

January 28, 2026
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	Conditional Use Permit Closures • PZ1999-12 • PZ2020-30 • PZ2022-21	Planning Director	1-2 1-3 1-4



KENAI

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

MEMORANDUM

TO: Planning and Zoning Commission Members
THROUGH: Kevin Buettner, Planning Director
FROM: Jessica See, Planning Technician
DATE: January 26, 2026
SUBJECT: **Closure of Conditional Use Permit PZ1999-12**

Per the permit holder, Harris (Nick) Miller, Nick's Ironworks is no longer conducting business and has ceased operations.

KMC 14.20.150(l)(2), *Expiration – Extensions – Transferability* – states that a conditional use permit shall automatically expire if for any reason the conditioned use ceases for a period of one (1) year or longer.

Therefore, Resolution PZ1999-12, granting a Conditional Use Permit for a welding and metal framing business at the property address of 911 Ames Road, is expired as of January 1, 2026.



KENAI

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

MEMORANDUM

TO: Planning and Zoning Commission Members
THROUGH: Kevin Buettner, Planning Director
FROM: Jessica See, Planning Technician
DATE: January 26, 2026
SUBJECT: **Closure of Conditional Use Permit PZ2020-30**

Per the Annual Compliance Report submitted for 2025 it has been noted that no business was conducted in 2025 and that all dogs were spayed or neutered. Upon discussion with permit holder, Robert Myers there is no plan to re-open the business.

KMC 14.20.150(l)(2), *Expiration – Extensions – Transferability* – states that a conditional use permit shall automatically expire if for any reason the conditioned use ceases for a period of one (1) year or longer.

Therefore, Resolution PZ2020-30, granting a Conditional Use Permit for the breeding and sale of dogs at the property address of 1115 First Street, is expired as of January 1, 2026.



KENAI

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

MEMORANDUM

TO: Planning and Zoning Commission Members
THROUGH: Kevin Buettner, Planning Director
FROM: Jessica See, Planning Technician
DATE: January 26, 2026
SUBJECT: **Closure of Conditional Use Permit PZ2022-21**

Per the Annual Compliance Report submitted for 2025 it has been noted that the elementary and high school operations were moved to another facility and no activity was reported for the calendar year. Upon discussion with Rick Baldwin, on behalf of The Kenai Fellowship Church of Christ, the Church has no plans, at this time, to resume the use authorized by the permit.

KMC 14.20.150(I)(2), *Expiration – Extensions – Transferability* – states that a conditional use permit shall automatically expire if for any reason the conditioned use ceases for a period of one (1) year or longer.

Therefore, Resolution PZ2022-21, granting a Conditional Use Permit for an Elementary through High School facility located at 8333 Kenai Spur Highway, is expired as of January 1, 2026.