of surrounding property - north:	Residence - family
Use of surrounding property - south:	Residence - family
Use of surrounding property - east:	Residence - family
Use of surrounding property - west:	Residence - family

Explain how the conditional use is in harmony with the City's Comprehensive Plan:

Its just my house, that happens to have a business that helps me survive and pay bills. There is no impact to Anyone else. This business is the state requires a max of 12

Are public services and facilities on the property adequate to serve the proposed conditional use?

Yes all facilities are kept up. and checked on by state every 6 months.

Explain how the conditional use will not be harmful to public safety, health, or welfare:

Parking ^{facility} has been established for years. I have 3 parking slots in my driveway. Only a small amount of times when 3 parents show up at one time. and its brief for pickup.

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?

Nope Not at all. Except some of their children use my Daycare 😊

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: *Lupine* Date: 3/26/21
 Print Name: Lupine M. Orlob Title/Business: Sproutlets Creative Learning

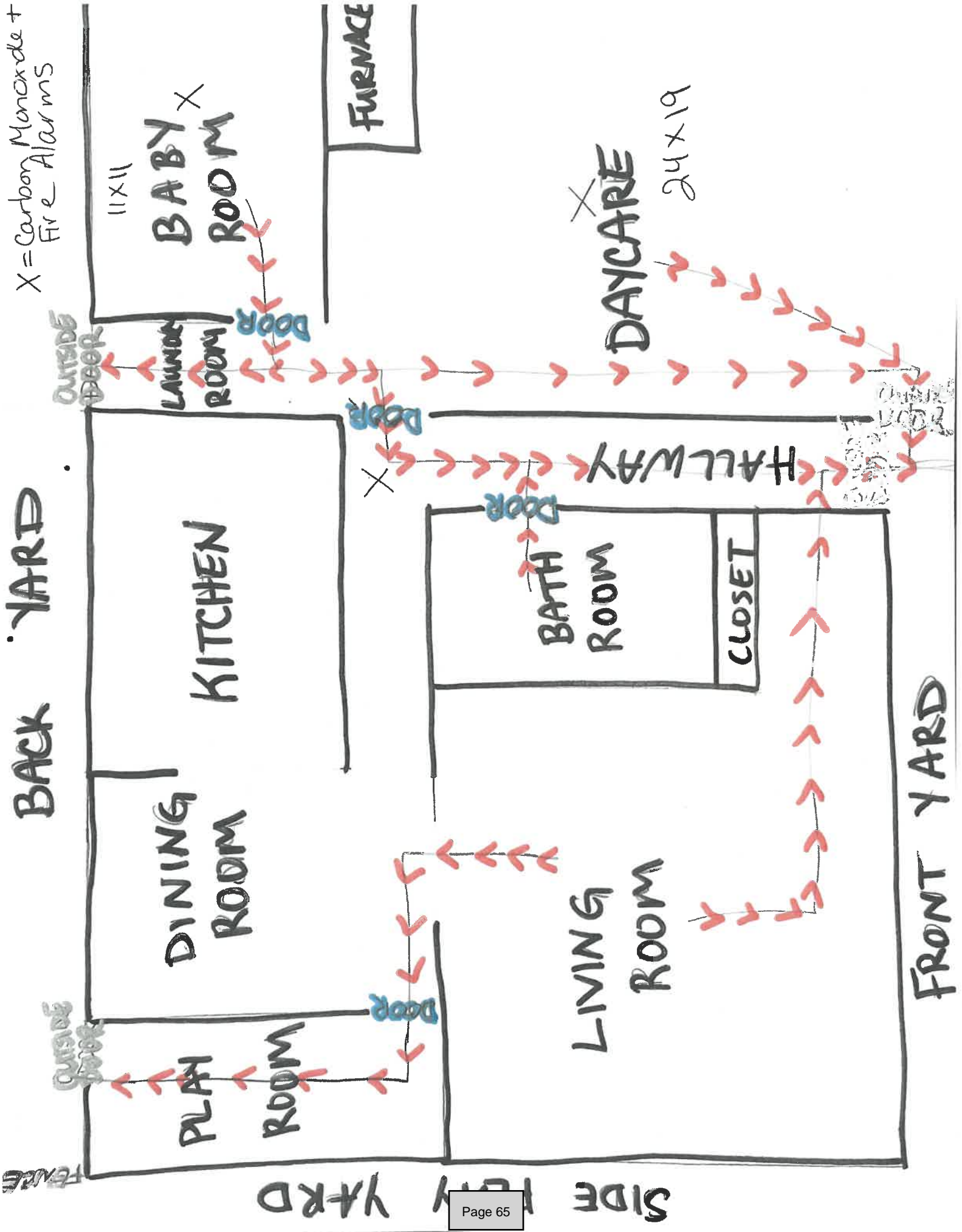
For City Use Only Date Application Fee Received: 4-1-21
 PZ Resolution Number: P22021-12

X = Carbon Monoxide + Fire Alarms

BACK YARD

SIDE YARD

FRONT YARD



STATE OF ALASKA
Department of Health and Social Services
CHILD CARE LICENSE

License Number: 110070

This is to certify that: SPROUTLETS CREATIVE LEARNING

Mailing Address:
530 ASH AVE
KENAI AK 99611

Physical Address:
530 ASH AVE
KENAI, AK 99611

Is a: GROUP HOME LICENSED (NEW)

Licensee: LUPINE ORLOB

License Type: BIENNIAL

License Effective Dates: 04/01/2021 Thru 05/31/2022

Capacity: 12 Children.

Age Range: 01 Month through 12 Years

Specialization(s): None.

Variance(s): None.

Conditions(s): None.

This license is subject to the provisions of all applicable municipal, state, and federal laws governing the standards of licensure, and is not transferable to any other location or owner. Your ability to maintain eligibility as a licensed entity under AS 47.32 is contingent to your cooperation during inspections and investigations. Failure or inability to comply with the regulations governing the standards of licensure may result in the Department's imposition of an enforcement action, including revocation or non-renewal of your license.



A handwritten signature in black ink, appearing to read "A. J. R.", written over a horizontal line.

Child Care Licensing Regional Supervisor

State of Alaska
Child Care Program Office
3601 C STREET, SUITE 140
ANCHORAGE AK 99503
907-269-4667
907-269-4667



PZ2021-12 CONDITIONAL USE PERMIT - DAY CARE
KPB Parcel 04325011
530 Ash Avenue
Lot 1, Blk. L, Woodland Subd. Part 1



Wilma Anderson

From: Bobbi Jedlicki <bjed@hotmail.com>
Sent: Thursday, April 22, 2021 1:06 PM
To: Wilma Anderson
Subject: Resolution PZ2021-12

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

I have concerns if the homeowner requesting a licensed day care would not see the need to have the yard be kept up and professional appearing such as installing a solid wood fencing to obscure and secure toys and such from view of the residents driving past.

The current state of appearance along the driveway and yard is typically unkept and has been the 5yrs I've lived in Woodland Estates.

If the owner could or would not be willing to securely install solid fencing, I would not be supportive of granting a permit.

Sincerely

Barbara Jedlicki
619 Fir Dr.

Sent from my iPad

PLANNING & ZONING COMMISSION

Resolution PZ2021-12 – Conditional Use Permit – Day Care

530 Ash Avenue

SUMMARY

Applicant: Lupine M. Orlob
530 Ash Avenue
Kenai, Alaska 99611

Legal Description: Lot 1, Block L, Woodland Subdivision Part One

Property Address: 530 Ash Avenue

KPB Parcel No: 04325011

Lot Size: .30 Acres (13,068 square feet)

Existing Zoning: Suburban Residential

Current Land Use: Single Family Dwelling

Land Use Plan: Suburban Residential

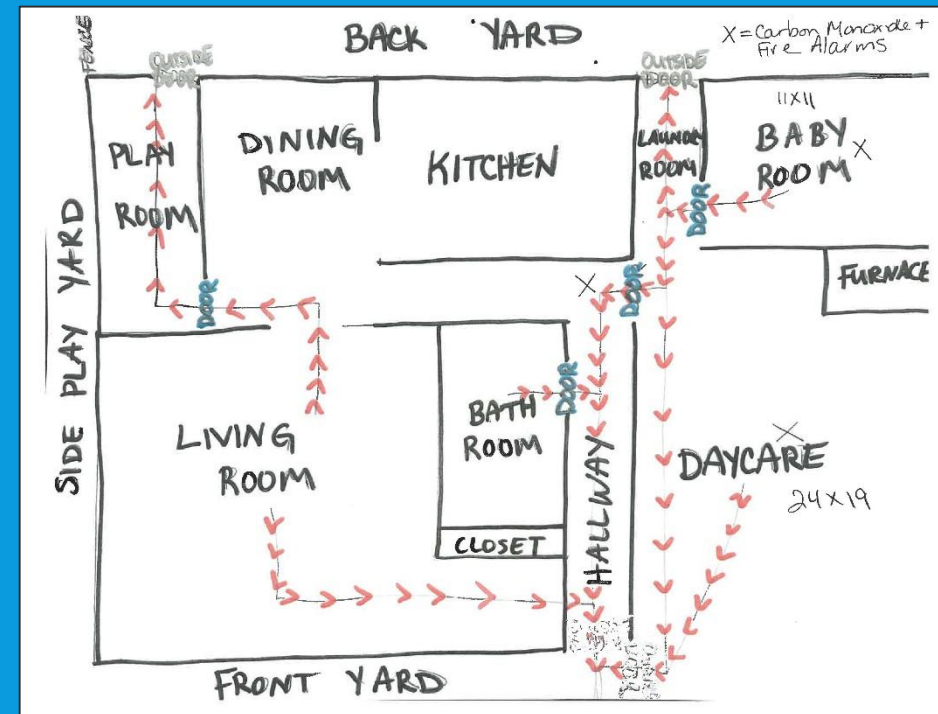


SUMMARY

- Kenai Municipal Code 14.20.230(b)(2) provides that a day care of no more than eight (8) children under the age twelve (12), including children related to the caregiver is allowed with a Home Occupation Permit.
- Home Occupation Permit PZ11-03 was passed by the Planning and Zoning Commission on January 26, 2011 for a home daycare. The applicant has successfully operated Sproutlets Creative Learning for the past ten (10) years. Ms. Orlob is in compliance with the Home Occupation Permit.
- Jeremiah Hamilton, Fire Marshal, for the City of Kenai, performed a fire inspection on March 26, 2021 and found the premises is compliant.
- The applicant wishes to increase the number of children attending from a maximum of 8 children to a maximum of 12 children; therefore, requiring a Conditional Use Permit for a Day Care.
- The applicant has indicated that she will be adding an additional staff person to care for the children pursuant to State licensing requirements.

SITE PLAN

- Site plan identifies the layout of the interior of the day care.



STAFF ANALYSIS

- 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:

REVIEW CRITERIA

- *Criteria #1: The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district.*
- *Criteria #2: The value of the adjoining property and neighborhood will not be significantly impaired.*
- *Criteria #3: The proposed use is in harmony with the Comprehensive Plan.*
- *Criteria #4: Public services and facilities are adequate to serve the proposed use.*
- *Criteria #5: The proposed use will not be harmful to the public safety, health or welfare.*
- *Criteria #6: Specific conditions deemed necessary.*

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. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
 3. Biennial fire inspection must be completed by the Fire Marshal for the City of Kenai.
 4. The applicant will meet with City staff for on-site inspections when requested.
 5. 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).
 6. 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.

ATTACHMENTS

- A. Resolution
- B. Application
- C. Site Plan
- D. Aerial Map
- E. Child Care License

A. RESOLUTION



CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-12

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
GRANTING A CONDITIONAL USE PERMIT FOR A DAY CARE CENTER.

APPLICANT: Lupine M. Orlob

PROPERTY ADDRESS: 530 Ash Avenue

LEGAL DESCRIPTION: Lot 1, Block L, Woodland Subdivision Part One

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04325011

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on April 1, 2021, 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 April 28, 2021, 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;*

Criteria Met: The proposed Day Care meets the intent of the Suburban Residential Zone (RS) to provide for medium density residential development in areas which will be provided with common utility systems. The specific intent in establishing this zone is:

- (1) To separate residential structures to an extent which will allow for adequate light, air, and privacy;

- (2) To prohibit uses which would:

- (A) Violate the residential character of the environment;
- (B) Generate heavy traffic in predominantly residential areas.

Resolution No. PZ2021-12
Page 2 of 3

The Land Use Table provides that Day Care Centers are a conditional use; therefore, a conditional use permit must be granted for the operation of Day Care Centers. The applicant has provided a site plan that provides the layout of the premises. Further, the site plan indicates that the rear yard is fenced.

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

Criteria Met: The parcels located to the North, South, East and West of the Day Care contain single family dwellings. Ms.Orlob has operated this Day Care for 10 years and circumstances will not change, other than she will providing child care services for 12 children rather than 8 children. The value of adjacent properties should not be significantly impacted by this change. The value of adjacent properties should not be significantly impacted by this change.

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

Criteria Met: The Comprehensive Plan has goals to support businesses and economic development and to provide a high quality of life within the City. The City has not received any complaints concerning the operation of this Day Care during the 10 years that it has been in operation. Given the history of this Day Care, it is determined that the continued operation of the Day Care will not impair the quality of life within the neighborhood.

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

Criteria Met: The residence located at 530 Ash Avenue is connected to City water and sewer services, and has access to natural gas, electricity and telephone services. Ash Avenue is a paved road which is maintained by the City of Kenai. The operation of a Day Care will not have an impact on these services.

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

Criteria Met: Sproutlets Creative Learning has operated successfully for the past 10 years without any negative effects to public safety, health, or welfare. There is no reason to believe that the continued operation of the Day Care will be harmful to the public safety, health or welfare of the community.

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 below.

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

A. RESOLUTION CONTINUED

Resolution No. PZ2021-12
Page 3 of 3

Section 1. That a conditional use permit is granted to Lupine M. Orlob for a Day Care Center for property described as Lot 1, Block L, Woodland Subdivision Part One, and located at 530 Ash Avenue.

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. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
3. Biennial fire inspection must be completed by the Fire Marshal for the City of Kenai.
4. The applicant will meet with City staff for on-site inspections when requested.
5. 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(j)(5).
6. Pursuant to KMC 14.20.150(j)(2), this permit shall expire automatically upon termination or interruption of the use for a period of at least one year.


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

JEFF TWAIT, CHAIRPERSON

ATTEST:

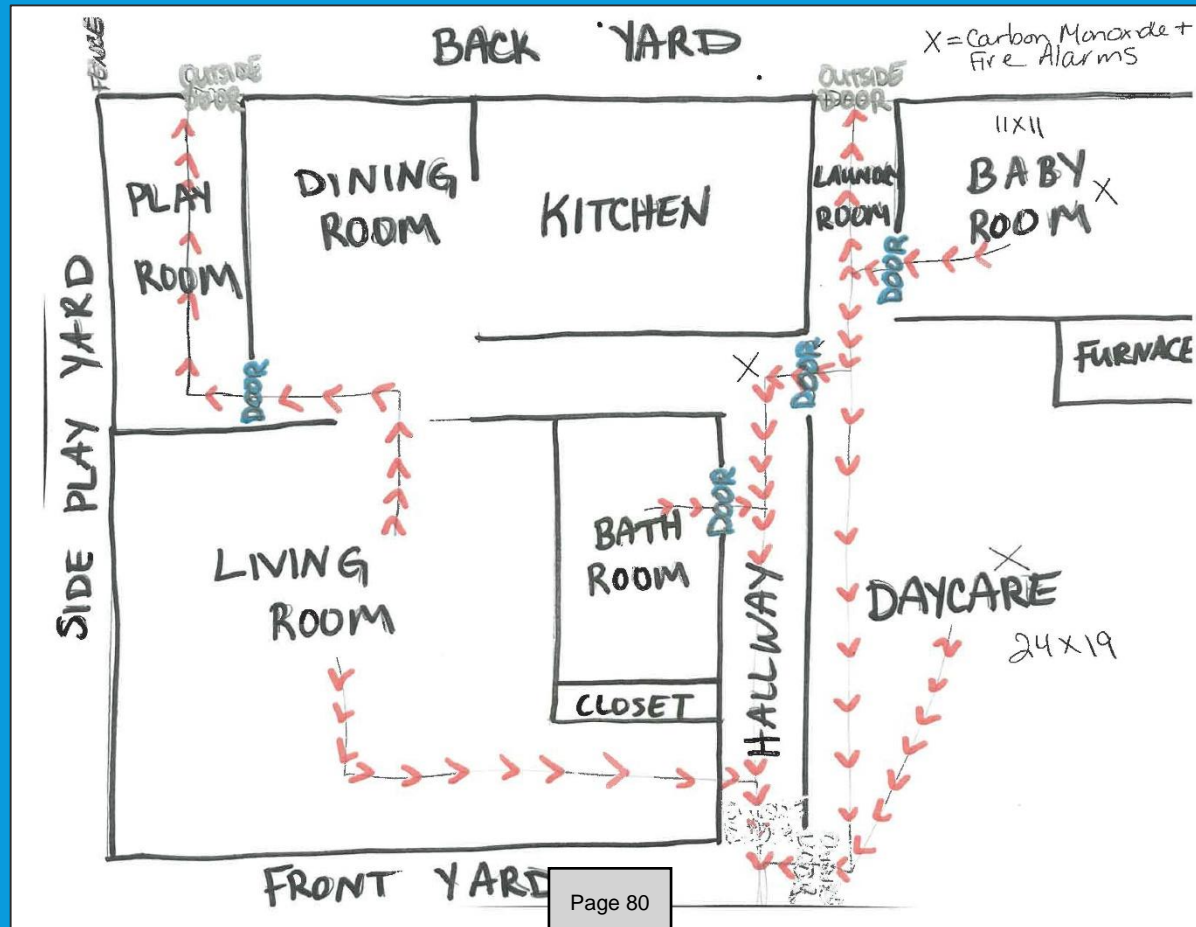
JAMIE HEINZ, MMC, CITY CLERK

B. APPLICATION

		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:	Lupine M. Orlob			
Mailing Address:	530 Ash Ave			
City:	Kenai	State:	AK	Zip Code: 99601
Phone Number(s):	360-801-9994			
Email:	Lupinenata@gmail.com			
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):				
Physical Address:	530 Ash Ave Kenai AK 99601			
Legal Description:	Lot 1, B1K4, Woodland Subd. Part 1			
Zoning:	Suburban Residential			
Acres:	13,068 sq. ft.			
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?	As a Inhome Family Home Daycare			
Conditional Use Requested for (attach additional sheets if necessary):	I have been running a daycare from my home since 2011, Now I'd like to accept more than 8 children. I am a state licensed daycare w/ a business license			
Explain how the conditional use is consistent with purposes and intent of the zoning district of the property:	Nothing will change, I just want to have more children.			
Explain how the value of adjoining property and neighborhood will not be significantly impaired by the conditional use:	Its only in my home, it doesn't impact those around. There is no noise, or destruction of property			

Use of surrounding property - north:	Residence - family
Use of surrounding property - south:	Residence - family
Use of surrounding property - east:	Residence - family
Use of surrounding property - west:	Residence - family
Explain how the conditional use is in harmony with the City's Comprehensive Plan:	
Its just my house, that happens to have a business that helps me survive and pay bills. There is no impact to anyone else. ^{This business is the state requires of the}	
Are public services and facilities on the property adequate to serve the proposed conditional use? ^{a part of it}	
Yes all facilities are kept up, and checked on by state every 6 months.	
Explain how the conditional use will not be harmful to public safety, health, or welfare:	
Parking has been established for years. I have 3 parking slots in my drive way. Only a small amount of times when parents show up at one time and its brief for pickup.	
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?	
Nope Not at all. Except some of their children use my daycare	
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:	Lupine M. Orlob
Date:	3/30/21
Print Name:	Lupine M. Orlob
Title/Business:	Sproutlet's Creative Learning
Date Application Fee Received:	4-1-21
PZ Resolution Number:	PZ 2021-12
For City Use Only	

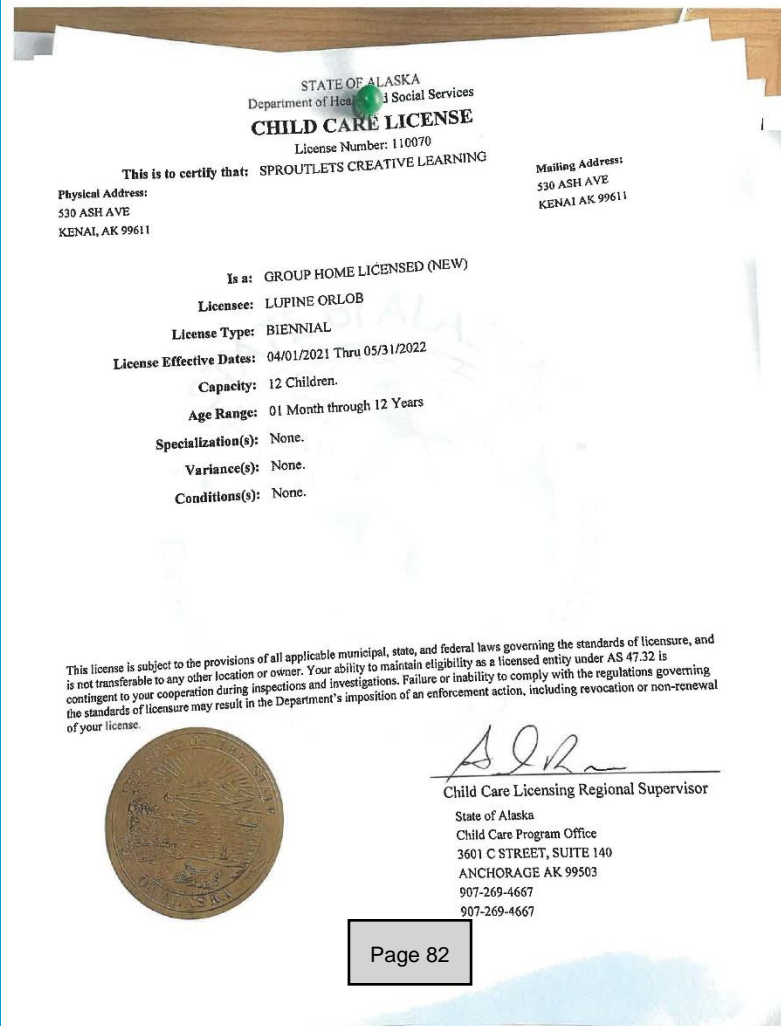
C. SITE PLAN



D. AERIAL MAP



E. CHILD CARE LICENSE



File Attachments for Item:

2. Resolution PZ2021-10 – Application for a Conditional Use Permit for a Planned Unit Development for the property described as Tract A, Kenai Landing Cottages Subdivision, located at 2101 Bowpicker Lane, Kenai, Alaska 99611. The application was submitted by Kenai Landing, Inc., 2101 Bowpicker Lane, Kenai, AK 99611



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-10**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
GRANTING A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT.

APPLICANT: Kenai Landing, Inc.

REPRESENTATIVE: Jonathan Faulkner

PROPERTY ADDRESS: 2101 Bowpicker Lane

LEGAL DESCRIPTION: Tract A, Kenai Landing Cottages Subdivision

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04910123

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on March 12, 2021; 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 April 28, 2021, 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;*

Criteria Met: The Kenai Municipal Code 14.22.010 – Land Use Table provides that a planned unit residential development is a conditional use for the Heavy Industrial zoning district. The proposed street network is anticipated to be sufficient to accommodate the traffic generated from 60 residential units in Phase A. In addition, a conditional use permit for a PUD must also meet the conditions cited in 14.20.170 Planned Unit Residential Development.

b) Planned Unit Residential Development shall be subject to the following standards:

(1) The proposed development shall meet the applicable conditions specified in KMC 14.20.150.

Staff Response: The planned unit residential development and the associated 60 dwelling units meet the intent of KMC14.20.150, given compliance with the staff recommended specific conditions set forth below.

(2) A detailed development plan shall be submitted to the Commission including a site plan drawn to scale. The site plan shall include, but not be limited to, the topography and drainage of the proposed site, the location of all existing and proposed structures, designated areas of common open space, internal and external circulation patterns, and location of the required parking spaces. A general floor plan of the principal buildings, together with any requested information, shall also be submitted to the Commission. A development schedule shall also be submitted for the purpose of coordinating the development and open space components of the Planned Unit Residential Development.

Staff Response: A detailed development plan has been submitted by the applicant and includes exhibits for a site plan, utilities, parking, phasing, development areas, open space plans, and general floor plans.

(3) The minimum parcel size allowed for a Planned Unit Residential Development shall be two and one-half (2.5) acres, inclusive of any dedicated right-of-way or public use easement which may exist within the boundaries of the site.

Staff Response: This application meets this standard with an approximately 13 acre project site for Phase A.

(4) The maximum number of dwelling units per acre allowable within the gross area of a Planned Unit Residential Development shall be as follows:

Zoning District (Gross Area)	Dwelling Units/Acre
<i>Rural Residential</i>	<i>Six (6)</i>
<i>Suburban Residential</i>	<i>Subject to Commission Determination</i>
<i>Urban Residential</i>	<i>Subject to Commission Determination</i>

Staff Response: The Heavy Industrial zoning district is not specified in this standard's table, therefore, the dwelling units per acre are subject to Commission determination. Staff considers this application meeting this standard with a 4.59 dwelling units/acre, less than the 6 dwelling units per acre of the low-density Rural Residential zoning district, a zoning district that generally does not have as much intensity of use as the Heavy Industrial district.

(5) The allowable land use activities shall include the following:

(A) Residential uses including single-family, duplex, multiplex, and townhouse dwelling units;

(B) Any principal, secondary, or conditional uses permitted within the zoning district in which the Planning Unit Residential Development is to be established.

Staff Response: This standard is met with the inclusion of single-family, duplex, multiplex, and townhouse dwelling units.

(6) The building coverage within the Planned Unit Residential Development shall not exceed thirty percent (30%) of the site area in the RR and RS zones or forty percent (40%) of the site if located in the RU zone.

Staff Response: Phase A lot coverage is approximately 10% of the 13.05 acre project site, therefore, this standard is met as substantially lower than 30% lot coverage.

(7) The following design standards shall govern the Planned Unit Residential Development:

(A) The development requirements of the specific zoning district, except as otherwise allowed, shall apply to all portions of the development;

Staff Response: Prior to issuance of a Building Permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director. Adjustments to criteria regarding lot width, lot size, and setbacks will be considered due to the nature of the project, including the Condominium approach in lieu of fee simple lots. This condition of approval is noted below.

(B) All areas not devoted to building or associated parking areas shall be left in its natural state, appropriately landscaped, utilized for an active or passive recreation area, or developed for a purpose specified in a submitted site development plan;

Staff Response: Exhibits have been provided demonstrating the reserved usable open space, which includes a dock, promenade, plaza, and natural spaces. A detailed landscape/site plan is required as a condition of approval as noted below.

(C) A minimum of thirty percent (30%) of the site shall be reserved as usable open space. Any portion of this open space may be reserved in common for the benefit of the residents within the Planned Unit Residential Development.

Staff Response: Approximately 34% of the project site is reserved as usable open space.

(D) Residential and nonresidential uses within the Planned Unit Residential Development shall be separated by a buffer strip, landscaped area, fence, or other manner deemed appropriate by the Commission.

Staff Response: This application does not have any non-residential uses.

(E) Any use developed along the perimeter of the Planned Unit Residential Development shall be consistent with principal uses allowed in the abutting zoning districts.

Staff Response: Neighboring parcels are also zoned heavy industrial, and the residential use of the PUD is considered compatible with the lodging and event uses on the adjacent property to the south. This application does not have development planned for the northern perimeter of the subject parcel.

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

Staff Response: This standard has been added as a condition of approval of the Conditional Use Permit application as set forth below.

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

Criteria Met. The surrounding neighborhood consists of City leased land, North Pacific Seafoods, and open space to the north, Cannery Lodge to the south, the Kenai River to the east, and Hillcorp and residential to the west. Generally speaking, new residential construction of this nature, tends to increase neighborhood property values and should not negatively impair the value of adjacent properties.

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

Criteria Met. The Land Use Plan in the City's Comprehensive Plan designates this property as Industrial, which may include warehousing, trucking, packaging, distribution, production, manufacturing, processing, marine-related industry and storage, and similar industrial activities. As noted in the Comprehensive Plan, the decline of the commercial fishing industry has affected operations of some fish processing plants, a past use of the subject property. Kenai Municipal Code 14.22.010 – Land Use Table provides that a Planned unit residential development is a conditional use for the Heavy Industrial zoning district, and a development option that can meet the current demands for multiple types of housing, along with outdoor amenities, in the City of Kenai.

Below are additional goals/objectives from the Comprehensive Plan that support this PUD application:

- Q-9 Encourage healthy lifestyles by providing opportunities and/or facilities for outdoor activities.
- LU-14 Ensure a pattern of connecting streets and blocks that allows people to get around easily by foot, bicycle or car when approving new developments, both commercial and multifamily.
- LU-10 Encourage creative subdivision design for residential areas.

PR-4 Support projects that provide additional quality outdoor and indoor recreation.

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

Criteria Met. Existing public sewer and water utilities are located on Bridge Access Road and are approximately two miles away from the subject property, and therefore, are not a viable option for this project. The PUD Phase A will have access to water, sewer, waste removal, and road maintenance provided by the commercial condominium. Natural gas service will be provided by Enstar and electricity by Homer Electric Association. Kenai Municipal Code 14.20.250(b)(8) requires that there are two parking spaces available for each unit for a total of 120 parking spaces for the 60 units. The attached application meets this requirement by providing a garage and surface parking for at least two vehicles per each dwelling unit with an additional 20 spaces dedicated to transient, RV, and boat launch parking. While primarily provided by a private entity, staff believes the services and facilities are adequate to serve the development.

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

Criteria Met: A planned unit residential development of 60 dwelling units for Phase A will not be harmful to the public safety, health and welfare. Staff believes that services are available to adequately serve this development. The applicant has provided the City with a draft site plan, which indicates that there will be sufficient parking available for residents and guests. The subject property is transitioning away from a traditional heavy industrial zoning use, and therefore, industrial impacts on public safety, health and welfare do not have to be considered in evaluating this project.

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 below.

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 planned unit residential development with 60 dwelling units on Tract A, Kenai Landing Cottages Subdivision located at 2101 Bowpicker Lane.

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 Planning Director.
3. Prior to issuance of a Building Permit, conditions listed under 14.20.170 Planned Unit Residential Development must be reviewed and approved by the Planning Director.
4. Prior to issuance of a Building Permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director.

Adjustments to criteria regarding lot width, lot size, and setbacks will be considered due to the nature of the project, including the Condominium approach in lieu of fee simple lots.

5. Prior to beginning construction of the project, a building permit must be issued by the Building Official for the City of Kenai.
6. Applicant will provide a copy of DEC compliance certification on the water/sewer system.
7. Approval and issuance of the Conditional Use Permit for the Planned Unit Residential Development results in expiration of PZ2020-35 granting a Conditional Use Permit for two, two unit townhouses and one three unit townhouse on the subject property.
8. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
9. The applicant will meet with City staff for on-site inspections when requested.
10. 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).
11. 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.
12. Failure to provide documentation to the City for meeting these conditions shall be grounds for the suspension or revocation of the conditional use permit.
13. The developer or subdivider of any Planned Unit Residential Development including common open area, property, or amenities, shall have evidence that compliance with Uniform Common Interest Ownership Act, AS 34.08, has been made prior to the sale of any townhouse dwelling units.

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

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: Ryan Foster, Planning Director
DATE: April 23, 2021
SUBJECT: Resolution PZ2021-10 – Conditional Use Permit – Planned Unit Development at 2101 Bowpicker Lane

Applicant: Kenai Landing, Inc.
2101 Bowpicker Lane
Kenai, AK 99611

Legal Description: Tract A, Kenai Landing Cottages Subdivision

Property Address: 2101 Bowpicker Lane

KPB Parcel No: 04910123

Lot Size: 49 acres (2,134,440 square feet)

Existing Zoning: Heavy Industrial (IH)

Current Land Use: Lodging and Event Center

Land Use Plan: Heavy Industrial

GENERAL INFORMATION

A planned unit residential development (PUD) is listed as a conditional use within the Heavy Industrial (IH) district in Kenai Municipal Code 14.22.010, Land Use Table. The applicant, Kenai Landing, Inc., has submitted an application for a conditional use permit to construct 60 dwelling units of Phase A at 2101 Bowpicker Lane. In order to construct the proposed dwelling units, a conditional use permit, including conditions cited in 14.20.170 Planned Unit Residential Development, must be granted by the City of Kenai Planning and Zoning Commission.

Application, Public Notice, Public Comment

Kenai Municipal Code 14.22.010 – Land Use Table provides that a Planned unit residential development is a conditional use. Accordingly, on March 12, 2021, an application for a conditional

use permit for was submitted by Kenai Landing, Inc. Planning staff reviewed the application and deemed it to be complete.

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 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:

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

Applicant Response: For Tract A; the purpose and intent of the zoning district was influenced by the historical presence of the Wards Cove Cannery that pre-dated the incorporation of the city of Kenai. Applicant's proposed mix of residential with light commercial and retail activity is consistent with the historic purpose of Tract A that existed when the zoning district was formed. The intent of Tract A's zoning district has always been to encourage large scale investment, to accommodate a range of residential and commercial uses, and to avoid heavy industrial uses that impact the environment or surrounding lands too adversely. Thus, the proposed PUD is consistent with the purpose and intent of the IH zoning district here.

Staff Response: The Kenai Municipal Code 14.22.010 – Land Use Table provides that a planned unit residential development is a conditional use for the Heavy Industrial zoning district. The proposed street network is anticipated to be sufficient to accommodate the traffic generated from 60 residential units in Phase A. In addition, a conditional use permit for a PUD must also meet the conditions cited in 14.20.170 Planned Unit Residential Development.

b) Planned Unit Residential Development shall be subject to the following standards:

(1) The proposed development shall meet the applicable conditions specified in KMC 14.20.150.

Staff Response: The planned unit residential development and the associated 60 dwelling units meet the intent of KMC14.20.150, given compliance with the staff recommended specific conditions set forth below.



(2) A detailed development plan shall be submitted to the Commission including a site plan drawn to scale. The site plan shall include, but not be limited to, the topography and drainage of the proposed site, the location of all existing and proposed structures, designated areas of common open space, internal and external circulation patterns, and location of the required parking spaces. A general floor plan of the principal buildings, together with any requested information, shall also be submitted to the Commission. A development schedule shall also be submitted for the purpose of coordinating the development and open space components of the Planned Unit Residential Development.

Staff Response: A detailed development plan has been submitted by the applicant and includes exhibits for a site plan, utilities, parking, phasing, development areas, open space plans, and general floor plans.

(3) The minimum parcel size allowed for a Planned Unit Residential Development shall be two and one-half (2.5) acres, inclusive of any dedicated right-of-way or public use easement which may exist within the boundaries of the site.

Staff Response: This application meets this standard with an approximately 13 acre project site for Phase A.

(4) The maximum number of dwelling units per acre allowable within the gross area of a Planned Unit Residential Development shall be as follows:

Zoning District (Gross Area)	Dwelling Units/Acre
<i>Rural Residential</i>	<i>Six (6)</i>
<i>Suburban Residential</i>	<i>Subject to Commission Determination</i>
<i>Urban Residential</i>	<i>Subject to Commission Determination</i>

Staff Response: The Heavy Industrial zoning district is not specified in this standard's table, therefore, the dwelling units per acre are subject to Commission determination. Staff considers this application meeting this standard with a 4.59 dwelling units/acre, less than the 6 dwelling units per acre of the low-density Rural Residential zoning district, a zoning district that generally does not have as much intensity of use as the Heavy Industrial district.

(5) The allowable land use activities shall include the following:

(A) Residential uses including single-family, duplex, multiplex, and townhouse dwelling units;



(B) Any principal, secondary, or conditional uses permitted within the zoning district in which the Planned Unit Residential Development is to be established.

Staff Response: This standard is met with the inclusion of single-family, duplex, multiplex, and townhouse dwelling units.

(6) The building coverage within the Planned Unit Residential Development shall not exceed thirty percent (30%) of the site area in the RR and RS zones or forty percent (40%) of the site if located in the RU zone.

Staff Response: Phase A lot coverage is approximately 10% of the 13.05 acre project site, therefore, this standard is met as substantially lower than 30% lot coverage.

(7) The following design standards shall govern the Planned Unit Residential Development:

(A) The development requirements of the specific zoning district, except as otherwise allowed, shall apply to all portions of the development;

Staff Response: Prior to issuance of a Building Permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director. Adjustments to criteria regarding lot width, lot size, and setbacks will be considered due to the nature of the project, including the Condominium approach in lieu of fee simple lots. This condition of approval is noted below.

(B) All areas not devoted to building or associated parking areas shall be left in its natural state, appropriately landscaped, utilized for an active or passive recreation area, or developed for a purpose specified in a submitted site development plan;

Staff Response: Exhibits have been provided demonstrating the reserved usable open space, which includes a dock, promenade, plaza, and natural spaces. A detailed landscape/site plan is required as a condition of approval as noted below.

(C) A minimum of thirty percent (30%) of the site shall be reserved as usable open space. Any portion of this open space may be reserved in common for the benefit of the residents within the Planned Unit Residential Development.

Staff Response: Approximately 34% of the project site is reserved as usable open space.

(D) Residential and nonresidential uses within the Planned Unit Residential Development shall be separated by a buffer strip, landscaped area, fence, or other manner deemed appropriate by the Commission.

Staff Response: This application does not have any non-residential uses.

(E) Any use developed along the perimeter of the Planned Unit Residential Development shall be consistent with principal uses allowed in the abutting zoning districts.



Staff Response: Neighboring parcels are also zoned heavy industrial, and the residential use of the PUD is considered compatible with the lodging and event uses on the adjacent property to the south. This application does not have development planned for the northern perimeter of the subject parcel.

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

Staff Response: This standard has been added as a condition of approval of the Conditional Use Permit application as set forth below.

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

Applicant Response: Cannery Lodge is a successful lodging and event venue that is the only adjacent landholder to the proposed PUD to the south of Tract A. Its owner, PRL (Ron Hyde) is supportive of this PUD as it represents the least likely use to impair the value of his investment and most likely to enhance it, especially when compared to other possible permitted uses in the IH zone. Traffic, for example, will increase but not as intensely as commercial traffic associated with a large fish processing or manufacturing facility. The PUD, therefore, is more likely to enhance the value of like property that surrounds the PUD.

Staff Response: The surrounding neighborhood consists of City leased land, North Pacific Seafoods, and open space to the north, Cannery Lodge to the south, the Kenai River to the east, and Hillcorp and residential to the west. Generally speaking, new residential construction of this nature, tends to increase neighborhood property values and should not negatively impair the value of adjacent properties.

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

Applicant Response: The Comprehensive Plan recognizes a history of mixed use on Tract A, a significant component of which was seasonal residential lodging for hundreds of fishermen, engineers and cannery workers, The Comprehensive Plan emphasizes harmony of adjacent uses and this PUD application advances that objective. Finally, it brings valuable land into production in a manner that reflects its highest and best economic use, and highest potential assessed value.

Staff Response: The Land Use Plan in the City's Comprehensive Plan designates this property as Industrial, which may include warehousing, trucking, packaging, distribution, production, manufacturing, processing, marine-related industry and storage, and similar industrial activities. As noted in the Comprehensive Plan, the decline of the commercial fishing industry has affected operations of some fish processing plants, a past use of the subject property. Kenai Municipal Code 14.22.010 – Land Use Table provides that a Planned unit residential development is a conditional use for the Heavy Industrial zoning district, and a development option that can meet the current demands for multiple types of housing, along with outdoor amenities, in the City of Kenai.



Below are additional goals/objectives from the Comprehensive Plan that support this PUD application:

- Q-9 Encourage healthy lifestyles by providing opportunities and/or facilities for outdoor activities.
- LU-14 Ensure a pattern of connecting streets and blocks that allows people to get around easily by foot, bicycle or car when approving new developments, both commercial and multifamily.
- LU-10 Encourage creative subdivision design for residential areas.
- PR-4 Support projects that provide additional quality outdoor and indoor recreation.

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

Applicant Response: Yes, the commercial condominium, will provided water, waste, road maintenance and other services to unit owners. Primary physical and legal access is provided via Cannery Road, an existing public road. HEA will provide power and Enstar will provide natural gas. Thus, a combination of both public and private services offered through the commercial condo association create an adequate base of service.

Staff Response: Existing public sewer and water utilities are located on Bridge Access Road and are approximately two miles away from the subject property, and therefore, are not a viable option for this project. The PUD Phase A will have access to water, sewer, waste removal, and road maintenance provided by the commercial condominium. Natural gas service will be provided by Enstar and electricity by Homer Electric Association. Kenai Municipal Code 14.20.250(b)(8) requires that there are two parking spaces available for each unit for a total of 120 parking spaces for the 60 units. The attached application meets this requirement by providing a garage and surface parking for at least two vehicles per each dwelling unit with an additional 20 spaces dedicated to transient, RV, and boat launch parking. While primarily provided by a private entity, staff believes the services and facilities are adequate to serve the development.

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

Applicant Response: There are no elements of the PUD use which are deemed harmful to the public health, safety and welfare- certainly none that increase risks to the public over the historic industrial fish processing use. Harmful effects, if any, simply reflect those associated with living in a residential mixed use waterfront environment.

Staff Response: A planned unit residential development of 60 dwelling units for Phase A will not be harmful to the public safety, health and welfare. Staff believes that services are available to adequately serve this development. The applicant has provided the City with a draft site plan, which indicates that there will be sufficient parking available for residents and guests. The subject property is transitioning away from a traditional heavy industrial zoning use, and therefore, industrial impacts on public safety, health and welfare do not have to be considered in evaluating this project.



Criteria #6: Specific conditions deemed necessary.

Applicant Response: N/A

Staff Response: See Conditions of Approval as set forth below.

RECOMMENDATIONS

City staff find that the applicant meets the criteria for issuance of a Conditional Use Permit as set forth in Kenai Municipal Code 14.20.150 and Kenai Municipal Code 14.20.170 Planned unit residential development, 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 Planning Director.
3. Prior to issuance of a Building Permit, conditions listed under 14.20.170 Planned Unit Residential Development must be reviewed and approved by the Planning Director.
4. Prior to issuance of a Building Permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director. Adjustments to criteria regarding lot width, lot size, and setbacks will be considered due to the nature of the project, including the Condominium approach in lieu of fee simple lots.
5. Prior to beginning construction of the project, a building permit must be issued by the Building Official for the City of Kenai.
6. Applicant will provide a copy of DEC compliance certification on the water/sewer system.
7. Approval and issuance of the Conditional Use Permit for the Planned Unit Residential Development results in expiration of PZ2020-35 granting a Conditional Use Permit for two, two unit townhouses and one three unit townhouse on the subject property.
8. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
9. The applicant will meet with City staff for on-site inspections when requested.
10. 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).
11. 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.
12. Failure to provide documentation to the City for meeting these conditions shall be grounds for the suspension or revocation of the conditional use permit.



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

ATTACHMENTS

- A. Resolution No. PZ2021-10
- B. Application
- C. Site Plan/Exhibits
- D. Elevation/Floor Plan Drawings
- E. DEC Documentation





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-10**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
GRANTING A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT.

APPLICANT: Kenai Landing, Inc.

REPRESENTATIVE: Jonathan Faulkner

PROPERTY ADDRESS: 2101 Bowpicker Lane

LEGAL DESCRIPTION: Tract A, Kenai Landing Cottages Subdivision

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04910123

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on March 12, 2021; 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 April 28, 2021, 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;*

Criteria Met: The Kenai Municipal Code 14.22.010 – Land Use Table provides that a planned unit residential development is a conditional use for the Heavy Industrial zoning district. The proposed street network is anticipated to be sufficient to accommodate the traffic generated from 60 residential units in Phase A. In addition, a conditional use permit for a PUD must also meet the conditions cited in 14.20.170 Planned Unit Residential Development.

b) Planned Unit Residential Development shall be subject to the following standards:

(1) The proposed development shall meet the applicable conditions specified in KMC 14.20.150.

Staff Response: The planned unit residential development and the associated 60 dwelling units meet the intent of KMC14.20.150, given compliance with the staff recommended specific conditions set forth below.

(2) A detailed development plan shall be submitted to the Commission including a site plan drawn to scale. The site plan shall include, but not be limited to, the topography and drainage of the proposed site, the location of all existing and proposed structures, designated areas of common open space, internal and external circulation patterns, and location of the required parking spaces. A general floor plan of the principal buildings, together with any requested information, shall also be submitted to the Commission. A development schedule shall also be submitted for the purpose of coordinating the development and open space components of the Planned Unit Residential Development.

Staff Response: A detailed development plan has been submitted by the applicant and includes exhibits for a site plan, utilities, parking, phasing, development areas, open space plans, and general floor plans.

(3) The minimum parcel size allowed for a Planned Unit Residential Development shall be two and one-half (2.5) acres, inclusive of any dedicated right-of-way or public use easement which may exist within the boundaries of the site.

Staff Response: This application meets this standard with an approximately 13 acre project site for Phase A.

(4) The maximum number of dwelling units per acre allowable within the gross area of a Planned Unit Residential Development shall be as follows:

Zoning District (Gross Area)	Dwelling Units/Acre
<i>Rural Residential</i>	<i>Six (6)</i>
<i>Suburban Residential</i>	<i>Subject to Commission Determination</i>
<i>Urban Residential</i>	<i>Subject to Commission Determination</i>

Staff Response: The Heavy Industrial zoning district is not specified in this standard's table, therefore, the dwelling units per acre are subject to Commission determination. Staff considers this application meeting this standard with a 4.59 dwelling units/acre, less than the 6 dwelling units per acre of the low-density Rural Residential zoning district, a zoning district that generally does not have as much intensity of use as the Heavy Industrial district.

(5) The allowable land use activities shall include the following:

(A) Residential uses including single-family, duplex, multiplex, and townhouse dwelling units;

(B) Any principal, secondary, or conditional uses permitted within the zoning district in which the Planning Unit Residential Development is to be established.

Staff Response: This standard is met with the inclusion of single-family, duplex, multiplex, and townhouse dwelling units.

(6) The building coverage within the Planned Unit Residential Development shall not exceed thirty percent (30%) of the site area in the RR and RS zones or forty percent (40%) of the site if located in the RU zone.

Staff Response: Phase A lot coverage is approximately 10% of the 13.05 acre project site, therefore, this standard is met as substantially lower than 30% lot coverage.

(7) The following design standards shall govern the Planned Unit Residential Development:

(A) The development requirements of the specific zoning district, except as otherwise allowed, shall apply to all portions of the development;

Staff Response: Prior to issuance of a Building Permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director. Adjustments to criteria regarding lot width, lot size, and setbacks will be considered due to the nature of the project, including the Condominium approach in lieu of fee simple lots. This condition of approval is noted below.

(B) All areas not devoted to building or associated parking areas shall be left in its natural state, appropriately landscaped, utilized for an active or passive recreation area, or developed for a purpose specified in a submitted site development plan;

Staff Response: Exhibits have been provided demonstrating the reserved usable open space, which includes a dock, promenade, plaza, and natural spaces. A detailed landscape/site plan is required as a condition of approval as noted below.

(C) A minimum of thirty percent (30%) of the site shall be reserved as usable open space. Any portion of this open space may be reserved in common for the benefit of the residents within the Planned Unit Residential Development.

Staff Response: Approximately 34% of the project site is reserved as usable open space.

(D) Residential and nonresidential uses within the Planned Unit Residential Development shall be separated by a buffer strip, landscaped area, fence, or other manner deemed appropriate by the Commission.

Staff Response: This application does not have any non-residential uses.

(E) Any use developed along the perimeter of the Planned Unit Residential Development shall be consistent with principal uses allowed in the abutting zoning districts.

Staff Response: Neighboring parcels are also zoned heavy industrial, and the residential use of the PUD is considered compatible with the lodging and event uses on the adjacent property to the south. This application does not have development planned for the northern perimeter of the subject parcel.

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

Staff Response: This standard has been added as a condition of approval of the Conditional Use Permit application as set forth below.

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

Criteria Met. The surrounding neighborhood consists of City leased land, North Pacific Seafoods, and open space to the north, Cannery Lodge to the south, the Kenai River to the east, and Hillcorp and residential to the west. Generally speaking, new residential construction of this nature, tends to increase neighborhood property values and should not negatively impair the value of adjacent properties.

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

Criteria Met. The Land Use Plan in the City's Comprehensive Plan designates this property as Industrial, which may include warehousing, trucking, packaging, distribution, production, manufacturing, processing, marine-related industry and storage, and similar industrial activities. As noted in the Comprehensive Plan, the decline of the commercial fishing industry has affected operations of some fish processing plants, a past use of the subject property. Kenai Municipal Code 14.22.010 – Land Use Table provides that a Planned unit residential development is a conditional use for the Heavy Industrial zoning district, and a development option that can meet the current demands for multiple types of housing, along with outdoor amenities, in the City of Kenai.

Below are additional goals/objectives from the Comprehensive Plan that support this PUD application:

- Q-9 Encourage healthy lifestyles by providing opportunities and/or facilities for outdoor activities.
- LU-14 Ensure a pattern of connecting streets and blocks that allows people to get around easily by foot, bicycle or car when approving new developments, both commercial and multifamily.
- LU-10 Encourage creative subdivision design for residential areas.

PR-4 Support projects that provide additional quality outdoor and indoor recreation.

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

Criteria Met. Existing public sewer and water utilities are located on Bridge Access Road and are approximately two miles away from the subject property, and therefore, are not a viable option for this project. The PUD Phase A will have access to water, sewer, waste removal, and road maintenance provided by the commercial condominium. Natural gas service will be provided by Enstar and electricity by Homer Electric Association. Kenai Municipal Code 14.20.250(b)(8) requires that there are two parking spaces available for each unit for a total of 120 parking spaces for the 60 units. The attached application meets this requirement by providing a garage and surface parking for at least two vehicles per each dwelling unit with an additional 20 spaces dedicated to transient, RV, and boat launch parking. While primarily provided by a private entity, staff believes the services and facilities are adequate to serve the development.

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

Criteria Met: A planned unit residential development of 60 dwelling units for Phase A will not be harmful to the public safety, health and welfare. Staff believes that services are available to adequately serve this development. The applicant has provided the City with a draft site plan, which indicates that there will be sufficient parking available for residents and guests. The subject property is transitioning away from a traditional heavy industrial zoning use, and therefore, industrial impacts on public safety, health and welfare do not have to be considered in evaluating this project.

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 below.

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 planned unit residential development with 60 dwelling units on Tract A, Kenai Landing Cottages Subdivision located at 2101 Bowpicker Lane.

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 Planning Director.
3. Prior to issuance of a Building Permit, conditions listed under 14.20.170 Planned Unit Residential Development must be reviewed and approved by the Planning Director.
4. Prior to issuance of a Building Permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director.

Adjustments to criteria regarding lot width, lot size, and setbacks will be considered due to the nature of the project, including the Condominium approach in lieu of fee simple lots.

5. Prior to beginning construction of the project, a building permit must be issued by the Building Official for the City of Kenai.
6. Applicant will provide a copy of DEC compliance certification on the water/sewer system.
7. Approval and issuance of the Conditional Use Permit for the Planned Unit Residential Development results in expiration of PZ2020-35 granting a Conditional Use Permit for two, two unit townhouses and one three unit townhouse on the subject property.
8. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
9. The applicant will meet with City staff for on-site inspections when requested.
10. 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).
11. 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.
12. Failure to provide documentation to the City for meeting these conditions shall be grounds for the suspension or revocation of the conditional use permit.
13. The developer or subdivider of any Planned Unit Residential Development including common open area, property, or amenities, shall have evidence that compliance with Uniform Common Interest Ownership Act, AS 34.08, has been made prior to the sale of any townhouse dwelling units.

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

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CMC, CITY CLERK

To: Ryan Foster, Planning Director, City of Kenai
Fr: Jon Faulkner, Pres., KLI
Re: Planned Unit Development Application
Date: March 12, 2021

Mr. Foster:

Please find attached here the Planned Unit Development (PUD) application from Kenai Landing, Inc. (KLI) for our Home Port project, located on the former Wards Cove Cannery site.

We are excited to engage the City of Kenai Planning and Zoning Commission in the creation of "Home Port", a residential waterfront community reminiscent of an Alaska fishing town. Kenai has a rich fishing history which is worthy of recognition and Home Port draws upon this history and that of other exceptional waterfront communities. Home Port will feature new residential dwellings with architecture that is timeless in its simplicity. The mixture of proposed attached and detached dwellings in Home Port will capture the atmosphere of a vibrant waterfront community and significantly enhance the assessed valuation supporting Kenai's tax base.

We are committed to working with the staff and Commission to accomplish this vision. As the owners of Land's End and the developer of the highly successful "Lodges" at Land's End in Homer, our board has learned how to successfully implement large and complex projects. We know the best projects involve vision and effort from an entire team, working from the initial permits to the ongoing management of the commons years after the first foundation is poured. We wish to thank you and your team of planners and volunteer Commissioners for assisting in the launch of Home Port.

This PUD application coincides with an application to the Kenai Peninsula Borough (KPB) to approve a subdivision of Tract A, in order to affect the removal of PRL's Cannery Lodge from the condominium association (KLCCA). The PUD will proceed in tandem with this re-plat so that the review and the subsequent conditions for the development and re-plat are coordinated. KLI understands our PUD approval must coincide with KPB approval and recording of the plat.

Upon the advice of expert counsel Mr. Jim McCollum, the Home Port project will advance under a "traditional" Condominium model as opposed to a "Site Condominium", which was better suited to the prior development. This requires a re-statement of our Condominium Declaration and we will keep you and the planning commission fully informed of these changes. We can proceed with Phase One of Home Port using the recently approved CUP and our present condominium structure, and then re-state a new condominium declaration to accommodate the PUD and Plat once they are approved.



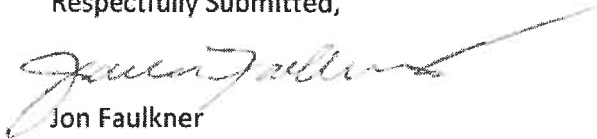
We have attached five pages of "Exhibits" to this application, which you have seen in draft form. These consists of the following drawings created by Nelson Engineering, who has a long history of successful projects on the Kenai Peninsula.

- Exhibit 1: KLI existing utility grid.
- Exhibit 2: KLI's proposed phasing plan.
- Exhibit 3: Home Port PUD proposed development areas.
- Exhibit 4: Home Port proposed roads, alleys, parking and landscaping.
- Exhibit 5: Homer Port proposed Master Plan.

The detailed plans prepared by Nelson Engineering address all the aspects of a required PUD plan and application. The plans are intended to implement a variety of dwelling types allowed under Kenai's zoning code, attached and detached residential. The dimensional standards follow those set out in the codes where expressly provided. Where standards are absent or inapplicable, we have proposed requirements that meet sound engineering and architectural practice. An example of this is our one-way street alignment and the rear access for vehicles to dwellings via alleyways which are located behind the dwellings. Or, in the case of Front Street Lofts, which front on both Front Street and the waterfront Promenade, the provision for off-street parking.

We have worked hard to coordinate a vast amount of detailed planning, engineering, architectural and market information into these plans and the application. If there is anything that is unclear to you or that you have any concern with, please contact me to address the issue. It is our goal to fully inform you and your staff in order to present a clear, compliant and attractive plan to the Commission that will contribute to the growth of Kenai.

Respectfully Submitted,



Jon Faulkner

President: Kenai Landing Inc., Developer of Home Port Master Planned Community



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:	Kenai Landing Inc				
Mailing Address:	2101 Bowpicker Lane				
City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	907-399-3410				
Email:	landsendJDF@gmail.com				

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:	Jonathan Faulkner				
Mailing Address:	4621 west Hill Dr.				
City:	Homer	State:	AK	Zip Code:	99603
Phone Number(s):	907-399-3410 and 907-235-6970				
Email:	landsendJDF@gmail.com				

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	049-01-23, 049-01-23C012	
Physical Address:	2101 bow picker lane Kenai, AK 99611	
Legal Description:	Tract	
Zoning:	Heavy Industrial (IN)	
Acres:	Tact A: 50 acres	

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?	Tract a is mostly vacant and unoccupied
Conditional Use Requested for (attach additional sheets if necessary):	See Attached Addendum

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

Explain how the value of adjoining property and neighborhood will not be significantly impaired by the conditional use:	See Attached Addendum
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Use of surrounding property - north:	City Leased land, North Pacific Seafoods, open space		
Use of surrounding property - south:	Cannery Lodge		
Use of surrounding property - east:	Open Space, public lands, Kenai River		
Use of surrounding property - west:	HillCorp, residential, public lands		
Explain how the conditional use is in harmony with the City's Comprehensive Plan:			
See Attached Addendum			
Are public services and facilities on the property adequate to serve the proposed conditional use?			
See Attached Addendum			
Explain how the conditional use will not be harmful to public safety, health, or welfare:			
See Attached Addendum			
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?			
See Attached Addendum			
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, Pres. KLI</i>		Date: 3/08/21
Print Name:	Jonathan Faulkner	Title/Business:	President KLI
For City Use Only		Date Application Fee Received:	
		PZ Resolution Number:	



Conditional Use Permit Application

CHECKLIST

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

- Evaluate uses allowed in your zoning district. Information on zoning is available at kenai.city/planning/page/zoning.
- Submit completed application form. The application form must include an attached site plan/floor plan with square footages of all structures on the property and parking areas. If applicable, include a State Business License and a KPB Tax Compliance Form with the application.
Intents of zoning districts are at kenai.municipal.codes/KMC/14.20.
Information about the Comprehensive Plan is at kenai.city/planning/page/comprehensive-plan.
- Pay the \$265 fee as outlined in the Fee Schedule (\$250 + 6% tax).
- City staff will evaluate your application following Kenai Municipal Code 14.20.230 (kenai.municipal.codes/KMC/14.20.150). Please answer questions from City staff about your application.
- Meet with Fire Marshall for inspection of premises (if necessary).
The Fire Marshal will contact you to arrange an inspection.
- Post sign on your property and confirm the posting with the City. Planning staff will contact you and provide a sign stating a conditional use permit application has been submitted. The sign must be posted at least 10 days before the Planning & Zoning Commission meeting.
- Attend Planning & Zoning Commission meeting (not mandatory, but recommended).
Attendance is beneficial so you are able to answer questions of the Commission.
- 15-day appeal period of the Planning & Zoning Commission's decision.

Thank you for choosing the City of Kenai!

Please contact the Planning & Zoning Department with application questions.

**Addendum to Conditional Use Application
Home Port
A Planned Unit Development, by Kenai Landing, Inc.**

This Conditional Use application, authorizing a Planned Unit Development (PUD) is requested for the following purpose.

1. Kenai Landing, (KLI) is applying for this PUD in order to develop its real estate holdings in an economically sound, responsible, and legally compliant manner. The prior industrial use of this property, salmon processing, is no longer viable. The uniqueness and value of this waterfront location suggest that the PUD ordinance is the best approach for development and the Kenai zoning code permits a PUD within this IH zone.

How is the PUD consistent with the purpose and intent of the zoning district of the property?

2. For Tract A, the purpose and intent of the zoning district was influenced by the historical presence of the Wards Cove Cannery that pre-dated the incorporation of the city of Kenai. Applicant's proposed mix of residential with light commercial and retail activity is consistent with the historic purpose of Tract A that existed when the zoning district was formed. The intent of Tract A's zoning district has always been to encourage large scale investment, to accommodate a range of residential and commercial uses, and to avoid heavy industrial uses that impact the environment or surrounding lands too adversely. Thus, the proposed PUD is consistent with the purpose and intent of the IH zoning district here.

How will the value of the adjacent property and neighborhoods not be impaired by the PUD?

3. Cannery Lodge is a successful lodging and event venue that is the only adjacent landholder to the proposed PUD to the south of Tract A. Its owner, PRL (Ron Hyde) is supportive of this PUD as it represents the least likely use to impair the value of his investment and most likely to enhance it, especially when compared to other possible permitted uses in the IH zone. Traffic, for example, will increase but not as intensely as commercial traffic associated with a large fish processing or manufacturing facility. The PUD, therefore, is more likely to enhance the value of like property that surrounds the PUD.

How is the PUD application in harmony with the Comprehensive Plan?

4. The Comprehensive Plan recognizes a history of mixed use on Tract A, a significant component of which was seasonal residential lodging for hundreds of fishermen, engineers and cannery workers. The Comprehensive Plan emphasizes harmony of adjacent uses and this PUD application advances that objective. Finally, it brings valuable land into production in a manner that reflects its highest and best economic use and highest potential assessed value.

Are public services in the property adequate to serve the needs of the proposed PUD?

5. Yes, the commercial condominium, will provided water, waste, road maintenance and other services to unit owners. Primary physical and legal access is provided via Cannery Road, an existing public road.

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3/8/21

HEA will provide power and Enstar will provide natural gas. Thus, a combination of both public and private services offered through the commercial condo association create an adequate base of service.

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

6. There are no elements of the PUD use which are deemed harmful to the public health, safety and welfare- certainly none that increase risks to the public over the historic industrial fish processing use. Harmful effects, if any, simply reflect those associated with living in a residential mixed use waterfront environment.

Are there any measures with access, screening, site development, building design, or business operations that will lessen potential impacts of the PUD.

7. Yes. KLI and PRL are combining their legal access into one single point of ingress / egress off of Cannery Rd., thus eliminating their separate entrances at a cul-de-sac on Cannery Road. This is being done as part of a re-plat that is coordinated among the City, KPB, PRL and the applicant. This will avoid traffic conflicts and make both projects conform to KPB code.

The applicant's proposed phasing by subdivided Tracts will be a measured and prudent way for project approvals to advance into the future. This will ensure timely compliance with PUD conditions and a scaled approach to completion of common (shared) services as they are required to service the development as permitted and constructed.

Finally, the applicant is proposing that densities be approved according to separate "Development Areas" which represent unique spaces within Home Port that have distinct attributes. KLI views this as a practical means to regulate the type of units, their size, setbacks and allowed density by each uniquely defined area.

John A. Galvan
3/8/21

To: Ryan Foster, Planning Director, City of Kenai
Fr: Jon Faulkner, President, KLI 977
Re: Home Port CUP / PUD Updated Information
Date 4/1/21

Ryan:

Thank you to you and your staff for your continued efforts with regard to our Home Port CUP / PUD application. Your assistance has helped us prepare the best possible application to the Commission.

Following and attached are updated Exhibits and supplemental materials relating to KLI's application. Hopefully, you will find this information responsive to requests presented in our prior correspondence.

You had requested a clear delineation of the December 2020 CUP relating to Phase One of Home Port, already approved by the Commission. The best representation of that CUP is the Exhibit showing the different Development Areas. "Cannery Row South" represents the area of Phase One approved by the Commission.

One goal we have always had for Phase One is to include a detached SFR model, which the prior CUP could not consider. So, assuming Commission support for the concept, we would like to have detached SFR considered in Phase One, which is labelled in the attached Exhibit as "TBT".

The attached Excel spreadsheet shows in detail the square footages of various components of the project, which is intended to provide a complete and comprehensive project analysis and description¹. This Project Data Grid will allow staff and Commissioners to perform a multitude of calculations relating to Phase One, including those specifically relating to DU/acre; building coverage calculations; minimum 30% open space requirements; etc. This is consistent with our desired approach, which is to consider both the individual DAs, but also how they compliment the larger planned development. The project will benefit from diversity in scale and siting, while maintaining overall continuity of architectural theme.

You requested that our plan address a parking plan and calculations per KMC 14.20.250: <https://kenai.municipal.codes/KMC/14.20.250>. The attached Grid, which includes a parking count, combined with the Master Plan, fulfills this request.

Both the water and wastewater systems are fully compliant and permitted, and we will work with staff to ensure the precise documentation is submitted for verification. Often, these permits come in several different formats which can be condensed into a single communication by the permitting agency.

Floorplans for Phase One Duplex units are attached. Other models, including the Front Street Lofts, the Plaza, and Highliner Row, will be close derivatives of these floorplans, although Front Street Lofts are two story. These floorplans will be immediately supplemented as the architect prepares them.

¹ All site area calculation are provided by Nelson Engineering

Page 2
KLI CUP / PUD
4/1/21

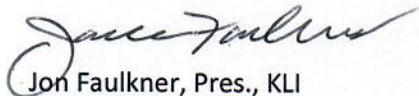
Your prior correspondence raised a concern about different levels of detail between our proposed PUD phases and the future development areas. It is KLI's intent to submit only Area A for Planning Commission consideration of the PUD, thus explaining the high level of detail associated with this "Phase One". Notably, this Area A (which we call Phase One) includes the area already approved by the

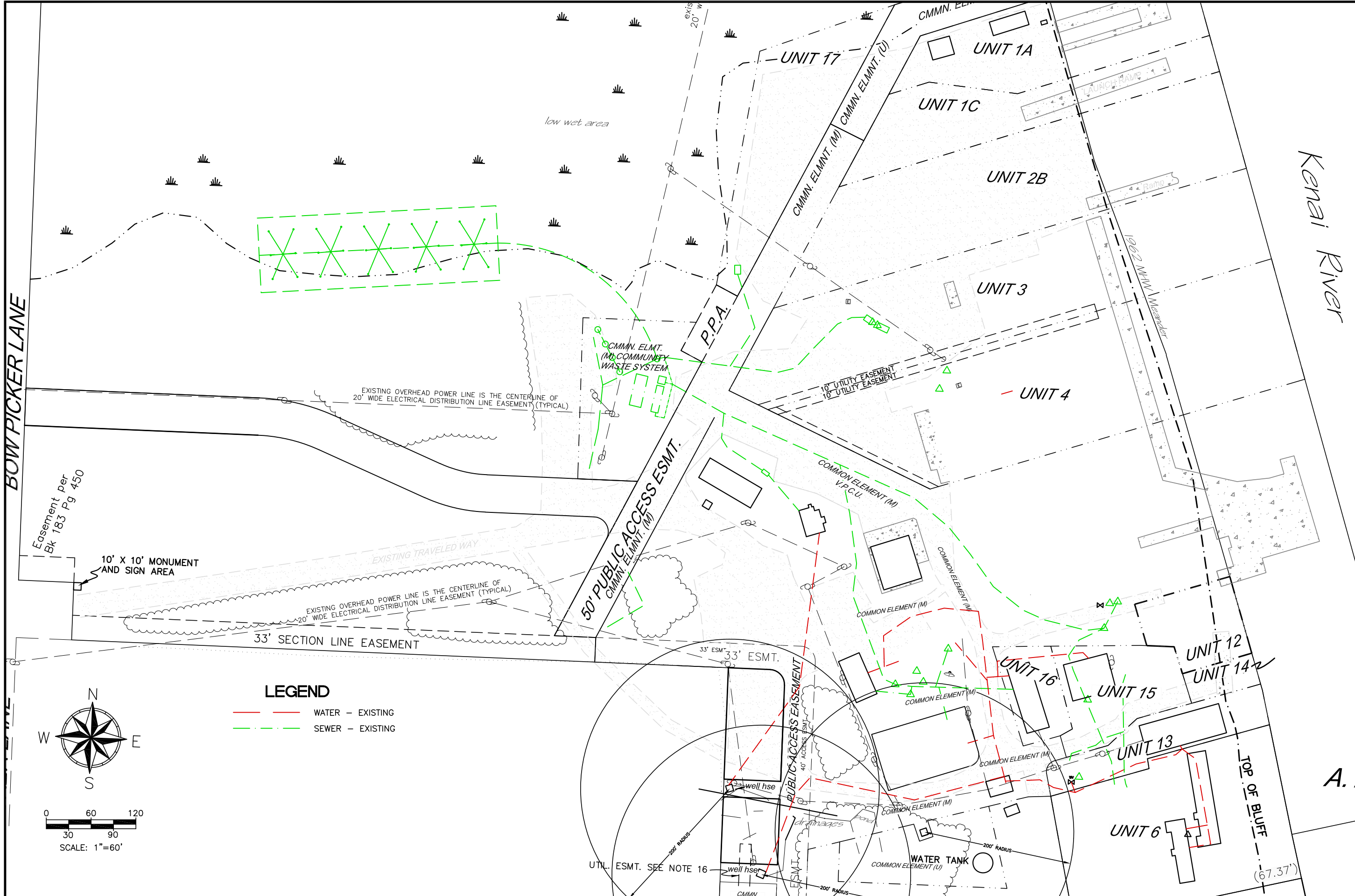
December 2020 CUP. Any detail we provide for future phases B,C,D and E is intended to show staff and the Planning Commission our intent for tract designation by our pending subdivision and also to delineate areas to be designated as "Future Development" or "Future CUP Consideration".

As we progress with staff recommendations, one practical request is to include a provision for staff review of minor plan adjustments or modifications that DO NOT increase critical ratios, DU calculations, parking or other substantive conditions.

Again, on behalf of KLI, thank you for your hard work and assistance on this project. We look forward to working with you, your staff, the Commission and other members of the public to make Home Port a project of lasting value to the community.

Respectfully Submitted,

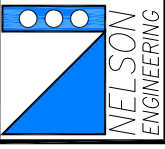

Jon Faulkner, Pres., KLI



FOR REVIEW

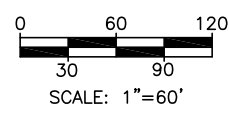
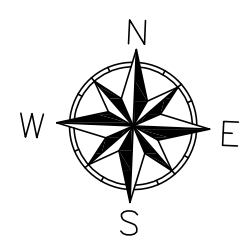
NO.	REVISION	DATE

CONSULTING ENGINEERS
STRUCTURAL/CIVIL
155 BIDARCA ST
KENAI, AK 99611
TEL: (907) 289-3583
LICENSE NO.: AEGC12119
NELSONENGINEER@ALASKA.NET



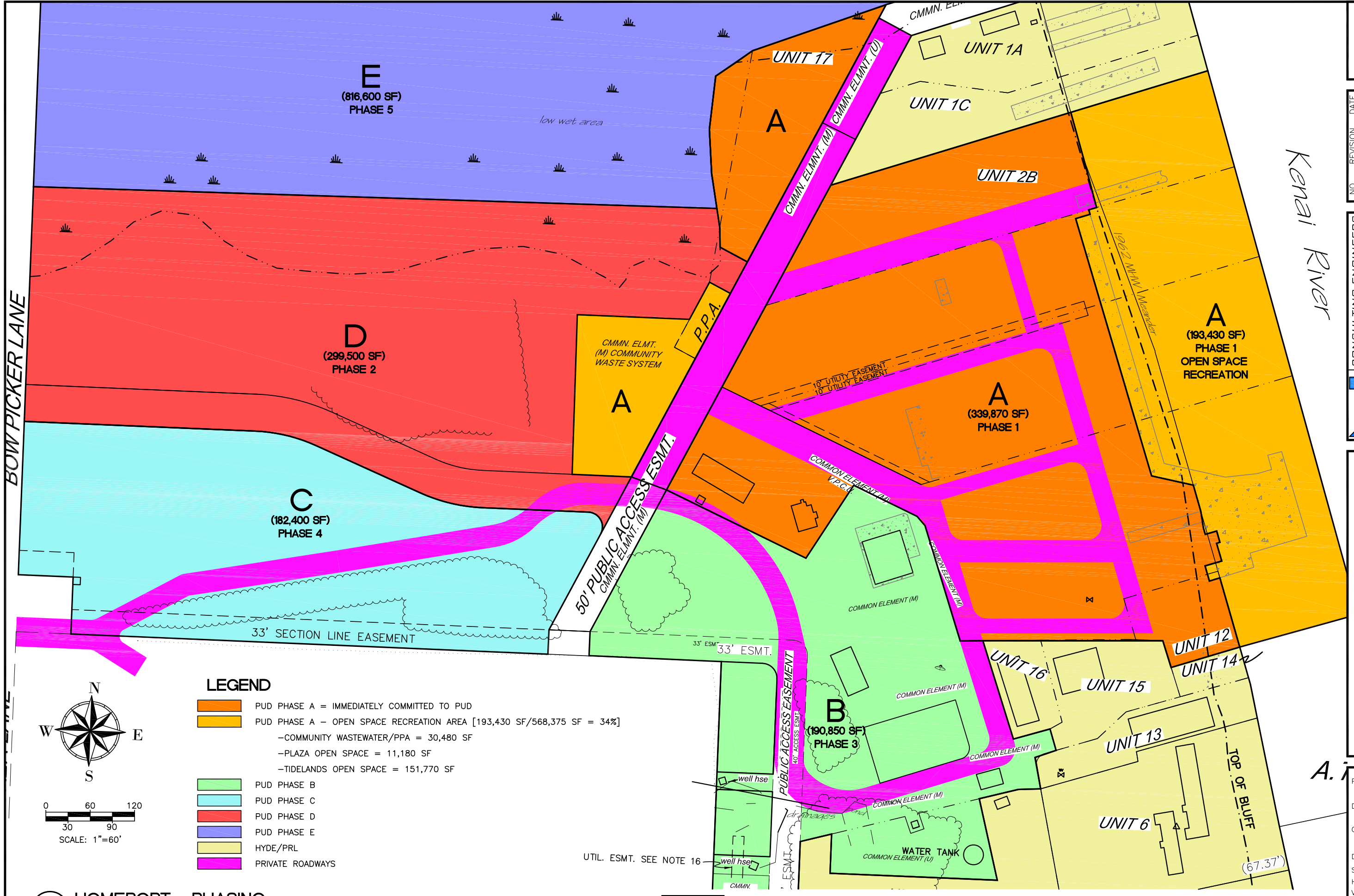
HOMEPORT MASTER PLAN
KENAI LANDING
KENAI, ALASKA
UTILITY AS-BUILT

PROJECT NO.	2020069
DRAWN BY:	MZD
CHECKED BY:	MJD
DATE:	04/01/21
SCALES:	NOTED
HORIZ.:	NOTED
VERT.:	NOTED
SHEET:	1
	1 OF 1



LEGEND
 --- WATER - EXISTING
 --- SEWER - EXISTING

A **HOMEPORT - UTILITY AS-BUILT**
1 HORIZ. SCALE: 1" = 120' (11X17), 1" = 60' (22X34)



BOW PICKER LANE

Kenai River

E
(816,600 SF)
PHASE 5

D
(299,500 SF)
PHASE 2

C
(182,400 SF)
PHASE 4

UNIT 17

UNIT 1A

UNIT 1C

UNIT 2B

A
(193,430 SF)
PHASE 1
OPEN SPACE
RECREATION

A
(339,870 SF)
PHASE 1

B
(190,850 SF)
PHASE 3

UNIT 16

UNIT 15

UNIT 14

UNIT 6

TOP OF BLUFF
(67.37')

50' PUBLIC ACCESS ESMT.
CMMN. ELMT. (M)

PUBLIC ACCESS EASEMENT
40' ACCESS ESMT.

UTIL. ESMT. SEE NOTE 16

CMMN. ELMT. (M) COMMUNITY WASTE SYSTEM

CMMN. ELMT. (M)
CMMN. ELMT. (U)

10' UTILITY EASEMENT
10' UTILITY EASEMENT

COMMON ELEMENT (M)
V.P.C.A.

COMMON ELEMENT (M)

COMMON ELEMENT (M)

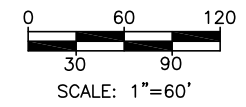
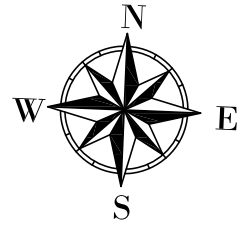
COMMON ELEMENT (M)

COMMON ELEMENT (U)
WATER TANK

well hse

well hse

CMMN.



LEGEND

- PUD PHASE A = IMMEDIATELY COMMITTED TO PUD
- PUD PHASE A - OPEN SPACE RECREATION AREA [193,430 SF/568,375 SF = 34%]
 -COMMUNITY WASTEWATER/PPA = 30,480 SF
 -PLAZA OPEN SPACE = 11,180 SF
 -TIDELANDS OPEN SPACE = 151,770 SF
- PUD PHASE B
- PUD PHASE C
- PUD PHASE D
- PUD PHASE E
- HYDE/PRL
- PRIVATE ROADWAYS

FOR REVIEW

NO.	REVISION	DATE

CONSULTING ENGINEERS
STRUCTURAL/CIVIL

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KENAI, AK 99611
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LICENSE NO. - REG12119
NELSONENGINEER@ALASKA.NET

NELSON
ENGINEERING

HOMEPORT MASTER PLAN
KENAI LANDING
KENAI, ALASKA
PHASING

PROJECT NO.
2020069

DRAWN BY:
MZD

CHECKED BY:
MJD

DATE: 04/08/21

SCALES: NOTED

HORIZ. NOTED

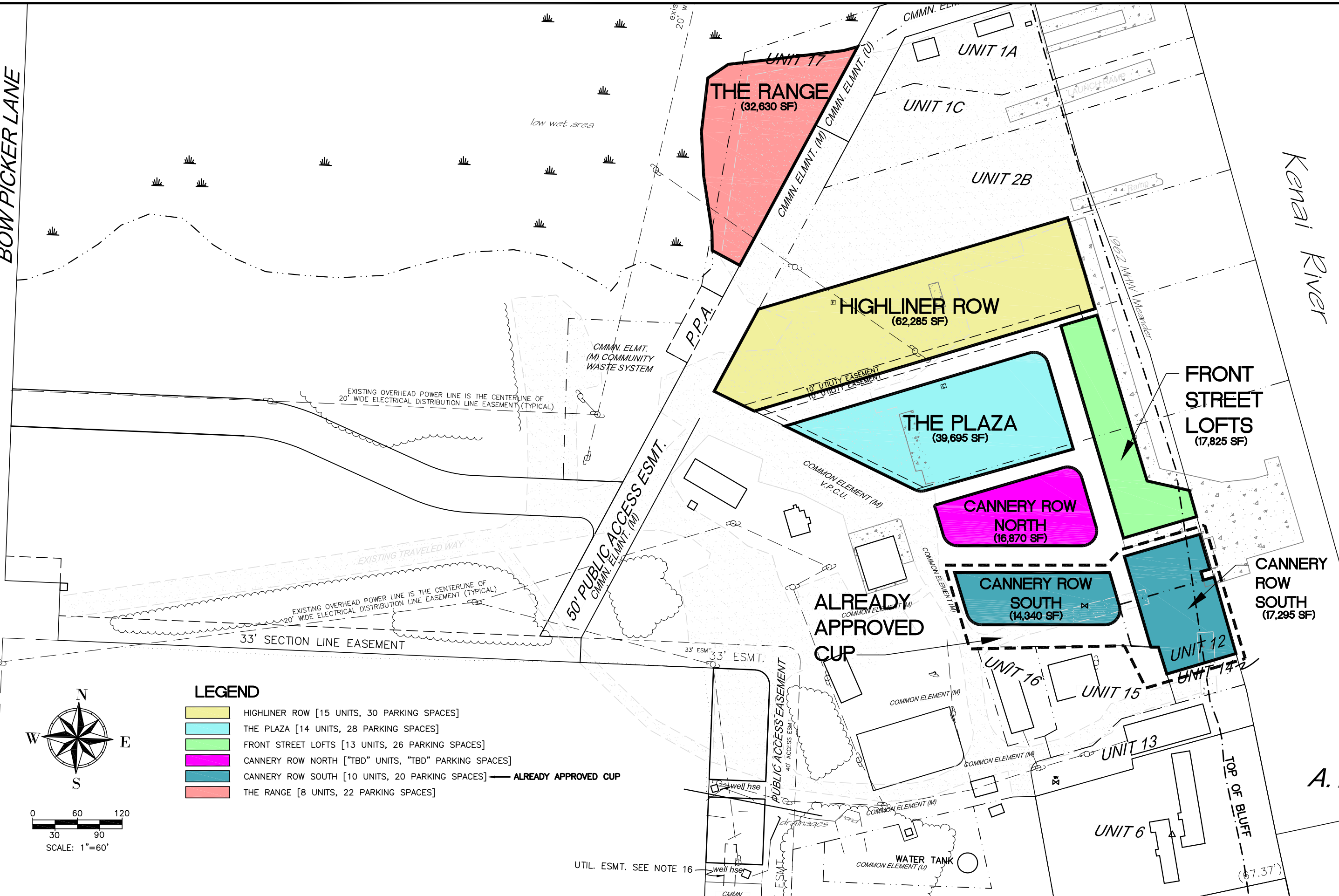
VERT. NOTED

SHEET: **1**

1 OF 1

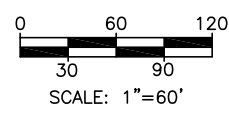
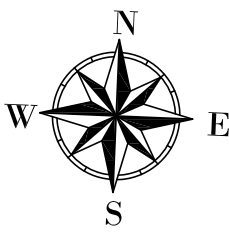
BOW PICKER LANE

Kenai River



LEGEND

- HIGHLINER ROW [15 UNITS, 30 PARKING SPACES]
- THE PLAZA [14 UNITS, 28 PARKING SPACES]
- FRONT STREET LOFTS [13 UNITS, 26 PARKING SPACES]
- CANNERY ROW NORTH ["TBD" UNITS, "TBD" PARKING SPACES]
- CANNERY ROW SOUTH [10 UNITS, 20 PARKING SPACES] ← **ALREADY APPROVED CUP**
- THE RANGE [8 UNITS, 22 PARKING SPACES]

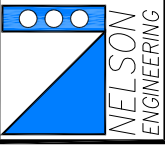


A DEVELOPMENT AREA PLAN
 1 HORIZ. SCALE: 1" = 120' (11X17), 1" = 60' (22X34)

FOR REVIEW

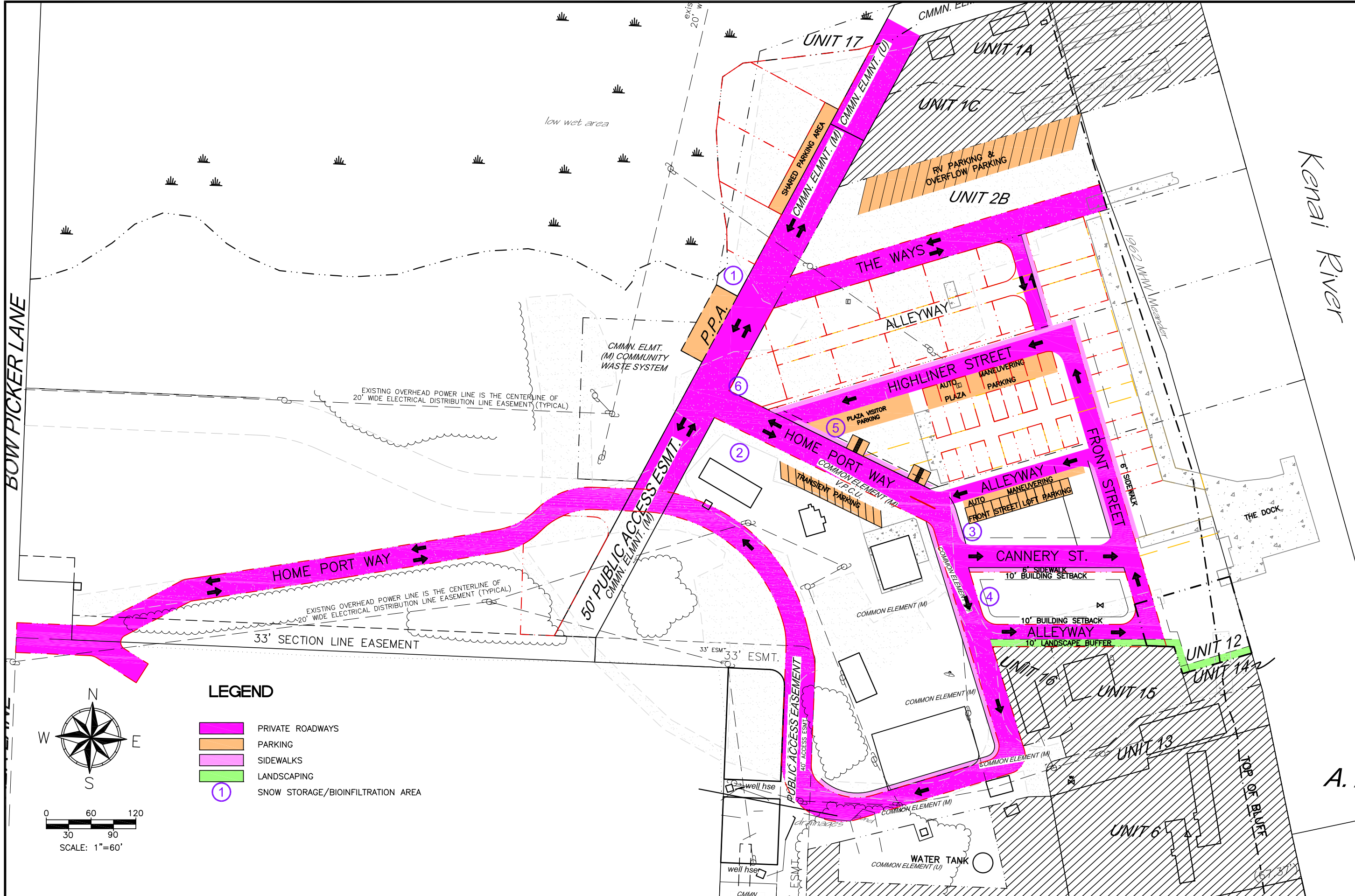
NO.	REVISION	DATE

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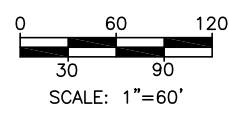
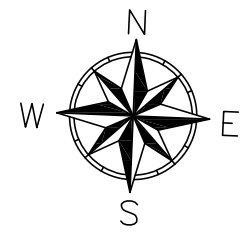


HOMEPORT MASTER PLAN
 KENAI LANDING
 KENAI, ALASKA
 DEVELOPMENT AREA PLAN

PROJECT NO.	2020069
DRAWN BY:	MZD
CHECKED BY:	MJD
DATE:	04/08/21
SCALES:	NOTED
HORIZ.:	NOTED
VERT.:	NOTED
SHEET:	1
1 OF 1	



- LEGEND**
- PRIVATE ROADWAYS
 - PARKING
 - SIDEWALKS
 - LANDSCAPING
 - 1 SNOW STORAGE/BIOINFILTRATION AREA



A **HOMEPORT - ROADS, SIDEWALKS, LANDSCAPING, AND DRAINAGE**

HORIZ. SCALE: 1" = 120' (11X17), 1" = 60' (22X34)

FOR REVIEW

NO.	REVISION	DATE

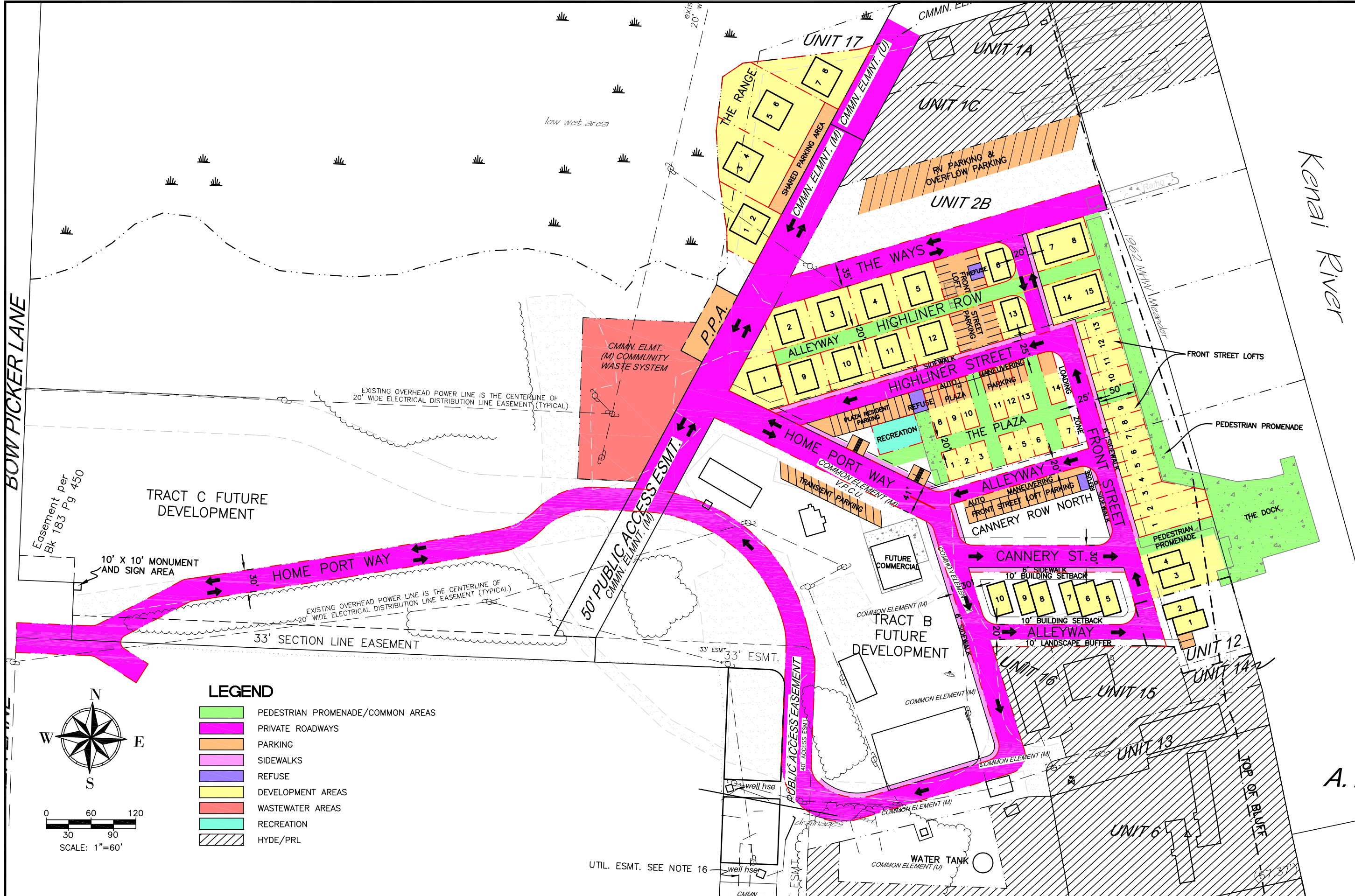
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 NELSONENGINEER@ALASKA.NET

NELSON
ENGINEERING

HOMEPORT MASTER PLAN
KENAI LANDING
 KENAI, ALASKA
 ROADS, SIDEWALKS, LANDSCAPING, DRAINAGE

PROJECT NO. 2020069
 DRAWN BY: MZD
 CHECKED BY: MJD
 DATE: 04/01/21
 SCALES: NOTED
 HORIZ.: NOTED
 VERT.: NOTED
 SHEET: **1**

1 OF 1



BOW PICKER LANE

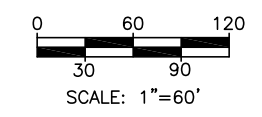
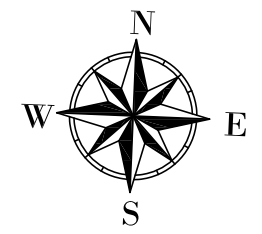
Kenai River

TRACT C FUTURE DEVELOPMENT

TRACT B FUTURE DEVELOPMENT

LEGEND

- PEDESTRIAN PROMENADE/Common AREAS
- PRIVATE ROADWAYS
- PARKING
- SIDEWALKS
- REFUSE
- DEVELOPMENT AREAS
- WASTEWATER AREAS
- RECREATION
- HYDE/PRL

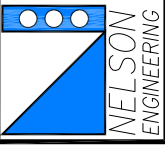


A **HOMEPORT - MASTER PLAN**
 1 HORIZ. SCALE: 1" = 120' (11X17), 1" = 60' (22X34)

FOR REVIEW

NO.	REVISION	DATE

CONSULTING ENGINEERS
 STRUCTURAL/CIVIL
 155 BIDARCA ST
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 TEL: (907) 283-3583
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 NELSONENGINEER@ALASKA.NET



HOMEPORT MASTER PLAN
 KENAI LANDING
 KENAI, ALASKA
 MASTER PLAN

PROJECT NO.	2020069
DRAWN BY:	MZD
CHECKED BY:	MJD
DATE:	04/08/21
SCALES:	NOTED
HORIZ.:	NOTED
VERT.:	NOTED
SHEET:	1
	1 OF 1

Category	Description	Area (SF)
Development Areas		
	Cannery Row South E	17,295
	Cannery Row South W	14,340
	Cannery Row North	16,870
	The Plaza	39,695
	Highliner Row	62,285
	Front Street Lofts	17,825
	The Range	32,630
	The Bluffs	146,685
Roads		
	50' Public Access Rd ROW	36911
	Homeport Way	22716
	Homeport Way (Loop)	48829
	Alleyway (S)	4343
	Alleyway (N)	4333
	Alleyway (Highliner)	7054
	Cannery St	6443
	Front St.	10641
	Highliner St.	9712
	The Ways	18318
Sidewalk/Walkways		
	Promenade and Pathways	14936
	Plaza (20' Pedestrian Pathways)	11710
	Dock	9942
	Highliner St	3707
	Front St	2350
Parking Areas		
	Homeport Way Transient Parking	3000
	Cannery South "Unit 12"	400
	North Plaza	8725
	PPA Parking	3200
	Cannery Row - Front Street Loft Parking	3500
	Highliner Row - Front Street Loft Parking	6550
	RV Parking & Overflow Parking	13000
Bio Swales (Estimated)		
		1 2000
		2 4400
		3 600
		4 2700
		5 1800
		6 440
Reserve Areas		
	Water System Common Element (Future Phase)	17,144
	Common Element Community Waste System (phase)	27,282
	Common Element Waste System Reserve (Future phase)	27220
PUD Phases (Includes Roadways)		
	Phase A	374945
	Phase A Open Space Recreation	193430
	Phase B	190850
	Phase C	182400
	Phase D	299500
	Phase E	816600

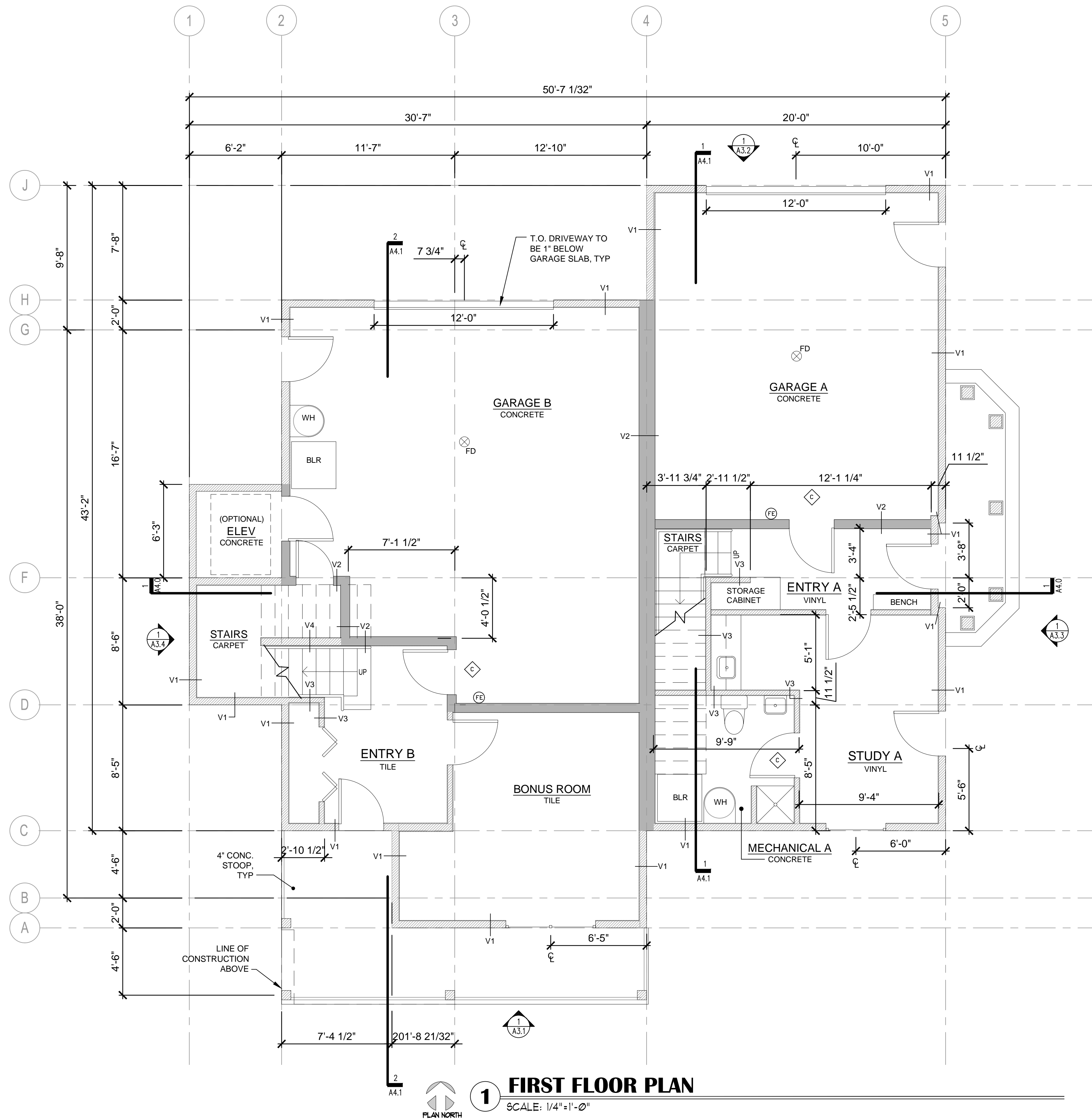
Home Port PUD

Total Acreage of Phase A	568,375 sq. ft.	13.05
Total Dwelling Units	60	
Dwelling Units Per Acre	4.9	
Total Phase One Open Space	193,430 sq.ft.	34%

Total Lot Coverage--By Dev. Area	Square Footage	Lot Coverage	Ratio by DA	Building Footprints	
Cannery Row South	31,635	9,695	31%	Illiamna Model (20')	Redoubt Model (24')
Cannery Row North	16,870	To be Determined		863 sf	1,030 sf
The Plaza	39,695	11,200	28%		
Front Street Lofts	17,825	11,040	62%		
Highliner Row	62,285	16,560	27%		
The Range	32,630	7,680	24%		
Total	200,940	56,175	28%		
Phase A Lot Coverage With Open Space	10%				
Phase A Lot Coverage Without Open Space	15%				

Parking Requirements

Development Areas	Proposed Units	Residential Parking Required (2 stalls per DU)	Parking met by private garages within Unit	Parking met by private designated spaces	Location of Designated spaces
Cannery Row South	10	20	16	4	Unit Driveway off Alleyway
Cannery Row North	To Be Determined	To Be Determined	To Be Determined		Unit Driveway off Alleyway
Front Street Lofts	13	26	0	26	Cannery North Alleyway
The Plaza	14	28	14	14	South Side Highliner Street
Highliner Row	15	30	30	0	All Garages Within Units
The Range	8	16	8	8	Unit Driveway off 50' Access
Column Totals	60	120	68	52	
			Total Resident Parking Provided	120	
			Transient, RV and Boat Launch	20	
			Total All Shown	140	



GENERAL SHEET NOTES:

1. G.C. SHALL FIELD-VERIFY ALL DIMENSIONS ON-SITE
2. 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.
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 B4C
5. EGRESS WINDOWS TO HAVE MIN. NET CLEAR OPERABLE EGRESS AREA OF 5.7 SF, 24" MIN. CLEAR HEIGHT AND 20" MIN. CLEAR WIDTH, 44" MAXIMUM SILL HT.
6. ALL UNITS ARE SPRINKLED
7. 3" CENTRAL JAMB, TYP. BETWEEN ADJACENT WINDOW ROUGH OPENINGS

LEGEND:

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

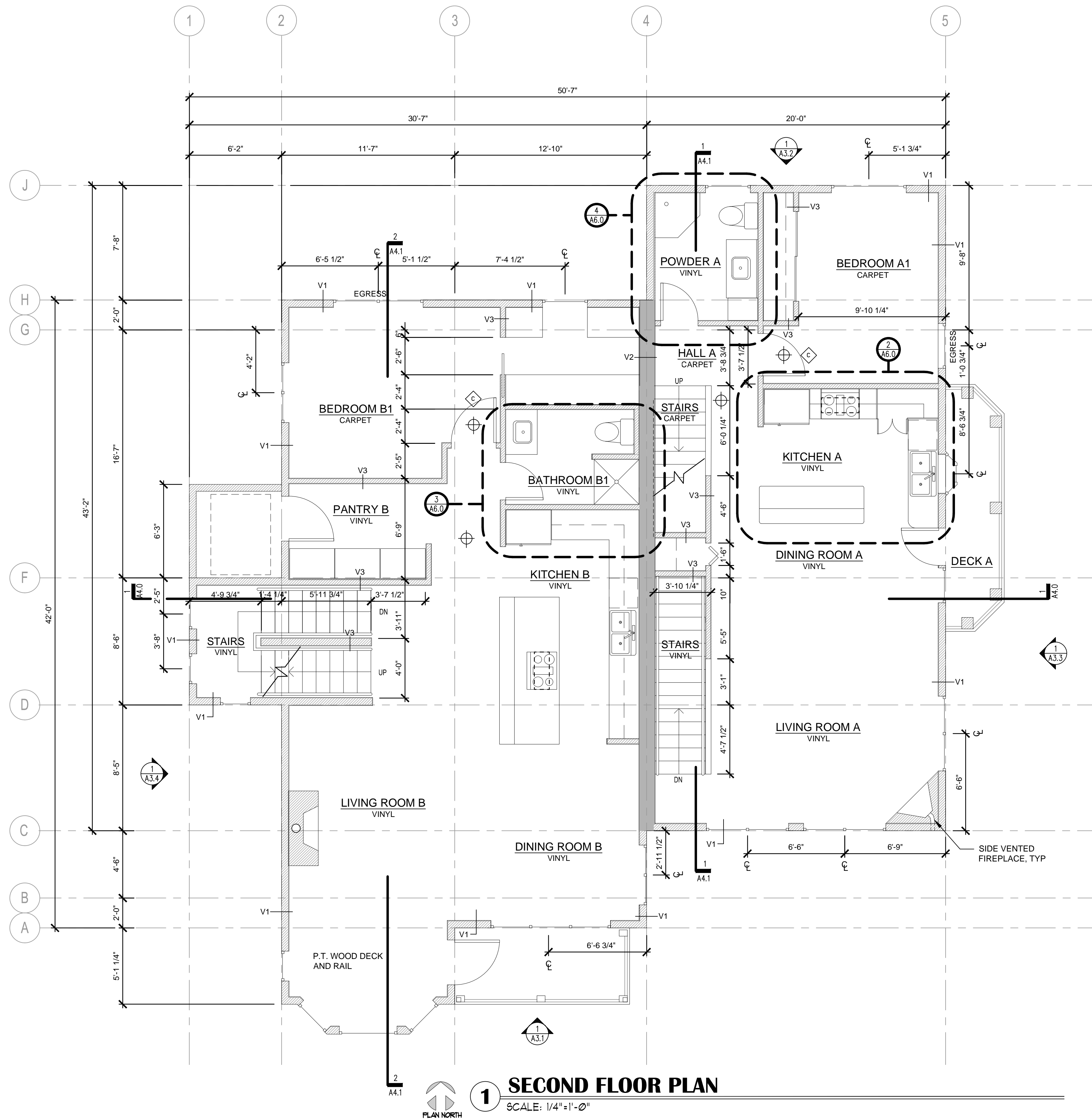
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ARCHITECTURE
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Anchorage, Alaska 99501
907-349-1425

**HOMEPORT CONDOMINIUMS
DUPLX**
Kenai, Alaska
FIRST FLOOR PLAN

Drawing Date:	3/12/21
Drawn By:	EJD
Checked By:	PB
Job No.:	2118
Revisions:	

A2.1

PRE-100% DRAWINGS



1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN NORTH

GENERAL SHEET NOTES:

1. G.C. SHALL FIELD-VERIFY ALL DIMENSIONS ON-SITE
2. 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.
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 OPERABLE EGRESS AREA OF 5.7 SF, 24" MIN. CLEAR HEIGHT AND 20" MIN. CLEAR WIDTH, 44" MAXIMUM SILL HT.
6. ALL UNITS ARE SPRINKLED
7. 3" CENTRAL JAMB, TYP. BETWEEN ADJACENT WINDOW ROUGH OPENINGS

LEGEND:

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

**HOMEPORT CONDOMINIUMS
DUPLICATE**
Kenai, Alaska
SECOND FLOOR PLAN

Drawing Date: 3/12/21
 Drawn By: EJD
 Checked By: PB
 Job No.: 2118
 Revisions:

A2.2





PRE-100% DRAWINGS

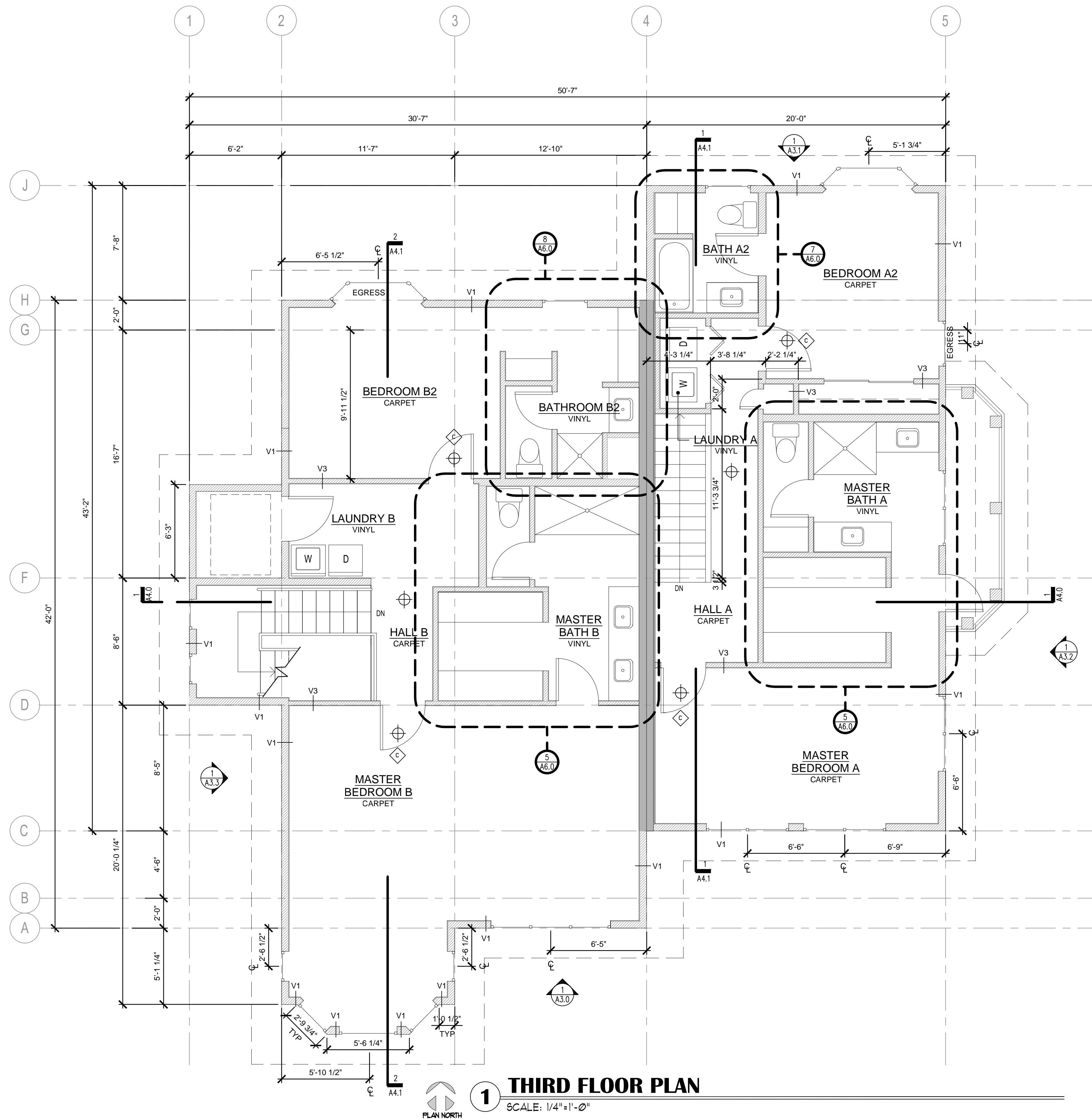
AVISION
ARCHITECTURE
1231 Gambell Ste. 400
Anchorage, Alaska 99501
907-349-1425

GENERAL SHEET NOTES:

1. G.C. SHALL FIELD-VERIFY ALL DIMENSIONS ON-SITE
2. 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.
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6. ALL UNITS ARE SPRINKLED
7. 3" CENTRAL JAMB, TYP. BETWEEN ADJACENT WINDOW ROUGH OPENINGS

LEGEND:

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



1 THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



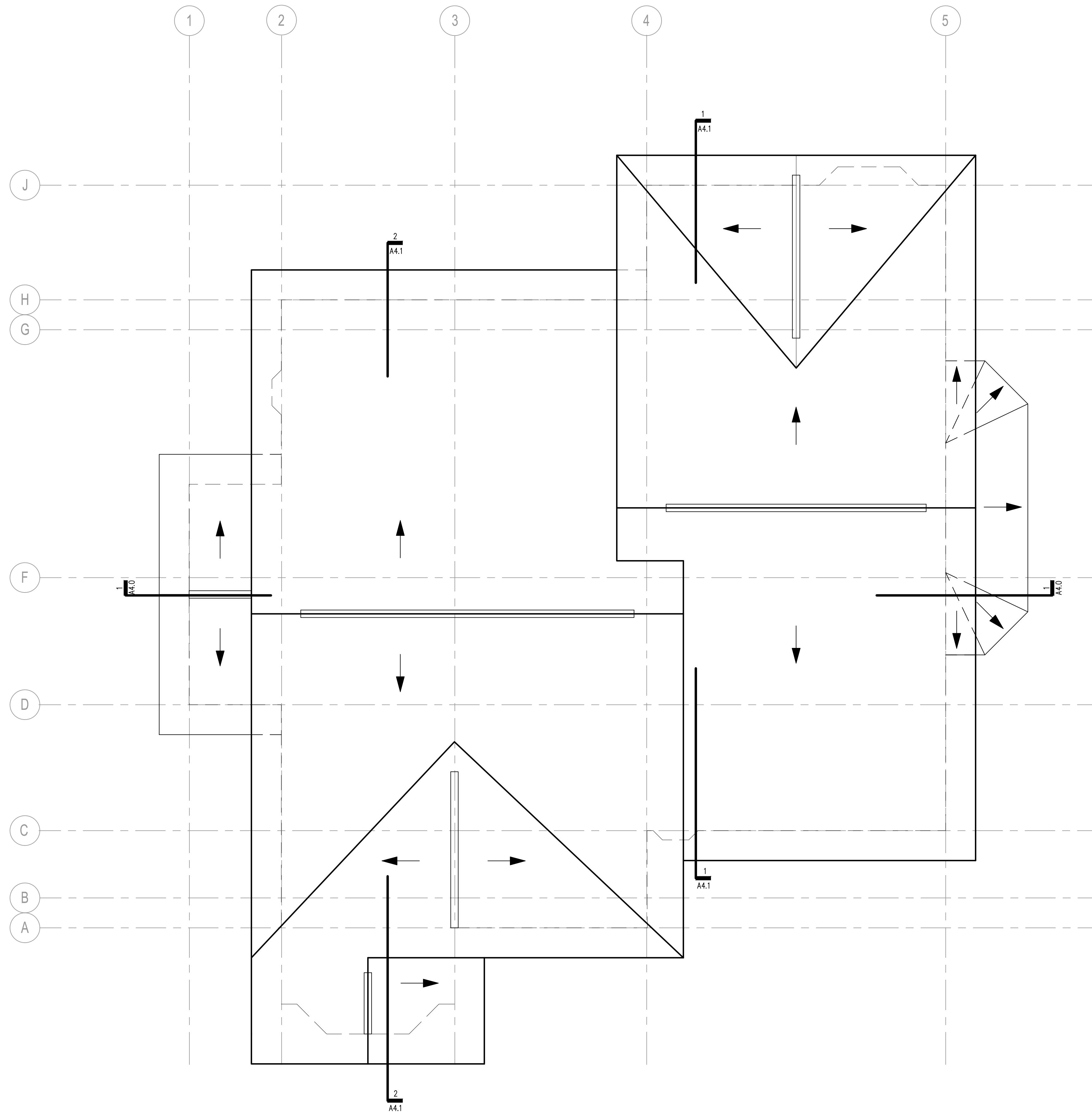
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ARCHITECTURE
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Anchorage, Alaska 99501
907-349-1425

**HOMEPORT CONDOMINIUMS
DUPLEX**
Kenai, Alaska
THIRD FLOOR PLAN

Drawing Date:	3/12/21
Drawn By:	EJD
Checked By:	PB
Job No.:	2118
Revisions:	

A2.3

PRE-100% DRAWINGS

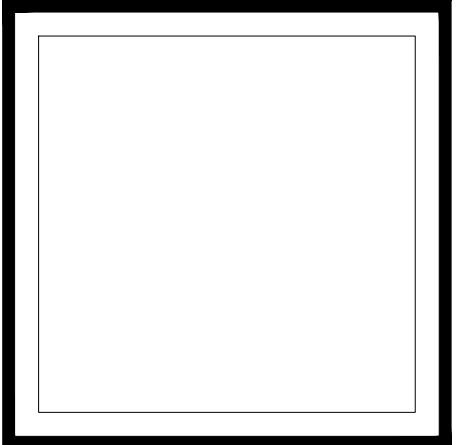
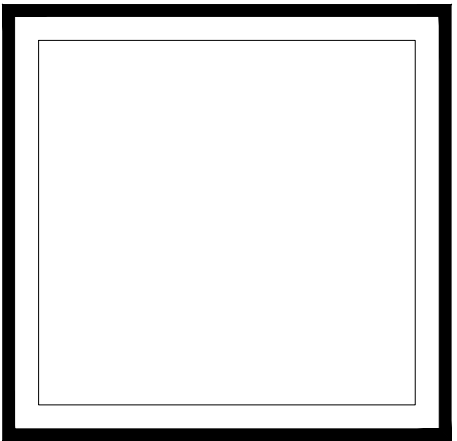


GENERAL SHEET NOTES:

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

LEGEND:

--



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ARCHITECTURE
1231 Gambell Ste. 400
Anchorage, Alaska 99501
907-349-1425

**HOMEPORT CONDOMINIUMS
DUPLEX**
Kenai, Alaska
ROOF PLAN

Drawing Date:	3/12/21
Drawn By:	EJD
Checked By:	PB
Job No.:	2118
Revisions:	

PRE-100% DRAWINGS

A2.4

1 ROOF PLAN
SCALE: 1/4" = 1'-0"

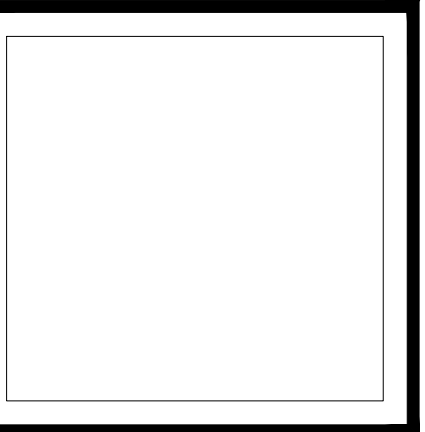


GENERAL SHEET NOTES:

1. G.C. SHALL FIELD-VERIFY ALL DIMENSIONS ON-SITE



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



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ARCHITECTURE
1231 Gambell Ste. 400
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907-349-1425

**HOMEPORT CONDOMINIUMS
DUPLEX**
Kenai, Alaska
SOUTH ELEVATION

PRE-100% DRAWINGS

Drawing Date:	3/12/21
Drawn By:	EJD
Checked By:	PB
Job No.:	2118
Revisions:	

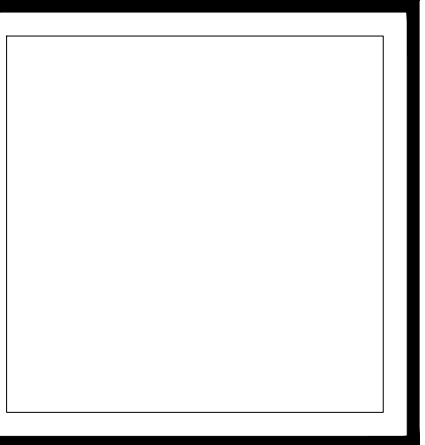
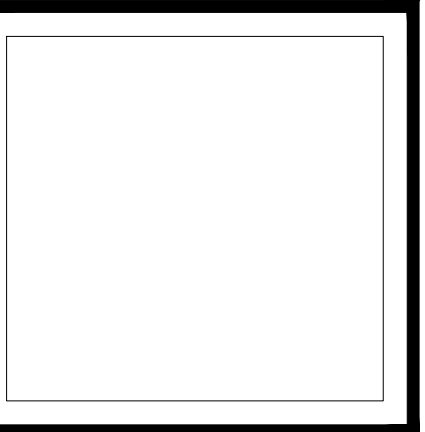
A3.1

GENERAL SHEET NOTES:

1. G.C. SHALL FIELD-VERIFY ALL DIMENSIONS ON-SITE



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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**HOMEPORT CONDOMINIUMS
DUPLEX**
Kenai, Alaska
NORTH ELEVATION

PRE-100% DRAWINGS

Drawing Date:	3/12/21
Drawn By:	EJD
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Revisions:	

A3.2

GENERAL SHEET NOTES:

1. G.C. SHALL FIELD-VERIFY ALL DIMENSIONS ON-SITE



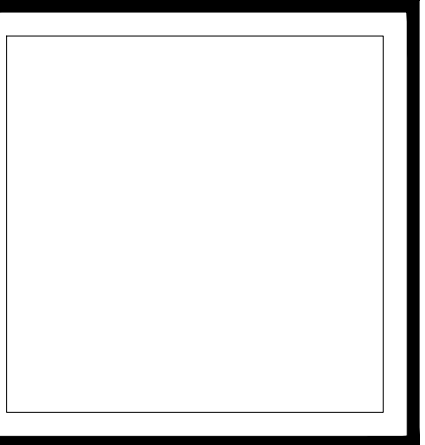
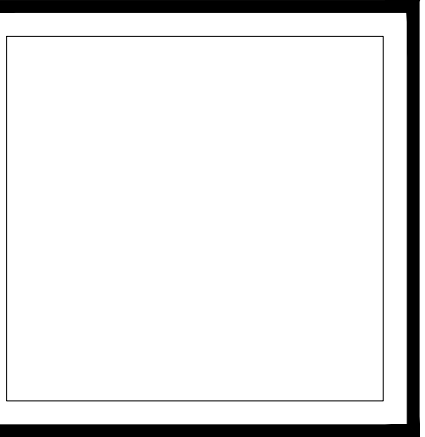
1 EAST ELEVATION
SCALE: 1/4"=1'-0"

TOP PLATE
70'-1 1/8"

THIRD FLOOR
61'-0"

SECOND FLOOR
50'-6"

FIRST FLOOR
40'-0"



AVISION
ARCHITECTURE
1231 Gambell Ste. 400
Anchorage, Alaska 99501
907-349-1425

**HOMEPORT CONDOMINIUMS
DUPLEX**
Kenai, Alaska
EAST ELEVATION

PRE-100% DRAWINGS

Drawing Date: 3/12/21
Drawn By: EJD
Checked By: PB
Job No.: 2118
Revisions:

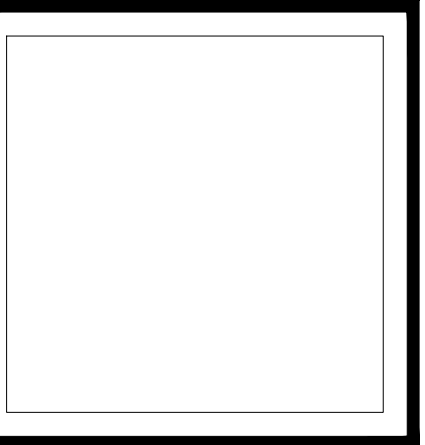
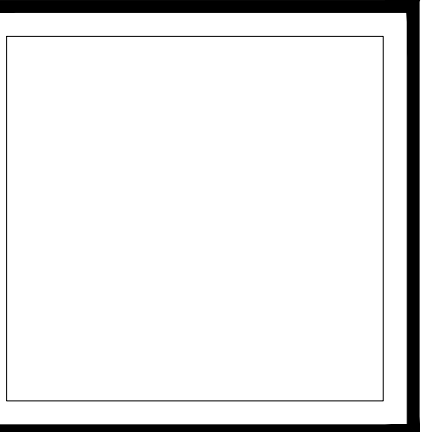
A3.3

GENERAL SHEET NOTES:

1. G.C. SHALL FIELD-VERIFY ALL DIMENSIONS ON-SITE



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



AVISION
ARCHITECTURE
1231 Gambell Ste. 400
Anchorage, Alaska 99501
907-349-1425

**HOMEPORT CONDOMINIUMS
DUPLEX**
Kenai, Alaska
WEST ELEVATION

PRE-100% DRAWINGS

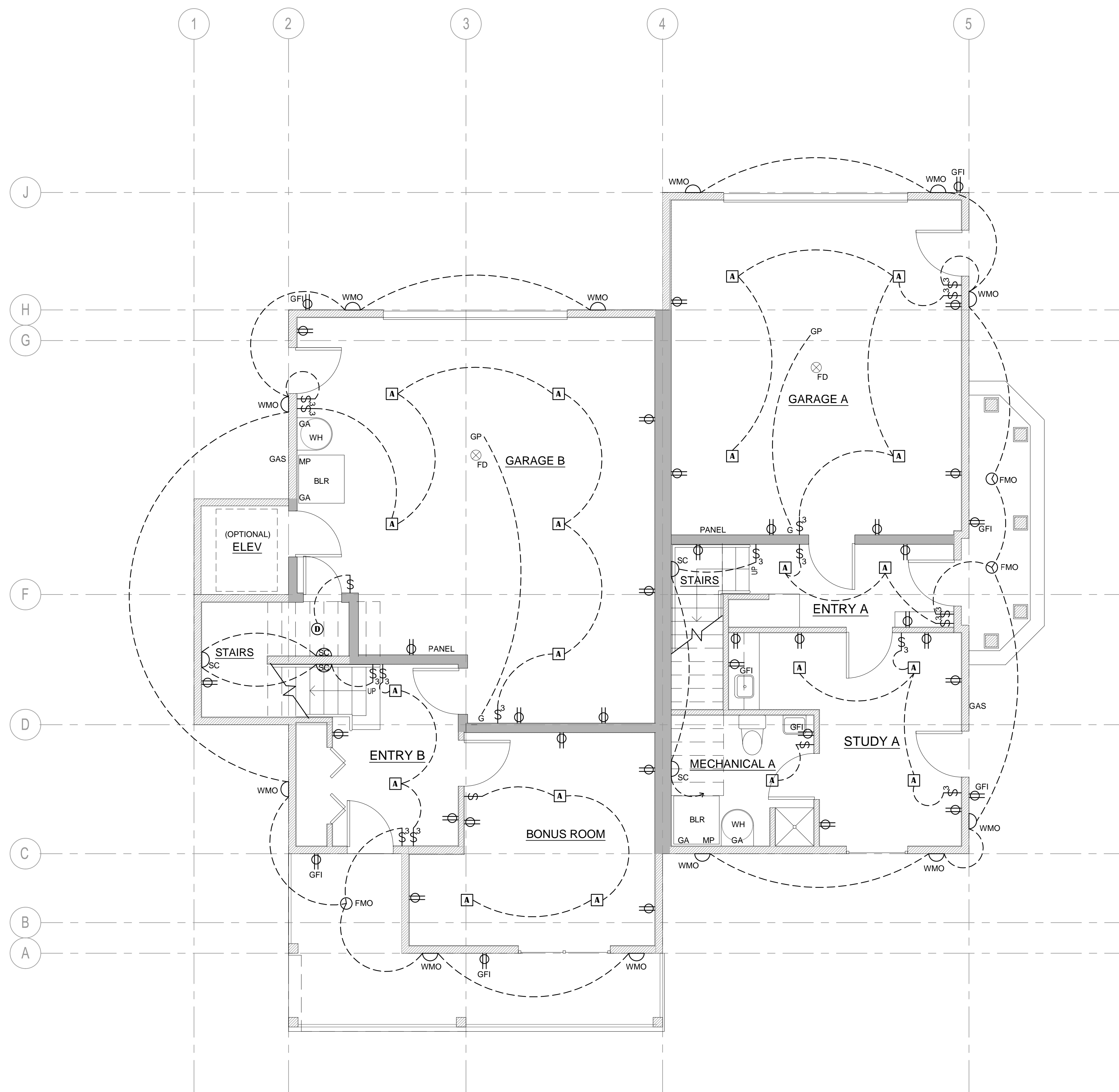
Drawing Date:	3/12/21
Drawn By:	EJD
Checked By:	PB
Job No.:	2118
Revisions:	

A3.4

GENERAL SHEET NOTES:

MECH. & ELEC. LEGEND:

A	B	LIGHT FIXTURE TYPE
⌘	⌘	SINGLE ELECTRICAL SWITCH
⌘ ³	⌘ ³	3-WAY ELECTRICAL SWITCH
⌘ ^D	⌘ ^D	DIMMABLE ELECTRICAL SWITCH
⌘	⌘	DUPLEX ELECTRICAL RECEPTACLE
⌘ ^{GFI}	⌘ ^{GFI}	GFI DUPLEX ELECTRICAL RECEPTACLE
⌘	⌘	WALL SCONCE
G	G	GARAGE DOOR OPENER
GA	GA	GAS APPLIANCE
GP	GP	GARAGE DOOR POWER (IN-CEILING)
MP	MP	MECHANICAL POWER
PANEL	PANEL	MAIN ELECTRICAL PANEL
FMO	FMO	FLUSH-MOUNT OUTDOOR LIGHTING FIXTURE
WMO	WMO	WALL-MOUNT OUTDOOR LIGHTING FIXTURE
BF	BF	BATHROOM LIGHT/FAN FIXTURE
FM	FM	FLUSH-MOUNT LIGHT FIXTURE
T	T	TRACK LIGHTING FIXTURE - DIMMABLE
UC	UC	UNDER-COUNTER
V	V	VANITY LIGHTING FIXTURE
⌘ ^V	⌘ ^V	VIDEO/TELECOMMUNICATIONS CONNECTION
WH	WH	WATER HEATER
BLR	BLR	BOILER
FD	FD	FLOOR DRAIN
GAS	GAS	GAS METER
UW	UW	UNDER-WINDOW



1 **FIRST FLOOR MECH., LIGHTING, & ELEC. PLAN**
 SCALE: 1/4" = 1'-0"
 PLAN NORTH



**LANDS END
 HOMEPORT CONDOMINIUMS - DUPLEX**
 Kenai, Alaska
FIRST FLOOR MECHANICAL, LIGHTING, & ELECTRICAL PLAN

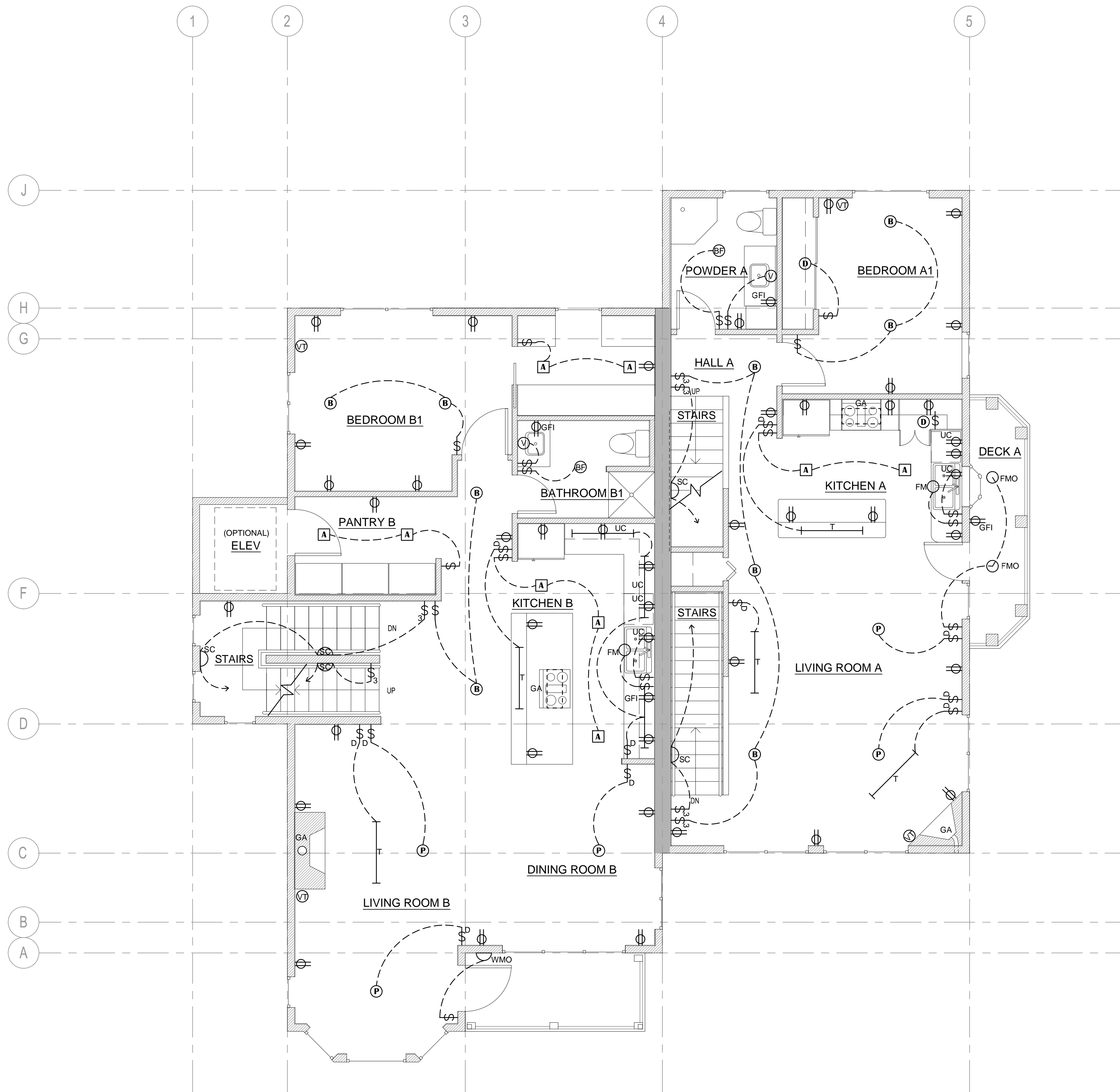
PRE-100% DRAWINGS

Drawing Date:	3/12/21
Drawn By:	EJD
Checked By:	PB
Job No.:	2118
Revisions:	

ME2.1

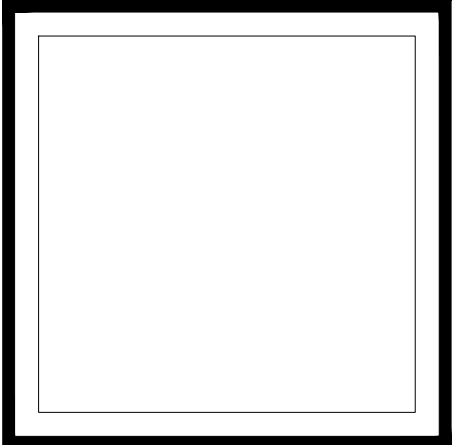
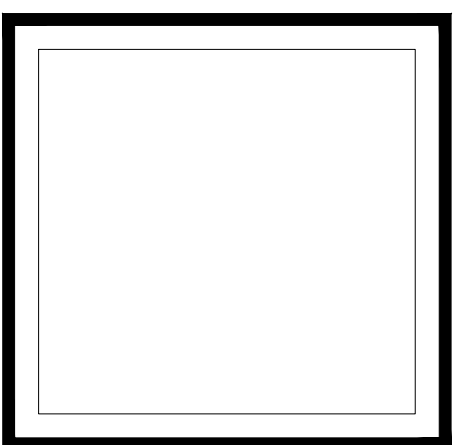
GENERAL SHEET NOTES:

1.



MECH. & ELEC. LEGEND:

- A** LIGHT FIXTURE TYPE
- B** SINGLE ELECTRICAL SWITCH
- S** 3-WAY ELECTRICAL SWITCH
- S³** DIMMABLE ELECTRICAL SWITCH
- R** DUPLEX ELECTRICAL RECEPTACLE
- R^{GFI}** GFI DUPLEX ELECTRICAL RECEPTACLE
- V** WALL SCONCE
- SC** GARAGE DOOR OPENER
- G** GAS APPLIANCE
- GP** GARAGE DOOR POWER (IN-CEILING)
- MP** MECHANICAL POWER
- PANEL** MAIN ELECTRICAL PANEL
- FMO** FLUSH-MOUNT OUTDOOR LIGHTING FIXTURE
- WMO** WALL-MOUNT OUTDOOR LIGHTING FIXTURE
- BF** BATHROOM LIGHT/FAN FIXTURE
- FM** FLUSH-MOUNT LIGHT FIXTURE
- T** TRACK LIGHTING FIXTURE - DIMMABLE
- UC** UNDER-COUNTER/CABINET
- V** VANITY LIGHTING FIXTURE
- VT** VIDEO/TELECOMMUNICATIONS CONNECTION
- WH** WATER HEATER
- BLR** BOILER
- FD** FLOOR DRAIN
- GAS** GAS METER
- UW** UNDER-WINDOW



**HOMEPORT CONDOMINIUMS
DUPLIX**
Kenai, Alaska

SECOND FLOOR MECHANICAL, LIGHTING, & ELECTRICAL PLAN

Drawing Date:	3/12/21
Drawn By:	EJD
Checked By:	PB
Job No.:	2118
Revisions:	

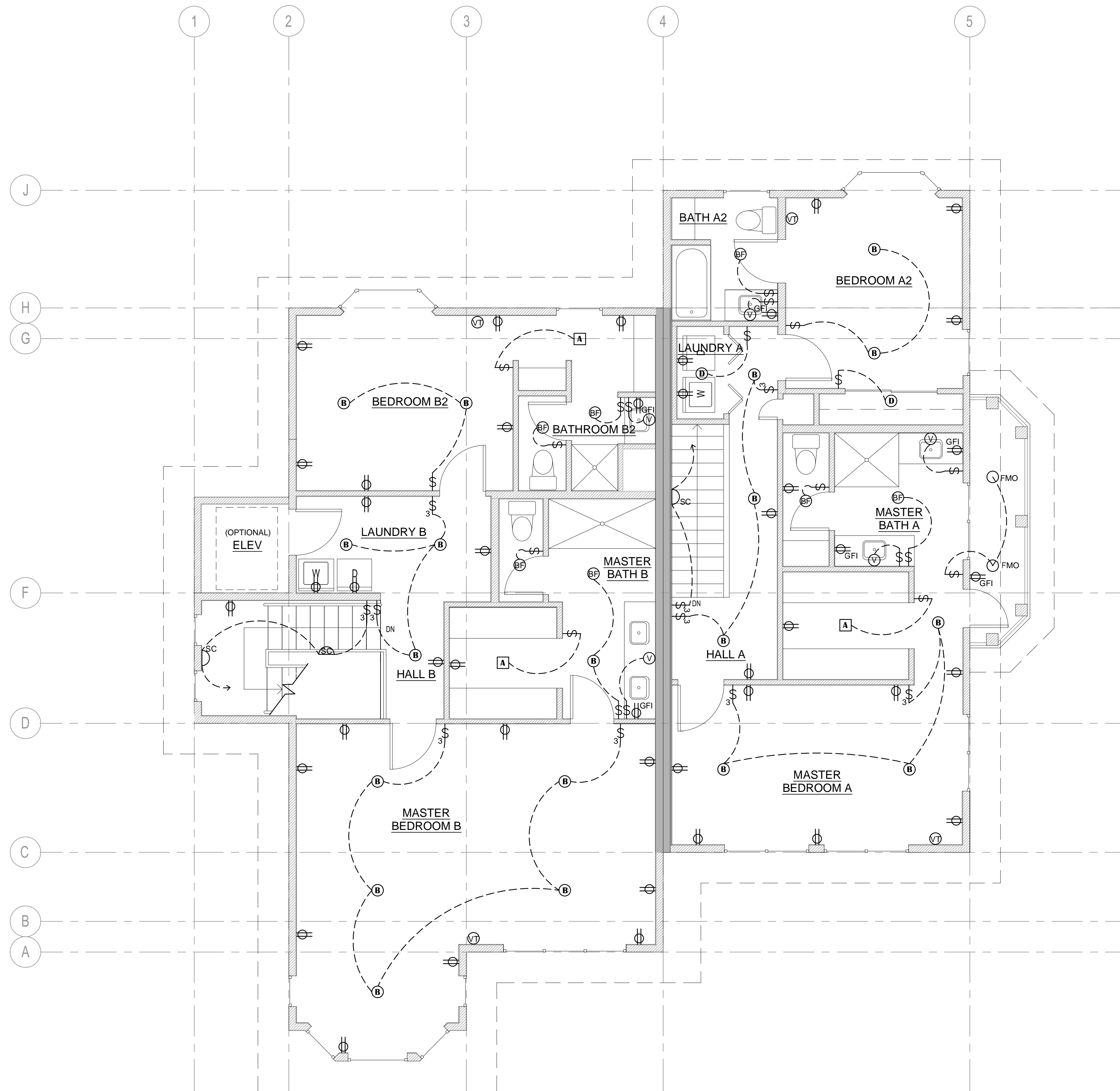
ME2.2

1 SECOND FLOOR MECH., LIGHTING, & ELEC. PLAN
SCALE: 1/4" = 1'-0"
PLAN NORTH

PRE-100% DRAWINGS

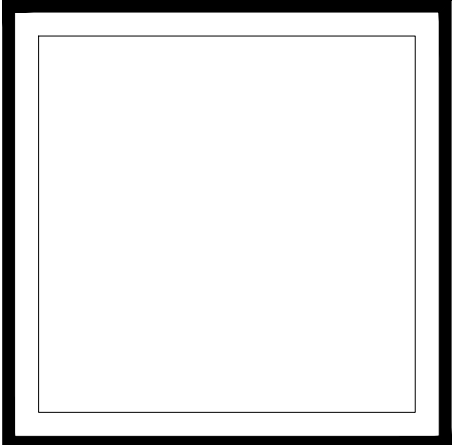
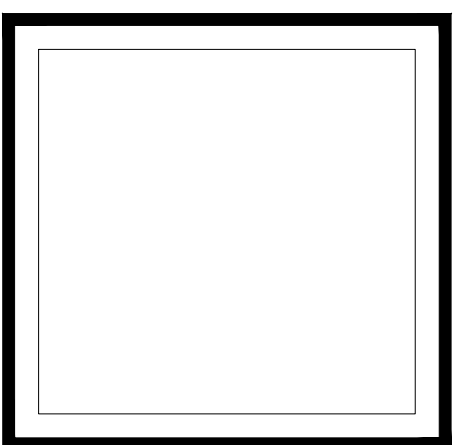
GENERAL SHEET NOTES:

1.



MECH. & ELEC. LEGEND:

A	LIGHT FIXTURE TYPE
\$	SINGLE ELECTRICAL SWITCH
\$3	3-WAY ELECTRICAL SWITCH
\$D	DIMMABLE ELECTRICAL SWITCH
⊕	DUPLEX ELECTRICAL RECEPTACLE
⊕GFI	GFI DUPLEX ELECTRICAL RECEPTACLE
SC	WALL SCONCE
G	GARAGE DOOR OPENER
GA	GAS APPLIANCE
GP	GARAGE DOOR POWER (IN-CEILING)
MP	MECHANICAL POWER
PANEL	MAIN ELECTRICAL PANEL
FMO	FLUSH-MOUNT OUTDOOR LIGHTING FIXTURE
WMO	WALL-MOUNT OUTDOOR LIGHTING FIXTURE
BF	BATHROOM LIGHT/FAN FIXTURE
FM	FLUSH-MOUNT LIGHT FIXTURE
T	TRACK LIGHTING FIXTURE - DIMMABLE
UC	UNDER-COUNTER/CABINET
V	VANITY LIGHTING FIXTURE
Ⓜ	VIDEO/TELECOMMUNICATIONS CONNECTION
WH	WATER HEATER
BLR	BOILER
FD	FLOOR DRAIN
GAS	GAS METER
UW	UNDER-WINDOW



AVISION
ARCHITECTURE
1231 Gambell Ste. 400
Anchorage, Alaska 99501
907-349-1425

**HOMEPORT CONDOMINIUMS
DUPLICATE**
Kenai, Alaska
THIRD FLOOR MECHANICAL, LIGHTING, & ELECTRICAL PLAN

Drawing Date:	3/12/21
Drawn By:	EJD
Checked By:	PB
Job No.:	2118
Revisions:	

ME2.3

1 THIRD FLOOR MECH., LIGHTING, & ELEC. PLAN
SCALE: 1/4" = 1'-0"
PLAN NORTH

PRE-100% DRAWINGS



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Environmental Conservation
Division of Water
Wastewater Discharge Authorization Program
555 Cordova Street
Anchorage, AK 99501
Main: (907)269-7519 Fax: (907)334-2415

December 14, 2016

Loren Leman, P.E.
Michael L. Foster & Associates
13135 Old Glenn Highway, Suite 200
Eagle River, Alaska 99577

Re: Kenai Landing-Final Operational Approval for this Seasons Construction Work and a Two Year Extension for the Planned Subdivision with Wastewater Collection lines-This Work is the Completion of the Connections of Existing Structures to the New Wastewater System at Kenai Landing
ADEC Plan Tracking Number 9796
APDES Permit Number: AKG572094

Dear Mr. Leman,

On December 1, 2016 the Department received the engineers inspection and documentation of the duplex lift station and use of existing piping to connect in the Cannery Lodge and Restaurant. This completed the existing facilities connection into the new wastewater treatment system that has been provided.

This facility is regulated under an Alaskan Pollution Discharge Elimination System (APDES) permit. The system must be operated and monitored according to the requirements of the permit when the new wastewater treatment system is needed and it is allowed to also use the existing onsite system when it is able to meet the demands of the use for the systems. A Final Operational Approval is granted and may be amended when the additional work is accomplished in the future. (After two years though a review to assure that the unconstructed portion is current and still can be built without major modifications is requested.)

The Department has reviewed the documentation and the record drawings with the current engineering information identified and submitted for the completed construction to date and final operational approval is issued. The "Certificate of Construction" so marked for the domestic wastewater system is enclosed. Please use the referenced plan number in correspondence regarding this project.

This approval does not imply the granting of additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195- 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. **Informal review requests** must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, P.O. Box 111800, Juneau, Alaska 99801, within 15 days of receiving the decision. Guidance information on the informal review process may be found at <http://www.dec.state.ak.us/commish/Review-Guidance.htm>. **Adjudicatory hearings requests** must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, P.O. Box 111800,

Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

Thank you for your cooperation. If you have any questions please do not hesitate to contact me at 269-7519.

Respectfully,

A handwritten signature in black ink that reads "William R. Rieth". The signature is written in a cursive style with a large, prominent "W" and "R".

William R. Rieth, P.E.
Environmental Engineer

Enclosure: As stated

Electronic Copy: John Faulkner



STATE OF ALASKA
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 CONSTRUCTION AND OPERATION CERTIFICATE

for

DOMESTIC WASTEWATER DISPOSAL SYSTEMS
 KENAI LANDING - SECONDARY TREATMENT & MODIFICATION
 TO COLLECTION SYSTEM, ON SITE DISPOSAL AND A

A. APPROVAL TO CONSTRUCT DISPOSAL TO WETLANDS - ADEC PLAN TRACKING
 NUMBER 9796
 Plans for the construction or modification of SECONDARY TREATMENT, GRAVITY
 & PER LIFT STATIONS & ONSITE DISPOSAL TO WETLANDS domestic wastewater disposal system

located in KENAI LANDING, Alaska, submitted in accordance with 18 AAC 72.225,

by LOREN LEMAN P.E. - M.L. FOSTER & ASSOCIATES, INC have been reviewed and are

approved.

conditionally approved (see attached conditions). SEE LETTER OF

William R. Rieth ENV. ENGINEER APRIL 11, 2014
 BY TITLE DATE

If construction has not started within two years of the approval date, this certificate is void and new plans and specifications must be submitted for review and approval before construction.

3. APPROVED CHANGE ORDERS

Change (contract order no. or descriptive reference)	Approved by	Date
<u>ADD COVERAGE #1 & 2 PER SHEET C2.0 LIFT STATION & FORCE MAIN, REROUTE SL3</u>	<u>Bill Rieth</u>	<u>OCT 8, 2014</u> <small>*PENDING INFORMATION ON ADDITIONAL WORK</small>
<u>CHANGE 2 ENAQUA M3 UV DISINFECTION</u>	<u>Bill Rieth</u>	<u>MAY 13, 2015</u>
<u>CHANGE 3. Additional time for Ex. of line Cannery Lodge & Restaurant, etc L.S.</u>	<u>Bill Rieth</u>	<u>Sept 2, 2016</u>

See letter of Dec 14, 2016 as the entry area may still be added under
 APPROVAL TO OPERATE this approval by adoption of two years more time to accomplish this work

The "APPROVAL TO OPERATE" section must be completed and signed by the Department before this system is made available for use.

The construction of the _____ domestic wastewater disposal system was completed on _____ (date). The system is hereby granted interim approval to operate for 90 days following the completion date.

William R. Rieth Environmental Engineer Sept 2, 2016
 BY TITLE DATE

As-built plans submitted during the interim approval period, or an inspection by the Department, has confirmed the system was constructed according to the approved plans. The system is hereby granted final approval to operate.

William R. Rieth Engineer Dec 14, 2016
 BY TITLE DATE

Willow Weimer
Department of Environmental Conservation
Division of Water
555 Cordova
Anchorage, Alaska 99501

November 8, 2016

Re: Assignment of Duly Authorized Representative, Permit Authorization #AKG572094

Ms. Weimer:

Pursuant to Section 1.12 of the above Permit Authorization, Kenai Landing Commercial Condominium Association (KLCCA) hereby designates Marvin Troyer as the duly authorized representative of KLCCA for all purposes allowed under 18 AAC 83.385, including execution of monthly DMRs.

In accordance with Section 1.12.3.2, Marvin Troyer has responsibility for the overall operation of KLCCA's wastewater facility.

In accordance with the intent and requirements of Section 1.12.5, Mr. Troyer agrees to this transfer of authorization and acknowledges that in this capacity he will be signing documents that require the following certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

I accept the above designation of authority:

Marvin Troyer

Date 11/10/16

Marvin Troyer

Regards,
Jon Faulkner, Pres. KLCCA
Jon Faulkner, President, KLCCA



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF WATER
Wastewater Discharge Authorization Program

610 University Avenue
Fairbanks, Alaska 99709-3643
Main: 907.451-2100
Toll free: 800.510.2332
Fax: 907.451.2187

May 27, 2015

Mr. Jon Faulkner
Kenai Landing Inc.
4786 Homer Spit Road
Homer, Alaska 99603

Re: Kenai Landing Commercial Condominium Association Wastewater Treatment Facility (WWTF)
Authorization

Dear Mr. Faulkner:

The Alaska Department of Environmental Conservation has completed its review of the Notice of Intent for Kenai Landing Commercial Condominium Association WWTF and is issuing authorization AKG572094.

A Discharge Monitoring Report form will be sent to you in the near future for use in reporting your effluent monitoring results.

If you have any technical questions concerning this authorization, please contact Brian Doyle at brian.doyle@alaska.gov or (907)465-5366.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Doyle".

Brian Doyle
Environmental Program Manager
Wastewater Discharge Authorization Program

Enclosures: Authorization: AKG572094

PLANNING & ZONING COMMISSION

Resolution PZ2021-10 – Conditional Use Permit – Planned Unit Residential
Development

2101 Bowpicker Lane

SUMMARY

Applicant: Kenai Landing, Inc.
2101 Bowpicker Lane
Kenai, AK 99611

Legal Description: Tract A, Kenai Landing Cottages Subdivision

Property Address: 2101 Bowpicker Lane

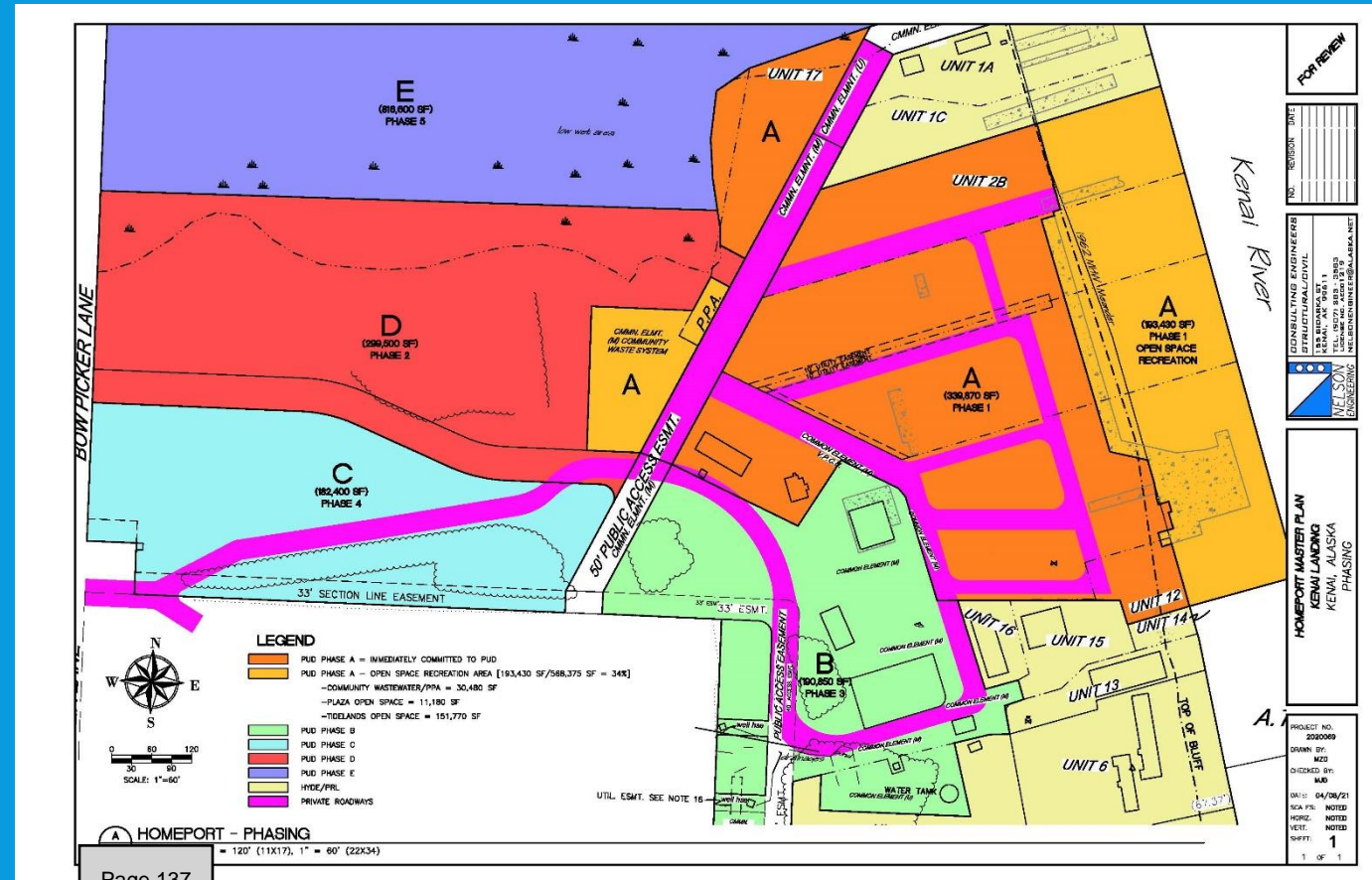
KPB Parcel No: 04910123

Lot Size: 49 acres (2,134,440 square feet)

Existing Zoning: Heavy Industrial (IH)

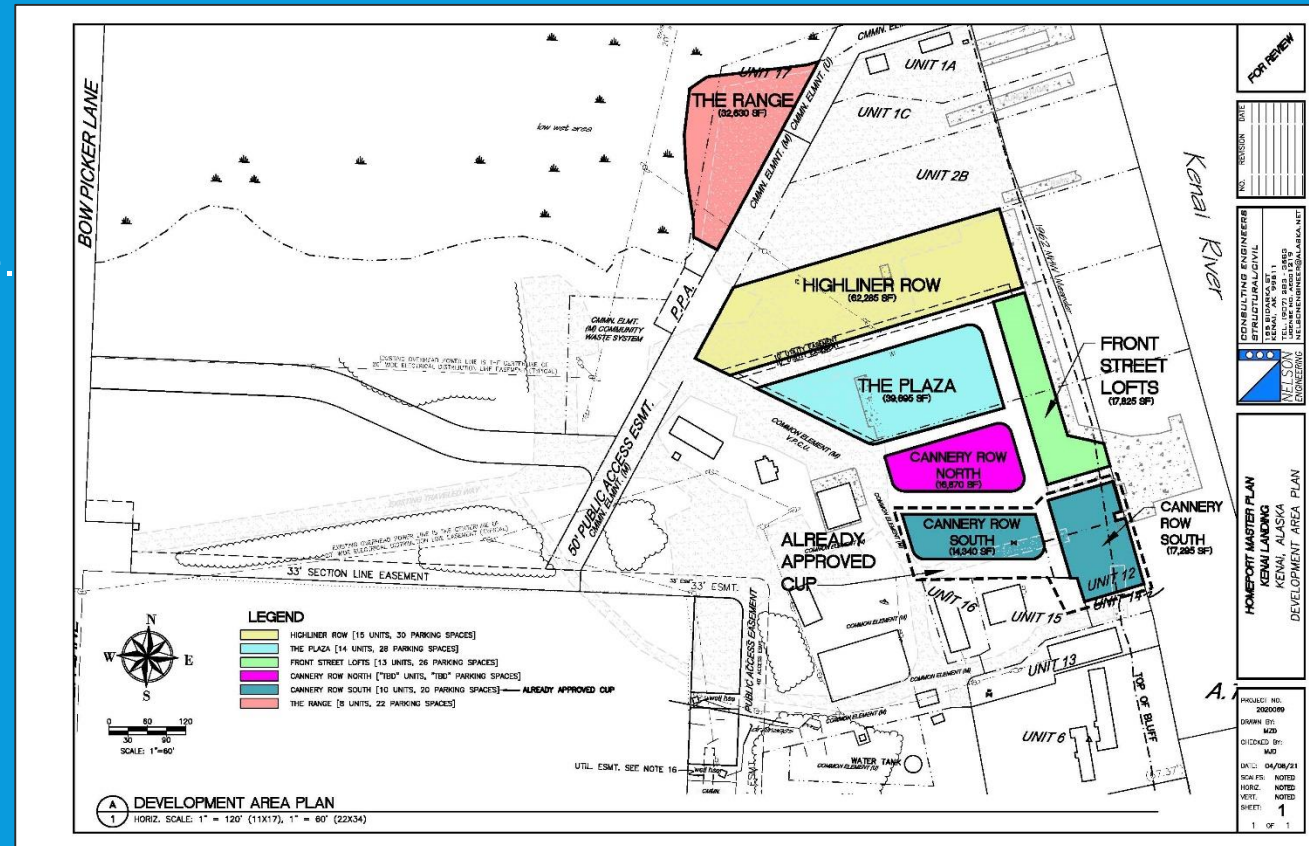
Current Land Use: Lodging and Event Center

Land Use Plan: Heavy Industrial

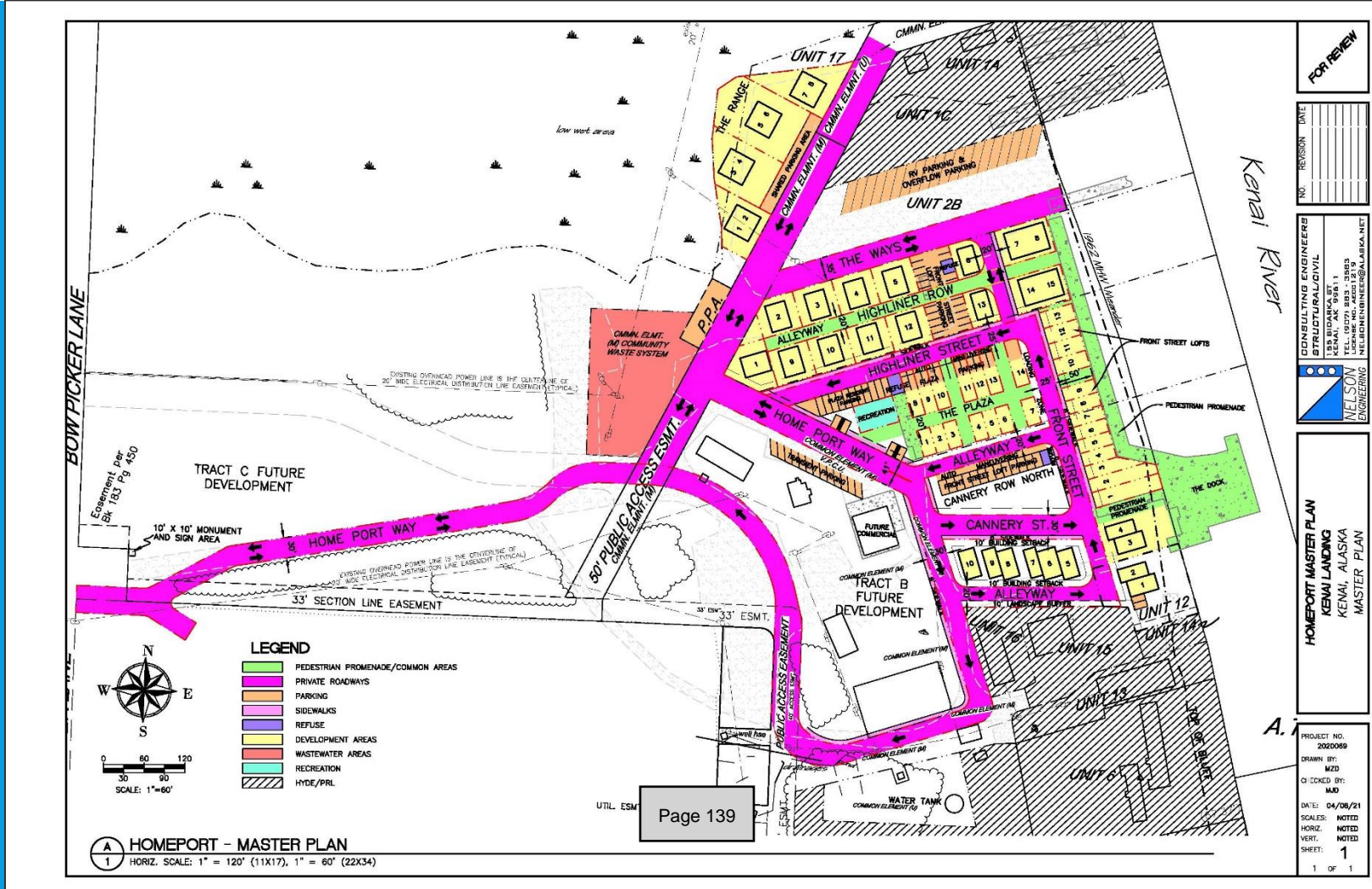


DRAFT SITE PLAN

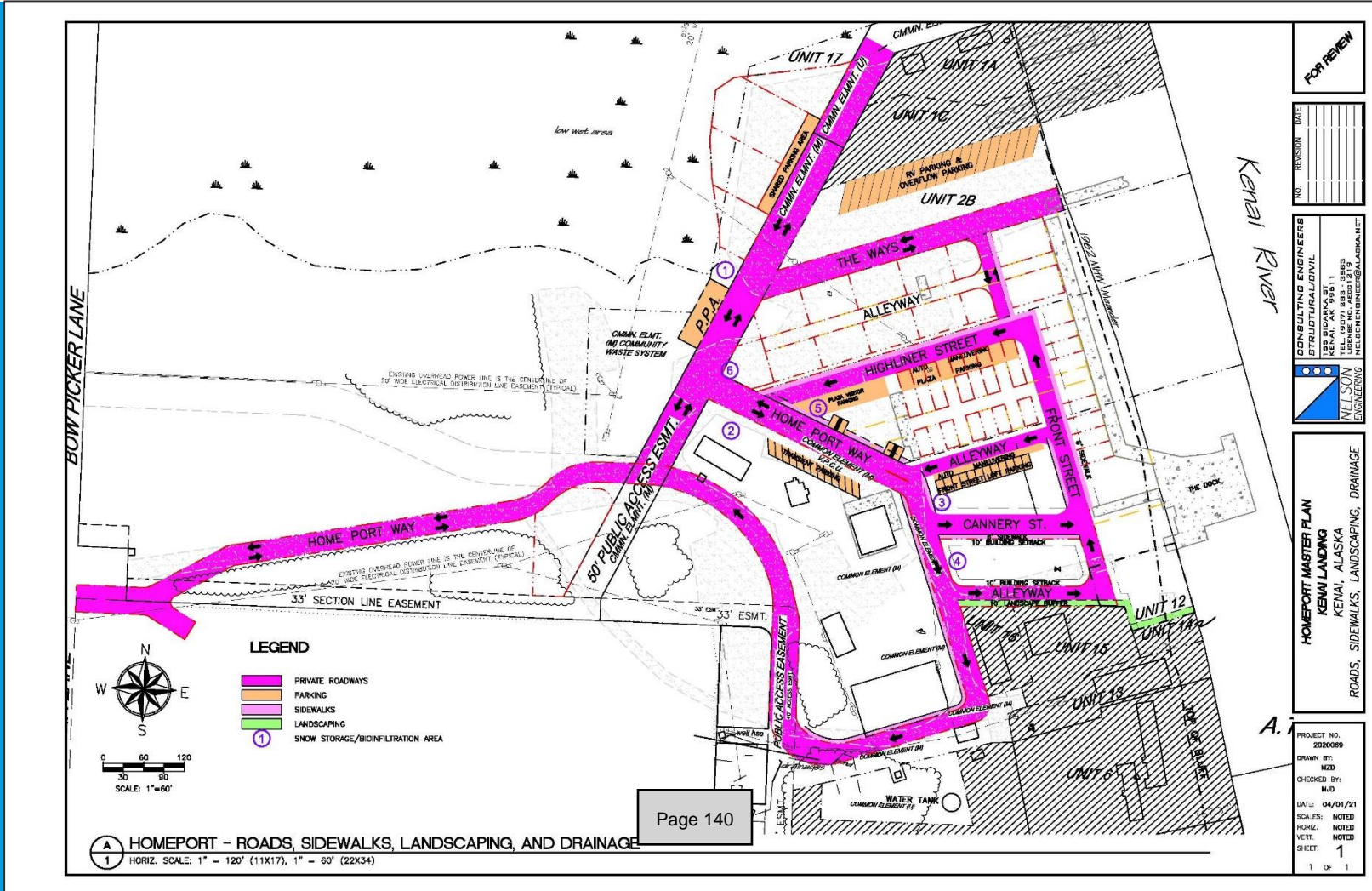
- Proposal for a planned unit residential development (PUD) for 60 dwelling units in Phase A.
- Phase A includes six development areas within an approximately 13 acre project site.



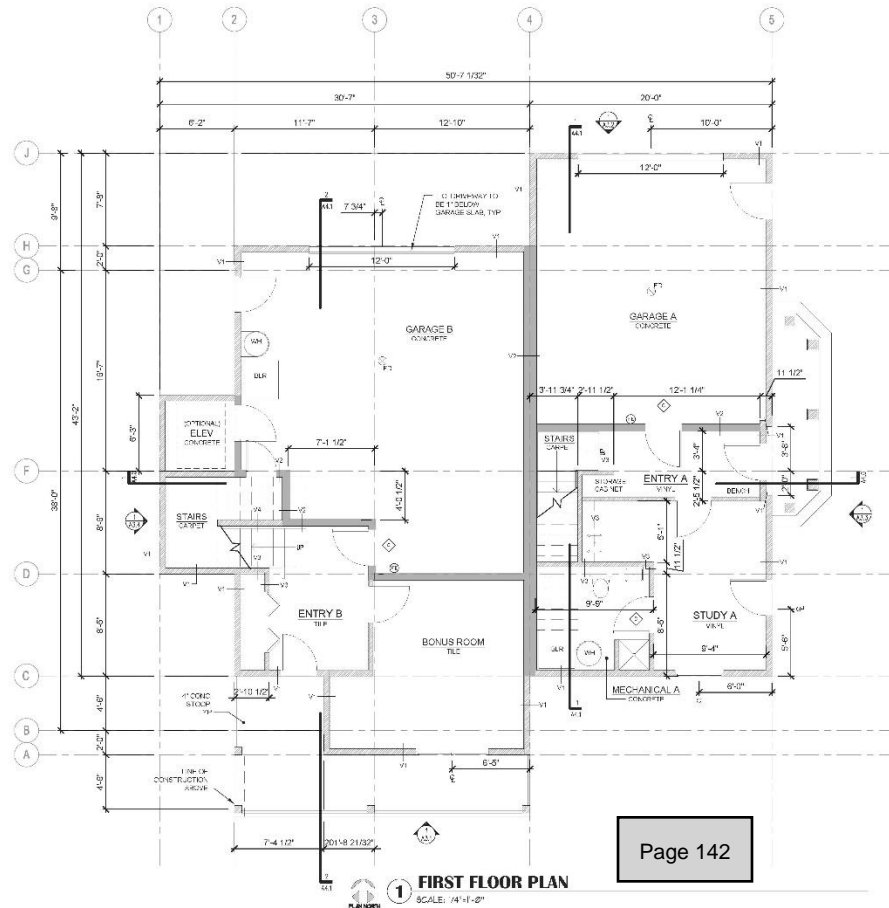
DRAFT SITE/MASTER PLAN



DRAFT ROAD NETWORK



FLOOR PLANS/ELEVATIONS



GENERAL SHEET NOTES:

1. SEE EACH DIMENSION FOR DIMENSIONS OVER F.
2. PROVIDE CURB FOR ADA COMPLIANCE EXCEPT WHERE NOTED OTHERWISE. PROVIDE CURB FOR ADA COMPLIANCE EXCEPT WHERE NOTED OTHERWISE. PROVIDE CURB FOR ADA COMPLIANCE EXCEPT WHERE NOTED OTHERWISE.
3. PROVIDE SMOKE DETECTOR ON HALLWAY AND ONE CARBON MONOXIDE DETECTOR IN EACH GARAGE ON LEVEL. HALL.
4. PROVIDE SLOPES FOR HAND CAP RAILS AT 1/2" AND 1/4" IN ALL GARAGES IN UNIT'S D.C.
5. INSTALL SMOKE TO LIGHT P/N NET CLEAR OPERABLE WINDOW AND/OR 2" x 8" OPEN SILL IN EACH GARAGE. CLEAN UP IN 48 HOURS AFTER SET.
6. ALL RTI'S ARE INCLUDED.
7. GENERAL NOTE: TYP BETWEEN HOUSES AND UNITS IS 2" MIN.

LEGEND:

- 1. 1/2" x 1/2" SILL
- 2. FIRE EXTINGUISHER
- 3. SMOKE DETECTOR + CEILING
- 4. CARBON MONOXIDE + CEILING DETECTOR + CEILING



AVISION
ARCHITECTURE
1231 Gambell Ste. 400
Anchorage, Alaska 99501
907-349-1425

**HOMEPORT CONDOMINIUMS
DUPLIX**
Kenai, Alaska
FIRST FLOOR PLAN

PRE-100% DRAWINGS

Drawing Date:	3/12/21
Drawn By:	EFB
Checked By:	EFB
Job No.:	2116
Revisions:	

A2.1

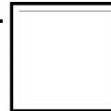
FLOOR PLANS/ELEVATIONS



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

GENERAL SHEET NOTES:

1. SEE PLAN FOR DIMENSIONS AND FINISHES

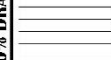


AVISION
ARCHITECTURE
1231 Gambell Ste. 400
Anchorage, Alaska 99501
907-349-1425

**HOMEPORT CONDOMINIUMS
DUPILEX**
Kenai, Alaska
SOUTH ELEVATION

PRE-100% DRAWINGS

Drawing Date: 3/12/21
Drawn By: EJD
Checked By: JRE
Job No.: 2119
Revisions:



A3.1

STAFF ANALYSIS

- 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:
- A conditional use permit for a PUD must also meet the conditions cited in 14.20.170 Planned Unit Residential Development. This criteria is reviewed under Criteria #1 of the Conditional Use Permit in this application.

REVIEW CRITERIA

- *Criteria #1: The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district (includes conditions cited in 14.20.170 Planned Unit Residential Development).*
- *Criteria #2: The value of the adjoining property and neighborhood will not be significantly impaired.*
- *Criteria #3: The proposed use is in harmony with the Comprehensive Plan.*
- *Criteria #4: Public services and facilities are adequate to serve the proposed use.*
- *Criteria #5: The proposed use will not be harmful to the public safety, health or welfare.*
- *Criteria #6: Specific conditions deemed necessary.*

RECOMMENDATIONS

- City staff find that the applicant meets the criteria for issuance of a Conditional Use Permit as set forth in Kenai Municipal Code 14.20.150 and Kenai Municipal Code 14.20.170 Planned unit residential development, 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 Planning Director.
 3. Prior to issuance of a Building Permit, conditions listed under 14.20.170 Planned Unit Residential Development must be reviewed and approved by the Planning Director.
 4. Prior to issuance of a Building Permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director. Adjustments to criteria regarding lot width, lot size, and setbacks will be considered due to the nature of the project, including the Condominium approach in lieu of multiple lots.

RECOMMENDATIONS CONTINUED

5. Prior to beginning construction of the project, a building permit must be issued by the Building Official for the City of Kenai.
6. Applicant will provide a copy of DEC compliance certification on the water/sewer system.
7. Approval and issuance of the Conditional Use Permit for the Planned Unit Residential Development results in expiration of PZ2020-35 granting a Conditional Use Permit for two, two unit townhouses and one three unit townhouse on the subject property.
8. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
9. The applicant will meet with City staff for on-site inspections when requested.
10. If there is a change of use for the above described property a new Conditional Use Permit must be obtained, pursuant to 20.150(i)(5).

RECOMMENDATIONS CONTINUED

11. 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.
12. Failure to provide documentation to the City for meeting these conditions shall be grounds for the suspension or revocation of the conditional use permit.
13. The developer or subdivider of any Planned Unit Residential Development including common open area, property, or amenities, shall have evidence that compliance with Uniform Common Interest Ownership Act, AS 34.08, has been made prior to the sale of any townhouse dwelling units.

ATTACHMENTS

- A. Resolution
- B. Application
- C. Site Plan/Exhibits
- D. Elevation/Floor Plan Drawings
- E. DEC Documentation

A. RESOLUTION



CITY OF KENAI
 PLANNING AND ZONING COMMISSION
 RESOLUTION NO. 2021-10

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
 GRANTING A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT.

APPLICANT: Kenai Landing, Inc.

REPRESENTATIVE: Jonathan Faulkner

PROPERTY ADDRESS: 2101 Bowpicker Lane

LEGAL DESCRIPTION: Tract A, Kenai Landing Cottages Subdivision

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04910123

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on March 12, 2021; 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 April 28, 2021, 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;*

Criteria Met: The Kenai Municipal Code 14.22.010 – Land Use Table provides that a planned unit residential development is a conditional use for the Heavy Industrial zoning district. The proposed street network is anticipated to be sufficient to accommodate the traffic generated from 60 residential units in Phase A. In addition, a conditional use permit for a PUD must also meet the conditions cited in 14.20.170 Planned Unit Residential Development.

b) Planned Unit Residential Development shall be subject to the following standards:

- (1) The proposed development shall meet the applicable conditions specified in KMC 14.20.150.***

Resolution No. PZ2021-10
 Page 2 of 6

Staff Response: The planned unit residential development and the associated 60 dwelling units meet the intent of KMC14.20.150, given compliance with the staff recommended specific conditions set forth below.

(2) A detailed development plan shall be submitted to the Commission including a site plan drawn to scale. The site plan shall include, but not be limited to, the topography and drainage of the proposed site, the location of all existing and proposed structures, designated areas of common open space, internal and external circulation patterns, and location of the required parking spaces. A general floor plan of the principal buildings, together with any requested information, shall also be submitted to the Commission. A development schedule shall also be submitted for the purpose of coordinating the development and open space components of the Planned Unit Residential Development.

Staff Response: A detailed development plan has been submitted by the applicant and includes exhibits for a site plan, utilities, parking, phasing, development areas, open space plans, and general floor plans.

(3) The minimum parcel size allowed for a Planned Unit Residential Development shall be two and one-half (2.5) acres, inclusive of any dedicated right-of-way or public use easement which may exist within the boundaries of the site.

Staff Response: This application meets this standard with an approximately 13 acre project site for Phase A.

(4) The maximum number of dwelling units per acre allowable within the gross area of a Planned Unit Residential Development shall be as follows:

Zoning District (Gross Area)	Dwelling Units/Acre
Rural Residential	Six (6)
Suburban Residential	Subject to Commission Determination
Urban Residential	Subject to Commission Determination

Staff Response: The Heavy Industrial zoning district is not specified in this standard's table, therefore, the dwelling units per acre are subject to Commission determination. Staff considers this application meeting this standard with a 4.59 dwelling units/acre, less than the 6 dwelling units per acre of the low-density Rural Residential zoning district, a zoning district that generally does not have as much intensity of use as the Heavy Industrial district.

(5) The allowable land use activities shall include the following:

A. RESOLUTION CONTINUED

Resolution No. PZ2021-10
Page 3 of 6

(A) Residential uses including single-family, duplex, multiplex, and townhouse dwelling units;

(B) Any principal, secondary, or conditional uses permitted within the zoning district in which the Planning Unit Residential Development is to be established.

Staff Response: This standard is met with the inclusion of single-family, duplex, multiplex, and townhouse dwelling units.

(6) The building coverage within the Planned Unit Residential Development shall not exceed thirty percent (30%) of the site area in the RR and RS zones or forty percent (40%) of the site if located in the RU zone.

Staff Response: Phase A lot coverage is approximately 10% of the 13.05 acre project site, therefore, this standard is met as substantially lower than 30% lot coverage.

(7) The following design standards shall govern the Planned Unit Residential Development:

(A) The development requirements of the specific zoning district, except as otherwise allowed, shall apply to all portions of the development;

Staff Response: Prior to issuance of a Building Permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director. Adjustments to criteria regarding lot width, lot size, and setbacks will be considered due to the nature of the project, including the Condominium approach in lieu of fee simple lots. This condition of approval is noted below.

(B) All areas not devoted to building or associated parking areas shall be left in its natural state, appropriately landscaped, utilized for an active or passive recreation area, or developed for a purpose specified in a submitted site development plan;

Staff Response: Exhibits have been provided demonstrating the reserved usable open space, which includes a dock, promenade, plaza, and natural spaces. A detailed landscape/site plan is required as a condition of approval as noted below.

(C) A minimum of thirty percent (30%) of the site shall be reserved as usable open space. Any portion of this open space may be reserved in common for the benefit of the residents within the Planned Unit Residential Development.

Staff Response: Approximately 34% of the project site is reserved as usable open space.

(D) Residential and nonresidential uses within the Planned Unit Residential Development shall be separated by a buffer strip, landscaped area, fence, or other manner deemed appropriate by the Commission.

Staff Response: This application does not have any non-residential uses.

(E) Any use developed along the perimeter of the Planned Unit Residential Development shall be consistent with principal uses allowed in the abutting zoning districts.

Resolution No. PZ2021-10
Page 4 of 6

Staff Response: Neighboring parcels are also zoned heavy industrial, and the residential use of the PUD is considered compatible with the lodging and event uses on the adjacent property to the south. This application does not have development planned for the northern perimeter of the subject parcel.

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

Staff Response: This standard has been added as a condition of approval of the Conditional Use Permit application as set forth below.

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

Criteria Met. The surrounding neighborhood consists of City leased land, North Pacific Seafoods, and open space to the north, Cannery Lodge to the south, the Kenai River to the east, and Hillcorp and residential to the west. Generally speaking, new residential construction of this nature, tends to increase neighborhood property values and should not negatively impair the value of adjacent properties.

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

Criteria Met. The Land Use Plan in the City's Comprehensive Plan designates this property as Industrial, which may include warehousing, trucking, packaging, distribution, production, manufacturing, processing, marine-related industry and storage, and similar industrial activities. As noted in the Comprehensive Plan, the decline of the commercial fishing industry has affected operations of some fish processing plants. A past use of the subject property, Kenai Municipal Code 14.22.010 – Land Use Table provides that a Planned unit residential development is a conditional use for the Heavy Industrial zoning district, and a development option that can meet the current demands for multiple types of housing, along with outdoor amenities, in the City of Kenai.

Below are additional goals/objectives from the Comprehensive Plan that support this PUD application:

- Q-9 Encourage healthy lifestyles by providing opportunities and/or facilities for outdoor activities.
 - LU-14 Ensure a pattern of connecting streets and blocks that allows people to get around easily by foot, bicycle or car when approving new developments, both commercial and multifamily.
 - LU-10 Encourage creative subdivision design for residential areas.
- PR-4 Support projects that provide additional quality outdoor and indoor recreation.

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

A. RESOLUTION CONTINUED

Resolution No. PZ2021-10
Page 5 of 6

Criteria Met. Existing public sewer and water utilities are located on Bridge Access Road and are approximately two miles away from the subject property, and therefore, are not a viable option for this project. The PUD Phase A will have access to water, sewer, waste removal, and road maintenance provided by the commercial condominium. Natural gas service will be provided by Enstar and electricity by Homer Electric Association. Kenai Municipal Code 14.20.250(b)(8) requires that there are two parking spaces available for each unit for a total of 120 parking spaces for the 60 units. The attached application meets this requirement by providing a garage and surface parking for at least two vehicles per each dwelling unit with an additional 20 spaces dedicated to transient, RV, and boat launch parking. While primarily provided by a private entity, staff believes the services and facilities are adequate to serve the development.

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

Criteria Met: A planned unit residential development of 60 dwelling units for Phase A will not be harmful to the public safety, health and welfare. Staff believes that services are available to adequately serve this development. The applicant has provided the City with a draft site plan, which indicates that there will be sufficient parking available for residents and guests. The subject property is transitioning away from a traditional heavy industrial zoning use, and therefore, industrial impacts on public safety, health and welfare do not have to be considered in evaluating this project.

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 below.

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 planned unit residential development with 60 dwelling units on Tract A, Kenai Landing Cottages Subdivision located at 2101 Bowpicker Lane.

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 Planning Director.
3. Prior to issuance of a Building Permit, conditions listed under 14.20.170 Planned Unit Residential Development must be reviewed and approved by the Planning Director.
4. Prior to issuance of a Building Permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director.

Resolution No. PZ2021-10
Page 6 of 6

Adjustments to criteria regarding lot width, lot size, and setbacks will be considered due to the nature of the project, including the Condominium approach in lieu of fee simple lots.

5. Prior to beginning construction of the project, a building permit must be issued by the Building Official for the City of Kenai.
6. Applicant will provide a copy of DEC compliance certification on the water/sewer system.
7. Approval and issuance of the Conditional Use Permit for the Planned Unit Residential Development results in expiration of PZ2020-35 granting a Conditional Use Permit for two, two unit townhouses and one three unit townhouse on the subject property.
8. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
9. The applicant will meet with City staff for on-site inspections when requested.
10. 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).
11. 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.
12. Failure to provide documentation to the City for meeting these conditions shall be grounds for the suspension or revocation of the conditional use permit.
13. The developer or subdivider of any Planned Unit Residential Development including common open area, property, or amenities, shall have evidence that compliance with Uniform Common Interest Ownership Act, AS 34.08, has been made prior to the sale of any townhouse dwelling units.

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

ATTEST:

JEFF TWAIT, CHAIRPERSON

JAMIE HEINZ, CMC, CITY CLERK

B. APPLICATION

To: Ryan Foster, Planning Director, City of Kenai
Fr: Jon Faulkner, Pres., KLI
Re: Planned Unit Development Application
Date: March 12, 2021

Mr. Foster:

Please find attached here the Planned Unit Development (PUD) application from Kenai Landing, Inc. (KLI) for our Home Port project, located on the former Wards Cove Cannery site.

We are excited to engage the City of Kenai Planning and Zoning Commission in the creation of "Home Port", a residential waterfront community reminiscent of an Alaska fishing town. Kenai has a rich fishing history which is worthy of recognition and Home Port draws upon this history and that of other exceptional waterfront communities. Home Port will feature new residential dwellings with architecture that is timeless in its simplicity. The mixture of proposed attached and detached dwellings in Home Port will capture the atmosphere of a vibrant waterfront community and significantly enhance the assessed valuation supporting Kenai's tax base.

We are committed to working with the staff and Commission to accomplish this vision. As the owners of Land's End and the developer of the highly successful "Lodges" at Land's End in Homer, our board has learned how to successfully implement large and complex projects. We know the best projects involve vision and effort from an entire team, working from the initial permits to the ongoing management of the commons years after the first foundation is poured. We wish to thank you and your team of planners and volunteer Commissioners for assisting in the launch of Home Port.

This PUD application coincides with an application to the Kenai Peninsula Borough (KPB) to approve a subdivision of Tract A, in order to affect the removal of PRL's Cannery Lodge from the condominium association (KLCCA). The PUD will proceed in tandem with this re-plat so that the review and the subsequent conditions for the development and re-plat are coordinated. KLI understands our PUD approval must coincide with KPB approval and recording of the plat.

Upon the advice of expert counsel Mr. Jim McCollum, the Home Port project will advance under a "traditional" Condominium model as opposed to a "Site Condominium", which was better suited to the prior development. This requires a re-statement of our Condominium Declaration and we will keep you and the planning commission fully informed of these changes. We can proceed with Phase One of Home Port using the recently approved CUP and our present condominium structure, and then re-state a new condominium declaration to accommodate the PUD and Plat once they are approved.

RECEIVED
CITY OF KENAI
DATE 3-12-21
PLANNING DEPARTMENT

We have attached five pages of "Exhibits" to this application, which you have seen in draft form. These consists of the following drawings created by Nelson Engineering, who has a long history of successful projects on the Kenai Peninsula.

Exhibit 1: KLI existing utility grid.
Exhibit 2: KLI's proposed phasing plan.
Exhibit 3: Home Port PUD proposed development areas.
Exhibit 4: Home Port proposed roads, alleys, parking and landscaping.
Exhibit 5: Homer Port proposed Master Plan.

The detailed plans prepared by Nelson Engineering address all the aspects of a required PUD plan and application. The plans are intended to implement a variety of dwelling types allowed under Kenai's zoning code, attached and detached residential. The dimensional standards follow those set out in the codes where expressly provided. Where standards are absent or inapplicable, we have proposed requirements that meet sound engineering and architectural practice. An example of this is our one-way street alignment and the rear access for vehicles to dwellings via alleyways which are located behind the dwellings. Or, in the case of Front Street Lofts, which front on both Front Street and the waterfront Promenade, the provision for off-street parking.

We have worked hard to coordinate a vast amount of detailed planning, engineering, architectural and market information into these plans and the application. If there is anything that is unclear to you or that you have any concern with, please contact me to address the issue. It is our goal to fully inform you and your staff in order to present a clear, compliant and attractive plan to the Commission that will contribute to the growth of Kenai.


Respectfully Submitted,



Jon Faulkner


President: Kenai Landing Inc., Developer of Home Port Master Planned Community

B. APPLICATION CONTINUED

 Conditional Use Permit Application		City of Kenai Planning and Zoning Department 210 Fialgo Avenue Kenai, AK 99511 (907) 283-8200 planning@kenai.city www.kenai.city/planning	
		PROPERTY OWNER	
Name:	Kenai Landing Inc		
Mailing Address:	2101 Bowpicker Lane		
City:	Kenai	State:	AK
Phone Number(s):	907-399-3410	Zip Code:	99611
Email:	landsendJDF@gmail.com		
PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)			
Name:	Jonathan Faulkner		
Mailing Address:	4621 west Hill Dr.		
City:	Homer	State:	AK
Phone Number(s):	907-399-3410 and 907-235-6970	Zip Code:	99603
Email:	landsendJDF@gmail.com		
PROPERTY INFORMATION			
Kenai Peninsula Borough Parcel # (Property Tax ID):	049-01-23, 049-01-23C012		
Physical Address:	2101 bow picker lane Kenai, AK 99611		
Legal Description:	Tract		
Zoning:	Heavy Industrial (IN)		
Acres:	Tract A: 50 acres		
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?	Tract a is mostly vacant and unoccupied		
Conditional Use Requested for (attach additional sheets if necessary):	See Attached Addendum		
Explain how the conditional use is consistent with purposes and intent of the zoning district of the property:	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:	City Leased land, North Pacific Seafoods, open space
Use of surrounding property - south:	Cannery Lodge
Use of surrounding property - east:	Open Space, public lands, Kenai River
Use of surrounding property - west:	HillCorp, residential, public lands
Explain how the conditional use is in harmony with the City's Comprehensive Plan:	See Attached Addendum
Are public services and facilities on the property adequate to serve the proposed conditional use?	See Attached Addendum
Explain how the conditional use will not be harmful to public safety, health, or welfare:	See Attached Addendum
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?	See Attached Addendum
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>
Print Name:	Jonathan Faulkner
Title/Business:	President KLJ
Date:	3/08/21
For City Use Only	Date Application Fee Received: PZ Resolution Number:

B. APPLICATION CONTINUED

 <p>Conditional Use Permit Application</p> <p>CHECKLIST</p>	<p>City of Kenai Planning and Zoning Department 210 Fidalgo Avenue Kenai, AK 99611 (907) 283-8200 planning@kenai.city www.kenai.city/planning</p>
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Evaluate uses allowed in your zoning district. Information on zoning is available at kenai.city/planning/page/zoning. <input checked="" type="checkbox"/> Submit completed application form. The application form must include an attached site plan/floor plan with square footages of all structures on the property and parking areas. If applicable, include a State Business License and a KP/B Tax Compliance Form with the application. Intents of zoning districts are at kenai.municipal.codes/KMC/14.20. Information about the Comprehensive Plan is at kenai.city/planning/page/comprehensive-plan. <input checked="" type="checkbox"/> Pay the \$265 fee as outlined in the Fee Schedule (\$250 + 6% tax). <input checked="" type="checkbox"/> City staff will evaluate your application following Kenai Municipal Code 14.20.230 (kenai.municipal.codes/KMC/14.20.150). Please answer questions from City staff about your application. <input checked="" type="checkbox"/> Meet with Fire Marshall for inspection of premises (if necessary). The Fire Marshal will contact you to arrange an inspection. <input checked="" type="checkbox"/> Post sign on your property and confirm the posting with the City. Planning staff will contact you and provide a sign stating a conditional use permit application has been submitted. The sign must be posted at least 10 days before the Planning & Zoning Commission meeting. <input checked="" type="checkbox"/> Attend Planning & Zoning Commission meeting (not mandatory, but recommended). Attendance is beneficial so you are able to answer questions of the Commission. <input checked="" type="checkbox"/> 15-day appeal period of the Planning & Zoning Commission's decision. 	
<p style="text-align: center;">Thank you for choosing the City of Kenai</p> <p style="text-align: center;">Please contact the Planning & Zoning Department with application questions.</p>	

Addendum to Conditional Use Application
Home Port
A Planned Unit Development, by Kenai Landing, Inc.

This Conditional Use application, authorizing a Planned Unit Development (PUD) is requested for the following purpose.

- Kenai Landing, (KL) is applying for this PUD in order to develop its real estate holdings in an economically sound, responsible, and legally compliant manner. The prior industrial use of this property, salmon processing, is no longer viable. The uniqueness and value of this waterfront location suggest that the PUD ordinance is the best approach for development and the Kenai zoning code permits a PUD within this IH zone.
How is the PUD consistent with the purpose and intent of the zoning district of the property?
 - For Tract A, the purpose and intent of the zoning district was influenced by the historical presence of the Wards Cove Cannery that pre-dated the Incorporation of the city of Kenai. Applicant's proposed mix of residential with light commercial and retail activity is consistent with the historic purpose of Tract A that existed when the zoning district was formed. The intent of Tract A's zoning district has always been to encourage large scale investment, to accommodate a range of residential and commercial uses, and to avoid heavy industrial uses that impact the environment or surrounding lands too adversely. Thus, the proposed PUD is consistent with the purpose and intent of the IH zoning district here.

How will the value of the adjacent property and neighborhoods not be impaired by the PUD?

- Cannery Lodge is a successful lodging and event venue that is the only adjacent landholder to the proposed PUD to the south of Tract A. Its owner, PRL (Ron Hyde) is supportive of this PUD as it represents the least likely use to impair the value of his investment and most likely to enhance it, especially when compared to other possible permitted uses in the IH zone. Traffic, for example, will increase but not as intensely as commercial traffic associated with a large fish processing or manufacturing facility. The PUD, therefore, is more likely to enhance the value of like property that surrounds the PUD.

How is the PUD application in harmony with the Comprehensive Plan?

- The Comprehensive Plan recognizes a history of mixed use on Tract A, a significant component of which was seasonal residential lodging for hundreds of fishermen, engineers and cannery workers. The Comprehensive Plan emphasizes harmony of adjacent uses and this PUD application advances that objective. Finally, it brings valuable land into production in a manner that reflects its highest and best economic use and highest potential assessed value.

Are public services in the property adequate to serve the needs of the proposed PUD?

- Yes, the commercial condominium, will provided water, waste, road maintenance and other services to unit owners. Primary physical and legal access is provided via Cannery Road, an existing public road.

B. APPLICATION CONTINUED

HEA will provide power and Enstar will provide natural gas. Thus, a combination of both public and private services offered through the commercial condo association create an adequate base of service.

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

6. There are no elements of the PUD use which are deemed harmful to the public health, safety and welfare- certainly none that increase risks to the public over the historic industrial fish processing use. Harmful effects, if any, simply reflect those associated with living in a residential mixed use waterfront environment.

Are there any measures with access, screening, site development, building design, or business operations that will lessen potential impacts of the PUD.

7. Yes. KLI and PRL are combining their legal access into one single point of ingress / egress off of Cannery Rd., thus eliminating their separate entrances at a cul-de-sac on Cannery Road. This is being done as part of a re-plot that is coordinated among the City, KP8, PRL and the applicant. This will avoid traffic conflicts and make both projects conform to KP8 code.

The applicant's proposed phasing by subdivided Tracts will be a measured and prudent way for project approvals to advance into the future. This will ensure timely compliance with PUD conditions and a scaled approach to completion of common (shared) services as they are required to service the development as permitted and constructed.

Finally, the applicant is proposing that densities be approved according to separate "Development Areas" which represent unique spaces within Home Port that have distinct attributes. KLI views this as a practical means to regulate the type of units, their size, setbacks and allowed density by each uniquely defined area.

*Jon Faulkner
4/1/21*

To: Ryan Foster, Planning Director, City of Kenai
Fr: Jon Faulkner, President, KLI 977
Re: Home Port CUP / PUD Updated Information
Date 4/1/21

Ryan:

Thank you to you and your staff for your continued efforts with regard to our Home Port CUP / PUD application. Your assistance has helped us prepare the best possible application to the Commission.

Following and attached are updated Exhibits and supplemental materials relating to KLI's application. Hopefully, you will find this information responsive to requests presented in our prior correspondence.

You had requested a clear delineation of the December 2020 CUP relating to Phase One of Home Port, already approved by the Commission. The best representation of that CUP is the Exhibit showing the different Development Areas. "Cannery Row South" represents the area of Phase One approved by the Commission.

One goal we have always had for Phase One is to include a detached SFR model, which the prior CUP could not consider. So, assuming Commission support for the concept, we would like to have detached SFR considered in Phase One, which is labelled in the attached Exhibit as "TBT".

The attached Excel spreadsheet shows in detail the square footages of various components of the project, which is intended to provide a complete and comprehensive project analysis and description¹. This Project Data Grid will allow staff and Commissioners to perform a multitude of calculations relating to Phase One, including those specifically relating to DU/acre; building coverage calculations; minimum 30% open space requirements; etc. This is consistent with our desired approach, which is to consider both the individual DAs, but also how they compliment the larger planned development. The project will benefit from diversity in scale and siting, while maintaining overall continuity of architectural theme.

You requested that our plan address a parking plan and calculations per KMC 14.20.250: <https://kenai.municipal.codes/KMC/14.20.250>. The attached Grid, which includes a parking count, combined with the Master Plan, fulfills this request.

Both the water and wastewater systems are fully compliant and permitted, and we will work with staff to ensure the precise documentation is submitted for verification. Often, these permits come in several different formats which can be condensed into a single communication by the permitting agency.

Floorplans for Phase One Duplex units are attached. Other models, including the Front Street Lofts, the Plaza, and Highliner Row, will be close derivatives of these floorplans, although Front Street Lofts are two story. These floorplans will be immediately supplemented as the architect prepares them.

¹ Site area calculation are provided by Nelson Engineering

B. APPLICATION CONTINUED

Page 2
KLI CUP / PUD
4/1/21

Your prior correspondence raised a concern about different levels of detail between our proposed PUD phases and the future development areas. It is KLI's intent to submit only Area A for Planning Commission consideration of the PUD, thus explaining the high level of detail associated with this "Phase One". Notably, this Area A (which we call Phase One) includes the area already approved by the

December 2020 CUP. Any detail we provide for future phases B,C,D and E is intended to show staff and the Planning Commission our intent for tract designation by our pending subdivision and also to delineate areas to be designated as "Future Development" or "Future CUP Consideration".

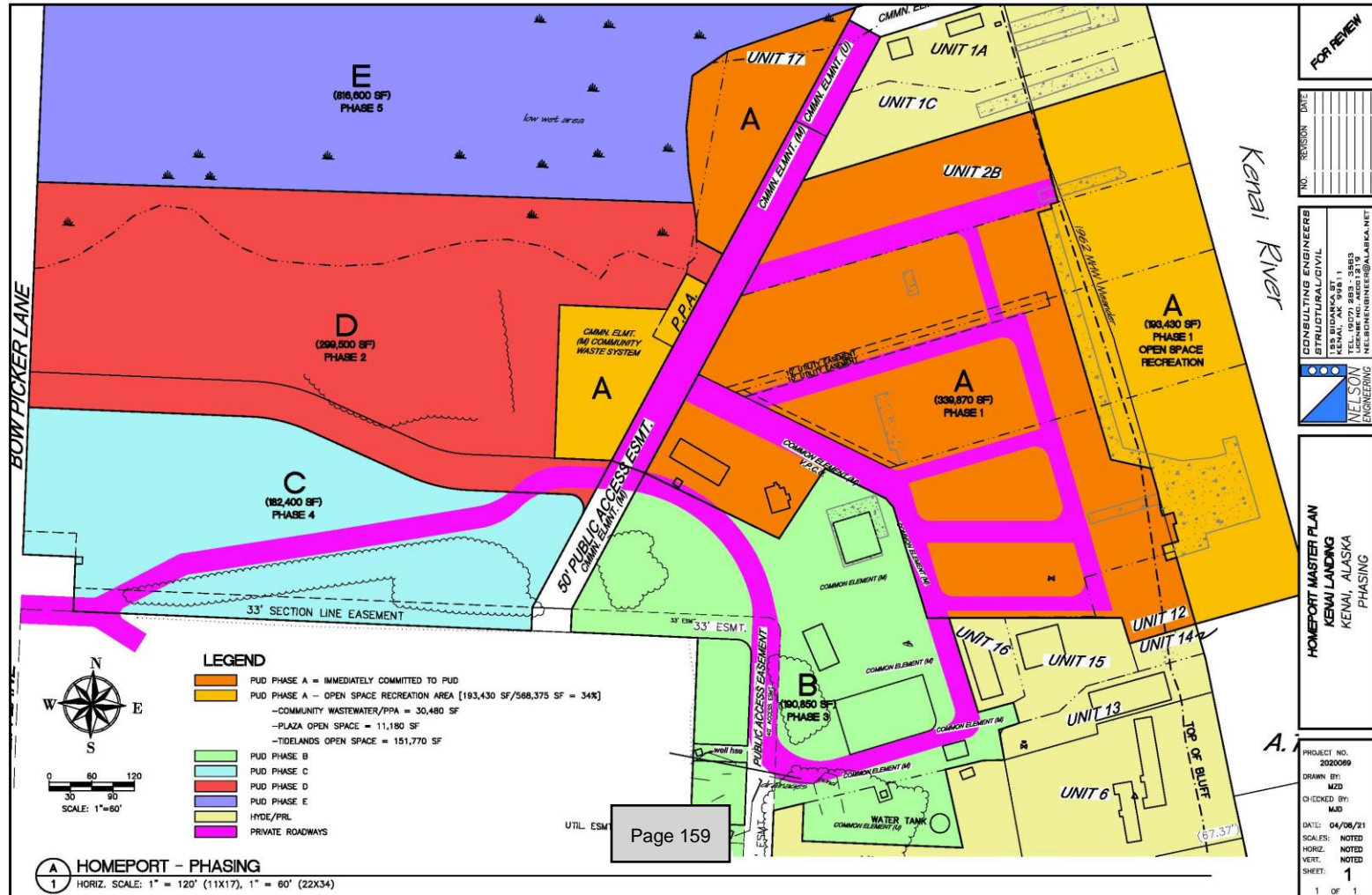
As we progress with staff recommendations, one practical request is to include a provision for staff review of minor plan adjustments or modifications that DO NOT increase critical ratios, DU calculations, parking or other substantive conditions.

Again, on behalf of KLI, thank you for your hard work and assistance on this project. We look forward to working with you, your staff, the Commission and other members of the public to make Home Port a project of lasting value to the community.

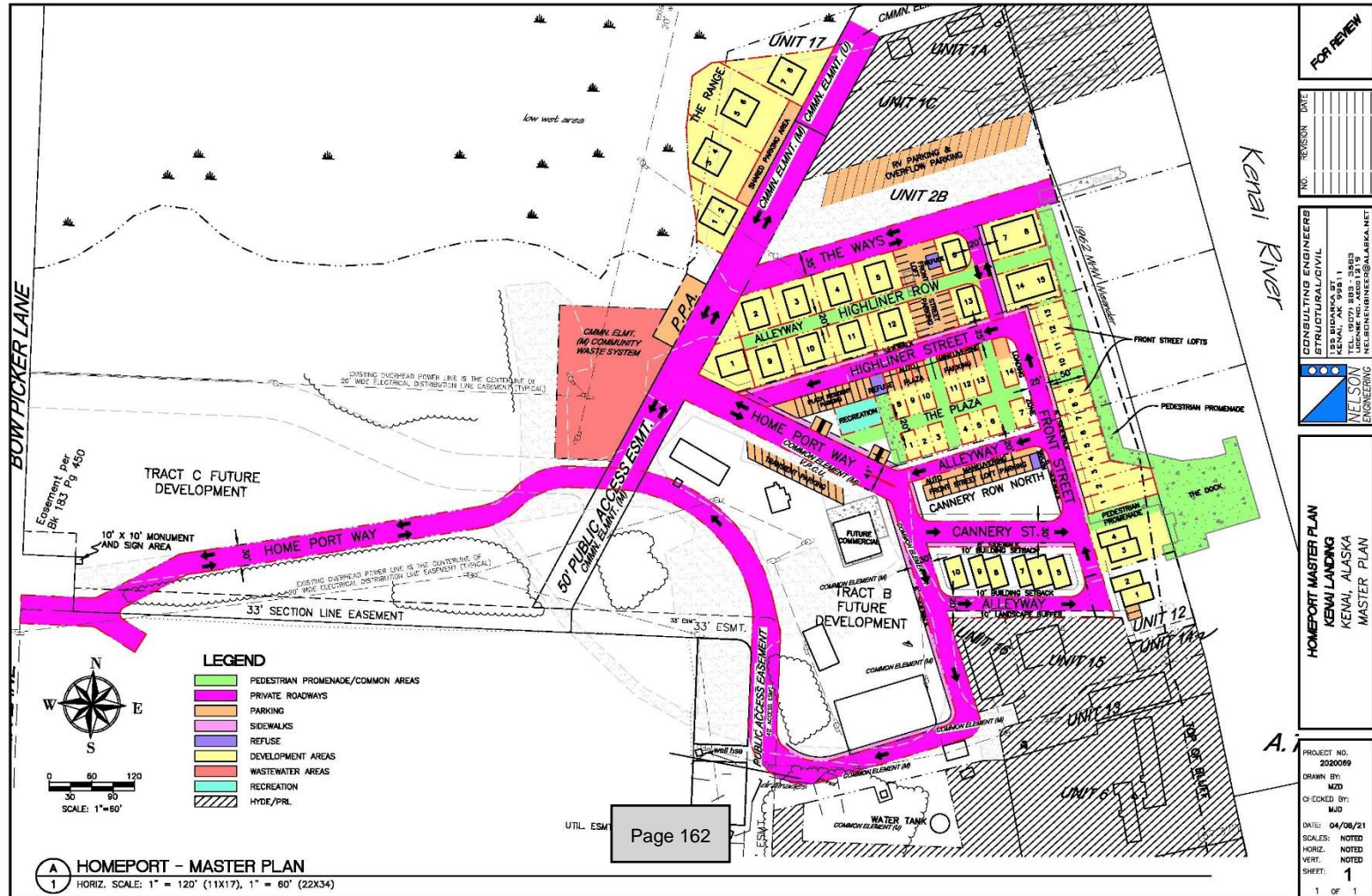
Respectfully Submitted,


Jon Faulkner, Pres., KLI

C. SITE PLAN/EXHIBITS



C. SITE PLAN/EXHIBITS



C. SITE PLAN CALCULATIONS

Home Port PUD

Total Acreage of Phase A	568,375 sq. ft.	13.05
Total Dwelling Units	60	
Dwelling Units Per Acre	4.9	
Total Phase One Open Space	193,430 sq.ft.	34%

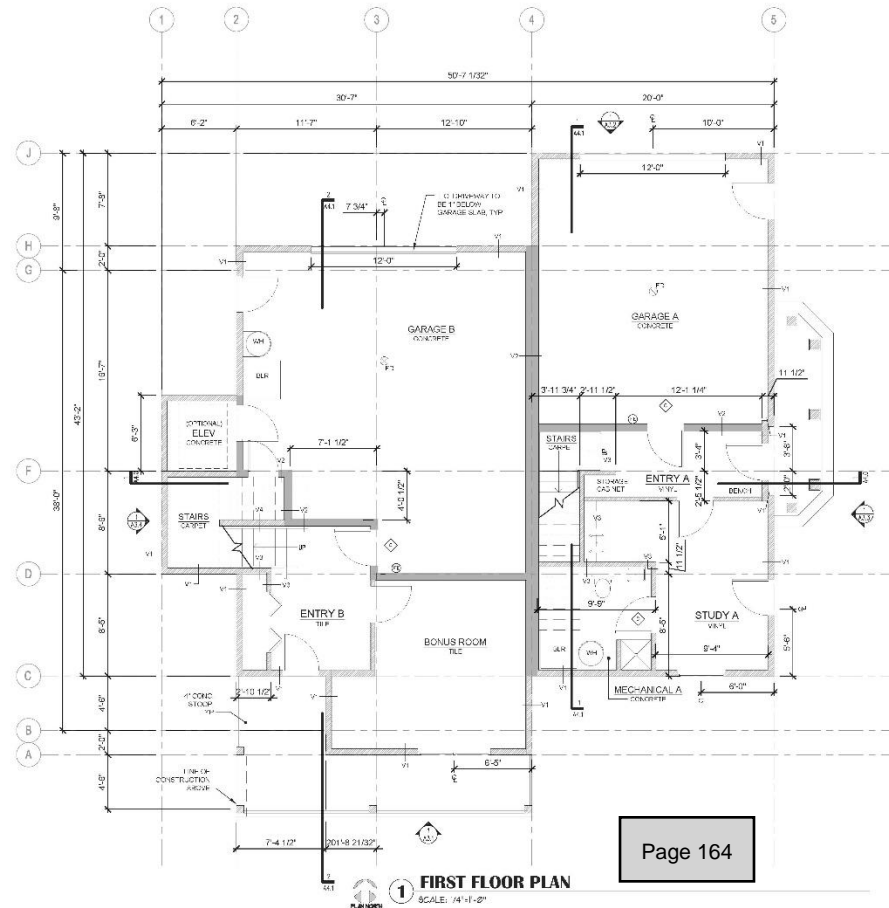
Total Lot Coverage--By Dev. Area	Square Footage	Lot Coverage	Ratio by DA	Building Footprints
Cannery Row South	31,635	9,653	31%	Hilma Model (20') 860 sf
Cannery Row North	16,870	To Be Determined		Redoubt Model (24') 1,050 sf
The Plaza	39,695	11,200	28%	
Front Street Lofts	17,825	11,040	62%	
Highliner Row	62,285	15,360	27%	
The Range	32,630	7,680	24%	
Total	200,940	56,175	28%	

Phase A Lot Coverage With Open Space	10%
Phase A Lot Coverage Without Open Space	15%

Parking Requirements

Development Areas	Proposed Units	Residential Parking Required (2 stalls per DU)	Parking met by private garages within Unit	Parking met by private designated spaces	Location of Designated spaces
Cannery Row South	10	20	0	4	Unit Driveway off Alleyway
Cannery Row North	To Be Determined	To Be Determined	To Be Determined		Unit Driveway off Alleyway
Front Street Lofts	13	26	0	26	Cannery North Alleyway
The Plaza	14	28	14	14	South Side Highliner Street
Highliner Row	15	30	30	0	All Garages Within Units
The Range	8	16	8	8	Unit Driveway off 50' Access
Column Totals	60	120	58	52	
			Total Resident Parking Provided	120	
			Resident, RV and Boat Launch	20	
			Total All Shown	140	

D. FLOOR PLANS/ELEVATIONS



Page 164

GENERAL SHEET NOTES:

1. SEE EACH DIMENSION FOR DIMENSIONS OVER F.
2. PROVIDE CURB FOR AVOIDANCE OF "NAILERS" IN ALL FINISH FLOOR SURFACES. PROVIDE 2" MIN. SLOPE FOR DRAINAGE. PROVIDE 1" MIN. SLOPE FOR DRAINAGE. PROVIDE 1" MIN. SLOPE FOR DRAINAGE. PROVIDE 1" MIN. SLOPE FOR DRAINAGE.
3. PROVIDE STAIRS ON MAIN FLOOR AND ONE GROUND FLOOR DETECTOR IN EACH GARAGE DETECTOR LEVEL. ALL GARAGES IN UNIT'S.
4. PROVIDE STAIRS FOR HAND CARPENTRY AT 1/2" AND 1/4" IN ALL GARAGES IN UNIT'S.
5. INSTALL STAIRS TO HAVE 1" MIN. CLEAR SPACE TO STAIRS AND 1" MIN. CLEAR SPACE TO STAIRS AND 1" MIN. CLEAR SPACE TO STAIRS AND 1" MIN. CLEAR SPACE TO STAIRS.
6. ALL IN 3/4" MIN. MIN.
7. GENERAL NOTE: TYPE BETWEEN HOUSES AND HOUSES 1/2" MIN.

LEGEND:

- 1. FINISH FLOOR
- 2. FINISH FLOOR
- 3. FINISH FLOOR
- 4. FINISH FLOOR
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AVISION
ARCHITECTURE
1231 Gambell Ste. 400
Anchorage, Alaska 99501
907-349-1425

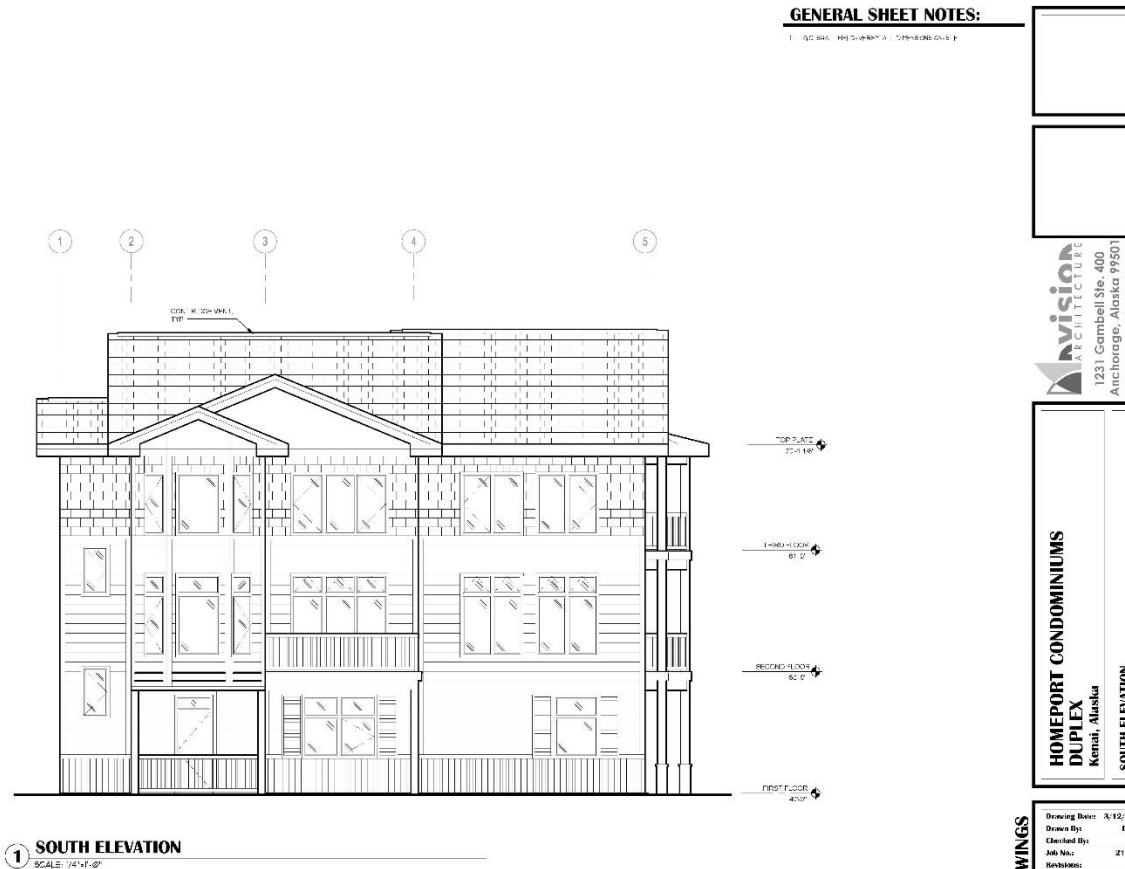
HOMEPORT CONDOMINIUMS
DUPLEX
Kenai, Alaska
FIRST FLOOR PLAN

PRE-100% DRAWINGS

Drawing Date:	3/12/21
Drawn By:	EFB
Checked By:	EFB
Job No.:	2116
Revisions:	

A2.1

D. FLOOR PLANS/ELEVATIONS



E. DEC DOCUMENTATION



THE STATE
of ALASKA
GOVERNOR BILL WALKER

Department of Environmental Conservation
Division of Water
Wastewater Discharge Authorization Program
555 Cordova Street
Anchorage, AK 99501
Main: (907)269-7519 Fax: (907)334-2415

December 14, 2016

Loren Leman, P.E.
Michael L. Foster & Associates
13135 Old Glenn Highway, Suite 200
Eagle River, Alaska 99577

Re: Kenai Landing-Final Operational Approval for this Seasons Construction Work and a Two Year Extension for the Planned Subdivision with Wastewater Collection lines-This Work is the Completion of the Connections of Existing Structures to the New Wastewater System at Kenai Landing
ADEC Plan Tracking Number 9796
APDES Permit Number: AKG372094

Dear Mr. Leman,

On December 1, 2016 the Department received the engineers inspection and documentation of the duplex lift station and use of existing piping to connect in the Cannery Lodge and Restaurant. This completed the existing facilities connection into the new wastewater treatment system that has been provided.

This facility is regulated under an Alaskan Pollution Discharge Elimination System (APDES) permit. The system must be operated and monitored according to the requirements of the permit when the new wastewater treatment system is needed and it is allowed to also use the existing onsite system when it is able to meet the demands of the use for the systems. A Final Operational Approval is granted and may be amended when the additional work is accomplished in the future. (After two years though a review to assure that the unconstructed portion is current and still can be built without major modifications is requested.)

The Department has reviewed the documentation and the record drawings with the current engineering information identified and submitted for the completed construction to date and final operational approval is issued. The "Certificate of Construction" so marked for the domestic wastewater system is enclosed. Please use the referenced plan number in correspondence regarding this project.

This approval does not imply the granting of additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195- 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. **Informal review requests** must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, P.O. Box 111800, Juneau, Alaska 99801, within 15 days of receiving the decision. Guidance information on the informal review process may be found at <http://www.dec.state.ak.us/commish/Review-Guidance.htm>. **Adjudicatory hearings requests** must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, P.O. Box 111800,

Juneau, Alaska 99801, within 30 days of the decision. If a hearing is not requested within 30 days, the right to appeal is waived.

Thank you for your cooperation. If you have any questions please do not hesitate to contact me at 269-7519.

Respectfully,

William R. Rieth, P.E.
Environmental Engineer

Enclosure: As stated

Electronic Copy: John Faulkner

E. DEC DOCUMENTATION

STATE OF ALASKA
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 CONSTRUCTION AND OPERATION CERTIFICATE

for
 DOMESTIC WASTEWATER DISPOSAL SYSTEMS
 KENAI LANDING - SECONDARY TREATMENT & MODIFICATION
 TO COLLECTION SYSTEM, ON SITE DISPOSAL AND A
 PERMIT TRACKING NUMBER 3796

A. APPROVAL TO CONSTRUCT DISPOSAL TO WETLANDS - ADEC PLAN TRACKING NUMBER 3796
 Plans for the construction or modification of SECONDARY TREATMENT GRAVITY PER LIFT STATIONS & ONSITE DISPOSAL & DISPOSAL TO WETLANDS domestic wastewater disposal system located in KENAI LANDING, Alaska, submitted in accordance with 18 AAC 72.225, by LOREN JEMAN P.E. - M.L. FOSTER & ASSOCIATES, INC have been reviewed and are approved. conditionally approved (see attached conditions). SEE LETTER OF WILLIAM R. BEETH ENV. ENGINEER APRIL 11, 2014

If construction has not started within two years of the approval date, this certificate is void and new plans and specifications must be submitted for review and approval before construction.

9. APPROVED CHANGE ORDERS

Change (contract order no. or descriptive reference)	Approved by	Date
<u>ADD COVERAGE #1 & 2 PER SHEET C2, OUP STATION & FORCE MAIN, RE-ROUTE SL3</u>	<u>Bill Roeth</u>	<u>OCT 9 2014</u>
<u>CHANGE 2 ENAQUA M3 UV DISINFECTION</u>	<u>Bill Roeth</u>	<u>MAY 15 2015</u>
<u>CHANGE 3. Additional time for E. of line (Commonwealth & Restaurant) to L.S.</u>	<u>Bill Roeth</u>	<u>Sept 2, 2016</u>

See letter of Dec 14, 2016 as the entry area may still be added under this approval by adoption of two years more time to accomplish this work

The "APPROVAL TO OPERATE" section must be completed and signed by the Department before this system is made available for use.

The construction of the _____ domestic wastewater disposal system was completed on _____ (date). The system is hereby granted interim approval to operate for 90 days following the completion date.

BY William R. Beeth Environmental Engineer DATE Sept 2, 2016

As-built plans submitted during the interim approval period, or an inspection by the Department, has confirmed the system was constructed according to the approved plans. The system is hereby granted final approval to operate.

BY William R. Beeth Environmental Engineer DATE Dec 14, 2016

Willow Weimer
 Department of Environmental Conservation
 Division of Water
 555 Cordova
 Anchorage, Alaska 99501

November 8, 2016

Re: Assignment of Duty Authorized Representative, Permit Authorization #AKG572094

Ms. Weimer:

Pursuant to Section 1.12 of the above Permit Authorization, Kenai Landing Commercial Condominium Association (KLCCA) hereby designates Marvin Troyer as the duly authorized representative of KLCCA for all purposes allowed under 18 AAC 83.385, including execution of monthly DMRs.

In accordance with Section 1.12.3.2, Marvin Troyer has responsibility for the overall operation of KLCCA's wastewater facility.

In accordance with the intent and requirements of Section 1.12.5, Mr. Troyer agrees to this transfer of authorization and acknowledges that in this capacity he will be signing documents that require the following certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

I accept the above designation of authority:

Marvin Troyer Date 11/10/16

Marvin Troyer

Regards,
Jan Faulkner, Pres. KLCCA
 Jan Faulkner, President, KLCCA

File Attachments for Item:

1. City Council



Kenai City Council - Regular Meeting

April 21, 2021 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

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

www.kenai.city

Action Agenda

A. CALL TO ORDER

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

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

B. SCHEDULED PUBLIC COMMENTS

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

1. **Dr. Keith Hamilton** - Update on Alaska Christian College's Program, Goals, and Future Hopes

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. 3202-2021** - Amending Kenai Municipal Code Sections 1.15.120, Rules Of Order, and 1.90.050, Proceedings, to Adopt the Most Current Edition of Robert's Rules of Order Newly Revised as the Adopted Rules of Parliamentary Procedure for the City Council and for City Boards, Commissions, and Committees. (City Clerk)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3203-2021** - Accepting and Appropriating a Volunteer Fire Assistance Grant from the United States Department of Agriculture Forest Service Passed Through the State of Alaska Division of Forestry for the Purchase of Forestry Firefighting Equipment. (Administration)
3. **ENACTED. Ordinance No. 3208-2021** - Accepting and Appropriating a Grant from the State of Alaska – Department of Health and Social Services – Division of Public Health – COVID-19 Emergency Operations Center, for Community Funding to Support Efforts to

Increase Access to Testing and Vaccinations and Decrease Health Inequities for All Alaskans. (Administration)

1. Motion for Introduction
2. Motion for Second Reading (Requires a Unanimous Vote)
3. Motion for Adoption (Requires Five Affirmative Votes)

4. **ADOPTED UNANIMOUSLY. Resolution No. 2021-24** - Authorizing the City Manager to Enter an Airline Operating Agreement and Terminal Area Lease with Hageland Aviation, D/B/A Rambler Air, LLC. (Administration)
5. **ADOPTED UNANIMOUSLY. Resolution No. 2021-25** - Awarding a Contract for External Audit Services to BDO USA, LLP. (Administration)
6. **ADOPTED UNANIMOUSLY. Resolution No. 2021-26** - Allocating Previously Appropriated Funds For The Wildwood Drive Rehabilitation Project. (Administration)
7. **ADOPTED UNANIMOUSLY. Resolution No. 2021-27** - Authorizing a Budget Transfer in the General Fund, Fire Department. (Administration)

E. MINUTES

1. **ADOPTED UNANIMOUSLY.** *Regular Meeting of April 7, 2021. (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** - Non-Objection to the Renewal of the Liquor License for Don Jose's. (City Clerk)
3. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Special Use Permit to State of Alaska Department of Natural Resources, Division of Forestry for Aircraft Loading and Parking. (Administration)
4. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Special Use Permit to Pacific Star Seafoods for Aircraft Loading and Off-Loading. (Administration)
5. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Special Use Permit to Everts Air Fuel for Aircraft Parking. (Administration)
6. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Special Use Permit to United Parcel Service Company, Inc. for Aircraft Loading and Parking. (Administration)
7. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - Special Use Permit to Empire Airlines, Inc. for Aircraft Parking. (Administration)
8. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** - First Amendment to Janitorial Agreement to Reborn Again Janitorial. (Administration)

9. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 5/5/2021.**
***Ordinance No. 3205-2021** - Authorizing a Budget Transfer in the General Fund, Fire and Non-Departmental Departments and Increasing Estimated Revenues and Appropriations in the Public Safety Improvement Capital Project Fund to Provide Supplemental Funding to the Fire Station #2 Station Alerting Project and the Dispatch Base Station Radio Replacement Project. (Administration)
10. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 5/5/2021.**
***Ordinance No. 3206-2021** - Accepting and Appropriating Private Donations to the Kenai Animal Shelter for the Care of Animals. (Administration)
11. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 5/5/2021.**
***Ordinance No. 3207-2021** - Increasing Estimated Revenues and Appropriations in the General Fund – Police Department and Accepting Funds from Both the Department of Justice and Alaska Municipal League Joint Insurance Association for the Purchase of Ballistic Vests. (Administration)
12. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 5/5/2021.**
***Ordinance No. 3209-2021** - Accepting and Appropriating a Grant from Derek Kaufman Fund through the Alaska Community Foundation for the Purchase of Library Materials. (Administration)
13. **INTRODUCED BY THE CONSENT AGENDA/PUBLIC HEARING SET FOR 5/5/2021.**
***Ordinance No. 3210-2021** - Amending Kenai Municipal Code Chapter 23.55 - Pay Plan, Chapter 23.25.020-Pay Plan and Adoption, and 23.35.030 – Pay Plan Amendment to Amend the Salary Schedule, Provide for a Temporary Employee Salary Schedule, and Require that Changes to the Salary Schedule be Proposed by the City Manager and be Effective After Approval of the City Council. (Administration)
14. **APPROVED UNANIMOUSLY. Action/Approval** - Purchase Orders Over \$15,000. (Administration)
15. **Discussion** - COVID-19 Response. (Administration)

H. COMMISSION / COMMITTEE REPORTS

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

I. REPORT OF THE MAYOR

J. ADMINISTRATION REPORTS

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

K. ADDITIONAL PUBLIC COMMENT

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

L. EXECUTIVE SESSION

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATION ITEMS

1. Purchase Orders Between \$2,500 and \$15,000
2. Updated Kenai Municipal Airport Land Brochure

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/88281846135>

Meeting ID: 882 8184 6135 **Passcode:** 501586

OR

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

Meeting ID: 882 8184 6135 **Passcode:** 501586

File Attachments for Item:

2. Kenai Peninsula Borough Planning



Planning Commission Tentative 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

**April 26, 2021
7:30 p.m.**

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

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

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDAS

All items marked with an asterisk (*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission 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. Time Extension Request**
- *2. Planning Commission Resolutions**
- *3. Plats Granted Administrative Approval**
- *4. Plats Granted Final Approval (20.10.040)**
- *5. Plat Amendment Request**
- *6. Commissioner Excused Absences**
- *7. Minutes**
 - a. April 12, 2021 Planning Commission Meeting

D. OLD BUSINESS - None

E. NEW BUSINESS

1. Right-of-Way Vacation
Vacate a portion of Hough Rd., a 60' right-of-way including adjoining utility easements, as dedicated on Stream Hill Park Unit 1, Plat HM 2006-54 & Christensen Tracts No. Plat HM 2003-90; KPB File 2021-046V; City of Homer
2. Conditional Land Use Permit – Anadromous Waters Protection District
For an erosion protection project on the north bank of the Kenai River at MP 57 of the Sterling Highway within the State of Alaska Department of Transportation (ADOT) highway easement; KPB Parcel Number: 025-180-03; Cooper Landing Area
3. Conditional Land Use Permit – Anadromous Waters Protection District
For an erosion protection project along the road embankment at MP 58 of the Sterling Highway within the State of Alaska Department of Transportation (ADOT) highway easement; KPB Parcel Number: 025-180-03; Cooper Landing Area
4. Ordinance 2021-__: An Ordinance amending KPB 21.06 Floodplain Management to adopt flood depths for three neighborhoods in the Seward Mapped Flood Data Area and to incorporate the Seward Mapped Flood Data Area into the Minimum National Flood Insurance Standards.
5. PC Resolution 2021-11: Recommending adopting amendments to “Comprehensive Plan: Moose Pass, February 1993”, an element of the Kenai Peninsula Borough Comprehensive Plan.
6. PC Resolution 2021-12: Recommending adoption of the City of Soldotna All Hazard Mitigation Plan 2019 Update as a part of the Kenai Peninsula Borough Hazard Mitigation Plan
7. PC Resolution 2021-13: A resolution establishing the appeal procedure for appeal of the Planning Director’s Decision on reconsideration to uphold a prior decision approving a nonconforming use application within C & H Estates Local Option Zone District

F. PLAT COMMITTEE REPORT - Plat Committee will review 7 Plats

G. OTHER

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

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, May 10, 2021** 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	June 10, 2021	7:00 PM
Cooper Landing	Zoom	June 9, 2021	6:00 PM
Funny River	Funny River Community Center	June 9, 2021	7:00 PM
Kalifornsky	Zoom	June 9, 2021	6:00 PM
Kachemak Bay	Zoom	June 10, 2021	7:00 PM
Moose Pass	Inactive	TBD	N/A
Hope / Sunrise	Zoom	June 9, 2021	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.

**CONTACT INFORMATION
KENAI PENINSULA BOROUGH PLANNING DEPARTMENT**

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.

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

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



Plat Committee Tentative 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 – City of Seldovia ~ Robert Ruffner – Kasilof/Clam Gulch
Pamela Gillham – Ridge Way ~ Cindy Ecklund – City of Seward ~ Franco Venuti, Alternate – City of Homer

April 26, 2021
6:00 p.m.

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

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- 3) Public testimony on the issue. – 5 minutes per person
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- 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

1. Election of Officers

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. Plat Committee April 12, 2021 Meeting Minutes

D. OLD BUSINESS - None

E. NEW BUSINESS

1. Anchor River S J Chapman Jeppesen 2021 Replat
KPB File 2021-040; {Geovera, LLC / Kyllonen}
Location: Sterling Hwy. & Chapman St.
Anchor Point Area; Anchor Point APC

2. West Hill Subdivision Harness Addition
KPB File 2021-021; [Fineline Surveys, Inc. / Palsler-Harness, LLC]
Location: West Hill Road
City of Homer
3. Fourth of July Creek Subdivision Seward Marine Industrial Center Coastal Lots Replat
KPB File 2021-039; [Enterprise Engineering, Inc. / City of Seward]
Location: Mustang Ave., Nash Rd., Morris Ave. & Sorrel Rd.
City of Seward
4. Marimac Subdivision Eischens Addition
KPB File 2021-044; [Enterprise Engineering, Inc. / Eischens]
Location: East End Rd. & Tremain Ave.
Fitz Creek Area; Kachemak Bay APC
5. Cliff House Acres Subdivision
KPB File 2021-041; [Edge Survey & Design, LLC / Dunn]
Location: Approximately PM 48.5 Sterling Hwy.
Cooper Landing Area; Cooper Land APC
6. McCorison Lindholm Subdivision
KPB File 2021-042; [Edge Survey & Design, LLC / McCorison]
Location: Broady Rd. & Willy Ave.
Ninilchik Area
7. River Acres Subdivision
KPB File 2021-004R1; [Edge Survey & Design, LLC / Swanson]
Location: Kasilof River Access
Coho Area

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, May 10, 2021** 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

Phone: 907-714-2215

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

Fax: 907-714-2378

E-mail address: planning@kpb.us

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

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.

File Attachments for Item:

1. Planning and Zoning Resolutions - First Quarter 2021

Planning and Zoning Resolutions - First Quarter 2021

Conditional Use Permit	202105	Breeding and Selling of Dogs	3/10/2021	Approved
Conditional Use Permit	202101	Seven or More Single Family Dwellings in RS zone	1/27/2021	Approved
Landscape/Site Plan	202104	L23A, Leland West Subd.	1/29/2021	Approved
Preliminary Plat	202109	Carl F Ahlstrom Subdivision RPM'S Replat Number 2	3/24/2021	Approved
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Preliminary Plat	202107	Townsite of Kenai 2021 Kenaitze Replat	3/10/2021	Approved
Preliminary Plat	202107	Townsite of Kenai 2021 Kenaitze Replat	3/10/2021	Approved
Preliminary Plat	202106	TKC Subdivision	3/10/2021	
Preliminary Plat	202103	Illianna View Subdivision 2020 Replat	1/27/2021	Approved
Preliminary Plat	202102	FBO Subdivision No. 10	2/10/2021	Approved
Preliminary Plat	202102	FBO Subdivision No. 10	2/10/2021	Approved
Preliminary Plat	202037	Beaver Creek Alaska Subd. 2020 Replat	1/13/2021	Approved

File Attachments for Item:

2. Building Permits - First Quarter 2021

CITY OF KENAI BUILDING PERMITS - FIRST QUARTER 2021

Permit #:	Date	Parcel #	Owner	Address	Legal Description	Comments	Valuation	R/C
B5533	1/26/2021	04503018	Byler Contracting	607 Magic Avenue	L1 B1 Kardinal Subdivision	# Single Family Residence		C
B5534	1/28/2021	04301026	Kenai Peninsula Borough	2415 Redoubt Ave	Alaska State Land Survey 79-57 Tract B	# Electrical Improvements	\$10,000	C
B5535	1/28/2021	04339039	Stanley & Sons LLC	10288 Kenai Spur Hwy	L2C Baron Park Sub Addn No. 9	# Electrical Improvements	\$10,000	C
B5536	2/2/2021	04323031	Schilling Rentals Alaska Partners	100 Trading Bay Road	L4A Cook Inlet Industrial Air Park	# Interior Plumbing Alternations Med gas	\$15,000	C
B5537	2/26/2021	04311009	The Salvation Army	203 Forest Drive	GL 110, Sec. 31, T6N, R11W	Interior Renovations	\$140,000	R
	2/25/2021	04101241	Joanna L Sensabaugh	1202 Portside Dr	L14, B13, Inlet Woods Subd. Part One	#156 Addition	\$30,000	R
	3/9/2021	04339041	Franklin Todd Wortham DDS LLC	10160 Kenai Spur Hwy	L1-B, Baron Park Subd. Service Addn. No 2	Change of Use from Assembly to Business Use Group	\$149,000	C
B5540	3/19/2021	04311006	TKC LLC	1614 Second Ave	L107, Seward Meridian Subdivision	# Unit A detached 8 plex	\$165,000	R
B5541	3/19/2021	04311006	TKC LLC	1614 Second Ave	L107, Seward Meridian Subdivision	# Unit B detached 8 plex	\$165,000	R
B5542	3/19/2021	04311006	TKC LLC	1614 Second Ave	L107, Seward Meridian Subdivision	# Unit C detached 8 plex	\$165,000	R
B5543	3/19/2021	04311006	TKC LLC	1614 Second Ave	L107, Seward Meridian Subdivision	# Unit D detached 8 plex	\$165,000	R
B5544	3/19/2021	04311006	TKC LLC	1614 Second Ave	L107, Seward Meridian Subdivision	# Unit 1 detached 8 plex	\$155,000	R
B5545	3/19/2021	04311006	TKC LLC	1614 Second Ave	L107, Seward Meridian Subdivision	# Unit 2 detached 8 plex	\$155,000	R

<i>Permit #:</i>	<i>Date</i>	<i>Parcel #</i>	<i>Owner</i>	<i>Address</i>	<i>Legal Description</i>	<i>Comments</i>	<i>Valuation</i>	<i>R/C</i>
B5546	3/19/2021	04311006	TKC LLC	1614 Second Ave	L107, Seward Meridian Subdivision	# Unit 3 detached 8 plex	\$155,000	R
B5547	3/19/2021	04311006	TKC LLC	1614 Second Ave	L107, Seward Meridian Subdivision	# Unit 4 detached 8 plex	\$155,000	R
B5548	3/19/2021	04707132	Kenaitze Indian Tribe	510 Upland Street	L22-A-1 Townside of Kenai Kenaitze Addn	# Installation of 2 Lifts	\$1,694	C

File Attachments for Item:

3. Code Enforcement - First Quarter 2021



KENAI

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

MEMORANDUM

TO: Planning & Zoning Commission

THROUGH: Ryan Foster, Planning Director

FROM: Wilma Anderson, Planning Assistant

DATE: April 22, 2021

SUBJECT: Code Enforcement Action

2021 FIRST QUARTER REPORT

Planning & Zoning currently has four active code cases:

Junk Vehicles	2
Junk Vehicles and Debris & Junk	1
Debris & Junk	0
Garbage	0
Building Code Violation	0
Miscellaneous Code Violation	1
Cases transferred to Legal Department/Civil Penalties being assessed.	0
TOTALS:	4

Code Enforcement Action during the months of January – March, 2021:

Closed Cases	1
Opened Cases	1