

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 27, 2020 – 7:00 P.M.
KENAI CITY HALL
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

Commission Chair J. Twait called the meeting to order at 7:10 p.m.

1. Pledge of Allegiance

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

2. Roll Call

Commissioners present: J. Twait, D. Fikes, V. Askin, T. McIntyre, G. Greenberg, J. Halstead

Commissioners absent: R. Springer

Staff/Council Liaison present: City Planner E. Appleby, Deputy Clerk J. LaPlante, Council Liaison H. Knackstedt

A quorum was present.

3. Agenda Approval

MOTION:

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

4. Consent Agenda

MOTION:

Commissioner Askin **MOVED** to approve the consent agenda 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.

5. *Excused absences – R. Springer

B. APPROVAL OF MINUTES

1. *May 13, 2020

The minutes were approved by the Consent Agenda.

C. SCHEDULED PUBLIC COMMENT – None.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS

1. **Resolution PZ2020-10** - Preliminary Subdivision Plat of Baron Park 2020 Replat, submitted by Segesser Surveys, 30485 Rosland St., Soldotna AK 99669, on behalf of City of Kenai, 210 Fidalgo Ave., Kenai, AK 99611

MOTION:

Commissioner Halstead **MOVED** to approve Resolution PZ2020-10 and Commissioner Askin **SECONDED** the motion.

The staff report was reviewed as provided in the packet and it was recommended the preliminary plat of Baron Park 2020 Replat be approved with the condition that further development of the property shall conform to all federal, State of Alaska, and local regulations.

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

It was noted the progress had been successful; the location, creation and maintenance of the dog park was great.

It was clarified that the City of Kenai would ultimately be responsible for maintaining the dog park while a large volunteer community was assisting in the maintenance of it.

VOTE:

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

NAY:

MOTION PASSED UNANIMOUSLY.

2. **Resolution PZ2020-14** - Preliminary Subdivision Plat of Newton-Segura Subdivision, submitted by Segesser Surveys, 30485 Rosland St., Soldotna AK 99669, on behalf of Frank D. and Marilyn K. Newton, 260 Juliussen St., Kenai, AK 99611 and Peggy A. Segura, 270 Juliussen St., Kenai, AK 99611

MOTION:

Commissioner Fikes **MOVED** to approve Resolution PZ2020-14 and Commissioner Askin **SECONDED** the motion.

The City Planner provided the staff report noting the plat lots access was from Juliussen Street which was attached to Beaver Loop Road and it was paved and would later be maintained by the City of Kenai. It was recommended that the preliminary plat be approved with the following conditions:

- Further development of the property shall conform to all federal, State of Alaska, and local regulations; and
- Remove plat note 4 because the City will be taking over Beaver Loop Road and there will not be adjacent State maintained right-of-way; renumber remaining plat notes to continue sequentially to have notes 1 through 7.

VOTE:

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

NAY:

MOTION PASSED UNANIMOUSLY.

F. PUBLIC HEARINGS – None.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS

1. **Discussion** - Kenai Municipal Code 14.20.180(c)(2) - Review Criteria for Variances

It was clarified that this discussion item was requested due to the variance permit granted at the last Commission meeting for the property of 2392 Redoubt Avenue in Kenai, regarding maximum lot coverage. The City Planner noted that the City Attorney could provide historical information regarding the property and it as determined that the special conditions or circumstances of that property were not actions caused by the applicant.

I. PENDING ITEMS – None.

J. REPORTS

1. **City Council** – Council Member Knackstedt reported on the actions from the May 20 City Council meeting.
2. **Borough Planning** – No report.
3. **Administration** – City Planner Appleby reported on the following:
 - The City of Kenai Incident Management Team was finalizing protocols for the change in upcoming Council and Commission meetings and the option for in-person/virtual hybrid meetings or stay with the full virtual meeting format;
 - City Hall has been opened for appointments only;
 - She attended a virtual meeting organized by the Borough to bring Regional Planners together; noting it was a nice opportunity for collaboration;

- Met with the Kenai Historical Society about security cameras at the historical cabins; a grant was received and it is hoped to have cameras installed before the end of the summer;
- The City is taking steps to clean up vacant lots covering a portion of the Black Gold Estates Subdivision off of Alpine Drive, including removal of trash and junk vehicles; and
- The Community Library was continuing curbside pickup of books with a limited opening on June 1.

K. **ADDITIONAL PUBLIC COMMENT** – None.

L. **INFORMATIONAL ITEMS** – None.

M. **NEXT MEETING ATTENDANCE NOTIFICATION** – June 10, 2020

N. **COMMISSION COMMENTS & QUESTIONS**

It was the consensus of the Commission that meeting in-person was preferred.

O. **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

