



Kenai Planning & Zoning Commission - Regular Meeting

March 12, 2025 - 7:00 PM

Council Chambers, City Hall, 210 Fidalgo Avenue,
Kenai, AK 99611

Telephonic/Virtual Information on Page 2

<http://www.kenai.city>

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 February 26, 2025

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

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

E. **CONSIDERATION OF PLATS**

1. **Resolution PZ2025-13** - Recommending Approval of Preliminary Plat – Friday Replat, merging Government Lots 128 and 129 into a single, approximately 2.247-acre parcel and dedicating the 33-foot Second Avenue right-of-way

F. **PUBLIC HEARINGS**

G. **UNFINISHED BUSINESS**

H. **NEW BUSINESS**

1. ***Action/Approval** – Requesting Excused Absences for the February 26, 2025 Regular Meeting – Twait, Earsley

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: March 26, 2025

L. **COMMISSION COMMENTS AND QUESTIONS**

M. **PENDING ITEMS**

N. **ADJOURNMENT**

O. **INFORMATIONAL 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's Office at 907-283-8231.

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

<https://us02web.zoom.us/meeting/register/z50qsD-8Sver2V7uAfQpmg>

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

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 26, 2025 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR JOE HALSTEAD, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on February 26, 2025, in City Hall Council Chambers, Kenai, AK. Chair Halstead called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Chair Halstead led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Joe Halstead, Chair
Glenese Pettey
Diane Fikes

Stacie Krause (*electronic participation*)
Gwen Woodard

A quorum was present.

Absent:

Sonja Earsley

Jeff Twait, Vice Chair

Also in attendance were:

Kevin Buettner, Planning Director
Victoria Askin, City Council Liaison
Meghan Thibodeau, Deputy City Clerk

3. Approval of Agenda and Consent Agenda

Chair Halstead noted the following additions to the Packet:

- Add to items F.3. & F.4 **Resolutions PZ2025-06 & PZ2025-07**
- Public Comments

MOTION:

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

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

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

UNANIMOUS CONSENT was requested.
There being no objection; **SO ORDERED**.

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

B. APPROVAL OF MINUTES

1. *Regular Meeting of February 12, 2025

Approved by the consent agenda.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS

1. **Resolution PZ2025-09** – Recommending Approval of Preliminary Plat – Valhalla Heights Subdivision Conan Replat of Lot 9 and Lot 10, Block 5A, Valhalla Heights Subdivision Part 5 in the Rural Residential (RR) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-09. Commissioner Pettey **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-09, and explained the purpose of the plat was to merge two lots into one lot. It was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-09.

UNANIMOUS CONSENT was requested.
There being no objection; **SO ORDERED.**

2. **Resolution PZ2025-11** – Recommending Approval of Preliminary Plat - Inlet Woods Subdivision 2025 Replat of Inlet Woods Subdivision, Part One, Lots 1 & 2, Block 10 in the Suburban Residential (RS) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-11. Commissioner Fikes **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-11, and explained the purpose of the plat was to merge two lots into one lot. It was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-11.

Commissioner Krause noted that she lived in Inlet Woods but was not adjacent to the subject lot and did not benefit financially from the replat.

UNANIMOUS CONSENT was requested.
There being no objection; **SO ORDERED.**

3. **Resolution PZ2025-12** – Recommending Approval of Preliminary Plat – Holland Spur Highway Subdivision Addition No. 1 Replat of Holland Spur Highway Subdivision, Tract 1 in the General Commercial (CG) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-12. Commissioner Fikes **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-12, and explained the purpose of the plat was to create two parcels, which would allow varied commercial uses to be developed while maintaining necessary parking requirements,

access management for safe access to the Kenai Spur Highway, and building setbacks. It was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-12.

Clarification was provided that a development site plan for points of access had not been submitted; the application would work with State of Alaska Department of Transportation as the access is from a State-maintained highway.

UNANIMOUS CONSENT was requested.
There being no objection; **SO ORDERED**

F. PUBLIC HEARINGS

1. **Resolution PZ2025-08** – Recommending Approval to Rezone the Properties Located at 202 N. Forest Drive and 1408 Second Avenue from Suburban Residential (RS) to General Commercial (CG) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-08. Commissioner Fikes **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-08; he noted that the application was for a request to rezone two parcels from Suburban Residential (RS) to General Commercial (CG) Zoning District, for the purpose of allowing light commercial uses on the subject parcels including a law office, coffee shop and commercial greenhouse. It was clarified that the property historically had a Conditional Use Permit (CUP) issued in 1999 for a Greenhouse, Gift Shop and Coffee Shop; the current owners seek to reactivate this property with a similar mix of commercial uses. A rezone of these properties would allow for these commercial uses as a principal use and would not require a CUP. It was noted that staff's recommendation is approval; the Commission's recommendation would be forwarded to the City Council for a final decision.

Chair Halstead opened the floor for public hearing; there being no one wishing to be heard, the public hearing period was closed.

Commissioners Woodard, Fikes and Chair Halstead expressed support, noting that the property had operated with similar commercial usage for many years without issue.

Clarification was provided that all proposed changes to the buildings would be internal, and no building permit had been received for any additions.

UNANIMOUS CONSENT was requested.
There being no objection; **SO ORDERED**

2. **Resolution PZ2025-10** – Granting a Conditional Use Permit to Operate a Retail Businesses (Greenhouse, Café/Retail, Law Office) of the Existing Structures on the Property Described as Lot 1, Fresh Start Subdivision, Located at 202 N. Forest Drive within the Suburban Residential (RS) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-10. Commissioner Fikes **SECONDED** the motion.

Planning Director Buettner noted that this is the same property the Commission recommended approval of a rezone for in PZ2025-08; this CUP would allow the businesses to commence operations in the event that the City Council does not approve the rezone. Clarification was provided that if the rezone is approved by Council, this CUP will be null and void. An overview of the staff report as included in the packet and attached to Resolution No. PZ2025-08 was provided; Director Buettner noted that the

application was for a CUP to operate a Greenhouse, a Café/Retail Space and Law Offices at the existing single-family dwelling and accessory buildings. Staff's findings were reviewed, and it was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-10.

Parrisa Harris, applicant, noted that her plan was to move her law office into the main building that the previous owners operated as a gift shop. She noted that the cottage has been remodeled, which will be leased to Ooakzen to operate a coffee shop. The use of the greenhouse will remain the same as in the past.

In response to questions from the Commission, Harris clarified that addressing for the three different buildings will likely be suites at the same street address.

Chair Halstead opened the floor for public hearing.

Robert Peterson, noted he had lived north of the property for 24 years and was familiar with the traffic conditions. He stated he was not in opposition to the rezoning and wish the owners luck.

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

Clarification was provided that a public hearing for the rezone application would be before the City Council at their March 19, 2025 meeting and Council would make the final decision on the rezone at that time; this CUP would be a safeguard for the businesses to operate in the event the rezone is not approved; the CUP will expire if the rezone is approved; the rezone does not need Kenai Peninsula Borough approval; and the applicant was only charged one fee for both the rezone and CUP applications.

UNANIMOUS CONSENT was requested.
There being no objection; **SO ORDERED**

Chair Halstead noted the 15-day appeal period.

3. **Resolution PZ2025-06** – Granting a Conditional Use Permit for a Cabin Rental (I.E Short-term Rental) and Boarding House in a Single-Family Dwelling on the Property Described as Lot 16, Block 1, Anglers Acres Sub, Part 2, Located at 1305 Angler Drive, Within the Rural Residential (RR) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-06. Commissioner Fikes **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-06; he noted that the application was for a CUP to operate the existing single-family dwelling as a Cabin Rental (Short-term Rental)/Boarding House. Clarification was provided that the building would be used seasonally as a short-term rental for employees of Tower Rock Lodge, whose Lodge and Guide Service CUP would be heard next as PZ2025-07. Staff's findings were reviewed, and it was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-06.

Joseph Chambers, applicant, explained that Tower Rock Lodge has been operating outside of City limits and intends to move locations into the City of Kenai. Resolution PZ2025-07 would address the business's Guide Service and Lodging operations.

Chair Halstead opened the floor for public hearing.

Fred Braun spoke in support, noting that it would be another attraction for visitors to the City; would increase property and sales taxes; and homes on Angler Drive are primarily used as fishing operations rather than residential. He stated his support for Resolution PZ2025-07 as well.

Ron Rogalsky, resident, spoke in opposition to both Resolutions PZ2025-06 and PZ20205-07 and stated that he had submitted written public comment into the laydown. He expressed concerns about commercial activities in the RR zone; that the applicant intended to turn a single-family residence into a 16-person dining hall and move in dry cabins to house staff; that the existing septic system may not support these activities and suggested that the Commission include conditions that the applicant must meet DEC specifications.

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

Clarification was provided that with the exception of the dry cabins, all structures are in place and connected to the well and septic system; and that the plan for parking is adequate for the proposed use.

Concerns were expressed that the business would bring boats and trailers to a residential street. Chambers clarified that boats will be parked at the dock; that about half of the guests will not have vehicles parked at the property; that the lot lines have not been combined; that there is already a dock in place; and that he has not cleared any trees and does not intend to. Chambers explained that Tower Rock intends to maintain the Alaskan aesthetics of the property by maintaining and planting new vegetation; that he intends to reside on the property and will address any issues that may arise; that the staff cabins are currently at their old location and can be relocated to this property; and that the CUP for the 1230 Angler property had been transferred to them by the previous owner.

Concerns were expressed that the Commission had previously heard testimony from residents in this neighborhood in opposition to businesses operating under CUPs there, citing issues such as noise, traffic and events. Chambers stated that he intended to work with neighbors to achieve solutions should such complaints arise.

In response to questions from the Commission, Chambers clarified that seasonal staff currently stays at the dry cabins on the property that Tower Rock has leased since the mid-1990's, but noted that the lease is ending. Concerns were expressed that housing staff on-site may lead to noise issues; Chambers clarified that arrival times are staggered; there will be no one on the property during the middle of the day; and that he does not believe the vehicle traffic will be significant.

VOTE:

YEA: Fikes, Pettey, Halstead

NAY: Woodard

ABSENT: Twait, Earsley

MOTION PASSED.

[Clerk's note: Commissioner Krause abstained from discussion and voting on Resolution No. 2025-06 pursuant to KMC 14.05.025(e)]

Chair Halstead noted the 15-day appeal period.

4. **Resolution PZ2025-07** – Granting a Conditional Use Permit for a Lodge and Guide Service in a Single-Family Dwelling on the Property Described as Lot 14-A, Block 1, Anglers Acres Sub, Beaver Creek Replat, Located at 1235 Angler Drive, Within the Rural Residential (RR) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-07. Commissioner Pettey **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-07; he noted that the application was for a CUP to operate the existing single-family dwelling as a Lodge and Guide Service. Staff's findings were reviewed, and it was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-07.

Applicant Joseph Chambers was available for questions.

Chair Halstead opened the floor for public hearing.

M.J. Loveland, resident, expressed concern that septic system would not support the amount of people and cabins that he has proposed, and requested that this be added as a condition to the CUP.

Ron Rogalsky, resident, asked whether an applicant can get a CUP for a property they do not own.

Director Buettner clarified that findings in the staff report state that “The applicants are required to be in compliant with wastewater disposal requirements of Kenai Peninsula Borough Chapter 20.40 and regulatory requirements of the Alaska Department of Environmental Conservation.”

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

VOTE:

YEA: Pettey, Halstead, Fikes, Woodard

NAY: None

ABSENT: Twait, Earsley

MOTION PASSED WITHOUT OBJECTION.

[Clerk's note: Commissioner Krause abstained from discussion and voting on Resolution No. 2025-07 pursuant to KMC 14.05.025(e)]

Chair Halstead noted the 15-day appeal period.

G. UNFINISHED BUSINESS

1. **Discussion** – Aspen Creek, 701 N. Forest Drive Conditional Use Permit

Director Buettner noted that there was no additional information since the previous meeting regarding this issue; this item will be continued on the next Commission meeting agenda.

H. NEW BUSINESS

1. **Discussion/Action** – Schedule a work session to examine the current Conditional Use Permits in terms of Potential Rezoning.

Director Buettner explained that the purpose for the proposed work session would be to consider areas in the City with high CUP density for possible rezoning. It was decided that the Planning & Zoning Department would send an email poll to Commissioners asking for their availability.

2. ***Action/Approval** – Requesting Excused Absences for the February 12, 2025 Regular Meeting – Twait, Krause

Approved by the consent agenda.

I. REPORTS

1. Planning Director – Planning Director Buettner reported on the following:
 - An email scam recently targeted Planning applicants and has been reported to the Kenai Police Department; staff is making changes to their process to remove identifiable information prior to publication.
2. Commission Chair – Expressed appreciation for the Commission's hard work and thorough discussion.
3. Kenai Peninsula Borough Planning – Commissioner Fikes reported on recent actions of the Kenai Peninsula Borough Planning Commission.

4. City Council Liaison – Council Member Askin reported on recent actions of the City Council.

J. ADDITIONAL PUBLIC COMMENT

Fred Braun asked about the 15-day period for appealing CUPs.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: March 12, 2025

L. COMMISSION COMMENTS AND QUESTIONS

Commissioner Pettey thanked staff for the Commission Training meeting on February 24, 2025.

M. PENDING ITEMS – None.

N. ADJOURNMENT

O. INFORMATIONAL ITEMS – None.

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 8:16 p.m.

I certify the above represents accurate minutes of the Planning & Zoning Commission meeting of February 26, 2025.

Meghan Thibodeau
Deputy City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-13**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT FRIDAY REPLAT ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESSES: 1207 Second Avenue
1211 Second Avenue

LEGAL DESCRIPTIONS: Government Lot 128 and Government Lot 129,
Section 31, Township 6 North, Range 11 West,
Seward Meridian

KPB PARCEL NUMBERS: 04317002 and 04317003

WHEREAS, the City of Kenai received a preliminary plat from Edge Survey and Design, on behalf of the property owner, Daniel F McKeirnan for a subdivision of Government Lot 128 and Government Lot 129, Section 31, Township 6 North, Range 11 West, Seward Meridian; and,

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

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

WHEREAS, the proposed lot will have access from Second Avenue (a City-maintained gravel road); and,

WHEREAS, City water is available to the proposed lot; and,

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

WHEREAS, a 10-foot easement for utilities is located along the north boundary of the proposed lot; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The City water is subject to the regulatory requirements of the City of Kenai Public Works Department and on-site wastewater systems are subject to the regulatory requirements of ADEC.

2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the Second Avenue right-of-way within the proposed preliminary plat is newly dedicated. Second Avenue is an existing street and is determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RS zoning district of 7,200 square feet (≈ 0.17 acre), with a proposed lot size of 97,879 square feet (2.247 acres).
4. Pursuant to KMC 14.24.020 General Requirements, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

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

Section 1. That preliminary plat Friday Replat for a subdivision of Government Lots 128 and 129, Section 31, Township 6 North, Range 11 West, Seward Meridian be approved.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 12TH DAY OF MARCH, 2025.

JOE HALSTEAD, CHAIRPERSON

ATTEST:

Meghan Thibodeau, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Brandon McElrea, Planning Technician
DATE: February 27, 2025
SUBJECT: Resolution No. PZ2025-13 – Preliminary Plat – Friday Replat

Request The applicant is proposing a preliminary plat to subdivide Government Lot 128 and 129, Section 31, Township 6 North, Range 11 West, Seward Meridian.

Staff Recommendation Adopt Resolution No. PZ2025-13 recommending approval of Preliminary Plat – Friday Replat, merging Government Lots 128 and 129 into a single, approximately 2.247-acre parcel and dedicating the 33-foot Second Avenue right-of-way.

Applicant: Edge Survey and Design, LLC
Attn: Jason Young
P.O. Box 208
Kasilof, AK 99610

Property Owner: Daniel F McKeirnan

Legal Descriptions: Government Lot 128 and Government Lot 129, Section 31, Township 6 North, Range 11 West, Seward Meridian

Property Addresses: 1207 Second Avenue
1211 Second Avenue

KPB Parcel No.: 04317002, 04317003

Zoning District: Suburban Residential (RS)

Land Use Plan: Suburban Residential (SR)

Surrounding Uses: Suburban Residential and General Commercial

SUMMARY

A preliminary plat has been submitted from Edge Survey and Design, LLC on behalf of the property owner for a subdivision of Government Lots 128 and 129, Section 31, Township 6 North, Range 11 West, Seward Meridian, to merge the two (2) Lots into a single, approximately 2.247-acre parcel and dedicate the patented right-of-way along Second Avenue. Lot 129 improvements include a single-family dwelling, driveway with paved parking area, and an on-site septic system. Lot 128 is currently vacant.

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

ANALYSIS

The proposed replat meets the minimum lot size requirement of 7,200 square feet (≈ 0.17 acre) for the Suburban Residential (RS) zoning district. The size of proposed Lot 1 is approximately 97,879 Square feet (2.247 acres).

City water is available along Second Avenue and has been installed on Lot 129. City wastewater is not available along Second Avenue therefore a private septic system has been installed on Lot 129. The private septic system is subject to the regulatory requirements of the State of Alaska, Department of Environmental Conservation (ADEC).

Access to the proposed Lots is provided via Second Avenue, a City-maintained gravel road.

The Second Avenue right-of-way within the proposed preliminary plat is newly dedicated according to United States Land Patents 1195774 and 1169230, as denoted in plat note three (3). The proposed dedicated right-of-way is along the existing Second Avenue right-of-way. The City of Kenai Public Works Department has reviewed the preliminary plat and has no comments. Therefore, staff finds that an installation agreement is not required for the preliminary plat.

A 10-foot easement for utilities is located along the north boundary of the proposed lot adjacent to Second Avenue, as denoted in plat note two (2), which states the front 10-feet adjacent to rights-of-way is a utility easement.

Staff finds that the preliminary plat for a subdivision of Government Lots 128 and 129, Section 31, Township 6 North, Range 11 West, Seward Meridian meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites. The City water is subject to the regulatory requirements of the City of Kenai Public Works Department and on-site wastewater systems are subject to the regulatory requirements of ADEC.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the Second Avenue right-of-way within the proposed preliminary plat is newly dedicated. Second Avenue is an existing street and is determined acceptable access. Therefore, an installation agreement is not required.

3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RS zoning district of 7,200 square feet (≈ 0.17 acre), with a proposed lot size of 97,879 square feet (2.247 acres).
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Friday Replat meets the general standards of Kenai Municipal Code (KMC), Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommend approval of Resolution No. PZ2025-13 for a subdivision of Government Lots 128 and 129, Section 31, Township 6 North, Range 11 West, Seward Meridian to the Kenai Peninsula Borough, subject to the following conditions.

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

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Friday Replat

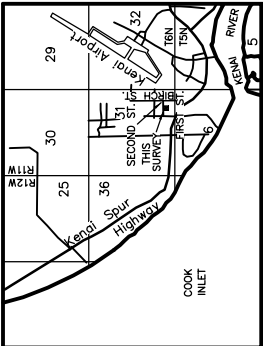




KENAI

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

**To protect the applicant's personal information,
applications are only available on request.
Contact the Planning Department at 907-283-8237
or via email at planning@kenai.city with any questions.**



- NOTES**
- DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATION.
 - PER THIS PLAT THE FRONT 10 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - THIS SUBDIVISION SUBJECT TO A 33 FOOT ROAD WAY AND UTILITY EASEMENT ALONG THE NORTH BOUNDARIES, PER PATENT 1169230 AND 1195774.
 - KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPS 20.60.170(9).
 - WASTEWATER DISPOSAL: CITY WATER AND SEWER ARE AVAILABLE TO SERVE THIS PARCEL. PLANS FOR WASTEWATER TREATMENT AND DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**CERTIFICATE OF OWNERSHIP
AND DEDICATION**

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

DANIEL F. MCKEIRNAN
PO BOX 23865
KENAI, AK 99611

NOTARY ACKNOWLEDGEMENT

FOR: DANIEL F. MCKEIRNAN
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

PUBLIC NOTARY SIGNATURE _____

NOTARY
STAMP
AREA

KPB FILE No. 2025-???

**FRIDAY
REPLAT**

A SUBDIVISION OF
GOVERNMENT LOT 128 AND 129
AS SHOWN ON BLM PLAT
DEPENDENT RESURVEY
AND SUBDIVISION OF SECTION 31
DATED DECEMBER 1, 1953

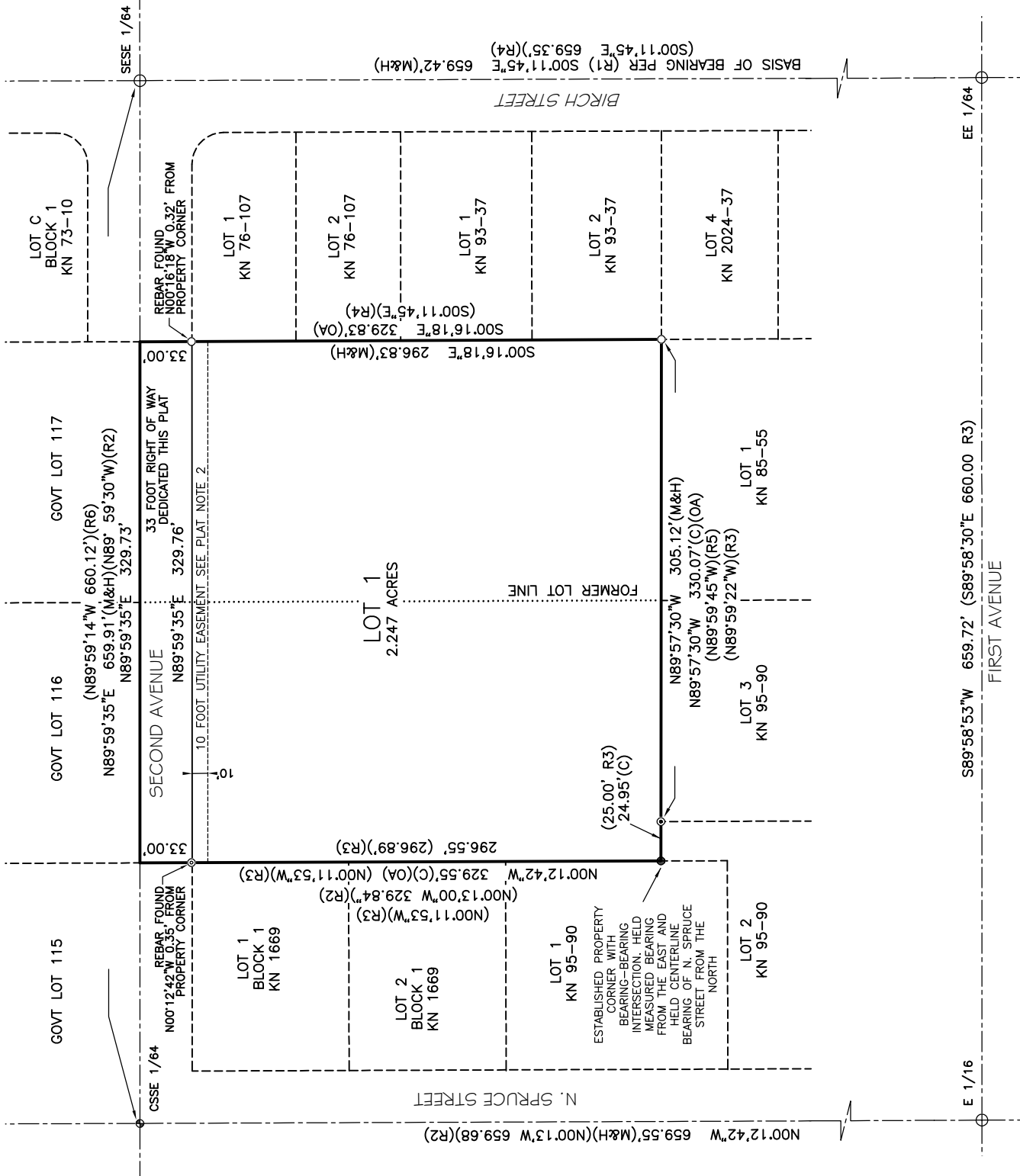
LOCATED WITHIN SE 1/4 SECTION 31,
T.6N., R.11W., S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
CITY OF KENAI

OWNER:
DANIEL F. MCKEIRNAN
PO BOX 23865
KENAI, ALASKA 99611

CONTAINING 2.247 ACRES



DRAWN BY: JT	DATE: 02/23/2025	PROJECT: 25-S11
CHECKED BY: MA	SCALE: 1" = 60'	SHEET: 1 OF 1



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 28, 2025.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

CERTIFICATE OF ACCEPTANCE BY CITY OF KENAI

THE UNDERSIGNED OFFICIAL IDENTIFIED BY _____ OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES, HAS REVIEWED THIS PLAT AND HAS DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:
DEDICATION OF RIGHT OF WAY - SOUTH 33 FEET OF SECOND AVENUE

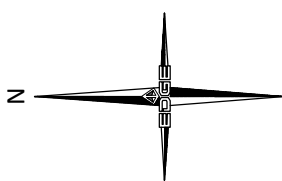
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: TERRY EURANK - CITY MANAGER
CITY OF KENAI
210 IDALGO AVENUE
KENAI, ALASKA 99611

DATE: _____

CERTIFICATE OF SURVEYOR

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



RECORDERS
STAMP
AREA

2.25"

2.25"



February 24, 2025 – 7:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kaslof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

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

To join the meeting from a computer, visit the Zoom meeting link above. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the meeting ID, and your participant number. To attend the Zoom meeting by telephone, use the Zoom toll free phone numbers listed above.

The hearing procedure for Planning Commission public hearings is as follows:

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

All those wishing to testify must wait for recognition by the Chair. Each person must begin by stating his or her name and mailing address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect. If participating via Zoom the testifier will need to use the Zoom "raise hand" feature or press *9 by phone to speak.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

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

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

- *1. Time Extension Request**
 - a. Russian Gap Subdivision 2023 Addition; KPB File 2022-185
- *2. Planning Commission Resolutions – None**
- *3. Plats Granted Administrative Approval**
 - a. Fireweed Meadows 2024; KPB File 2024-092
 - b. Humpy Point Subdivision; KPB File 2024-052
 - c. Marvel Manor Subdivision Phase 6; KPB File 2024-035
 - d. Nikiski North Subdivision Dyer Addition; KPB File 2024-034
- *4. Plats Granted Final Approval**
 - a. Oberts Subdivision No. 3; KPB File 2024-037
- *5. Plat Amendment Request – None**
- *6. Commissioner Excused Absences - None**
- *7. Minutes**
 - a. February 10, 2025 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. Street Naming Resolution 2025-01
Request: renaming Misty Ridge Road in the Diamond Ridge area to Susan Butcher Road
Diamond Ridge Community; ESN 202
PETITION WITHDRAWN

No Action was required By the commission

Public Hearing: Quasi-Judicial Matters - None *(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)*

F. PLAT COMMITTEE REPORT – The plat committee will review 7 plats

G. OTHER

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, March 24, 2025** 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

Fax: 907-714-2378

e-mail address: planning@kpb.us

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

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.

Vacations of 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.



February 24, 2025 – 6:30 PM

Action Agenda

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

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kasilof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
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Paul Whitney
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Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247

Zoom Meeting ID: 907 714 2200

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

A. CALL TO ORDER

B. ROLL CALL

PLAT COMMITTEE MEMBERS:

- Pamela Gillham, Kalifornsky/Kasilof District
- Paul Whitney, City of Soldotna
- Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
- Franco Venuti, City of Homer
- Dawson Slaughter, Southern Peninsula District
- Jeremy Brantley, Funny River/Sterling District
- Jeffery Epperheimer, Nikiski District

C. APPROVAL OF AGENDA AND CONSENT AGENDA

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

ACTION ITEMS CURRENTLY ON CONSENT AGENDA:

- *1. Agenda**
- *2. Member Excused Absences - None**
- *3. Minutes**
 - a. February 10, 2025 Plat Committee Meeting Minutes
- *4. Grouped Plats**
 - E3. Kasilof River Heights Subdivision Rudisill Replat; KPB File 2025-011
 - E4. Kenai Horse Trails Subdivision; KPB File 2025-012
 - E6. The Lake At Kenai 2025 Addition; KPB File 2025-010

Motion to approve the agenda, the minutes from the February 10, 2025 Plat Committee meeting and grouped plats passed by unanimous vote (7-Yes)

D. UNFINISHED BUSINESS - None

E. NEW BUSINESS

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)*

1. Beaver Loop Acres No. 3 Subdivision; KPB File 2025-013
Peninsula Surveying / City of Kenai
Location: West Cone Avenue & Gravel Street
City of Kenai

Motion to grant preliminary approval to Beaver Loop Acres No. 3 Subdivision as amended passed by unanimous vote (7-Yes)

Motion to grant the exception request to KPB 20.30.170 Block Length Requirements, passed by unanimous vote (7-Yes)

Motion to grant the exception request to KPB 20.30.100(A) Cul-de-sacs, passed by unanimous vote (7-Yes)

2. Peninsula Commercial Ventures Estates; KPB File 2025-014
Peninsula Surveying / Peninsula Commercial Ventures, LLC
Location: Big Eddy Rd., Kobuk St., Spruce Ave. E., Enzler Place & Cutty Sark Lane
Ridgeway Area

Motion to grant preliminary approval to Peninsula Commercial Ventures Estates passed by unanimous vote (7-Yes)

3. Kasilof River Heights Subdivision Rudisill Replat; KPB File 2025-011
Edge Survey & Design / Rudisill
Location: Willow Street
Cohoe Area

Motion to grant preliminary approval to Kasilof River Heights Subdivision Rudisill Replat passed by unanimous vote (7-Yes)

4. Kenai Horse Trails Subdivision; KPB File 2025-012
Edge Survey & Design / Udelhoven Rentals, LLC
Location: Yukon Road & Scaup Street
Kasilof Area

Motion to grant preliminary approval to Kenai Horse Trails Subdivision passed by unanimous vote (7-Yes)

5. Soldotna Junction Subdivision Addition No. 24; KPB File 2024-136 **(POSTPONED)**
McLane Consulting Group
Jack C. Farnsworth Residuary Trust, Poppin Family Revocable Community Property Trust, Farnsworth
Location: N. Soldotna Ave., Foothill Rd., Devin Dr., MP 94 Sterling Hwy. Cohoe St.
City of Soldotna

No Action Required

6. The Lake at Kenai 2025 Addition; 2025-010
McLane Consulting Group / Angler Enterprises, Inc.
Location: Beaver Loop Rd. & Angler Drive
City of Kenai

Motion to grant preliminary approval to The Lake at Kenai 2025 Addition passed by unanimous vote (7-Yes)

7. **Bayview Subdivision Lighthouse Village Replat; KPB File 2024-131**
Seabright Surveying / Doyon Limited, Doyon Tourism Inc.
Location: Homer Spit Road & B Street
City of Homer

Motion to grant preliminary approval to Bayview Subdivision Lighthouse Village passed by unanimous vote (6-Yes, 1-Recused)

Yes-6: Brantley, Gillham, Epperheimer, Morgan, Slaughter, Whitney
Recused-1: Venuti

F. PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES PER SPEAKER)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, March 24, 2025** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **6:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

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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.



Kenai City Council - Regular Meeting

March 05, 2025 — 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*)

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

E. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. Ordinance No. 3451-2025** - Accepting and Appropriating Donations to the Kenai Community Library for Library Materials, Equipment, Furniture, and Programming. (Administration)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3452-2025** - Accepting and Appropriating a Polar Bear and Brown Bear Taxidermy Donation from the Warren E Johnson Estate for Display in the Kenai Municipal Airport Terminal. (Administration)
3. **ENACTED UNANIMOUSLY. Ordinance No. 3453-2025** - Amending Kenai Municipal Code Chapter 7.15 - Purchases and Sales, Sections 7.15.060 - Procurement of Professional Services and 7.15.070 - Innovative Procurements and Other Exceptions, to Allow Insurance Coverages to be Procured by Direct Negotiation and Authorize Other Procurement Exceptions Subject to City Council Approval by Resolution. (Knackstedt)
4. **ENACTED UNANIMOUSLY. Ordinance No. 3454-2025** - Amending Kenai Municipal Code 23.35.032 - Arbitration Panel to Amend the Member Terms from Indefinite Terms to Three-Year Terms. (City Clerk)
5. **ENACTED UNANIMOUSLY. Ordinance No. 3455-2025** - Authorizing the Purchase of a Used Ventrac Tractor and Attachments from KNC Golf, Inc., that Deviates from Procurement Procedures Authorized by Kenai Municipal Code Chapter 7.15 Purchases and Sales. (Administration)

6. **ADOPTED UNANIMOUSLY. Resolution No. 2025-16** - Authorizing a Professional Service Agreement and Corresponding Purchase Order for the 2026 Airport Perimeter and Security Fence Line Improvement Project for the Kenai Municipal Airport. (Administration)
7. **ADOPTED UNANIMOUSLY. Resolution No. 2025-17** - Authorizing the City Manager to Renew the Memorandum of Understanding for the Kenai Watershed Forum Kenai River Water Quality Monitoring Program. (Administration)
8. **ADOPTED UNANIMOUSLY. Resolution No. 2025-18** - Authorizing the Use of the Fleet Replacement Fund for the Purchase of Equipment to Upfit Three New Police Vehicles. (Administration)

F. MINUTES

1. *Regular Meeting of February 19, 2025. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Non-Objection to the Issuance of a Package Store Sampling Endorsement for Three Bears Alaska, Inc. DBA Three Bears - License No. 4118. (City Clerk)
3. ***Action/Approval** - Non-Objection to the Issuance of a Restaurant Endorsement for Salamatof Cannery Lodge, LLC. DBA Salamatof Cannery Lodge - License No. 15960. (City Clerk)
4. ***Action/Approval** - Non-Objection to the Renewal of a Seasonal Golf Course Liquor License for Griffin Golf, LLC. DBA Kenai Golf Course - License No. 5788. (City Clerk)
5. ***Action/Approval** - Non-Objection to the Renewal of a Package Store Liquor License for AK, Inc. DBA Speedway Express - License No. 4544. (City Clerk)
6. ***Action/Approval** - Non-Objection to the Renewal of a Retail Marijuana Store License and a Standard Marijuana Cultivation License for Majestic Gardens LLC., DBA: Majestic Gardens LLC. - License No.'s 15393 and 15395. (City Clerk)
7. ***Action/Approval** - Non-Objection to the Renewal of a Restaurant Eating Place Liquor License for Ramon Gonzalez DBA Playa Azul - License No. 5224. (City Clerk)
8. ***Ordinance No. 3456-2025** - Accepting and Appropriating a Grant Received Through Best Friends Animal Society to the Kenai Animal Shelter for Attendance at the Best Friends National Conference. (Administration)
9. ***Ordinance No. 3457-2025** - Accepting and Appropriating Donations Designated by Tom Anderson from the Alaska Community Foundation for the Construction of Softball Dugouts and the Dedication of a Dugout in Memoriam of Hannah Hill. (Administration)
10. ***Ordinance No. 3458-2025** - Accepting and Appropriating a Grant Received Through the Alaska Geriatric Exchange Network to the Kenai Senior Center for Attendance at the 2025 Legislative Fly-In. (Administration)
11. ***Ordinance No. 3459-2025** - Determining that Real Property Described as Lot 10, Block 1, Etolin Subdivision Number 3, According to Plat 82-103, City-Owned Airport Land Located Outside the Airport Reserve, is Not Needed for a Public Purpose and Authorizing the Sale of the Property to LOROC, LLC. (Administration)

12. ***Ordinance No. 3460-2025** - Determining that Real Property Described as Lot 11, Block 1, Etolin Subdivision Number 3, According to Plat 82-103, City-Owned Airport Land Located Outside the Airport Reserve, is Not Needed for a Public Purpose and Authorizing the Sale of the Property to LOROC, LLC. (Administration)
13. ***Ordinance No. 3461-2025** - Amending the Official Zoning Map and Land Use Table by Rezoning the Properties at 202 North Forest Drive and 1408 Second Avenue from Suburban Residential (RS) to General Commercial (CG) Zoning District. (Administration)
14. **APPROVED UNANIMOUSLY. Action/Approval** - Harbor Commission 2025 Work Plan. (City Clerk)
15. **APPROVED UNANIMOUSLY. Action/Approval** - Nominations Received for Council Consideration of Robert Molloy and Vaughn Dosko for Appointment to the Personnel Arbitration Board. (City Clerk)

I. COMMISSION REPORTS

1. Council on Aging Commission
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. 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's Office at 907-283-8231.