

**APRIL 28, 2021
PLANNING AND ZONING COMMISSION MEETING
ADDITIONAL MATERIAL REVISION**

REQUESTED REVISIONS TO THE PACKET

ACTION	ITEM	REQUESTED BY
Add to Item F1	E-mail Objecting to Day Care	Administration
Add to Item F2	Proposed Amendment to Conditional of Approval Number Four (4) with Attachment	Applicant

Wilma Anderson

From: Elarth Adams <akchardonnay@yahoo.com>
Sent: Tuesday, April 27, 2021 9:08 PM
To: Wilma Anderson
Subject: Resolution PZ2021-12

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

TWIMC,

I have no issues with regard to the Conditional Use Permit for a Day Care with the exception that the land owners clean the front lawn at the end of the day, each day.

Thank you.
Elizabeth V. Allen

617 Fir Drive
Kenai, Alaska 99611

To: Ryan Foster, Planning Director, City of Kenai
Kenai Planning Commission
Fr: Jon Faulkner, KLI
Re: Home Port PUD Application, Resolution No. PZ 2021-10
Date: 4/28/21

Ryan:

Currently, Condition #4 of staff recommendations reads:

"Prior to issuance of a building permit, conditions listed under 14.20.160 Townhouses must be reviewed and approved by the Planning Director. Adjustments to criteria regarding lot width, lot size and setbacks will be considered due to the nature of the project, including the condominium approach in lieu of fee simple lots."

To obtain project certainty on vital elements to our development, and yet to retain your intent, KLI is proposing to substitute the following language for the above Condition #4.

"Prior to issuance of a building permit, conditions listed under 14.20.160 Townhouses must be reviewed for conformity by the Planning Director. However, due to the unique nature of the project and its status as a condominium, the criteria under 14.20.160 regarding lot width, lot size and setbacks is hereby modified according to the attached grid as organized by Development Area and represented on the Home Port master plan"

Jon Faulkner, KLI
4/28/21

	Front Street Lofts	Range	Highliner Row	Cannery South	Cannery North	Plaza
Minimum Declared Unit Size	1080 square feet	1500 square feet	2000 square feet	1000 square feet	900 square feet	900 square feet
Unit width	20'	20'	20'	20'	20'	20'
Front Setbacks	14' from Street	20'	14' from street	14' from street	14'	10' from other Units
Back Setbacks	0' from Public Promenade	10' from Alley	10' from Alley	10' from Alley	10'	10' from Alley
Side Setbacks	Zero Lot line	Common wall: 10'	10'	Zero Lot line. 10'	TBD	Zero Lot line. 10'
Rear Alley Access	No	Yes	Yes	Yes	No	Yes
Commons & Open Space Adjacent	Yes	Yes	No	No	No	No
Will Meet All Fire Code	yes	yes	yes	yes	yes	yes