

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 26, 2020 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

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

1. Pledge of Allegiance

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

2. Roll Call

Commissioners present: J. Twait, R. Springer, J. Halstead, G. Greenberg, T. McIntyre

3. Commissioners absent: V. Askin, D. Fikes

Staff/Council Liaison present: City Planner E. Appleby, Planning Assistant W. Anderson, City Clerk J. Heinz, City Attorney S. Bloom, Council Liaison H. Knackstedt

A quorum was present.

4. Agenda Approval

MOTION:

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

5. Consent Agenda

MOTION:

Commissioner Halstead **MOVED** to approve the consent agenda and Commissioner Greenberg **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.

6. *Excused absences – V. Askin, D. Fikes

B. APPROVAL OF MINUTES

1. *August 12, 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 PZ2020-27** – Preliminary Subdivision Plat of Inlet Woods Subdivision Lee-Worley Replat, submitted by Segesser Surveys, 30485 Rosland St., Soldotna, AK 99669, on behalf of Jene M. Worley and Michelle L. Grzybowksi, 1545 Windward Dr., Kenai, AK 99611

The City Planner reviewed the staff report provided in the packet noting the Plat vacated a property line creating a larger lot and recommended approval with the following condition:

- Further development of the property shall conform to all federal, State of Alaska, and local regulations.

MOTION:

Commissioner Halstead **MOVED** to recommend approval of Resolution No. PZ2020-27 with staff recommendations and Commissioner McIntyre **SECONDED** the motion.

VOTE:

YEA: Springer, Halstead, McIntyre, Twait, Greenberg

NAY:

MOTION PASSED UNANIMOUSLY.

F. PUBLIC HEARINGS

1. **Resolution PZ2020-21** - Application for a Variance Permit to reduce the setback requirement from 150 feet to 75 feet pursuant to Kenai Municipal Code 14.20.255(c)(4)(K) for the property located at 6576 Kenai Spur Highway, Kenai, AK 99611 and described as Lot 15, Block C, Beaver Creek Alaska Subdivision. The Application was submitted by Acom Consulting on behalf of Vertical Bridge, 5200 SW Meadows Rd., Suite 150, Lake Oswego, OR 97035.

The City Planner reviewed the staff report provided in the packet noting the variance permit was to reduce the setback requirement for the construction of a communications tower and the findings required to permit the setback; also recommended approval of the variance permit application subject to the following conditions:

- Further development of the property shall conform to all federal, State of Alaska, and local regulations.
- Prior to commencement of construction of the communication tower, the owner shall be obtain a Building Permit from the Building Inspector.
- Prior to commencement of construction of the communication tower, the owner shall obtain a Communications Tower Permit from the City Planner.

MOTION:

Commissioner Halstead **MOVED** to approve Resolution No. PZ2020-21 with staff recommendations and Commissioner Greenberg **SECONDED** the motion.

Chair Twait opened the floor for public testimony.

Tami Drew on behalf of the applicant thanked the Planner for her assistance; also noted the project would not be able to move forward without the variance approval.

There being no one else wishing to be heard, public comment was closed.

It was noted a tower of this size would bring great opportunities to the area and the location was a great location.

The applicant clarified that it was highly unlikely that the tower would ever fall down noting the planned foundation and the engineering; added that an engineer’s assessment would be provided to the City and insurance was required by the provider in the event of damage caused to neighboring properties.

The applicant also clarified that several jurisdictions preferred co-location so several towers weren’t constructed in a similar location when a provider decides to construct a tower, they contract with a tower company and the tower company seeks other providers to co-locate, and each provider needed ten to twelve feet of tower for their equipment.

VOTE:

YEA: Greenberg, Halstead, Springer, Twait

NAY: McIntyre

MOTION PASSED.

Commission Chair Twait noted the 15-day appeal period.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS – None.

I. PENDING ITEMS – None.

J. REPORTS

1. **Borough Planning** – No report; Commissioner Fikes was absent.

2. **City Council** – Council Member Knackstedt reported on the actions from the August 19 City Council meeting.
3. **Administration** – City Planner Appleby reported on the following:
 - Utility easement for the Eventyr Subdivision was approved by the Kenai Peninsula Borough Planning Commission; and
 - Submitted her resignation to the City.

K. ADDITIONAL PUBLIC COMMENT

Vice Mayor Molloy thanked the City Planner for her service to the City.

Council Member Knackstedt noted the Planner's thoroughness and expressed appreciation for her service.

Council Member Glendening echoed previous comments; noted he served on several external committees alongside the Planner and thanked for her service.

L. INFORMATIONAL ITEMS – None.

M. NEXT MEETING ATTENDANCE NOTIFICATION – September 9, 2020

N. COMMISSION COMMENTS & QUESTIONS

Commissioner Springer thanked the Planner for her service.

Commissioner Greenberg echoed gratitude for the Planner's service.

Commissioner McIntyre expressed displeasure with cell phone towers; expressed the Planner did an excellent job adding that the Planning Assistant also did a great job.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:50 p.m.

Minutes prepared and submitted by:


Jacquelyn LaPlante
Deputy City Clerk

