

**MARCH 22, 2023
PLANNING & ZONING COMMISSION MEETING
ADDITIONAL MATERIAL/REVISIONS**

REQUESTED ADDITIONS TO THE PACKET

<u>ACTION</u>	<u>ITEM</u>	<u>REQUESTED BY</u>	<u>PAGE</u>
Add to item F.1	Resolution PZ2023-04 <ul style="list-style-type: none">• Public Comment	Planning Director	2
Add to item L	Informational Items <ul style="list-style-type: none">• General Public Comments• River Center Open House Flyer	Planning Director Planning Director	4 5

March 22, 2023

City of Kenai, Planning and Zoning Commission
Re: Review of Conditional Use Permit for 1035 Angler Drive

Commission Members:

I greatly appreciate the opportunity to comment on the Conditional Use Permit (CUP) application to operate a commercial lodge at 1035 Angler Drive by the new owners Benjamin and Kathleen Lovejoy.

I believe it is important for both neighbors and the City of Kenai to have a detailed description of activities and exclusions for operation of the CUP being requested.

The previous owner/operator of this property did not create noise problems or other negative neighborhood impacts. It is hoped that will be the case for the new owner. However, there are some important differences from what is being proposed and how the property has been operated in the past.

The property has a new out-of-state owner that intends to rent out the property for commercial uses as a one-bedroom rental of the entire house. This means that the property owner will not be staying on the property to manage the uses, since there would be no place for them to stay.

We don't need to go very far to see the type of problems created by a new out-of-state owner that takes no part in the management of the commercial activities on their property. Directly adjacent to the north (1025 Angler Drive), an out of state owner operated a visitor accommodation business without the Conditional Use Permit. When cited with a violation by the City of Kenai last year, the owner applied for a permit, had it denied by P&Z, dropped the appeal, then continued to operate last summer without the benefit (and oversight) of a Conditional Use Permit as required by the City of Kenai.

As a preventative action to avoid the problems in the nearby properties from commercial operations carried out under (and outside of) the Conditional Use provisions, we ask that the Planning and Zoning Commission make certain limitations to the Permit.

We suggest the following stipulations to this Conditional Use Permit to prevent similar problems from occurring.

1. The owner needs to specify who will be the on-site manager for day-to-day operations. Who can the neighbors and/or the City of Kenai representatives (including police) call if there is a problem?

2. The application stipulates short and long term rental of the house on the property. This is not a problem in itself. However, the CUP should stipulate a reasonable capacity for the number of visitors that is in accordance with the size of the facility. We suggest a maximum of 4 guests given the size of the house.

3. The uses proposed by the applicant are limited to short and long-term guest rentals of the house on the property. The CUP should stipulate that these are the only activities that are permitted under this CUP. This means no guiding, no use of the dock for commercial activities of any kind, since these have not been requested or part of the operation at the location in the past.

4. Minimizing impacts on neighbors

Within rock-throwing distance of this property, there are several existing operations that have created a number of problems for the neighbors and the City of Kenai. This permit should make it clear that these activities, currently causing problems, are not part of this new CUP. Specifically

No use of trailers (or RV) for housing or storage.

No tent camping for guests of the business.

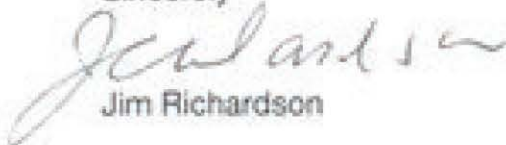
Parking limited to several vehicles, with no long term storage.

Patrons of this property are limited from utilizing support facilities from nearby operations, i.e. no attendance at the outdoor nightclub at 1005 Angler Drive or utilizing their outdoor bar/restaurant/nightclub.

No trespassing by clients onto adjacent or nearby private property.

Thank you for the opportunity to comment on this review. I will be participating in the meeting via Zoom and will be happy to answer any questions.

Sincerely



Jim Richardson

1015 Angler Drive, Kenai and
1543 East 26th Avenue, Anchorage

From: [Kristine Schmidt](#)
To: [Linda Mitchell](#)
Subject: Re: Work Sessions
Date: Monday, March 20, 2023 5:42:33 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Linda -

Yes, please put my name back on the “send to” list for distribution of the packet on Fridays. And I appreciate it if you would let me know about future work sessions.

I want to let you know that we (our family and lots of other people that we have spoken to in town) are very concerned about (against) changes to the zoning code that would loosen the sign code, to bless the unsightly proliferation of business signs that we have seen in the last couple of years. One of our last city managers used to take the illegal signs and put them in front of City Hall for the owners to pick up, so the lack of enforcement of the sign code in the last couple of years has been distressing. If the City won't enforce the code, then let the residents do it. We can pick up scofflaw signs along the highway and bring them to City Hall too.

We are also concerned about (against) changes to the zoning code to allow more commercial uses in the residential zones, including short-term rentals.

And about staffing shortages in the planning department.

Kristine Schmidt

You're Invited!



River Center Open House

March 23, 2023 from 5 - 7 PM

- ⇒ Do you own property on the Peninsula?
- ⇒ Does the Kenai Watershed interest you?
- ⇒ Are you considering developing your riverfront?
- ⇒ Are you planning a project, and aren't sure where to start?

Several resource & permitting agencies will have booths set up to chat with you! Find out more about us & how we can help you!

Here's some of the projects we can help you with



- Fishing Platforms
- Fishing Walkways
- Residential Construction
- Floodplain Construction
- Dredging & Mining
- Vegetation Management
- Riverbank Restoration
- Spill Prevention
- Wastewater Development
- Wetland Management
- Site Visits



EM2 Stream Table Debut!

- ⇒ Try out the table & shape the watershed
- ⇒ Simulate river migration in real time
- ⇒ Try different bank restoration techniques
- ⇒ Learn what might work for your property

Snacks and beverages provided - we hope to see you there!

Donald E. Gilman River Center

We are located across from the Soldotna Airport on Funny River Road

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