

**JANUARY 27, 2021
PLANNING AND ZONING COMMISSION MEETING
ADDITIONAL MATERIAL/REVISION**

REQUESTED REVISIONS TO THE AGENDA/PACKET:

| <u>ACTION</u> | <u>ITEM</u> | <u>REQUESTED BY</u> |
|----------------------|--|----------------------------|
| Add to Item E.1. | Resolution No. PZ2021-03 <ul style="list-style-type: none">• Memorandum to Commission• Revised Resolution to Amend a Condition of Approval | Administration |



MEMORANDUM

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: January 27, 2021
SUBJECT: **Amendment to Resolution PZ2021-03 – Preliminary Plat – Illiamna View Subdivision 2020 Replat**

Administration recommends that the Commission amend Resolution PZ2021-03 – Preliminary Plat – Illiamna View Subdivision 2020 Replat to replace the second condition in Section 1 with a new condition, by making the following motion;

I move to replace the second condition in Section 1 with a new condition as follows:

Remove Note 6 from the Plat, the City of Kenai does not participate in the FEMA Floodplain program and does not comply with Title 21, Chapter 6 of the Kenai Peninsula Borough Code of Ordinances.

Thank you for your consideration.

Attachment:

Amended Resolution PZ2021-03 – Preliminary Plat – Illiamna View Subdivision 2020 Replat



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-03**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT ILLIAMNA VIEW SUBDIVISION 2020 REPLAT ATTACHED HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from McLane Consulting, Inc. and,

WHEREAS, the plat meets Municipal Code requirements of the Rural Residential Zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, Kenaitze Court and I Street SE provide access to the proposed Lots 1-B and 1-C, Block Two (2) Illiamna View Subdivision 2020 Replat; and,

WHEREAS, Kenaitze Court is a gravel City maintained road. The right-of-way for I Street SE provides legal access to the proposed lots; however, this street has not been developed. Because it is unlikely that these parcels will be further developed, the City of Kenai will not require that I Street SE be further developed at this time. An installation agreement is not required; and

WHEREAS, City water and sewer lines are not located in this area and an installation agreement will not be required; and,

WHEREAS, A note on the plat provides that conditions might not be suitable for onsite wastewater treatment and disposal systems. No wastewater will be generated or disposed of on these lots as of the date of this plat. If circumstances change to allow lawful onsite wastewater treatment and disposal systems, those systems must meet the wastewater disposal requirements of KPB Chapter 20.40 and the regulatory requirements of the Alaska Department of Environmental Conservation; and

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to Kenai Municipal Code 14.10.070 Subdivision design standards, the plat conforms to the minimum street widths, easements are sufficiently provided for utilities, the proposed lot would be arranged to provide satisfactory and desirable building sites, and the preliminary plat meets standards for water and wastewater.
 2. Pursuant to Kenai Municipal Code 14.24.010 Minimum lot area requirements, the proposed lots meets City standards for minimum lot sizes.
 3. Pursuant to Kenai Municipal Code 14.24.020 General Requirements, the proposed lots meet City standards for minimum lot width, maximum lot coverage, maximum height, and setbacks.
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NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That the preliminary plat of Illiamna View Subdivision 2020 Replat be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Remove Note 6 from the Plat, the City of Kenai does not participate in the FEMA Floodplain program and does not comply with Title 21, Chapter 6 of the Kenai Peninsula Borough Code of Ordinances.
3. If circumstances change to allow lawful onsite wastewater treatment and disposal systems, those systems must meet the wastewater disposal requirements of KPB Chapter 20.40 and the regulatory requirements of the Alaska Department of Environmental Conservation.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 27th day of January, 2021.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CITY CLERK