

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 14, 2025 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on May 14, 2025, 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:

Jeff Twait, Chair
Gwen Woodard
Stacie Krause

Jeanne Reveal
Sonja Earsley, Vice Chair
Diane Fikes

A quorum was present.

Absent:

Glenese Pettey

Also in attendance were:

Kevin Buettner, Planning Director
Deborah Sounart, City Council Liaison
Meghan Thibodeau, Deputy City Clerk

3. Approval of Agenda and Consent Agenda

Chair Twait noted the following additions to the Packet:

Add to Item E.1.

Resolution PZ2025-19

- Updated Page 1 of Staff Report

Add to Item F.1.

Resolution PZ2025-17

- Public Comment

MOTION:

Commissioner Woodard **MOVED** to approve the agenda and consent agenda. Vice Chair Earsley **SECONDED** the motion.

The items on the Consent Agenda were read into the record.

Chair Twait opened the floor for public comment on consent agenda items; there being no one wishing to be heard, the public comment period was closed.

UNANIMOUS CONSENT was requested.
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.

B. APPROVAL OF MINUTES

1. *Regular Meeting of April 23, 2025

Approved by the consent agenda.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS

1. **Resolution No. PZ2025-19** – Recommending Approval of Preliminary Plat – Kenai Meadows Addition No. 2, a subdivision of Tract A and Lots 3 & 4, Kenai Meadows Addition No.1, in the Rural Residential (RR) Zoning District.

MOTION:

Commissioner Krause **MOVED** to approve Resolution PZ2025-19. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-19, and explained the purpose of the plat was to subdivide Tract A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1. It was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-19.

MOTION TO AMEND:

Commissioner Reveal **MOVED** to approve Resolution PZ2025-19 with the following changes:

1. Add a new second Whereas that reads: "WHEREAS, the City of Kenai, signed a Quitclaim Deed on May 13, 2025, conveying Lot 3, Kenai Meadows Addition No. 1, to Kenai Peninsula Housing Initiative, Inc.; and,"
2. In the following Whereas, remove the words [AND LOT 3].

Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to amend.

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

Chair Twait opened the floor for public hearing; there being no one wishing to be heard, the public comment period was closed.

VOTE:

YEA: Krause, Reveal, Twait, Earsley, Fikes, Woodard

NAY: None

ABSENT: Pettey

MOTION PASSED WITHOUT OBJECTION.

F. PUBLIC HEARINGS

1. **Resolution No. PZ2025-17** – Granting a Conditional Use Permit to Develop and Operate an 82-Unit Indoor Heated Storage Facility on the Property Described as Lot 1 BLK 2 of Mommsens Sub Replat Addn No 1, Addn No 2, Located at 1001 Third Street, in the Urban Residential (RU) Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2025-17. Vice Chair Earsley **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-17; he noted that the application was for a Conditional Use Permit (CUP) to develop and operate an indoor heated mini-storage facility with approximately 82 units. Zoning and uses of surrounding properties were reviewed; it was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-17.

Adam Tugan, applicant, noted that he was available for questions.

Chair Twait opened the floor for public hearing.

Michael Urciuoli, resident, spoke in opposition to the CUP. He expressed concerns that Third Street was not up to code and required maintenance prior to being used as an access for the proposed business; that homeless people may live in the units; and that this commercial facility does not belong in a residential area.

Gwen Urciuoli, resident, spoke in opposition to the CUP. She expressed concerns that this CUP would set a precedent for future commercial uses in the neighborhood; that it would have long-term zoning implications; that it would affect property values; that it would have bright lighting and security cameras; and that it could increase noise and crime in the neighborhood.

There being no one wishing to be heard, the public hearing period was closed.

In response to questions from the Commission, Mr. Tugan clarified that he also owns the adjacent lots which are intended for two fourplex buildings; that he intends to fence the entire property surrounding the proposed storage units; that there could be 24-hour access; that their current plans do not include water/sewer hookups; and that the site would be managed remotely, although these details had not been finalized.

Jeremie Bird, Mr. Tugan's business partner, further clarified that they intend to have 7:00 a.m. to 7:00 p.m. site access so there would not be 24-hour traffic; that they were not opposed to access on Redoubt Ave, and they will consider alternative lighting schematics to minimize disturbance to neighbors.

Concerns were expressed by the Commission regarding the condition and lack of maintenance on Third Street and whether Redoubt Ave may be a more appropriate access point; that large vehicle and trailer traffic would cause issues on Third Avenue; and that this commercial entity did not belong in the residential neighborhood.

Clarification was provided that the site access would be determined at the building permit stage when site and landscaping plans are finalized; that if the access point is on Third Street, the developer would be responsible for improving the street from Redoubt Avenue to the access point to meet City standards; that there would be one access point for entry and exit; that fire safety measures would be determined at a later date as part of the building review process; and that the City may pursue grant funding in the future to improve road conditions in this area.

MOTION TO AMEND:

Commissioner Woodard **MOVED** to amend Resolution PZ2025-17 to add a condition requiring a sight-obscuring fence along Third Street. Vice Chair Earsley **SECONDED** the motion.

Clarification was provided that there were provisions in code regarding standards for sight-obscuring fencing.

VOTE ON AMENDMENT:

YEA: Woodard, Earsley, Reveal, Krause, Fikes, Twait

NAY: None

ABSENT: Pettey

MOTION PASSED.

In response to questions from the Commission, Mr. Tugan and Mr. Bird provided details regarding the planned size and dimension of the proposed storage units; how the units would be accessed; and clarified that units would be self-servicing secured by gate access, fencing and cameras.

MOTION TO AMEND:

Vice Chair Earsley **MOVED** to amend Resolution PZ2025-17 to add a condition that site operational hours are restricted to 7:00 a.m. - 7:00 p.m. daily. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to amend.

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

Concern was expressed over approving a CUP prior to the structure being built; clarification was provided that there was precedent for this.

In response to questions from the Commission, Mr. Tugan clarified that no study had been done to assess public need for more heated storage unit rentals in the area; however, he had observed there was a significant market demand for it.

VOTE ON MAIN MOTION AS AMENDED:

YEA: Reveal, Earsley, Twait

NAY: Fikes, Krause, Woodard

ABSENT: Pettey

MOTION FAILED.

Chair Twait noted the 15-day appeal period.

G. UNFINISHED BUSINESS

1. Discussion – Aspen Creek, 701 N. Forest Drive CUP

Director Buettner noted that he had not received any recent complaints; that it was now past the date when Aspen Creek had stated that construction would be complete, so he intended to visit the site and observe whether traffic had decreased.

H. NEW BUSINESS

1. *Action/Approval – Requesting Excused Absences for the April 23, 2025 Regular Meeting – Krause

Approved by the consent agenda.

I. REPORTS

1. Planning Director – Planning Director Buettner reported on the following:

- CUP work session prior to this meeting; noted that there would be future work sessions on this topic in the coming months.
- Beginning development on a citywide transportation plan; attended Walkability Action Institute in Anchorage.

2. Commission Chair – No report.
3. Kenai Peninsula Borough Planning – Commissioner Fikes reported on recent actions of the Kenai Peninsula Borough Planning Commission.
4. City Council Liaison – Council Member Sounart reported on recent actions of the City Council.

J. ADDITIONAL PUBLIC COMMENT

Michael Urciuoli thanked the Commission; noted that it was Third Street not Third Avenue; and discussed spruce trees and road maintenance on Third Street.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: May 28, 2025

L. COMMISSION COMMENTS AND QUESTIONS

Commissioner Reveal noted that she attended the prior work session on CUPs.

Vice Chair Earsley noted that Parks & Recreation is having Planting Day event on May 31.

Commissioner Krause apologized for missing the prior work session.

Commissioner Fikes apologized for missing the prior work session; thanked public participants and the Commission for the good discussion and the public for their testimony.

M. PENDING ITEMS – None.

N. ADJOURNMENT

O. INFORMATIONAL ITEMS – None.

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 8:14 p.m.

I certify the above represents accurate minutes of the Planning & Zoning Commission meeting of March 14, 2025.



Michelle M. Saner, MMC, City Clerk