

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
DECEMBER 09, 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, D. Fikes, J. Halstead, G. Greenberg,
T. McIntyre,

Commissioners absent:

Staff/Council Liaison present: City Manager P. Ostrander, Planning Assistant W.
Anderson, Deputy City Clerk M. Thibodeau, Council Liaison
J. Glendening

A quorum was present.

3. Agenda Approval

MOTION:

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

4. Consent Agenda

MOTION:

Vice Chair Fikes **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 – None

B. APPROVAL OF MINUTES

1. *October 28, 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 PZ2020-36** – Preliminary Subdivision Plat of Integrity Plaza II, submitted by Cliff Baker, Surveyor, 201 Barrow Street, Unit 202, Anchorage, AK 99501, on behalf of Cliff Baker, 201 Barrow Street, Unit 202, Anchorage, AK 99501

Planning Assistant Anderson reviewed the staff report provided in packet noting the preliminary plat vacates property lines creating a larger tract and City staff recommends approval subject to the following condition:

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

MOTION:

Vice Chair Fikes **MOVED** to approve Resolution No. PZ2020-36 and Commissioner Halstead **SECONDED** the motion.

MOTION TO AMEND:

Commissioner Greenberg **MOVED** to amend by Substitute Resolution No. PZ2020-34 and Commissioner Halstead **SECONDED** the motion.

VOTE:

YEA: Twait, Springer, Halstead, Fikes, Greenberg, McIntyre
NAY:

MOTION PASSED UNANIMOUSLY.

F. PUBLIC HEARINGS

1. **Resolution PZ2020-35** – Application for a Conditional Use Permit for seven zero lot line/townhouse dwellings, on Tract A, Kenai Landing Cottages, and located at 2101 Bowpicker Lane. The application was submitted by Kenai Landing, Inc., 2101 Bowpicker Lane, Kenai, AK 99611.

City Attorney Bloom reviewed the staff report provided in packet noting the conditional use permit would permit the construction of zero lot line/townhouse dwellings in the Heavy Industrial Zone.

The criteria for townhouses and conditional use permits were reviewed; it was noted the application met the criteria and City staff recommends approval subject to the following condition:

- Further development of the property shall conform to all federal, State of Alaska, and local regulations;
- Prior to issuance of a Building Permit, a landscape/site plan must be reviewed and approved by the City Planner;
- Prior to beginning construction of the project, a building permit must be issued by the Building Official for the City of Kenai;
- All criteria of KMC 14.20.160 - Townhouses must be met, with updated documents provided to the City as they become available;
- Prior to the sale of any of the units, evidence must be provided that the developer is in compliance with the Uniform Common Interest Ownership Act, AS 34.08;
- A biennial fire inspection must be completed by the Fire Marshal for the City of Kenai;
- A yearly Conditional Use Permit report must be submitted to the City of Kenai prior to the 31st day of December of each year;
- The applicant will meet with City staff for on-site inspections when requested;
- If there is a change of use for the above described property a new Conditional Use Permit must be obtained, pursuant to 14.20.150(i)(5);
- Pursuant to KMC 14.20.150(i)(2), this permit shall expire automatically upon termination or interruption of the use for a period of at least one year;
- Failure to provide documentation to the City for meeting these conditions shall be grounds for the suspension or revocation of the conditional use permit.

MOTION:

Vice Chair Fikes **MOVED** to approve Resolution No. PZ2020-35 and Commissioner Halstead **SECONDED** the motion.

Applicants Steve Agni and Jonathan Faulkner provided an overview of the history and ongoing development plans for the property noting the coastal village concept. He clarified that the project was to the North of Mr. Hyde's facilities, that the property had been reviewed for the flood plain and determined to be high enough.

Mr. Agni added that the condominium and townhome owners would be year-round residents and would pay for the road maintenance in the area. Added that they have a year-round caretaker for the wastewater treatment plant and the resident's share of cost of operation of the plant would be proportional to the property size.

Clarification was provided that the ingress and egress would be sufficient for emergency services.

Mr. Agni further added that the development would meet the Borough's regulations and setbacks from the river and that the buildings would be a maximum of three story buildings.

VOTE:

YEA: Twait, Springer, Halstead, Fikes, Greenberg, McIntyre
NAY:

MOTION PASSED UNANIMOUSLY.

G. **UNFINISHED BUSINESS** – None.

H. **NEW BUSINESS** – None.

I. **PENDING ITEMS** – None.

J. **REPORTS**

1. **City Council** – Council Member Glendening reported on the actions from the November 4, November 23, and December 2 City Council meetings.
2. **Borough Planning** – Vice Chair Fikes reported on the actions of the Borough Planning Commission meetings of November 9 and November 30.
3. **City Administration** – City Manager Ostrander reported on the following:
 - Update on City Sales Tax numbers, up for the 3rd quarter in a row;
 - Developing a Request for Proposals for the Design Phase of the Bluff Erosion Project;
 - New City Planner will be starting this month;
 - Reviewed details of a recent work session regarding COVID-19 with Alaska Department of Health and Social Services staff.

K. **ADDITIONAL PUBLIC COMMENT**

1. Citizens Comments – None.

L. **INFORMATIONAL ITEMS**

M. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. December 23, 2020
2. January 13, 2021

N. **COMMISSION COMMENTS & QUESTIONS** – None.

O. **ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 8:27 p.m.

Minutes prepared and submitted by:



Meghan Thibodeau
Deputy City Clerk

