

**KENAI PARKS & RECREATION COMMISSION
BEAUTIFICATION COMMITTEE
JOINT SPECIAL MEETING
NOVEMBER 4, 2021 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
Telephonic/Virtual Information Below
www.kenai.city**

1. **CALL TO ORDER**
 - a. Pledge of Allegiance
 - b. Roll Call
 - c. Agenda Approval

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

3. **NEW BUSINESS**
 - a. **Discussion/Recommendation** – Joint Resolution No. PRB21-01 –
Recommending the Council of the City of Kenai Approve and Adopt the City of
Kenai Land Management Plan.....Pg. 2

4. **COMMISSION QUESTIONS AND COMMENTS**

5. **ADDITIONAL PUBLIC COMMENT**

6. **INFORMATION ITEMS**
 - a. November Multi-Purpose Facility Schedule.....Pg. 29

7. **ADJOURNMENT**

Join Zoom Meeting

<https://us02web.zoom.us/j/84851459956>

Meeting ID: 848 5145 9956 **Passcode:** 967842

OR

Dial in by your Location: (253) 215-8782 or (301) 715-8592

Meeting ID: 848 5145 9956 **Passcode:** 967842



**CITY OF KENAI
PARKS & RECREATION COMMISSION AND BEAUTIFICATION COMMITTEE
JOINT RESOLUTION NO. PRB21-01**

A RESOLUTION OF THE PARKS & RECREATION COMMISSION AND BEAUTIFICATION COMMITTEE OF THE CITY OF KENAI **RECOMMENDING** THE COUNCIL OF THE CITY OF KENAI APPROVE AND ADOPT THE CITY OF KENAI LAND MANAGEMENT PLAN

WHEREAS, in 2018, City Council approved a City-wide approach to land management through the development of the City's first Land Management Plan; and

WHEREAS, the City of Kenai Imagine Kenai 2030 Comprehensive Plan includes economic development and land use goals and objectives to develop a land inventory and land use strategies to implement a forward-looking approach to community growth and development; and,

WHEREAS, the City owns 369 subdivided parcels, including wetlands, tidelands, lands surrounding the Kenai Airport, and lands suitable for a variety of business, commercial, industrial, residential, recreational, and cultural purposes; and

WHEREAS, the Parks and Recreation Commission and Beautification Committee of the City of Kenai considered public comments and recommended changes to the draft City of Kenai Land Management Plan based on those comments; and,

WHEREAS, City Staff held public meetings on October 11, 2021 and October 27, 2021 and scheduled public meetings for Commissions on November 4, 2021 November 8, 2021, and November 9, 2021 to receive public comments and discuss the City of Kenai Land Management Plan; and,

WHEREAS, City Staff created an electronic comment form available on the City website to receive public comments on the City of Kenai Land Management Plan; and,

WHEREAS, the Parks & Recreation Commission and Beautification Committee held a public meeting on November 4, 2021 and recommended that the Council of the City of Kenai approve the City of Kenai Land Management Plan.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PARKS & RECREATION COMMISSION AND BEAUTIFICATION COMMITTEE OF THE CITY OF KENAI, ALASKA:

Section 1. The Draft of the City of Kenai Land Management Plan is hereby approved and adopted as the City of Kenai Land Management Plan.

Section 2. That a copy of Joint Resolution PRB21-01 be forwarded to the Kenai City Council.

PASSED BY THE PARKS & RECREATION COMMISSION AND BEAUTIFICATION COMMITTEE OF THE CITY OF KENAI, ALASKA, this 4th day of November, 2021.

Charlie Stephens, CHAIRPERSON

Lisa Gabriel, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CITY CLERK

DRAFT



KENAI

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

MEMORANDUM

TO: Parks & Recreation Commission and Beautification Committee
FROM: Ryan Foster, Planning Director
DATE: October 28, 2021
SUBJECT: **Resolution PRB21-01 – Recommending the Kenai City Council approve and adopt the City of Kenai Land Management Plan**

In 2018, City Council approved a City-wide approach to land management through the development of the City's first Land Management Plan. Since that time, Administration has worked diligently to draft a Land Management Plan to inventory, evaluate, and develop recommendations related to City-owned lands.

The City of Kenai Imagine Kenai 2030 Comprehensive Plan includes economic development and land use goals and objectives to develop a land inventory and land use strategies to implement a forward-looking approach to community growth and development. The goals of the Land Management Plan incorporate many of these objectives and include the following:

- Provide an inventory of City-owned lands with detailed information on each parcel.
- Identify properties required for a public purpose or to meet a future public need.
- Establish recommendations for individual parcels that are surplus to the needs of the City to assist in responsible development.
- Create a comprehensive reference document that establishes a format for developing land management policies and procedures.

One of the City's greatest assets is its land inventory. The City owns 369 subdivided parcels, including wetlands, tidelands, lands surrounding the Kenai Airport, and lands suitable for a variety of business, commercial, industrial, residential, recreational, and cultural purposes. The Land Management Plan is an important tool to spur economic growth and improve the quality of life for Kenai residents and is key to the long-term viability of the City.

On October 11, 2021 there was a joint work session with City Council and City Commission Members to kick-off the review, discussion, and comment on the draft City of Kenai Land Management Plan. Additional meetings have been scheduled with the Planning and Zoning Commission, the Airport Commission, the Parks and Recreation Commission, the Beautification Committee, and the Harbor Commission to solicit discussion and comments on the draft Land Management Plan.

Please review the attached materials.

Does the Commission and Committee recommend Council approve and adopt the City of Kenai Land Management Plan?

Attachments

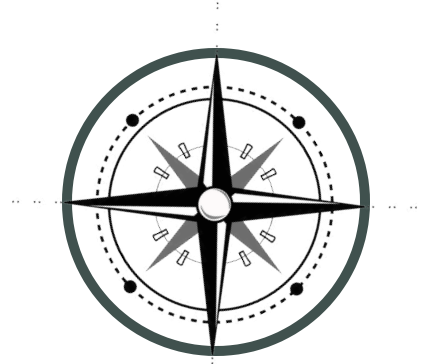
October 11, 2021 Joint Work Session Presentation

Link to the Draft City of Kenai Land Management Plan: <https://www.kenai.city/lands/page/land-management-plan>





CITY OF KENAI LAND MANAGEMENT PLAN



WHAT IS OUR "WHY"

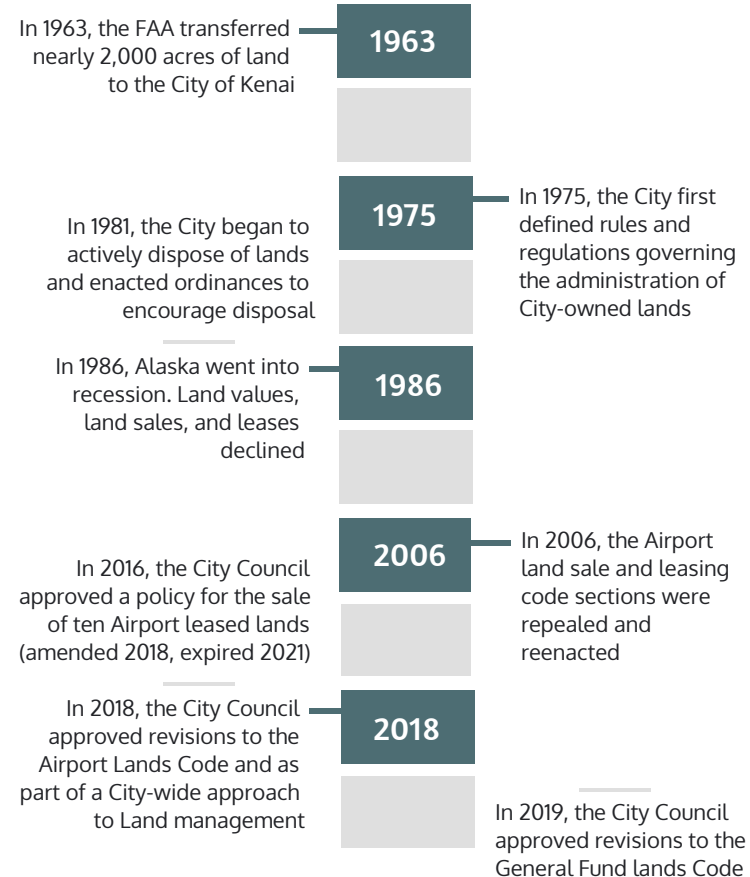
The purpose of the **Land Management Plan** is to evaluate and develop recommendations related to City-owned lands that **encourage responsible growth and development** to support a thriving business, residential, recreational and cultural community.



Background



In 2018, the Kenai City Council approved land code revisions as part of a **City-wide approach** to land management through development of the City's first Land Management Plan.



The City is unique in its ownership of a large and diverse amount of public land



5,440 Acres of Land

369 Subdivided parcels

The equivalent of 4,114 Football Fields
(with endzones)

Approximately 8.5 square
miles, roughly the size of
Soldotna.

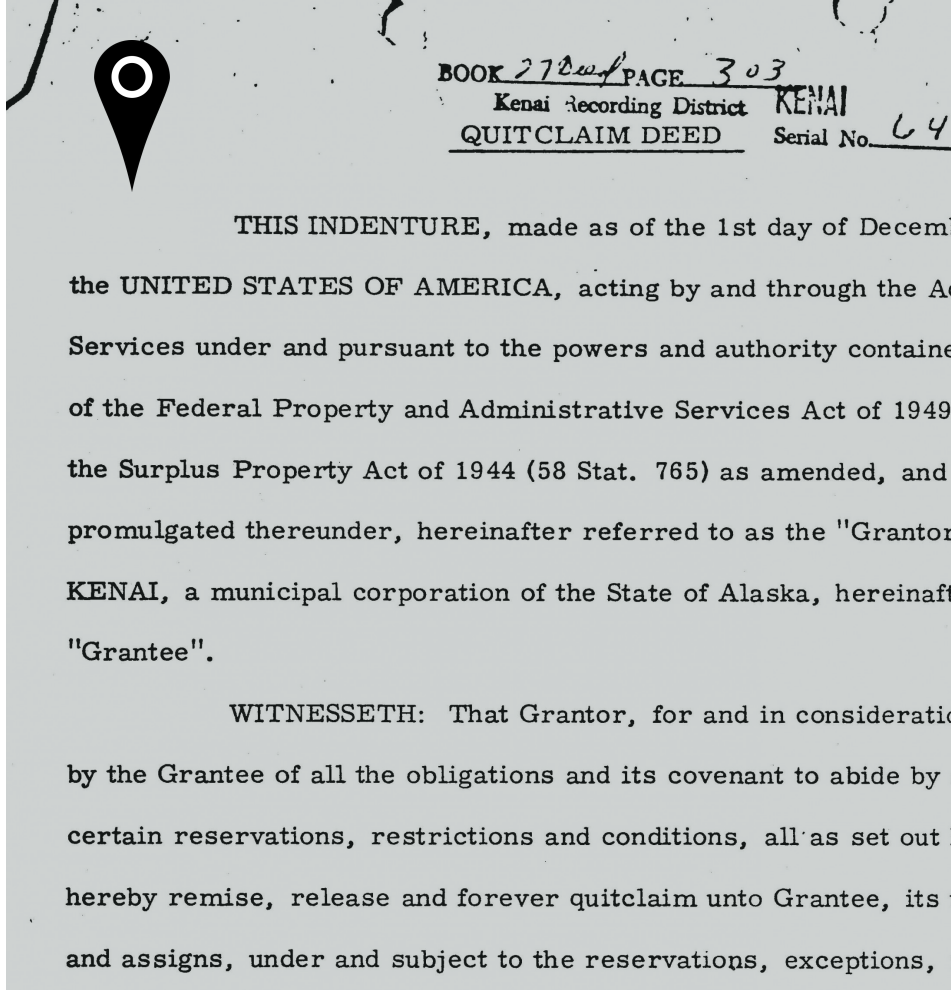


A SIGNIFIGANT UNDERTAKING

A Land Management Plan provides an active approach to management that requires an inventory of land holdings and a comprehensive evaluation and analysis of each parcel.

In 2018, the City hired a **Temporary Lands Technician** to research each parcel of City-owned land and enter the information into a new Lands Database.

Over 567 recorded documents were reviewed and scanned into the database as part of this project



New City Lands Inventory and Database



An examination of public records and mapping was performed for **each City-owned parcel** to review and record detailed information in the database, including:

- Property Description (e.g. physical characteristics, zoning, land use)
- Facilities (e.g. parks, trails, structures, utilities)
- Status (e.g. public use, under active lease, availability for lease or sale)
- Fund (e.g. Airport Fund or General Fund)
- How the land was obtained (e.g. State, FAA, Municipal Entitlement, tax foreclosure)
- Encumbrances (e.g. easements, restrictions)



Land Management Plan Objectives



- Provide an **inventory** of City-owned lands with detailed information on each parcel
- Identify properties required for a **public purpose** or to meet a future public need
- Establish **recommendations** for individual parcels that are surplus to the needs of the City to assist in responsible development.
- Create a **comprehensive reference document** that establishes a format for developing land management policies and procedures.



IMPROVED RESPONSE TO PUBLIC

The Land Management Plan can be used to actively manage City-owned lands in a wholistic way as well as provide better information to the public.

In the future, we hope to make the Plan available on the City's **interactive online mapping** tool, allowing the public to research City-owned lands from anywhere.



BEFORE

No Public Inventory of City-owned Lands

A member of the public must identify a parcel of interest

No Individual Parcel Information on File

City staff must research to determine if a parcel has conveyance or legislative restrictions

No Guidance or Planning Documents

Administration provides recommendation on case-by-case basis

VS.

AFTER

Public Listing of City-owned Lands

Available listing on City website and at City Hall

Individual Parcel Information Available

A member of the public can immediately know if a parcel has been designated for lease or sale

Land Management Plan

Provides guidance and direction to Administration on the management of City-owned lands



Land Statistics

Approximately 1,613 acres or 129 parcels of City-owned lands are designated as **Airport Fund**



Parcels of City-owned Land are designated as "Airport Fund"

35%

AIRPORT FUND
PARCELS CURRENTLY
UNDER LEASE

The City will generate **\$512,255** from 46 leases of land designated as Airport Fund in **FY22**, not including apron, airline, or terminal leases

Recommendations for **Airport Fund** Parcels Based on the Final Draft Land Management Plan:

- 19** PARCELS RECOMMENDED FOR RETENTION
- 47** PARCELS RECOMMENDED FOR LEASE OR SALE
- 49** PARCELS RECOMMENDED FOR LEASE-ONLY
- 14** PARCELS RECOMMENDED FOR MIXED: RETAIN/DISPOSE



Land Statistics

Approximately 3,826 acres or 239 parcels of City-owned lands are designated as **General Fund**.



Parcels of City-owned Land designated as "General Fund"

8.75%

GENERAL FUND PARCELS CURRENTLY **UNDER LEASE**

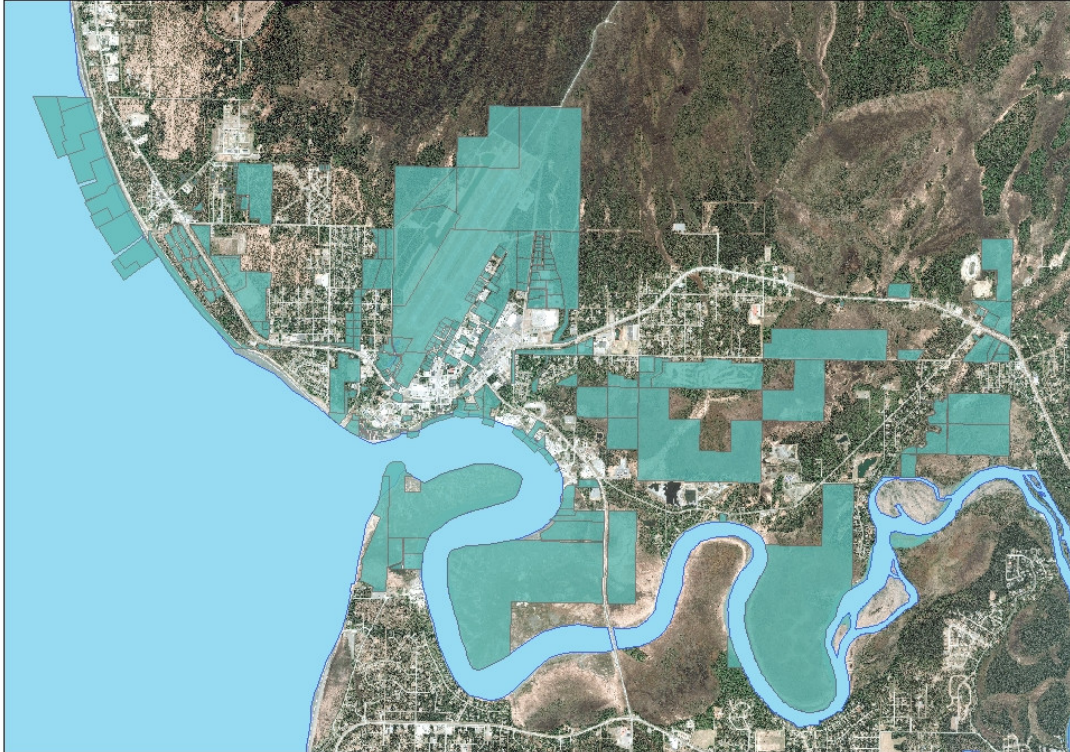
The City will generate **\$218,031** from 19 leases of land designated as General Fund in **FY22**, including tidelands, shorefishery, and no-cost leases

Recommendations for **General Fund** Parcels Based on the Final Draft Land Management Plan:

- 113** PARCELS RECOMMENDED FOR RETENTION
- 86** PARCELS RECOMMENDED FOR LEASE OR SALE
- 19** PARCELS RECOMMENDED FOR LEASE-ONLY
- 21** PARCELS RECOMMENDED FOR MIXED: RETAIN/DISPOSE



Land Management Plan Retention Recommendations



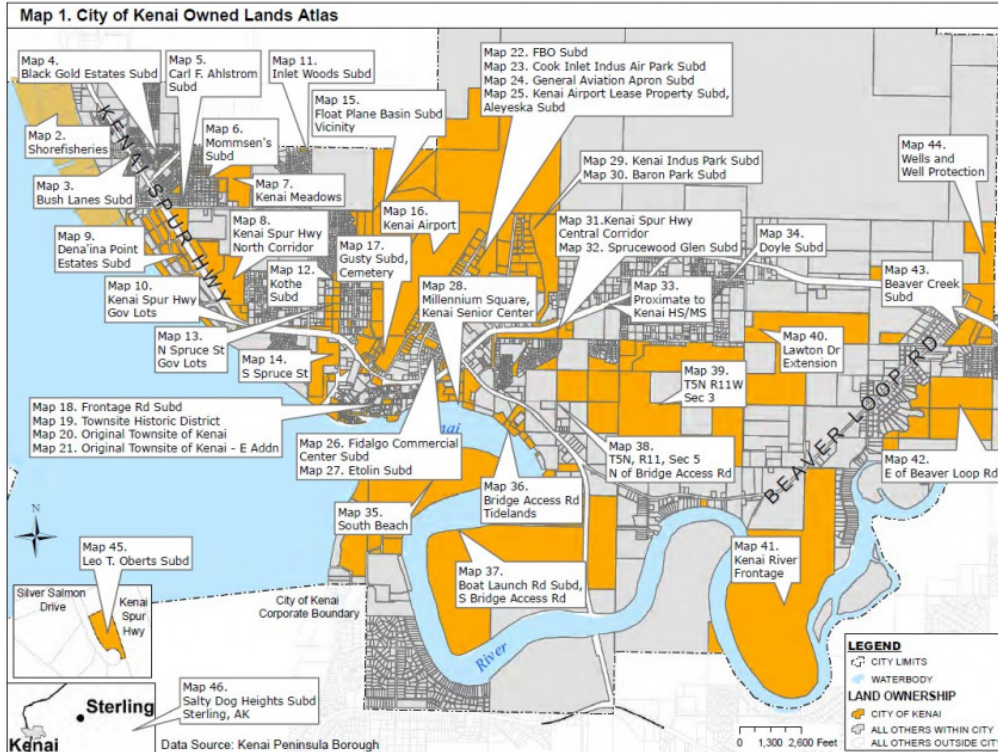
Many City-owned lands should be retained for a public purpose and many are suitable for a variety of business, commercial, industrial, residential, recreational and cultural purposes.

The Plan has **four recommendation categories:**

- Retain
- Dispose
- Dispose - Lease Only
- Mixed - Retain/Dispose



How the Land Management Plan is Structured



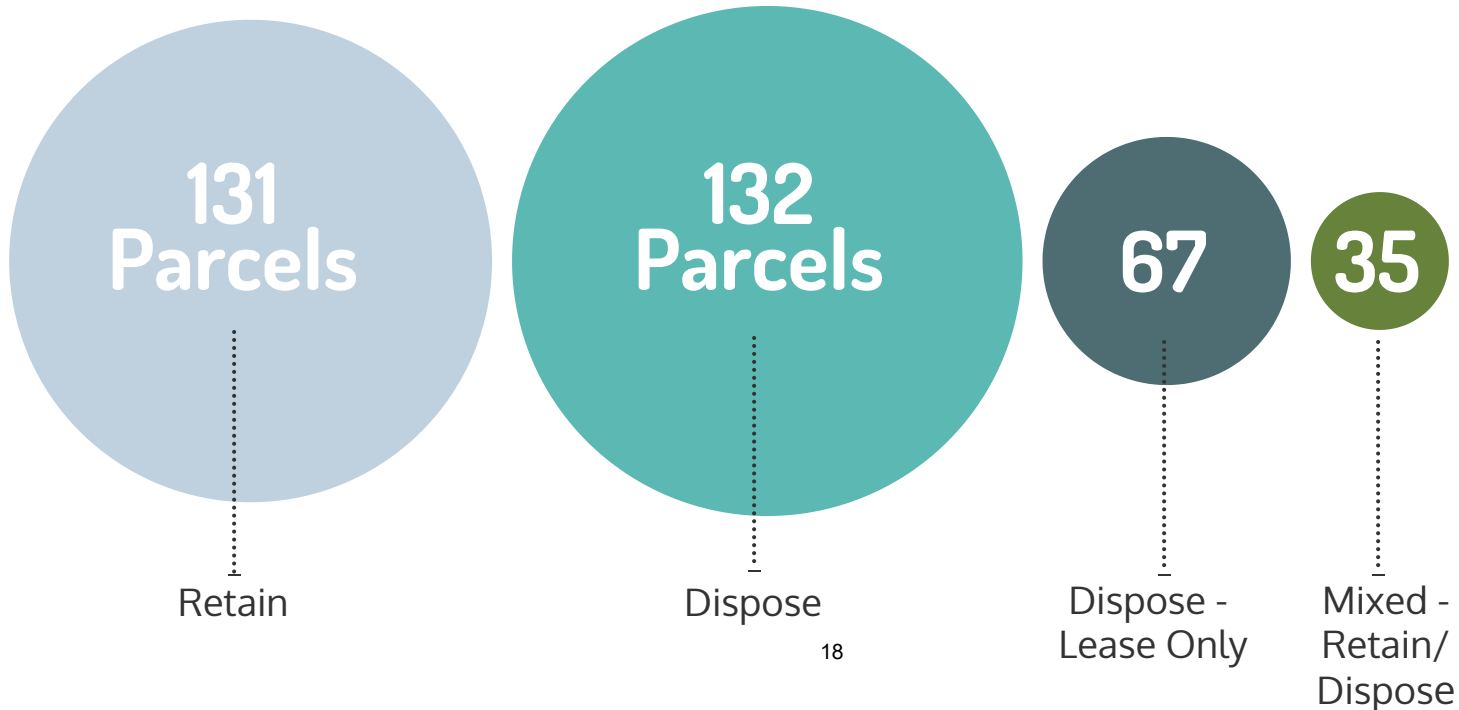
The plan breaks city-owned lands into **46 areas** with a map for each area

Each area includes an overview and tables with detailed information on recommendations for each parcel



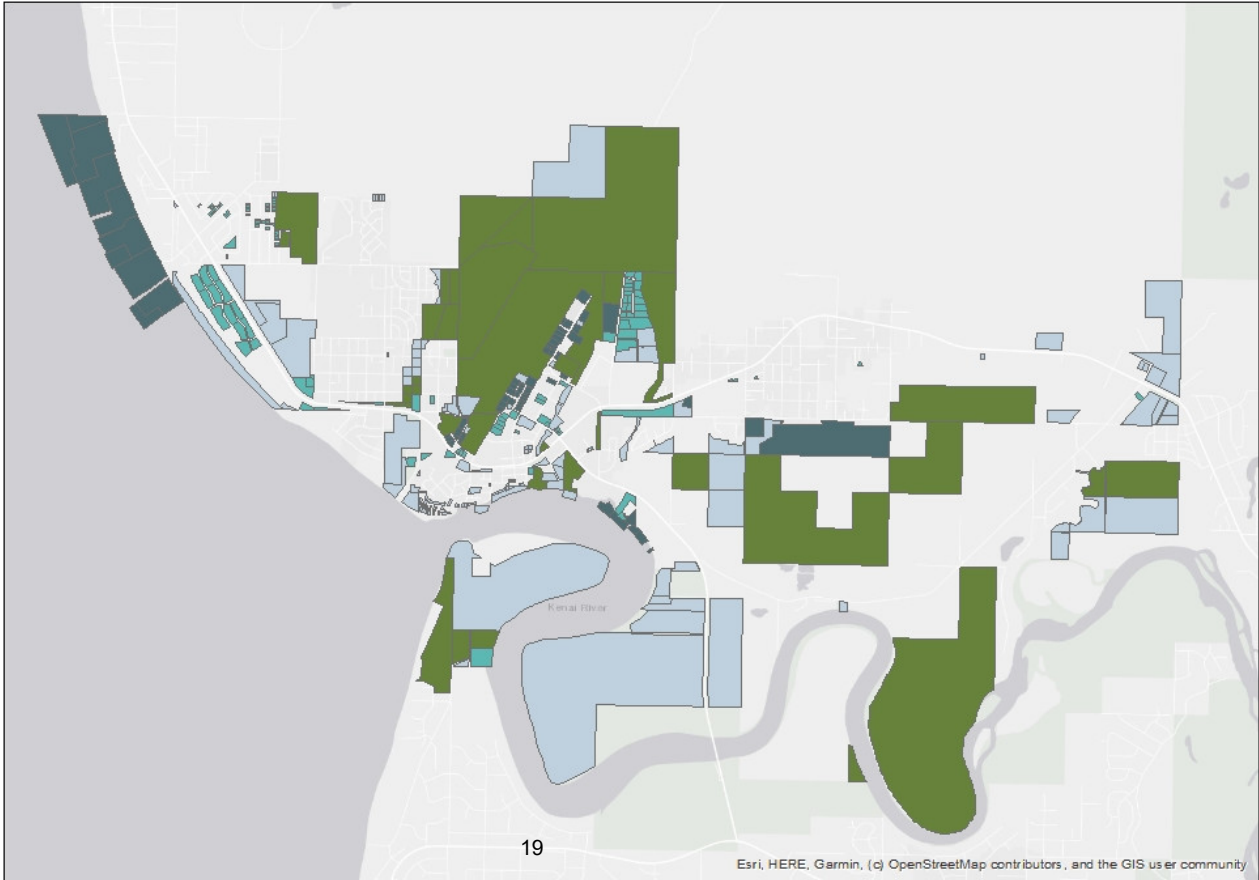
Land Management Plan Recommendation Categories

The Land Management Plan contains a recommendation for each parcel using the following categories:



Land Management Plan Recommendation Categories

- Retain
- Dispose
- Dispose - Lease Only
- Mixed - Retain/ Dispose






Land Management Plan Recommendation Categories

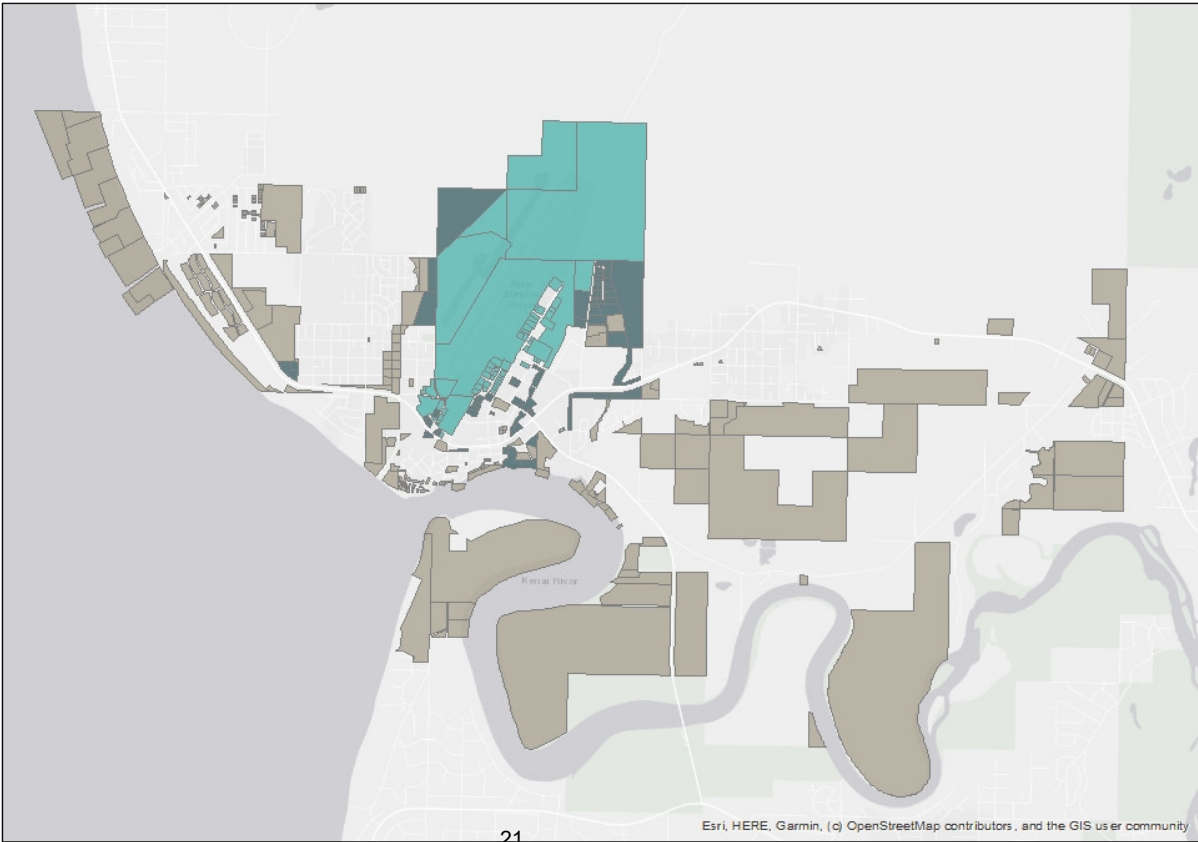


- Retain
- Dispose
- Dispose - Lease Only
- Mixed - Retain/Dispose






Land Management Plan Land Fund Categories

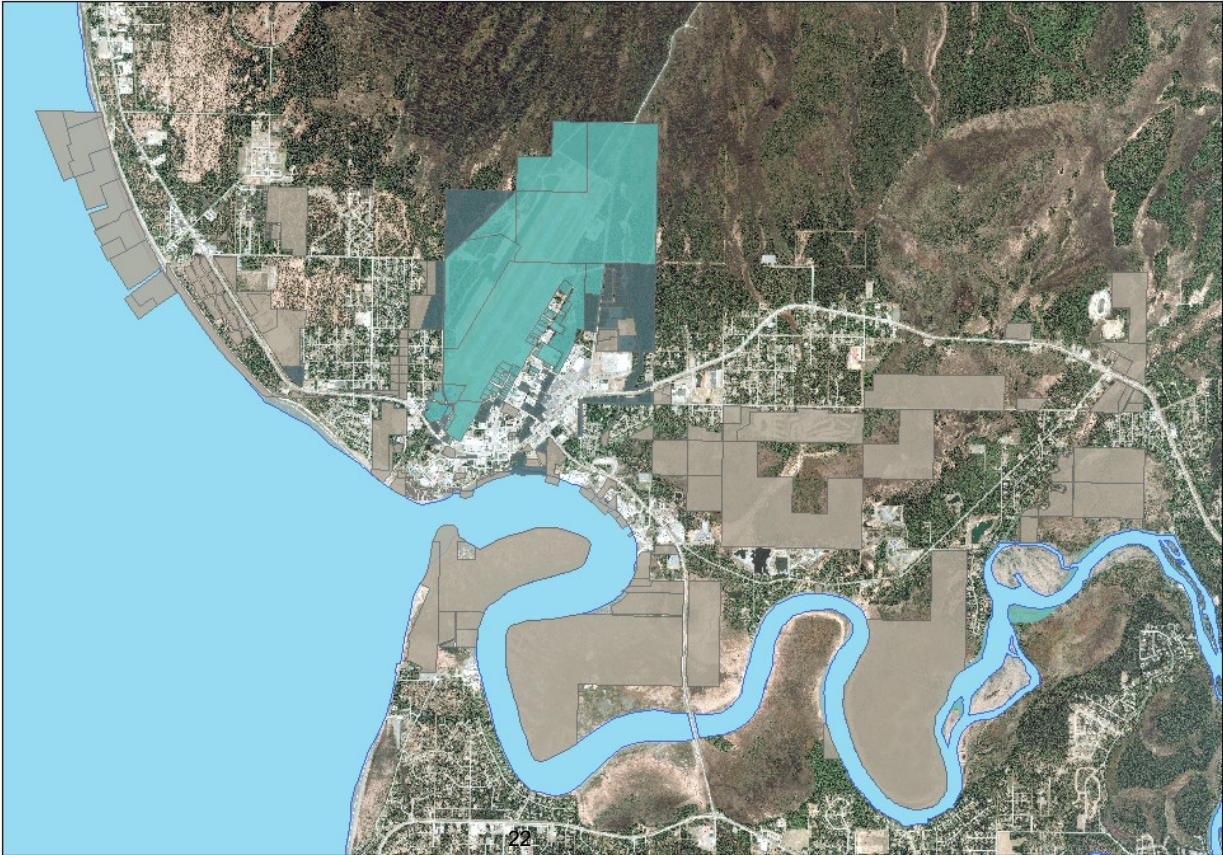
-  Airport Reserve Land
-  Airport Land Outside the Airport Reserve
-  General Fund Land



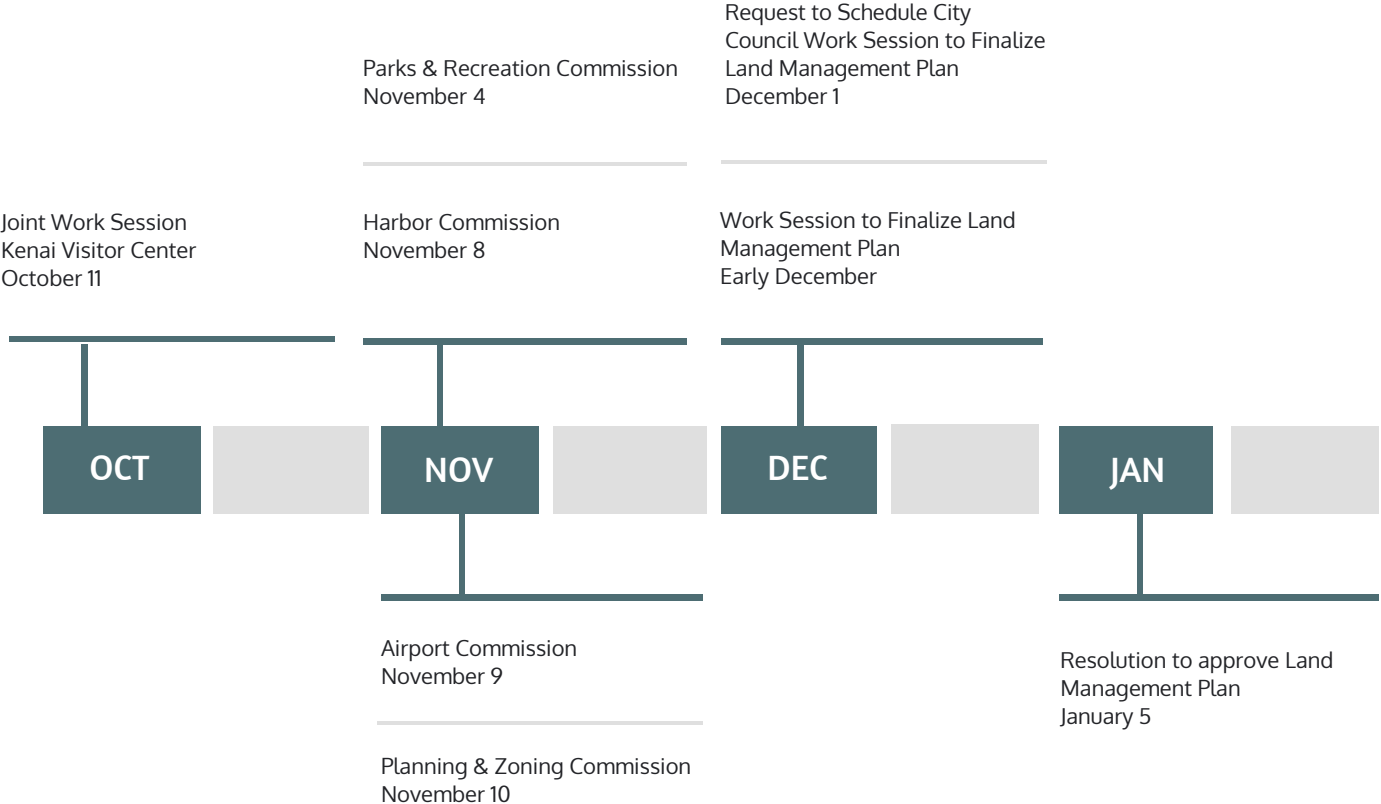
Land Management Plan Land Fund Categories



-  Airport Reserve Land
-  Airport Land Outside the Airport Reserve
-  General Fund Land

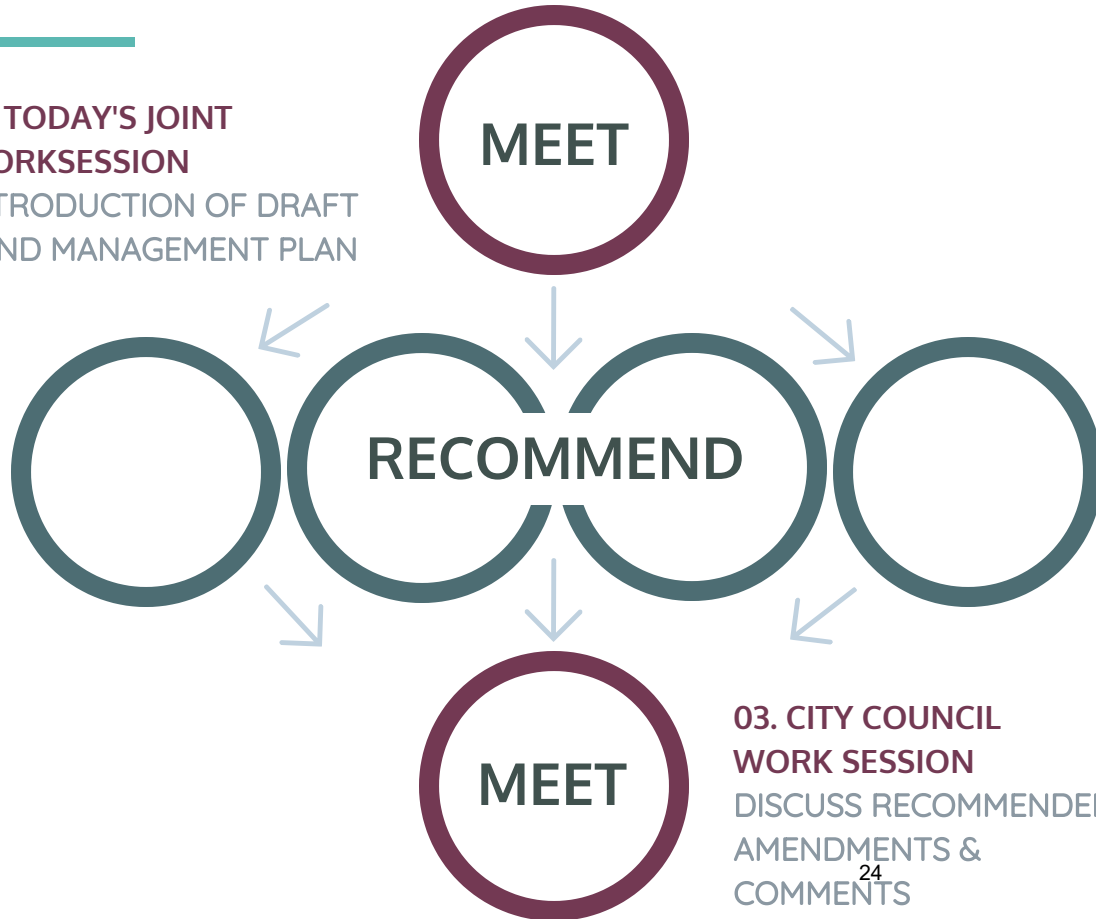


Land Management Plan Draft Timeline



Land Management Plan Process

**01. TODAY'S JOINT
WORKSESSION**
INTRODUCTION OF DRAFT
LAND MANAGEMENT PLAN



**02. COMMISSION
WORK SESSIONS /
PUBLIC COMMENTS**
RECOMMEND AMENDMENTS
e.g. additional information such as
personal knowledge of a parcel
appropriate to include, factual
inaccuracies, reasons to change a
recommendation

**03. CITY COUNCIL
WORK SESSION**
DISCUSS RECOMMENDED
AMENDMENTS &
COMMENTS



Land Management Plan Process Continued



AFTER COUNCIL WORK SESSION:

- Administration revises plan for approval
- Council determines if more work sessions are necessary
- Resolution approving plan scheduled by Council
- Hold public hearing on resolution

AFTER APPROVAL:

- Update lands database to reflect approved plan
- GIS needs assessment
- Implementation plan



Online Mapping Presentation



Questions and Comments





QR Code to City of Kenai Land Management Plan Webpage

<https://www.kenai.city/lands/page/land-management-plan>



2021

CALENDAR YEAR

NOVEMBER

CALENDAR MONTH

Multi-Purpose Facility Ice Schedule

MONDAY

FIRST DAY OF WEEK



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
01 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p AA16G 6:30p-7:30p AA12 7:45p-8:45p HCAK	02 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p A10/A10k 6:30p-7:30p HCAK 7:45p-8:45p HCAK 9p-10p A14	03 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p A10k 6:30p-7:30p AA14/A10L 7:45p-8:45p AA10	04 1:00p-2:30p Public Skate 5:15p-6:15p AA10 6:30p-7:30p AA12 7:45p-8:45p AA12 9p-10p Queens	05 9a-10a A14 Vs MAHA 1:00p-2:30p Public Skate 5:15p-6:15p AA10 Vs Oilers 6:30p-7:30p AA10/B10 7:45p-8:45p AA12 9p-10:15p A12vsMAHA	06 9:30a-10:30a AA16G/B8 10:45A-12p a14 vs MAHA 12:15-1:15 AA10 VS OILERS 1:30P-2:30p Public Skate 2:45P-3:45P Nikiski 4p-5:154 a14 vs MAHA 5:30p-6:30p B10 6:45p-7:45p B10/B12	07 10:30a-11:30a AA18 11:45a- 12:45p A12 VS AHA 1P-2:30p Public Skate 4p-5p queens 5:15p-6:15p queens 6:30p-7:30p B12/B14
08 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p AA16G 6:30p-7:30p AA10 7:45p-8:45p HCAK 9p-10p AA18	09 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p A10/A10k 6:30p-7:30p HCAK 7:45p-8:45p HCAK 9p-10p A14	10 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p A10K 6:30p-7:30p AA12 7:45p-8:45p AA14/B12	11 1p-2:30p Public Skae 5:15p-6:15p AA10 6:30p-7:30p B10 7:45p-8:45p AA12 9p-10p queens	12 1p-2:30p Public Skae 5:15p-6:15p aa12 VS ALLSTARS 6:30p-7:30p AA10K 7:45p-8:45p AA12	13 9a-10a AA12 VS All Stars 10:15a-11:15 A10K VS MAHA 11:30A-12:30 AA10 VS OILERS 12:45P-1:145P bB8/B10g 2:45P-3:45P Nikiski 6P-7P AA12 vs All Stars	14 10:15a-11:15a AA18 11:30-12:45a A16/18 1:00p-2:30p Public Skate 2:45p-3:45p kpha 4p-5p Queens 5:15p-6:15p Queens
15 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p AA16G 6:30p-7:30p AA12 7:45p-8:45p HCAK	16 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p A10/A10k 6:30p-7:30p HCAK 7:45p-8:45p HCAK 9p-10p A14	17 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p A10K 6:30p-7:30p B8/B12G 7:45p-8:45p AA10	18 1:00p-2:30p Public Skate 5:15p-6:15p A10 Kiel 6:30p-7:30p B10/12/14 7:45p-8:45p AA12 9pm-10p queens	19 Power play tournament All day	20 Power play tournament All day	21 Power play tournament All day 4p-5p Queens 5:15p-6:15p Queens
22 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p AA10K 6:30p-7:30p A12/10L 7:45p-8:45p HCAK 9p-10p AA18	23 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p A12/A10k 6:30p-7:30p HCAK 7:45p-8:45p HCAK	24 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p A10K 6:30p-7:30p A10L 7:45p-8:45p AA12	25 Holiday	26 1p-2:30p Public Skae 5:15P-6:15P a10 6:30p-7:30p AA12 7:45p-8:45p B12/B14	27 1:00p-2:30p Public Skate 2:45p-3:45p b12g	28 1:00p-2:30p Public Skate 4p-5p Queens 5:15p-6:15p Queens
29 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p KPHA 6:30p-7:30p kpha 7:45p-8:45p HCAK 9p-10p KPHA	30 1p-2:30p Public Skae 3:30p-5p KCHS 5:15p-6:15p KPHA 6:30p-7:30p KPHA 7:45p-8:45p HCAK 9p-10p KPHA	01 TBA	02 TBA	03 TBA	04 TBA	05 TBA
06 tbd	07 tbd	08 tbd	09 tbd	10 tbd	11 tbd	12 tbd

Notes: This schedule is subject to frequent changes\Fees \$145 per hour + Tax>Contact Tyler at Kenai Park and Recreation Office 907-283-8262
 \No sticks and pucks during public skate \Last updated 10/25//2021