

**From:** [Jessica See](#)  
**To:** [Planning Department](#)  
**Subject:** FW: Resolution PZ2026-08 - Rezone from Conservation to Suburban Residential  
**Date:** Wednesday, April 29, 2026 11:36:51 AM  
**Attachments:** [image.png](#)  
[Kenai Rezone - Uplands Map.pdf](#)

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**From:** Gary Greenberg <[ggreenberg@akmapco.com](mailto:ggreenberg@akmapco.com)>  
**Sent:** Tuesday, April 28, 2026 7:54 AM  
**To:** City Council <[city\\_council@kenai.city](mailto:city_council@kenai.city)>  
**Subject:** Resolution PZ2026-08 - Rezone from Conservation to Suburban Residential

To Whom It May Concern,

Lot 04501057 was designated as Conservation zoning intentionally, based on its environmental characteristics. A review of available data shows that the majority of this parcel consists of wetlands that are unsuitable for development.

There appears to be approximately three acres along Princess Street, adjacent to existing utilities, that could be reasonably considered for development. However, the land north of Aliak Drive is predominantly wetland, with swamp-like conditions that present significant challenges. The “upland” island in this area is heavily pockmarked with sinkholes and is characterized by an extremely high water table. In practice, many of these sinkholes function as ponds, and there are numerous similar features across the site. I have included a picture of one.

As noted by the American Planning Association, wetlands in their natural state perform essential ecological functions that are both environmentally and economically valuable, and often difficult or costly to replace. They play a critical role in protecting surface water quality by mitigating erosion and regulating water flow.

<https://www.planning.org/policy/guides/adopted/wetlands.htm>

Given these considerations, I respectfully ask whether it is prudent to pursue the sale and development of wetlands. Past development in similar areas—such as along Kalifornsky Beach Road between Kenai and Kasilof—has led to significant flooding issues, resulting in a declared disaster and substantial recovery costs, including over \$1 million in federal assistance.

<https://www.peninsulaclarion.com/2015/09/20/conflict-controversy-haunt-k-beach-flooding-solutions/>

Disturbing these wetlands could also have unintended consequences for the existing subdivision to the south, including increased flood risk and environmental degradation.

Limiting any potential development to the more stable upland areas along Princess Street may be a reasonable compromise. However, extending development beyond Aliak Drive would likely create long-term environmental and economic challenges.

Thank you for your time and consideration.

Sincerely,  
Gary Greenberg

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☆ 04501057

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**Assessment information provided here reflect both the 2025 certified values and the assessed values for 2026. Notices of Assessment for 2026 were mailed February 27, 2026.**

[Learn more about real property assessments here.](#)

[View more detailed assessment info for this parcel here.](#)

### 2026 Assessed Values

**2026 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL.**

**Assessed Land Value: 477,000**

**Assessed Improvement Value: 0**

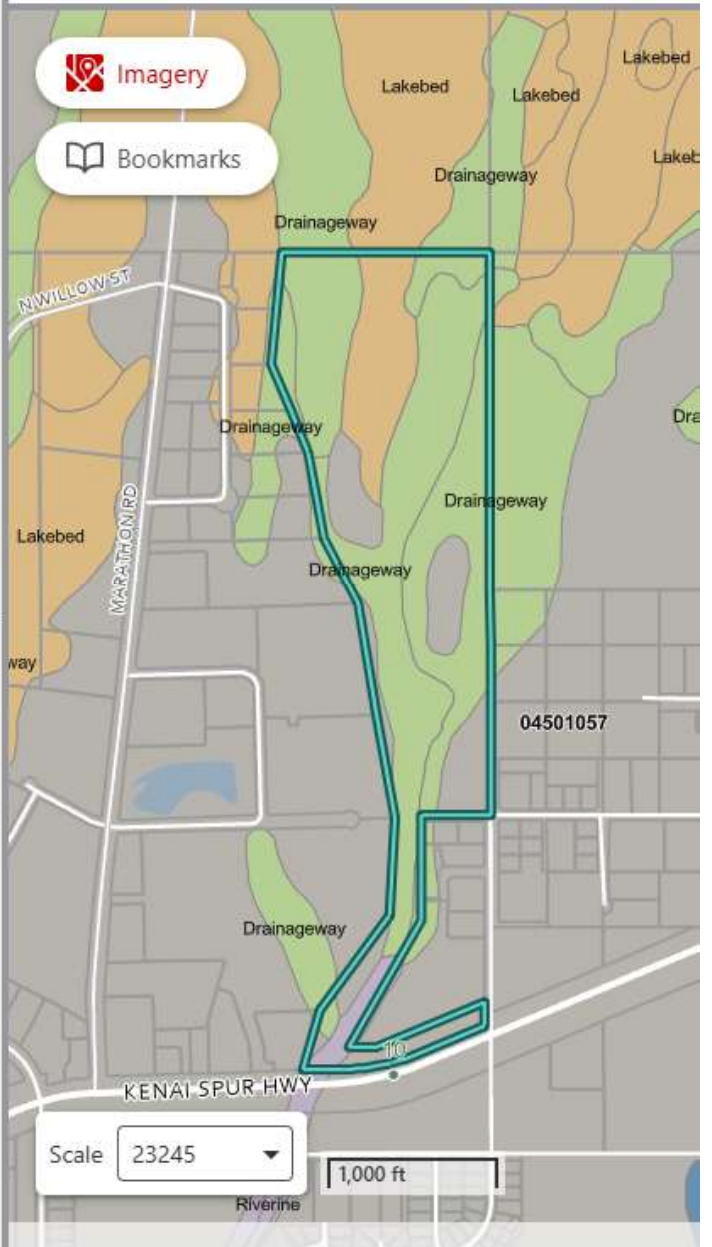
### 2025 Certified Values and Parcel Information

PARCEL ID	04501057
PLAT	NONE
PHYSICAL ADDRESSES	10060 Kenai Spur Hwy
OWNER	KENAI CITY OF
MAILING ADDRESS	210 FIDALGO AVE STE 200
MAILING CITY	KENAI
MAILING STATE	AK
MAILING ZIP	99611
OWN TYPE	Municipal

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# Distribution of Upland Areas

## Kenai Lowlands Wetlands

### ECOSYSTEM

-  Drainageway
-  Lakebed
-  Riparian
-  Uplands
-  Rezone to RR1

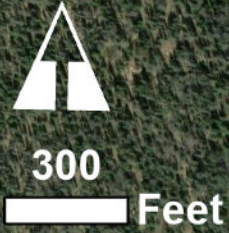
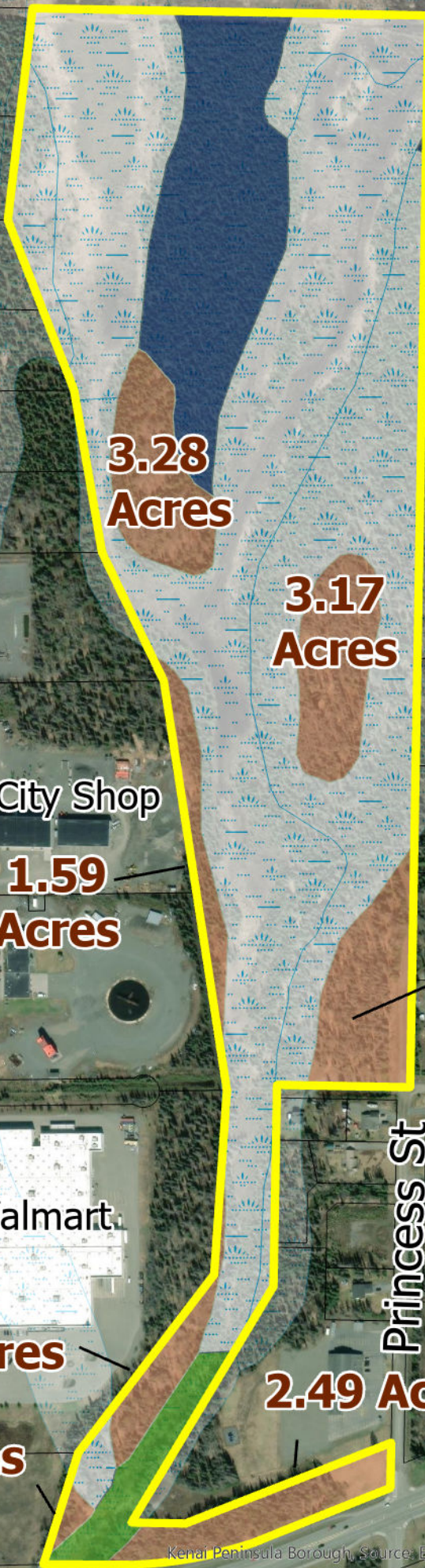
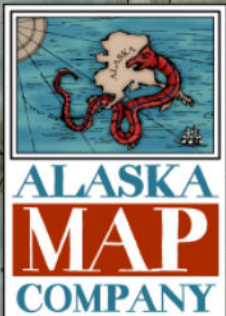
Data Source: Cook Inlet Wetlands

This map was developed using the Cook Inlet Wetlands published by the Kenai Watershed Forum. These data were developed by extensive field data, including measurements of water chemistry, soil properties, hydrology, and plant species occurrence and abundance. The information is summarized in two peer-reviewed publications.

<https://www.kenaiwatershed.org/cook-inlet-wetlands/>

### Acres by Ecosystem

	Acres	Percent
Drainageway	53	66%
Lakebed	10	12%
Riparian	2	3%
Uplands (Not Wetlands)	16	20%
<b>Total</b>	<b>81</b>	



City Shop

Walmart

Princess St

Magic Ave

Kenai Spur Hwy