

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 10, 2021 – 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, G. Greenberg, A. Douthit, G. Woodard

Commissioners absent: J. Halstead

Staff/Council Liaison present: Planning Director R. Foster, Planning Assistant W. Anderson, Deputy City Clerk M. Thibodeau, Council Liaison J. Glendening

A quorum was present.

3. Agenda Approval

MOTION:

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

4. Consent Agenda

MOTION:

Commissioner Greenberg **MOVED** to approve the consent agenda and Vice Chair Fikes **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. *January 27, 2021

The minutes were approved by the Consent Agenda.

C. SCHEDULED PUBLIC COMMENT – None.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS

1. **Resolution PZ2021-02** – Preliminary Subdivision Plat of FBO Subdivision No. 10, submitted by Segesser Surveys, 30485 Rosland Street, Soldotna, AK 99669, on behalf of the City of Kenai, 210 Fidalgo Avenue, Kenai, AK 99611

Planning Director Foster presented his staff report with information provided in packet, noting that this subdivision is a requirement of City Council Resolution 2020-72, which approved a lease between the City of Kenai and Alaska Air Fuel, Inc. for a period of forty-five years.

Approval of the plat was recommended, subject to the following conditions:

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

MOTION:

Commissioner Douthit **MOVED** to approve Resolution No. PZ2021-02 and Commissioner Greenberg **SECONDED** the motion.

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

Citing previous discussions on this topic, the question was raised about the possibility of extending the remaining parcel to make it more leasable. Clarification was provided that there was the option to have a re-plat done in the future if a potential lessee came forward but the parcel was too small.

VOTE:

YEA: Twait, Woodard, Greenberg, Fikes, Springer, Douthit
NAY:

MOTION PASSED UNANIMOUSLY.

2. **Resolution PZ2021-07** – Preliminary Subdivision Plat of Townsite of Kenai 2021 Kenaitze Replat, submitted by Edge Survey and Design, LLC, P.O. Box 208, Kasilof, AK 99610, on behalf of Kenaitze Indian Tribe, P. O. Box 988, Kenai, AK 99611

Planning Director Foster presented his staff report with information provided in packet, noting that the property owners wish to vacate the property line between Tract A, and Lot 22-A-1, Block 5 Townsite of Kenai Kenaitze Addition, which will create a larger tract to be described as Tract B, Block 5, Townsite of Kenai 2021 Kenaitze Replat.

Approval of the plat was recommended, subject to the following conditions:

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

MOTION:

Commissioner Douthit **MOVED** to approve Resolution No. PZ2021-07 and Commissioner Greenberg **SECONDED** the motion.

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

VOTE:

YEA: Twait, Woodard, Greenberg, Fikes, Springer, Douthit
NAY:

MOTION PASSED UNANIMOUSLY.

F. PUBLIC HEARINGS

1. **Resolution PZ2021-05** – Application for a Conditional Use Permit for the breeding and sale of dogs, for the property described as Lot 4, Block 6, Valhalla Heights Subdivision Part 5, located at 140 Richfield Drive, Kenai, AK 99611. The application was submitted by Laura Pabst, 140 Richfield Drive, Kenai, AK 99611

Planning Director Foster reviewed the staff report provided in the packet noting the conditional use permit is primarily for the purpose of breeding and showing dogs, and the sale of puppies is secondary. The conditional use criteria and conditions of approval were reviewed, and it was noted that the applicant must obtain a commercial kennel license from Animal Control.

MOTION:

Commissioner Greenberg **MOVED** to recommend approval of Resolution No. PZ2021-05 with staff recommendations and Commissioner Douthit **SECONDED** the motion.

Chair Twait opened the floor for public testimony.

Laura Pabst described her family's business, clarifying that they show dogs throughout the country and in Canada, and her dogs are trained to perform in many events. She explained that it is a family passion and has proved to be a positive activity for her daughter. She clarified that the breeding aspect of her business is limited, and is something that she does for herself and the puppies that are sold go to show and performance homes. She noted that she does not intend to increase production of puppies.

Edwin Creekmore with Kenai Animal Control clarified that her Animal Control permit is conditional upon this Resolution passing with Commission, and noted that there had been no complaints against her property. He explained that Animal Control will do an annual inspection to check on welfare, safety and living conditions of the animals.

Pabst noted dogs are never outside unattended, because she doesn't want to be nuisance to her neighbors.

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

VOTE:

YEA: Twait, Greenberg, Douthit, Fikes, Springer, Woodard

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 February 3, February 17, and March 3, 2021 City Council meetings.
2. **Borough Planning** – Vice Chair Fikes reported on the actions of the Borough Planning Commission meetings of February 8 and February 22, 2021, and the next meeting is March 15, 2021.
3. **City Administration** – Planning Director Foster reported on the following:
 - A plat has been received for consideration, and will be presented at the March 24, 2021 meeting.

K. ADDITIONAL PUBLIC COMMENT

1. Citizens Comments
2. Council Comments

L. INFORMATIONAL ITEMS

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. March 24, 2021

N. COMMISSION COMMENTS & QUESTIONS

Commissioner Greenberg welcomed Commissioner Woodard to Planning & Zoning.

Commissioner Springer noted he had intended to come in person, but withheld because he had a cold.

Commissioner Woodard noted she is looking forward to learning about Planning & Zoning and working with the other commissioners.

Vice Chair Fikes reminded everyone to file their PFD applications, and that financial disclosures are due soon.

O. ADJOURNMENT

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

Minutes prepared and submitted by:



Meghan Thibodeau
Deputy City Clerk

