

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 24, 2019 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

1. CALL TO ORDER

Commission Chair Twait called the meeting to order at 7:00 p.m.

a. Pledge of Allegiance

Commission Chair Twait led those assembled in the Pledge of the Allegiance.

b. Roll Call

Commissioners present: Chair J. Twait, Vice-Chair D. Fikes, R. Springer, G. Greenberg, J. Halstead, V. Askin

Commissioners absent: T. McIntyre

Staff/Council Liaison present: City Planner E. Appleby, Deputy Clerk J. LaPlante, Planning Dept. Assistant W. Anderson, Council Liaison B. Molloy

A quorum was present.

c. Agenda Approval

MOTION:

Commissioner Springer **MOVED** to approve the agenda as presented and Commissioner Halstead **SECONDED** the motion. There were no objections; **SO ORDERED**.

d. Consent Agenda

MOTION:

Commissioner Askin **MOVED** to approve the consent agenda to include the excused absence of Commissioner McIntyre and Commissioner Halstead **SECONDED** the motion. There were no objections; **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.

- e. *Excused absences – T. McIntyre

2. ***APPROVAL OF MINUTES**

- a. March 27, 2019
- b. April 10, 2019

The minutes were approved by the Consent Agenda.

3. **SCHEDULED PUBLIC COMMENT** – None.

4. **UNSCHEDULED PUBLIC COMMENT** – None.

5. **CONSIDERATION OF PLATS** – None.

6. **PUBLIC HEARINGS**

- a. **Resolution No. PZ2019-13** – Amending Kenai Municipal Code 14.20.320 – Definitions - 14.20.330 – Standard for Commercial Marijuana Establishments and 14.22.010 – Land Use Table, to Incorporate Onsite Consumption of Marijuana at Retail Marijuana Establishments into the City of Kenai’s Code of Ordinances

MOTION:

Commissioner Fikes **MOVED** to approve Resolution No. PZ2019-13 and Commissioner Askin **SECONDED** the motion.

The City Planner reviewed the staff report that was provided in the packet, noting the proposed new definition category with conditional use permits and an onsite consumption endorsement. It was further noted that only marijuana stores may obtain an onsite consumption endorsement. It was added that there were currently four permitted marijuana stores operating in the City of Kenai.

City Staff advised the Commission that passage of Resolution No. PZ2019-13 would recommend approval of Ordinance No. 3056-2019 to the Kenai City Council.

Chair Twait opened the floor for public testimony. There being no one wishing to be heard, public comment was closed.

The City Attorney clarified that per the State of Alaska regulations the allowable onsite consumption products were limited to edibles and the plant product for inhalation.

The Commission discussed potential limitations on the hours of operations for onsite consumption.

MOTION TO AMEND:

Commissioner Springer **MOVED** to amend the Resolution to include a limitation of hours of operation of onsite consumption; Commissioner Greenberg **SECONDED** the motion.

VOTE ON THE AMENDMENT:

YEA: Fikes, Springer, Askin, Greenberg, Twait, Halstead

NAY:

MOTION PASSED UNANIMOUSLY.

VOTE ON THE MAIN MOTION AS AMENDED:

YEA: Greenberg, Halstead, Springer, Fikes, Askin, Twait

NAY:

MOTION PASSED UNANIMOUSLY.

7. **UNFINISHED BUSINESS** – None.

8. **NEW BUSINESS** – None.

9. **PENDING ITEMS** – None.

10. **REPORTS**

- a. **City Council** – Council Member Molloy reviewed the action agenda from the April 17 City Council Meeting and specifically noted the informative presentation on the History of Kenai Local Food Connection; a budget work session was on April 18 to review and discuss the FY20 Proposed Budget; and the evaluations of the City Manager, Attorney and City Clerk were on April 23.
- b. **Borough Planning** – Vice-Chair Fikes reported the Commission met on April 22, approved four plats, a vacation of easement in Seldovia, and a resolution for an application of a conditional use permit for two bridges in the habitat protection district and improvement of Windy Bay Road of the Katchemak Bay area. She added there was special consideration for building setback in the Longmere Subdivision; a consideration of a motion to amend after adoption for a continuation of a hearing date for a conditional land use permit application for materials site extraction; and the Materials Site Plan Working Group was moving forward.
- c. **Administration** – City Planner Appleby reported on the following:
 - The FY20 budget for Planning and Zoning was reviewed by Council on April 18; and
 - The current Code enforcement activity in Kenai.

11. **ADDITIONAL PUBLIC COMMENT** – None.

12. **INFORMATIONAL ITEMS** – None.

13. **NEXT MEETING ATTENDANCE NOTIFICATION** – May 8, 2019

The City Planner noted there would be a Sign Code work session prior to the next regular meeting.

14. COMMISSION COMMENTS & QUESTIONS

Commissioner Halstead thanked Administration for their hard work.

Commissioner Springer noted interest in having the onsite alcohol consumption locations also in the Kenai Code.

15. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:10 p.m.

Minutes prepared and submitted by:



Jacquelyn LaPlante
Deputy City Clerk

