



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

August 26, 2026 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

Agenda

A. CALL TO ORDER

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

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of August 12, 2026

C. SCHEDULED PUBLIC COMMENT (*Public comment limited to ten (10) minutes per speaker*)

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

E. CONSIDERATION OF PLATS

F. PUBLIC HEARINGS

G. UNFINISHED BUSINESS

1. **Resolution PZ2026-20** - Recommending Approval of a Rezone of Parcels 04923002, 04923003, and 04923004, with the Physical Addresses of 5940 & 5968 Kenai Spur Highway and 220 N. Fern Street, From Limited Commercial to Rural Residential
2. **Resolution PZ2026-21** - Granting a Conditional Use Permit for the Operation of a Six (6) Space Recreational Vehicle Park on parcel 04331037.
3. **Resolution PZ2026-22** - Granting a Conditional Use Permit for Surface Extraction of Natural Resources on KPB Parcel 04901069
4. **Resolution PZ2026-23** - Granting a Conditional Use Permit for Surface Extraction of Natural Resources on KPB Parcel 04901070
5. **Resolution PZ2026-24** - Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04901069 within the Setback

- [6.](#) **Resolution PZ2026-25** - Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04901070 within the Setback
- [7.](#) **Resolution PZ2026-26** - Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04911029 within the Setback

H. NEW BUSINESS

I. REPORTS

1. Planning Director
2. Commission Chair
- [3.](#) Kenai Peninsula Borough Planning
- [4.](#) City Council Liaison

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

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: September 9, 2026

L. COMMISSION COMMENTS AND QUESTIONS

M. PENDING ITEMS

N. ADJOURNMENT

O. INFORMATIONAL ITEMS

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

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Planner at 907-283-8237.

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

<https://us02web.zoom.us/meeting/register/pSCfxceNR7K1t7xPrqoKyq>



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION PZ2026-20**

A RESOLUTION **RECOMMENDING** THE KENAI CITY COUNCIL APPROVE A REZONE OF PARCELS 04923002, 04923003, AND 04923004, WITH THE PHYSICAL ADDRESSES OF 5940 & 5968 KENAI SPUR HIGHWAY AND 220 N FERN STREET, FROM LIMITED COMMERCIAL (LC) TO RURAL RESIDENTIAL (RR).

WHEREAS, the City of Kenai received a rezone application from the majority of property owners in accordance with Kenai Municipal Code (KMC) Section 14.20.270 *Amendment procedures*; and,

WHEREAS, amendments to the Official Zoning Map may be initiated by a majority of the property owners in the area to be rezoned, in accordance with Kenai Municipal Code (KMC) 14.20.270(b)(1)(A) Amendment Procedures; and,

WHEREAS, the area proposed to be rezoned contains a minimum of one (1) acre (excluding street or alley rights-of-way); and,

WHEREAS, the proposed amendment to the zoning ordinance is not substantially the same as any other unapproved proposed amendment submitted within the previous nine (9) months; and,

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

WHEREAS, the Planning and Zoning Commission finds:

1. The current zoning district, Limited Commercial (LC) is intended to provide transition areas between commercial and residential districts by allowing low to medium volume business, mixed residential and other compatible uses which complement and do not materially detract from the uses allowed with adjacent districts. While there are other businesses to the south and east of this location, the current development on these three parcels is, or is returning to, single family dwellings.
2. The rezone is consistent with the Imagine Kenai 2030 Comprehensive Plan and aligns with the Land Use Plan and addresses Goal 3 – *Land Use: Develop land use strategies to implement a forward-looking approach to community growth and development.*
3. The rezone to a Rural Residential (RR) zone would increase the adjacent RR zone and is consistent with the current development of the lots.

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

Section 1. That Kenai City Council amend the Official Zoning Map as follows:

<u>Parcel #</u>	<u>Physical Address</u>	<u>Lot Size (acres)</u>	<u>Legal Description</u>	<u>Zoning</u>
04923002	220 N. Fern Street	0.78	Lot 25, Block 1, Valhalla Heights Subdivision Part 2	[LC] <u>RR</u>
04923003	6575 Kenai Spur Highway	0.44	Lot 26, Block 1, Valhalla Heights Subdivision Part 2	[LC] <u>RR</u>
04923004	6575 Kenai Spur Highway	0.44	Lot 27, Block 1, Valhalla Heights Subdivision Part 2	[LC] <u>RR</u>

Section 2. That the Commission will forward its written recommendation to the Kenai City Council, along with all certified minutes and public records relating to the proposed amendment.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 26TH DAY OF AUGUST, 2026.

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



KENAI

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

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
DATE: July 9, 2026
SUBJECT: Resolution PZ2026-20 – Rezone of Parcels 04923002, 04923003, and 04923004 from Limited Commercial to Rural Residential

Request The applicant is requesting a rezone of parcels 04923002, 04923003, and 04923004, located at 5940 & 5968 Kenai Spur Highway and 220 N. Fern St. from Limited Commercial (LC) to Rural Residential (RR).

Staff Recommendation Adopt Resolution PZ2026-20 recommending approval of a rezone of parcels 04923002, 04923003, and 04923004, located at 5940 & 5968 Kenai Spur Highway and 220 N. Fern St. from Limited Commercial (LC) to Rural Residential (RR).

Applicant: Steve Holten
5968 Kenai Spur Highway
Kenai, AK 99611

Parcel #	Physical Address	Lot Size	Legal Description	Zoning
04923002	220 N. Fern Street	0.78	Lot 25, Block 1, Valhalla Heights Subdivision Part 2	[LC] RR
04923003	6575 Kenai Spur Highway	0.44	Lot 26, Block 1, Valhalla Heights Subdivision Part 2	[LC] RR
04923004	6575 Kenai Spur Highway	0.44	Lot 27, Block 1, Valhalla Heights Subdivision Part 2	[LC] RR

SUMMARY

The purpose of the rezone is to align the zoning with the current development patterns in the area. The three parcels, shown above, are all single-family dwellings, or in the process of reverting to a single-family dwelling. All three are adjacent to a newly developing residential subdivision to the northeast. There will be no non-conforming uses created by the completion of this rezone, it will simply enlarge the adjacent zoning district.

The Comprehensive Plan supports this rezoning in the following identified goal:

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



- *LU-3: Review existing zoning and subdivision codes to determine if they address current and future land uses adequately.*

ANALYSIS

Pursuant to KMC Section 14.20.270, the initiation of a Zoning Map Amendment may be initiated by a majority of the property owners in the area to be rezoned. Furthermore, the area to be rezoned contains a minimum one (1) acre (excluding street or alley rights-of-way) unless the amendment enlarges an adjacent district boundary.

Two of the property owners supported the rezone; therefore, meeting the initiation of a rezone application and the area to be rezoned exceeds the required minimum size of one acre.

Existing and Proposed Zoning

The current zoning district, Limited Commercial (LC) is intended to provide transition areas between commercial and residential districts by allowing low to medium volume business, mixed residential and other compatible uses which complement and do not materially detract from the uses allowed with adjacent districts. While there are other businesses to the south and east of this location, the current development on these three parcels is, or is returning to, single family dwellings.

The rezone to a Rural Residential (RR) zone is intended to provide for low density residential development in outlying and rural areas in a form which creates a stable and attractive residential environment. This rezone would increase the adjacent RR zone and is consistent with the current development of the lots.

Comprehensive Plan – Land Use Classification

The existing land use classification is Mixed Use and the intent as outlined in *Imagine Kenai 2030 Comprehensive Plan* states the following:

Mixed use enables a range of land uses that include a compatible mix of residential, retail, service, office, public, institutional and recreational uses. Uses are to be co-located in an integrated way with careful site layout, building design, and landscaping so that the integrity of adjacent land uses is maintained and neighborhood amenities are increased. Compatibility issues are addressed through careful site layout and building design.

Findings:

The existing land use classification states that a compatible mix of residential and commercial uses would be allowable. It is anticipated that the current and future development will be compatible with the zoning code with the surrounding residential uses to the north and east and the limited commercial along the Kenai Spur highway to the south.

Staff finds that the proposed rezone is consistent with the land use classification as designated by the Comprehensive Plan and Kenai Municipal Code.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280 notices of the public hearing for the rezone were mailed to property owners within a three hundred-foot (300') periphery of the subject properties.



City staff published notice of the public hearing in the *Peninsula Clarion*, and notification was posted.

No public comments have been received as-of-date.

STAFF RECOMMENDATION

Based on the findings and analysis in this staff report, Staff recommends the Planning & Zoning Commission recommend approval of a rezone of parcels 04923002, 04923003, and 04923004, located at 5940 & 5968 Kenai Spur Highway and 220 N. Fern St. from Limited Commercial (LC) to Rural Residential (RR).

ATTACHMENTS

Aerial Map
Application
Zoning Map





Rezoning Application

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

PETITIONER

Name:	Steve Holten						
Mailing Address:	5968 Kenai Spur Hwy	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	[REDACTED]						
Email:	[REDACTED]						

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (s):	04923003
Physical Address:	5968 Kenai Spur Hwy, Kenai, AK 99611
Legal Description:	Lot 26, Block 1, Valhalla Heights Sub Part 2

ZONING INFORMATION

Present Zone:	Commercial
Proposed Zone:	Single Family Residence
Intended Use and/or Reason for Rezoning (attach additional sheets if necessary): No longer a commercial business, wishes to convert structure back to residential.	

AMENDMENT PROCEDURE REQUIREMENTS

The area proposed to be rezoned contains a minimum of 1 acre (excluding street or alley rights-of-way), unless the amendment enlarges an adjacent zoning district boundary.	☒ YES
This proposed amendment to the zoning ordinance is not substantially the same as any other unapproved proposed amendment submitted within the previous 9 months.	☒ YES
I understand a public hearing is required as outlined in the Kenai Zoning Code, a \$250 fee is required (\$265 total after tax), and that this application will be reviewed following Kenai City Code 14.20.270, available at kenai.municipal.codes/KMC/14.20.270.	☒ YES
I have included a map of the proposed rezone area and applicable signatures.	☒ YES
The proposed Zoning Code and Official Zoning Map Amendments is initiated by (check one): ☐ Kenai City Council ☐ Kenai Planning & Zoning Commission ☒ Petition of majority of the property owners in the area to be rezoned ☐ Petition bearing the signatures of 50 registered voters within the City of Kenai ☐ Petition as provided by the Home Rule Charter of the City of Kenai	

PETITIONER'S SIGNATURE

Signature:	[Signature]		
Printed Name:	Steve Holten	Date:	7/7/26

For City Use Only

Date Application Fee Received:
PZ Resolution Number:

From: [Roxana Hawkins](#)
To: [Planning Department](#)
Subject: Petition request
Date: Monday, July 13, 2026 3:27:48 PM

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

My name is Roxana Hawkins
And I am the owner of the
5940 kenai spur hwy residence.
The reason of this email is to Vote in favor
Of rezoning my residence era from limit
Comercial to rural residential.
Thank you.



Legend

Transportation

Mileposts



Roads

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

Parcels and PLSS

Tax Parcels



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ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

Borough assumes no liability of any kind arising from the use of this data. The creation or modification of the data. In using these data, you further agree to data, or use of the data.

MEMORANDUM

TO: Chair Keaton and Planning & Zoning Commissioners

FROM: Kevin Buettner, Planning Director

DATE: August 6, 2026

SUBJECT: Requested Postponement of Item G.1.

This memo requests a postponement of this business item. This item was given public noticing in accordance with Kenai Municipal Code (KMC) 14.20.280(c), but is no longer applicable to this meeting.

The applicant has chosen to withdraw this project from consideration.

We request this item be postponed indefinitely.

Thank you for your consideration.



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-21**

A RESOLUTION **GRANTING** A CONDITIONAL USE PERMIT FOR THE OPERATION OF A SIX (6) SPACE RECREATIONAL VEHICLE PARK.

APPLICANT: Kenai Elks Lodge #2425

PROPERTY ADDRESS: 205 Barnacle Way

LEGAL DESCRIPTION: Lot 1A, Block 3, Fidalgo Commercial Center Elks replat

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04331037

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on July 3, 2026; and,

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

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on July 29, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds:

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

Findings: The CMU land use classification is defined in KMC 14.20.125 as:

Established to provide a centrally located area in the City for general retail shopping, personal and professional services, entertainment establishments, restaurants and related businesses. The district is also intended to accommodate a mixture of residential and commercial uses. The CMU Zone shall be designed to encourage pedestrian movement throughout the area. Building and other structures within the district should be compatible with one another and the surrounding area.

Staff finds that the proposed use is consistent with the purpose of this chapter and the purposes and intent of the zoning district. A small RV park centrally located in town would help promote tourism within the City. The lot is easily accessible by foot or vehicle traffic and located near shops, downtown, and recreational activities making it an ideal spot for travelers.

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

Findings: The adjacent parcels in the neighborhood consist of a mixture of commercial businesses, having a recreational vehicle park centrally located among them would be

beneficial to both surrounding property owners and clients utilizing the park. Guests would be conveniently located within walking distance of entertainment, dining, and local shops increasing profits to local businesses. Staff finds that both the economic and noneconomic value of adjacent properties would not be negatively impacted by the proposed business.

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

Findings: The Land Use Plan, from the 2016 Comprehensive Plan, identifies the subject property with the Institutional (ITL) land use classification. The ITL Land Use Classification is defined in the Comprehensive Plan as:

Intended to provide an area in which government and tax-exempt institutions can offer social and cultural amenities to the citizens of the community. The primary use is public, non-profit, and quasi-public uses including government offices and facilities, schools, churches, and other community-service oriented facilities.

The property is owned and operated by the Kenai Elks #2425, a non-profit organization. The proposed use aligns with the goals set forth in the Comprehensive Plan by allowing the opportunity for a non-profit entity to offer an affordable, necessary service that will benefit a mixture of members of the Elks Lodge, visitors to the area, and local businesses.

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

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

Objective ED-1

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

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

Objective LU-1

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

Objective LU-2

Promote the infill of existing, improved subdivision lots.

Objective LU-10

Encourage creative subdivision design for residential areas.

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

Findings: The lot is currently serviced by City water and sewer. The park has been established on the lot for years and has functioned as such without any issues or complaints. The lot is accessible by a paved City maintained road. Staff finds that the public services and facilities that have been utilized over the years of operation to be adequate to serve the proposed use.

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

Findings: The applicant states that dumping is not allowed on site and all guests must utilize an authorized dump area. Trash services are not provided on site, but applicants are informed of the rules and regulations regarding containing and properly disposing of any and all trash during their stay. Staff does not find that the proposed use will be, or has been, harmful in any way to public safety, health, or welfare.

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

Findings: Recreational vehicle parks are subject to the following standards per KMC 14.20.245:

Recreational vehicle parks are not to become a nuisance to surrounding properties. Recreation vehicle parks shall control dust, shield lighting from other properties, prohibit loud noises, and maintain a clean and orderly appearance free from refuse.

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 for the operation of a six (6) space recreational vehicle park on the property described as Lot 1A, Block 3, Fidalgo Commercial Center Elks Replat.

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

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Upon request, the applicant or applicant's representative shall meet with City staff for an on-site inspection.
3. If there is an expansion or change of use for the above described property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).
4. Pursuant to 14.20.160 all areas not devoted to buildings, drives, walks, parking areas or other authorized installations will be covered with lawn, grass, natural or ornamental shrubbery or trees, or other suitable materials approved by the Commission.
5. Property will maintain a clean and orderly appearance free from refuse.
6. Permit holder will submit a yearly report between October 1st and December 31st to the Planning & Zoning Department that includes a summary of the on-site activity.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 26TH DAY OF AUGUST, 2026

ATTEST:

Jeanne Keaton, Chair

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
THROUGH: Jessica See, Planning Technician
DATE: July 1, 2026

SUBJECT: Resolution PZ2026-21 – Conditional Use Permit – RV Park

Request The Applicant is Requesting a Conditional Use Permit to Operate a Recreational Vehicle Park

Staff Recommendation Adopt Resolution PZ2026-21 Approving a Conditional Use Permit for the Operation of a Recreational Vehicle Park.

Property Owner: Kenai Elks Lodge #2425

Legal Description: Lot 1A, Block 3, Fidalgo Commercial Center Elks Replat

Property Address: 205 Barnacle Way

KPB Parcel No.: 04331037

Lot Size: 1.06-Acre (Approximately 46,174 square feet)

Zoning: Central Mixed Use (CMU)

Current Use: Commercial

Land Use Plan: Institutional

SUMMARY

The applicant is requesting to operate a 6-space recreational vehicle park with water and electricity hookups on the existing 1.06-acre lot. Pursuant to the Land Use Table in KMC 14.22.010 a Conditional Use Permit (CUP) is required to operate a recreational vehicle park in the Central Mixed Use Zone.

ANALYSIS

Pursuant to KMC 14.20.150(a), the intent of a conditional use permit is to allow some uses that may be compatible with the designated principal uses in specific zoning districts provided certain conditions are met. Prior to granting a conditional use permit, the Commission shall determine that the identified criteria as outlined in KMC 14.20.150(e) *Conditional Use Permits Review Criteria* are met.

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

Findings: *The CMU Zone is established to provide a centrally located area in the City for general retail shopping, personal and professional services, entertainment establishments, restaurants and related businesses. The district is also intended to accommodate a mixture of residential and commercial uses. The CMU Zone shall be designed to encourage pedestrian movement throughout the area. Building and other structures within the district should be compatible with one another and the surrounding area.*

Staff finds that the proposed use is consistent with the purpose of this chapter and the purposes and intent of the zoning district. A small RV park centrally located in town would help promote tourism within the City. The lot is easily accessible by foot or vehicle traffic and located near shops, downtown, and recreational activities making it an ideal spot for travelers.

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

Finding: The adjacent parcels in the neighborhood consist of a mixture of commercial businesses, having a recreational vehicle park centrally located among them would be beneficial to both surrounding property owners and clients utilizing the park. Guests would be conveniently located within walking distance of entertainment, dining, and local shops increasing profits to local businesses. Staff finds that both the economic and noneconomic value of adjacent properties would not be negatively impacted by the proposed business.

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

Findings: The Land Use Plan, from the 2016 Comprehensive Plan, identifies the subject property with the Institutional (ITL) land use classification. The ITL Land Use Classification is defined in the Comprehensive Plan as:

Intended to provide an area in which government and tax-exempt institutions can offer social and cultural amenities to the citizens of the community. The primary use is public, non-profit, and quasi-public uses including government offices and facilities, schools, churches, and other community-service oriented facilities.

The property is owned and operated by the Kenai Elks #2425, a non-profit organization. The proposed use aligns with the goals set forth in the Comprehensive Plan by allowing the opportunity for a non-profit entity to offer an affordable, necessary service that will benefit a mixture of members of the Elks Lodge, visitors to the area, and local businesses.

RELEVANT GOALS

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

Goal 1 – Quality of Life: Promote and encourage quality of life in Kenai.

Objective Q-4

Promote the siting and design of land uses that are in harmony and scale with surrounding uses.

Objective Q-9

Encourage healthy lifestyles by providing opportunities and/or facilities for outdoor activities.

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

Objective ED-9

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

Goal 3 – Develop land use strategies to implement a forward-looking approach to community growth and development

Objective LU-2

Promote the infill of existing, improved subdivision lots

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

Findings: The lot is currently serviced by City water and sewer. The park has been established on the lot for years and has functioned as such without any issues or complaints. The lot is accessible by a paved City maintained road. Staff finds that the public services and facilities that have been utilized over the years of operation to be adequate to serve the proposed use.

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

Findings: The applicant states that dumping is not allowed on site and all guests must utilize an authorized dump area. Trash services are not provided on site, but applicants are informed of the rules and regulations regarding containing and properly disposing of any and all trash during their stay. Staff does not find that the proposed use will be, or has been, harmful in any way to public safety, health, or welfare.

Criteria 6: Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.

Findings: Conditional Use Permits are subject to the following standards per KMC 14.20.245:

Recreational vehicle parks are not to become a nuisance to surrounding properties. Recreation vehicle parks shall control dust, shield lighting from other properties, prohibit loud noises, and maintain a clean and orderly appearance free from refuse.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280(c) notices of the public hearing for the conditional use were mailed to property owners within a three hundred-foot (300') periphery of the subject property. City staff published notice of the public hearing in the *Peninsula Clarion*. City staff submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the conditional use permit request.

One public comment has been received at the time of this report and is included in this packet.

STAFF RECOMMENDATION

Staff finds that the proposed Conditional Use Permit for the use of a 6-space recreational vehicle park on the property described as Lot 1A, Block 3, Fidalgo Commercial Center Elks replat, meets the criteria for issuance of a Conditional Use Permit as set forth in subsections (e)(1) through (e)(6) of Kenai Municipal Code 14.20.150, and hereby recommends that the Planning and Zoning Commission adopt Resolution PZ2026-21 approving the Conditional Use Permit, subject to the following conditions:

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. Upon request, the applicant or applicant's representative shall meet with City staff for an on-site inspection.
3. If there is an expansion or change of use for the above described property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).
4. Pursuant to 14.20.160 all areas not devoted to buildings, drives, walks, parking areas or other authorized installations will be covered with lawn, grass, natural or ornamental shrubbery or trees, or other suitable materials approved by the Commission.
5. Property will maintain a clean and orderly appearance free from refuse.
6. Permit holder will submit a yearly report between October 1st and December 31st to the Planning & Zoning Department that includes a summary of the on-site activity.

ATTACHMENTS

Aerial Map
Application
Site Plan



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 Elks Lodge #2425				
Mailing Address:	205 Barnacle Way				
City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	[REDACTED]				
Email:	[REDACTED]				

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

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

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	04331037
Physical Address:	205 Barnacle Way, Kenai, AK 99611
Legal Description:	Lot 1A, Block 3, Fidalgo Commercial Center Elks Replat
Zoning:	Central Mixed Use
Acres:	1.06

CONDITIONAL USE DESCRIPTION

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

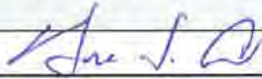
How is this property currently being used?	R.V. Parking
Conditional Use Requested for (attach additional sheets if necessary):	6 Space Recreational Vehicle Park with water and 30AMP electricity hookups.

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

NON-RESIDENTIAL AREA; PART OF A NON-PROFIT FRATERNAL ORGANIZATION

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

THERE ARE NO RESIDENTS ONLY COMMERCIAL PROPERTIES WHO BENEFIT FROM VISITORS

Use of surrounding property - north:	US POST OFFICE		
Use of surrounding property - south:	KENAI REC CENTER		
Use of surrounding property - east:	RESTAURANT / MOVIE THEATRE		
Use of surrounding property - west:	ARCHITECT OFFICE		
Explain how the conditional use is in harmony with the City's Comprehensive Plan:			
NON RESIDENTIAL - COMMERCIAL			
Are public services and facilities on the property adequate to serve the proposed conditional use?			
YES, WATER & ELECTRIC			
Explain how the conditional use will not be harmful to public safety, health, or welfare:			
NO DUMP STATION. THEY HAVE TO USE AN AUTHORIZED DUMP AREA, NO GARBAGE SERVICE			
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?			
ALL ACTIVITY IS ON OUR PROPERTY AND HAS BEEN USED FOR DECADES			
AUTHORITY TO APPLY FOR CONDITIONAL USE: I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 14 of the Kenai Municipal Code. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.			
Signature:			Date: 4/30/26
Print Name:	DANIEL L. AARONSON	Title/Business:	LODGE SECRETARY
For City Use Only		Date Application Fee Received:	
		PZ Resolution Number:	

Site Plan



The fence line that runs West to East to the right of the lodge is tall enough to provide privacy and adequate divide between the Elks lot and the City Recreation Center lot to the South.

The fence line also houses the utilities (electric and water) to each space.

There is adequate parking on site for a motorhome, trailer, and/or accompanying vehicle.



Fidalgo Ave

S Willow St

Barnacle Way

Bidarka St

04331037

Cavina St



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-22**

A RESOLUTION **GRANTING** A CONDITIONAL USE PERMIT FOR THE EXTRACTION OF NATURAL RESOURCES.

APPLICANT: Colaska, Inc., dba QAP

PROPERTY ADDRESS: No Physical Address

LEGAL DESCRIPTION: Lot 2, Beaver Loop Acres Addition No. 3 Subdivision

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04901069

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on May 5, 2026; and,

WHEREAS, the applicant has demonstrated that the prerequisites of a Conditional Use Permit have been met pursuant to Kenai Municipal Code (KMC) 14.20.150; and,

WHEREAS, the applicant has demonstrated that the prerequisites of a Conditional Use Permit have been met pursuant to KMC 14.20.151 through KMC 14.20.158; and,

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on July 29, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds:

1. *KMC 14.20.154(a)(1) The application is in substantial compliance with the requirements of this chapter.*
 - a. Findings: This application is in substantial compliance with the requirements of this chapter. The applicant has demonstrated the proposed use meets the requirements for boundaries, assuming the variance permit is granted, back slopes, public safety, and the need for gravel within the City.
2. *KMC 14.20.154(a)(2) The boundaries of the proposed excavation at its greatest dimensions, including backslopes, are at least two hundred feet (200') from any road or public right-of-way and at least one hundred fifty feet (150') from other surrounding property lines, except that adjoining permitted surface extraction of natural resources sites is not required to maintain the above one hundred fifty feet (150') excavation between sites.*
 - a. Findings: The applicant has provided two versions of the boundaries for staff to review. The initial set delineates the 200-foot setback from all roads and public rights-of-way and a minimum of 150 feet from other surrounding property lines, except for the adjoining Lot 3, which is also being heard for a CUP at this meeting through Resolution PZ 2026-23. The applicant also showed alternatives, based on

a variance for a full project at this location. Those boundaries depend upon the variance permit application submitted in conjunction with the conditional use permit being granted. If granted, there will be a fifty-foot (50') setback to public right of way, fifty-foot (50') setback to adjacent property lines, zero-foot (0') setback to adjoining property line, Lot 3 Beaver Loop Acres Addition Number 3, and excavation in the water table. The excavation slopes will be one (1) vertical to one (1) horizontal, as shown on page C5 of the submitted site plan.

3. *KMC 14.20.154(a)(3) The buffer strips between the excavation site and roadways and property lines contain sufficient natural screening to obscure the entire excavation from sight of roadways and inhabited areas. If there is not sufficient natural screening, the site plan must provide for artificial screening;*
 - a. Findings: The proposed extraction site is north of an adjacent gravel pit and is not visible from Beaver Loop Road, additionally, there is a tree line creating a natural barrier to the south of both pits. There are no inhabited areas in the nearby vicinity to warrant the necessity of additional or artificial screening to be required. Properties located north of the proposed gravel pits (near the Kenai Golf Course) are over 30 feet higher in elevation and it is not feasible to add additional screening.
4. *KMC 14.20.154(a)(4) The surface extraction is outside of the one percent (1%) annual chance flood zone (one hundred (100) year floodplain), one-fifth percent (0.2%) annual chance flood zone (five hundred (500) year floodplain, and high-hazard coastal areas;*
 - a. Findings: City staff has confirmed the subject parcel is outside of the regulatory flood plain and is outside of the one percent (1%) annual chance flood zone (one hundred (100) year floodplain), one-fifth percent (0.2%) annual chance flood zone (five hundred (500) year floodplain), and high hazard coastal areas. The current classification for the project location, as designated by FEMA's latest floodplain maps dated February 28, 2025, is X-U, which is "Undefined". The City of Kenai's Floodplain Administrator has reviewed the application and has no comments.
5. *KMC 14.20.155(a)(5) The site plan provides that back slopes be a minimum of a 2:1 slope, except for the contiguous working face;*
 - a. Findings: Site plans submitted by the applicant show that reclamation will be a continuous process including sloping the sides of the excavation 2:1 or flatter along buffer zones and inactive work areas, a four inch (4") minimum of topsoil mix, organic clearing debris, and seeding as necessary to contain erosion.
6. *KMC 14.20.154(a)(6) The site plan does not provide for excavation below the water table except where a reasonable method of drainage is available at the particular site or where the proposed future development plan provides for a lake on the site of the excavation;*
 - a. Findings: Applicant states that it is anticipated that much of the gravel extraction will occur below the water table. The final configuration of the site will be similar to most gravel pits in the area with ponds forming in areas worked below the water table and haul routes adapting as the site is further developed. The final development plan envisions a lake on site and the reclamation of shorelines. This will include grass or other vegetation and constructing locations for houses or RV parking spots around the ponded area.
7. *KMC 14.20.154(a)(7) If the excavation is to be below the water table and the site is likely to endanger the public safety, the site plan shall provide for fencing of the work area;*
 - a. Findings: Applicant states that casual access is not anticipated as the proposed site is rural and surrounded by large tracts of wetlands to the north, and other

material sites to the east, west, and south. The applicant plans to construct berms as ponds are created during operations to prevent vehicles, equipment, people, or animals from going into the water. Staff does not anticipate that the site will present any danger to public safety.

8. *KMC 14.20.154(a)(8) The proposed use of land after extraction is completed is feasible and realistic and is a use permitted in the zone in which the property is located;*
 - a. Findings: The proposed extraction site will be operated on a continuing basis for approximately four (4) years and then on an as-needed basis until the site is exhausted; Applicant estimates this time frame to be fifteen (15) years in total. With the majority of the gravel being located below the water table, the final development would be to reclaim the shorelines of the ponds, establish grass or other vegetation, and construct locations for houses or RV parking sites around the ponded areas. Site reclamation will include grading and re-contouring backslopes using overburden and topsoil to a condition that allows for re-establishment of natural vegetation and seeding. The parcel does not currently have any existing structures and there are no plans for any permanent structures to be added. Anything that is stored will be temporary and moveable. Staff finds this adequately addresses a feasible and realistic use of the land once extractions of natural resources on the site cease.
9. *KMC 14.20.154(a)(9) The extraction does not destroy the land for the purpose for which it is zoned;*
 - a. Findings: City staff have discussed the importance of ensuring a clean water supply in the City and the applicant will take measures to monitor water levels and be mindful of what is allowed near water and sensitive areas of the landscape. Applicant notes equipment and construction debris will not be disposed of in surface water. The applicant also plans to seed slopes with plants suitable for Alaska conditions and will limit erosion and dust that could affect the landscape. As stated in the previous criteria, no permanent structures are planned to be erected which will leave the parcel vacant and ready for future development. An example of successful reclamation can be found in the Lake at Kenai subdivision east of this project along Beaver Loop Road.
10. *KMC 14.20.154(a)(10) The need for the particular natural resource within the City of Kenai outweighs any detrimental effects the operation may have on surrounding property owners;*
 - a. Findings: The majority of the parcels surrounding the subject lot are also utilized as material extraction sites and there are no residential properties in the immediate area. The City, and residents of, will benefit from an additional local gravel source from this location.
11. *KMC 14.20.154(a)(11) The applicant is the owner of the subject property.*
 - a. Findings: The proposed parcel was recently conditionally sold by the City of Kenai in the 2026 Land Sale Auction to Colaska, dba QAP. The applicant is petitioning on behalf of the owner of the subject property to satisfy a condition of sale.
12. *KMC 14.20.154(a)(12) Clearing limits shall be delineated on the site plan as well as clearly visible on site and shall be inspected by the City Planner or designee prior to the application being deemed complete.*

- a. Findings: The submitted site plan adequately and clearly shows the proposed clearing limits. Prior to application being deemed complete City Staff will meet with the applicant at the site to ensure that proposed clearing will align with those submitted on the site plan.

13. *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;*

- a. Findings: The Rural Residential (RR) Zone land use classification is defined in KMC 14.20.080 as:

Low density residential development in an attractive residential environment, to prohibit uses which would violate the residential character of the environment or generate heavy traffic in a predominately residential area, and to separate residential structures in order to prevent health hazards and preserve the rural, open quality of the environment.

Surface extraction is a conditionally permitted use and can be consistent with the intent of the residential zone, especially when the reclaimed property is developed to allow for future residential uses. The proposed extraction is adjacent to existing permitted gravel pits and vacant lots. It would not change the character of the neighborhood. This use is consistent with the current development and once reclaimed, will meet the purpose and intent of the RR Zone.

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

- a. Findings: Adjacent property to the north is undeveloped wetlands owned by the City of Kenai and Alaska DNR. Adjoining properties to the east, west, and south are all material sites. Staff does not find that the value of adjoining properties or neighborhood will be significantly impaired as it aligns with the current uses of the immediate area and existing haul routes off Lot 2 will meet up and follow existing routes.

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

Findings: The 2016 Imagine Kenai 2030 Comprehensive Plan classifies the subject property as “Parks, Recreation, & Open Space” defined as intended for:

Public recreational facilities, as well as undeveloped lands that provide for the conservation of natural or scenic resources. These areas can be used for a variety of passive and active outdoor and indoor sports and recreational activities. Areas that may be suitable for future natural resource development may be included in this category.

The location of the pit minimizes the potential for conflict with neighbors as it fits with the pattern of land use along the north side of Beaver Loop Road. Therefore, staff finds the proposed use would be consistent with the intended purpose of the Comprehensive Plan.

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

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

Objective ED-1

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

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

Objective LU-1

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

Objective LU-11

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

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

Findings Colaska owns 60 acres immediately east and southeast of the subject lot. These parcels will be utilized to access the proposed material site from Beaver Loop Road. This does not increase the amount of potential conflict points along Beaver Loop Road and effectively consolidates the additional traffic flow to one shared access point. Additionally, the applicant will have sufficient sanitation facilities located on site. City Staff finds that the proposed services and facilities are adequate to serve the proposed use.

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

Findings: Casual access to the property is not anticipated as it is surrounded by large parcels of similar use and is not situated near any amenities such as fishing, parks, or recreation. The applicant notes that adequate adjacent existing barriers and screening will be utilized. The extraction site will not be a safety concern or visual impairment. The applicant has shown plans for reclamation and will be mindful about materials stored near any water sources.

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

Findings: Conditions are listed in Section 2 of this Resolution.

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

Section 1. That a conditional use permit for the surface extraction of natural resources on the property described as Lot 2, Beaver Loop Acres Addition No. 3 Subdivision.

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

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. The applicant will properly store fuel oil and hazardous materials away from wetlands or other sensitive areas of the landscape.
3. The applicant will not store fill materials, such as concrete and construction waste, in or near areas with an exposed water table.
4. The applicant will limit noise disturbance and not use compression release engine brakes (Jake brakes). Applicant will adhere to proposed hours of operation, 7AM to 7PM, with the allowance of outside hours being utilized on an as-needed, project specific basis and not ongoing.
5. The applicant will meet with City staff for on-site inspections when requested.
6. If there is an expansion or change of use for the subject property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).
7. Permit holder will submit a yearly report between October 1st and December 31st to the Planning & Zoning Department that includes a summary of the on-site activity.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 26TH DAY OF AUGUST, 2026

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
THROUGH: Jessica See, Planning Technician
DATE: July 16, 2026

SUBJECT: Resolution PZ2026-22 – Conditional Use Permit – Extraction of Natural Resources

Request The Applicant is Requesting a Conditional Use Permit for the Extraction of Natural Resources

Staff Recommendation Adopt Resolution PZ2026-22 Granting a Conditional Use Permit for the Extraction of Natural Resources

Property Owner: City of Kenai

Petitioner
Representative Nick Staller

Legal Description: Lot 2, Beaver Loop Acres Addition No. 3 Subdivision

Property Address: No Physical Address

KPB Parcel No.: 04901069

Lot Size: 28.45

Zoning: Rural Residential

Current Use: Vacant / Undeveloped

Land Use Plan: Parks, Recreation, and Open Space

SUMMARY

The applicant has applied for a conditional use permit, and a variance permit for the construction and operation of a gravel pit, and extraction within the setback, for the proposed Surface Extraction of Natural Resources pursuant to KMC 14.20.151 – KMC 14.20.158. The proposed

extraction site will be owned and operated by Colaska Inc, dba QAP. In addition to the subject lot, Colaska also owns Lot 3 to the east and the 60 acres immediately east and southeast of Lot 3. Those parcels will be utilized to access the proposed material site from Beaver Loop Road.

The applicant is requesting that the CUP allow for excavation below the water table, stating it is a common practice in the area and there is active excavation below groundwater at adjacent material sites.

In conjunction with the conditional use permit, the applicant is requesting a variance to KMC 14.20.154 regarding buffers to the public rights-of-way and property lines due to the use of adjacent properties as material sites. The variance requested is a 50-foot buffer to the north, south, and west and a 0-foot buffer on the adjoining property line of Lot 2 and Lot 3. These variances will be heard later in this meeting as separate resolutions.

ANALYSIS

Criteria for the issuance of a conditional use permit for surface extraction of natural resources are outlined in KMC 14.20.154 – Issuance of a Permit for Surface Extraction of Natural Resources.

KMC 14.20.154(a)(1) *The application is in substantial compliance with the requirements of this chapter.*

Criteria Met: This application is in substantial compliance with the requirements of this chapter. The applicant has demonstrated the proposed use meets the requirements for boundaries, assuming the variance permit is granted, back slopes, public safety, and the need for gravel within the City.

KMC 14.20.154(a)(2) *The boundaries of the proposed excavation at its greatest dimensions, including backslopes, are at least two hundred feet (200') from any road or public right-of-way and at least one hundred fifty feet (150') from other surrounding property lines, except that adjoining permitted surface extraction of natural resources sites is not required to maintain the above one hundred fifty feet (150') excavation between sites.*

Criteria Met: The applicant has provided two versions of the boundaries for staff to review. The initial set delineates the 200-foot setback from all roads and public rights-of-way and a minimum of 150 feet from other surrounding property lines, except for the adjoining Lot 3, which is also being heard for a CUP at this meeting through Resolution PZ 2026-23. The applicant also showed alternatives, based on a variance for a full project at this location. Those boundaries depend upon the variance permit application submitted in conjunction with the conditional use permit being granted. If granted, there will be a fifty-foot (50') setback to public right of way, fifty-foot (50') setback to adjacent property lines, zero-foot (0') setback to adjoining property line, Lot 3 Beaver Loop Acres Addition Number 3, and excavation in the water table. The excavation slopes will be one (1) vertical to one (1) horizontal, as shown on page C5 of the submitted site plan.

KMC 14.20.154(a)(3) *The buffer strips between the excavation site and roadways and property lines contain sufficient natural screening to obscure the entire excavation from sight of roadways and inhabited areas. If there is not sufficient natural screening, the site plan must provide for artificial screening;*

Criteria Met: The proposed extraction site is north of an adjacent gravel pit and is not visible from Beaver Loop Road, additionally, there is a tree line creating a natural barrier to the south

of both pits. There are no inhabited areas in the nearby vicinity to warrant the necessity of additional or artificial screening to be required. Properties located north of the proposed gravel pits (near the Kenai Golf Course) are over 30 feet higher in elevation and it is not feasible to add additional screening.

KMC 14.20.154(a)(4) *The surface extraction is outside of the one percent (1%) annual chance flood zone (one hundred (100) year floodplain), one-fifth percent (0.2%) annual chance flood zone (five hundred (500) year floodplain, and high-hazard coastal areas;*

Criteria Met: City staff has confirmed the subject parcel is outside of the regulatory flood plain and is outside of the one percent (1%) annual chance flood zone (one hundred (100) year floodplain), one-fifth percent (0.2%) annual chance flood zone (five hundred (500) year floodplain), and high hazard coastal areas. The current classification for the project location, as designated by FEMA's latest floodplain maps dated February 28, 2025, is X-U, which is "Undefined". The City of Kenai's Floodplain Administrator has reviewed the application and has no comments.

KMC 14.20.155(a)(5) *The site plan provides that back slopes be a minimum of a 2:1 slope, except for the contiguous working face;*

Criteria Met: Site plans submitted by the applicant show that reclamation will be a continuous process including sloping the sides of the excavation 2:1 or flatter along buffer zones and inactive work areas, a four inch (4") minimum of topsoil mix, organic clearing debris, and seeding as necessary to contain erosion.

KMC 14.20.154(a)(6) *The site plan does not provide for excavation below the water table except where a reasonable method of drainage is available at the particular site or where the proposed future development plan provides for a lake on the site of the excavation;*

Criteria Met: Applicant states that it is anticipated that much of the gravel extraction will occur below the water table. The final configuration of the site will be similar to most gravel pits in the area with ponds forming in areas worked below the water table and haul routes adapting as the site is further developed. The final development plan envisions a lake on site and the reclamation of shorelines. This will include grass or other vegetation and constructing locations for houses or RV parking spots around the ponded area.

KMC 14.20.154(a)(7) *If the excavation is to be below the water table and the site is likely to endanger the public safety, the site plan shall provide for fencing of the work area;*

Criteria Met: Applicant states that casual access is not anticipated as the proposed site is rural and surrounded by large tracts of wetlands to the north, and other material sites to the east, west, and south. The applicant plans to construct berms as ponds are created during operations to prevent vehicles, equipment, people, or animals from going into the water. Staff does not anticipate that the site will present any danger to public safety.

KMC 14.20.154(a)(8) *The proposed use of land after extraction is completed is feasible and realistic and is a use permitted in the zone in which the property is located;*

Criteria Met: The proposed extraction site will be operated on a continuing basis for approximately four (4) years and then on an as-needed basis until the site is exhausted; Applicant estimates this time frame to be fifteen (15) years in total. With the majority of the gravel being located below the water table, the final development would be to reclaim the shorelines of the ponds, establish grass or other vegetation, and construct locations for houses

or RV parking sites around the ponded areas. Site reclamation will include grading and re-contouring backslopes using overburden and topsoil to a condition that allows for re-establishment of natural vegetation and seeding. The parcel does not currently have any existing structures and there are no plans for any permanent structures to be added. Anything that is stored will be temporary and moveable. Staff finds this adequately addresses a feasible and realistic use of the land once extractions of natural resources on the site cease.

KMC 14.20.154(a)(9) *The extraction does not destroy the land for the purpose for which it is zoned;*

Criteria Met: City staff have discussed the importance of ensuring a clean water supply in the City and the applicant will take measures to monitor water levels and be mindful of what is allowed near water and sensitive areas of the landscape. Applicant notes equipment and construction debris will not be disposed of in surface water. The applicant also plans to seed slopes with plants suitable for Alaska conditions and will limit erosion and dust that could affect the landscape. As stated in the previous criteria, no permanent structures are planned to be erected which will leave the parcel vacant and ready for future development. An example of successful reclamation can be found in the Lake at Kenai subdivision east of this project along Beaver Loop Road.

KMC 14.20.154(a)(10) *The need for the particular natural resource within the City of Kenai outweighs any detrimental effects the operation may have on surrounding property owners;*

Criteria Met: The majority of the parcels surrounding the subject lot are also utilized as material extraction sites and there are no residential properties in the immediate area. The City, and residents of, will benefit from an additional local gravel source from this location.

KMC 14.20.154(a)(11) *The applicant is the owner of the subject property.*

Criteria Met: The proposed parcel was recently conditionally sold by the City of Kenai in the 2026 Land Sale Auction to Colaska, dba QAP. The applicant is petitioning on behalf of the owner of the subject property to satisfy a condition of sale.

KMC 14.20.154(a)(12) *Clearing limits shall be delineated on the site plan as well as clearly visible on site and shall be inspected by the City Planner or designee prior to the application being deemed complete.*

Criteria Met: The submitted site plan adequately and clearly shows the proposed clearing limits. Prior to application being deemed complete City Staff will meet with the applicant at the site to ensure that proposed clearing will align with those submitted on the site plan.

REVIEW CRITERIA FOR CONDITIONAL USE PERMIT

Pursuant to KMC 14.20.150(a), the intent of a conditional use permit is to allow some uses that may be compatible with the designated principal uses in specific zoning districts provided certain conditions are met. Prior to granting a conditional use permit, the Commission shall determine that the identified criteria as outlined in KMC 14.20.150(e) *Conditional Use Permits* are met.

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

Findings: The property is within the Rural Residential (RR) Zone. Pursuant to KMC 14.20.080, the intent of the zone is intended for:

Low density residential development in an attractive residential environment, to prohibit uses which would violate the residential character of the environment or generate heavy traffic in a predominately residential area, and to separate residential structures in order to prevent health hazards and preserve the rural, open quality of the environment.

Surface extraction is a conditionally permitted use and can be consistent with the intent of the residential zone, especially when the reclaimed property is developed to allow for future residential uses. The proposed extraction is adjacent to existing permitted gravel pits and vacant lots. It would not change the character of the neighborhood. This use is consistent with the current development and once reclaimed, will meet the purpose and intent of the RR Zone.

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

Findings: Adjacent property to the north is undeveloped wetlands owned by the City of Kenai and Alaska DNR. Adjoining properties to the east, west, and south are all material sites. Staff does not find that the value of adjoining properties or neighborhood will be significantly impaired as it aligns with the current uses of the immediate area and existing haul routes off Lot 2 will meet up and follow existing routes.

Criteria 3: The proposed use is in harmony with the Comprehensive plan;

Findings: The 2016 Imagine Kenai 2030 Comprehensive Plan classifies the subject property as “Parks, Recreation, & Open Space” defined as intended for:

Public recreational facilities, as well as undeveloped lands that provide for the conservation of natural or scenic resources. These areas can be used for a variety of passive and active outdoor and indoor sports and recreational activities. Areas that may be suitable for future natural resource development may be included in this category.

The location of the pit minimizes the potential for conflict with neighbors as it fits with the pattern of land use along the north side of Beaver Loop Road. Therefore, staff finds the proposed use would be consistent with the intended purpose of the Comprehensive Plan.

RELEVANT GOALS

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

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

Objective ED-1

Promote projects that create workforce development opportunities

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

Objective LU-1

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

Objective LU-11

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

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

Findings: Colaska owns 60 acres immediately east and southeast of the subject lot. These parcels will be utilized to access the proposed material site from Beaver Loop Road. This does not increase the amount of potential conflict points along Beaver Loop Road and effectively consolidates the additional traffic flow to one shared access point. Additionally, the applicant will have sufficient sanitation facilities located on site. City Staff finds that the proposed 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.*

Findings: Casual access to the property is not anticipated as it is surrounded by large parcels of similar use and is not situated near any amenities such as fishing, parks, or recreation. The applicant notes that adequate adjacent existing barriers and screening will be utilized. The extraction site will not be a safety concern or visual impairment. The applicant has shown plans for reclamation and will be mindful about materials stored near any water sources.

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

Findings: Recommended conditions are stated at the end of the report.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280(c) notices of the public hearing for the conditional use were mailed to property owners within a three hundred-foot (300') periphery of the subject property. City staff published notice of the public hearing in the *Peninsula Clarion*. City staff submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the conditional use permit request.

No public comment has been received at the time of this report.

STAFF RECOMMENDATION

Staff finds that the proposed conditional use permit for the surface extraction of natural resources on the property described as Lot 2, Beaver Loop Acres Addition No. 3 Subdivision, meets the criteria for issuance of a Conditional Use Permit as set forth in subsections (e)(1) through (e)(6) of Kenai Municipal Code 14.20.150 and subsections (a)(1) through (a)(12) of KMC 14.20.154, and hereby recommends that the Planning and Zoning Commission adopt Resolution PZ2026-22 approving the Conditional Use Permit, subject to the following conditions:

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. The applicant will properly store fuel oil and hazardous materials away from wetlands or other sensitive areas of the landscape.
3. The applicant will not store fill materials, such as concrete and construction waste, in or near areas with an exposed water table.

4. The applicant will limit noise disturbance and not use compression release engine brakes (Jake brakes). Applicant will adhere to proposed hours of operation, 7AM to 7PM, with the allowance of outside hours being utilized on an as-needed, project specific basis and not ongoing.
5. The applicant will meet with City staff for on-site inspections when requested.
6. If there is an expansion or change of use for the subject property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).
7. Permit holder will submit a yearly report between October 1st and December 31st to the Planning & Zoning Department that includes a summary of the on-site activity.

ATTACHMENTS

Aerial Map
Application & Business License
Site Plan



CONDITIONAL USE PERMIT APPLICATION FOR EXTRACTION OF NATURAL RESOURCE

KMC 14.20.150; KMC 14.20.151; & KMC 14.20-154-158

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

DOCUMENTATION REQUIRED

- ☐ Conditional Use Permit Application for Extraction of Natural Resource
- ☐ Site Plan pursuant to KMC 14.20.151(a) (*Refer to page 3 of application*)
- ☐ \$425 nonrefundable application fee (plus applicable sales tax)
- ☐ Tax Compliance form completed by Kenai Peninsula Borough (if applicable)
- ☐ Alaska State Business License (if applicable)

APPLICANT

Name:	Colaska Inc. dba QAP				
Mailing Address:	6411 A Street				
City:	Anchorage	State:	Alaska	Zip:	99518
Phone Number:	[REDACTED]				

PETITIONER REPRESENTATIVE (IF APPLICABLE)

Name:	Nick Staller				
Mailing Address:	6411 A Street				
City:	Anchorage	State:	Alaska	Zip:	99518
Phone Number:	[REDACTED]				

PROPERTY INFORMATION

Property Tax ID:	04901069 & 04901070
Street Address:	None
Legal Description:	T5N R11W Section 3 S.M. Beaver Loop Acres Addn No. 3 Subd Lot 2 & Lot 3

LAND USE

Describe current use of property covered by this application: Undeveloped & undisturbed

Use of Surrounding Properties

North:	Undeveloped
South:	Material Sites
East:	Material Sites
West:	Undeveloped. Marketed & sold by COK as gravel parcels.

CONDITIONAL USE REQUEST

Please describe the project in detail, using additional sheets if necessary. Narratives **MUST** include items required in KMC 14.20.151(b) (refer to page 3 of application)

Kindly see attached.

AUTHORITY TO APPLY FOR A CONDITIONAL USE PERMIT:

I hereby certify that I am, or am authorized to act for, the owner of the property described above, and that I petition for a Natural Resources Conditional Use Permit in conformance with Title 14 of the Kenai Municipal Code. I understand that payment of the application fee is nonrefundable, is used to cover the costs associated with processing this application, and that dates are tentative and may have to be postponed by City Staff or Commission Members. I understand that a site visit may be required and City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application, and if a Conditional Use Permit is approved, to ensure the operation is maintaining compliance.

Printed Name: Nick Staller	Signature: 	Date: 5/1/26
-------------------------------	---	-----------------



INSTRUCTIONS

Section 14.20.151 of the Kenai Municipal Code outlines regulations to engage in the surface extraction of natural resources. To qualify for a Conditional Use Permit for Extraction of Natural Resources, you **must** complete the following criteria:

➤ **Submit a site plan, drawn to scale, containing:**

- Graphic, and legal, description of the proposed area, including dimensions in feet and number of acres or square feet;
- Existing topographical contours with not less than ten-foot (10') contour intervals;
- Proposed finished topographical contours, when extraction is completed, with not less than ten-foot contour intervals;
- Existing and proposed buildings and structures on the site;
- Principal access points which will be used by trucks and equipment, including ingress and egress points and internal circulation, especially the haul road from the public road to the proposed site of the pit;
- Indication of the existing landscape features, including cleared areas, wooded areas, streams, lakes, marsh areas, and so forth;
- Location and nature of other operations, if any, which are proposed to take place on-site.

➤ **A narrative statement containing the following:**

- Soil surveys with reference to the average year-round water table throughout the entire acreage. Piezometers may be used to determine an average water depth;
- Estimated amount of material to be removed from the site over the entire period of operation;
- Estimated length of time to complete the operation, or, if the pit is to be operated on continuing basis, a statement to that effect;
- Proposed hours of operation;
- Method of fencing or barricading the petition area to prevent casual access;
- Amount and location of natural screening provided by trees and vegetation, if any, between the property lines and proposed site of the pit;
- Plans, if any, to construct artificial screening;
- Description of operations or processing which will take place on the site during and after the time material is extracted;
- Plan or program for regarding and shaping the land for future use;
- Method of backfilling and/or replacing topsoil;
- Proposed future use of the land after resources are extracted, including a proposed development plan showing location of houses, parks, lakes, etc.;
- Other information which may pertain to the particular site.

➤ **Proof that the applicant has obtained, or is eligible to obtain, the necessary licenses required by state or federal agencies.**

➤ **Proof that the applicant is the owner of the subject property.**



CONDITIONAL USE PERMIT PROCESS

- Submit application with required accompanying documentation to the Planning & Zoning Department. Submissions can be done electronically, by mail, or in person.
- City Staff will review the submitted documents, send out public notice of the request, and prepare a report of findings for the Planning & Zoning Commission. The review will verify the following:
 - The application is compliant with the requirements of KMC 14.20.151;
 - The boundaries of the proposed excavation at its greatest dimensions, including back slopes, are at least two hundred feet (200') from any road or public right-of-way and at least one hundred fifty feet (150') from other surrounding property lines, with the exception of those permitted for surface extraction of natural resources;
 - The buffer strips between the excavation site, roadways, and property lines contain sufficient natural screening to obscure the entire excavation from site of the roadways and inhabited areas. If there is not sufficient natural screening, the site plan must provide for artificial screening;
 - The site plan provides that back slopes will be a minimum of a 2:1 slope, except for the contiguous face;
 - The site plan does not provide for excavation below the water table except where a reasonable method of drainage is available at the particular site or where the proposed future development plan provides for a lake on the site of excavation;
 - If the excavation is to be below the water table and the site is likely to endanger the public safety, the site plan will provide for fencing of the work area;
 - The proposed use of land after extraction is completed is feasible, realistic, and a use permitted in the zone in which the property is located;
 - The extraction does not destroy the land for the purpose for which it is zoned;
 - The need for the particular natural resource within the City outweighs any detrimental effects the operation may have on surrounding property owners;
 - The applicant is the owner of the subject property.
- A public hearing will be held as required by KMC 14.20.280. To meet notice requirements, the Planning Department must receive your application **21 days prior** to the meeting when the public hearing is scheduled. Please be advised you will be required to attend the hearing. In-person attendance is preferred, but online attendance can be accommodated if requested.
- If the Commission determines that all requirements have been met, the Conditional Use Permit will be approved and the resolution signed putting it into effect.
- All decisions made by the Commission are subject to a 15-day appeal period. Appeals must be filed in writing with the City Clerk. For more information, please contact the City Clerk's office at (907)283-8231 or cityclerk@kenai.city.



**CONDITIONAL USE PERMIT APPLICATION FOR
EXTRACTION OF NATURAL RESOURCE PERMIT**

**Subject: T5N R11W Section 3 Seward Meridian
Beaver loop Acres Addition No. 3 Subdivision
Lot 2 and Lot 3**

The proposed material site application is for KPB Parcel 04901069 and 04901070; legal description T5N R11W Section 3 Seward Meridian Beaver Loop Acres Addition No. 3 Subdivision Lot 2 and Lot 3. The permit area totals 56.96 acres, as both parcel sizes are 28.45 acres. The proposed parcels were recently sold by the City of Kenai in the 2026 Land Sale Auction. They were marketed as "gravel parcels" with sale being finalized if a Conditional Use permit is gained.

Material site exhibits of the existing conditions and the proposed development area attached.

The proposed extraction site will be owned and operated by Colaska Inc. dba QAP. Colaska owns 60 acres immediately east and southeast of Lot 3. These parcels will be utilized to access the proposed material site from Beaver Loop Road.

Colaska is proposing a variance to KMC 14.20.154 regarding buffers to public rights-of-way and property lines due to the use of adjacent properties as material sites. The variance request is a 50' buffer at all property lines except a 0' buffer on the adjoining property line of Lot 2 & Lot 3. These proposed buffers are depicted in the site development exhibits.

Colaska is requesting that the CUP allows for excavation below the water table. It is a common practice in the area and there is active excavation below groundwater at adjacent material sites.

Below is the requested narrative for the permit application.

1. The City of Kenai provided test hole data for the property during their public sale. Six test holes were excavated within the proposed extraction area to determine material type and groundwater elevation. Groundwater was encountered at 10-11' below existing ground at approximate elevation 40.0.
2. Estimated material quantities were calculated assuming that these variances are granted; 50' setback to public right of way, 50' setback to adjacent property lines, 0' setback to other material site property lines, and excavation in the water table. It is assumed that excavation slopes will be 1 vertical to 1 horizontal.

Parcel	Parcel Size (acres)	Peat/Overburden (CY)	Sand/gravel above groundwater (CY)	Sand/gravel to 20' (CY)
Lot 2	28.45	172,000	221,000	543,000
Lot 3	28.45	231,000	160,500	482,000

3. The proposed extraction site will be operated on a continuing basis for approximately 4 years and then on an as-need basis until the site is exhausted; approximately 15 years total. These operations would increase in activity seasonally and when projects requiring materials were being constructed in the area. Specifically, processing operations for gravel

and asphalt would not be continuous and the plants would be mobilized in and out as needed.

4. Proposed hours of operation are 7 am to 7 pm, typical of normal construction shifts. The site may be utilized for some projects that require work be performed at night, and this could require operations like asphalt production and gravel export be done outside of dayshift hours. Work outside 7am to 7pm would be on as-needed, project specific basis and not ongoing.
5. Casual access is not anticipated as the proposed CUP is rural and is surrounded by large tracts to the north and other material sites to the east, west and south. A variance permit for the buffer setbacks is being applied for. The proposed buffers meet the KPB 21.29 for Material Site Permits.

Colaska plans to construct berms as ponds are created during operations to prevent vehicles, equipment, people, animals, from going into the water.

6. There is minimal to no natural screening on the property.
7. No artificial screening is proposed. The adjoining property to the north is a large tract of mostly wetlands owned by City of Kenai and ADNR. The adjoining properties to the east, west and south are material sites.
8. Site operations will include excavating gravel materials for export as pit run fill, processing gravel to make base course, bedding, asphalt course, etc. Site would be utilized as equipment and material staging, stockpiling, and mobile processing plants. Material will be both excavated out of the bank and hauled off site, as well as extracted and stockpiled for later use or processing.

Excavation will occur from the access point at the southeast corner of the properties moving northwesterly, excavating gravel that is above the water table first. The next phase would be to extract the gravel below the water table from the northwest corner working back towards the access point southeasterly.

9. Slopes will be laid back to buffers as required and final slopes stabilized and seeded. It is anticipated that much of the gravel extraction will occur below the water table. The final configuration of the site will be similar to most gravel pits in the area with ponds forming in areas worked below the water table and haul routes adapting as the site is further developed. Areas disturbed but not excavated below water will be graded and vegetated.

Side slopes of the pond will be left at a maximum grade of 2 vertical to 1 horizontal. Stockpiled overburden may be utilized to reclaim and draw the slopes above groundwater and landscape the buffer areas.

10. Since the majority of the gravel is below the water table, the final development would be to reclaim the shorelines of the ponds, establish grass or other vegetation, and construct locations for houses or RV parking sites around the ponded areas. Site reclamation will include grading and re-contouring backslopes using overburden and topsoil to a condition that allows for re-establishment of natural vegetation and seeding.

11. The parcels have no existing structures. There are no plans for any permanent structures on the new parcels. Anything that is stored will be temporary and moveable.
12. Principal access point for trucks and equipment proposed CUP is the southeast corner of Lot 3 and is shown on the exhibits. The anticipated haul route will utilize the adjoining Colaska property and the two established access points shown to Beaver Loop Road.

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

COLASKA INC.

4000 OLD SEWARD HWY, SUITE 101, ANCHORAGE, AK 99503

owned by

COLASKA INC.

is licensed by the department to conduct business for the period

October 8, 2024 to December 31, 2026
for the following line(s) of business:

23 - Construction



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

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

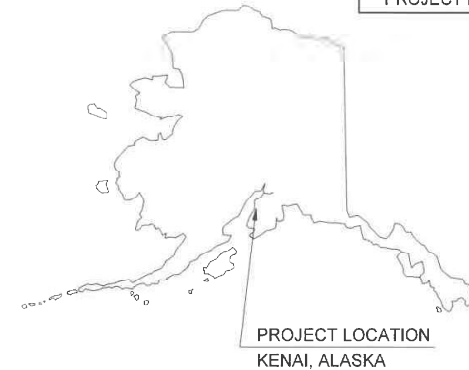
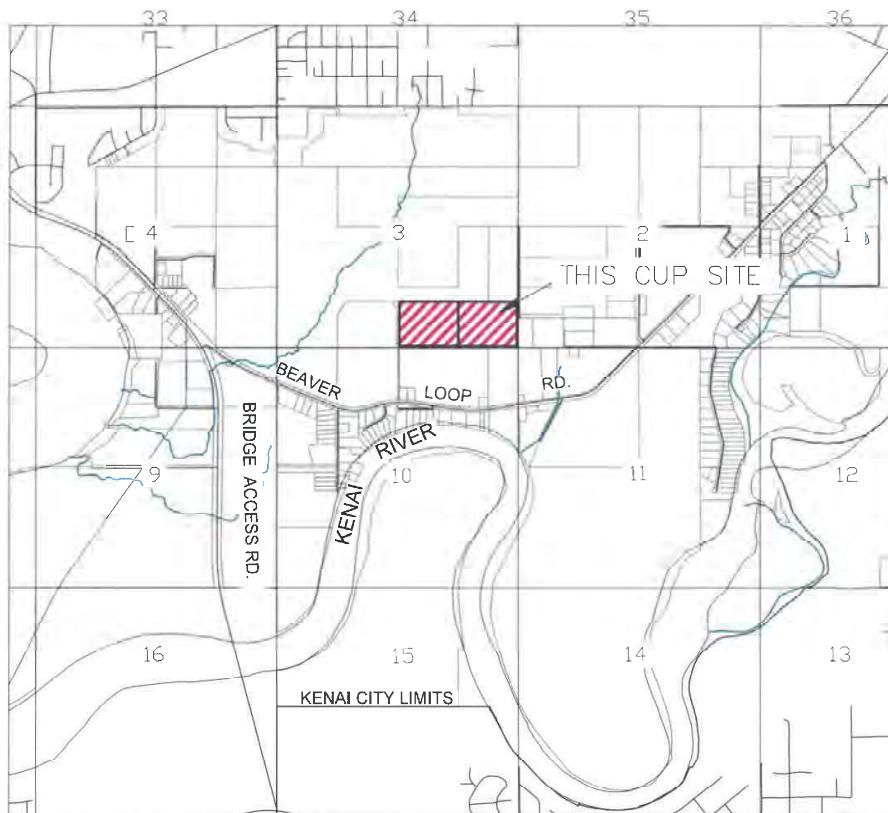
Julie Sande
Commissioner

BEAVER LOOP ACRES ADDITION NO. 3 SUBDIVISION

LOT 2 & LOT 3

CONDITIONAL USE PERMIT

OWNER:
COLASKA INC. dba QAP
240 W. 68th AVE
ANCHORAGE, ALASKA 99518



PROJECT INFO



REV	DATE	DESCRIPTION	BY
1	4/24/2016	CUP APPLICATION ISSUE	CMD

QAP - LOT 2 & LOT 3
BEAVER LOOP ACRES ADDN NO. 3 SUBD.
CONDITIONAL USE PERMIT
FIELD BOOK NO. 20-01
FIELD WORK DATE: MAY/APRIL 2016
JOB NO. 264013



Consulting Inc

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 658
SOLDOTNA, AK 99669
VOICE (907) 283-4218
FAX (907) 283-3265
WWW.MCLANECO.COM

DRAWN BY: CMD
CHECKED BY: SAM
HORZ. SCALE: 1" = 2540'
VERT. SCALE: N/A
SHEET: C1

NOTES

1. THIS APPLICATION IS FOR T5N R11W SECTION 3 SEWARD MERIDIAN KN 2025045 BEAVER LOOP ACRES ADDITION NO 3 SUBDIVISION LOT 2 AND LOT 3 (KPB PARCEL 04901069 & 04901070).
2. THE PROPOSED SITE IS WITHIN THE CITY OF KENAI AND WAS RECENTLY MARKETED AND SOLD BY THE CITY OF KENAI AS MATERIAL RESOURCE SITES.
3. THE SITE IS UNDEVELOPED, WITH TREED VEGETATION ALONG THE SOUTH BOUNDARY AND WETLANDS PROCEEDING NORTH.
4. THE KENAI WATERSHED WETLAND MAPPING IS SHOWN ON SHEETS C2 AND C3. THERE ARE NO OPEN WATERBODIES, RIPARIAN WETLANDS OR SURFACE WATERS WITHIN THE PROPOSED EXTRACTION AREA.
5. TEST HOLE WAS PROVIDED BY THE CITY OF KENAI. GROUNDWATER WAS FOUND AT APPROXIMATE ELEVATION 40.0'; 10.0' BELOW THE NATIVE GRADE.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1	VICINITY MAP & LEGEND
C2	EXISTING CONDITIONS
C3	SITE DEVELOPMENT PLAN
C4	DETAILS & TYPICAL SECTIONS

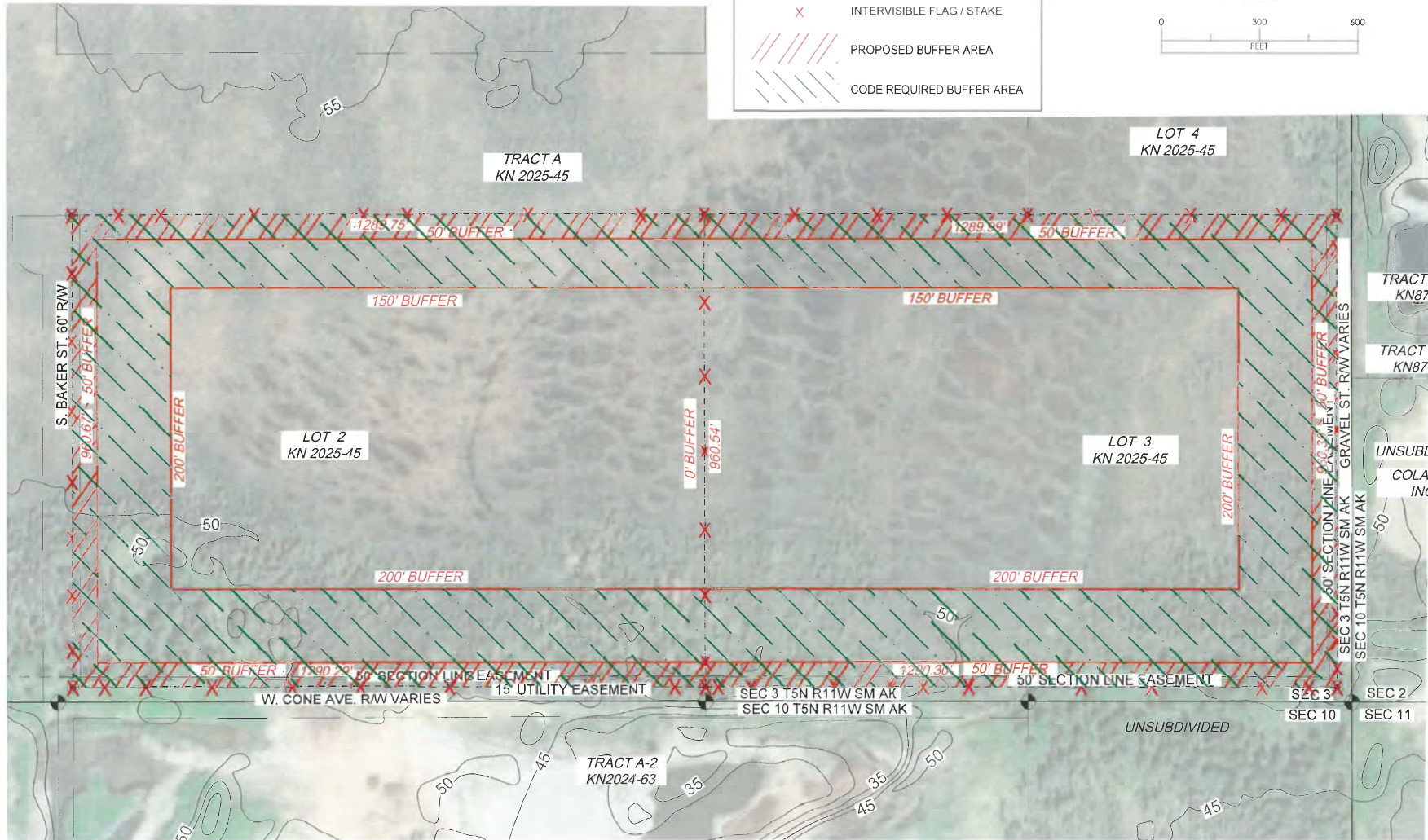
SETBACK / BUFFER COMPARISON

PARCEL	PARCEL ACREAGE	PER CODE BUFFER AREA	PER CODE USABLE AREA	PROPOSED BUFFER AREA	PROPOSED USABLE AREA
LOT 2	28.45 AC	13.17 AC	15.28 AC	3.95 AC	24.5 AC
LOT 3	28.45 AC	13.17 AC	15.28 AC	3.95 AC	24.5 AC
TOTAL	56.9 AC	26.3 AC	30.5 AC	7.9 AC	49.0 AC

VARIANCE LEGEND

- PRIMARY SURVEY MONUMENT
- SECONDARY SURVEY MONUMENT
- PROPERTY BOUNDARY
- INTERVISIBLE FLAG / STAKE
- PROPOSED BUFFER AREA
- CODE REQUIRED BUFFER AREA

DEVELOPMENT



QAP - LOT 2 & LOT 3

BEAVER LOOP ACRES ADDN NO. 3 SUBD.
VARIANCE PERMIT



Consulting Inc

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 488
SOLDOTNA, AK 99569
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECG.COM

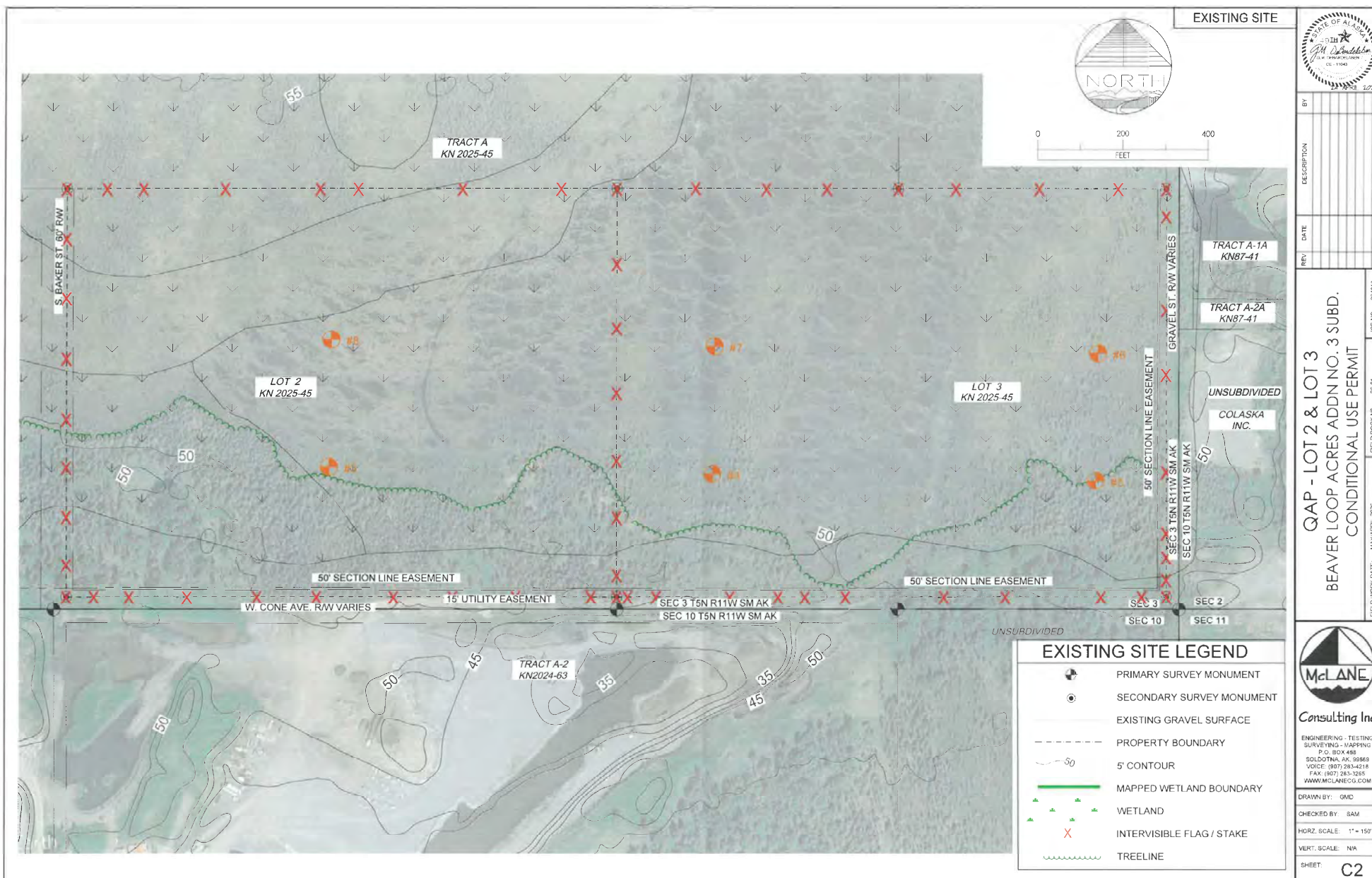
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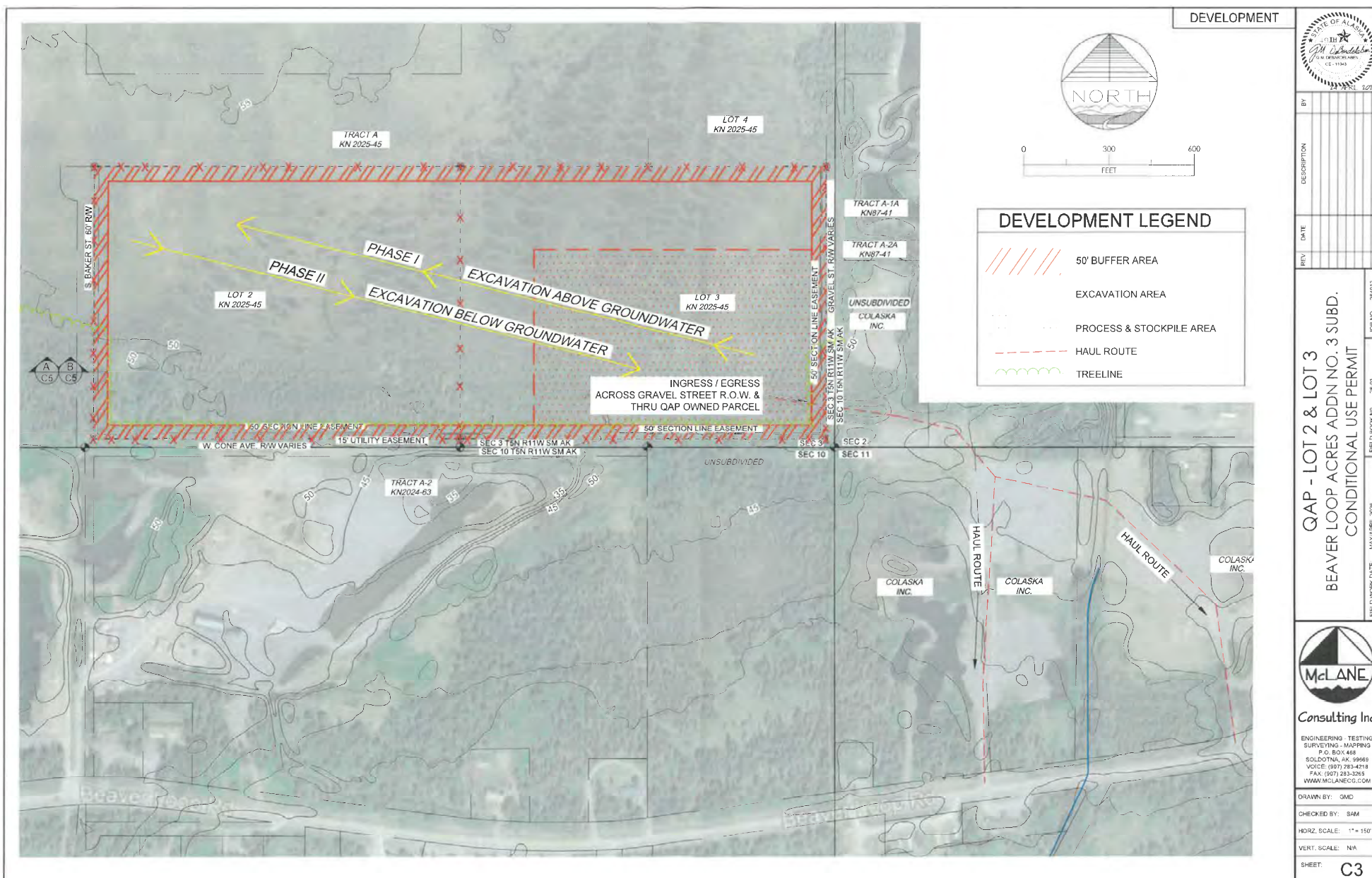
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HORZ. SCALE: 1" = 150'

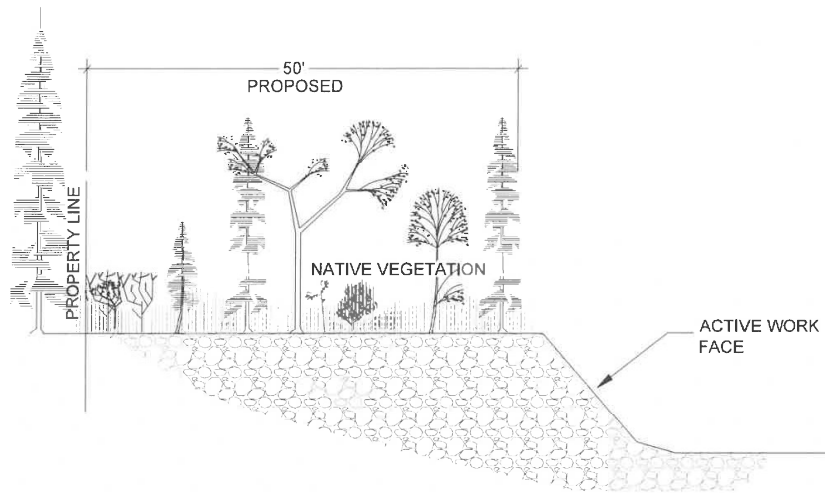
VERT. SCALE: N/A

SHEET: 2

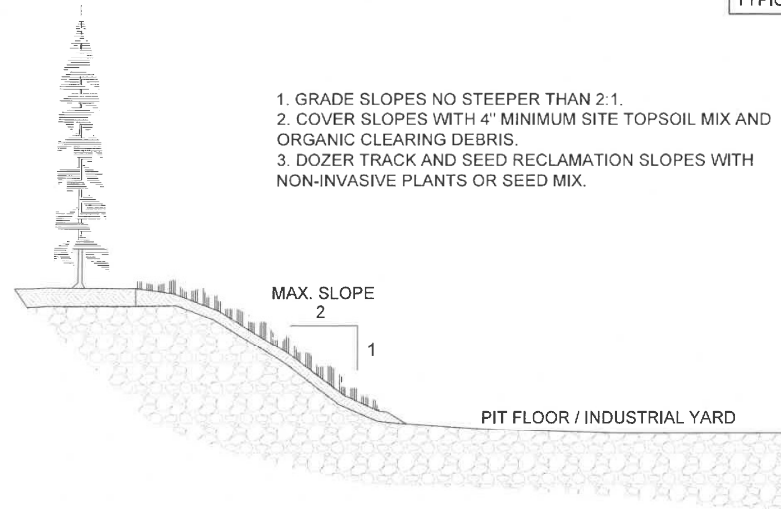




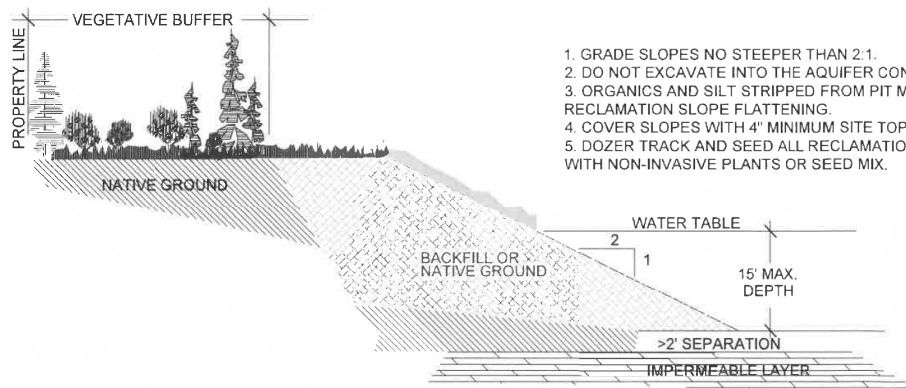
TYPICAL SECTIONS



A VEGETATION BUFFER
C5 NOT TO SCALE



B RECLAMATION SLOPE - ABOVE GROUNDWATER
C5 NOT TO SCALE



C VEGETATION BUFFER
C5 NOT TO SCALE



REV	DATE	DESCRIPTION	BY
1	04/03/20	CUT APPLICATION ISSUE	GM

QAP - LOT 2 & LOT 3
BEAVER LOOP ACRES ADDN NO. 3 SUBD.
CONDITIONAL USE PERMIT
JOB NO. 284013
FIELD WORK DATE: MAY/APRIL 2028
FIELD BOOK NO. 26-01



Consulting Inc

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECO.COM

DRAWN BY: GMD
CHECKED BY: SAM
HORZ. SCALE: 1" = 100'
VERT. SCALE: N/A
SHEET: C5

Date: 22 July 2025

To: City of Kenai

RE: **Beaver Loop Acres No. 3 Subdivision**Subject: **Estimated Extractable Material Quantity**

This scoping report is for the future Lots 1, 2, 3, and 4 Beaver Loop Acres No. 3 Subdivision. The property is currently in the platting process to create these lots, totaling 109.326 acres from the 320-acre parent parcel described as T5N R11W Section 3 Seward Meridian SW1/4 NW1/4 & SW1/4 & S1/2 SE1/4 & NE1/4 SE1/4. The blackline copy of the referenced plat is attached.

The quantities provided herein utilize the soils information provided in the Beaver Loop Gravel Investigation Summary prepared for the City of Kenai by McLane Consulting, Inc. in March 2019. This report includes data from 10 test holes excavated to a depth of 15.0'. This report is attached for reference of test hole locations, stratum, and material classification.

Initial quantity estimates of available sand and gravel quantities were computed for each property with a 10' setback of all property lines with a vertical cut. These quantities are estimated as follows:

TABLE A. TOTAL ESTIMATED GRAVEL

Parcel	Parcel Size (acres)	Peat/Overburden (CY)	Sand/gravel above groundwater (CY)	Sand/gravel to 20' (CY)
Lot 1	28.633	239,950	235,425	665,530
Lot 2	28.455	216,175	279,230	684,560
Lot 3	28.440	292,510	193,510	607,525
Lot 4	23.798	280,510	130,905	467,515

The extractable quantity of gravel and sand available varies from these quantities. City of Kenai code KMC 14.20.154 requires a 150' buffer from public rights-of-way and 100' buffer from property lines, unless granted a variance through public process. Available sand and gravel quantities were computed for each property with full code setbacks and a vertical cut. These quantities are estimated as follows:

TABLE B. TOTAL ESTIMATED GRAVEL WITH CODE SETBACKS

Parcel	Parcel Size (acres)	Peat/Overburden (CY)	Sand/gravel above groundwater (CY)	Sand/gravel to 20' (CY)
Lot 1	28.633	156,170	153,225	433,160
Lot 2	28.455	131,270	169,560	415,690
Lot 3	28.440	177,590	122,950	368,845
Lot 4	23.798	157,355	73,430	262,260

In 2015, a City of Kenai Conditional Use Permit for a nearby material site granted setback variances allowing an 80' setback from public rights-of-way and 50' setback from adjacent property lines. It is also reasonable to assume that material sites with

abutting property lines would be granted a setback variance of 0' for adjoining lot lines and all four (4) of these lots will be utilized for gravel extraction.

KMC 14.20.154 allows excavation below the water table when approved. It is reasonable that excavation in the water table would be approved at this location since it is common practice in the area's existing material sites.

Material quantities were calculated assuming that these variances are granted; 80' setback to public right of way, 50' setback to adjacent property lines, 0' setback to other material site property lines, and excavation in the water table.

TABLE C. TOTAL ESTIMATED GRAVEL WITH ASSUMED CODE VARIANCES

Parcel	Parcel Size (acres)	Peat/Overburden (CY)	Sand/gravel above groundwater (CY)	Sand/gravel to 20' (CY)
Lot 1	28.633	196,960	193,250	546,295
Lot 2	28.455	171,165	221,090	542,020
Lot 3	28.440	231,585	160,330	480,985
Lot 4	23.798	213,400	99,585	355,665

As shown in these tables, permitting variances greatly affects the quantity of marketable material at any extraction site. Material site extraction techniques may also have a large effect on quantities of extracted material recovered for sale. Quantities shown hereon are an estimate utilizing information available and reasonable assumptions.

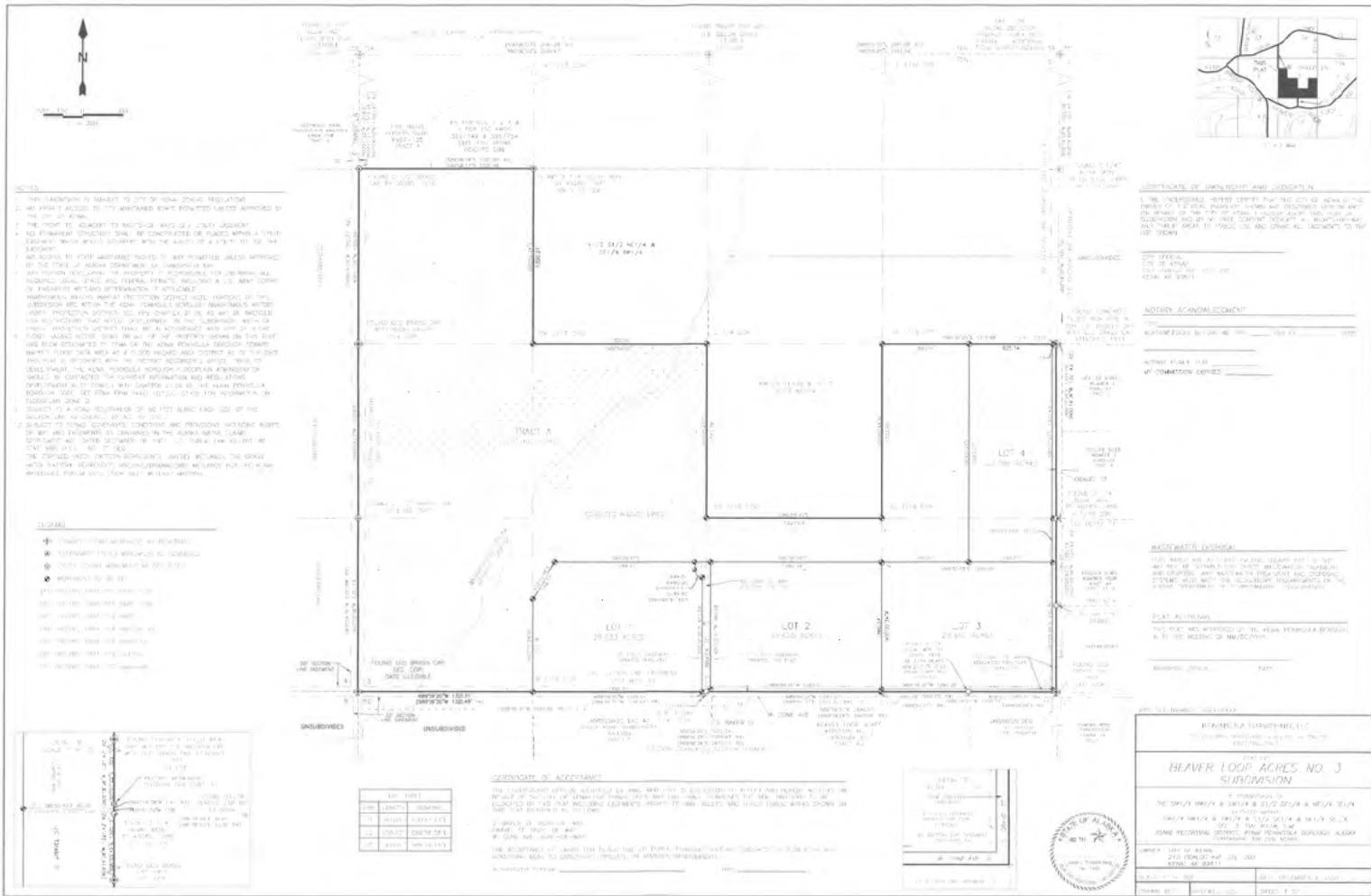
Sincerely,



Gina DeBardelaben, PE
McLane Consulting Inc.

Attachments:

- a. Preliminary Plat, Beaver Loop Acres No. 3, December 2024
- b. Beaver Loop Gravel Investigation Summary, March 2019





Project Summary Memo
Via email

Date: 29 March 2019

To: City of Kenai Attn: Paul Ostrander, City Manager

From: Cody McLane, PE

Project: Beaver Loop Gravel Investigation

Re: Project Summary

In March 2019 the City of Kenai (COK) contracted with McLane Consulting Inc. (MCI) to conduct a soils investigation on COK property (parcel# 04901022) immediately north of three existing material extraction sites along Beaver Loop Road in Kenai, Alaska. The intent of the investigation was to identify whether the subject area is suitable for commercial quantity sand and gravel extraction.

On March 13th and 14th MCI field technician Jun Limauco logged test holes at GIS map-based locations provided by the COK. Excavation services were provided by COK personnel utilizing a John Deere 135G excavator. A total of (10) test holes were excavated and logged. At each location samples were taken of all soil strata with potential commercial use, of which (6) were selected for additional testing by sieve analysis. Soil logs and sieve analysis are attached to the end of this memo.

Test hole locations were grouped in a grid formation consisting of (2) east-west rows spaced 300 feet apart. The (5) test holes in each row were equally spaced at 900-foot intervals with the southernmost locations offset 300 feet north of the southern boundary of the parcel. See attached site maps for test hole locations and GPS coordinates.

All test holes were observed to contain suitable quantities of sand and gravel at depth with the gravel stratum extended below test hole depth in all cases. Ground water was encountered in all test holes at a relatively consistent depth of between 10 and 12 feet. Typical soil profile consisted of vegetation mat and silt loam with organics overlaying gravel and intermittent sand layers.

Depth of vegetation mat and silt overburden varied from 2.2 to 7.7 feet with an average depth of 4.8 feet. The eastern portion of the investigation area (test holes #3 thru #8) contained a silty, sand-gravel stratum immediately under the silt loam that was visually estimated to contain over 20% silt (percent passing the #200 sieve). This material is considered frost susceptible and not suitable for typical embankment fill requirements. No sieve analysis was run on samples collected from this stratum.

Non-frost susceptible (NFS) sands and gravels were encountered in all test holes at an average depth of 6.0 feet, generally increasing from west to east across the investigation

area. Sieve analysis of (4) gravel samples indicated clean, NFS gravel meeting KPB Type I and ADOT Selected Material Type A embankment specifications. Sand strata varied in thickness from 8 inches to 2.5 feet with increasing levels of frost susceptibility from west to east across the investigation area. Sieve analysis from (2) samples are included in this report.

The investigation area is primarily composed of forest-shrub wetlands according to the National Wetlands Inventory mapping. A small area of forested uplands near test hole #3 extends south to the existing material sites. Permitting a material extraction site within the investigation area is possible but the following site conditions must be addressed or mitigated to receive regulatory approval. These include:

- Providing adequate setback from any anadromous streams in the area. The parcel contains at least (1) fish bearing stream informally known as Boat Launch Creek.
- Satisfying US Army Core of Engineers regulations for operations and material extraction within mapped wetlands.
- Presence of shallow water table within expected material source locations initiates additional regulatory requirements to prevent aquifer contamination.
- Limited access to the investigation area. No direct right of way access to the source location exists except thru undeveloped section line easements bordering the east, south and west limits of the parcel. Constructing road access within the wetlands will initiate additional permitting requirements unless alternative access can be arranged with Owners of existing material sites along the south boundary of the parcel.

Please feel free to contact me if you have any questions or comments.

Sincerely,
Cody R. McLane, P.E.
Principal
McLane Consulting, Inc.



3/29/2019

Attachments:

- Test Hole Logs
- Sieve Analysis Results
- Site Map w/ Test Hole Locations & Coordinates
- Site Map w/ Aerial Photography Background
- Site Map w/ National Wetlands Inventory Display



Project: **COK Beaver Lp Soil Investigation**
 Field Tech: Jun Limcauco
 Equipment: John Deere 135G Excavator (by COK)
 Work Date: March 13th & 14th, 2019
 Conditions: 3/13/2019: Mostly Cloudy to Sunny in the Afternoon, 31° F
 3/14/2019: Mostly Cloudy to Rain/Snow in the Afternoon, 30° F

LOG OF ONSITE SOILS

Test Hole Number	Depth	USCS	Description / Date
TH #1	Location:		13-Mar-19
	Latitude:	N 60° 32' 47.0"	
	Longitude:	W 151° 11' 45.3"	
	0.0 - 1.33'	PT	Vegetation mat, dark PEAT
	1.33' - 4.17'	ML	Dark brown SILT loam
	4.17' - 10.5'	GP	Sandy GRAVEL
	10.5' - 11.33'	SP	Fine SAND, moist
	11.33' - 15.33'	GP	Sandy GRAVEL
	* Sample taken at 9.0' and 11.0'.		
	* Sample gradation at 9.0': GP Gravel with silt (2.1%), sand (46.2%), and (51.8%) gravel.		
* Ground water encountered at 10.0'.			
TH #2	Location:		13-Mar-19
	Latitude:	N 60° 32' 47.0"	
	Longitude:	W 151° 11' 27.3"	
	0.0 - 10.0"	PT	Vegetation mat, dark PEAT
	10.0" - 2.17'	ML	Dark brown SILT loam
	2.17' - 3.67'	SM	Silty SAND with gravel
	3.67' - 5.17'	GP	Sandy GRAVEL
	5.17' - 7.25'	SP	Gravelly SAND, clean
	7.25' - 15.0'	GP	Sandy GRAVEL, moist
	* Sample taken at 3.0' and 6.0'.		
* Sample gradation at 6.0': SP Sand with gravel (34.8%), silt (1.7%), and (63.5%) sand.			
* Ground water encountered at 11.0'.			
TH #3	Location:		13-Mar-19
	Latitude:	N 60° 32' 47.0"	
	Longitude:	W 151° 11' 09.3"	
	0.0 - 14.0"	PT	Vegetation mat, dark PEAT
	14.0" - 2.33'	OL	Dark brown SILT with organic content
	2.33' - 3.67'	ML	Dark brown SILT loam
	3.67' - 4.5'	SM	Silty coarse SAND
	4.5' - 8.83'	GP	Sandy GRAVEL, clean
	8.83' - 10.33'	SM	Silty fine SAND
	10.33' - 15.0'	GP	Sandy GRAVEL with cobbles, saturated
* Sample taken at 4.0', 9.0', and 11.0'.			
* Ground water encountered at 10.33'.			
TH #4	Location:		14-Mar-19
	Latitude:	N 60° 32' 47.0"	
	Longitude:	W 151° 10' 51.3"	
	0.0 - 10.0"	PT	Vegetation mat, dark PEAT
	10.0" - 2.17'	OL	Dark brown SILT with organic content
	2.17' - 3.58'	ML	Orange brown SILT loam
	3.58' - 6.33'	GP	Sandy GRAVEL, clean
	6.33' - 7.83'	SP	Gravelly SAND, coarse
	7.83' - 15.0'	GP	Sandy GRAVEL
	* Sample taken at 4.0' and 7.0'.		
* Ground water encountered at 10.5'.			



Project: **COK Beaver Lp Soil Investigation**
Field Tech: Jun Limcauco
Equipment: John Deere 135G Excavator (by COK)
Work Date: March 13th & 14th, 2019
Conditions: 3/13/2019: Mostly Cloudy to Sunny in the Afternoon, 31° F
3/14/2019: Mostly Cloudy to Rain/Snow in the Afternoon, 30° F

LOG OF ONSITE SOILS

Test Hole Number	Depth	USCS	Description / Date
TH #5	Location: 14-Mar-19		
	Latitude: N 60° 32' 47.0"		
	Longitude: W 151° 10' 33.3"		
	0.0 - 14.0"	PT	Vegetation mat, dark PEAT
	14" - 3.17'	OL	Dark brown SILT with organic content
	3.17' - 5.17'	ML	Orange brown SILT loam
	5.17' - 7.25'	SM	Gravelly SAND with silt
	7.25' - 9.17'	SP	Fine SAND, moist
	9.17' - 15.0'	GP	Sandy GRAVEL
	* Sample taken at 4.5', 6.0', 8.0' and 10.0'. * Sample gradation at 6.0': SP-SM Sand with gravel (42.7%), silt (7.2%), and (50.1%) sand. * Ground water encountered at 10.5'.		
TH #6	Location: 14-Mar-19		
	Latitude: N 60° 32' 49.9"		
	Longitude: W 151° 10' 33.3"		
	0.0 - 16.0"	PT	Vegetation mat, dark PEAT
	16.0" - 2.67'	OL	Dark SILT with peat
	2.67' - 5.33'	OL	Orange Brown SILT with organic
	5.33' - 6.17'	ML	Grey SILT loamy
	6.17' - 7.67'	ML	Grey SILT mixed with gravel
	7.67' - 9.33'	GM	Grey silty sandy GRAVEL
	9.33' - 15.0'	GP	GRAVEL, clean
	* Sample taken at 6.5', 8.0' and 10.0'. * Sample gradation at 10.0': GP with gravel (73.1%), silt (1.8%), and (25.1%) sand. * Ground water encountered at 11.0'.		
TH #7	Location: 14-Mar-19		
	Latitude: N 60° 32' 49.9"		
	Longitude: W 151° 10' 51.3"		
	0.0 - 16.0"	PT	Vegetation mat, dark PEAT
	16.0" - 3.33'	OL	Dark brown SILT with organic content
	3.33' - 5.58'	ML	Brown SILT loamy
	5.58' - 6.5'	SM	Silty SAND mixed with gravel
	6.5' - 10.67'	GM	Sandy GRAVEL with silt
	10.67' - 15.0'	GP	Sandy GRAVEL, saturated
	* Sample taken at 6.0' and 9.5'. * Ground water encountered at 11.0'.		
TH #8	Location: 13-Mar-19		
	Latitude: N 60° 32' 49.9"		
	Longitude: W 151° 11' 09.3"		
	0.0 - 2.33'	PT	Vegetation mat, dark PEAT
	2.33' - 3.42'	ML	Brown SILT loamy
	3.42' - 5.17'	ML	Dark Brown SILT mixed with sand and gravel
	5.17' - 6.83'	SM	Silty gravelly SAND
	6.83' - 15.5'	GP	sandy GRAVEL with cobbles
	* Sample taken at 4.0', 6.0', and 11.0'. * Ground water encountered at 12.0'.		
	Location: 13-Mar-19		

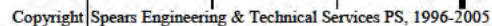


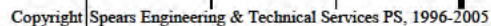
Project: **COK Beaver Lp Soil Investigation**
 Field Tech: Jun Limcauco
 Equipment: John Deere 135G Excavator (by COK)
 Work Date: March 13th & 14th, 2019
 Conditions: 3/13/2019: Mostly Cloudy to Sunny in the Afternoon, 31° F
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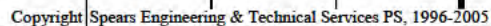
LOG OF ONSITE SOILS

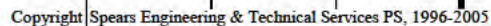
Test Hole Number	Depth	USCS	Description / Date
TH #9	Latitude:	N 60° 32' 49.9"	
	Longitude:	W 151° 11' 27.3"	
	0.0 - 10.0"	PT	Vegetation mat, dark PEAT
	10.0" - 22.0"	OL	SILT mixed with peat, organic
	22.0" - 4.17'	ML	Dark brown SILT firm
	4.17' - 5.25'	ML	Grey SILT loamy
	5.25' - 7.83'	SP	Coarse SAND with gravel
TH #10	7.83' - 15.0'	GP	Sandy GRAVEL
	* Sample taken at 6.0', and 9.5'.		
	* Sample gradation at 9.5': GP with gravel (65.5%), silt (1.9%), and (32.6%) sand.		
	* Ground water encountered at 10.5'.		
	Location: 13-Mar-19		
	Latitude:	N 60° 32' 49.9"	
	Longitude:	W 151° 11' 45.3"	
	0.0 - 14.0"	PT	Vegetation mat, dark PEAT
	14.0" - 2.67'	OL	Dark SILT with peat, organic
	2.67' - 5.42'	ML	Dark brown SILT loamy
	5.42' - 10.33'	GP	Sandy GRAVEL
	10.33' - 11.17'	SP	Coarse SAND, saturated
	11.17' - 15.0'	GP	Sandy GRAVEL
	* Sample taken at 8.0', and 11.0'.		
	* Sample gradation at 8.0': GP with gravel (52.4%), silt (3.8%), and (43.7%) sand.		
	* Ground water encountered at 10.0'.		

1. Ground water seeps-encountered in all 10 test holes.
2. No permafrost gravel encountered down the sublayer or anticipated in this area.
3. Grab samples were visually classified under the Unified Soils. Classification System by McLane Personnel working under the direction of Cody McLane PE.
4. Test hole locations based on datum and listed in decimal degrees.

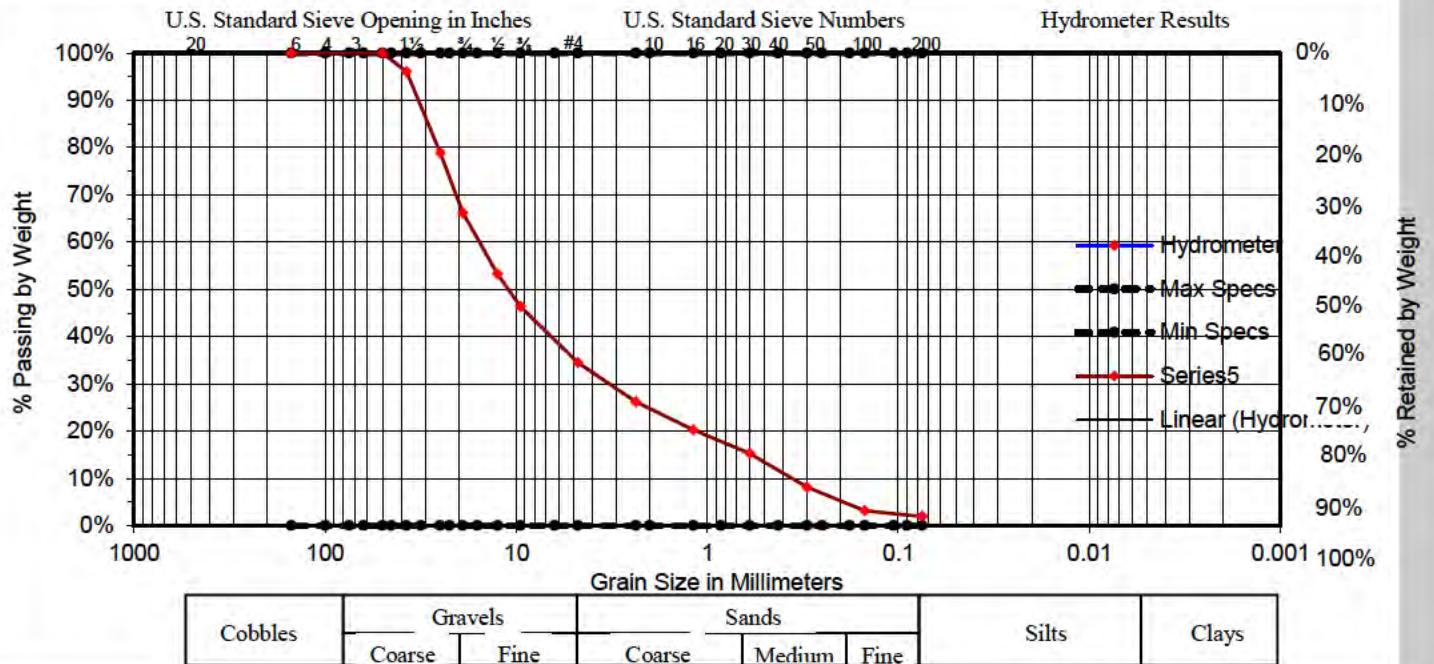




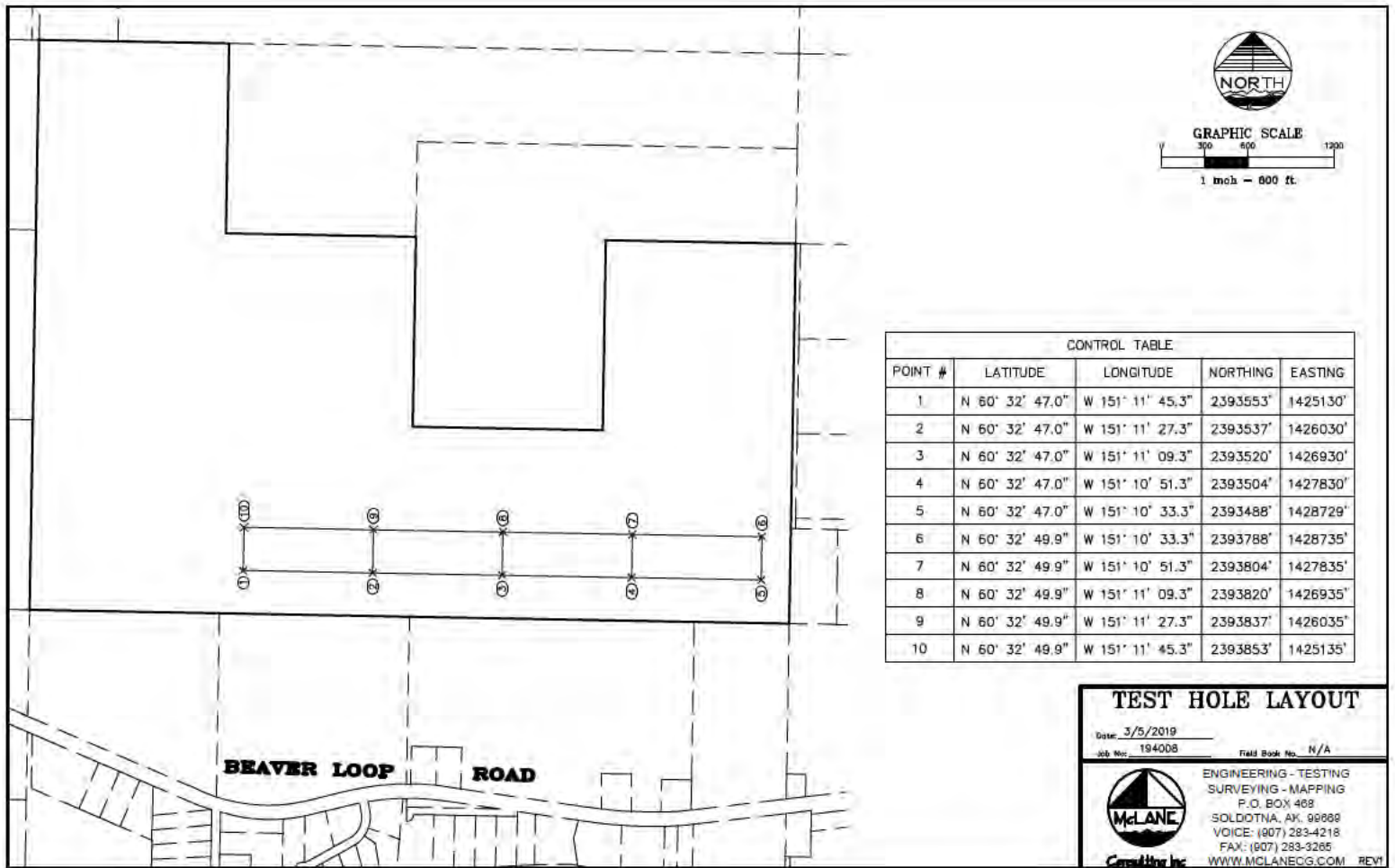




WAQTC FOP
for
AASHTO T27/T11







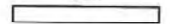


Southernmost portion of a 320
acre parcel described as the
SW 1/4 NW 1/4; SW 1/4, and
NE 1/4 SE 1/4 Section 3,
T5N, R11W (KPB# 04901022)

X Test hole



820'



1 inch equals 802 feet

The information depicted here
on is for graphic representation
only of the best available sources.
The City of Kenai assumes no
responsibility for errors on this
map.

Exhibit A Date: 2/11/2019
Page 1 of 1



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This application was designed to provide information about landcover types on the Kenai Peninsula. It is intended for general informational purposes only and should not be used in place of any official information from an authoritative agency. All the datasets herein were mapped at a scale describing a much larger area than most parcels and therefore land cover boundaries may not match exactly with your property lines. Furthermore, land cover can change over time and the characteristics of a type may vary seasonally. The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-23**

A RESOLUTION **GRANTING** A CONDITIONAL USE PERMIT FOR THE EXTRACTION OF NATURAL RESOURCES.

APPLICANT: Colaska, Inc., dba QAP

PROPERTY ADDRESS: No Physical Address

LEGAL DESCRIPTION: Lot 3, Beaver Loop Acres Addition No. 3 Subdivision

KENAI PENINSULA BOROUGH PARCEL NUMBER: 04901069

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.150 was submitted to the City on May 5, 2026; and,

WHEREAS, the applicant has demonstrated that the prerequisites of a Conditional Use Permit have been met pursuant to Kenai Municipal Code (KMC) 14.20.150; and,

WHEREAS, the applicant has demonstrated that the prerequisites of a Conditional Use Permit have been met pursuant to KMC 14.20.151 through KMC 14.20.158; and,

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on July 29, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds:

1. *KMC 14.20.154(a)(1) The application is in substantial compliance with the requirements of this chapter.*
 - a. Findings: This application is in substantial compliance with the requirements of this chapter. The applicant has demonstrated the proposed use meets the requirements for boundaries, assuming the variance permit is granted, back slopes, public safety, and the need for gravel within the City.
2. *KMC 14.20.154(a)(2) The boundaries of the proposed excavation at its greatest dimensions, including backslopes, are at least two hundred feet (200') from any road or public right-of-way and at least one hundred fifty feet (150') from other surrounding property lines, except that adjoining permitted surface extraction of natural resources sites is not required to maintain the above one hundred fifty feet (150') excavation between sites.*
 - a. Findings: The applicant has provided two versions of the boundaries for staff to review. The initial set delineates the 200-foot setback from all roads and public rights-of-way and a minimum of 150 feet from other surrounding property lines, except for the adjoining Lot 2, which is also being heard for a CUP at this meeting through Resolution PZ 2026-22. The applicant also showed alternatives, based on

a variance for a full project at this location. Those boundaries depend upon the variance permit application submitted in conjunction with the conditional use permit being granted. If granted, there will be a fifty-foot (50') setback to public right of way, fifty-foot (50') setback to adjacent property lines, zero-foot (0') setback to adjoining property line, Lot 2 Beaver Loop Acres Addition Number 3, and excavation in the water table. The excavation slopes will be one (1) vertical to one (1) horizontal, as shown on page C5 of the submitted site plan.

3. *KMC 14.20.154(a)(3) The buffer strips between the excavation site and roadways and property lines contain sufficient natural screening to obscure the entire excavation from sight of roadways and inhabited areas. If there is not sufficient natural screening, the site plan must provide for artificial screening;*
 - a. Findings: The proposed extraction site is north of an adjacent gravel pit and is not visible from Beaver Loop Road, additionally, there is a tree line creating a natural barrier to the south of both pits. There are no inhabited areas in the nearby vicinity to warrant the necessity of additional or artificial screening to be required. Properties located north of the proposed gravel pits (near the Kenai Golf Course) are over 30 feet higher in elevation and it is not feasible to add additional screening.
4. *KMC 14.20.154(a)(4) The surface extraction is outside of the one percent (1%) annual chance flood zone (one hundred (100) year floodplain), one-fifth percent (0.2%) annual chance flood zone (five hundred (500) year floodplain, and high-hazard coastal areas;*
 - a. Findings: City staff has confirmed the subject parcel is outside of the regulatory flood plain and is outside of the one percent (1%) annual chance flood zone (one hundred (100) year floodplain), one-fifth percent (0.2%) annual chance flood zone (five hundred (500) year floodplain), and high hazard coastal areas. The current classification for the project location, as designated by FEMA's latest floodplain maps dated February 28, 2025, is X-U, which is "Undefined". The City of Kenai's Floodplain Administrator has reviewed the application and has no comments.
5. *KMC 14.20.155(a)(5) The site plan provides that back slopes be a minimum of a 2:1 slope, except for the contiguous working face;*
 - a. Findings: Site plans submitted by the applicant show that reclamation will be a continuous process including sloping the sides of the excavation 2:1 or flatter along buffer zones and inactive work areas, a four inch (4") minimum of topsoil mix, organic clearing debris, and seeding as necessary to contain erosion.
6. *KMC 14.20.154(a)(6) The site plan does not provide for excavation below the water table except where a reasonable method of drainage is available at the particular site or where the proposed future development plan provides for a lake on the site of the excavation;*
 - a. Findings: Applicant states that it is anticipated that much of the gravel extraction will occur below the water table. The final configuration of the site will be similar to most gravel pits in the area with ponds forming in areas worked below the water table and haul routes adapting as the site is further developed. The final development plan envisions a lake on site and the reclamation of shorelines. This will include grass or other vegetation and constructing locations for houses or RV parking spots around the ponded area.
7. *KMC 14.20.154(a)(7) If the excavation is to be below the water table and the site is likely to endanger the public safety, the site plan shall provide for fencing of the work area;*
 - a. Findings: Applicant states that casual access is not anticipated as the proposed site is rural and surrounded by large tracts of wetlands to the north, and other

material sites to the east, west, and south. The applicant plans to construct berms as ponds are created during operations to prevent vehicles, equipment, people, or animals from going into the water. Staff does not anticipate that the site will present any danger to public safety.

8. *KMC 14.20.154(a)(8) The proposed use of land after extraction is completed is feasible and realistic and is a use permitted in the zone in which the property is located;*
 - a. Findings: The proposed extraction site will be operated on a continuing basis for approximately four (4) years and then on an as-needed basis until the site is exhausted; Applicant estimates this time frame to be fifteen (15) years in total. With the majority of the gravel being located below the water table, the final development would be to reclaim the shorelines of the ponds, establish grass or other vegetation, and construct locations for houses or RV parking sites around the ponded areas. Site reclamation will include grading and re-contouring backslopes using overburden and topsoil to a condition that allows for re-establishment of natural vegetation and seeding. The parcel does not currently have any existing structures and there are no plans for any permanent structures to be added. Anything that is stored will be temporary and moveable. Staff finds this adequately addresses a feasible and realistic use of the land once extractions of natural resources on the site cease.
9. *KMC 14.20.154(a)(9) The extraction does not destroy the land for the purpose for which it is zoned;*
 - a. Findings: City staff have discussed the importance of ensuring a clean water supply in the City and the applicant will take measures to monitor water levels and be mindful of what is allowed near water and sensitive areas of the landscape. Applicant notes equipment and construction debris will not be disposed of in surface water. The applicant also plans to seed slopes with plants suitable for Alaska conditions and will limit erosion and dust that could affect the landscape. As stated in the previous criteria, no permanent structures are planned to be erected which will leave the parcel vacant and ready for future development. An example of successful reclamation can be found in the Lake at Kenai subdivision east of this project along Beaver Loop Road.
10. *KMC 14.20.154(a)(10) The need for the particular natural resource within the City of Kenai outweighs any detrimental effects the operation may have on surrounding property owners;*
 - a. Findings: The majority of the parcels surrounding the subject lot are also utilized as material extraction sites and there are no residential properties in the immediate area. The City, and residents of, will benefit from an additional local gravel source from this location.
11. *KMC 14.20.154(a)(11) The applicant is the owner of the subject property.*
 - a. Findings: The proposed parcel was recently conditionally sold by the City of Kenai in the 2026 Land Sale Auction to Colaska, dba QAP. The applicant is petitioning on behalf of the owner of the subject property to satisfy a condition of sale.
12. *KMC 14.20.154(a)(12) Clearing limits shall be delineated on the site plan as well as clearly visible on site and shall be inspected by the City Planner or designee prior to the application being deemed complete.*

- a. Findings: The submitted site plan adequately and clearly shows the proposed clearing limits. Prior to application being deemed complete City Staff will meet with the applicant at the site to ensure that proposed clearing will align with those submitted on the site plan.

13. *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;*

- a. Findings: The Rural Residential (RR) Zone land use classification is defined in KMC 14.20.080 as:

Low density residential development in an attractive residential environment, to prohibit uses which would violate the residential character of the environment or generate heavy traffic in a predominately residential area, and to separate residential structures in order to prevent health hazards and preserve the rural, open quality of the environment.

Surface extraction is a conditionally permitted use and can be consistent with the intent of the residential zone, especially when the reclaimed property is developed to allow for future residential uses. The proposed extraction is adjacent to existing permitted gravel pits and vacant lots. It would not change the character of the neighborhood. This use is consistent with the current development and once reclaimed, will meet the purpose and intent of the RR Zone.

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

- a. Findings: Adjacent property to the north is undeveloped wetlands owned by the City of Kenai and Alaska DNR. Adjoining properties to the east, west, and south are all material sites. Staff does not find that the value of adjoining properties or neighborhood will be significantly impaired as it aligns with the current uses of the immediate area and existing haul routes off Lot 3 will meet up and follow existing routes.

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

Findings: The 2016 Imagine Kenai 2030 Comprehensive Plan classifies the subject property as "Parks, Recreation, & Open Space" defined as intended for:

Public recreational facilities, as well as undeveloped lands that provide for the conservation of natural or scenic resources. These areas can be used for a variety of passive and active outdoor and indoor sports and recreational activities. Areas that may be suitable for future natural resource development may be included in this category.

The location of the pit minimizes the potential for conflict with neighbors as it fits with the pattern of land use along the north side of Beaver Loop Road. Therefore, staff finds the proposed use would be consistent with the intended purpose of the Comprehensive Plan.

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

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

Objective ED-1

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

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

Objective LU-1

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

Objective LU-11

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

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

Findings Colaska owns 60 acres immediately east and southeast of the subject lot. These parcels will be utilized to access the proposed material site from Beaver Loop Road. This does not increase the amount of potential conflict points along Beaver Loop Road and effectively consolidates the additional traffic flow to one shared access point. Additionally, the applicant will have sufficient sanitation facilities located on site. City Staff finds that the proposed services and facilities are adequate to serve the proposed use.

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

Findings: Casual access to the property is not anticipated as it is surrounded by large parcels of similar use and is not situated near any amenities such as fishing, parks, or recreation. The applicant notes that adequate adjacent existing barriers and screening will be utilized. The extraction site will not be a safety concern or visual impairment. The applicant has shown plans for reclamation and will be mindful about materials stored near any water sources.

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

Findings: Conditions are listed in Section 2 of this Resolution.

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

Section 1. That a conditional use permit for the surface extraction of natural resources on the property described as Lot 3, Beaver Loop Acres Addition No. 3 Subdivision.

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

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. The applicant will properly store fuel oil and hazardous materials away from wetlands or other sensitive areas of the landscape.
3. The applicant will not store fill materials, such as concrete and construction waste, in or near areas with an exposed water table.
4. The applicant will limit noise disturbance and not use compression release engine brakes (Jake brakes). Applicant will adhere to proposed hours of operation, 7AM to 7PM, with the allowance of outside hours being utilized on an as-needed, project specific basis and not ongoing.
5. The applicant will meet with City staff for on-site inspections when requested.
6. If there is an expansion or change of use for the subject property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).
7. Permit holder will submit a yearly report between October 1st and December 31st to the Planning & Zoning Department that includes a summary of the on-site activity.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 26TH DAY OF AUGUST, 2026

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
THROUGH: Jessica See, Planning Technician
DATE: July 16, 2026

SUBJECT: Resolution PZ2026-23 – Conditional Use Permit – Extraction of Natural Resources

Request The Applicant is Requesting a Conditional Use Permit for the Extraction of Natural Resources

Staff Recommendation Adopt Resolution PZ2026-23 Granting a Conditional Use Permit for the Extraction of Natural Resources

Property Owner: City of Kenai

Petitioner
Representative Nick Staller

Legal Description: Lot 3, Beaver Loop Acres Addition No. 3 Subdivision

Property Address: No Physical Address

KPB Parcel No.: 04901070

Lot Size: 28.45

Zoning: Rural Residential

Current Use: Vacant / Undeveloped

Land Use Plan: Parks, Recreation, and Open Space

SUMMARY

The applicant has applied for a conditional use permit, and a variance permit for the construction and operation of a gravel pit, and extraction within the setback, for the proposed Surface Extraction of Natural Resources pursuant to KMC 14.20.151 – KMC 14.20.158. The proposed

extraction site will be owned and operated by Colaska Inc, dba QAP. In addition to the subject lot, Colaska also owns Lot 2 to the west and the 60 acres immediately east and southeast of Lot 3. Those parcels will be utilized to access the proposed material site from Beaver Loop Road.

The applicant is requesting that the CUP allow for excavation below the water table, stating it is a common practice in the area and there is active excavation below groundwater at adjacent material sites.

In conjunction with the conditional use permit, the applicant is requesting a variance to KMC 14.20.154 regarding buffers to the public rights-of-way and property lines due to the use of adjacent properties as material sites. The variance requested is a 50-foot buffer to the north, south, and east and a 0-foot buffer on the adjoining property line of Lot 2 and Lot 3. These variances will be heard later in this meeting as separate resolutions.

ANALYSIS

Criteria for the issuance of a conditional use permit for surface extraction of natural resources are outlined in KMC 14.20.154 – Issuance of a Permit for Surface Extraction of Natural Resources.

KMC 14.20.154(a)(1) *The application is in substantial compliance with the requirements of this chapter.*

Criteria Met: This application is in substantial compliance with the requirements of this chapter. The applicant has demonstrated the proposed use meets the requirements for boundaries, assuming the variance permit is granted, back slopes, public safety, and the need for gravel within the City.

KMC 14.20.154(a)(2) *The boundaries of the proposed excavation at its greatest dimensions, including backslopes, are at least two hundred feet (200') from any road or public right-of-way and at least one hundred fifty feet (150') from other surrounding property lines, except that adjoining permitted surface extraction of natural resources sites is not required to maintain the above one hundred fifty feet (150') excavation between sites.*

Criteria Met: The applicant has provided two versions of the boundaries for staff to review. The initial set delineates the 200-foot setback from all roads and public rights-of-way and a minimum of 150 feet from other surrounding property lines, except for the adjoining Lot 2, which is also being heard for a CUP at this meeting through Resolution PZ 2026-22. The applicant also showed alternatives, based on a variance for a full project at this location. Those boundaries depend upon the variance permit application submitted in conjunction with the conditional use permit being granted. If granted, there will be a fifty-foot (50') setback to public right of way, fifty-foot (50') setback to adjacent property lines, zero-foot (0') setback to adjoining property line, Lot 2 Beaver Loop Acres Addition Number 3, and excavation in the water table. The excavation slopes will be one (1) vertical to one (1) horizontal, as shown on page C5 of the submitted site plan.

KMC 14.20.154(a)(3) *The buffer strips between the excavation site and roadways and property lines contain sufficient natural screening to obscure the entire excavation from sight of roadways and inhabited areas. If there is not sufficient natural screening, the site plan must provide for artificial screening;*

Criteria Met: The proposed extraction site is north of an adjacent gravel pit and is not visible from Beaver Loop Road, additionally, there is a tree line creating a natural barrier to the south

of both pits. There are no inhabited areas in the nearby vicinity to warrant the necessity of additional or artificial screening to be required. Properties located north of the proposed gravel pits (near the Kenai Golf Course) are over 30 feet higher in elevation and it is not feasible to add additional screening.

KMC 14.20.154(a)(4) *The surface extraction is outside of the one percent (1%) annual chance flood zone (one hundred (100) year floodplain), one-fifth percent (0.2%) annual chance flood zone (five hundred (500) year floodplain, and high-hazard coastal areas;*

Criteria Met: City staff has confirmed the subject parcel is outside of the regulatory flood plain and is outside of the one percent (1%) annual chance flood zone (one hundred (100) year floodplain), one-fifth percent (0.2%) annual chance flood zone (five hundred (500) year floodplain), and high hazard coastal areas. The current classification for the project location, as designated by FEMA's latest floodplain maps dated February 28, 2025, is X-U, which is "Undefined". The City of Kenai's Floodplain Administrator has reviewed the application and has no comments.

KMC 14.20.155(a)(5) *The site plan provides that back slopes be a minimum of a 2:1 slope, except for the contiguous working face;*

Criteria Met: Site plans submitted by the applicant show that reclamation will be a continuous process including sloping the sides of the excavation 2:1 or flatter along buffer zones and inactive work areas, a four inch (4") minimum of topsoil mix, organic clearing debris, and seeding as necessary to contain erosion.

KMC 14.20.154(a)(6) *The site plan does not provide for excavation below the water table except where a reasonable method of drainage is available at the particular site or where the proposed future development plan provides for a lake on the site of the excavation;*

Criteria Met: Applicant states that it is anticipated that much of the gravel extraction will occur below the water table. The final configuration of the site will be similar to most gravel pits in the area with ponds forming in areas worked below the water table and haul routes adapting as the site is further developed. The final development plan envisions a lake on site and the reclamation of shorelines. This will include grass or other vegetation and constructing locations for houses or RV parking spots around the ponded area.

KMC 14.20.154(a)(7) *If the excavation is to be below the water table and the site is likely to endanger the public safety, the site plan shall provide for fencing of the work area;*

Criteria Met: Applicant states that casual access is not anticipated as the proposed site is rural and surrounded by large tracts of wetlands to the north, and other material sites to the east, west, and south. The applicant plans to construct berms as ponds are created during operations to prevent vehicles, equipment, people, or animals from going into the water. Staff does not anticipate that the site will present any danger to public safety.

KMC 14.20.154(a)(8) *The proposed use of land after extraction is completed is feasible and realistic and is a use permitted in the zone in which the property is located;*

Criteria Met: The proposed extraction site will be operated on a continuing basis for approximately four (4) years and then on an as-needed basis until the site is exhausted; Applicant estimates this time frame to be fifteen (15) years in total. With the majority of the gravel being located below the water table, the final development would be to reclaim the shorelines of the ponds, establish grass or other vegetation, and construct locations for houses

or RV parking sites around the ponded areas. Site reclamation will include grading and re-contouring backslopes using overburden and topsoil to a condition that allows for re-establishment of natural vegetation and seeding. The parcel does not currently have any existing structures and there are no plans for any permanent structures to be added. Anything that is stored will be temporary and moveable. Staff finds this adequately addresses a feasible and realistic use of the land once extractions of natural resources on the site cease.

KMC 14.20.154(a)(9) *The extraction does not destroy the land for the purpose for which it is zoned;*

Criteria Met: City staff have discussed the importance of ensuring a clean water supply in the City and the applicant will take measures to monitor water levels and be mindful of what is allowed near water and sensitive areas of the landscape. Applicant notes equipment and construction debris will not be disposed of in surface water. The applicant also plans to seed slopes with plants suitable for Alaska conditions and will limit erosion and dust that could affect the landscape. As stated in the previous criteria, no permanent structures are planned to be erected which will leave the parcel vacant and ready for future development. An example of successful reclamation can be found in the Lake at Kenai subdivision east of this project along Beaver Loop Road.

KMC 14.20.154(a)(10) *The need for the particular natural resource within the City of Kenai outweighs any detrimental effects the operation may have on surrounding property owners;*

Criteria Met: The majority of the parcels surrounding the subject lot are also utilized as material extraction sites and there are no residential properties in the immediate area. The City, and residents of, will benefit from an additional local gravel source from this location.

KMC 14.20.154(a)(11) *The applicant is the owner of the subject property.*

Criteria Met: The proposed parcel was recently conditionally sold by the City of Kenai in the 2026 Land Sale Auction to Colaska, dba QAP. The applicant is petitioning on behalf of the owner of the subject property to satisfy a condition of sale.

KMC 14.20.154(a)(12) *Clearing limits shall be delineated on the site plan as well as clearly visible on site and shall be inspected by the City Planner or designee prior to the application being deemed complete.*

Criteria Met: The submitted site plan adequately and clearly shows the proposed clearing limits. Prior to application being deemed complete City Staff will meet with the applicant at the site to ensure that proposed clearing will align with those submitted on the site plan.

REVIEW CRITERIA FOR CONDITIONAL USE PERMIT

Pursuant to KMC 14.20.150(a), the intent of a conditional use permit is to allow some uses that may be compatible with the designated principal uses in specific zoning districts provided certain conditions are met. Prior to granting a conditional use permit, the Commission shall determine that the identified criteria as outlined in KMC 14.20.150(e) *Conditional Use Permits* are met.

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

Findings: The property is within the Rural Residential (RR) Zone. Pursuant to KMC 14.20.080, the intent of the zone is intended for:

Low density residential development in an attractive residential environment, to prohibit uses which would violate the residential character of the environment or generate heavy traffic in a predominately residential area, and to separate residential structures in order to prevent health hazards and preserve the rural, open quality of the environment.

Surface extraction is a conditionally permitted use and can be consistent with the intent of the residential zone, especially when the reclaimed property is developed to allow for future residential uses. The proposed extraction is adjacent to existing permitted gravel pits and vacant lots. It would not change the character of the neighborhood. This use is consistent with the current development and once reclaimed, will meet the purpose and intent of the RR Zone.

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

Findings: Adjacent property to the north is undeveloped wetlands owned by the City of Kenai and Alaska DNR. Adjoining properties to the east, west, and south are all material sites. Staff does not find that the value of adjoining properties or neighborhood will be significantly impaired as it aligns with the current uses of the immediate area and existing haul routes off Lot 3 will meet up and follow existing routes.

Criteria 3: The proposed use is in harmony with the Comprehensive plan;

Findings: The 2016 Imagine Kenai 2030 Comprehensive Plan classifies the subject property as “Parks, Recreation, & Open Space” defined as intended for:

Public recreational facilities, as well as undeveloped lands that provide for the conservation of natural or scenic resources. These areas can be used for a variety of passive and active outdoor and indoor sports and recreational activities. Areas that may be suitable for future natural resource development may be included in this category.

The location of the pit minimizes the potential for conflict with neighbors as it fits with the pattern of land use along the north side of Beaver Loop Road. Therefore, staff finds the proposed use would be consistent with the intended purpose of the Comprehensive Plan.

RELEVANT GOALS

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

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

Objective ED-1

Promote projects that create workforce development opportunities

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

Objective LU-1

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

Objective LU-11

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

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

Findings: Colaska owns 60 acres immediately east and southeast of the subject lot. These parcels will be utilized to access the proposed material site from Beaver Loop Road. This does not increase the amount of potential conflict points along Beaver Loop Road and effectively consolidates the additional traffic flow to one shared access point. Additionally, the applicant will have sufficient sanitation facilities located on site. City Staff finds that the proposed 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.*

Findings: Casual access to the property is not anticipated as it is surrounded by large parcels of similar use and is not situated near any amenities such as fishing, parks, or recreation. The applicant notes that adequate adjacent existing barriers and screening will be utilized. The extraction site will not be a safety concern or visual impairment. The applicant has shown plans for reclamation and will be mindful about materials stored near any water sources.

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

Findings: Recommended conditions are stated at the end of the report.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280(c) notices of the public hearing for the conditional use were mailed to property owners within a three hundred-foot (300') periphery of the subject property. City staff published notice of the public hearing in the *Peninsula Clarion*. City staff submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the conditional use permit request.

No public comment has been received at the time of this report.

STAFF RECOMMENDATION

Staff finds that the proposed conditional use permit for the surface extraction of natural resources on the property described as Lot 3, Beaver Loop Acres Addition No. 3 Subdivision, meets the criteria for issuance of a Conditional Use Permit as set forth in subsections (e)(1) through (e)(6) of Kenai Municipal Code 14.20.150 and subsections (a)(1) through (a)(12) of KMC 14.20.154, and hereby recommends that the Planning and Zoning Commission adopt Resolution PZ2026-23 approving the Conditional Use Permit, subject to the following conditions:

1. Any development or use of the property shall comply with all applicable Federal, State of Alaska, and City regulations regardless of whether or not the requirements are listed as conditions for the approval of the Conditional Use Permit.
2. The applicant will properly store fuel oil and hazardous materials away from wetlands or other sensitive areas of the landscape.
3. The applicant will not store fill materials, such as concrete and construction waste, in or near areas with an exposed water table.

4. The applicant will limit noise disturbance and not use compression release engine brakes (Jake brakes). Applicant will adhere to proposed hours of operation, 7AM to 7PM, with the allowance of outside hours being utilized on an as-needed, project specific basis and not ongoing.
5. The applicant will meet with City staff for on-site inspections when requested.
6. If there is an expansion or change of use for the subject property, a new Conditional Use Permit must be obtained, as stated in KMC 14.20.150(l)(5).
7. Permit holder will submit a yearly report between October 1st and December 31st to the Planning & Zoning Department that includes a summary of the on-site activity.

ATTACHMENTS

Aerial Map
Application & Business License
Site Plan



**CONDITIONAL USE PERMIT APPLICATION
FOR EXTRACTION OF NATURAL RESOURCE**
KMC 14.20.150; KMC 14.20.151; & KMC 14.20-154-158

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

DOCUMENTATION REQUIRED

- ☐ Conditional Use Permit Application for Extraction of Natural Resource
- ☐ Site Plan pursuant to KMC 14.20.151(a) (*Refer to page 3 of application*)
- ☐ \$425 nonrefundable application fee (plus applicable sales tax)
- ☐ Tax Compliance form completed by Kenai Peninsula Borough (if applicable)
- ☐ Alaska State Business License (if applicable)

APPLICANT

Name:	Colaska Inc. dba QAP				
Mailing Address:	6411 A Street				
City:	Anchorage	State:	Alaska	Zip:	99518
Phone Number:	[REDACTED]				

PETITIONER REPRESENTATIVE (IF APPLICABLE)

Name:	Nick Staller				
Mailing Address:	6411 A Street				
City:	Anchorage	State:	Alaska	Zip:	99518
Phone Number:	[REDACTED]				

PROPERTY INFORMATION

Property Tax ID:	04901069 & 04901070
Street Address:	None
Legal Description:	T5N R11W Section 3 S.M. Beaver Loop Acres Addn No. 3 Subd Lot 2 & Lot 3

LAND USE

Describe current use of property covered by this application: Undeveloped & undisturbed

Use of Surrounding Properties

North:	Undeveloped
South:	Material Sites
East:	Material Sites
West:	Undeveloped. Marketed & sold by COK as gravel parcels.

CONDITIONAL USE REQUEST

Please describe the project in detail, using additional sheets if necessary. Narratives **MUST** include items required in KMC 14.20.151(b) (refer to page 3 of application)

Kindly see attached.

AUTHORITY TO APPLY FOR A CONDITIONAL USE PERMIT:

I hereby certify that I am, or am authorized to act for, the owner of the property described above, and that I petition for a Natural Resources Conditional Use Permit in conformance with Title 14 of the Kenai Municipal Code. I understand that payment of the application fee is nonrefundable, is used to cover the costs associated with processing this application, and that dates are tentative and may have to be postponed by City Staff or Commission Members. I understand that a site visit may be required and City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application, and if a Conditional Use Permit is approved, to ensure the operation is maintaining compliance.

Printed Name: Nick Staller	Signature: 	Date: 5/1/26
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INSTRUCTIONS

Section 14.20.151 of the Kenai Municipal Code outlines regulations to engage in the surface extraction of natural resources. To qualify for a Conditional Use Permit for Extraction of Natural Resources, you **must** complete the following criteria:

➤ **Submit a site plan, drawn to scale, containing:**

- Graphic, and legal, description of the proposed area, including dimensions in feet and number of acres or square feet;
- Existing topographical contours with not less than ten-foot (10') contour intervals;
- Proposed finished topographical contours, when extraction is completed, with not less than ten-foot contour intervals;
- Existing and proposed buildings and structures on the site;
- Principal access points which will be used by trucks and equipment, including ingress and egress points and internal circulation, especially the haul road from the public road to the proposed site of the pit;
- Indication of the existing landscape features, including cleared areas, wooded areas, streams, lakes, marsh areas, and so forth;
- Location and nature of other operations, if any, which are proposed to take place on-site.

➤ **A narrative statement containing the following:**

- Soil surveys with reference to the average year-round water table throughout the entire acreage. Piezometers may be used to determine an average water depth;
- Estimated amount of material to be removed from the site over the entire period of operation;
- Estimated length of time to complete the operation, or, if the pit is to be operated on continuing basis, a statement to that effect;
- Proposed hours of operation;
- Method of fencing or barricading the petition area to prevent casual access;
- Amount and location of natural screening provided by trees and vegetation, if any, between the property lines and proposed site of the pit;
- Plans, if any, to construct artificial screening;
- Description of operations or processing which will take place on the site during and after the time material is extracted;
- Plan or program for regarding and shaping the land for future use;
- Method of backfilling and/or replacing topsoil;
- Proposed future use of the land after resources are extracted, including a proposed development plan showing location of houses, parks, lakes, etc.;
- Other information which may pertain to the particular site.

➤ **Proof that the applicant has obtained, or is eligible to obtain, the necessary licenses required by state or federal agencies.**

➤ **Proof that the applicant is the owner of the subject property.**



CONDITIONAL USE PERMIT PROCESS

- Submit application with required accompanying documentation to the Planning & Zoning Department. Submissions can be done electronically, by mail, or in person.
- City Staff will review the submitted documents, send out public notice of the request, and prepare a report of findings for the Planning & Zoning Commission. The review will verify the following:
 - The application is compliant with the requirements of KMC 14.20.151;
 - The boundaries of the proposed excavation at its greatest dimensions, including back slopes, are at least two hundred feet (200') from any road or public right-of-way and at least one hundred fifty feet (150') from other surrounding property lines, with the exception of those permitted for surface extraction of natural resources;
 - The buffer strips between the excavation site, roadways, and property lines contain sufficient natural screening to obscure the entire excavation from site of the roadways and inhabited areas. If there is not sufficient natural screening, the site plan must provide for artificial screening;
 - The site plan provides that back slopes will be a minimum of a 2:1 slope, except for the contiguous face;
 - The site plan does not provide for excavation below the water table except where a reasonable method of drainage is available at the particular site or where the proposed future development plan provides for a lake on the site of excavation;
 - If the excavation is to be below the water table and the site is likely to endanger the public safety, the site plan will provide for fencing of the work area;
 - The proposed use of land after extraction is completed is feasible, realistic, and a use permitted in the zone in which the property is located;
 - The extraction does not destroy the land for the purpose for which it is zoned;
 - The need for the particular natural resource within the City outweighs any detrimental effects the operation may have on surrounding property owners;
 - The applicant is the owner of the subject property.
- A public hearing will be held as required by KMC 14.20.280. To meet notice requirements, the Planning Department must receive your application **21 days prior** to the meeting when the public hearing is scheduled. Please be advised you will be required to attend the hearing. In-person attendance is preferred, but online attendance can be accommodated if requested.
- If the Commission determines that all requirements have been met, the Conditional Use Permit will be approved and the resolution signed putting it into effect.
- All decisions made by the Commission are subject to a 15-day appeal period. Appeals must be filed in writing with the City Clerk. For more information, please contact the City Clerk's office at (907)283-8231 or cityclerk@kenai.city.



**CONDITIONAL USE PERMIT APPLICATION FOR
EXTRACTION OF NATURAL RESOURCE PERMIT**

**Subject: T5N R11W Section 3 Seward Meridian
Beaver loop Acres Addition No. 3 Subdivision
Lot 2 and Lot 3**

The proposed material site application is for KPB Parcel 04901069 and 04901070; legal description T5N R11W Section 3 Seward Meridian Beaver Loop Acres Addition No. 3 Subdivision Lot 2 and Lot 3. The permit area totals 56.96 acres, as both parcel sizes are 28.45 acres. The proposed parcels were recently sold by the City of Kenai in the 2026 Land Sale Auction. They were marketed as "gravel parcels" with sale being finalized if a Conditional Use permit is gained.

Material site exhibits of the existing conditions and the proposed development area attached.

The proposed extraction site will be owned and operated by Colaska Inc. dba QAP. Colaska owns 60 acres immediately east and southeast of Lot 3. These parcels will be utilized to access the proposed material site from Beaver Loop Road.

Colaska is proposing a variance to KMC 14.20.154 regarding buffers to public rights-of-way and property lines due to the use of adjacent properties as material sites. The variance request is a 50' buffer at all property lines except a 0' buffer on the adjoining property line of Lot 2 & Lot 3. These proposed buffers are depicted in the site development exhibits.

Colaska is requesting that the CUP allows for excavation below the water table. It is a common practice in the area and there is active excavation below groundwater at adjacent material sites.

Below is the requested narrative for the permit application.

1. The City of Kenai provided test hole data for the property during their public sale. Six test holes were excavated within the proposed extraction area to determine material type and groundwater elevation. Groundwater was encountered at 10-11' below existing ground at approximate elevation 40.0.
2. Estimated material quantities were calculated assuming that these variances are granted; 50' setback to public right of way, 50' setback to adjacent property lines, 0' setback to other material site property lines, and excavation in the water table. It is assumed that excavation slopes will be 1 vertical to 1 horizontal.

Parcel	Parcel Size (acres)	Peat/Overburden (CY)	Sand/gravel above groundwater (CY)	Sand/gravel to 20' (CY)
Lot 2	28.45	172,000	221,000	543,000
Lot 3	28.45	231,000	160,500	482,000

3. The proposed extraction site will be operated on a continuing basis for approximately 4 years and then on an as-need basis until the site is exhausted; approximately 15 years total. These operations would increase in activity seasonally and when projects requiring materials were being constructed in the area. Specifically, processing operations for gravel

and asphalt would not be continuous and the plants would be mobilized in and out as needed.

4. Proposed hours of operation are 7 am to 7 pm, typical of normal construction shifts. The site may be utilized for some projects that require work be performed at night, and this could require operations like asphalt production and gravel export be done outside of dayshift hours. Work outside 7am to 7pm would be on as-needed, project specific basis and not ongoing.
5. Casual access is not anticipated as the proposed CUP is rural and is surrounded by large tracts to the north and other material sites to the east, west and south. A variance permit for the buffer setbacks is being applied for. The proposed buffers meet the KPB 21.29 for Material Site Permits.

Colaska plans to construct berms as ponds are created during operations to prevent vehicles, equipment, people, animals, from going into the water.

6. There is minimal to no natural screening on the property.
7. No artificial screening is proposed. The adjoining property to the north is a large tract of mostly wetlands owned by City of Kenai and ADNR. The adjoining properties to the east, west and south are material sites.
8. Site operations will include excavating gravel materials for export as pit run fill, processing gravel to make base course, bedding, asphalt course, etc. Site would be utilized as equipment and material staging, stockpiling, and mobile processing plants. Material will be both excavated out of the bank and hauled off site, as well as extracted and stockpiled for later use or processing.

Excavation will occur from the access point at the southeast corner of the properties moving northwesterly, excavating gravel that is above the water table first. The next phase would be to extract the gravel below the water table from the northwest corner working back towards the access point southeasterly.

9. Slopes will be laid back to buffers as required and final slopes stabilized and seeded. It is anticipated that much of the gravel extraction will occur below the water table. The final configuration of the site will be similar to most gravel pits in the area with ponds forming in areas worked below the water table and haul routes adapting as the site is further developed. Areas disturbed but not excavated below water will be graded and vegetated.

Side slopes of the pond will be left at a maximum grade of 2 vertical to 1 horizontal. Stockpiled overburden may be utilized to reclaim and draw the slopes above groundwater and landscape the buffer areas.

10. Since the majority of the gravel is below the water table, the final development would be to reclaim the shorelines of the ponds, establish grass or other vegetation, and construct locations for houses or RV parking sites around the ponded areas. Site reclamation will include grading and re-contouring backslopes using overburden and topsoil to a condition that allows for re-establishment of natural vegetation and seeding.

11. The parcels have no existing structures. There are no plans for any permanent structures on the new parcels. Anything that is stored will be temporary and moveable.
12. Principal access point for trucks and equipment proposed CUP is the southeast corner of Lot 3 and is shown on the exhibits. The anticipated haul route will utilize the adjoining Colaska property and the two established access points shown to Beaver Loop Road.

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

COLASKA INC.

4000 OLD SEWARD HWY, SUITE 101, ANCHORAGE, AK 99503

owned by

COLASKA INC.

is licensed by the department to conduct business for the period

October 8, 2024 to December 31, 2026
for the following line(s) of business:

23 - Construction



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

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

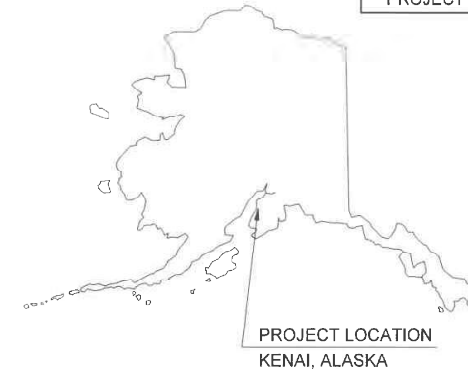
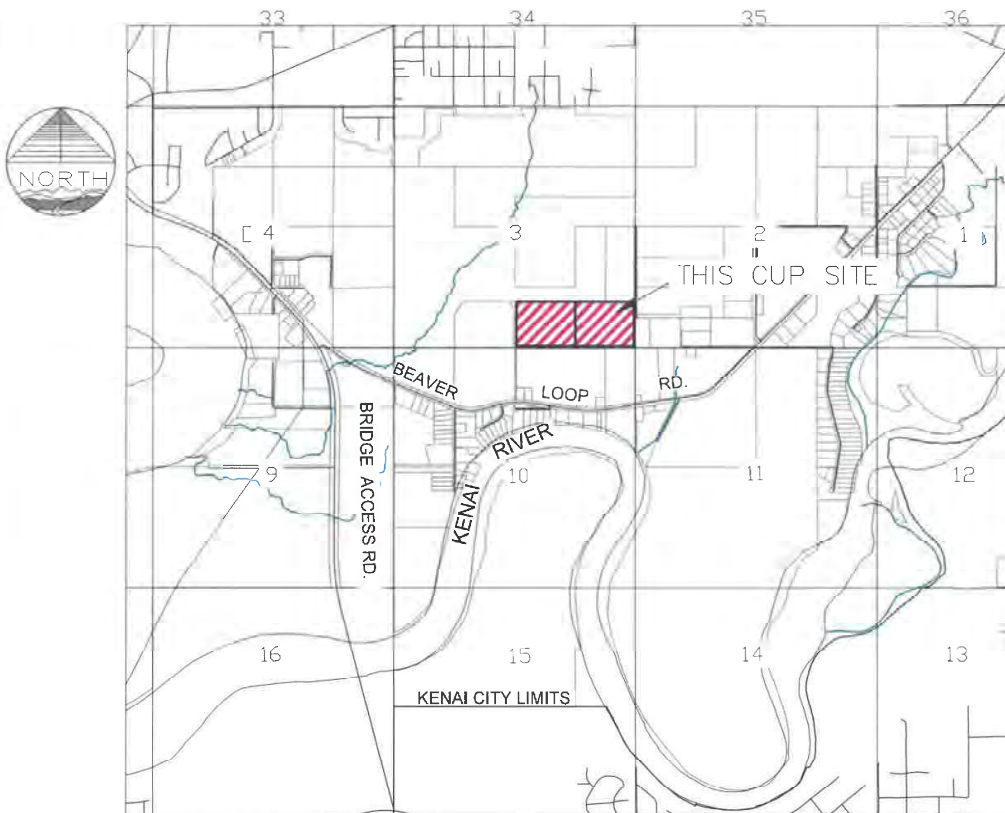
Julie Sande
Commissioner

BEAVER LOOP ACRES ADDITION NO. 3 SUBDIVISION

LOT 2 & LOT 3

CONDITIONAL USE PERMIT

OWNER:
COLASKA INC. dba QAP
240 W. 68th AVE
ANCHORAGE, ALASKA 99518



PROJECT INFO



REV	DATE	DESCRIPTION	BY
1	4/24/2013	CUP APPLICATION ISSUE	CMD

QAP - LOT 2 & LOT 3
BEAVER LOOP ACRES ADDN NO. 3 SUBD.
CONDITIONAL USE PERMIT
JOB NO. 264013
FIELD BOOK NO. 26-01
FIELD WORK DATE: MAY/APRIL 2013



Consulting Inc

ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 658
SOLDOTNA, AK 99669
VOICE (907) 283-4218
FAX (907) 283-3265
WWW.MCLANECO.COM

DRAWN BY: CMD

CHECKED BY: SAM

HORIZ. SCALE: 1" = 2540'

VERT. SCALE: N/A

SHEET: C1

NOTES

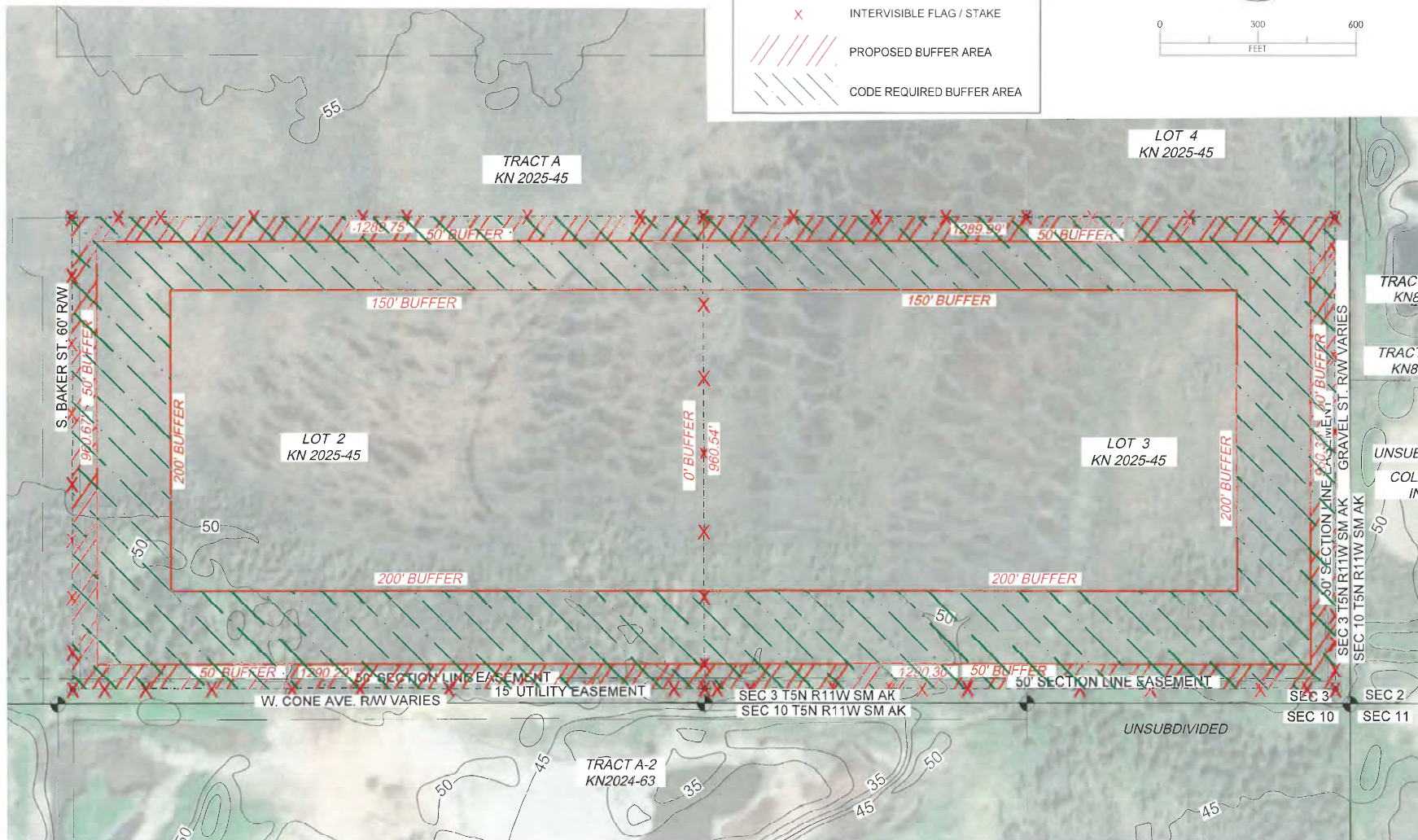
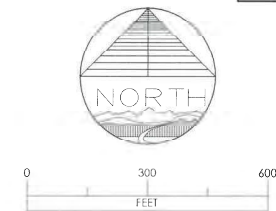
1. THIS APPLICATION IS FOR T5N R11W SECTION 3 SEWARD MERIDIAN KN 2025045 BEAVER LOOP ACRES ADDITION NO 3 SUBDIVISION LOT 2 AND LOT 3 (KPB PARCEL 04901069 & 04901070).
2. THE PROPOSED SITE IS WITHIN THE CITY OF KENAI AND WAS RECENTLY MARKETED AND SOLD BY THE CITY OF KENAI AS MATERIAL RESOURCE SITES.
3. THE SITE IS UNDEVELOPED, WITH TREED VEGETATION ALONG THE SOUTH BOUNDARY AND WETLANDS PROCEEDING NORTH.
4. THE KENAI WATERSHED WETLAND MAPPING IS SHOWN ON SHEETS C2 AND C3. THERE ARE NO OPEN WATERBODIES, RIPARIAN WETLANDS OR SURFACE WATERS WITHIN THE PROPOSED EXTRACTION AREA.
5. TEST HOLE WAS PROVIDED BY THE CITY OF KENAI. GROUNDWATER WAS FOUND AT APPROXIMATE ELEVATION 40.0'; 10.0' BELOW THE NATIVE GRADE.

INDEX OF SHEETS

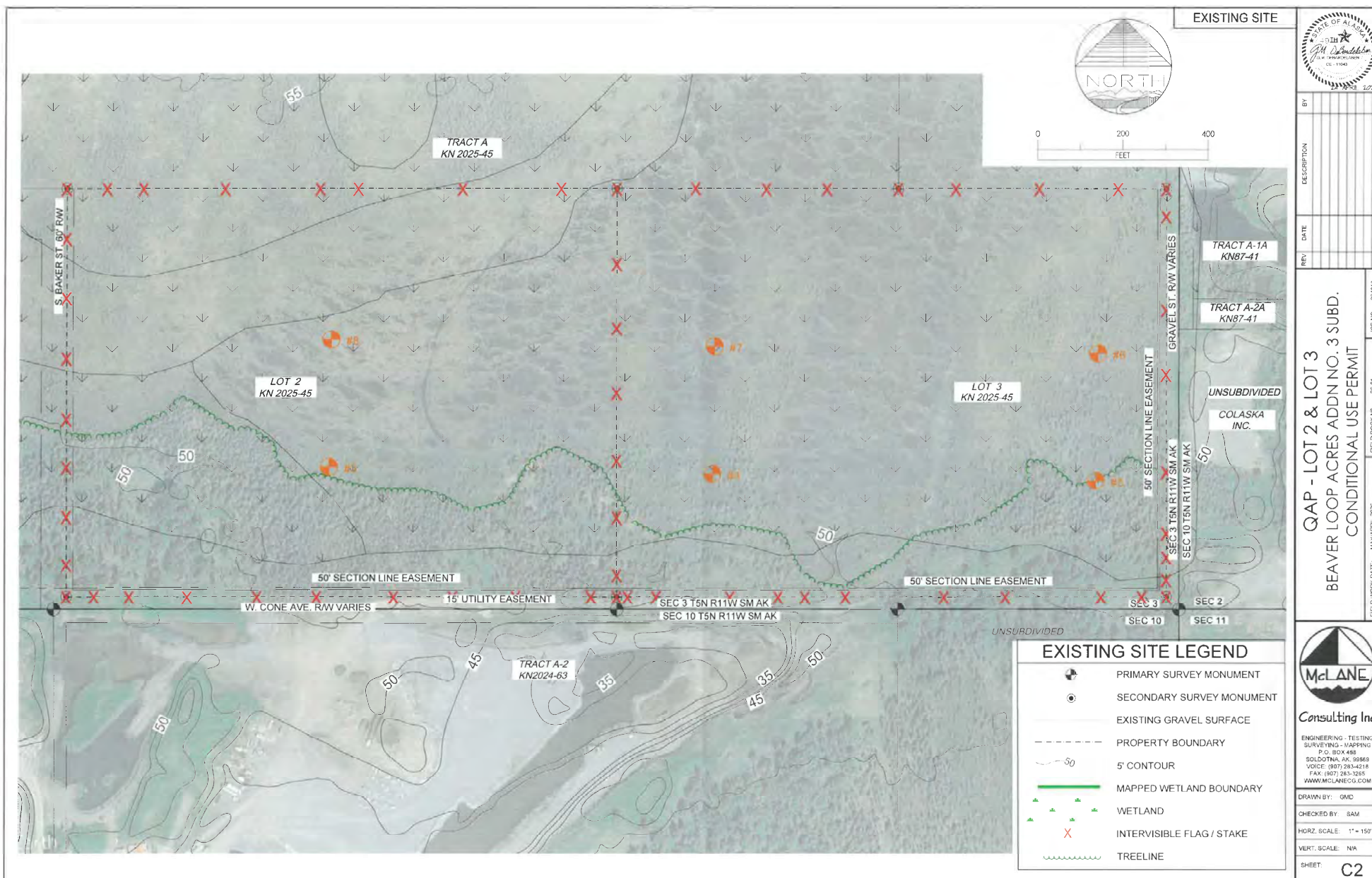
SHEET NO.	DESCRIPTION
C1	VICINITY MAP & LEGEND
C2	EXISTING CONDITIONS
C3	SITE DEVELOPMENT PLAN
C4	DETAILS & TYPICAL SECTIONS

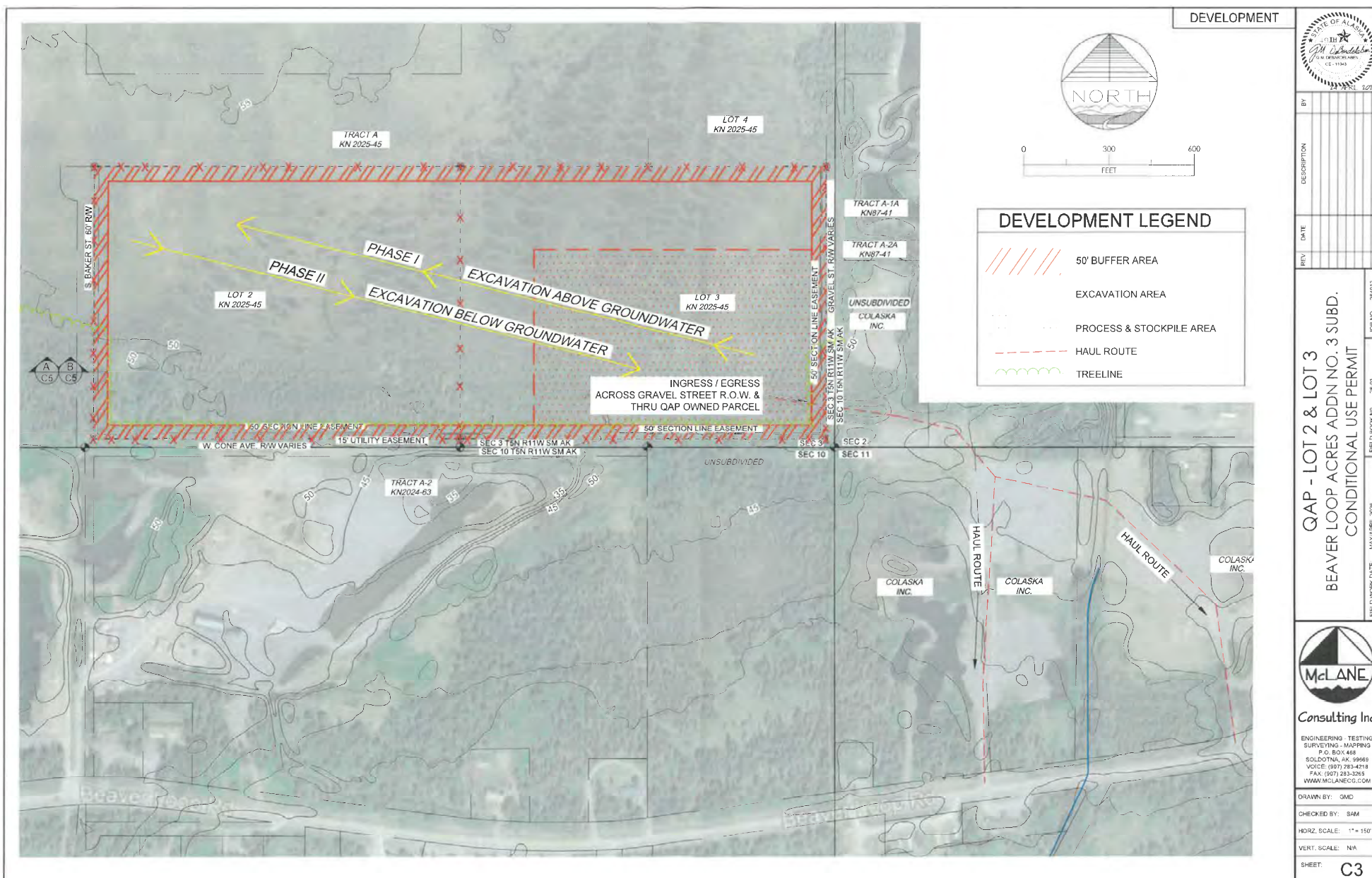
VARIANCE LEGEND

	PRIMARY SURVEY MONUMENT
	SECONDARY SURVEY MONUMENT
	PROPERTY BOUNDARY
	INTERVISIBLE FLAG / STAKE
	PROPOSED BUFFER AREA
	CODE REQUIRED BUFFER AREA



 McLANE Consulting Inc. ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 458 SOLDOTNA, AK 99588 VOICE: (907) 283-4218 FAX: (907) 243-1265 WWW.MCLANECG.COM	QAP - LOT 2 & LOT 3 BEAVER LOOP ACRES ADDN NO. 3 SUBD. VARIANCE PERMIT		REV	DATE	DESCRIPTION	BY
	2	6/4/2006				
DRAWN BY: GMD CHECKED BY: GMD HORIZ. SCALE: 1" = 150' VERT. SCALE: N/A SHEET: 2						SETBACK/CUTTER COMPASSION GMD





[illegible]

QAP - LOT 2 & LOT 3
BEAVER LOOP ACRES ADDN NO. 3 SUBD.
CONDITIONAL USE PERMIT

FIELD WORK DATE:	MAY/APRIL 2026	FIELD BOOK NO.	26-01	JOB NO.	264013
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ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SCLDOTNA, AK. 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECG.COM

DRAWN BY:	GMD
CHECKED BY:	SAM
HORZ. SCALE:	1" = 100'
VERT. SCALE:	N/A
SHEET:	C5

Date: 22 July 2025

To: City of Kenai

RE: **Beaver Loop Acres No. 3 Subdivision**

Subject: **Estimated Extractable Material Quantity**

This scoping report is for the future Lots 1, 2, 3, and 4 Beaver Loop Acres No. 3 Subdivision. The property is currently in the platting process to create these lots, totaling 109.326 acres from the 320-acre parent parcel described as T5N R11W Section 3 Seward Meridian SW1/4 NW1/4 & SW1/4 & S1/2 SE1/4 & NE1/4 SE1/4. The blackline copy of the referenced plat is attached.

The quantities provided herein utilize the soils information provided in the Beaver Loop Gravel Investigation Summary prepared for the City of Kenai by McLane Consulting, Inc. in March 2019. This report includes data from 10 test holes excavated to a depth of 15.0'. This report is attached for reference of test hole locations, stratum, and material classification.

Initial quantity estimates of available sand and gravel quantities were computed for each property with a 10' setback of all property lines with a vertical cut. These quantities are estimated as follows:

TABLE A. TOTAL ESTIMATED GRAVEL

Parcel	Parcel Size (acres)	Peat/Overburden (CY)	Sand/gravel above groundwater (CY)	Sand/gravel to 20' (CY)
Lot 1	28.633	239,950	235,425	665,530
Lot 2	28.455	216,175	279,230	684,560
Lot 3	28.440	292,510	193,510	607,525
Lot 4	23.798	280,510	130,905	467,515

The extractable quantity of gravel and sand available varies from these quantities. City of Kenai code KMC 14.20.154 requires a 150' buffer from public rights-of-way and 100' buffer from property lines, unless granted a variance through public process. Available sand and gravel quantities were computed for each property with full code setbacks and a vertical cut. These quantities are estimated as follows:

TABLE B. TOTAL ESTIMATED GRAVEL WITH CODE SETBACKS

Parcel	Parcel Size (acres)	Peat/Overburden (CY)	Sand/gravel above groundwater (CY)	Sand/gravel to 20' (CY)
Lot 1	28.633	156,170	153,225	433,160
Lot 2	28.455	131,270	169,560	415,690
Lot 3	28.440	177,590	122,950	368,845
Lot 4	23.798	157,355	73,430	262,260

In 2015, a City of Kenai Conditional Use Permit for a nearby material site granted setback variances allowing an 80' setback from public rights-of-way and 50' setback from adjacent property lines. It is also reasonable to assume that material sites with

abutting property lines would be granted a setback variance of 0' for adjoining lot lines and all four (4) of these lots will be utilized for gravel extraction.

KMC 14.20.154 allows excavation below the water table when approved. It is reasonable that excavation in the water table would be approved at this location since it is common practice in the area's existing material sites.

Material quantities were calculated assuming that these variances are granted; 80' setback to public right of way, 50' setback to adjacent property lines, 0' setback to other material site property lines, and excavation in the water table.

TABLE C. TOTAL ESTIMATED GRAVEL WITH ASSUMED CODE VARIANCES

Parcel	Parcel Size (acres)	Peat/Overburden (CY)	Sand/gravel above groundwater (CY)	Sand/gravel to 20' (CY)
Lot 1	28.633	196,960	193,250	546,295
Lot 2	28.455	171,165	221,090	542,020
Lot 3	28.440	231,585	160,330	480,985
Lot 4	23.798	213,400	99,585	355,665

As shown in these tables, permitting variances greatly affects the quantity of marketable material at any extraction site. Material site extraction techniques may also have a large effect on quantities of extracted material recovered for sale. Quantities shown hereon are an estimate utilizing information available and reasonable assumptions.

Sincerely,



Gina DeBardelaben, PE
McLane Consulting Inc.

Attachments:

- a. Preliminary Plat, Beaver Loop Acres No. 3, December 2024
- b. Beaver Loop Gravel Investigation Summary, March 2019



Project Summary Memo
Via email

Date: 29 March 2019

To: City of Kenai Attn: Paul Ostrander, City Manager

From: Cody McLane, PE

Project: Beaver Loop Gravel Investigation

Re: Project Summary

In March 2019 the City of Kenai (COK) contracted with McLane Consulting Inc. (MCI) to conduct a soils investigation on COK property (parcel# 04901022) immediately north of three existing material extraction sites along Beaver Loop Road in Kenai, Alaska. The intent of the investigation was to identify whether the subject area is suitable for commercial quantity sand and gravel extraction.

On March 13th and 14th MCI field technician Jun Limaucó logged test holes at GIS map-based locations provided by the COK. Excavation services were provided by COK personnel utilizing a John Deere 135G excavator. A total of (10) test holes were excavated and logged. At each location samples were taken of all soil strata with potential commercial use, of which (6) were selected for additional testing by sieve analysis. Soil logs and sieve analysis are attached to the end of this memo.

Test hole locations were grouped in a grid formation consisting of (2) east-west rows spaced 300 feet apart. The (5) test holes in each row were equally spaced at 900-foot intervals with the southernmost locations offset 300 feet north of the southern boundary of the parcel. See attached site maps for test hole locations and GPS coordinates.

All test holes were observed to contain suitable quantities of sand and gravel at depth with the gravel stratum extended below test hole depth in all cases. Ground water was encountered in all test holes at a relatively consistent depth of between 10 and 12 feet. Typical soil profile consisted of vegetation mat and silt loam with organics overlaying gravel and intermittent sand layers.

Depth of vegetation mat and silt overburden varied from 2.2 to 7.7 feet with an average depth of 4.8 feet. The eastern portion of the investigation area (test holes #3 thru #8) contained a silty, sand-gravel stratum immediately under the silt loam that was visually estimated to contain over 20% silt (percent passing the #200 sieve). This material is considered frost susceptible and not suitable for typical embankment fill requirements. No sieve analysis was run on samples collected from this stratum.

Non-frost susceptible (NFS) sands and gravels were encountered in all test holes at an average depth of 6.0 feet, generally increasing from west to east across the investigation

area. Sieve analysis of (4) gravel samples indicated clean, NFS gravel meeting KPB Type I and ADOT Selected Material Type A embankment specifications. Sand strata varied in thickness from 8 inches to 2.5 feet with increasing levels of frost susceptibility from west to east across the investigation area. Sieve analysis from (2) samples are included in this report.

The investigation area is primarily composed of forest-shrub wetlands according to the National Wetlands Inventory mapping. A small area of forested uplands near test hole #3 extends south to the existing material sites. Permitting a material extraction site within the investigation area is possible but the following site conditions must be addressed or mitigated to receive regulatory approval. These include:

- Providing adequate setback from any anadromous streams in the area. The parcel contains at least (1) fish bearing stream informally known as Boat Launch Creek.
- Satisfying US Army Core of Engineers regulations for operations and material extraction within mapped wetlands.
- Presence of shallow water table within expected material source locations initiates additional regulatory requirements to prevent aquifer contamination.
- Limited access to the investigation area. No direct right of way access to the source location exists except thru undeveloped section line easements bordering the east, south and west limits of the parcel. Constructing road access within the wetlands will initiate additional permitting requirements unless alternative access can be arranged with Owners of existing material sites along the south boundary of the parcel.

Please feel free to contact me if you have any questions or comments.

Sincerely,
Cody R. McLane, P.E.
Principal
McLane Consulting, Inc.



3/29/2019

Attachments:

- Test Hole Logs
- Sieve Analysis Results
- Site Map w/ Test Hole Locations & Coordinates
- Site Map w/ Aerial Photography Background
- Site Map w/ National Wetlands Inventory Display



Project: **COK Beaver Lp Soil Investigation**
 Field Tech: Jun Limcauco
 Equipment: John Deere 135G Excavator (by COK)
 Work Date: March 13th & 14th, 2019
 Conditions: 3/13/2019: Mostly Cloudy to Sunny in the Afternoon, 31° F
 3/14/2019: Mostly Cloudy to Rain/Snow in the Afternoon, 30° F

LOG OF ONSITE SOILS

Test Hole Number	Depth	USCS	Description / Date
TH #1	Location:		13-Mar-19
	Latitude:	N 60° 32' 47.0"	
	Longitude:	W 151° 11' 45.3"	
	0.0 - 1.33'	PT	Vegetation mat, dark PEAT
	1.33' - 4.17'	ML	Dark brown SILT loam
	4.17' - 10.5'	GP	Sandy GRAVEL
	10.5' - 11.33'	SP	Fine SAND, moist
	11.33' - 15.33'	GP	Sandy GRAVEL
	* Sample taken at 9.0' and 11.0'.		
	* Sample gradation at 9.0': GP Gravel with silt (2.1%), sand (46.2%), and (51.8%) gravel.		
* Ground water encountered at 10.0'.			
TH #2	Location:		13-Mar-19
	Latitude:	N 60° 32' 47.0"	
	Longitude:	W 151° 11' 27.3"	
	0.0 - 10.0"	PT	Vegetation mat, dark PEAT
	10.0" - 2.17'	ML	Dark brown SILT loam
	2.17' - 3.67'	SM	Silty SAND with gravel
	3.67' - 5.17'	GP	Sandy GRAVEL
	5.17' - 7.25'	SP	Gravelly SAND, clean
	7.25' - 15.0'	GP	Sandy GRAVEL, moist
	* Sample taken at 3.0' and 6.0'.		
* Sample gradation at 6.0': SP Sand with gravel (34.8%), silt (1.7%), and (63.5%) sand.			
* Ground water encountered at 11.0'.			
TH #3	Location:		13-Mar-19
	Latitude:	N 60° 32' 47.0"	
	Longitude:	W 151° 11' 09.3"	
	0.0 - 14.0"	PT	Vegetation mat, dark PEAT
	14.0" - 2.33'	OL	Dark brown SILT with organic content
	2.33' - 3.67'	ML	Dark brown SILT loam
	3.67' - 4.5'	SM	Silty coarse SAND
	4.5' - 8.83'	GP	Sandy GRAVEL, clean
	8.83' - 10.33'	SM	Silty fine SAND
	10.33' - 15.0'	GP	Sandy GRAVEL with cobbles, saturated
* Sample taken at 4.0', 9.0', and 11.0'.			
* Ground water encountered at 10.33'.			
TH #4	Location:		14-Mar-19
	Latitude:	N 60° 32' 47.0"	
	Longitude:	W 151° 10' 51.3"	
	0.0 - 10.0"	PT	Vegetation mat, dark PEAT
	10.0" - 2.17'	OL	Dark brown SILT with organic content
	2.17' - 3.58'	ML	Orange brown SILT loam
	3.58' - 6.33'	GP	Sandy GRAVEL, clean
	6.33' - 7.83'	SP	Gravelly SAND, coarse
	7.83' - 15.0'	GP	Sandy GRAVEL
	*Sample taken at 4.0' and 7.0'.		
* Ground water encountered at 10.5'.			



Project: **COK Beaver Lp Soil Investigation**
Field Tech: Jun Limcauco
Equipment: John Deere 135G Excavator (by COK)
Work Date: March 13th & 14th, 2019
Conditions: 3/13/2019: Mostly Cloudy to Sunny in the Afternoon, 31° F
3/14/2019: Mostly Cloudy to Rain/Snow in the Afternoon, 30° F

LOG OF ONSITE SOILS

Test Hole Number	Depth	USCS	Description / Date
TH #5	Location:		14-Mar-19
	Latitude: N 60° 32' 47.0"		
	Longitude: W 151° 10' 33.3"		
	0.0 - 14.0"	PT	Vegetation mat, dark PEAT
	14" - 3.17'	OL	Dark brown SILT with organic content
	3.17' - 5.17'	ML	Orange brown SILT loam
	5.17' - 7.25'	SM	Gravelly SAND with silt
	7.25' - 9.17'	SP	Fine SAND, moist
	9.17' - 15.0'	GP	Sandy GRAVEL
	* Sample taken at 4.5', 6.0', 8.0' and 10.0'. * Sample gradation at 6.0': SP-SM Sand with gravel (42.7%), silt (7.2%), and (50.1%) sand. * Ground water encountered at 10.5'.		
TH #6	Location:		14-Mar-19
	Latitude: N 60° 32' 49.9"		
	Longitude: W 151° 10' 33.3"		
	0.0 - 16.0"	PT	Vegetation mat, dark PEAT
	16.0" - 2.67'	OL	Dark SILT with peat
	2.67' - 5.33'	OL	Orange Brown SILT with organic
	5.33' - 6.17'	ML	Grey SILT loamy
	6.17' - 7.67'	ML	Grey SILT mixed with gravel
	7.67' - 9.33'	GM	Grey silty sandy GRAVEL
	9.33' - 15.0'	GP	GRAVEL, clean
	* Sample taken at 6.5', 8.0' and 10.0'. * Sample gradation at 10.0': GP with gravel (73.1%), silt (1.8%), and (25.1%) sand. * Ground water encountered at 11.0'.		
TH #7	Location:		14-Mar-19
	Latitude: N 60° 32' 49.9"		
	Longitude: W 151° 10' 51.3"		
	0.0 - 16.0"	PT	Vegetation mat, dark PEAT
	16.0" - 3.33'	OL	Dark brown SILT with organic content
	3.33' - 5.58'	ML	Brown SILT loamy
	5.58' - 6.5'	SM	Silty SAND mixed with gravel
	6.5' - 10.67'	GM	Sandy GRAVEL with silt
	10.67' - 15.0'	GP	Sandy GRAVEL, saturated
	* Sample taken at 6.0' and 9.5'. * Ground water encountered at 11.0'.		
TH #8	Location:		13-Mar-19
	Latitude: N 60° 32' 49.9"		
	Longitude: W 151° 11' 09.3"		
	0.0 - 2.33'	PT	Vegetation mat, dark PEAT
	2.33' - 3.42'	ML	Brown SILT loamy
	3.42' - 5.17'	ML	Dark Brown SILT mixed with sand and gravel
	5.17' - 6.83'	SM	Silty gravelly SAND
	6.83' - 15.5'	GP	sandy GRAVEL with cobbles
	* Sample taken at 4.0', 6.0', and 11.0'. * Ground water encountered at 12.0'.		
	Location:		13-Mar-19

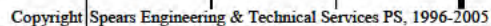


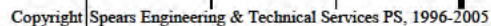
Project: **COK Beaver Lp Soil Investigation**
Field Tech: Jun Limcauco
Equipment: John Deere 135G Excavator (by COK)
Work Date: March 13th & 14th, 2019
Conditions: 3/13/2019: Mostly Cloudy to Sunny in the Afternoon, 31° F
3/14/2019: Mostly Cloudy to Rain/Snow in the Afternoon, 30° F

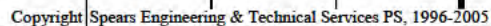
LOG OF ONSITE SOILS

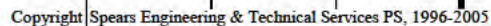
Test Hole Number	Depth	USCS	Description / Date
TH #9	Latitude:	N 60° 32' 49.9"	
	Longitude:	W 151° 11' 27.3"	
	0.0 - 10.0"	PT	Vegetation mat, dark PEAT
	10.0" - 22.0"	OL	SILT mixed with peat, organic
	22.0" - 4.17'	ML	Dark brown SILT firm
	4.17' - 5.25'	ML	Grey SILT loamy
	5.25' - 7.83'	SP	Coarse SAND with gravel
	7.83' - 15.0'	GP	Sandy GRAVEL
	* Sample taken at 6.0', and 9.5'.		
	* Sample gradation at 9.5': GP with gravel (65.5%), silt (1.9%), and (32.6%) sand.		
TH #10	Location:		13-Mar-19
	Latitude:	N 60° 32' 49.9"	
	Longitude:	W 151° 11' 45.3"	
	0.0 - 14.0"	PT	Vegetation mat, dark PEAT
	14.0" - 2.67'	OL	Dark SILT with peat, organic
	2.67' - 5.42'	ML	Dark brown SILT loamy
	5.42' - 10.33'	GP	Sandy GRAVEL
	10.33' - 11.17'	SP	Coarse SAND, saturated
	11.17' - 15.0'	GP	Sandy GRAVEL
	* Sample taken at 8.0', and 11.0'.		
	* Sample gradation at 8.0': GP with gravel (52.4%), silt (3.8%), and (43.7%) sand.		
	* Ground water encountered at 10.0'.		

1. Ground water seeps-encountered in all 10 test holes.
2. No permafrost gravel encountered down the sublayer or anticipated in this area.
3. Grab samples were visually classified under the Unified Soils. Classification System by McLane Personnel working under the direction of Cody McLane PE.
4. Test hole locations based on datum and listed in decimal degrees.

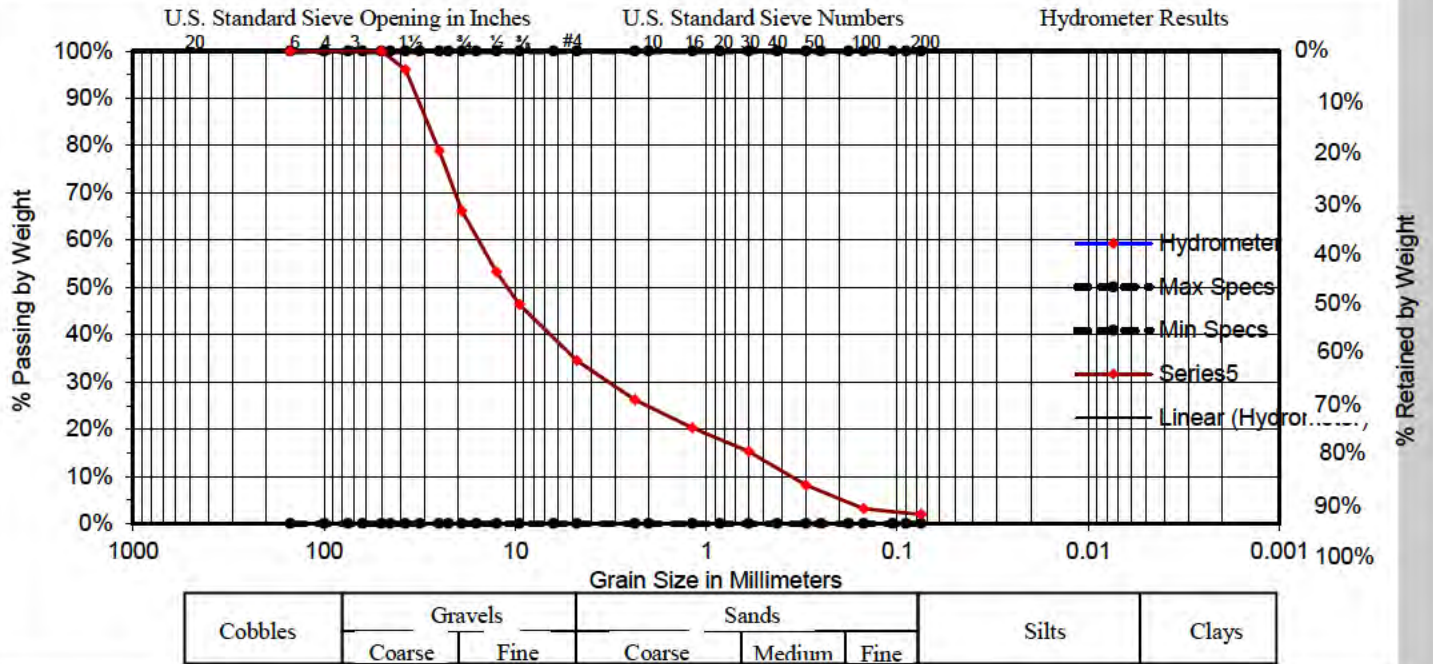






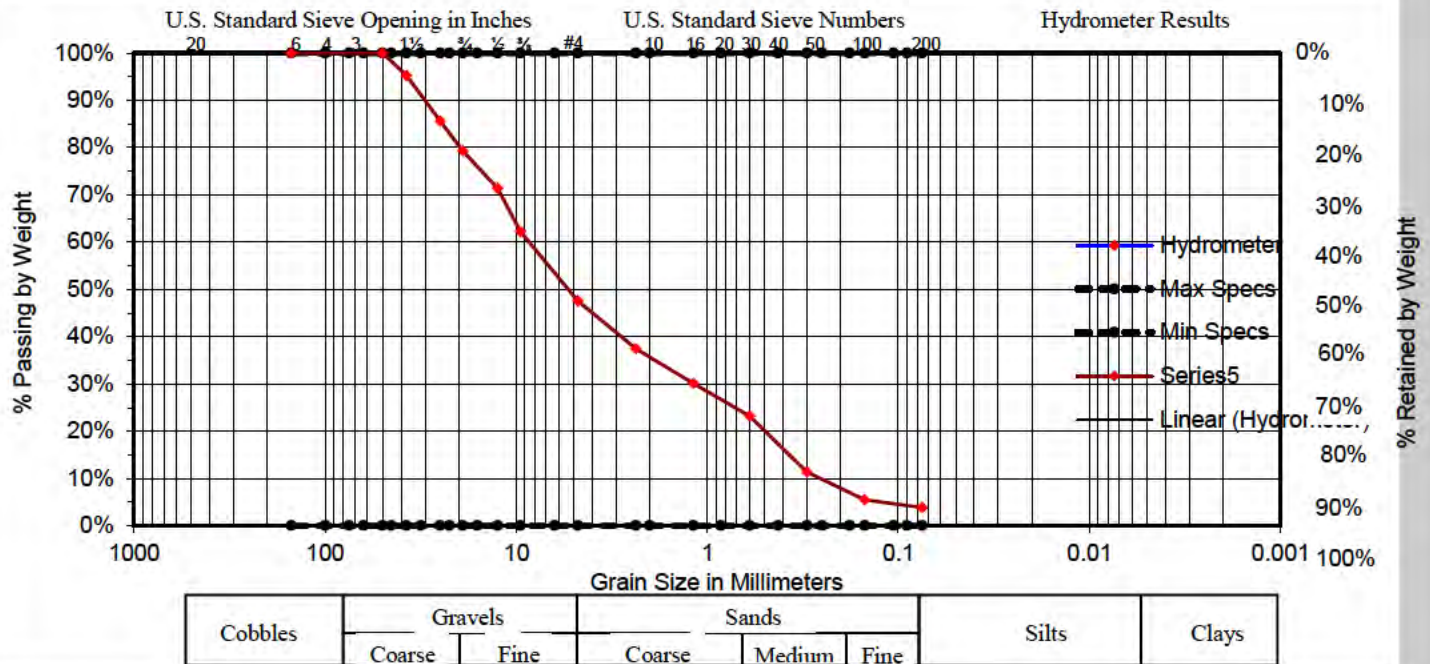


WAQTC FOP
for
AASHTO T27/T11



WAQTC FOP
for
AASHTO T27/T11

194008_TH 10 @ 8.0'
Beaver Lp Soil Investigation

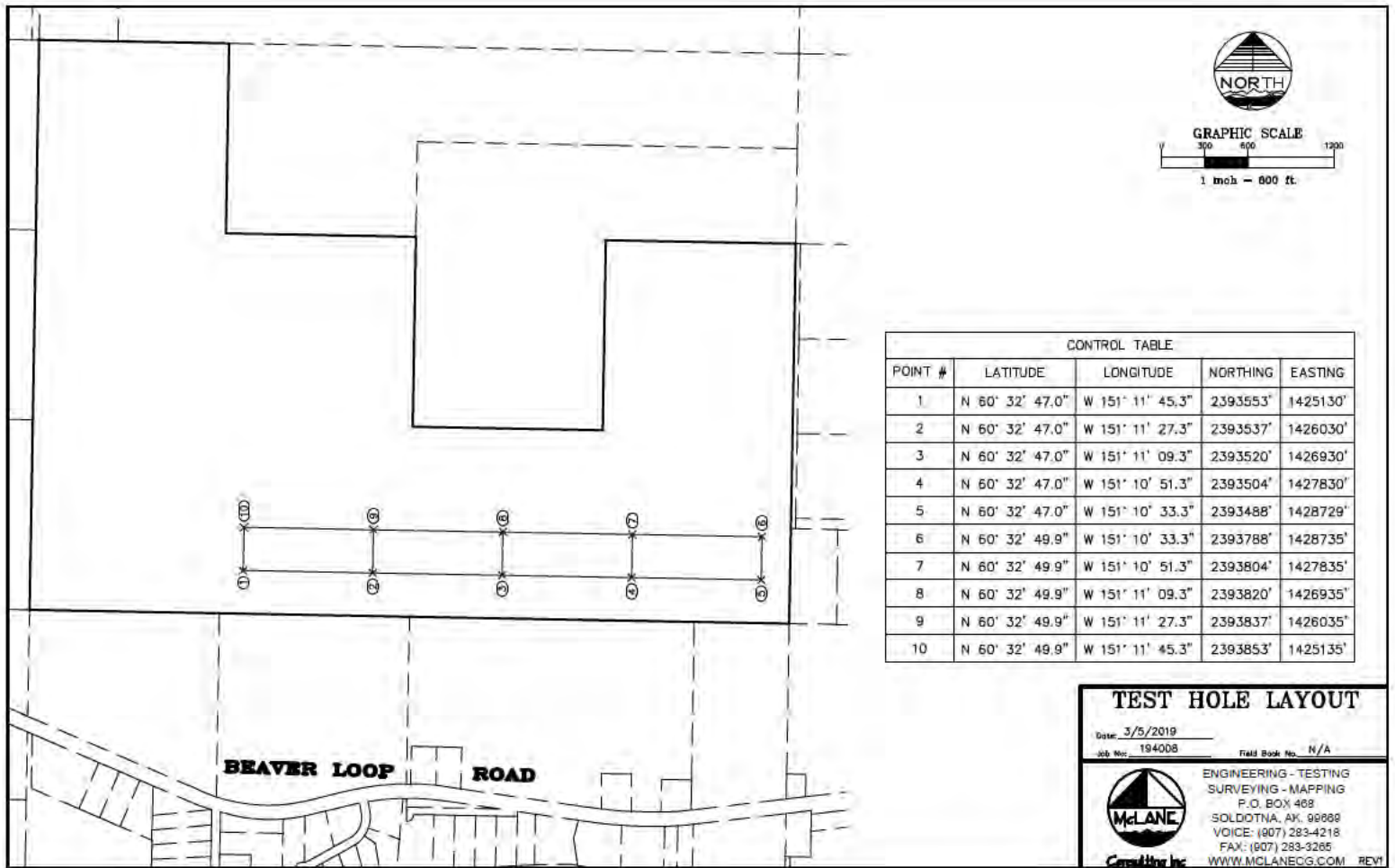


Date : March 14, 2019	D ₁₀ = 0.27	USCS Classification	% Sand
Sample #: TH #10	D ₃₀ = 1.17	GP, Poorly graded Gravel with Sand	43.7%
Sample ID: sandy GRAVEL	D ₆₀ = 8.78	Specifications	% Gravel
Source:	C _c = 0.59	No Specs	52.4%
Project: Beaver Lp	C _u = 33.10	Sample Meets Specs	% Silt & Clay
Location: City of Kenai	Liquid Limit= n/a	n/a	3.8%
Boring #: 10	Plastic Limit= n/a	Fineness Modulus	
Depth: 8.0'	Plasticity Index= n/a	5.08	

Coarse Section		Actual Cumulative	Interpolated Cumulative			Fines Section		Actual Cumulative	Interpolated Cumulative		
Sieve Size	Metric	Percent Passing	Percent Passing	Specs Max	Specs Min	Sieve Size	Metric	Percent Passing	Percent Passing	Specs Max	Specs Min
US						US					
6.00"	150.00		100.0%			#4	4.750	47.6%	47.6%		
4.00"	100.00		100.0%			#8	2.360	37.4%	37.4%		
3.00"	75.00		100.0%			#10	2.000		35.2%		
2.50"	63.00		100.0%			#16	1.180	30.1%	30.1%		
2.00"	50.00	100.0%	100.0%			#20	0.850		26.2%		
1.75"	45.00		98.1%			#30	0.600	23.2%	23.2%		
1.50"	37.50	95.2%	95.2%			#40	0.425		16.3%		
1.25"	31.50		90.6%			#50	0.300	11.4%	11.4%		
1.00"	25.00	85.6%	85.6%			#60	0.250		9.4%		
7/8"	22.40		82.9%			#80	0.180		6.6%		
3/4"	19.00	79.3%	79.3%			#100	0.150	5.5%	5.5%		
5/8"	16.00		75.6%			#140	0.106		4.5%		
1/2"	12.50	71.4%	71.4%			#170	0.090		4.2%		
3/8"	9.50	62.2%	62.2%			#200	0.075	3.8%	3.8%		
1/4"	6.30		52.3%			#270	0.053				
#4	4.75	47.6%	47.6%								

Copyright Spears Engineering & Technical Services PS, 1996-2005

POB 468 Soldotna, AK 99669



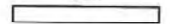


Southernmost portion of a 320
acre parcel described as the
SW 1/4 NW 1/4; SW 1/4, and
NE 1/4 SE 1/4 Section 3,
T5N, R11W (KPB# 04901022)

X Test hole



820'



1 inch equals 802 feet

The information depicted here
on is for graphic representation
only of the best available sources.
The City of Kenai assumes no
responsibility for errors on this
map.

Exhibit A Date: 2/11/2019
Page 1 of 1



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This application was designed to provide information about landcover types on the Kenai Peninsula. It is intended for general informational purposes only and should not be used in place of any official information from an authoritative agency. All the datasets herein were mapped at a scale describing a much larger area than most parcels and therefore land cover boundaries may not match exactly with your property lines. Furthermore, land cover can change over time and the characteristics of a type may vary seasonally. The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-24**

A RESOLUTION **GRANTING** THE APPLICATION FOR A VARIANCE PERMIT TO BUILD INTO THE SETBACKS FOR EXPANDED SURFACE EXTRACTION OF NATURAL RESOURCES ON PARCEL 04901069.

APPLICANT: Nick Staller

PROPERTY OWNER: Colaska, Inc dba QAP

PROPERTY ADDRESSES: No Physical Address

LEGAL DESCRIPTIONS: Lot 2, Beaver Loop Acres Addition Number 3

KENAI PENINSULA BOROUGH PARCEL NUMBERS: 04901069

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.185(c) was submitted to the City on May 5, 2026; and,

WHEREAS, the applicant has demonstrated that the prerequisites of a Variance Permit have been met pursuant to Kenai Municipal Code 14.20.180(b); and,

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on July 29, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds the criteria are met as set forth in KMC 14.20.180(c):

1. *Special conditions or circumstances are present which are peculiar to the land or structures involved which are not applicable to other lands or structures in the same land use or zoning district.*

Findings: The variance permit is being requested to best utilize the resources of the current area. The property adjacent to the south is a currently permitted material site and the property to the north and west are undeveloped wetlands owned by the City of Kenai and Alaska DNR. The parcel adjacent to the east is another lot owned by the applicant that is also undergoing the application process for a Conditional Use Permit (CUP) of the same type with similar buffer variance requests.

2. *The special conditions or circumstances have not been caused by actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.*

Findings: The proposed request is consistent with that of adjoining properties. There are no special conditions or circumstances caused by actions of the applicant and the request does not merely constitute a pecuniary hardship or inconvenience.

3. *The granting of the variance shall not authorize a use that is not a permitted principal use in the zoning district in which the property is located.*

Findings: The proposed use is conditionally allowed within the current zoning district subject to obtaining a CUP. The applicant is in the application process of obtaining the CUP in conjunction with the variance request and the use is appropriate given the surrounding existing material extraction sites adjacent to the subject lot. The variance request does not alter the principal use of the area.

4. *The granting of a variance shall be the minimum variance that will provide for the reasonable use of the land and/or structure.*

Findings: The proposed buffer of fifty feet (50') along the north, south, and west borders and zero foot (0') buffer to the east would still allow for an adequate divide between sites while allowing for a better utilization of land space. As stated by the applicant, the granting of the variance request is anticipated to increase the usable material site area by 32% by adding 18.5 acres of useable extraction area.

5. *The granting of a variance shall not be based upon other nonconforming land uses or structures within the same land use or zoning district.*

Findings: The requested variance is not based on other non-conforming land uses or structures within the same land use or zoning district and will not alter the principal use of the property that is approved with the granting of the CUP.

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

Section 1. That the request for a variance permit to build into the setbacks for the expanded surface extraction of natural resources of the property known as Lot 2, Beaver Loop Acres Addition Number 3, be approved.

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

1. Applicant must comply with all federal, State of Alaska, and local regulations.
2. Applicant must obtain all applicable permits and file all required Landscaping & Site Plans prior to beginning construction.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 26TH DAY OF AUGUST, 2026.

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
THROUGH: Jessica See, Planning Technician
DATE: July 16, 2026
SUBJECT: Resolution No. PZ2026-24 - Variance Permit – Setback

Request The applicant is requesting a variance permit for setback requirements for the surface extraction of natural resources

Staff Recommendation Adopt Resolution No. PZ2026-24 Granting a Variance Permit for the Surface Extraction of Natural Resources

Applicant: Nick Staller
Property Owner: Colaska, Inc dba QAP
Legal Descriptions: Lot 2 Beaver Loop Acres Addition Number 3
Property Addresses: No Physical Address
KPB Parcel Nos.: 04901069
Lot Sizes: 28.45 Acres
Zoning: Rural Residential
Current Land Use: Vacant / Undeveloped
Land Use Plan: Parks, Recreation, & Open Space

SUMMARY

The applicant is proposing a one-hundred foot (100') excavation into the setback to the south, west, and north property lines. The applicant is also requesting a zero foot (0') setback to the east property line that serves as the divider between an adjoining property also owned by Colaska. This would leave a fifty foot (50') setback on the south, west, and north property lines.

ANALYSIS

Pursuant to KMC 14.20.180(a), the intent of a variance permit is to provide relief to the development requirements of KMC Chapter 14.20 when the literal enforcement would deprive a property owner of the reasonable use of his/her real property.

Prior to granting a variance permit, the Commission shall find that all the conditions have been met as set forth in KMC 14.20.180(c) [Variance Permit] *Review Criteria*.

Criteria 1: Special conditions or circumstances are present which are peculiar to the land or structures involved which are not applicable to other lands or structures in the same land use or zoning district.

Findings: The variance permit is being requested to best utilize the resources of the current area. The property adjacent to the south is a currently permitted material site and the property to the north and west are undeveloped wetlands owned by the City of Kenai and Alaska DNR. The parcel adjacent to the east is another lot owned by the applicant that is also undergoing the application process for a Conditional Use Permit (CUP) of the same type with similar buffer variance requests.

Criteria 2: The special conditions or circumstances have not been caused by actions of the applicant, and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.

Findings: The proposed request is consistent with that of adjoining properties. There are no special conditions or circumstances caused by actions of the applicant and the request does not merely constitute a pecuniary hardship or inconvenience.

Criteria 3: The granting of the variance shall not authorize a use that is not a permitted principal use in the zoning district in which the property is located.

Findings: The proposed use is conditionally allowed within the current zoning district subject to obtaining a CUP. The applicant is in the application process of obtaining the CUP in conjunction with the variance request and the use is appropriate given the surrounding existing material extraction sites adjacent to the subject lot. The variance request does not alter the principal use of the area.

Criteria 4: The granting of a variance shall be the minimum variance that will provide for the reasonable use of the land and/or structure.

Findings: The proposed buffer of fifty feet (50') along the north, south, and west borders and zero foot (0') buffer to the east would still allow for an adequate divide between sites while allowing for a better utilization of land space. As stated by the applicant, the granting of the variance request is anticipated to increase the usable material site area by 32% by adding 18.5 acres of useable extraction area.

Criteria 5: The granting of a variance shall not be based upon other nonconforming land uses or structures within the same land use or zoning district.

Findings: The requested variance is not based on other non-conforming land uses or structures within the same land use or zoning district and will not alter the principal use of the property that is approved with the granting of the CUP.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280 notices of the public hearing for the variance permit were mailed to property owners within a three hundred-foot (300') periphery of the subject properties. City staff published notice of the public hearing in the *Peninsula Clarion* on July 17, 2026. The property owner submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the variance permit request.

No public comment has been received at the time of this report and there are no stated objections

STAFF RECOMMENDATION

Staff finds that the proposed variance request meets the criteria for issuance of a Variance Permit as set forth in Kenai Municipal Code Section 14.20.180(c), and hereby recommends that the Planning and Zoning Commission approve the variance permit, subject to the following conditions:

1. Applicant must comply with all federal, State of Alaska, and local regulations.
2. Applicant must obtain applicable permits and file all required Landscaping & Site Plans prior to beginning construction.

ATTACHMENTS

Aerial Map
Application
Site Plan



Variance 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:	Colaska Inc. dba QAP				
Mailing Address:	6411 A Street				
City:	Anchorage	State:	Alaska	Zip Code:	99518
Phone Number(s):	[REDACTED]				
Email:	[REDACTED]				

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:	Nick Staller				
Mailing Address:					
City:		State:		Zip Code:	
Phone Number(s):					
Email:	[REDACTED]				

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	04901069
Physical Address:	none
Legal Description:	T5N R11W S3 S.M. Beaver Loop Acres Addn No 3 Subd Lot 2
Zoning:	Rural residential
Acres:	28.45

VARIANCE DESCRIPTION

(include site plan with square footages and elevations of all existing/proposed buildings)
(use additional pages if necessary to answer questions)

A variance permit is the relaxation of the development requirements to provide relief when the literal enforcement would deprive a property owner of the reasonable use of their real property. The requirements for a variance permit in City Code must be met for a variance to be granted.

How is this property currently being used?	Undeveloped. Applied for CUP material extraction
Use of surrounding property - north:	Undeveloped, COK owned
Use of surrounding property - south:	Material site, owned by Beaver Loop Sand & Gravel
Use of surrounding property - east:	Undeveloped. Colaska is petitioning for material site.
Use of surrounding property - west:	Undeveloped. Marketed & sold by COK as gravel parcel.

Variance Requested for (attach additional sheets if necessary):

Propose 50' excavation setback to South, West & North property lines and a 0' setback to East property line. No artificial screening.

Explain the special conditions or circumstances present which are peculiar to the land or structure involved which are not applicable to other land or structures in the same land use or zoning district: South and west adjacent properties are permitted material sites. The north property is undeveloped and owned by COK. The east property is owned by Colaska and is also applying for CUP with similar buffer variances. The Cone Avenue & Baker Street ROWs are not constructed and only access properties that are proposed for material sites.			
Explain the special conditions or circumstances present that have not been caused by actions of the applicant and such conditions and circumstances do not merely constitute pecuniary (monetary) hardship or inconvenience: Consistent use of adjoining properties support reduced buffers.			
Explain how this variance will not authorize a use that is not a permitted principal use in the zoning district in which the property is located: Variance request does not alter principal use of property.			
Explain how the variance shall be the minimum variance that will provide for the reasonable use of the land and/or structure: The proposed buffers still allow for buffer space from property lines owned by others and from right-of-ways.			
Explain how the granting of a variance shall not be based upon other nonconforming land uses or structures within the same land use or zoning district: Variance request does not alter principal use of property.			
AUTHORITY TO APPLY FOR A VARIANCE: 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 variance 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 variance. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.			
Signature:			
Date:		5/4/26	
Print Name:	Nick Staller	Title/Business:	Colaska, Inc dba QAP
For City Use Only		Date Application Fee Received:	
		PZ Resolution Number:	

**Subject: Variance Permit Applications
T5N R11W Section 3 Seward Meridian
Beaver loop Acres Addition No. 3 Subdivision
Lot 2 and Lot 3**

The proposed variance permit application is for material sites located on KPB Parcel ID 04901069 and 04901070; legal description T5N R11W Section 3 Seward Meridian Beaver Loop Acres Addition No. 3 Subdivision Lot 2 and Lot 3. The permit area totals 56.96 acres, as both parcel sizes are 28.45 acres. The proposed parcels were recently sold by the City of Kenai in the 2026 Land Sale Auction. They were marketed as "gravel parcels" with sale being finalized if a Conditional Use permit is gained.

The proposed extraction site will be owned and operated by Colaska Inc. dba QAP. Colaska owns 60 acres immediately east and southeast of Lot 3. These parcels will be utilized to access the proposed material site from Beaver Loop Road.

Colaska is proposing a variance to KMC 14.20.154 regarding buffers to public rights-of-way and property lines due to the use of adjacent properties as material sites. **The variance request is a 50' buffer at all property lines except a 0' buffer on the adjoining property line of Lot 2 & Lot 3.** These proposed buffers are depicted in the site development exhibits.

Granting this variance would increase the usable material site area by 32%, adding 18.5 acres of useable extraction space. See Table 1.

Table 1. Buffer areas and Usable Extraction Areas

Parcel	Parcel Size (acres)	Per Code 14.20.154		Proposed Variance	
		Buffer Area (acres)	Usable Area (acres)	Buffer Area (acres)	Usable Area (acres)
Lot 2	28.45	13.17	15.28	3.95	24.5
Lot 3	28.45	13.17	15.28	3.95	24.5
TOTAL	56.9	26.3	30.5	7.9	49.0

Granting this variance would increase the extractable sand and gravel by 30%, adding 238,470 CY of materials. See Table 2.

Table 2. Additional Estimated Extraction Quantities

Parcel	Parcel Size (acres)	Original CUP		CUP w/ Buffer Variance	
		Peat/Overburden (CY)	Sand/gravel to 20' (CY)	Peat/Overburden (CY)	Sand/gravel to 20' (CY)
Lot 2	28.45	131,270	415,690	172,000	542,020
Lot 3	28.45	177,590	368,845	231,000	480,985
TOTAL	56.9	308,860	784,535	403,000	1,023,005

There are no other proposed changes to the site usage or reclamation plan in relationship to the variance request.

DEVELOPMENT

VARIANCE LEGEND

	PRIMARY SURVEY MONUMENT
	SECONDARY SURVEY MONUMENT
	PROPERTY BOUNDARY
	INTERVISIBLE FLAG / STAKE
	PROPOSED BUFFER AREA
	CODE REQUIRED BUFFER AREA

SETBACK / BUFFER COMPARISON

PARCEL	PER CODE		PROPOSED	
	PARCEL ACREAGE	BUFFER AREA	USABLE AREA	USABLE AREA
LOT 2	28.45 AC	13.17 AC	15.28 AC	3.95 AC
LOT 3	28.45 AC	13.17 AC	15.28 AC	3.95 AC
TOTAL	56.9 AC	26.3 AC	30.5 AC	7.9 AC



REV	DATE	DESCRIPTION	BY
1	5/6/2025	VARIANCE APPLICATION SUBS	GMD
2	5/6/2025	RETRACTOR'S CORRECTION	GMD

QAP - LOT 2 & LOT 3
BEAVER LOOP ACRES ADDN NO. 3 SUBD.
VARIANCE PERMIT

McLANE Consulting Inc
ENGINEERING - TESTING
SURVEYING - LANDSCAPING
3500 N. 10TH AVE. SUITE 100
BOULDER, CO 80501
PHONE: (303) 440-1111
FAX: (303) 440-1112
WWW.MCLANECORP.COM

DRAWN BY: GMD
CHECKED BY: GMD
HORIZ. SCALE: 1" = 150'
VERT. SCALE: N/A
SHEET: 2





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-25**

A RESOLUTION **GRANTING** THE APPLICATION FOR A VARIANCE PERMIT TO BUILD INTO THE SETBACKS FOR EXPANDED SURFACE EXTRACTION OF NATURAL RESOURCES ON PARCEL 0490107.

APPLICANT: Nick Staller

PROPERTY OWNER: Colaska, Inc dba QAP

PROPERTY ADDRESSES: No Physical Address

LEGAL DESCRIPTIONS: Lot 3, Beaver Loop Acres Addition Number 3

KENAI PENINSULA BOROUGH PARCEL NUMBERS: 04901070

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.185(c) was submitted to the City on May 5, 2026; and,

WHEREAS, the applicant has demonstrated that the prerequisites of a Variance Permit have been met pursuant to Kenai Municipal Code 14.20.180(b); and,

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on July 29, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds the criteria are met as set forth in KMC 14.20.180(c):

1. *Special conditions or circumstances are present which are peculiar to the land or structures involved which are not applicable to other lands or structures in the same land use or zoning district.*

Findings: The variance permit is being requested to best utilize the resources of the current area. The property adjacent to the northeast and southeast is a currently permitted material site and the property to the north are undeveloped wetlands owned by the City of Kenai and Alaska DNR. The parcel adjacent to the east is another lot owned by the applicant that is also undergoing the application process for a Conditional Use Permit (CUP) of the same type with similar buffer variance requests.

2. *The special conditions or circumstances have not been caused by actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.*

Findings: The proposed request is consistent with that of adjoining properties. There are no special conditions or circumstances caused by actions of the applicant and the request does not merely constitute a pecuniary hardship or inconvenience.

3. *The granting of the variance shall not authorize a use that is not a permitted principal use in the zoning district in which the property is located.*

Findings: The proposed use is conditionally allowed within the current zoning district subject to obtaining a CUP. The applicant is in the application process of obtaining the CUP in conjunction with the variance request and the use is appropriate given the surrounding existing material extraction sites adjacent to the subject lot. The variance request does not alter the principal use of the area.

4. *The granting of a variance shall be the minimum variance that will provide for the reasonable use of the land and/or structure.*

Findings: The proposed buffer of fifty feet (50') along the north, south, and west borders and zero foot (0') buffer to the east would still allow for an adequate divide between sites while allowing for a better utilization of land space. As stated by the applicant, the granting of the variance request is anticipated to increase the usable material site area by 32% by adding 18.5 acres of useable extraction area.

5. *The granting of a variance shall not be based upon other nonconforming land uses or structures within the same land use or zoning district.*

Findings: The requested variance is not based on other non-conforming land uses or structures within the same land use or zoning district and will not alter the principal use of the property that is approved with the granting of the CUP.

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

Section 1. That the request for a variance permit to build into the setbacks for the expanded surface extraction of natural resources of the property known as Lot 3, Beaver Loop Acres Addition Number 3, be approved.

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

1. Applicant must comply with all federal, State of Alaska, and local regulations.
2. Applicant must obtain all applicable permits and file all required Landscaping & Site Plans prior to beginning construction.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 26TH DAY OF AUGUST, 2026.

ATTEST:

Jeanne Keaton, Chair

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
THROUGH: Jessica See, Planning Technician
DATE: July 16, 2026
SUBJECT: Resolution No. PZ2026-25 - Variance Permit – Setback

Request The applicant is requesting a variance permit for setback requirements for the surface extraction of natural resources

Staff Recommendation Adopt Resolution No. PZ2026-25 Approving a Variance Permit for the Surface Extraction of Natural Resources

Applicant: Nick Staller
Property Owner: Colaska, Inc dba QAP
Legal Descriptions: Lot 3 Beaver Loop Acres Addition Number 3
Property Addresses: No Physical Address
KPB Parcel Nos.: 04901070
Lot Sizes: 28.45 Acres
Zoning: Rural Residential
Current Land Use: Vacant / Undeveloped
Land Use Plan: Parks, Recreation, & Open Space

SUMMARY

The applicant is proposing a fifty foot (50') excavation into the setback to the south, east, and north property lines. The applicant is also requesting a zero foot (0') setback to the west property line that serves as the divider between the adjoining property also owned by Colaska.

ANALYSIS

Pursuant to KMC 14.20.180(a), the intent of a variance permit is to provide relief to the development requirements of KMC Chapter 14.20 when the literal enforcement would deprive a property owner of the reasonable use of his/her real property.

Prior to granting a variance permit, the Commission shall find that all the conditions have been met as set forth in KMC 14.20.180(c) [Variance Permit] *Review Criteria*.

Criteria 1: Special conditions or circumstances are present which are peculiar to the land or structures involved which are not applicable to other lands or structures in the same land use or zoning district.

Findings: The variance permit is being requested to best utilize the resources of the current area. The properties adjacent to the south and west are currently permitted material sites and the property to the north is undeveloped wetland owned by the City of Kenai and Alaska DNR. The parcel adjacent to the west is another lot owned by the applicant that is also undergoing the application process for a Conditional Use Permit (CUP) of the same type with similar buffer variances.

Criteria 2: The special conditions or circumstances have not been caused by actions of the applicant, and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.

Findings: The proposed request is consistent with that of adjoining properties. There are no special conditions or circumstances caused by actions of the applicant and the request does not constitute a pecuniary hardship or inconvenience.

Criteria 3: The granting of the variance shall not authorize a use that is not a permitted principal use in the zoning district in which the property is located.

Findings: The proposed use is allowed within the current zoning district subject to obtaining a CUP. The applicant is in the application process of obtaining the CUP in conjunction with the variance request and the use is appropriate given the surrounding existing material extraction sites adjacent to the subject lot. The variance request does not alter the principal use of the area.

Criteria 4: The granting of a variance shall be the minimum variance that will provide for the reasonable use of the land and/or structure.

Findings: The proposed buffer of fifty feet (50') along the north, south, and east borders and zero foot (0') buffer to the west would still allow for an adequate divide between sites while allowing for a better utilization of land space. As stated by the applicant, the granting of the variance request is anticipated to increase the usable material site area by 32% by adding 18.5 acres of useable extraction area.

Criteria 5: The granting of a variance shall not be based upon other nonconforming land uses or structures within the same land use or zoning district.

Findings: The requested variance is not based on other non-conforming land uses or structures within the same land use or zoning district and will not alter the principal use of the property that is approved with the granting of the CUP.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280 notices of the public hearing for the variance permit were mailed to property owners within a three hundred-foot (300') periphery of the subject properties. City staff published notice of the public hearing in the *Peninsula Clarion* on May 8, 2026. The property owner submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the variance permit request.

No public comment has been received at the time of this report and there are no stated objections

STAFF RECOMMENDATION

Staff finds that the proposed variance request meets the criteria for issuance of a Variance Permit as set forth in Kenai Municipal Code Section 14.20.180(c), and hereby recommends that the Planning and Zoning Commission approve the variance permit, subject to the following conditions:

1. Applicant must comply with all federal, State of Alaska, and local regulations.
2. Applicant must obtain applicable permits and file all required Landscaping & Site Plans prior to beginning construction.

ATTACHMENTS

Aerial Map
Application
Site Plan



Variance 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:	Colaska Inc. dba QAP				
Mailing Address:	6411 A Street				
City:	Anchorage	State:	Alaska	Zip Code:	99518
Phone Number(s):	[REDACTED]				
Email:	[REDACTED]				

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:	Nick Staller				
Mailing Address:					
City:		State:		Zip Code:	
Phone Number(s):					
Email:	[REDACTED]				

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	04901070
Physical Address:	none
Legal Description:	T5N R11W S3 S.M. Beaver Loop Acres Addn No 3 Subd Lot 3
Zoning:	Rural residential
Acres:	28.45

VARIANCE DESCRIPTION

(include site plan with square footages and elevations of all existing/proposed buildings)
(use additional pages if necessary to answer questions)

A variance permit is the relaxation of the development requirements to provide relief when the literal enforcement would deprive a property owner of the reasonable use of their real property. The requirements for a variance permit in City Code must be met for a variance to be granted.

How is this property currently being used?	Undeveloped. Applied for CUP Material Site.
Use of surrounding property - north:	Undeveloped, COK owned
Use of surrounding property - south:	Material site & undeveloped (QAP in discussion with KPB for CUP use)
Use of surrounding property - east:	Undeveloped.
Use of surrounding property - west:	Material sites

Variance Requested for (attach additional sheets if necessary):

Propose 50' excavation setback to North, east and south property lines and a 0' setback to west property line. No artificial screening.

Explain the special conditions or circumstances present which are peculiar to the land or structure involved which are not applicable to other land or structures in the same land use or zoning district:

Half the south and entire east adjacent properties are permitted material sites. The north property is undeveloped and owned by COK. The west property is owned by Colaska and is also applying for CUP with similar buffer variances. The Cone Avenue & Gravel Street ROWs are not constructed and only access properties that are proposed for material sites.

Explain the special conditions or circumstances present that have not been caused by actions of the applicant and such conditions and circumstances do not merely constitute pecuniary (monetary) hardship or inconvenience:

Consistent use of adjoining properties support reduced buffers.

Explain how this variance will not authorize a use that is not a permitted principal use in the zoning district in which the property is located:

Variance request does not alter principal use of property.

Explain how the variance shall be the minimum variance that will provide for the reasonable use of the land and/or structure:

The proposed buffers still allow for buffer space from property lines owned by others and from right-of-ways.

Explain how the granting of a variance shall not be based upon other nonconforming land uses or structures within the same land use or zoning district:

Variance request does not alter principal use of property.

AUTHORITY TO APPLY FOR A VARIANCE:

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 variance 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 variance. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.

Signature:		Date:	5/4/26
Print Name:	Nick Staller	Title/Business:	Colaska, Inc dba QAP
For City Use Only		Date Application Fee Received:	
		PZ Resolution Number:	

**Subject: Variance Permit Applications
T5N R11W Section 3 Seward Meridian
Beaver loop Acres Addition No. 3 Subdivision
Lot 2 and Lot 3**

The proposed variance permit application is for material sites located on KPB Parcel ID 04901069 and 04901070; legal description T5N R11W Section 3 Seward Meridian Beaver Loop Acres Addition No. 3 Subdivision Lot 2 and Lot 3. The permit area totals 56.96 acres, as both parcel sizes are 28.45 acres. The proposed parcels were recently sold by the City of Kenai in the 2026 Land Sale Auction. They were marketed as "gravel parcels" with sale being finalized if a Conditional Use permit is gained.

The proposed extraction site will be owned and operated by Colaska Inc. dba QAP. Colaska owns 60 acres immediately east and southeast of Lot 3. These parcels will be utilized to access the proposed material site from Beaver Loop Road.

Colaska is proposing a variance to KMC 14.20.154 regarding buffers to public rights-of-way and property lines due to the use of adjacent properties as material sites. **The variance request is a 50' buffer at all property lines except a 0' buffer on the adjoining property line of Lot 2 & Lot 3.** These proposed buffers are depicted in the site development exhibits.

Granting this variance would increase the usable material site area by 32%, adding 18.5 acres of useable extraction space. See Table 1.

Table 1. Buffer areas and Usable Extraction Areas

Parcel	Parcel Size (acres)	Per Code 14.20.154		Proposed Variance	
		Buffer Area (acres)	Usable Area (acres)	Buffer Area (acres)	Usable Area (acres)
Lot 2	28.45	13.17	15.28	3.95	24.5
Lot 3	28.45	13.17	15.28	3.95	24.5
TOTAL	56.9	26.3	30.5	7.9	49.0

Granting this variance would increase the extractable sand and gravel by 30%, adding 238,470 CY of materials. See Table 2.

Table 2. Additional Estimated Extraction Quantities

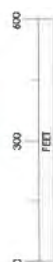
Parcel	Parcel Size (acres)	Original CUP		CUP w/ Buffer Variance	
		Peat/Overburden (CY)	Sand/gravel to 20' (CY)	Peat/Overburden (CY)	Sand/gravel to 20' (CY)
Lot 2	28.45	131,270	415,690	172,000	542,020
Lot 3	28.45	177,590	368,845	231,000	480,985
TOTAL	56.9	308,860	784,535	403,000	1,023,005

There are no other proposed changes to the site usage or reclamation plan in relationship to the variance request.

SETBACK / BUFFER COMPARISON

PARCEL	PARCEL ACREAGE	PER CODE		PROPOSED	
		BUFFER AREA	USABLE AREA	BUFFER AREA	USABLE AREA
LOT 2	28.45 AC	13.17 AC	15.28 AC	3.95 AC	24.5 AC
LOT 3	28.45 AC	13.17 AC	15.28 AC	3.95 AC	24.5 AC
TOTAL	56.9 AC	26.3 AC	30.5 AC	7.9 AC	48.0 AC

VARIANCE LEGEND	
	PRIMARY SURVEY MONUMENT
	SECONDARY SURVEY MONUMENT
	PROPERTY BOUNDARY
	INTERVISIBLE FLAG / STAKE
	PROPOSED BUFFER AREA
	CODE REQUIRED BUFFER AREA





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-26**

A RESOLUTION **GRANTING** THE APPLICATION FOR A VARIANCE PERMIT TO BUILD INTO THE SETBACKS FOR EXPANDED SURFACE EXTRACTION OF NATURAL RESOURCES ON PARCEL 0490107.

APPLICANT: Nick Staller

PROPERTY OWNER: Colaska, Inc dba QAP

PROPERTY ADDRESSES: No Physical Address

LEGAL DESCRIPTIONS: Tract 1, Tundra Rose Subdivision

KENAI PENINSULA BOROUGH PARCEL NUMBERS: 04911029

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code 14.20.185(c) was submitted to the City on May 5, 2026; and,

WHEREAS, the applicant has demonstrated that the prerequisites of a Variance Permit have been met pursuant to Kenai Municipal Code 14.20.180(b); and,

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on July 29, 2026, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications.

WHEREAS, the Planning and Zoning Commission finds the criteria are met as set forth in KMC 14.20.180(c):

1. *Special conditions or circumstances are present which are peculiar to the land or structures involved which are not applicable to other lands or structures in the same land use or zoning district.*

Findings: The adjacent property to the west is an undeveloped lot owned by the Kenai Peninsula Borough. The subject parcel will be providing access to the adjacent property to the northwest, Lot 3 Beaver Loop Acres Addition Number 3, that is currently being petitioned by Colaska for a conditional use permit for extraction of natural resources. The requested variance aligns with other variance permits granted for similar sites in the area.

2. *The special conditions or circumstances have not been caused by actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.*

Findings: The proposed request is consistent with that of adjoining properties. There are no special conditions or circumstances caused by actions of the applicant and the request does not merely constitute a pecuniary hardship or inconvenience.

3. *The granting of the variance shall not authorize a use that is not a permitted principal use in the zoning district in which the property is located.*

Findings: The proposed use is allowed within the current zoning district subject to obtaining a CUP and is appropriate given the surrounding existing material extraction sites adjacent to the subject lot. The variance request does not alter the principal use of the area.

4. *The granting of a variance shall be the minimum variance that will provide for the reasonable use of the land and/or structure.*

Findings: The proposed buffer of fifty feet (50') along the west property line will still allow for adequate buffer space from the adjacent undeveloped property. The properties to the north and east are both owned by the applicant and will not be impacted by the requested variance. The property line to the south will maintain the Code required two hundred foot (200') buffer from Beaver Loop Road and one hundred fifty foot (150') buffer from the property to the southwest.

5. *The granting of a variance shall not be based upon other nonconforming land uses or structures within the same land use or zoning district.*

Findings: The requested variance is not based on other non-conforming land uses or structures within the same land use or zoning district and will not alter the current principal use of the property.

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

Section 1. That the request for a variance permit to build into the setbacks for the expanded surface extraction of natural resources of the property known as Tract 1, Tundra Rose Subdivision, be approved.

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

1. Applicant must comply with all federal, State of Alaska, and local regulations.
2. Applicant must obtain all applicable permits and file all required Landscaping & Site Plans prior to beginning construction.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 26TH DAY OF AUGUST, 2026.

ATTEST:

Jeanne Keaton, Chair

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
THROUGH: Jessica See, Planning Technician
DATE: July 16, 2026
SUBJECT: Resolution No. PZ2026-26 - Variance Permit – Setback

Request The applicant is requesting a variance permit for setback requirements to the west property line

Staff Recommendation Adopt Resolution No. PZ2026-26 Approving a Variance Permit for Setback Requirements to the West Property Line

Applicant: Nick Staller
Property Owner: Colaska, Inc dba QAP
Legal Descriptions: Tract 1, Tundra Rose Subdivision
Property Addresses: 2817 Beaver Loop Road
KPB Parcel Nos.: 04911029
Lot Sizes: 11.64 Acres
Zoning: Rural Residential
Current Land Use: Material Site for Surface Extraction of Natural Resources
Land Use Plan: Low Density Residential

SUMMARY

The applicant is proposing a fifty foot (50') excavation into the setback to the west property line, adjacent to a Kenai Peninsula Borough property, with no change to the setback distance from the residential lot in the southwest corner.

ANALYSIS

Pursuant to KMC 14.20.180(a), the intent of a variance permit is to provide relief to the development requirements of KMC Chapter 14.20 when the literal enforcement would deprive a property owner of the reasonable use of his/her real property.

Prior to granting a variance permit, the Commission shall find that all the conditions have been met as set forth in KMC 14.20.180(c) [Variance Permit] *Review Criteria*.

Criteria 1: Special conditions or circumstances are present which are peculiar to the land or structures involved which are not applicable to other lands or structures in the same land use or zoning district.

Findings: The adjacent property to the west is an undeveloped lot owned by the Kenai Peninsula Borough. The subject parcel will be providing access to the adjacent property to the northwest, Lot 3 Beaver Loop Acres Addition Number 3, that is currently being petitioned by Colaska for a conditional use permit for extraction of natural resources. The requested variance aligns with other variance permits granted for similar sites in the area.

Criteria 2: The special conditions or circumstances have not been caused by actions of the applicant, and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.

Findings: The proposed request is consistent with that of adjoining properties. There are no special conditions or circumstances caused by actions of the applicant and the request does not merely constitute a pecuniary hardship or inconvenience.

Criteria 3: The granting of the variance shall not authorize a use that is not a permitted principal use in the zoning district in which the property is located.

Findings: The proposed use is allowed within the current zoning district subject to obtaining a CUP and is appropriate given the surrounding existing material extraction sites adjacent to the subject lot. The variance request does not alter the principal use of the area.

Criteria 4: The granting of a variance shall be the minimum variance that will provide for the reasonable use of the land and/or structure.

Findings: The proposed buffer of fifty feet (50') along the west property line will still allow for adequate buffer space from the adjacent undeveloped property. The properties to the north and east are both owned by the applicant and will not be impacted by the requested variance. The property line to the south will maintain the Code required two hundred foot (200') buffer from Beaver Loop Road and one hundred fifty foot (150') buffer from the property to the southwest.

Criteria 5: The granting of a variance shall not be based upon other nonconforming land uses or structures within the same land use or zoning district.

Findings: The requested variance is not based on other non-conforming land uses or structures within the same land use or zoning district and will not alter the current principal use of the property.

PUBLIC NOTICE

Pursuant to Kenai Municipal Code 14.20.280 notices of the public hearing for the variance permit were mailed to property owners within a three hundred-foot (300') periphery of the subject properties. City staff published notice of the public hearing in the *Peninsula Clarion* on July 17, 2026. The property owner submitted an Affidavit of Posting verifying a sign was placed on the parcel with information on the public hearing for the variance permit request.

No public comment has been received at the time of this report and there are no stated objections

STAFF RECOMMENDATION

Staff finds that the proposed variance request meets the criteria for issuance of a Variance Permit as set forth in Kenai Municipal Code Section 14.20.180(c), and hereby recommends that the Planning and Zoning Commission approve the variance permit, subject to the following conditions:

1. Applicant must comply with all federal, State of Alaska, and local regulations.
2. Applicant must obtain applicable permits and file all required Landscaping & Site Plans prior to beginning construction.

ATTACHMENTS

Aerial Map
Application
Site Plan



Variance 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:	Colaska Inc. dba QAP				
Mailing Address:	6411 A Street				
City:	Anchorage	State:	Alaska	Zip Code:	99518
Phone Number(s):	[REDACTED]				
Email:	[REDACTED]				

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:	Nick Staller				
Mailing Address:					
City:		State:		Zip Code:	
Phone Number(s):					
Email:	[REDACTED]				

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	04911029
Physical Address:	2817 Beaver Loop Road
Legal Description:	T 5N R 11W SEC 11 SEWARD MERIDIAN KN 0840019 TUNDRA ROSE SUB TRACT 1
Zoning:	Rural residential
Acres:	11.64

VARIANCE DESCRIPTION

(include site plan with square footages and elevations of all existing/proposed buildings)
(use additional pages if necessary to answer questions)

A variance permit is the relaxation of the development requirements to provide relief when the literal enforcement would deprive a property owner of the reasonable use of their real property. The requirements for a variance permit in City Code must be met for a variance to be granted.

How is this property currently being used?	Colaska owned material site with current CUP
Use of surrounding property - north:	Colaska owned material site with current CUP
Use of surrounding property - south:	Residential Lot and Beaver Loop Road Frontage
Use of surrounding property - east:	Colaska owned material site with current CUP
Use of surrounding property - west:	Undeveloped. KPB owned.

Variance Requested for (attach additional sheets if necessary):

Propose 50' excavation setback to West property line adjacent to KPB property. No change to setback distance from residential lot in southwest corner.

Explain the special conditions or circumstances present which are peculiar to the land or structure involved which are not applicable to other land or structures in the same land use or zoning district:

West adjacent property is undeveloped and owned by KPB. Typical KPB setback for gravel extraction CUP is 50'. Property to the northwest (Lot 3) is currently being petitioned by Colaska for a CUP for gravel extraction and current property provides access to that property.

Explain the special conditions or circumstances present that have not been caused by actions of the applicant and such conditions and circumstances do not merely constitute pecuniary (monetary) hardship or inconvenience:

Consistent use of adjoining properties support reduced buffers.

Explain how this variance will not authorize a use that is not a permitted principal use in the zoning district in which the property is located:

Variance request does not alter principal use of property.

Explain how the variance shall be the minimum variance that will provide for the reasonable use of the land and/or structure:

The proposed buffers still allow for buffer space from property lines owned by others and from right-of-ways.

Explain how the granting of a variance shall not be based upon other nonconforming land uses or structures within the same land use or zoning district:

Variance request does not alter principal use of property.

AUTHORITY TO APPLY FOR A VARIANCE:

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 variance 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 variance. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff of the Planning and Zoning Commission for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.

Signature:		Date:	5/4/26
Print Name:	Nick Staller	Title/Business:	Colaska, Inc dba QAP
For City Use Only		Date Application Fee Received:	
		PZ Resolution Number:	



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data, or use of the data.

- Legend**
- Transportation
 - Mileposts
 - Parcels and PLSS
 - Tax Parcels

3/14



KENAI

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

8/10/2026

WILCOX CURT & LAURA SIEVERT
[REDACTED]
[REDACTED]



NOTICE OF PUBLIC HEARING

Dear Property owner,

You are invited to attend a review of a permit submitted by an applicant in your neighborhood.

MEETING TYPE: PLANNING & ZONING COMMISSION
DATE & TIME: WEDNESDAY, AUGUST 26, 2026 AT 7:00 PM
PERMIT TYPE: VARIANCE PERMIT
PROPOSED USE: SURFACE EXTRACTION OF NATURAL RESOURCE WITHIN THE SETBACK
LOCATION: 2817 BEAVER LOOP ROAD
PARCEL ID: 04911020

If you wish to provide in-person comment on the proposed permit, you will be allotted time to do so at the meeting, or you can submit written testimony to the Planning & Zoning Department in person or by mail at 210 Fidalgo Avenue in Kenai or via email to planning@kenai.city. Please submit written testimony prior to 3 P.M. on the day of the meeting to allow the testimony to be forwarded to the Commission.

If you would like more information on the proposed permit, or details on how to participate in the meeting virtually or telephonically, please contact the Planning & Zoning Department by email, by phone at (907) 283-8237, or visit the City's website at www.kenai.city.





KENAI

City of Kenai | 210 Fidalgo Ave, Kenai, AK 99611-7794 | (907) 283.7535 | www.kenai.city

7/30/2026

WILCOX CURT & LAURA SIEVERT
[REDACTED]



NOTICE OF PUBLIC HEARING

Dear Property owner,

You are invited to attend a review of a permit submitted by an applicant in your neighborhood.

MEETING TYPE: PLANNING & ZONING COMMISSION
DATE & TIME: WEDNESDAY, AUGUST 26, 2026 AT 7:00 PM
PERMIT TYPE: CONDITIONAL USE PERMIT & VARIANCE PERMIT
PROPOSED USE: SURFACE EXTRACTION OF NATURAL RESOURCE WITHIN THE SETBACK
LOCATION: NO PHYSICAL ADDRESS (CONE AVENUE)
PARCEL ID: 04911029

If you wish to provide in-person comment on the proposed permit, you will be allotted time to do so at the meeting, or you can submit written testimony to the Planning & Zoning Department in person or by mail at 210 Fidalgo Avenue in Kenai or via email to planning@kenai.city. Please submit written testimony prior to 3 P.M. on the day of the meeting to allow the testimony to be forwarded to the Commission.

If you would like more information on the proposed permit, or details on how to participate in the meeting virtually or telephonically, please contact the Planning & Zoning Department by email, by phone at (907) 283-8237, or visit the City's website at www.kenai.city.



The City of Kenai

4/14

8/3/2019

Beaver Loop Rd - Google Maps

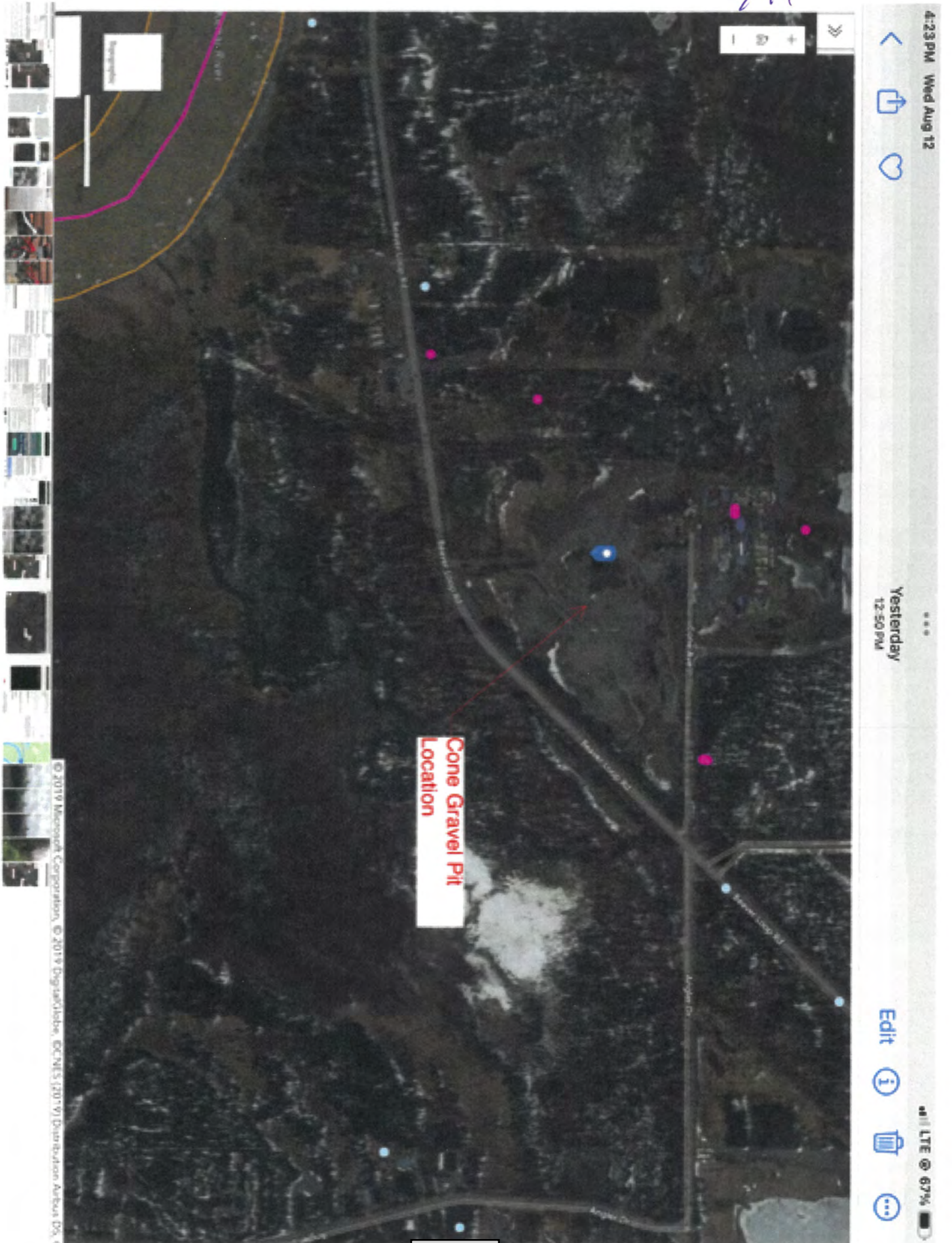
Google Maps

Beaver Loop Rd

Cone Gravel Pit Location Map



5/14



6/14

SCALE 1" = 100'

Kenai Peninsula Borough Parcel ID # 04904037

Physical Address: 1605 CONE AVE, Kenai AK 99611



- Colaska Ownership
- Curt Wilcox and Laura Sievert Ownership
- Streamflow direction (Anadromous Water Catalogue # 244 - 30 - 10010 - 2015)
- Culverts
- Desirable juv salmon rearing habitat



August 10, 2026 – 7:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2029

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2029

Jeffrey Epperheimer
Nikiski District
Term Expires 2029

Dawson Slaughter
South Peninsula District
Term Expires 2028

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247
Zoom Meeting ID: 907 714 2200

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

ACTION ITEMS CURRENTLY ON CONSENT AGENDA

*3. Administrative Approvals

- a. ASLS No. 2021-31; KPB File 2025-132
- b. Dayton Subdivision 2026 Addition; KPB File 2025-158
- c. Homewood subdivision 2025 Replat; KPB File 2025-130
- d. Markham Estates; KPB File 2025-117
- e. Peaceful Acres Jackson's Garden No. 2; KPB File 2025-064
- f. Peterson Forest Subdivision Bella Addition; KPB File 2025-033
- g. Razdolna Subdivision 2024; KPB File 2025-054
- h. Sanders Estates; KPB File 2025-163
- i. The Point Subdivision #2; KPB File 2025-043
- j. Trident Meadows; KPB File 2025-180
- k. Yourkowski Subdivision; KPB File 2024-083

*4. Final Approvals

- a. Howard Romig Estates Amended Holben-Robinson Replat; KPB file 2024-017
- b. South Bend Bluff Estate O'Guinn Replat; KPB File 2026-027

*6. Excused Absences

- a. Vacant, City of Seward

*7. Minutes

- a. July 20, 2026 Planning Commission Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote (8-Yes)

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

Public Hearing: Legislative Matters

1. **Ordinance 2026-27:** Authorizing the Kenai Peninsula Borough to enter into a long-term lease agreement with the City of Seward for operation and management of a surplus school facility in Seward

Motion to forward to the assembly a recommendation to adopt Ordinance 2026-27, passed by unanimous vote (8-Yes)

2. **Ordinance 2026-28:** Authorizing the sale of certain parcels owned by the Kenai Peninsula Borough via live public outcry/simulcast online auction followed by a secondary online-only auction.

Motion to forward to the assembly a recommendation to adopt Ordinance 2026-28, passed by unanimous vote (8-Yes)

3. **ROW Vacation, KPB File 2026-078V**

Petitioner: Padrta

Request: Vacate Bangerter Court, Sleepy Hollow Subdivision Longmere Addition, Plat KN 2023-58
Sterling Area

Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes)

4. **ROW Vacation; KPB File 2026-077V**

Peninsula Surveying / Williams, Montoya

Request: Vacate a portion of Odman Street, ROW Map, Plat KN 84-115
Ninilchik Area

Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes)

5. **ROW Vacation; KPB File 2026-035V**

Johnson Surveying / Blumentritt

Request: Vacate a 10.5' x 80' portion and the associated utility easements of Knackstedt Street
Kalifornsky Area

Motion to grant the vacation as recommended by staff passed by unanimous vote (8-Yes)

6. **ROW Vacation; KPB File 2026-075V (Postponed)**

Johnson Surveying / Unrein, Berticevich

Request: Vacate the entire Eads Way and portions of Balmat Street & Bardson Lane, Balmat Subdivision, Plat SW18
Seward Area

Public Hearing: Quasi-Judicial Matters - *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

7. Conditional Use Permit; PC Resolution 2026-37

Applicant/Landowner: Wilson

Request: For an oversized ELP attached to a cabin within the 50' HPD of the Kenai River

Location: 45646 Spruce Avenue W.

Ridgeway Area

Motion to adopt Planning Commission Resolution 2026-37 granting a conditional use permit was denied by unanimous vote (8-No)

F. PLAT COMMITTEE REPORT – The plat committee will review 8 plats.

G. OTHER

- Discussion on studies related to river access

H. PRESENTATIONS/PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES PER SPEAKER)

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, August 24, 2026** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **7:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215

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 rights-of-way, 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.



Kenai City Council - Regular Meeting

August 05, 2026 — 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

Action Agenda

A. CALL TO ORDER

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

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

B. SCHEDULED ADMINISTRATIVE REPORTS

1. **Oath of Office** - Ryan Coleman, Chief of Police

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

1. 2026 Housing Assessment Report, Kenai Peninsula Economic Development District Economist, Andy Wink.

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

E. PUBLIC HEARINGS

1. **ENACTED WITHOUT OBJECTION. Ordinance No. 3534-2026** - Amending Kenai Municipal Code 7.25.030 - Unbudgeted Appropriations, to Allow the City Manager to Appropriate Donations and Grants Under Ten Thousand Dollars. (Askin, Grieme)
2. **ENACTED WITHOUT OBJECTION. Ordinance No. 3535-2026** - Removing Public Purpose Designations on Kenai Peninsula Borough Parcel Numbers 04711308, 04711309, 04711310, 04711311, 04711312, and 04108003, to Accommodate Disposal Recommendations in the City of Kenai Land Management Plan. (Administration)

3. **ENACTED AS AMENDED WITHOUT OBJECTION. Ordinance No. 3536-2026** - Increasing Estimated Revenues and Appropriations in the Municipal Roadway Improvement Capital Fund for the Partial Construction of Water, Sewer and Sixth Street, accepting a US Department of Housing and Urban Development Community Development Block Grant Passed Through the State of Alaska Department of Commerce, Community, and Economic Development and Accepting Funding from the Kenai Peninsula Housing Initiative. (Administration) [KMC 1.15.070(d)]
 1. Motion for Introduction
 2. Motion for Second Reading (Requires a Unanimous Vote)
 3. Motion for Enactment (Requires Five Affirmative Votes)
4. **ADOPTED WITHOUT OBJECTION. Resolution No. 2026-54** - Authorizing a Contract to Purchase Computer Equipment. (Administration)

F. MINUTES

1. *Regular Meeting of July 8, 2026. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Ordinance No. 3537-2026** - Increasing Estimated Fiscal Year 2026 Revenues and Appropriations in the General Fund - Police Department and Accepting a Grant from the US Department of Transportation Passed Through the State Of Alaska Department of Transportation and Public Facilities for Traffic Enforcement Overtime Expenditures. (Administration)
3. ***Ordinance No. 3538-2026** - Increasing Estimated Fiscal Year 2026 Revenues and Appropriations in the General Fund - Police Department and Accepting a Grant from the Alaska High Intensity Drug Trafficking Area for Drug Investigation Overtime Expenditures. (Administration)
4. ***Ordinance No. 3539-2026** - Amending Kenai Municipal Code Section 14.20.030 - Establishment of Zones and Official Map to Add Airport Light Industrial. (Administration)
5. ***Ordinance No. 3540-2026** - Accepting and Appropriating a Gift Distribution from Meals on Wheels of America to the Kenai Senior Center. (Administration)
6. **WITHDRAWN FROM THE AGENDA. *Ordinance No. 3541-2026** - Amending the Official Zoning Map by Rezoning of Parcels 04923002, 04923003, and 04923004 with Physical Addresses of 5940 & 5968 Kenai Spur Highway and 220 N. Fern Street, from Limited Commercial (LC) to Rural Residential (RR). (Administration)

I. COMMISSION REPORTS

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

5. Beautification Commission

J. REPORT OF THE MAYOR

K. ADMINISTRATION REPORTS

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

L. ADDITIONAL PUBLIC COMMENTS

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

M. EXECUTIVE SESSION

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

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

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

<https://us02web.zoom.us/meeting/register/lxF4lIKaRWicjpC-FlaK7Q>



Kenai City Council - Regular Meeting

August 19, 2026 — 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

Action Agenda

A. CALL TO ORDER

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

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

B. SCHEDULED ADMINISTRATIVE REPORTS

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

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

E. PUBLIC HEARINGS

1. **ENACTED WITHOUT OBJECTION. Ordinance No. 3537-2026** - Increasing Estimated Fiscal Year 2026 Revenues and Appropriations in the General Fund - Police Department and Accepting a Grant from the US Department of Transportation Passed Through the State Of Alaska Department of Transportation and Public Facilities for Traffic Enforcement Overtime Expenditures. (Administration)
2. **ENACTED WITHOUT OBJECTION. Ordinance No. 3538-2026** - Increasing Estimated Fiscal Year 2026 Revenues and Appropriations in the General Fund - Police Department and Accepting a Grant from the Alaska High Intensity Drug Trafficking Area for Drug Investigation Overtime Expenditures. (Administration)
3. **ENACTED WITHOUT OBJECTION. Ordinance No. 3539-2026** - Amending Kenai Municipal Code Section 14.20.030 - Establishment of Zones and Official Map to Add Airport Light Industrial. (Administration)
4. **ENACTED WITHOUT OBJECTION. Ordinance No. 3540-2026** - Accepting and Appropriating a Gift Distribution from Meals on Wheels of America to the Kenai Senior Center. (Administration)
5. **ADOPTED WITHOUT OBJECTION. Resolution No. 2026-55** - Authorizing a Contract for Digester Pumping and Disposal. (Administration)

6. **ADOPTED WITHOUT OBJECTION. Resolution No. 2026-56** - Authorizing the Renewal of the City's Caselle Software Licensing and Support, and Corresponding Purchase Order for Accounting, Payroll and Human Resources Operations. (Administration)
7. **ADOPTED WITHOUT OBJECTION. Resolution No. 2026-57** - Authorizing the City Manager to Enter into a Grant Agreement with the Kenai Peninsula Borough School District to Support Community Access to the Kenai Central High School Swimming Pool. (Administration)
8. **ADOPTED WITHOUT OBJECTION. Resolution No. 2026-58** - Redirecting Previously Appropriated Capital Funds in the Vintage Pointe Improvement Capital Project Fund for the Repair and Replacement of Windows. (Administration)

F. MINUTES

1. *Regular Meeting of August 5, 2026. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Confirmation of Mayoral Nominations for a Partial Term Appointment of Sherry Powell to the Beautification Commission. (Knackstedt)
3. ***Ordinance No. 3542-2026** - Providing for the Submission to the Qualified Voters of the City of Kenai, at the Regular Election to be Held on November 3, 2026, the Question of Enacting Kenai Municipal Code, Section 7.05.031- Residential Property Tax Exemption, to Establish a Residential Property Tax Exemption in the Amount of \$75,000. (Knackstedt, Kisenia)

I. COMMISSION REPORTS

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

J. REPORT OF THE MAYOR

K. ADMINISTRATION REPORTS

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

L. ADDITIONAL PUBLIC COMMENTS

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

M. EXECUTIVE SESSION

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

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

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

<https://us02web.zoom.us/join/register/npcYvU9SRgWS0tPLPSHl2Q>