

**KENAI PLANNING & ZONING COMMISSION –
REGULAR MEETING
JUNE 22, 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 22, 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, G. Woodard, D. Fikes, V. Askin, G. Greenberg, J. Halstead

Commissioners absent: A. Douthit

Staff/Council Liaison present: Planning Director R. Foster, 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 Askin **SECONDED** the motion. There being no objection; **SO ORDERED**.

4. Consent Agenda

MOTION:

Commissioner Askin **MOVED** to approve the consent agenda. Commissioner Halstead **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 – None.

B. APPROVAL OF MINUTES

1. *Regular Meeting of May 25, 2022

2. *Regular Meeting of June 08, 2022

Approved by the consent agenda.

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

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

E. **CONSIDERATION OF PLATS**

1. **Resolution PZ2022-15** – Preliminary Subdivision Plat of Kristine Subdivision Jahrig Addition, submitted by McLane Consulting, PO. Box 468, Soldotna, AK 99669, on behalf of Will & Becky Jahrig, PO Box 51, Kenai, AK 99611.

MOTION:

Commissioner Askin **MOVED** to adopt Resolution No. PZ2022-15. Commissioner Woodard **SECONDED** the motion.

Director Foster provided a staff report as provided in the packet, explaining that the proposed Kristine Subdivision Jahrig Addition will create a Lot 3A (approximately 3.9 acres), Lot 3B (approximately 2.8 acres), and a Lot 3C (approximately 1.5 acres). Approval of the plat was recommended, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.

VOTE:

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

NAY:

MOTION PASSED UNANIMOUSLY.

F. **PUBLIC HEARINGS**

1. **Resolution PZ2022-14** – Application for a Conditional Use Permit for a Restaurant / Brewery, for the property described as Lot 3 Kristine Sub No. 1, located at 992 Bridge Access, Kenai, Alaska 99611. The application was submitted by Will Jahrig, PO Box 51, Kenai, AK 99611.

MOTION:

Commissioner Halstead **MOVED** to adopt Resolution No. PZ2022-15. Commissioner Askin **SECONDED** the motion.

Planning Director Foster presented his staff report with information provided in the packet explaining that the applicant wishes to obtain a conditional use permit (CUP) for a restaurant/brewery. The criteria for conditional use permits was reviewed; it was noted 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 starting any business operations, a landscape/site plan must be reviewed and approved by the Planning Director.
3. Prior to beginning any construction, a building permit must be issued by the Building Official for the City of Kenai.
4. Prior to beginning any construction, the City of Kenai Public Works Department will need to be consulted on any potential or required improvements to Childs Avenue.
5. A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year.
6. The applicant will meet with City staff for on-site inspections when requested.

7. If there is a change of use for the above described property a new Conditional Use Permit must be obtained, pursuant to 14.20.150(i)(5).
8. Pursuant to KMC 14.20.150(i)(2), this permit shall expire automatically upon termination or interruption of the use for a period of at least one year.

Applicant Will Jahrig clarified that they are selling lot 3C to Rick McGlasson who owns Kassik's Brewery, and helping them so they can start building the new facility. He expressed excitement to be working with them, and noted that he also has plans to build a new house and shop on lot 3A.

Rick McGlasson explained that he had purchased the brewery from the original owners a few years ago. He noted that the new location in Kenai will be a good fit, and will improve customer traffic year-round.

In response to questions from the commission, McGlasson clarified that he will be running a restaurant in addition to the brewery; he will not be detrimentally affected by new brewery licensing restrictions because they are the first brewery in Kenai and their license will be transferred from previous location; clarified details about development of utility lines.

Chair Twait opened for public hearing. There being no one wishing to be heard, the public hearing was closed.

Support was expressed by the commission; it was noted that the brewery will be positive for Kenai's growth, is a good fit for future development on the waterfront, and supports the Comprehensive Plan. Discussion included changing the zoning in the waterfront area to support development, and Director Foster noted that this could be a recommendation of the feasibility study. The suggestion was made to the business owner that there be a focus on providing a waterfront view in their landscape plan.

UNANIMOUS CONSENT was requested.

VOTE: There being no objection; **SO ORDERED.**

Chair Twait noted the fifteen-day appeal period.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS

1. **Action/Approval:** Recommending the City Council Approve Resolution No. 2022-XX – Approving the Sale of 1107 Second Street to Amy Fisher

MOTION:

Commissioner Halstead **MOVED** to recommend that the City Council Approve Resolution No. 2022-XX – Approving the Sale of 1107 Second Street to Amy Fisher. Commissioner Askin **SECONDED** the motion.

Director Foster clarified that the City had received competitive land purchase applications for 1107 Second Street and 1103 Second Street from Amy Fisher and Habitat for Humanity; after discussions, Fisher withdrew her application for 1103 Second Street if Habitat for Humanity withdrew their request for 1107 Second Street. He explained that the lot is currently vacant, and the proposed use would be a two-car garage. The window for competing applications closes on July 2, 2022.

Clarification was provided on that the ownership would not be transferred to Fisher until after the condition of garage construction occurred; one moving part is the subdivision, which is dependent on the design of the garage. Discussion included GIS discrepancies, and potential complications if a combined property is reverted back to the City.

VOTE:

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

NAY:

MOTION PASSED UNANIMOUSLY.

2. **Action/Approval:** Recommending the City Council Approve Ordinance No. XXXX-2022 – Approving the Conditional Donation of City Owned Parcels to the Central Peninsula Habitat for Humanity, Inc.

MOTION:

Commissioner Askin **MOVED** to recommend that the City Council Approve Ordinance No. XXXX-2022 – Approving the Conditional Donation of City Owned Parcels to the Central Peninsula Habitat for Humanity, Inc. Commissioner Woodard **SECONDED** the motion.

Director clarified that Central Peninsula Habitat for Humanity had requested to continue with the construction of housing on Second Street parcels agreed to in Ordinance 2942-2017 for a conditional donation, which has expired. Two parcels they were requesting (1107 and 1103 Second Street) were applied for to purchase by Amy Fisher; after discussions, Habitat for Humanity withdrew their request for 1107 Second Street. He noted that the construction of single family homes would be consistent with the zoning district.

Clarification was provided that COVID-19 had caused delays which had prevented the homes from being built within the conditional timeframe specified in Ordinance 2942-2017.

VOTE:

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

NAY:

MOTION PASSED UNANIMOUSLY.

I. **PENDING ITEMS** – None.

J. **REPORTS**

1. City Council – Vice Mayor Glendening reported on the actions of the June 15, 2022 City Council Meeting.
2. Kenai Peninsula Borough Planning reported on the actions of the June 13, 2022 Kenai Peninsula Borough Planning Meeting.
3. City Administration – Planning Director Foster reported on the following:
 - The next Planning & Zoning Commission meeting on July 13, 2022 will include a plat application and a lease renewal.
 - Update on bowling alley: City staff has been in touch with new owner who has they started plans for demolition.
 - Director Foster noted that this is his last Planning & Zoning Commission meeting for the City of Kenai; noted this has been a great commission to work with.
 - Max Best will serve as Interim Planning Director; he had previously served as Planning Director for the Kenai Peninsula Borough.

K. **ADDITIONAL PUBLIC COMMENTS**

Vice Mayor Glendening commended Director Foster for his work with the City, and noted that Max Best will serve well as interim.

H. **INFORMATIONAL ITEMS** – None.

I. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. July 13, 2022

J. **COMMISSION COMMENTS & QUESTIONS**

Commissioner Woodard expressed excitement for development on the waterfront.

Commissioner Askin noted that she was sorry to hear Director Foster is leaving, and she was excited for the brewery.

Commissioner Halstead noted that Director Foster will be missed.

Commissioner Greenberg thanked Director Foster and wished him luck.

Commissioner Fikes thanked Director Foster for his great work.

Chair Twait expressed appreciation for Director Foster's great work.

K. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:09 p.m.

Minutes prepared and submitted by:



Meghan Thibodeau
Deputy City Clerk