



BOARD OF ADJUSTMENT HEARING

July 2, 2025 - 2:00 P.M.

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

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

Agenda

Appeal of a Planning and Zoning Commission Action Denying an Application for Conditional Use Permit to Cornerstone Developments of Alaska, LLC to Develop and Operate an 82-Unit Indoor Heated Storage Facility Located at 101 Third Street, Kenai, Alaska.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. February 5, 2025 Board of Adjustment Meeting

D. OPENING STATEMENT

1. Brian Gabriel, Board Chair

E. SWEARING IN OF ALL PERSONS PROVIDING TESTIMONY

F. PUBLIC COMMENTS (5 minutes per speaker)

G. STAFF REPORT (15 minutes)

H. APPELLANT

1. Cornerstone Developments of Alaska, LLC, represented by Jeremie Bird, President and Adam Tugan, Vice President. (30 minutes)

I. APPELLEE

1. City of Kenai Planning & Zoning Department. (30 minutes)

J. APPELLANT REBUTTAL

1. Cornerstone Developments of Alaska, LLC, represented by Jeremie Bird, President and Adam Tugan, Vice President. (10 minutes)

K. APPELLEE REBUTTAL

1. City of Kenai Planning & Zoning Department. (10 minutes)

L. APPELLANT CLOSING ARGUMENTS

1. Cornerstone Developments of Alaska, LLC, represented by Jeremie Bird, President and Adam Tugan, Vice President. (5 minutes)

M. APPELLEE CLOSING ARGUMENTS

1. City of Kenai Planning & Zoning Department. (5 minutes)

N. DELIBERATIONS (Deliberations may be held in public or adjudicative session)

Please contact the City Clerk's Office at 907-283-8231 for additional information or questions.

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

<https://us02web.zoom.us/meeting/register/brLqHirWRSmXI9YJ5NmBgg>