



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

January 28, 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 January 14, 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

H. NEW BUSINESS

1. **Action/Approval** - Transfer of Conditional Use Permit, PZ2019-01 for the use of a Boarding House
2. **Action/Approval** – Recommending Approval of Proposed Ordinance to City Council Determining Four City-Owned Properties known as Lots 1, 2, 3, and 4, Beaver Loop Acres Addition No. 3 are Not Needed for a Public Purpose
3. **Action/Approval** – Recommending to City Council Determining an Approximate 2,700 Square Foot Section of the Northwestern Corner of Tract A, Woodland Subdivision Part 4 is Not Needed for a Public Purpose

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: February 11, 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/smlZr1O5QUKY8gkGLTzvHw>

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: January 20, 2026

SUBJECT: **Action/Approval** - Transfer of Conditional Use Permit, PZ2019-01 for the use of a Boarding House

The Planning and Zoning Commission granted a Conditional Use Permits for the use of a Boarding House on the .44-acre property described as Lot 9, Block 8, Valhalla Heights Subdivision Part 3, located at 160 Phillips Drive within the Rural Residential (RR) zoning district to Perry & Sherry Neel on February 27, 2019. The original resolution number is PZ2019-01.

In January 2026, an Application for Transfer of the Conditional Use Permits (CUPs) was submitted by Transferee, Perry & Sherry Neel in accordance with Kenai Municipal Code (KMC), as set forth below:

- KMC 14.20.150(l)(5) *A Conditional Use Permit is not transferable from one (1) parcel of land to another. Conditional Use Permits may be transferred from one (1) owner to another for the same use, but if there is a change in use on the property, a new permit must be obtained.*
- KMC 14.20.157(a) *No Conditional Use Permit issued hereunder shall be transferred until the proposed transferee has made application for transfer in writing filed with the administrative official, which application shall state that he intends to be bound by the plan and statements contained in the application of the permit holder or shall contain the amendments to the plan his proposed operation would mandate. The Commission shall approve the application for transfer and in so doing amend the site plan and statements if such amendments as are contained in the application for transfer would have been approved had they been contained in the original application.*

There will not be a change in use on the property. A copy of the State Business License is on file and included as a part of this application. The transferee is required to operate under the terms and conditions of the approved CUPs at the subject property.

STAFF RECOMMENDATION

Staff hereby recommends approval of the Transfer of the Conditional Use Permit Resolution No. PZ2019-01 for Boarding House on the 0.44-acre property described as granted a Conditional Use Permits for the use of a Boarding House on the .44-acre property described as Lot 9, Block 8,

Valhalla Heights Subdivision Part 3, located at 160 Phillips Drive within the Rural Residential (RR) zoning district, subject to the conditions as set forth in the approved CUPs.

ATTACHMENTS

- A. Aerial Map
- B. Application
- C. Business License
- D. Resolution Nos. PZ2019-01





Legend

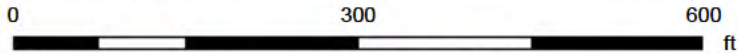
Transportation

Mileposts



Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of 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 omissions.

Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The Borough does not warrant the accuracy, completeness, 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 omissions.



Transfer of 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

TRANSFEROR

Current CUP Holder (Transferor):	NEELY/Alpha House Rentals		
Mailing Address:	PO Box 1075		
City:	Kasilof	State:	AK
Zip Code:	99610		
Phone Number(s):	[REDACTED]		
Email:	[REDACTED]		

TRANSFeree

Proposed New CUP Holder (Transferee):	Alpha House		
Mailing Address:	PO Box 1075		
City:	Kasilof	State:	AK
Zip Code:	99610		
Phone Number(s):	[REDACTED]		
Email:	[REDACTED]		

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	04921033		
Physical Address:	160 Phillips Dr., Kenai AK 99611		
Legal Description:	T5N R10W Sec 6 Seward Meridian KN0601568 Valhalla Hts. Sub		
Zoning:	Residential PRR 3, Lot 9, PIK8		
Current CUP Resolution #:	PZ 2019-01		
Allowed Use by Current CUP:			

CERTIFICATION OF TRANSFeree: I hereby certify that I am the property owner (transferee), or have been authorized to act on behalf of the property owner, and hereby apply for a Transfer of Conditional Use Permit. I agree to operate under the terms and conditions of the original Conditional Use Permit and application. I have submitted with this transfer application any amendments to the site plan or proposed amendments to operation. If amendments would prevent compliance with terms and conditions of the Conditional Use Permit to be transferred, a new Conditional Use Permit may be required. I understand site visits may be required to process this application for purpose of confirming compliance with conditional use permit conditions.

Signature:	<i>Sheryl Neel</i>	Date:	12/30/2025
Print Name:	SHERYL NEEL	Title/Business:	Manager Vice Pres / Treasurer

ACKNOWLEDGEMENT OF TRANSFEROR: I hereby acknowledge this application for a Transfer of Conditional Use Permit and consent to the transfer.

Signature:	<i>Sheryl Neel</i>	Date:	12/30/2025
Print Name:	Sheryl Neel	Title/Business:	owner

For City Use Only

Date Application Fee Received:
PZ Resolution Number:

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that the owner

ALPHA HOUSE

is licensed by the department to do business as

ALPHA HOUSE

PO Box 1075, Kasilof, AK 99610

for the period

October 24, 2025 to December 31, 2026
for the following line(s) of business:

62 - Health Care and Social Assistance



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



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2019 – 01
CONDITIONAL USE PERMIT**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
GRANTING A CONDITIONAL USE PERMIT FOR THE USE OF BOARDING HOUSE AT 160
PHILLIPS DRIVE,

APPLICANT: PERRY AND SHERYL NEEL

PROPERTY ADDRESS: 160 PHILLIPS DRIVE

LEGAL DESCRIPTION: LOT 9, BLOCK 8, VALHALLA HEIGHTS SUBDIVISION PART 3

KENAI PENINSULA BOROUGH PARCEL NO: 04921033

WHEREAS, a complete application meeting the requirements of Kenai Municipal Code Section 14.20.150 was submitted to the City on January 7, 2019; and,

WHEREAS, the application affects land which is zoned as Rural Residential; and,

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

WHEREAS, the Planning and Zoning Commission for the City of Kenai has made the following findings:

(1) The use is consistent with the purpose of conditional use permit chapter 14.20.150 of Kenai Municipal Code and the purposes and intent of the zoning district.

The subject parcel is located within the Rural Residential Zone and the boarding house would not generate heavy traffic or violate the residential character of the neighborhood.

(2) The value of the adjoining property and neighborhood will not be significantly impaired.

The home is kept neat in appearance and would not significantly impact neighborhood property values.

(3) The proposed use is in harmony with the Comprehensive Plan.

The Land Use designation for the parcel is Suburban Residential which is intended for single and multi family residences. The proposed use supports the goal for economic development in the City of Kenai, including affordable residential development.

(4) Public services and facilities are adequate to serve the proposed use.

The residence is served by well and septic with road access appropriate for the use.

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

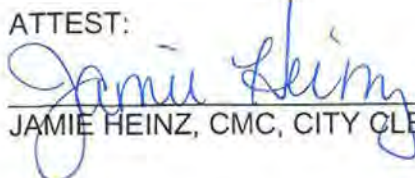
Residents must abide by house rules and the use is not harmful to the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA THAT THE APPLICANT MEETS THE CONDITIONS REQUIRED FOR A CONDITIONAL USE PERMIT FOR THE USE OF BOARDING HOUSE, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Applicant must comply with all federal, State of Alaska, and local regulations.
2. Applicant will file an annual report for the Conditional Use Permit as set forth in Kenai Municipal Code 14.20.150(f) prior to the 31st day of December of each year.
3. Applicant will include a copy of the house rules as part of their annual Conditional Use Permit report to the City.
4. Applicant will report the number of residents living on the property and the typical number of vehicle kept on the property as part of their annual Conditional Use Permit report to the City.
5. No more than six people may live in the boarding house at any given time (the number of people includes both a caretaker and paying residents).
6. The residence, driveway, and yard must be kept neat in appearance.
7. The boarding house will be inspected yearly by the City of Kenai Building Official.
8. The boarding house shall comply with the parking requirements as set forth in Kenai Municipal Code 14.20.250 (8).

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 27th day of February, 2019.


JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CMC, CITY CLERK



MEMORANDUM

TO: Planning & Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: January 20, 2026

SUBJECT: **Action/Approval** – Recommending Approval of Proposed Ordinance to City Council Determining Four City-Owned Properties in the Beaver Loop Area are Not Needed for a Public Purpose

In March of 2019 an engineering consultant hired by the City excavated ten test pits and determined the southern portion of the 320-acre parent parcel (that would be subdivided in the Beaver Loop Acres No. 3 Plat) had an adequate quality and quantity of marketable gravel for future construction projects in the City. The potential for extraction of natural resources is consistent with the City's Land Management Plan, The City's Comprehensive Plan's Land Use Designation, is allowable by Conditional Use Permit in the current zone, and is bordering existing gravel pits; therefore, it is likely the highest and best use for the property and is in the best interest of the City.

On January 22, 2025, the Planning & Zoning Commission passed Resolution PZ2025-03 for the Beaver Loop Acres No. 3 Subdivision. This resolution granted an exception to KMC 14.10.070(d)(1). A block length greater than 1,400 feet was requested by the City in order to maintain large parcels suitable for future material sites. The Commission also granted an exception to KMC 14.10.070(d)(3) – *Street Design*. This was requested by the City. Considering the west, south and east boundaries were subject to a 50-foot road reservation created by Alaska Statute 19.10.010 (section line easement), the development of a cul-de-sac and/or turnaround was omitted. It was noted that it was possible that the rights-of-way could be extended in the future.

Pursuant to Ordinance 3431-2024, the City subdivided the property into four parcels containing gravel resources and a separate tract consisting primarily of wetlands, which is not proposed for sale. The highest and best use of the four parcels is gravel extraction, which aligns with the Rural Residential zoning and prior City policy supporting resource development along this corridor.

The proposed public sale would place underutilized City land into productive use, support local construction and infrastructure needs, encourage private investment, and generate revenue. Sale by public sealed bid auction is authorized under Kenai Municipal Code.

Establishing the minimum bid based on the estimated quantity of gravel above the water table for each parcel, calculated using the State of Alaska's Department of Natural Resources' Southcentral Region base price of \$3.50 per unit and discounted over twenty years at a 5% discount rate ensures a fair and transparent starting value. Minimum bids would be as follows:

Lot No.	KPB Parcel No.	Acres	Legal Description	Minimum Bid
1	04901068	28.63	T 05N R 11W SEC 03 SEWARD MERIDIAN BEAVER LOOP ACRES ADDN NO 3 SUB LOT 1	\$310,297
2	04901069	28.45	T 05N R 11W SEC 03 SEWARD MERIDIAN BEAVER LOOP ACRES ADDN NO 3 SUB LOT 2	\$343,384
3	04901070	28.45	T 05N R 11W SEC 03 SEWARD MERIDIAN BEAVER LOOP ACRES ADDN NO 3 SUB LOT 3	\$248,983
4	04901071	23.80	T 05N R 11W SEC 03 SEWARD MERIDIAN BEAVER LOOP ACRES ADDN NO 3 SUB LOT 4	\$148,699

If approved, the parcels would be marketed and the sale conducted this spring.

Your consideration is appreciated.



Exhibit A





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-03**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT FOR THE BEAVER LOOP ACRES NO. 3 SUBDIVISION ATTACHED HERETO BE **APPROVED**.

PROPERTY ADDRESSES: None

LEGAL DESCRIPTIONS: SW1/4 NW1/4 & SW1/4 & S1/2 SE1/4 & NE1/4
SE1/4, Section 3, Township 5 North, Range 11
West, Seward Meridian

KPB PARCEL NUMBERS: 04901022

WHEREAS, the City of Kenai received a preliminary plat from Peninsula Surveying, LLC, on behalf of the property owner, the City of Kenai for a subdivision of SW1/4 NW1/4 & SW1/4 & S1/2 SE1/4 & NE1/4 SE1/4, Section 3, Township 5 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 lots have access from South Baker Street; and,

WHEREAS, City water and sewer lines are not available to the lot; and,

WHEREAS, the rights-of-way within the proposed preliminary plat are newly dedicated. The proposed rights-of-way are continuations of existing streets and are determined acceptable access. Therefore, an installation agreement is not required; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for subdivision, subject to the listed conditions, provides utility/access easements, provides satisfactory and desirable building sites, and the on-site water and wastewater systems are subject to the regulatory requirements of ADEC. An exception to KMC 14.10.070(d)(1) – Block length greater than 1,400 feet is recommended as requested by the City in order to maintain large parcels suitable for future material sites. An exception to KMC 14.10.070(d)(3) – Street design, is recommended as requested by the City. Considering the west, south and east boundaries are subject to a 50-foot road reservation created by Alaska Statute 19.10.010 (section line easement), a cul-de-sac and/or turnaround has been omitted.

2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the rights-of-way within the proposed preliminary plat are newly dedicated. The proposed rights-of-way are continuations of existing and are determined acceptable access. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet (0.46 acre), the resulting lot sizes of this subdivision will be approximately 23.798 acres to 210.902 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 Beaver Loop Acres No. 3 for a subdivision SW1/4 NW1/4 & SW1/4 & S1/2 SE1/4 & NE1/4 SE1/4, Section 3, Township 5 North, Range 11 West, Seward Meridian be approved subject to the following conditions,

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. An exception to KMC 14.10.070(d)(1) – Block length greater than 1,400 feet is recommended in order to maintain large parcels suitable for future material sites.
3. An exception to KMC 14.10.070(d)(3) – Street design, is recommended. Considering the west, south and east boundaries are subject to a 50-foot road reservation created by Alaska Statute 19.10.010 (section line easement), a cul-de-sac and/or turnaround has been omitted.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 22nd DAY OF January, 2025.

JOE HALSTEAD, CHAIRPERSON

ATTEST:

Meghan Thibodeau, Deputy City Clerk

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: January 21, 2026

SUBJECT: **Action/Approval** – Recommending to City Council Determining an Approximate 2,700 Square Foot Section of the Northwestern Corner of Tract A, Woodland Subdivision Part 4 is Not Needed for a Public Purpose

On January 14, 2026, a complete application for Non-Competitive Land Purchase was submitted by Elizabeth Cooper in accordance with Kenai Municipal Code (KMC) 22.05.095(b)(1)(ii) wherein:

Property sale to adjacent owners for the conveyance of a parcel of City property at fair market value to the owner of adjacent land whenever, in the judgment of the City Council, the parcel of land is of such small size, shape, or location that it could not be put to practical use by any other party.

KMC 22.05.100 – *Sale Procedure* outlines the steps for sale. KMC 22.05.100(a), states in part that after receiving a completed application and associated fee, that “[t]he City Council may decide to sell lands consistent with the intent of this chapter after a recommendation from the City Manager and any appropriate City commission. The City Council may always recommend a lease as opposed to a sale when in the best interest of the City and consistent with the intent of this chapter.

The property is located in the Woodland Subdivision is bordered by Redoubt Avenue and Sycamore Street. This property was acquired by the applicant within the last few years and aerial photography confirms the previous owners had placed a fence upon land currently held by the City of Kenai. The approximate total square footage in question is 2,700. An exact amount would be calculated by a surveyor. KMC 22.05.100(b) and (c) outline the steps for subdivision and appraisal.

KMC 22.05.100(c) specifically addresses appraisal costs and states that the cost of the appraisal shall be credited to the purchaser at closing. However, the City Manager’s recommendation does not support crediting the cost of the appraisal toward the purchase price, as doing so would not be in the best interest of the City.

Staff finds that the portion of City property in question is currently zoned as Suburban Residential, aligned with the zoning of the applicant’s property. The location of the City’s portion that has been applied for is an upland portion adjacent to the larger ravine that lies east of the Woodland

Subdivision. The property that has been applied for also lies adjacent to Redoubt Avenue, which is not extended currently. Should Redoubt Avenue be extended and bridged over the ravine, this portion of property is of such size and layout that may preclude meaningful development and would not have ideal, safe access due to the approach to a bridge.

Does the Commission make the recommendation to Council to determine there is no public need for the Northwestern Corner of Tract A, Woodland Subdivision Part 4, totaling approximately 2,700 square feet?

ATTACHMENTS

- A. Aerial Map
- B. Application for Non-Competitive Land Purchase





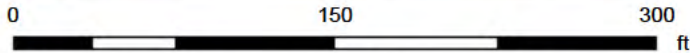
Legend

Transportation

Mileposts

Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising 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 ration or modification of the data. In using these data, you further agree to data, or use of the data.

Received Jan 14 2026 JB



City of Kenai Non-Competitive Land Lease or Purchase Application

Application for:

☐ Lease

☒ Purchase

Application Date: 1/14/2025

Applicant Information

Name of Applicant:	Elizabeth Cooper				
Mailing Address:	35555 Kenai Spur Hwy #397	City:	Soldotna	State:	AK
		Zip Code:	99669		
Phone Number(s):	Home Phone: [REDACTED]	Work/ Message Phone:	N/A		
E-mail: (Optional)	[REDACTED]				
Name to Appear on Lease or Deed:	Elizabeth Cooper				
Mailing Address:	35555 Kenai Spur Hwy #397	City:	Soldotna	State:	AK
		Zip Code:	99669		
Phone Number(s):	Home Phone: [REDACTED]	Work/ Message Phone:	N/A		
E-mail: (Optional)					
Type of Applicant:	<input checked="" type="checkbox"/> Individual (at least 18 years of age) <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Government <input type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Other _____				

Property Information

Legal description of property (or, if subdivision is required, a brief description of property):
 My property:
 T6N R 11W SEC 31 Seward Meridian KN 0780208 WOODLAND SUB PART 4 LOT 1 BLKT
 Adjacent Property to purchase a portion of:
 T 6N R 11W SEC 31 Seward Meridian KN 0780208 WOODLAND SUB PART 4 TRACT A

Does the Property require subdivision? (if Yes, answer next question) ☒ YES ☐ NO

Subdivision costs are the responsibility of the applicant unless the City Council determines a subdivision serves other City purposes:

1. Do you believe the proposed subdivision would serve other City purposes? ☒ YES ☐ NO

2. If determined it does not, applicant is responsible for all subdivision costs. Initials EC

If an appraisal is required to determine the minimum price on the land or rent, applicant is responsible for a deposit to cover costs associated with appraisal. If a lease or sale is approved, cost of the appraisal will be refunded or credited to lessee or purchaser. Initials EC

It is the responsibility of the applicant to cover costs associated with title insurance, if applicable. Initials EC

It is the responsibility of the applicant to cover recording costs, if applicable. Initials EC

If the application is for a sale to resolve a land use conflict, what conflict does it resolve, and how does the resolution benefit the City of Kenai and the community?
 My fence crosses the property line into the City of Kenai's property. It will resolve this issue.

Requested Closing Date or Term for Initial Lease (not to exceed 45 years): N/A

Proposed Use and Improvements

Proposed Use (check one): ☐ Aeronautical ☒ Non-Aeronautical

Type of Land Use: ☐ Commercial ☒ Residential ☐ Industrial ☐ Public/Institutional ☐ Tidelands ☐ Other

Do you plan to construct new or additional improvements? (if Yes, answer next 3 questions) ☒ YES ☐ NO

1. What is the estimated value of the improvement? \$10,000

2. What is the type of improvement? ☐ Building ☐ Land ☒ Other: fence

3. What are the dates construction is estimated to commence and be completed? (generally two years)

Estimated Start Date: Summer 2026

Estimated Completion Date: Summer, 2028

If you do not plan to construct new improvements, how does the proposed use benefit the community?

N/A

Describe the proposed business or activity intended:

Construct new fence to replace old fence.

How does the proposed lease or purchase benefit the City of Kenai and support a thriving business, residential, recreational, or cultural community?

It allows my residential property continued access to back yard for wood delivery, landscape material delivery, and firesuppression which increases property values.

Submitting an application to lease or purchase does not give the applicant a right to purchase or use the land requested in the application. The application shall expire upon closing of the sale or rejection of a land purchase application by the City Council or within twelve months after the date the application has been submitted.

Signature: Elizabeth Cooper

Date: 1/14/25

Print Name: Elizabeth Cooper

Title: owner

For City Use Only:

Method of Lease or Sale (check one):

- ☐ Conveyance to Encourage New Enterprise
- ☐ Property Sale to Adjacent Owner
- ☐ Grant or Devotion to Government or Non-Profit
- ☐ Conveyance to Resolve a Land Use Conflict

Date Application Fee Received: _____

Date Application Determined Complete: _____

City Council Ordinance: _____

Account: ☐ General Fund ☐ Airport Fund

Account Number: _____