



**Kenai Planning & Zoning Commission –
WORK SESSION**

June 23, 2021 – 6:00 PM

**Kenai City Council Chambers
210 Fidalgo Avenue, Kenai, Alaska**

www.kenai.city

****Telephonic Participation Info below****

A Work Session will be held at 6:00 PM prior to the Regular Meeting to conduct Planning & Zoning Commission training.

Agenda

A. CALL TO ORDER

B. INTRODUCTION

1. Commission Training Presentation by Ryan Foster, Planning Director

C. COMMISSION DISCUSSION AND QUESTIONS

D. PUBLIC COMMENT

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

E. ADJOURNMENT

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84997065894>

Meeting ID: 849 9706 5894 **Passcode:** 168089

OR

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

Meeting ID: 849 9706 5894 **Passcode:** 168089

File Attachments for Item:

1. Commission Training Presentation by Ryan Foster, Planning Director

PLANNING & ZONING COMMISSION

Planning and Zoning Commissioner's Training

June 23, 2021

AGENDA

- Comprehensive Plan
- Municipal Code
- Other Planning Documents
- Roles and Responsibilities
- Planning and Zoning Commission
- Example Case
- Planning and Zoning Department
- Value of Planning
- Planning Trends
- Questions

COMPREHENSIVE PLAN

- High level, long-range policy document that guides decisions about the physical development of the City.
- Articulates the vision, the goals, and the aspirations of the community.
- Aims to be practical and useful for its many users.



MUNICIPAL CODE

- City of Kenai
 - City Charter (Home Rule City)
 - Planning and Zoning Title 14
 - Implements the Comprehensive Plan.
 - Establishes zoning districts (Euclidean zoning)
 - Establishes development standards (use, form, layout, density, etc.)
 - City Airport Reserve Lands Title 21
 - City-Owned Lands Chapter 22
- Health and Safety Title 12
- KPB Code Subdivision/Platting

OTHER PLANNING DOCUMENTS

- City of Kenai Preservation Plan
- Hazard Mitigation Plan
- Trails Plan
- Airport Layout Plan
- Land Management Plan
- Capital Improvement Plan

ROLES AND RESPONSIBILITIES

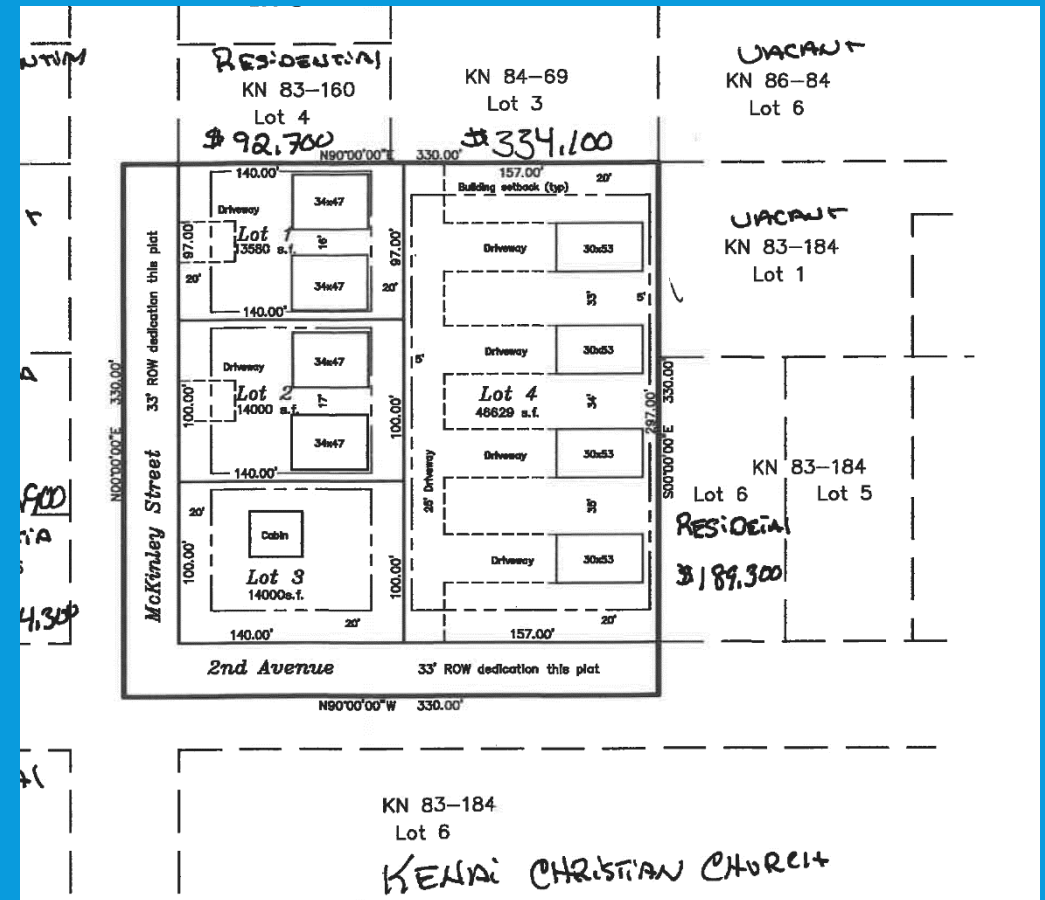
- Kenai City Council (Assign liaisons to Commissions)
- Planning and Zoning Commission
- City Administration:
 - City Manager
 - Planning and Zoning
 - Airport
 - Public Works (Building, Streets, Utilities)
 - Fire Department
 - Parks and Recreation
 - City Clerk
 - Police
 - Finance
 - City Attorney
- Kenai Peninsula Borough
- Applicants/Property Owners/Design & Construction Professionals
- Members of Public/Persons with Standing
- State of Alaska (Legislature, Department of Transportation, Department of Environmental Conservation, etc.)
- Federal Aviation Administration
- Federal Government/Supreme Court

PLANNING AND ZONING COMMISSION

- Types of Cases:
 - Require Public Hearing
 - Conditional Use Permits (Approval)
 - Variances (Approval)
 - Encroachment Permits (Approval)
 - Comprehensive Plan (Recommendation)
 - Rezoning (Recommendation)
 - Code Amendment (Recommendation)
 - Do not require Public Hearing (Provide Recommendation)
 - Consideration of Plats
 - Home Occupation Permits
 - Special Use Permits
 - Airport Reserve Leases
 - City-Owned Leases/Land Sale
 - Land Donations

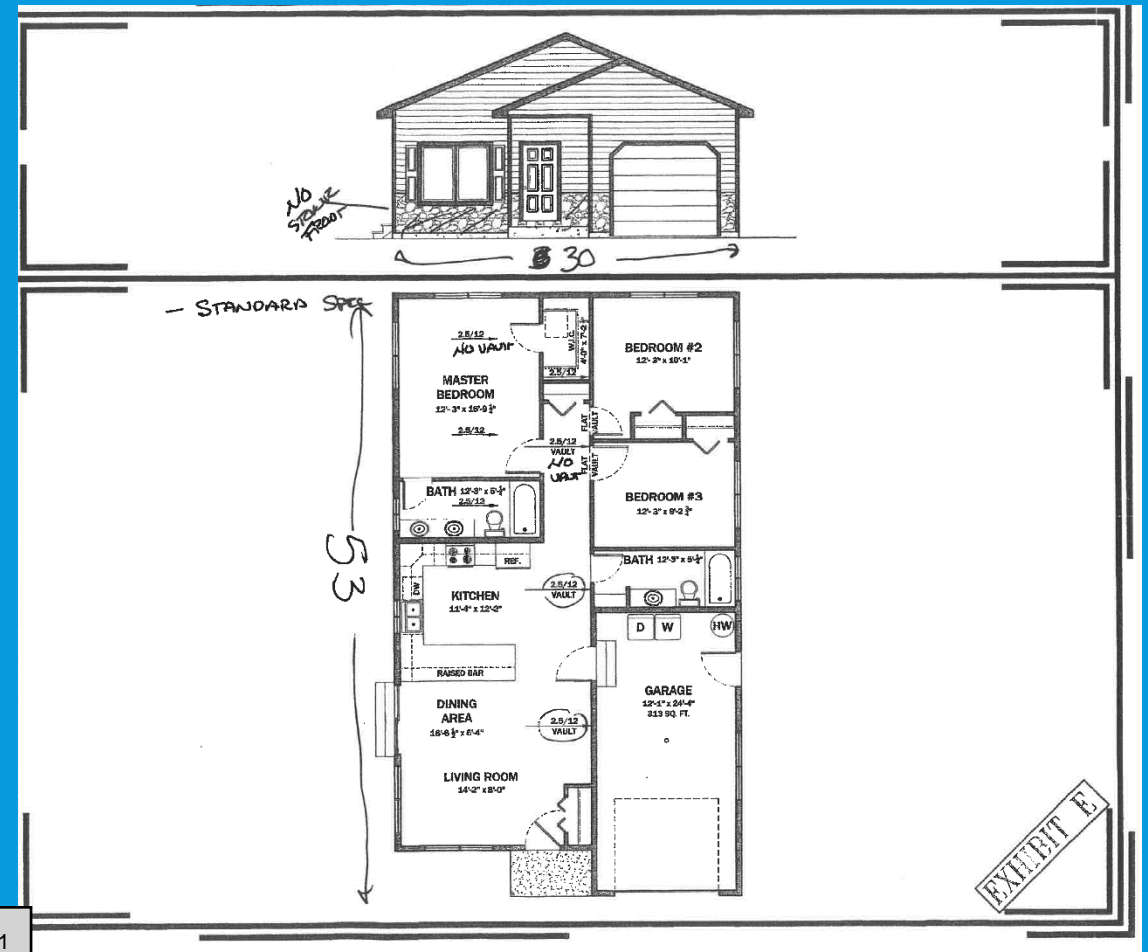
EXAMPLE CASE

- PZ2021-01 CUP – Eight Additional Dwelling Units at 1614 2nd Avenue
 - Preliminary discussion December 2020
 - Received application January 5, 2021
 - Reviewed by City staff (Building, Fire, Public Works)
 - Comments/conditions sent to applicant
 - Draft staff report, focus on review criteria
 - Notifications (signs, postcards, newspaper ad, agenda posting)
 - Agenda/packet published January 22, 2021



EXAMPLE CASE CONTINUED

- Public hearing January 27, 2021
 - Quasi-judicial process
 - Staff, applicant, and public presentations add to development of the record
 - Commission makes decision, focused on review criteria, findings, justification
 - Conditions of approval
- 15 Day appeal period, no appeal filed, permit issued February 12, 2021
- Building permits submitted (includes landscape/site plan, conditions)
- Building permits issued, construction begins, inspections, and CO

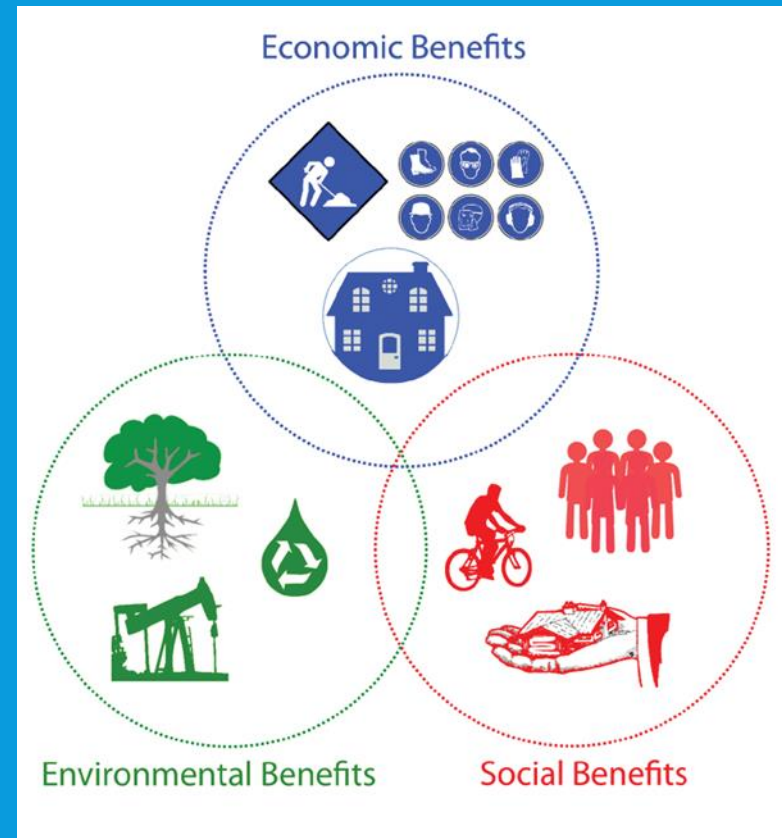


PLANNING AND ZONING DEPARTMENT

- Liaison to Planning and Zoning Commission
- Public hearing items
- Non-public hearing items
- City Council items
- Airport Leases
- City-Owned Leases/Sales
- Code Compliance (junk vehicles, trash, signs, zoning, etc.)
- Kenai Peninsula Economic Development District Board Member
- Administrative Approval
 - Landscape/Site Plans
 - Building Permit Zoning
 - Liquor licenses

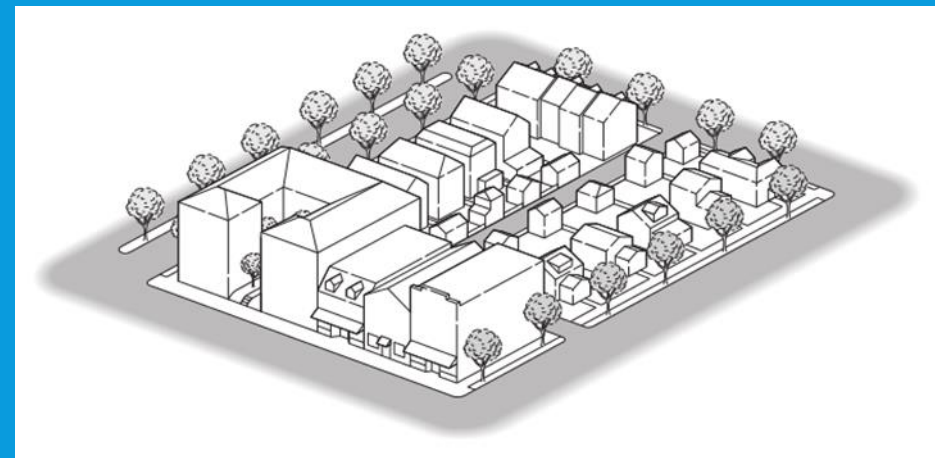
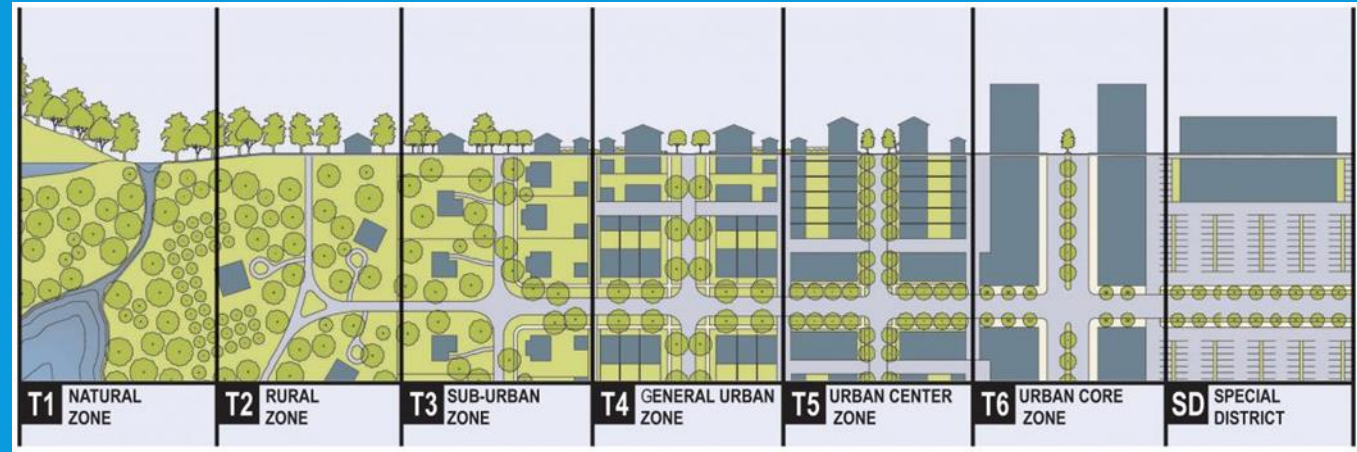
VALUE OF PLANNING

- One way to think about the benefits of sound planning is through the “triple-bottom line” lens of sustainability assessment.
- That is, communities invest in planning because it has social, economic, and environmental benefits, and these multidimensional benefits of planning typically far outweigh the costs of inaction.



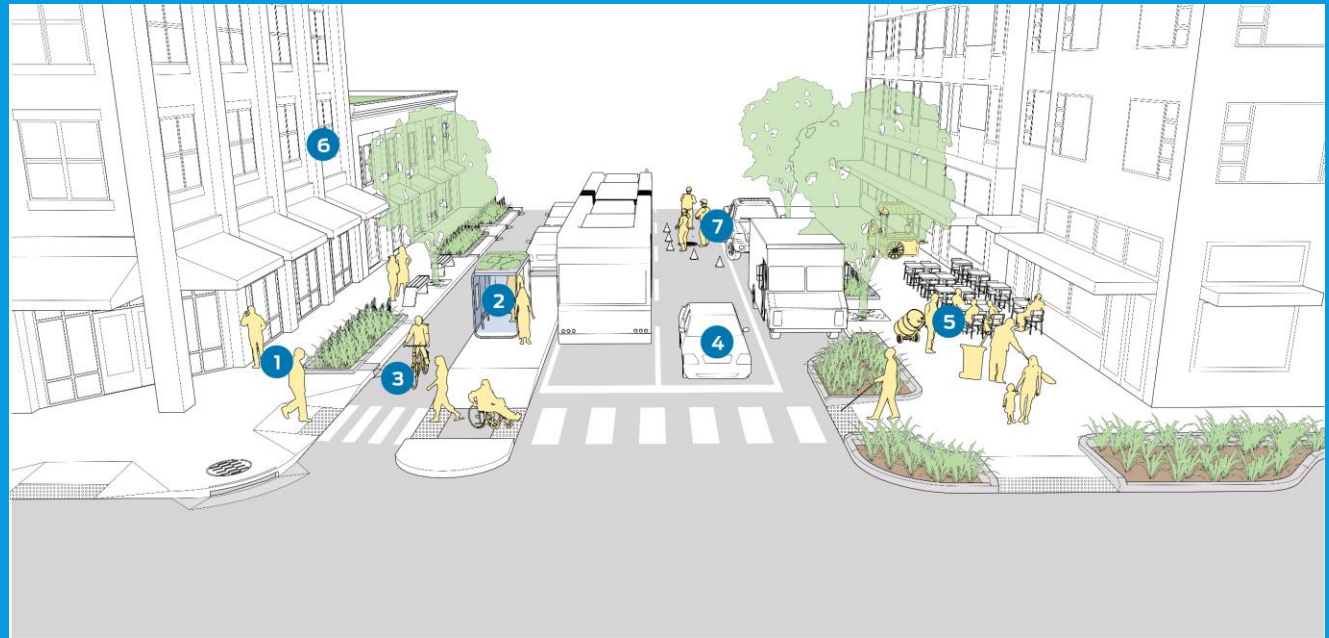
LAND USE TRENDS

- Form-based Planning
- Downtown Planning
- Zoning for Mixed Use (Housing)
- Density
- Placemaking
- Capital Improvements Program
- Green Infrastructure
- Sustainability
- Economic Development



MOBILITY TRENDS

- Transportation and Land Use
- Complete Streets (multi-modal)
- Transit Oriented Development
- Bicycle and Pedestrian Planning
- Parking Management
- Shared Mobility



- 1. Walking
- 2. Transit
- 3. Bicycling
- 4. Driving vehicles
- 5. Conducting business (deliveries, dining, shopping, etc.)
- 6. Residing
- 7. Working/maintenance

QUESTIONS AND DISCUSSION