

**KENAI PLANNING & ZONING COMMISSION –  
REGULAR MEETING  
JUNE 8, 2022 – 7:00 P.M.  
KENAI CITY COUNCIL CHAMBERS  
210 FIDALGO AVE., KENAI, AK 99611  
CHAIR JEFF TWAIT, PRESIDING**

**MINUTES**

**A. CALL TO ORDER**

A Regular Meeting of the Kenai Planning & Zoning Commission was held on June 8, 2022, in City Hall Council Chambers, Kenai, AK. Chair Twait called the meeting to order at approximately 7:00 p.m.

**1. Pledge of Allegiance**

Chair Twait led those assembled in the Pledge of Allegiance.

**2. Roll Call**

There were present:

Commissioners present: J. Twait, A. Douthit, G. Woodard, D. Fikes, V. Askin, G. Greenberg

Commissioners absent: J. Halstead

Staff/Council Liaison present: Planning Director R. Foster, City Attorney S. Bloom, Vice Mayor J. Glendening, Deputy Clerk M. Thibodeau

A quorum was present.

**3. Agenda Approval**

**MOTION:**

Commissioner Halstead **MOVED** to approve the agenda as written. Commissioner Fikes **SECONDED** the motion. There being no objection; **SO ORDERED.**

**4. Consent Agenda**

**MOTION:**

Commissioner Halstead **MOVED** to approve the consent agenda. Commissioner Fikes **SECONDED** the motion. 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.

5. \*Excused Absences – J. Halstead

**B. APPROVAL OF MINUTES – None.**

**C. SCHEDULED PUBLIC COMMENTS – None.**

**D. UNSCHEDULED PUBLIC COMMENTS – None.**

E. **CONSIDERATION OF PLATS** – None.

F. **PUBLIC HEARINGS** – None.

G. **UNFINISHED BUSINESS** – None.

H. **NEW BUSINESS**

1. **PZ2022-13** – Townsite Historic Review 508 Mission Avenue

**MOTION:**

Commissioner Askin **MOVED** to adopt Resolution No. PZ2022-13. Commissioner Fikes **SECONDED** the motion.

Director Foster provided a staff report as provided in the packet, explaining that the applicant wants to relocate the Hermansen/Miller House to 508 Mission Avenue because it is in danger of falling of the bluff at its current location. The proposed new location is in the Kenai Townsite Historic District (TSH); the criteria for the TSH zoning district was reviewed and it was noted that the application met the criteria and City staff recommends approval subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Prior to commencement of construction, the owner shall be required to obtain a Building Permit.
3. Prior to issuance of a Building Permit for the proposed construction, a Landscape/Site plan must be reviewed and approved by the Planning Director.

Jonathan Thornton, owner of the Hermansen/Miller House clarified that the siding is metal and not vinyl. He explained that his intention is to save this historical building which is in danger of falling off the bluff and relocate it to a part of town where it will add historic beauty and value.

In response to questions from the commission, Mr. Thornton clarified that he is not yet certain what the building's use will be but could potentially be used for vacation rentals; that the building is currently eight feet away from the bluff and further erosion will prevent the building from being moved; that the old foundation will be filled in after the building is moved.

Director Foster explained that the structure is historic but has been modified enough that it cannot be a nationally registered structure, and is a different time period than the other buildings in the area it's being moved to. The commission discussed more modern buildings that have been built in the TSH, and it was noted that they would have gone through the TSH review process and would have to fit in as best they can with the historic district.

Jonathan Thornton explained how the building would fit in aesthetically at the new location, and the meaning of acquiring national registry status for historic buildings. He clarified that there will be a plaque onsite at the new building location, and discussed potential solutions for creating road access.

**VOTE:**

YEA: Askin, Woodard, Douthit, Fikes, Greenberg, Halstead, Twait

NAY:

**MOTION PASSED UNANIMOUSLY.**

2. **Action/Approval** - Special Use Permit for Kenai Chamber of Commerce and Visitor Center for the Moosemeat John Cabin

**MOTION:**

Commissioner Halstead **MOVED** to recommend City Council approve the execution of a special use permit to the Kenai Chamber of Commerce and Visitor Center for the Moosemeat John Cabin. Commissioner Askin **SECONDED** the motion.

Director Foster provided a staff report noting that that this Special Use Permit has been provided on an annual basis for several years, and this is a continuation without any major changes.

The commission discussed why this is an annual SUP instead of a lease, and Director Foster clarified that a SUP can allow for more flexibility and may be a better option for the Chamber. It was suggested that the maintenance needed for the building, if appraised for a certain amount, could count towards the improvement value requirements for leasing City-owned land.

**VOTE:**

YEA: Douthit, Woodard, Greenberg, Fikes, Askin, Twait

NAY:

**MOTION PASSED UNANIMOUSLY.**

I. **PENDING ITEMS** – None.

J. **REPORTS**

1. City Council – Vice Mayor Glendening reported on the actions of the June 1, 2022 City Council Meeting.
2. Kenai Peninsula Borough Planning – No report.
3. City Administration – Planning Director Foster reported on the following:
  - The appellant for the May 31, 2022 Board of Adjustment meeting withdrew their appeal;
  - A Board of Adjustment meeting has been scheduled for June 20, 2022;
  - The next Planning & Zoning Commission meeting on June 8, 2022 will include a conditional use permit for a restaurant and brewery, a preliminary plat, and an application for competitive land purchase.

K. **ADDITIONAL PUBLIC COMMENTS** – None.

H. **INFORMATIONAL ITEMS**

1. Charles Eubank Letter Dated May 30, 2022

The commission discussed the optics and ethics of talking to the public during an at-ease during a meeting.

I. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. June 22, 2022

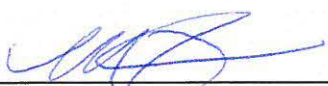
J. **COMMISSION COMMENTS & QUESTIONS**

Commissioner Askin reminded everyone to stay safe in the sun.

K. **ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 8:15 p.m.

Minutes prepared and submitted by:

  
\_\_\_\_\_  
Meghan Thibodeau  
Deputy City Clerk