

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 25, 2021 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

A. CALL TO ORDER

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

1. Pledge of Allegiance

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

2. Roll Call

Commissioners present: J. Twait, J. Halstead, A. Douthit, D. Fikes, G. Woodard, G. Greenberg, R. Springer

Commissioners absent:

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

A quorum was present.

3. Agenda Approval

MOTION:

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

4. Consent Agenda

MOTION:

Vice Chair Fikes **MOVED** to approve the consent agenda and Commissioner Douthit **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. *Regular Meeting of August 11, 2021

The minutes were approved by the Consent Agenda.

C. SCHEDULED PUBLIC COMMENT – None.

D. UNSCHEDULED PUBLIC COMMENT – None.

E. CONSIDERATION OF PLATS – None.

F. PUBLIC HEARINGS – None.

G. UNFINISHED BUSINESS – None.

H. NEW BUSINESS

1. **Action/Approval** - Recommendation for Ordinance No. 3237-2021 - Increasing Estimated Revenues and Appropriations in the General Fund – Land Administration Department to Provide Funding for a Kenai Waterfront Revitalization Feasibility Study.

MOTION:

Vice Chair Fikes **MOVED** to recommend approval of Ordinance No. 3237-2021 for increasing estimated revenues and appropriations in the General Fund – Land Administration Department to provide funding for a Kenai waterfront revitalization feasibility study. Commissioner Douthit **SECONDED** the motion.

Planning Director Foster explained that on August 4, 2021 the City Council had held a work session to discuss the opportunity for Kenai waterfront revitalization with the community and waterfront property owners. The first step in the process would be to conduct a feasibility study with the help of a consulting firm, with the intention of taking a fresh look at the waterfront and reconsidering what this area could be. Foster shared his perspective as a city planner, noting that many communities both big and small utilize their waterfronts and this could be a great catalyst for the community. He explained that the study would take a multidisciplinary approach and would look at land use and economic development incentives, and if it moves forward to getting an RFP and a consultant on board, the Planning and Zoning Commission will continue to be involved.

Discussion involved the boundaries of the waterfront area and whether the areas planned to be stabilized through the Bluff Erosion Project would be part of this area, the involvement of the Army Corps of Engineers, whether the project can benefit from studies that were conducted for Cannery Road development; how waterfront landowners will be approached about the project, how the project can tie in with a Harbor Master Plan, bike path construction and harbor dredging. It was noted that the feasibility study would potentially look into many of these issues to determine how they would tie into waterfront revitalization.

Concerns were expressed about potential pushback from waterfront property owners, economic instability, and whether this would have the support of the fishing industry who may oppose having their commercial areas developed in a different direction. Clarification was provided that these concerns could be explored by a consultant during the feasibility study.

VOTE:

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

NAY:

MOTION PASSED UNANIMOUSLY.

I. PENDING ITEMS – None.

J. REPORTS

1. **City Council** – Council Member Glendening reported on the actions from the August 18, 2021 City Council meeting.
2. **Borough Planning** – Vice Chair Fikes reported on the actions from the August 23, 2021 Borough Planning Commission Meeting.
3. **City Administration** – Planning Director Foster reported on the following:
 - No applications have been submitted for the September 8th meeting, and there is one on the schedule for the meeting of September 22nd;
 - Administrative Assistant Willie Anderson is retiring, and her last meeting will be on September 22nd;
 - Two Board of Adjustment decisions will be provided as informational items for next packet;
 - Received notification from Kenai Peninsula Borough regarding the Black Gold Subdivision right of way vacation the Commission approved, which will be sent to Council for their September 15th meeting.

K. ADDITIONAL PUBLIC COMMENT – None.

Vice Mayor Bob Molloy noted that he had two purposes for coming to this meeting, first was to hear their discussion on the feasibility study, and the second is to inform them of Ordinance No. 3243-2021 which will be introduced during the City Council Meeting on September 1st and will come to the Planning & Zoning Commission for approval at their September 8th meeting. He noted that he has been working with the Planning Director and City Clerk to develop the ordinance, which will clarify the roles and responsibilities of applicants, the Planning Director, and the Planning Commission in the conditional use permitting process and also make housekeeping changes.

L. INFORMATIONAL ITEMS – None.

M. NEXT MEETING ATTENDANCE NOTIFICATION

1. September 8, 2021

N. COMMISSION COMMENTS & QUESTIONS

Commissioner Douthit noted he will be out of town on the September 22, 2021 meeting.

Commissioner Halstead said he appreciates the opportunity to work on the waterfront revitalization project and looks forward to it, and expressed confidence in the Planning Director's ability to get the project underway.

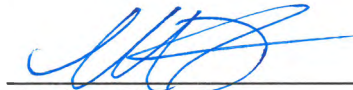
Commissioner Greenberg noted that he thinks this looks like a good project.

Council Member Glendening stated he was in support of the Commissions discussion, and expressed that he had heard broad but good ideas and questions during the meeting tonight. He also stated that the Harbor Master Plan fits in with the project as well, and encouraged the Planning & Zoning Commission and Harbor Commission to stay closely involved in the process.

O. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:33 p.m.

Minutes prepared and submitted by:



Meghan Thibodeau
Deputy City Clerk

