

June 14, 2023  
**PLANNING & ZONING COMMISSION MEETING**  
**ADDITIONAL MATERIAL/REVISIONS**

**REQUESTED ADDITIONS TO THE PACKET**

| <u><b>ACTION</b></u> | <u><b>ITEM</b></u>  | <u><b>REQUESTED BY</b></u> | <u><b>PAGE</b></u> |
|----------------------|---|----------------------------|--------------------|
| Add to Item I.3      | <b>City Administration Report</b> <ul style="list-style-type: none"><li>• 2022 Conditional Use Permits Annual Report Review</li></ul> | Planning Director          | 2                  |
| Add to Item O.2      | <b>Informational Items</b> <ul style="list-style-type: none"><li>• King of the River Food Drive Flyer</li></ul>                       | City Clerk                 | 7                  |



# KENAI

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

## MEMORANDUM

**TO:** Planning & Zoning Commission

**THROUGH:** Linda Mitchell, Planning Director

**FROM:** Alyssa Looney, Administrative Assistant

**DATE:** June 14, 2023

**SUBJECT:** 2022 Conditional Use Permits (CUP) Annual Report Review

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### Background

Conditional Use Permit (CUP) holders are required to submit an annual report between October 1<sup>st</sup> and December 31<sup>st</sup> pursuant to Kenai Municipal Code (KMC) 14.20.150(i) which includes the following documentations.

- CUP Annual Report Form
- Sales Tax Compliance Certification
- State of Alaska Business License

The report describes the on-site activity for the year. The information provided on the annual report is used to determine if the conduct of the operation(s) are in compliance with the terms and conditions of the permit, the provisions of the Kenai Zoning Code, or current on any obligations (e.g., sales tax, property tax, utility payments, and lease payments) in accordance with KMC 14.20.150(j).

### Summary

For 2022, 68 annual reports were submitted to staff for review and compliance. Three (3) of the submitted reports are incomplete (i.e., missing additional information). Staff will be notifying permit holders in writing that additional information is required. Pursuant to KMC 14.20.150(j), the Commission may revoke the permit if the permit holder has been given a reasonable opportunity to correct the deficiency(s) or provide information relating to or rebutting the alleged deficiency(s). Below is a list of CUPs by use.

| Category of Use                                      | No. of CUPs |
|--|-------------|
| Commercial Marijuana Establishments                  | 8           |
| Recreation (Guiding and/or Cabin Rentals, RVs, etc.) | 19          |
| Residential (Lodging, Hotels, Bed & Breakfast)       | 7           |
| Child Care   | 2           |

|                              |           |
|------------------------------|-----------|
| Gas Manufacturer/Storage     | 3         |
| Natural Resources Extraction | 8         |
| Commercial/Mixed-Use         | 15        |
| Other                        | 6         |
| <b>Total</b>                 | <b>68</b> |

## Conditional Use Permit Annual Reports Received

The following table represents 2022 CUP annual reports received. The asterisk (\*) represents a report that is incomplete.

| #  | Resolution | Applicant                         | Use   | Property Address              |   |
|----|------------|-----------------------------------|---|-------------------------------|---|
| 1  | PZ2018-06  | Marc Theiler; Roger Boyd          | Standard Marijuana Cultivation Facility and Marijuana Retail Store                          | 5455 Kenai Spur Hwy           |   |
| 2  | PZ2021-05  | ACG LLC                           | Marijuana Product Manufacturing and Cultivation Facility (Not Open to the Public)           | 12516 Kenai Spur Hwy          |   |
| 3  | PZ2019-38  | Majestic Gardens LLC              | Marijuana Retail Store, Cultivation Facility (Standard and Limited), Manufacturing Facility | 12656 Kenai Spur Hwy          | * |
| 4  | PZ1999-12  | Ryan Tunseth; Cook Inlet Cannabis | Marijuana Retail Store  | 10767 Kenai Spur Hwy, Space D |   |
| 5  | PZ2017-25  | Buddy Crowder; Lisa Coates        | Marijuana Product Manufacturing Facility  | 14927 Kenai Spur Hwy          |   |
| 6  | PZ1997-13  | Jennifer Huffman                  | Limited Marijuana Cultivation Facility  | 1817 Sunset Blvd              |   |
| 7  | PZ2013-27  | Clint Pickarksy; KRC LLC          | Marijuana Retail Store  | 14429 Kenai Spur Hwy          |   |
| 8  | PZ2013-40  | Nicholas Mann                     | Standard Marijuana Cultivation Facility   | 8847 Kenai Spur Hwy           |   |
| 9  | PZ1988-09  | Ken & Elizabeth Smith             | Bed & Breakfast + Drift boat Guide Service  | 909 Ames Rd.                  |   |
| 10 | PZ2019-25  | Jeff Bressler                     | Guide Service   | 1325 Angler Dr                |   |
| 11 | PZ2003-06  | Keith & Jane Holtan               | Lodging & Guide Service   | 1215 Angler Dr                |   |
| 12 | PZ2010-43  | Courtyard Gardens, LLC.           | Short-Term Rentals  | 412 N. Forest Dr.             |   |
| 13 | PZ2002-30  | Richard D. Mallowney Jr.          | Cabin Rental, Hotel, Guide Service  | 1545 Angler Dr.               |   |
| 14 | PZ2008-14  | Dan Haak                          | Guide Service, Boat Parking & Lodging   | 1135 Angler Dr                |   |
| 15 | PZ2022-10  | Richard W. Main                   | Cabin Rentals   | 321 Portlock St               |   |

| #  | Resolution | Applicant  | Use                                    | Property Address                                |   |
|----|------------|--|--|---|---|
| 16 | PZ2016-12  | Curt & Deborah Shuey                                       | Room Rentals                           | 1530 Angler Dr                                  |   |
| 17 | PZ1999-05  | Jackie L. Johnson dba The Fish Hut Charters & Lodging, LLC | Cabin Rentals                          | 1125 Angler Dr.                                 |   |
| 18 | PZ2021-41  | Wild Kenai Adventures, LLC.                                | Hotel, Guide, Boat Parking             | 1105 Angler Dr.                                 |   |
| 19 | PZ2021-42  | Wild Kenai Adventures, LLC.                                | Short-Term Rentals                     | 1230 Angler Dr                                  |   |
| 20 | PZ1989-05  | James & Phyllis Bookey                                     | RV Park                                | 11535 Kenai Spur Hwy.                           |   |
| 21 | PZ2010-19  | William Bancroft & Richard Ames                            | Private Family RV Park                 | 1115 Angler Dr                                  | * |
| 22 | PZ2023-07  | Port of Kenai, LLC.  | RV Park                                | 810 Childs Ave.                                 |   |
| 23 | PZ2019-07  | Evan and Kathy Harding                                     | Bed & Breakfast and Guide Service      | 1555 Angler Dr                                  |   |
| 24 | PZ2008-22  | J. Laasch & R. Favretto                                    | 3 Single Family Condos                 | 1700 Lawton                                     | * |
| 25 | PZ2003-42  | Ross & Angelia Harding                                     | Lodging & Guide Service                | 1535 Angler Dr                                  |   |
| 26 | PZ1991-02  | Chris & Delora Garcia                                      | Bed & Breakfast                        | 2528 Beaver Loop Rd                             |   |
| 27 | PZ2021-38  | Casey & Liana Gaze   | Recreational RV Park                   | 6575/6607 Kenai Spur Highway, 3415 Mudhen Drive |   |
| 28 | PZ2020-11  | Kenai Peninsula Housing Initiatives, Inc.                  | Six- Family dwelling Unit              | 2392 Redoubt Ave                                |   |
| 29 | PZ2018-08  | Kenai Peninsula Housing Initiatives, Inc.                  | Six- Family dwelling Unit              | 2392 Redoubt Ave                                |   |
| 30 | PZ2017-17  | Kenai Peninsula Housing Initiatives, Inc.                  | 4-Plex and 6-Plex Multi-Family Housing | 2390 Redoubt Ave                                |   |
| 31 | PZ201901   | Perry and Sheryl Neel                                      | Boarding House                         | 160 Phillips Dr.                                |   |
| 32 | PZ2002-60  | Women's Resource Crisis Center                             | Transitional Living                    | 403 N. Gill St.                                 |   |
| 33 | PZ1983-19  | Women's Resource Crisis Center                             | Transitional Living                    | 325 S. Spruce St.                               |   |
| 34 | PZ2021-10  | Kenai Landing, Inc.  | Planned Unit Development               | 2101 Bowpicker Ln                               |   |
| 35 | PZ2017-35  | Martina McCaughey  | Home Day Care                          | 701 Maple Dr                                    |   |
| 36 | P2004-41   | Sonia Rose   | Child Care                             | 1511 Fathom Dr                                  |   |

| #  | Resolution | Applicant                                     | Use  | Property Address   |
|----|------------|---|--|--|
| 37 | PZ2014-27  | AIX Energy, LLC                               | Natural Gas Production   | 700 Marathon Rd  |
| 38 | PZ2010-41  | Cook Inlet Natural Gas Storage, LLC (CINGSA)  | Well Pad   | 1377 Beaver Loop Rd.   |
| 39 | PZ2010-42  | Cook Inlet Natural Gas Storage, LLC (CINGSA)  | Compressor Station   | 1430 Bridge Access Rd  |
| 40 | PZ2019-17  | Peninsula Commercial Ventures LLC             | Surface Extraction of Natural Resources  | 695 Gravel Street  |
| 41 | PZ2018-10  | Peninsula Commercial Ventures LLC             | Surface Extraction of Natural Resources  | 805 Gravel St<br>751 Gravel St   |
| 42 | PZ2016-14  | BMGC LLC                                      | Surface Extraction of Natural Resources  | 601 Childs Ave   |
| 43 | PZ2019-26  | Colaska Inc. dba QAP                          | Material Extraction  | 835 Gravel St.<br>1605 Cone Avenue<br>2817 Beaver Loop Rd.<br>2881 Beaver Loop Rd.<br>3073 Beaver Loop Rd. |
| 44 | PZ2002-17  | Michael J. Pelch, Sr.                         | Extraction of Natural Resources  | 3712 Beaver Loop Rd  |
| 45 | PZ1996-42  | Daniel Krogseng dba AA Dans Construction Inc. | Extraction of Natural Resources  | 1857 Beaver Loop Rd.   |
| 46 | PZ1995-30  | Foster Construction, Inc.                     | Extraction of Natural Resources  | 2081 Beaver Loop Rd  |
| 47 | PZ1984-22  | Foster Construction, Inc.                     | Extraction of Natural Resources  | 1001 Angler Drive  |
| 48 | PZ2015-04  | Kenaitze Indian Tribe                         | Restaurant   | 1000 Mission Ave   |
| 49 | PZ2016-01  | Kenaitze Indian Tribe                         | Employee Parking Lot   | 507 Upland Street  |
| 50 | PZ2016-38  | Kenaitze Indian Tribe                         | Greenhouse   | 513 Overland Ave   |
| 51 | PZ2013-40  | Ron Hyde dba PRL Logistics                    | Hotel/Motel, Restaurant, Bar, Food Vendor, Bakery, Theatre/Commercial Recreation/RV Park | 2101 Bowpicker Ln  |
| 52 | PZ2017-01  | PRL Logistics Inc.                            | Hotel/Motel, Restaurant, Bar, Food Vendor, Bakery, Theatre/Commercial                    | 2101 Bowpicker Ln  |

| #  | Resolution | Applicant                                      | Use   | Property Address    |
|----|------------|--|---|---------------------|
|    |            |  | Recreation/RV Park<br>(Condominium Project)                     |                     |
| 53 | PZ2017-12  | PRL Logistics, Inc. -<br>Ronald Hyde Jr        | Airport   | 2270 Royal Street   |
| 54 | PZ2017-13  | PRL Logistics, Inc. -<br>Ronald Hyde Jr        | Lodge   | 2270 Royal Street   |
| 55 | PZ2017-14  | PRL Logistics, Inc. -<br>Ronald Hyde Jr        | Assemblies  | 2270 Royal Street   |
| 56 | PZ2017-15  | PRL Logistics, Inc. -<br>Ronald Hyde Jr        | Professional Offices  | 2270 Royal Street   |
| 57 | PZ2017-16  | PRL Logistics, Inc. -<br>Ronald Hyde Jr        | Restaurant/Mobile<br>Concessions                                | 2270 Royal Street   |
| 58 | PZ2017-19  | PRL Logistics, Inc. -<br>Ronald Hyde Jr        | Airstrip  | 2270 Royal Street   |
| 59 | PZ2018-06  | John C. Schweiger Loving<br>Trust              | Off site parking for Kenai<br>Cinemas and Extreme Fun<br>Center | 260 S. Willow St    |
| 60 | PZ2019-38  | Matthew Smith and Tracey<br>Smith              | Professional Offices  | 2785 Beaver Loop Rd |
| 61 | PZ2013-27  | A & K Enterprises                              | Storage Yard  | 200 Trading Bay Rd. |
| 62 | PZ2011-36  | Kenaitze Indian Tribe                          | Medical Clinic  | 508 Upland St.      |
| 63 | PZ2021-05  | Laura Pabst                                    | Dog breeding & sales  | 140 Richfield Dr    |
| 64 | PZ1999-12  | Harris N. Miller                               | Welding & Metal Framing   | 911 Ames Rd         |
| 65 | PZ2017-25  | State of Alaska, Dept. of<br>Natural Resources | Boat Launch   | 4306 Eagle Rock Dr  |
| 66 | PZ199713   | Abby Ala dba Ridgeway<br>Farms Inc.            | Retail Flower & Vegetable<br>Sales                              | 5220 Strawberry Rd  |
| 67 | PZ2011-22  | Kenai Peninsula Racing<br>Lions                | Motor-Cross Race Track  | 490 Shotgun Dr.     |
| 68 | PZ2019-37  | Ronald E Carlson                               | Gunsmithing   | 310 Princess St.    |



# KING OF THE RIVER FOOD DRIVE

12-5 PM SUNDAY, JULY 2, 2023

10640 KENAI SPUR HIGHWAY, KENAI, AK 99611

CARL'S JR. PARKING LOT (ADJACENT TO THE SAFEWAY PARKING LOT)

OR

EARLY DROP OFF AT THE PENINSULA FOOD BANK

JUNE 26 -30, 2023 AT THE KENAI PENINSULA FOOD BANK

33955 COMMUNITY COLLEGE DRIVE, SOLDOTNA, AK 99669

***DONATE FOOD OR \$\$ TO BE ENTERED IN A \$1,000 DRAWING!***

CASH DONATIONS HERE:



***\$1 = 1 LB OF FOOD!***



The City of Kenai and City of Soldotna will be competing in a Food Drive to see which city can gather the most non-perishable food and/or monetary donations for the Kenai Peninsula Food Bank. The winning city will receive the title "King of the River" and the Mayor from the winning city will get to throw the first pitch at the Free Oilers Night game on July 4th!

**Become a Sponsor:** Sponsorships start at \$500. For each sponsor, your business name and logo will be displayed on banners at the Oilers game and 4th of July parade in Kenai. Contact the Kenai Peninsula Food Bank at 907-262-3111 for information about becoming a Sponsor. Be sure to tell them your sponsorship is for the City of Kenai!

**How to Participate:** Donate cash or non-perishable food during the donation periods at the locations listed below.

**Donate Food or \$\$ to be entered in a \$1000 drawing.**

The drawing will take place at the Free Oilers Night game on July 4, 2023.

### **When & Where to Donate:**

**Anytime**, monetary donations can be made online at anytime using the QR code below.

**June 26 - 30, 2023**, from 10:00 a.m. to 4:00 p.m. donations can be dropped off at the Kenai Peninsula Food Bank, 33955 Community College Drive, Soldotna, AK 99669. Be sure to tell them you are donating for the City of Kenai!

**Sunday, July 2, 2023**, from 12:00 p.m. to 5:30 p.m. in the Carl's Jr. parking lot (adjacent to the Safeway parking lot) 10640 Kenai Spur Highway, Kenai, AK 99611. Just look for the Kenai Peninsula Food Bank truck.

**Tuesday, July 4, 2023**, from 1:00 p.m. to 3:00 p.m. You can bring your donations to Kenai's annual Fourth of July Parade. Look for the Kenai Peninsula Food Bank truck parked on the Kenai Green Strip.

**What to Donate:** You can give a monetary donation for food, every \$1 is equal to about 1 pound of food. Monetary donations will be accepted at all three donation locations listed above or you can donate online using this QR Code.

The following is a list of the most needed non-perishable food:

- Boxed Mac N Cheese
- Canned Chili, Spaghetti & Soup
- Canned Vegetables & Fruit
- Beans, Legumes, Rice, Pasta
- To-Go Packs (Apple Sauce)
- Canned Meats (Tuna, Chicken)
- Canned Pork N Beans
- Peanut Butter/Nuts
- Breakfast Cereal/Oatmeal



King of the River Food Drive information is available on the Kenai Peninsula Food Banks webpage for this event: <https://kpfoodbank.org/event/king-of-the-river/>

For more information regarding the July 4th Free Oilers Night, please visit the Kenai Peninsula Food Bank webpage for this event: <https://kpfoodbank.org/event/free-oilers-night/>