

**March 26, 2025
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 Item O.1 | Staff Report and Resolution <ul style="list-style-type: none">• Updated Page 1 of Staff Report and Resolution for PZ2025-19 | Planning Director | 1-6 |
| Add Item O.2 | Public Comment on Resolution PZ2025-17 | Planning Director | 7 |



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2025-19**

A RESOLUTION RECOMMENDING THAT THE PRELIMINARY PLAT FOR KENAI MEADOWS ADDITION NO. 2, A SUBDIVISION OF TRACT A1 AND A REPLAT OF LOTS 3 & 4, KENAI MEADOWS ADDITION NO. 1, IN THE RURAL RESIDENTIAL ZONING DISTRICT ATTACHED HERETO BE **APPROVED**.

LEGAL DESCRIPTIONS: Tract A1, Kenai Meadows Addition No. 1
Lot 3, Kenai Meadows Addition No. 1
Lot 4, Kenai Meadows Addition No. 1

KPB PARCEL NUMBERS: 03901067, 03901068 and 03901069

WHEREAS, at the regularly scheduled City Council meeting on April 16, 2025, the City of Kenai conditionally donated approximately 5.2 acres of city-owned land to be subdivided from Tract A1, Kenai Meadows Addition No. 1; and,

WHEREAS, the City of Kenai, owner of Tract A1, Kenai Meadows Addition No. 1, is supportive of the proposed development presented by the Kenai Peninsula Housing Initiative, Inc.; and,

WHEREAS, the City of Kenai received a preliminary plat from Segesser Surveys, on behalf of Kenai Peninsula Housing Initiatives, Inc., for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, Rights-of-Way Sixth Street and State Avenue are newly dedicated, therefore an installation agreement is required; and,

WHEREAS, the proposed lots have access from Redoubt Avenue (a City-maintained asphalt road) and the newly dedicated Sixth Street and State Avenue (currently undeveloped); and,

WHEREAS, City water and sewer lines are available to the lots; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and connection to the existing City of Kenai water and wastewater utility.
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2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a subdivision of a 69.5-acre tract into a new, 62.79-acre tract and three new lots (Lots 5, 6, & 7) and a replat of two (2) lots within a subdivision containing newly dedicated rights-of-way and a vacation of an existing right of way and determined acceptable access, subject to the listed conditions. An installation agreement is required for the newly dedicated Sixth Street right-of-way.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That preliminary plat Kenai Meadows Addition No. 2 for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1 be approved subject to the following conditions,

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. Prior to recording of the final plat, the developer will be required to enter into an installation agreement with the City of Kenai.
3. The Kenai City Council must declare the current sixty-foot right-of-way for Sixth Street not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.

Section 2. That the official name for the 60-foot dedicated right-of-way between Lots 3A and 4A be assigned as "Sixth Street", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.

Section 3. That the official name for the 60-foot dedicated right-of-way north of the newly formed Lots 5, 6, & 7, be assigned as "State Avenue", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
THIS 14th DAY OF MAY, 2025.

JEFF TWAIT, CHAIRPERSON

ATTEST:

Meghan Thibodeau, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission

FROM: Kevin Buettner, Planning Director

DATE: May 9, 2025

SUBJECT: Resolution No. PZ2025-19 – Preliminary Plat – Kenai Meadows Addition No. 2, a Subdivision of Tract A1 and a Replat of Lots 3 & 4, Kenai Meadows Addition No. 1.

Request The applicant is proposing a preliminary plat for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1.

Staff Recommendation Adopt Resolution No. PZ2025-19 recommending approval of Preliminary Plat – Kenai Meadows Addition No.2 to subdivide Tract A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1.

Applicant: Segesser Surveys
30485 Rosland St.
Soldotna, AK 99669

Property Owners: Kenai Peninsula Housing Initiative & City of Kenai

Legal Descriptions: Tract A1, Kenai Meadows Addition No. 1
Lot 3, Kenai Meadows Addition No. 1
Lot 4, Kenai Meadows Addition No. 1

KPB Parcel Nos.: 03901067, 03901068 and 03901069

Zoning District: Rural Residential (RR)

Land Use Plan: Medium Density Residential (LDR)

Surrounding Uses: Vacant Residential

SUMMARY

The City received a preliminary plat from Segesser Surveys, on behalf of Kenai Peninsula Housing Initiatives, Inc., for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

ANALYSIS

The proposed replat meets the preliminary plat requirements and development requirements for the Rural Residential (RR) zoning district. Access to the subject lots is via Redoubt Avenue, which is a City maintained asphalt road. City water and wastewater are available in this area and will developments on these lots will be required to establish a connection to the City of Kenai water and wastewater utility systems. The Public Works Director, Fire Marshal, and Building Official have reviewed the preliminary plat and have no comments.

At the regularly scheduled City Council meeting on April 16, 2025, the City of Kenai conditionally donated approximately 5.2 acres of city-owned land to be subdivided from Tract A1, Kenai Meadows Addition No. 1. The City of Kenai, owner of Tract A1, Kenai Meadows Addition No. 1, is supportive of the proposed development presented by the Kenai Peninsula Housing Initiative, Inc.

Staff finds that the preliminary plat meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and connection to the existing City of Kenai water and wastewater utility.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a subdivision of a larger tract into smaller lots and a replat of two lots within a subdivision containing dedicated rights-of-way and determined acceptable access, subject to the listed conditions. An installation agreement is required, as the existing north-south right of way is being moved and extended and a new right of way is being dedicated along the northern boundary of the new lots.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet. Each lot is over one acre in size.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Kenai Meadows Addition No. 2 to subdivide Tract A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1, meets the general standards for Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommends approval of Resolution No. PZ2025-19 to subdivide Tract

A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1 to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all Federal, State of Alaska, and local regulations.
2. Prior to recording of the final plat, the developer will be required to enter into an installation agreement with the City of Kenai.
3. The Kenai City Council must declare the current sixty-foot right-of-way for Sixth Street not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.
4. That the official name for the 60-foot dedicated right-of-way between Lots 3A and 4A be assigned as "Sixth Street", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.
5. That the official name for the 60-foot dedicated right-of-way north of the newly formed Lots 5, 6, & 7, be assigned as "State Avenue", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.

ATTACHMENTS

Aerial Map

Application

Preliminary Plat, Kenai Meadows Addition No. 2

Beth McDonald

From: Ben Shaw <craveakcabins@gmail.com>
Sent: Wednesday, May 14, 2025 12:10 PM
To: Planning Department
Subject: Hearing on 1001 third

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

To whom it may concern,

I Ben Shaw own Crave Alaska cabin company and have purchased several residential building lots within the city of Kenai and I'm building housing to help bring reasonably priced homes to the market. Before we purchase a partial we look closely at what the neighborhood is like and the intended/ zoned use of nearby property. With this information we determine what an appropriately priced home would be in that area And make decisions to purchase oand make decisions to purchase or not purchase accordingly. Locating a storage facility adjacent to one of our partials that is zoned residential would adversely affect The price point we need to be in in order to bring affordable housing to the city of Kenai. I would be against the idea of changing the zoning to locate a facility like this in the area.

Sincerely
Benjamin Shaw
(907)953-0991

Sent from my iPhone