

**May 13, 2026  
PLANNING & ZONING COMMISSION MEETING  
ADDITIONAL MATERIAL/REVISIONS**

**REQUESTED ADDITIONS TO THE PACKET**

<b><u>ACTION</u></b>	<b><u>ITEM</u></b>	<b><u>REQUESTED BY</u></b>	<b><u>PAGE</u></b>
Add Item F-1	<b>Public Comment</b> <ul style="list-style-type: none"><li>• Property Owner Jon Coats</li></ul>	Planning Director	2
Add Item F-1	<b>Public Comment</b> <ul style="list-style-type: none"><li>• Cynthia Shankel</li></ul>	Planning Director	3

**From:** [Jon Coats](#)  
**To:** [Planning Department](#)  
**Subject:** 209 Candlelight Comments  
**Date:** Wednesday, May 13, 2026 2:25:08 PM

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Dear City Council,

I am writing in support of the conditional use / variance permit for my property located on 209 Candlelight. I am the owner of the lot and am seeking approval to build into the north setback.

The proposed development has been thoughtfully planned to fit the lot while maintaining safety, neighborhood appearance, and long-term functionality. Because this is a corner lot, the required offsets create some practical design challenges. The conditional use, as proposed, helps address those challenges without creating a negative impact on the surrounding area.

Importantly, the proposed layout will not restrict sightlines on Kaknu or Candlelight. In fact, I believe the design will improve the overall function of the property by supporting better traffic flow and allowing snow to be pushed toward the back & side of the lot rather than accumulating near the front. During heavy snowfall years, this is an important consideration because snow storage near the street can create line-of-sight concerns over time. Of course this can be addressed but heavy snowfall years can also make availability & timeliness of snow removal a challenge no matter how motivated an owner is.

The units themselves will be well maintained, attractive, bright, and designed with strong curb appeal. My goal is to create a development that is a positive addition to the neighborhood and reflects well on the surrounding area.

This Project will add six housing units within City limits. I believe this is exactly the type of small-scale, thoughtful housing development that can help meet local demand while preserving the character and safety of the neighborhood.

For these reasons, I respectfully ask the City Council to support approval of the conditional use / variance permit.

Thank you for your time and consideration.

Sincerely,

Jon Coats

Owner, Coats Premier Investments LLC

**From:** [Cindy Shankel](#)  
**To:** [Planning Department](#)  
**Subject:** Variance Permit for 209 Candlelight Drive  
**Date:** Wednesday, May 13, 2026 8:13:35 AM

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City of Kenai  
Planning & Zoning Department  
Email: [planning@kenai.city](mailto:planning@kenai.city)

RE: Variance Permit for Parcel 04515303, 209 Candlelight Drive

I would like to express my concern regarding the proposed variance request for the parcel located at 209 Candlelight Drive. In my opinion, approving a reduction to the current 20-foot setback would not be in the best interest of the neighborhood or the safety of the children in this area.

Children frequently play along Candlelight Drive and are often near or in the roadway. Allowing additional building within the setback area could further reduce visibility, limit open space, and potentially increase existing safety concerns for both children and drivers.

For these reasons, I respectfully ask that the variance request be carefully reconsidered and denied in order to help preserve the safety and character of the neighborhood.

Thank you for your time and consideration.

Respectfully submitted,  
Cynthia Shankel  
Sent from my iPhone