

AGENDA
KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
JUNE 26, 2019 - 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
www.kenai.city

1. CALL TO ORDER

- a. Pledge of Allegiance
- b. Roll Call
- c. Agenda Approval
- d. Consent Agenda
- e. *Excused absences

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.

2. *APPROVAL OF MINUTES

- a. June 12, 2019 1

3. SCHEDULED PUBLIC COMMENT

(Public comment limited to ten (10) minutes per speaker)

4. UNSCHEDULED PUBLIC COMMENT

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

5. CONSIDERATION OF PLATS - None

6. PUBLIC HEARINGS

- a. **Resolution PZ2019-23** – Application for Amendment to Conditional Use Permit PZ2018-16 to remove the hours of operation restriction for the retail marijuana store, submitted by Clint A. Pickarsky d/b/a Kenai River Cannabis, P.O. Box 1016, Soldotna, Alaska 99669, for the property described as Lot 4, Block 1, Bush Lanes Subdivision, located at 14429 Kenai Spur Highway, Kenai, Alaska 99611 7

7. UNFINISHED BUSINESS - None

8. NEW BUSINESS

- a. **Resolution PZ2019-22** – Application for a Home Occupation Permit to operate a daycare of no more than eight (8) children under the age of twelve (12), including children related to the caregiver, submitted by Glenn and Charlotte Yamada, 1806 4th Avenue, Kenai, Alaska

99611, for property described as Lot 1-C, Block 1, Spruce Grove Subdivision Murphy's Replat
.....25

9. PENDING ITEMS - None

10. REPORTS

- a. City Council39
- b. Borough Planning43
- c. Administration

11. ADDITIONAL PUBLIC COMMENT

(Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated)

12. INFORMATIONAL ITEMS - None

13. NEXT MEETING ATTENDANCE NOTIFICATION

- a. Regular Meeting – July 26, 2019 (July 10, 2019 cancelled due to lack of quorum)

14. COMMISSION COMMENTS AND QUESTIONS

15. ADJOURNMENT

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 12, 2019 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVENUE, KENAI, ALASKA
CHAIR JEFF TWAIT, PRESIDING**

MINUTES

1. CALL TO ORDER

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

- a. Pledge of Allegiance

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

- b. Roll Call

Commissioners present: Chair J. Twait, Vice-Chair D. Fikes, R. Springer, V. Askin, T. McIntyre, J. Halstead

Commissioners absent: G. Greenberg

Staff/Council Liaison present: City Planner E. Appleby, Planning Assistant W. Anderson, Council Liaison B. Molloy

A quorum was present.

- c. Agenda Approval

MOTION:

Commissioner Halstead **MOVED** to approve the agenda as presented and Commissioner Askin **SECONDED** the motion. There were no objections; **SO ORDERED**.

- d. Consent Agenda

MOTION:

Commissioner Askin **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.

MOTION:

Commissioner Halstead **MOVED** to approve the agenda as presented with the inclusion of the supporting materials added to the packet in the laydown and Commissioner Askin **SECONDED** the motion. There were no objections; **SO ORDERED**.

e. *Excused absences – None.

2. *APPROVAL OF MINUTES

a. May 22, 2019

The minutes were approved by the Consent Agenda.

3. SCHEDULED PUBLIC COMMENT – None.

4. UNSCHEDULED PUBLIC COMMENT – None.

5. CONSIDERATION OF PLATS – None.

6. PUBLIC HEARINGS

a. **Resolution PZ2019-17** – Application for a Conditional Use Permit for Surface Extraction of Natural Resources, submitted by Peninsula Commercial Ventures, 3201 Tamarak Ave., Wasilla, Alaska 99654, for the property described as Tract C, Hollier Subdivision No. 2, located at 695 Gravel Street, Kenai, Alaska 99611

MOTION:

Commissioner Askin **MOVED** to approve Resolution No. PZ2019-17 and Commissioner Springer **SECONDED** the motion.

City Planner Appleby reviewed the staff report provided in the packet noting the Conditional Use Permit would be for surface extraction of gravel in a parcel adjacent to parcels already being utilized for the same purpose and, based on the review of criteria, found that the permit could be approved with the following conditions:

- Applicant must comply with all federal, State of Alaska, and local regulations;
- The applicant will properly store fuel oil and hazardous materials away from wetlands or other sensitive areas of the landscape;
- The applicant will not store fill materials, such as concrete and construction waste, in or near areas with an exposed water table;
- The applicant will limit noise disturbances and not use compression release engine brakes;
- The applicant will ensure the gate that can be used to block access from Cone Avenue is in working order;
- A vegetated buffer of a minimum of six feet high will be constructed on the north and west boundaries of the extraction;
- Applicant shall file an annual report for the Conditional Use Permit as set forth in Kenai Municipal Code 14.20.155;
- 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).

Chair Twait opened the floor for public testimony.

Pat Daly, on behalf of the owner, answered Commissioner questions regarding buffers, drainage, excavation depth, reclamation, dust control, and the gravel benefitting the City.

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

MOTION TO AMEND:

Commissioner Springer **MOVED** to amend to include staff recommendations and requested **UNANIMOUS CONSENT**. Commissioner Halstead **SECONDED** the motion.

VOTE ON THE AMENDMENT: There being no objections; **SO ORDERED**.

Clarification was provided that the buffer had been encroached on by the previous owner.

It was suggested that what was before the Commission seemed to be industry standard.

VOTE ON THE MAIN MOTION:

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

MOTION PASSED.

Commission Chair Twait noted the fifteen-day appeal period.

7. **UNFINISHED BUSINESS** – None.

8. **NEW BUSINESS**

- a. **Resolution PZ2019-18** – Application for Transfer of Conditional Use Permit PZ06-84 (PZ01-11) for a hotel (short-term recreational rentals) from Blue Heron Land Company, LLC, Transferor, to Blue Heron Enterprises, LLC, Transferee, located at 1230 Angler Dr., Kenai, Alaska 99611; further described as Lot 1, Block 2, Anglers Acres Subdivision Addition No. 1.

MOTION:

Commissioner Askin **MOVED** to approve Resolution No. PZ2019-18 with staff recommendations and Commissioner Halstead **SECONDED** the motion.

City Planner Appleby reviewed the staff report provided in the packet noting the transfer was due to a name change and the current permit holder met the conditions of the permit and, based on the review of criteria, found that the permit transfer could be approved with the following conditions:

- Further development of the property must comply with all federal, State of Alaska, and

local regulations;

- A biennial fire inspection must be completed by the Fire Marshal for the City of Kenai pursuant to Kenai Municipal Code 14.20.321(d);
- The water and sewer system must meet the standards and have approval to operate from the Alaska Department of Environmental Conservation;
- If food service is provided, it must meet State of Alaska requirements for food service;
- Applicant shall file an annual report for the Conditional Use Permit as set forth in Kenai Municipal Code 14.20.155;
- 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).

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

VOTE:

YEA: Springer, Halstead, Fikes, Askin, Twait, McIntyre

NAY:

MOTION PASSED UNANIMOUSLY.

- b. **Resolution PZ2019-19** – Application for Transfer of Conditional Use Permit PZ06-85 (PZ05-26) for a hotel, guide service, and boat parking from Blue Heron Land Company, LLC, Transferor, to Blue Heron Enterprises, LLC, Transferee, located at 1105 Angler Dr., Kenai, Alaska 99611; further described as Lot 6, Anglers Acres Subdivision, Part 3.

MOTION:

Commissioner Askin **MOVED** to approve Resolution No. PZ2019-19 with staff recommendations and Commissioner Halstead **SECONDED** the motion.

City Planner Appleby reviewed the staff report provided in the packet noting the transfer was due to a name change and the current permit holder met the conditions of the permit and, based on the review of criteria, found that the permit could be approved with the following conditions:

- Further development of the property must comply with all federal, State of Alaska, and local regulations;
- A biennial fire inspection must be completed by the Fire Marshal for the City of Kenai pursuant to Kenai Municipal Code 14.20.321(d);
- Applicant shall file an annual report for the Conditional Use Permit as set forth in Kenai Municipal Code 14.20.155;
- 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).

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

Clarification was provided that staff was not aware of any complaints regarding the operation of the business.

VOTE:

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

MOTION PASSED UNANIMOUSLY.

- c. **Discussion/Recommendation** – Authorizing the City Planner to draft and send a letter to the Kenai Peninsula Borough supporting a request by the developer of Kee’s Tern Subdivision for a one-year time extension to finalize the plat.

City Planner Appleby reviewed the staff report provided in the packet.

MOTION:

Commissioner Askin **MOVED** to authorize the City Planner to draft and send a letter to the Kenai Peninsula Borough supporting a request for a one-year extension for the developer of the Kee’s Tern Subdivision and Vice Chair Fikes **SECONDED** the motion.

Clarification was provided that some extensions were typically approved for plats; however, this development seemed to require more than usual.

It was suggested that there be berms or gates built on the roads to prevent illegal activity taking place in the undeveloped subdivision.

VOTE:

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

MOTION PASSED UNANIMOUSLY.

9. PENDING ITEMS – None.

10. REPORTS

- a. **City Council** – Council Member Molloy reviewed the action agenda from the June 5 City Council Meeting.
- b. **Borough Planning** – Vice-Chair Fikes reported the Commission met on June 10 and provided an update on the actions at that meeting.
- c. **Administration** – City Planner Appleby reported on the following:
 - Provided an update on iPad acquisition;
 - Bike Trail Map had been finalized and was available;
 - Provided an update on the TRASHercize events;
 - Noted the upcoming Council work session on land sale and leasing policy;
 - Noted plans to conduct site visits for resource extraction Conditional Use Permits;

- Suggested moving a work session to discuss the sign code.

11. **ADDITIONAL PUBLIC COMMENT** – None.

12. **INFORMATIONAL ITEMS** – None.

13. **NEXT MEETING ATTENDANCE NOTIFICATION** – July 10, 2019

It was noted three Commissioners would be absent July 10. It was decided the July 10 meeting would be cancelled; next regular meeting July 24; next work session, June 25.

14. **COMMISSION COMMENTS & QUESTIONS**

Commissioner Askin noted a university was working on a cognitive test for marijuana; also a study in Ohio showed 80% of accidents were due to operation under the influence.

15. **ADJOURNMENT**

There being no further business before the Commission, the meeting was adjourned at 8:50 p.m.

Minutes prepared and submitted by:

Jamie Heinz, CMC
City Clerk



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STAFF REPORT

To: Planning & Zoning Commission

Date: June 21, 2019

Subject: Resolution PZ2019-23 – Amend Conditional Use Permit – Retail Marijuana Store

Applicant: Clint Pickarsky d/b/a Kenai River Cannabis
P.O. Box 1016
Soldotna, AK 99669

Owner: Peninsula Investments, LLC
35555 Kenai Spur Highway, PMB 437
Soldotna, AK 99669

Requested Action: Amend Conditional Use Permit – Retail Marijuana Store

Legal Description: Lot 4, Block 1, Bush Lanes Subdivision

Property Address: 14429 Kenai Spur Highway

KPB Parcel No: 03902240

Lot Size: 7,405 square feet (0.17 acres) – existing permit is for approximately 925 square-foot retail marijuana store within an approximately 3,600 square-foot commercial building

Existing Zoning: General Commercial (CG)

Current Land Use: Commercial Building

Land Use Plan: Central Commercial

GENERAL INFORMATION

Application

The applicant has requested an amendment to remove the condition for the hours of operation on a currently permitted retail marijuana store. Condition #7 of the permit states hours of operation shall be from 9am to 9pm Monday through Sunday. The applicant initially requested the hours of operation be amended to 9am to 1am, but after discussion with City staff the

applicant asked for the hours of operation be removed to match all other retail marijuana store permits in the City. Kenai River Cannabis is located at 14429 Kenai Spur Highway in a commercial building that was vacant and previously was the location of a business named Metal Magic Forge & Foundry. The City of Kenai Planning and Zoning Commission approved the conditional use permit for a retail marijuana store at their meeting on June 13, 2018 with Resolution No. PZ2018-16. The City has a letter on file from Peninsula Investments, LLC confirming their approval of Kenai River Cannabis being located in the building.

Public Notice, Public Comment

KMC 14.20.150(b) details application requirements for conditional use permits. City staff received a request in writing to amend the conditional use permit and discussed the request with the applicant. Pursuant to KMC 14.20.280, Public hearing and notifications, City staff published notice of the public hearing in the *Peninsula Clarion*, notification was sent to adjacent property owners within 500 feet, and notification was posted on the property. A written comment is included in the packet materials objecting to the modification to the hours. The City has received one additional phone call objecting to the modification to the hours.

ANALYSIS

Kenai Municipal Code 14.20.150(h) Conditional use permits, Modification of final approval

KMC 14.20.150(h) states an approved conditional use permit may upon application by the permittee be modified by the Planning and Zoning Commission to implement a different development plan conforming to the standards for its approval. The applicant has requested the condition limiting the operating hours be removed to meet customer demand and to eliminate the competitive advantage given to all other retail marijuana stores in the City that do not have an hour limitation. The applicant states no adverse impacts to the surrounding area after being open for approximately one month.

Kenai Municipal Code 14.20.150(d) – Review Criteria for Conditional Use Permits

KMC 14.20.150 contains review criteria for conditional use permits. The requested change to the hours of operation are evaluated against these criteria as follows:

- *KMC 14.20.150(d)(1) The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district;*

The subject parcel is within the General Commercial (CG) Zone. KMC 14.20.120 outlines the intent of the CG zone to provide for areas with a broad range of retail, wholesale, and service establishments, with uses regulated to concentrate commercial development to the greatest extent possible. Access to the store is from the Kenai Spur Highway, which is a Major Collector street. Removing the hours of operation would be a use consistent with the intent of the CG Zone. Other retail marijuana stores within the City close at midnight, 11:30pm, and 9pm.

- *KMC 14.20.150(d)(2) The value of the adjoining property and neighborhood will not be significantly impaired;*

Kenai River Cannabis occupies a structure that was previously vacant. Kenai River Cannabis has been open for approximately a month and was found not to significantly impair the value

of adjoining property and the neighborhood when the conditional use permit was issued. There is sufficient security on the building with locks and surveillance cameras in place. Lighting on the store adds to safety, but does not detract from surroundings with the location of the store on the major collector Kenai Spur Highway. The amount of additional traffic that may occur due to later operating hours is not likely to have a large impact on surrounding property as the store fronts the Kenai Spur Highway. Surrounding properties are a mix of commercial and residential development. A duplex and a residential home are across the street on the Kenai Spur Highway and residences are behind commercial development on Lilac Street. A storage yard for Weaver Brothers is on the same side of the Kenai Spur Highway as the store. Additional operating hours are not likely to significantly impair the adjacent properties. The applicant notes that some of his customers walk to the store. The City has received one formal letter of objection to the change in hours. However, no other retail marijuana store in the City has a limitation on the hours of operation and City staff does not feel the hours are a condition reflecting the location and instead reflect that the permit was granted later than other retail marijuana stores within the City.

- *KMC 14.20.150(d)(3) The proposed use is in harmony with the Comprehensive Plan;*

The staff report the existing conditional use permit granted by PZ2018-16 found the retail marijuana store to be in harmony with the 2016 *Imagine Kenai 2030 Comprehensive Plan* and specifically referenced Objective LU-1 under Goal 3-Land Use to establish siting and design standards in harmony and scale with surrounding uses. The location of the retail marijuana store within an existing vacant commercial building also supports Objective ED-5 under Goal 2-Economic Development to promote adaptive reuse of vacant commercial buildings along the Kenai Spur Highway.

- *KMC 14.20.150(d)(4) Public services and facilities are adequate to serve the proposed use;*

City and water and sewer serve the subject property. Access is provided from the Kenai Spur Highway and the applicant meets parking requirements specified under KMC 14.20.250. Public services and facilities would still be accurate to serve the proposed use with an extension of the operating hours.

- *KMC 14.150(d)(5) The proposed use will not be harmful to the public safety, health or welfare;*

The staff report the existing conditional use permit granted by PZ2018-16 noted the store met required buffer distances. The applicant followed through with required conditions to obtain additional permits, including a building permit, sign permit, and State licenses. Other retail marijuana stores within the City do not have an hours restriction in their conditional use permit and are the following: Majestic Gardens states they are open until 11:30pm on their sign, Red Run states they are open until midnight on their website, and East Rip states they are open until 9pm on their website. Staff has suggested a closing time of midnight to the applicant, but does not feel this should be a condition specific to the applicant's permit to match other retail marijuana stores in the City.

- *KMC 14.150(d)(6) Any and all specific conditions deemed necessary by the Commission to fulfill the above-mentioned conditions should be met by the applicant. These may include, but are not limited to, measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use.*

Recommended conditions are stated at the end of the report. All conditions under the existing permit granted by PZ2018-16 would still apply.

RECOMMENDATIONS

Staff recommends the Planning and Zoning Commission approve the application to remove the hours of operation for the retail marijuana store. As such, Resolution PZ2019-23 would amend the conditions under PZ2018-16 with New Text Underlined; [DELETED TEXT BRACKETED] as follows:

1. Further development of the property shall conform to all State and local regulations.
2. A building permit will be required for the remodeling of the Commercial Marijuana Establishment as shown on the submitted floor plan.
3. Prior to the operation of the Commercial Marijuana Establishment, the property owner shall submit a copy of an approved Business License issued by the State of Alaska, Department of Commerce, Community, and Economic Development.
4. Prior to operation of the Commercial Marijuana Establishment, the applicant shall submit a copy of an approved and fully executed license from the Alaska Alcohol & Marijuana Control Board. The applicant shall comply with all regulations as stipulated by the State of Alaska Marijuana Control Board.
5. Pursuant to Kenai Municipal Code Section 14.20.330(e), the Commercial Marijuana Establishment shall not emit an odor that is detectable by the public from outside the Commercial Marijuana Establishment.
6. A Sign Permit will be required for the construction of any proposed signage.
- [7. The hours of operation shall be from 9:00AM to 9:00PM, Monday through Sunday.]
- [8]7. Pursuant to Kenai Municipal Code Section, 14.20.150(f) the applicant shall submit an Annual Report to the City of Kenai.

ATTACHMENTS

- A. Resolution No. PZ2019-23
- B. Formal Request to Amend Permit
- C. Resolution No. PZ2018-16
- D. Map



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**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2019-23**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI
GRANTING A REQUEST TO AMEND A CONDITIONAL USE PERMIT FOR A RETAIL MARIJUANA STORE TO:

APPLICANT: CLINT PICKARSKY D/B/A KENAI RIVER CANNABIS

USE: RETAIL MARIJUANA STORE

LEGAL DESCRIPTION: LOT 4, BLOCK 1, BUSH LANES SUBDIVISION

PHYSICAL ADDRESS: 14429 KENAI SPUR HIGHWAY

KENAI PENINSULA BOROUGH PARCEL NUMBER: 03902240

WHEREAS, the applicant requested an amendment to the operating hours of the special use permit following Kenai Municipal Code 14.20.150(h) Conditional use permits, Modification of final approval; and,

WHEREAS, the amendment affects land zoned as Central Commercial; and,

WHEREAS, the City of Kenai Planning and Zoning Commission conducted a duly advertised public hearing on June 26, 2019, following requirements outlined in Kenai Municipal Code 14.20.280 for public hearings and notifications; and,

WHEREAS, the amendment to the operating hours to be 9:00AM to 12:00AM would still meet the criteria for the issuance of the conditional use permit; and,

WHEREAS, the Planning and Zoning Commission finds:

1. The applicant meets criteria for conditional use permits in *KMC 14.20.150(d)(1) The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district;*

The subject parcel is within the General Commercial (CG) Zone. KMC 14.20.120 outlines the intent of the CG zone to provide for areas with a broad range of retail, wholesale, and service establishments, with uses regulated to concentrate commercial development to the greatest extent possible. Access to the store is from the Kenai Spur Highway, which is a Major Collector street. Removing the hours of operation would be a use consistent with the intent of

the CG Zone. Other retail marijuana stores within the City close at midnight, 11:30pm, and 9pm.

2. The applicant meets criteria for conditional use permits in *KMC 14.20.150(d)(2) The value of the adjoining property and neighborhood will not be significantly impaired;*

Kenai River Cannabis occupies a structure that was previously vacant. Kenai River Cannabis has been open for approximately a month and was found not to significantly impair the value of adjoining property and the neighborhood when the conditional use permit was issued. There is sufficient security on the building with locks and surveillance cameras in place. Lighting on the store adds to safety, but does not detract from surroundings with the location of the store on the major collector Kenai Spur Highway. The amount of additional traffic that may occur due to later operating hours is not likely to have a large impact on surrounding property as the store fronts the Kenai Spur Highway. Surrounding properties are a mix of commercial and residential development. A duplex and a residential home are across the street on the Kenai Spur Highway and residences are behind commercial development on Lilac Street. A storage yard for Weaver Brothers is on the same side of the Kenai Spur Highway as the store. Additional operating hours are not likely to significantly impair the adjacent properties. The applicant notes that some of his customers walk to the store. The City has received one formal letter of objection to the change in hours. However, no other retail marijuana store in the City has a limitation on the hours of operation and City staff does not feel the hours are a condition reflecting the location and instead reflect that the permit was granted later than other retail marijuana stores within the City.

3. The applicant meets criteria for conditional use permits in *KMC 14.20.150(d)(3) The proposed use is in harmony with the Comprehensive Plan;*

The staff report the existing conditional use permit granted by PZ2018-16 found the retail marijuana store to be in harmony with the 2016 Imagine Kenai 2030 Comprehensive Plan and specifically referenced Objective LU-1 under Goal 3-Land Use to establish siting and design standards in harmony and scale with surrounding uses. The location of the retail marijuana store within an existing vacant commercial building also supports Objective ED-5 under Goal 2-Economic Development to promote adaptive reuse of vacant commercial buildings along the Kenai Spur Highway.

4. The applicant meets criteria for conditional use permits in *KMC 14.20.150(d)(4) Public services and facilities are adequate to serve the proposed use;*

City and water and sewer serve the subject property. Access is provided from the Kenai Spur Highway and the applicant meets parking requirements specified under KMC 14.20.250. Public services and facilities would still be accurate to serve the proposed use with an extension of the operating hours.

5. The applicant meets criteria for conditional use permits in *KMC 14.150(d)(5) The proposed use will not be harmful to the public safety, health or welfare;*

The staff report the existing conditional use permit granted by PZ2018-16 noted the store met required buffer distances. The applicant followed through with required conditions to obtain additional permits, including a building permit, sign permit, and State licenses. Other retail marijuana stores within the City do not have an hours restriction in their conditional use permit and are the following: Majestic Gardens states they are open until 11:30pm on their

sign, Red Run states they are open until midnight on their website, and East Rip states they are open until 9pm on their website. Staff has suggested a closing time of midnight to the applicant, but does not feel this should be a condition specific to the applicant's permit to match other retail marijuana stores in the City.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That the request to remove Condition 7 limiting the operating hours for the conditional permit for a retail marijuana store approved by PZ2018-16 is granted to Clint Pickarsky d/b/a Kenai River Cannabis.

Section 2. Amended conditions of the conditional use permit approved by PZ2018-16 with New Text Underlined; [DELETED TEXT BRACKETED] as follows:

1. Further development of the property shall conform to all State and local regulations.
2. A building permit will be required for the remodeling of the Commercial Marijuana Establishment as shown on the submitted floor plan.
3. Prior to the operation of the Commercial Marijuana Establishment, the property owner shall submit a copy of an approved Business License issued by the State of Alaska, Department of Commerce, Community, and Economic Development.
4. Prior to operation of the Commercial Marijuana Establishment, the applicant shall submit a copy of an approved and fully executed license from the Alaska Alcohol & Marijuana Control Board. The applicant shall comply with all regulations as stipulated by the State of Alaska Marijuana Control Board.
5. Pursuant to Kenai Municipal Code Section 14.20.330(e), the Commercial Marijuana Establishment shall not emit an odor that is detectable by the public from outside the Commercial Marijuana Establishment.
6. A Sign Permit will be required for the construction of any proposed signage.

[7. The hours of operation shall be from 9:00AM to 9:00PM, Monday through Sunday.]

[8] Pursuant to Kenai Municipal Code Section, 14.20.150(f) the applicant shall submit an Annual Report to the City of Kenai.

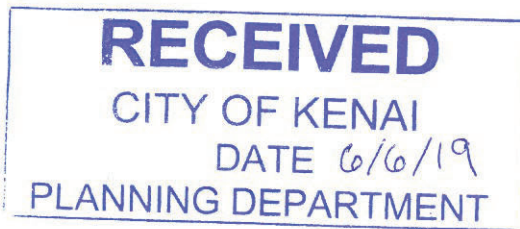
PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 26th day of JUNE, 2019.

JEFF TWAIT, CHAIRPERSON

ATTEST:

JAMIE HEINZ, CMC, CITY CLERK

Resolution PZ2019-23
Page 3 of 3



June 6, 2019

City of Kenai
Planning & Zoning
210 Fidalgo Avenue
Kenai AK 99611

RE: Kenai River Cannabis
14429 Kenai Spur Highway, Kenai AK 99611
Hours of Operations change request
Conditional Use Permit Resolution PZ2018-16

Dear Planning & Zoning Commision,

I am requesting an amendment to my Conditional Use Permit to change my hours of operations. Per the current conditional use permit, my hours of operations are 9am to 9pm, Monday through Sunday. I am requesting to change my hours of operations to 9am to ~~1am~~, Monday through Sunday.

amended to 12am per phone call - EA

The request to change my hours is due to many requests from my customers as well as the longer daylight hours in the summer. I feel this will benefit my customers as well as the City with increased sales tax revenue during these hours. I have been open for about 1 month and have seen no adverse impacts to the surrounding area. I have had many compliments from residents in the area who are glad to have my business in the community. We have many customers that are very happy that our store is within walking distance of their homes.

Please approve my request for change in operating hours as this will benefit to the residents and the City of Kenai.

Thank you,

A handwritten signature in blue ink that reads "Clint Pickarsky".

Clint Pickarsky
Kenai River Cannabis



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CITY OF KENAI PLANNING AND ZONING COMMISSION RESOLUTION NO. PZ2018-16 CONDITIONAL USE PERMIT

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **GRANTING** A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE AN APPROXIMATELY 925-SQUARE-FOOT RETAIL MARIJUANA STORE WITHIN AN EXISTING APPROXIMATELY 3,600-SQUARE-FOOT COMMERCIAL BUILDING.

APPLICANT: KRC LLC, d/b/a KENAI RIVER CANNABIS

PROPERTY ADDRESS: 14429 Kenai Spur Highway

LEGAL DESCRIPTION: Lot 4, Block 1, BUSH LANES SUBDIVISION

KENAI PENINSULA BOROUGH PARCEL NO: 039-022-40

WHEREAS, an application meeting the requirements of Section 14.20.150 has been submitted and received on May 23, 2018; and,

WHEREAS, the application affects land which is zoned as General Commercial; and,

WHEREAS, a duly advertised public hearing as required by Kenai Municipal Code 14.20.153 was conducted by the Planning and Zoning Commission on June 13, 2018; and,

WHEREAS, the applicant has demonstrated with plans and other documents that the prerequisites of a Conditional Use Permit have been met; and,

WHEREAS, Kenai Municipal Code 14.20.150 details the intent and application process for conditional uses and specifies the review criteria that must be satisfied prior to issuing the permit, which are the following:

- (1) The use is consistent with the purpose of this chapter and the purposes and intent of the zoning district;

The subject parcel is zoned General Commercial (CG), and is therefore subject to the Principal Permitted and Conditional land-uses as shown on KMC 14.22.010 - Land Use Table. Pursuant to Ordinance, 2870-2016 as approved by the Council of the City of Kenai on January 20, 2016, which became effective on February 19, 2016, a Retail Marijuana Store may be established and operated under a Conditional Use Permit within the General Commercial Zone.

The General Commercial Zone, as outlined in KMC 14.20.120 The General Commercial (CG) Zone is established to provide for areas where a broad range of retail, wholesale, and service establishments is desirable. Uses are regulated to concentrate commercial development to the greatest extent possible and to prevent any uses which would have an adverse effect upon nearby properties. New single- and two (2) family residential uses and other noncommercial uses, except as otherwise provided in this chapter, are not permitted in this zone as principal uses because it is intended that land classified in this zone be reserved for commercial purposes, and because a commercial zone is not suited to the uses excluded above.

As proposed, the Commercial Marijuana Establishment would consist of an approximately 925-square foot Retail Marijuana Store located within an approximately 3600-square foot building. A restroom, mechanical room, and storage area are located in the rear of the building. The remainder of the building will not be used at this time, but could be used for storage of non-marijuana items in the future.

Pursuant to the submitted site plan, primary access to the subject Commercial Marijuana Establishment (CME) would be from the Kenai Spur Highway. The Kenai Spur Highway is classified by the State of Alaska Department of Transportation and Public Facilities as a Major Collector. A collector is defined as “A road classification applicable to roads serving a mixture of local access and through traffic, for which the volume, average speed, and trip length of vehicles using the road are usually lower than for principal or minor arterials, but higher than for local roads.” Furthermore, KMC 14.20.320 defines a Collector as “...a street located and designed for the primary purpose of carrying through traffic and of connecting major areas of the City”.

Designated parking would be on the adjoining lot described as Lot 3, Block 1, Bush Lanes Subdivision. Kenai Municipal Code 14.20.250 requires six parking spaces. The applicant application (sheet SD-1) indicates that six parking spaces will be provided, including a ADA accessible parking space.

Therefore, given the above discussion within the context of the proposed land-use project, it seems reasonable the proposed Commercial Marijuana Establishment would be consistent with the purpose of KMC 14.20.150 and the intent of the General Commercial Zoning District given the compliance with staff recommended specific conditions of approval.

(2) The value of the adjoining property and neighborhood will not be significantly impaired;

The proposed development must comply with the requirements of KMC 14.20.330 – Standards for Commercial Marijuana Establishments. In addition, the proposed development must also comply with Alaska Statute 17.38, an Act to Tax and Regulate the Production, Sale, and Use of marijuana as well as Alaska Administrative Code – Title 3 – Marijuana Control Board – Omnibus licensure requirements and procedures for marijuana establishments.

Pursuant to KMC 14.20.010 – Land Use Table, a Retail Marijuana Store may be established in the General Commercial Zone with a Conditional Use Permit. In addition, pursuant to KMC 14.20.330 – Standards for Commercial Marijuana Establishments,

provisions have been put in place to help mitigate impacts to the value of adjoining property and the surrounding neighborhood.

Pursuant to the submitted application materials and a site visit by staff, the proposed CME would comply with the requirements contained within KMC 14.20.330. As reviewed by staff, the proposed CME would be contained within a fully enclosed secure indoor facility as required by KMC 14.20.330(d), thereby, helping to mitigate the potential impact to surrounding property owners. In addition, pursuant to KMC 14.20.330 (e) no CME's shall emit an odor that is detectable by the public from outside the CME.

Concerning visual and auditory impacts of the proposed CME, pursuant to the KMC 14.20.330 the Retail Marijuana Store would be located within a fully enclosed secure commercial building. The building has two entrances; the primary entrance is located on the East side of the building facing the Kenai Spur Highway. The second entrance is located on the North side of the building and will not be open to the public. There is also an overhead garage door which will be locked at all times. Both entrances and the overhead garage door shall include commercial grade security locks. The building already has security screens on the windows to prevent entry to the building. The applicant states that the security screens will remain on the windows. The facility will be equipped with 24 hour camera surveillance of all customers and employees.

Applicant states that exterior lighting will keep the outdoor premises, signs, doors, and windows well lit and allow the exterior surveillance cameras to record individuals up to twenty feet from all entry points into the building.

Pursuant to Alaska Statute 17.38, an Act to Tax and Regulate the Production, Sale, and Use of marijuana as well as Alaska Administrative Code – Title 3 – Marijuana Control Board – Omnibus licensure requirements and procedures for marijuana establishments an appropriate license for a Marijuana Establishment will have to be issued by the State of Alaska Marijuana Control Board. Staff therefore recommends that a condition of approval be the requirement that prior to operation of the CME, a copy of the approved appropriate license be furnished to the City of Kenai.

Therefore, provided that all conditions recommended by staff and the Planning and Zoning Commission are followed, staff believes that the value of the adjoining property and neighborhood will not be significantly impaired.

(3) The proposed use is in harmony with the Comprehensive Plan;

The subject parcel is defined in the 2030 Imagine Kenai Comprehensive Plan as Central Commercial. The plan defines CC as "Central Commercial is intended for retail, service, and office businesses at a more compact and denser scale; locations are accessible and convenient to both motorist and pedestrians. Central Commercial-type development is particularly desirable in the Townsite Historic District and adjacent core area..."

Goal 3 – Land Use of the 2030 Imagine Kenai Comprehensive Plan seeks to discuss land use strategies to implement a forward-looking approach to community growth and development. Objective LU-1 states "Establish siting and design standards so that development is in harmony and scale with surrounding uses." The applicants have indicated that they do not plan to enlarge the existing commercial building nor change its

overall design. The proposed use would be open to the public between the hours of 9:00 AM to 9:00 PM, Monday through Sunday. The name of the applicant's company is KRC LLC, doing business as Kenai River Cannabis. Therefore, the applicant has proposed to install two signs on the premises. The sign located above the front door of the premises will be refaced. There will be a free standing double sided sign installed on the exiting sign pole in front of the building. A sign permit will be required for the installation of the signs prior to construction of the signs.

The surrounding area is a combination of commercial and residential development. The lots fronting the Kenai Spur Highway are comprised of commercial development; namely, a storage yard and Doyle's Fuel Service. There is a duplex and residential home directly across the Kenai Spur Highway. There are residential homes located behind the commercial development on Lilac Street. Therefore as proposed, the development would be in harmony with the 2030 Imagine Kenai Comprehensive Plan.

(4) Public services and facilities are adequate to serve the propose use;

City water and sewer serve the subject property. City of Kenai police and fire department resources are sufficient to serve the proposed use.

(5) The proposed use will not be harmful to the public safety, health, or welfare;

The proposed use is to establish and operate a Commercial Marijuana Establishment consisting of Retail Marijuana Store, located within an existing commercial building.

Pursuant to the submitted application, and KMC 14.20.330(e) the CME would not emit an odor that is detectable by the public. The CME would also require the approval and issuance of a Retail Marijuana Store license from the State of Alaska Marijuana Control Board. The license is subject to the provisions found in Alaska Statue 17.38, an Act to Tax and Regulate the Production, Sale, and Use of marijuana as well as Alaska Administrative Code – Title 3 – Marijuana Control Board – Omnibus licensure requirements and procedures for marijuana establishments.

KMC 14.20.330(f) provides that no portion of a CME can be located within the following buffer distances:

(1) 1,000 feet of any primary and secondary schools (K-12) and 500 feet of any vocational programs, post-secondary schools including but not limited to trade, technical, or vocational schools, colleges and universities, recreation or youth centers, correctional facilities, churches, and state licensed substance abuse treatment facilities providing substance abuse treatment; and,

(2) Buffer distances shall be measured as the closest distance from the perimeter of a stand-alone commercial marijuana establishment structure to the outer boundaries of the school, recreation or youth center, or the main public entrance of a church, correctional facility, or a substance abuse treatment facility providing substance abuse treatment. If the commercial marijuana establishment occupies only a portion of a structure, buffer distances are measured as the closest distance from the perimeter of the closest interior wall segregating the commercial marijuana establishment from other uses, or available uses in the structure, or an exterior wall if closer, to the outer boundaries of the school,

recreation or youth center, or the main public entrance of a church or correctional facility, a substance abuse treatment facility providing substance abuse treatment.

With regards to buffer distances as discussed in KMC 14.20.330(f)(1), the proposed CME would not be located within 1,000 feet of any primary and secondary school (K-12) or within 500 feet of any vocational program, post-secondary school including but not limited to trade, technical, or vocational schools, college and universities. In addition, it would not be within 500 feet of any, recreation or youth centers, correctional facilities, churches, and state licensed substance abuse treatment facilities providing substance abuse treatment. Therefore, the proposed CME meets the buffer requirements of KMC 14.20.330(f)(1).

Therefore, giving the above discussion and proposed conditions of approval, staff believes that they proposed Commercial Marijuana Establishment, would not have a harmful impact to the public safety, health or welfare.

WHEREAS, any and all specific conditions deemed necessary by the Planning and Zoning Commission to fulfill the conditions as set forth below shall be met by the applicant. These may include, but are not limited to measures relative to access, screening, site development, building design, operation of the use and other similar aspects related to the proposed use, as follows:

1. Further development of the property shall conform to all State and local regulations.
2. A building permit will be required for the remodeling of the Commercial Marijuana Establishment as shown on the submitted floor plan.
3. Prior to operation of the Commercial Marijuana Establishment, the property owner shall submit a copy of an approved Business License issued by the State of Alaska, Department of Commerce, Community, and Economic Development.
4. Prior to operation of the Commercial Marijuana Establishment, the applicant shall submit a copy of the approved and fully executed license from the Alaska Alcohol & Marijuana Control Board. The applicant shall comply with all regulations as stipulated by the State of Alaska Marijuana Control Board.
5. Pursuant to Kenai Municipal Code Section 14.20.330(e), the Commercial Marijuana Establishment shall not emit an odor that is detectable by the public from outside the Commercial Marijuana Establishment.
6. A Sign Permit will be required for the construction of any proposed signage.
7. The hours of operation shall be from 9:00 AM to 9:00 PM, Monday through Sunday.
8. Pursuant to Kenai Municipal Code Section, 14.20.150(f) the applicant shall submit an Annual Report to the City of Kenai.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA THAT THE APPLICANT **HAS** DEMONSTRATED THAT THE PROPOSED OPERATION OF AN APPROXIMATELY 500 SQUARE- FOOT MARIJUANA CULTIVATION FACILITY, LIMITED, WITHIN AN EXISTING APPROXIMATELY 1, 252 SQUARE-FOOT ATTACHED GARAGE MEETS THE CONDITIONS REQUIRED FOR SAID OPERATION AND THEREFORE THE COMMISSION **DOES** AUTHORIZE THE ADMINISTRATIVE OFFICIAL TO ISSUE THE APPROPRIATE PERMIT.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, this 13th day of June, 2018.



Jeff Twait, Chairperson

ATTEST:



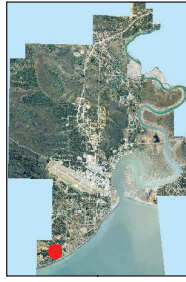
Jamie Heinz, City Clerk



Parcel No:
03902240

Lot 4, Block 1,
Bush Lanes Subd.

Map for PZ2019-23
Kenai River Cannabis



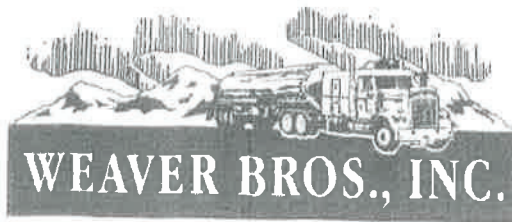
50'

1 inch equals 67 feet

The information depicted here on is for graphic representation only of the best available sources. The City of Kenai assumes no responsibility for errors on this map.

Date: 6/11/2019





Anchorage
278-4526

Kenai
283-7957

Fairbanks
456-7704

Wilma Anderson
City of Kenai
Planning + zoning

6-7-18

Thank you for notifying me of the proposed
Retail Marijuana Store located in the Bush Lane
subdivision. I want you to know that I
object 100% to the granting of this application
Weaver Bros / Doyle's Fuel Service have a large
Co yard within 500ft of the proposed permit.
we all ready have a lot of people walking
thru our yard causing vandalism and destruction
I feel if that Marijuana store location is
approved it will create a lot more traffic and
vandalism in that area.

Jim Doyle Pres.
Doyle's Fuel Service
Weaver Bros Inc.

6-19-19

I object to Resolution PZ 2019-23
we are already having trespass on our
Property

Jim Doyle

Dear Property Owner:

The following application is being reviewed by the City of Kenai Planning and Zoning Commission:

Resolution PZ2019-23 – Application for Amendment to Conditional Use Permit PZ2018-16 to remove the hours of operation restriction for the retail marijuana store, submitted by Clint A. Pickarsky d/b/a Kenai River Cannabis, P.O. Box 1016, Soldotna, Alaska 99669, for the property described as Lot 4, Block 1, Bush Lanes Subdivision, located at 14429 Kenai Spur Highway, Kenai, Alaska 99611

The City of Kenai Planning & Zoning Commission has scheduled a public hearing at 7:00 p.m. on Wednesday, June 26, 2019. The hearing will take place in Council Chambers, downstairs in Kenai City Hall, 210 Fidalgo Avenue, Kenai, Alaska.

More information may be obtained by contacting Wilma Anderson, Planning Assistant, at 907-283-8237. Your comments and/or attendance regarding the proposals are encouraged. Written comments may be mailed to the City of Kenai, Planning & Zoning Department, 210 Fidalgo Ave., Kenai, AK 99611 or by email: wanderson@kenai.city

You are being sent this notice because you own/lease property within 500 feet of the project site or an interested party.

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STAFF REPORT

To: Planning & Zoning Commission

From: Elizabeth Appleby, City Planner

Date: June 26, 2019

Subject: Resolution PZ2019-22 – Application for a Home Occupation Permit for a Day Care of no more than eight (8) children under the age of twelve (12), including children related to the caregiver.

GENERAL INFORMATION:

Applicant: Glenn and Charlotte Yamada
1806 4th Avenue
Kenai, AK 99611

Property Owners: Glenn and Charlotte Yamada and Jennifer L. McGrady
1806 4th Avenue
Kenai, AK 99611

Requested Action: Application for a Home Occupation Permit for a Day Care of no more than eight (8) children under the age of twelve (12), including children related to the caregiver.

Legal Description: Lot 1-C, Block 1, Spruce Grove Subdivision Murphy's Replat

Street Address: 1806 4th Avenue

KPB Parcel No.: 04302053

Existing Zoning: RS – Suburban Residential

Current Land Use: Residential – Single Family Dwelling

Land Use Plan: Suburban Residential

ANALYSIS:

Applicant has submitted an application for a Home Occupation Permit to operate a day care within her residence of no more than eight (8) children under the age of twelve (12), including children related to the caregiver.

On January 11, 2006, the Planning and Zoning Commission passed Resolution PZ06-04 granting a Home Occupation Permit to the applicant for her day care located at 1106 First Street. The applicant has successfully operated Charlie's Lil' Angels from that location since 2006. The applicant sold her residence at 1106 First Street and purchased a residence located at 1806 4th Avenue. Kenai Municipal Code 14.20.230(f) provides as follows:

Permits Nontransferable. A home occupation permit granted under this section is not transferable to another person or location.

Since the applicant has relocated from 1106 First Street to 1806 4th Avenue, Kenai Municipal Code dictates that the applicant must obtain a Home Occupation Permit for her new location.

The proposed Day Care facility was inspected by Fire Marshal Jeremy Hamilton on December 20, 2018, pursuant to KMC14.20.230(h)(1) and applicant has submitted a copy of said inspection with her Home Occupation Permit application.

Kenai Municipal Code 14.20.230 provides that the intent of this chapter to permit Home Occupations that are compatible with other permitted uses and with the residential character of a neighborhood, and that are clearly secondary or incidental to the residential use of the main building. Further, Day Care is specifically set forth in KMC 14.20.230(b)(2) as a permitted use for a Home Occupation. Kenai Municipal Code 14.20.230(d) sets forth the development requirements of a Home Occupation, as follows:

- (1) Not more than one (1) person outside the family shall be employed in the Home Occupation.

Applicant states that she will be the sole employee and that she has no plans to employ other individuals.

Staff finds that applicant meets this development requirement.

- (2) No more than thirty percent (30%) of the gross floor area of all buildings on the lot shall be used for the Home Occupation.

Applicant indicates that she plans to use the living, dining and upstairs bathroom for the day care.

According to the Kenai Peninsula Borough assessing records, the applicant's residence contains 3,480 square feet of gross floor space; thirty percent (30%) of said residence equals approximately 1,044 square feet. The area designated for the day care is on the first floor and is approximately 864 square feet; therefore, Staff finds that the applicant meets this development requirement.

- (3) The Home Occupation shall be carried on wholly within the principal building, or other buildings, which are accessory thereto. Any building used for a Home Occupation shall be wholly enclosed.

Applicant's resident will be the only building used for the Day Care.

Staff finds that applicant meets this development requirement.

RECOMMENDATIONS:

Staff has reviewed the application and the development requirements for a Home Occupation Permit and determined that the development requirements have been met by the applicant. It is the recommendation of Staff that the proposed Home Occupation Permit to operate a Day Care within applicant's residence of no more than eight (8) children under the age of twelve (12), including children related to the caregiver be approved, subject to the following conditions:

1. Applicant must comply with all Federal, State, and local regulations.

2. Pursuant to KMC 14.20.230(h)(1), the premises shall be inspected every other year by the Fire Marshal for the City of Kenai. Failure to comply with the Fire Code (KMC8.05) shall be grounds for the suspension or revocation of the facilities' home occupation permit.

ATTACHMENTS:

1. Resolution No. PZ2019-22
2. Application
3. Site Plan
4. Fire Inspection
5. Business License
6. Map



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2019-22
HOME OCCUPATION PERMIT**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, GRANTING A REQUEST FOR A HOME OCCUPATION PERMIT TO OPERATE A DAY CARE OF NO MORE THAN EIGHT (8) CHILDREN UNDER THE AGE OF TWELVE (12), INCLUDING CHILDREN RELATED TO THE CAREGIVER AS AUTHORIZED BY KENAI MUNICIPAL CODE 14.20.230, FOR

APPLICANT: Glenn and Charlotte Yamada

PROPERTY ADDRESS: 1806 4th Avenue, Kenai, Alaska 99611

LEGAL DESCRIPTION: Lot 1-C, Block 1, Spruce Grove Subdivision Murphy's Replat

KENAI PENINSULA BOROUGH PARCEL NO.: 04302053

WHEREAS, an application for Home Occupation Permit meeting the requirements of KMC 14.20.230 has been submitted and received on June 7, 2019; and,

WHEREAS, the application affects land which is zoned Suburban Residential; and,

WHEREAS, Kenai Municipal Code 14.20.230 details the intent and application process for Home Occupations and specifies the development requirements that must be met prior to issuing the Home Occupation Permit, which are as follows:

(1) Not more than one (1) person outside the family shall be employed in the Home Occupation.

Applicant states that she will be the sole employee and that she has no plans to employ other individuals.

(2) No more than thirty percent (30%) of the gross floor area of all buildings on the lot shall be used for the Home Occupation.

Applicant indicates that she plans to use the living, dining and upstairs bathroom for the day care.

According to the Kenai Peninsula Borough assessing records, the applicant's residence contains 3,480 square feet of gross floor space (including the two attached garages); thirty percent (30%) of said residence equals approximately 1,044 square feet. The area designated for the day care is on the first floor and is approximately 864 square feet; therefore, Staff finds that the applicant meets this development requirement.

- (3) The Home Occupation shall be carried on wholly within the principal building, or other buildings, which are accessory thereto. Any building used for a Home Occupation shall be wholly enclosed.

Applicant's resident will be the only building used for the Day Care; and

WHEREAS, the applicant has demonstrated with plans and other documents that the development requirements of a Home Occupation Permit to operate a Day Care of no more than eight (8) children under the age of twelve (12), including children related to the caregiver have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA THAT THE APPLICANT **HAS** DEMONSTRATED THAT THE HOME OCCUPATION PERMIT TO OPERATE A DAY CARE OF NO MORE THAN EIGHT (8) CHILDREN UNDER THE AGE OF TWELVE (12), INCLUDING CHILDREN RELATED TO THE CAREGIVER MEETS THE DEVELOPMENT REQUIREMENTS OF SAID OPERATION AND; THEREFORE, THE COMMISSION **DOES** AUTHORIZE THE ADMINISTRATIVE OFFICIAL TO ISSUE SAID PERMIT, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Applicant must comply with all Federal, State, and local regulations.
2. Pursuant to KMC 14.20.230(h)(1), the premises shall be inspected every other year by the Fire Marshal for the City of Kenai. Failure to comply with the Fire Code (KMC8.05) shall be grounds for the suspension or revocation of the facilities' home occupation permit.

PASSED BY THE PLANNING AND ZONING COMMISSION THE CITY OF KENAI, ALASKA, this 26th day of June, 2018.

Jeff Twait, Chairman

ATTEST:

Jamie Heinz, City Clerk



APPLICATION FOR
HOME OCCUPATION PERMIT
KMC 14.20.230

OWNER	PETITIONER REPRESENTATIVE (IF ANY)
Name: <i>Glenn & Charlotte Yamada</i>	Name:
Mailing Address: <i>1806 4th Avenue</i>	Mailing Address:
City, State, Zip: <i>Kenai, AK 99611</i>	City, State, Zip:
Phone Number: <i>907-348-4170</i>	Phone Number:
Fax Number:	Fax Number:
Email: <i>craftasticmom@gmail.com</i>	Email:

PROPERTY INFORMATION
Property Tax ID #:
Site Street Address: <i>1806 4th Avenue</i>
Current Legal Description: <i>Spruce Grove Sub Murphys Replat Lot 1-C BLK 1</i>
Home Occupation Requested For: (Describe the project, and use additional sheets if necessary)
<i>An in home, state licensed daycare.</i>

Zoning: *Suburban Residential* Acreage: *0.44 acres*

DOCUMENTATION
Required Attachments: Completed Application Form Site Plan/Floor Plan with Square Footage KPB Tax Compliance (if applicable) State Business License (if applicable)

AUTHORITY TO APPLY FOR HOME OCCUPATION PERMIT:
I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for a home occupation permit in conformance with Title 14 of the Kenai Municipal Code. I understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff for administrative reasons. I understand that a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.

Date: <i>11.21.2018</i>	Signature: <i>Charlotte Yamada</i>
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HOME OCCUPATION STANDARD (KMC 14.20.230)

Home Occupations specifies that a permit is required for operating a business out of a home. Home Occupations are considered an accessory use and conducted so that the average neighbor, under normal circumstances would not be aware of its existence other than for a sign as permitted in this chapter.

1. Permitted Use: (describe business)

In home, state licensed daycare provided to up to 8 children, ages birth thru 12 years old.

2. Must Meet Development Requirements:

- a. Not more than one (1) person outside the family shall be employed: ✓

- b. No more than thirty percent (30%) of the gross floor area of all building on the lot shall be used for the Home Occupation: ✓

- c. The Home Occupation shall be carried on wholly within the principal building, or other buildings which are accessory thereto. Any building used for a Home Occupation shall be wholly enclosed. ✓

3. Fire Code Inspection

Day care facilities shall be inspected by the Fire marshal for compliance with the fire code (KMC 8.05) prior to approval of the permit. Thereafter, they shall be inspected every other year by the Fire marshal. Failure to comply with the fire code (KMC 8.05) shall be grounds for the suspension or revocation of the facilities' home occupation permit.

Residences which are the subject of a home occupation permit application (other than day care facilities) may be required to be inspected by the Fire Marshal for compliance with the fire code (KMC 8.05) prior to approval of the permit, if the Fire Marshal determines it is necessary for public safety.

4. The Following Uses Are Prohibited:

- Commercial auto and boat repair;
- Commercial kennels or similar uses;
- Convalescent homes for the care of more than two (2) patients;
- Mortuaries;
- Private schools with organized classes ;
- Real estate office;
- Restaurants; and
- Commercial Marijuana Establishments.

LAND USE

Describe current use of property covered by this application:

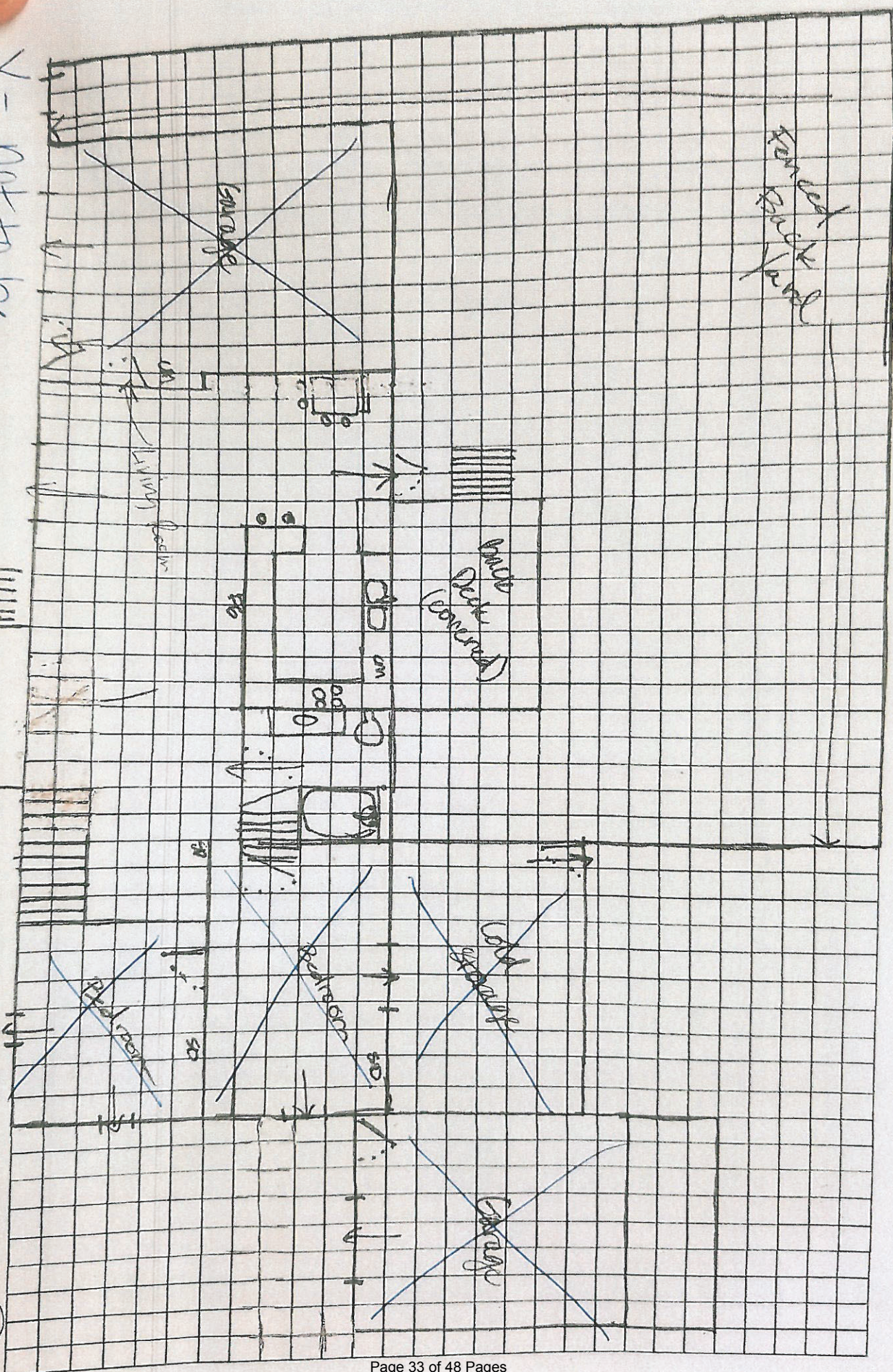
Surrounding property: (Describe how land adjacent to the property is currently being used)

North: Has a small garage / storage building that is not currently being habit-ated.

South: Across the street is a single home.

East: Continuation of my property, then a city street. Further is a single family home.

West: Across Evergreen Street is a HUD home currently for sale.



Kenny's Room

Workshop (covered)

Workshop

Garage

Storage

Living Room

Bathroom

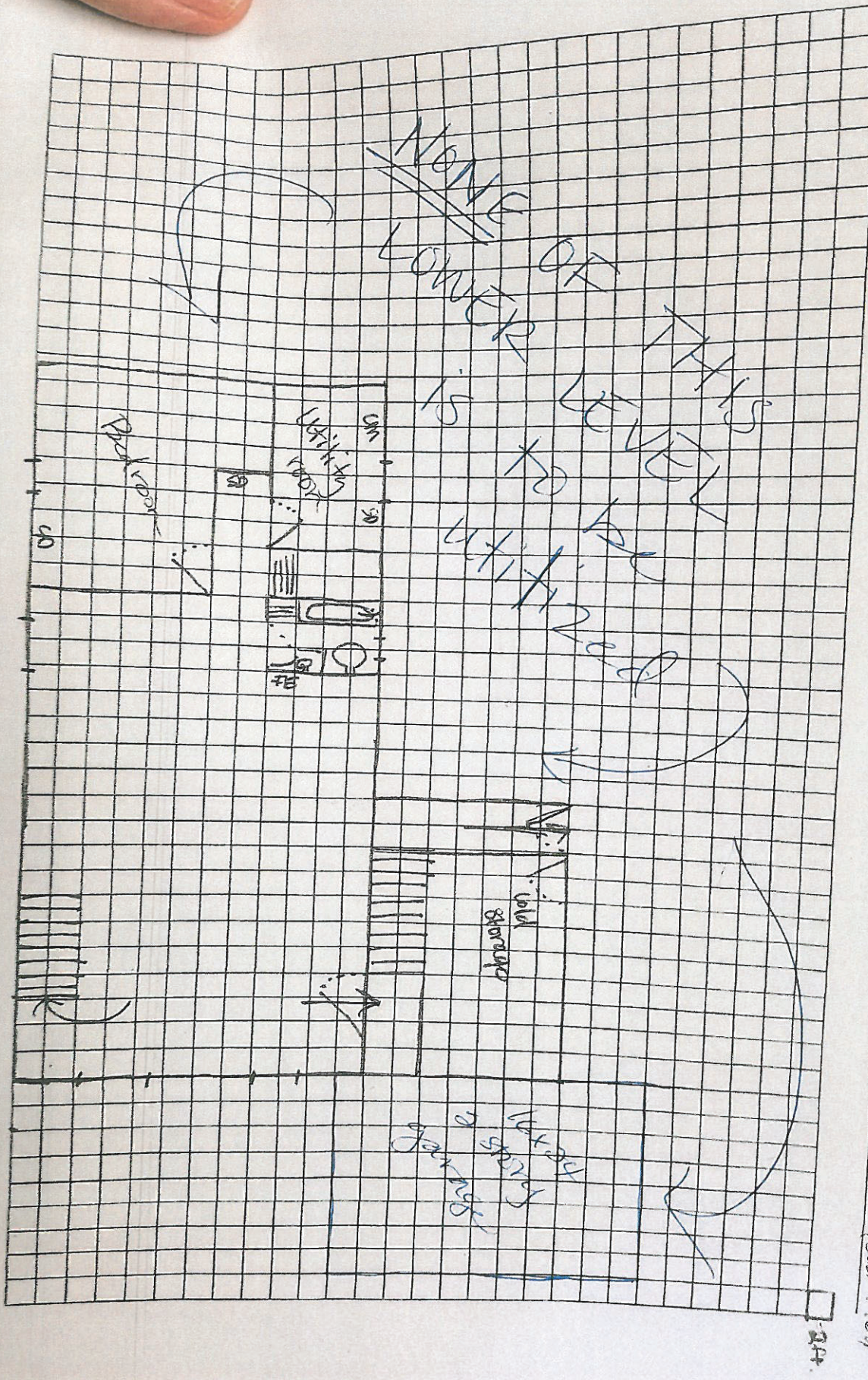
Bedroom

X = NOT to be utilized

CGST (05-4098) Rev 10/2017

Facility Name: Charles Lil' Angels
Facility Floor Plan:

Physical Address: 180 4th Ave Kenai, AK 99601



Inspection No:	20181220171
Inspection Date:	12/20/2018
Inspection Time:	0.75
Inspected By:	Hamilton, Jeremiah

KENAI FIRE DEPARTMENT
FIRE INSPECTION REPORT



Inspection and Compliance Orders				
Facility:	Charlie's Little Angels	Address:	1806 Fourth Avenue	
Phone:	907-398-4170	City:	Kenai	
Fax:		State:	AK	Postal Code: 99611
Email:	craftasticismom@gmail.com			
Primary Contact				
Contact:	Yamada, Charlie		Work:	
Email:		Cell:	907-398-4170	

Inspection Type:	Inspection - General F&LS
------------------	---------------------------

Violation Code	Days to Correct*	Violation	Notes	Location
----------------	------------------	-----------	-------	----------

Inspection Notes:
 Walked through the entire facility, including living space downstairs. I did ask that they put one more smoke detector in the peaked roof area in the living room. They had good coverage of detectors in the rest of the home, I was just concerned about the potential of smoke building up in the peaked area before it would reach the rest of the detectors. Not something that needs to hold up a license.

Inspector: Jeremiah Hamilton	
---------------------------------	--

* Number of days to correct from date inspected.

A variance procedure is available. Please contact the inspector named for further assistance with this or any other matter.

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

CHARLIE'S LIL' ANGELS

1106 1ST STREET, 9072834935, KENAI, AK 99611-9935

owned by

CHARLOTTE M YAMADA

is license by the department to conduct business for the period

January 4, 2019 to December 31, 2019
for the following line of business:

62 - Health Care and Social Assistance

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Anderson
Commissioner



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ACTION AGENDA
KENAI CITY COUNCIL – REGULAR MEETING
JUNE 19, 2019 – 6:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
<http://www.kenai.city>

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Agenda Approval
4. Consent Agenda (*Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

All items listed with an asterisk () are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a council 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.

B. SCHEDULED PUBLIC COMMENTS (*Public comment limited to ten (10) minutes per speaker*)

C. UNSCHEDULED PUBLIC COMMENTS (*Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

D. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. Ordinance No. 3069-2019** – Appropriating FY2019 Budgeted Funds for Municipal Roadway Improvements in the Municipal Roadway Improvements Capital Project Fund for Future Roadway Projects. (Administration)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3070-2019** – Authorizing a Budget Transfer in the General Fund, Decreasing Estimated Revenues and Appropriations in the Senior Citizen Special Revenue Fund and Appropriating FY2019 Budgeted Amounts in the Senior Center Improvement Capital Project Fund for Carpet Replacement. (Administration)
3. **ENACTED UNANIMOUSLY AS AMENDED. Ordinance No. 3071-2019** - Increasing Estimated Revenues and Appropriations in the General, Airport Special Revenue, Personal Use Fishery Special Revenue, and Senior Citizen Special Revenue Funds; Authorizing the Binding of Insurance Coverage for the City for the Period of July 1, 2019 through June 30, 2020; and Authorizing Execution of a Three-Year Agreement for Insurance Coverage. (Administration)
 - a. Motion for Introduction
 - b. Motion for Second Reading (Requires a Unanimous Vote)
 - c. Motion for Adoption (Requires Five Affirmative Votes)

4. **ADOPTED UNANIMOUSLY. Resolution No. 2019-37** - Authorizing the City Manager to Enter Into an Automated Teller Machine (ATM) Concession for the Kenai Municipal Airport. (Administration)
5. **ADOPTED UNANIMOUSLY. Resolution No. 2019-38** – Amending City Council Policy 2017-01, Procedures for the Use and Management of City Issued Mobile Devices, to Provide Procedures for Planning and Zoning Commission Use and Make Other Housekeeping Amendments. (Council Member Knackstedt)
6. **ADOPTED UNANIMOUSLY. Resolution No. 2019-39** - Authorizing the Transfer of Funds from the General Fund Library Department to the General Fund Buildings Department; and Authorizing the Issuance of a Purchase Order in the Amount of \$16,795.00 for the Replacement of ADA Automatic Door Operators at the Library. (Administration)
7. **ADOPTED UNANIMOUSLY. Resolution No. 2019-40** – Authorizing a Budget Transfer in the General Fund – Police Department for the Purchase of a Forensic Investigation Tool. (Administration)
8. **ADOPTED UNANIMOUSLY AS AMENDED. Resolution No. 2019-41** – Authorizing a Facility Management Agreement with the Boys & Girls Club of the Kenai Peninsula, Inc. for the Operation and Management of the Kenai Recreation Center in the Amount of \$130,000 Per Year. (Administration)
9. **ADOPTED UNANIMOUSLY. Resolution No. 2019-42** – Awarding an Agreement for Providing and Servicing Portable Restrooms and Dumpsters on the North and South Kenai Beaches, Including Portable Restrooms at the City Dock, During the 2019 Personal Use Fishery. (Administration)
10. **ADOPTED UNANIMOUSLY. Resolution No. 2019-43** – Awarding An Agreement For Providing And Servicing Road Accessible Dumpsters At The End Of South Spruce Street, Kenai Little League Parking Lot And Kenai City Dock During The 2019 Personal Use Fishery. (Administration)
11. **ADOPTED. Resolution No. 2019-44** - Supporting Kenai Peninsula Borough Ordinance 2019-11, Repealing KPB 5.18.430(F) which Requires Voter Approval to Increase the Sales Tax Cap. (Vice Mayor Navarre)

E. MINUTES

1. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of May 15, 2019
2. **APPROVED BY THE CONSENT AGENDA.** *Regular Meeting of June 5, 2019

F. UNFINISHED BUSINESS

1. **ENACTED. Ordinance No. 3068-2019** – Amending Kenai Municipal Code 14.20.320- Definitions and 14.20.330- Standards for Commercial Marijuana Establishments to Prohibit Onsite Consumption of Marijuana at Retail Marijuana Stores Requiring an Onsite Consumption Endorsement. (Council Members Pettey and Glendening)

[Clerk's Note: This Item was Postponed from the June 5 Meeting to This Meeting; A Motion to Enact is On the Floor]

- **Substitute Ordinance No. 3068-2019** – Amending Kenai Municipal Code 14.20.320 – Definitions, and Implementing a Moratorium Prohibiting Onsite Consumption of Marijuana at Retail Marijuana Stores Requiring an Onsite Consumption Endorsement Until July 1, 2021.

G. NEW BUSINESS

1. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** – Bills to be Ratified. (Administration)
2. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** – Purchase Orders Exceeding \$15,000. (Administration)
3. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** – Non-Objection to the Renewal of a Marijuana Retail Store License for Cook Inlet Cannabis Company, D/B/A East Rip. (City Clerk)
4. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** – Special Use Permit to Alaska Air Fuel, Inc. for Aircraft Loading and Parking on the Apron. (Administration)
5. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** – Special Use Permit to Crowley Fuels, LLC for Aircraft Loading and Parking on the Apron. (Administration)
6. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** – Special Use Permit to Empire Airlines, Inc. for Aircraft Parking on the Apron. (Administration)
7. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** – Special Use Permit to Everts Air Fuel, Inc. for Aircraft Loading and Parking on the Apron. (Administration)
8. **APPROVED BY THE CONSENT AGENDA. *Action/Approval** – Special Use Permit to United Parcel Service Company for Aircraft Loading and Parking on the Apron. (Administration)
9. **APPROVED UNANIMOUSLY. Action/Approval** – Special Use Permit to James Doyle d/b/a Weaver Brothers for Truck and Trailer Storage. (Administration)
10. **APPROVED UNANIMOUSLY. Action/Approval** – Special Use Permit to Alaska Salmon Fertilizer for Filet Services to Collect Fish Cleaning Waste. (Administration)
11. **APPROVED UNANIMOUSLY. Action/Approval** – Confirm Mayoral Nomination for Recommendation of City of Kenai Representative to Kenai Peninsula Borough Planning and Zoning Commission. (Mayor Gabriel)
12. **Discussion** – Land Sale and Leasing Policies and Procedures. (Administration)

H. COMMISSION/COMMITTEE REPORTS

1. Council on Aging
2. Airport Commission
3. Harbor Commission
4. Parks and Recreation Commission
5. Planning and Zoning Commission
6. Beautification Committee
7. Mini-Grant Steering Committee

I. REPORT OF THE MAYOR

J. ADMINISTRATION REPORTS

1. City Manager
2. City Attorney
3. City Clerk

K. ADDITIONAL PUBLIC COMMENT

1. Citizens Comments (*Public comment limited to five (5) minutes per speaker*)
2. Council Comments

L. EXECUTIVE SESSION

1. Discussion of Kenai Visitor Center Management a Matter of Which the Immediate Knowledge may have an Adverse Effect upon the Finances of the City [AS44.62.310(c)(1)].

M. PENDING ITEMS – None.

N. ADJOURNMENT

INFORMATION ITEMS

1. Purchase Orders between \$2,500 and \$15,000 for Council Review
2. Federal Energy Regulatory Commission Notice of Intent – Kenai LNG Cool Down Project

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Clerk's Office at 907-283-8231.



Planning Commission Tentative Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2215 • (907) 714-2378 Fax

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

Max J. Best, Planning Director • Charlie Pierce, Borough Mayor

*Blair Martin, Chairman – Kalifornsky Beach • Robert Ruffner, Vice Chairman – Kasilof/Clam Gulch
Dr. Rick Foster, Parliamentarian – Southwest Borough • Syverine Abrahamson-Bentz – Anchor Point/Ninilchik
Jeremy Brantley – Sterling • Paulette Bokenko-Carluccio – City of Seldovia • Cindy Ecklund – City of Seward
Robert F. Ernst – Northwest Borough • Diane Fikes – City of Kenai • Virginia Morgan – East Peninsula
Franco Venuti – City of Homer • Paul Whitney – City of Soldotna*

June 24, 2019

7:30 p.m.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF CONSENT AND REGULAR AGENDA

All items marked with an asterisk (*) are consent agenda items. Consent agenda items are considered routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner so requests in which case the item will be removed from the consent agenda and considered in its normal sequence on the regular agenda.

If you wish to comment on a consent agenda item or a regular agenda item other than a public hearing, please advise the recording secretary before the meeting begins, and she will inform the Chairman of your wish to comment.

***1. Time Extension Request**

- a. Seater View Subdivision
KPB File 2009-085 [Integrity / Seater]
Location: bordering Nikishka Bay in Nikiski

***2. Planning Commission Resolutions - None**

***3. Plats Granted Administrative Approval**

***4. Plats Granted Final Approval (20.10.070) - None**

***5. Plat Amendment Request - None**

***6. Utility Easement Vacations - None**

***7. Commissioner Excused Absences**

- a. Vacant, Ridgeway

***8. Minutes**

- a. June 10, 2019 Planning Commission Minutes

D. PUBLIC COMMENT/PRESENTATIONS/COMMISSIONERS

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made.)

E. UNFINISHED BUSINESS

1. Conditional Land Use Permit for Beachcomber LLC. **Postponed from June 10, 2019 meeting. Motion on floor.**

F. VACATIONS NOT REQUIRING A PUBLIC HEARING

1. Vacate the 10-foot-wide drainage easement on Lot 24-A, AA Mattox Peggi's Addition (HM 99-64); within Section 17, Township 6 South, Range 13 West, Seward Meridian, City of Homer, Kenai Peninsula Borough, Alaska. KPB File 2019-048V. Petitioner: Peggi Patton of Homer, Alaska.

G. SPECIAL CONSIDERATIONS

1. Request to Review the May 13, 2019 Plat Committee's Conditional Preliminary Approval of Diamond Ridge Estates No. 5
KPB File 2019-037
[Geovera, LLC / Arno]
Location: on Estate Drive, off Skittles Street and Skyline Drive, Diamond Ridge
Kachemak Bay APC

H. PUBLIC HEARINGS

1. Vacate the southwesternmost approximately 560 feet, of the Dorothy Drive right-of-way as dedicated on Gruening Vista 1988 Addition (HM 88-37). Also, vacate the associated 10' wide utility easements within Lots 38, 40, and 41 Gruening Vista 1988 Addition (HM 88-37). The right-of-way being vacated is unconstructed and located within the SE ¼ SE ¼ of Section 3, Township 6 South, Range 13 West, Seward Meridian, Kenai Peninsula Borough, Alaska. KPB File 2019-063V. Petitioner: Spotty Merle LLC of Peachtree City, GA.
2. Ordinance 2019-__; An Ordinance Amending KPB Chapter 21.25, Conditional Land Use Permits and Amending KPB Chapter 21.29, Material Site Permits.

I. ANADROMOUS WATERS HABITAT PROTECTION DISTRICT (21.18) - None**J. SUBDIVISION PLAT PUBLIC HEARINGS**

1. The Plat Committee will review 7 preliminary plat.

K. OTHER/NEW BUSINESS

- 1. New Plat Committee (July, August, September 2019) – 5 Members / 2 Alternates

- L. ASSEMBLY COMMENTS**
- M. LEGAL REPRESENTATIVE COMMENTS**
- N. DIRECTOR'S COMMENTS**
- O. COMMISSIONER COMMENTS**
- P. PENDING ITEMS FOR FUTURE ACTION**
- Q. ADJOURNMENT**

**MISCELLANEOUS INFORMATIONAL ITEMS
NO ACTION REQUIRED**

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, July 15, 2019** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley St, Soldotna, Alaska at **7:30 p.m.**

ADVISORY PLANNING COMMISSION MEETINGS

ADVISORY COMMISSION	MEETING LOCATION	DATE	TIME
Anchor Point	Anchor Point Chamber of Commerce	July 10, 2019	7:00 p.m.
Cooper Landing	Cooper Landing Community Hall	July 10, 2019	6:00 p.m.
Funny River	TBD	TBD	TBD
Moose Pass	Moose Pass Community Hall	TBD	6:30 p.m.
Hope / Sunrise	Hope Social Hall	TBD	6:00 p.m.
The Kachemak Bay Advisory Planning Commission is inactive at this time.			

NOTE: Advisory planning commission meetings are subject to change. Please verify the meeting date, location, and time with the advisory planning commission chairperson. Chairperson contact information is on each advisory planning commission website, which is linked to the Planning Department website.

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215
 Phone: toll free within the Borough 1-800-478-4441, extension 2215
 Fax: 907-714-2378
 e-mail address: planning@kpb.us
 website: <http://www.kpb.us/planning-dept/planning-home>



Plat Committee Tentative Agenda

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

*Paulette Bokenko-Carluccio – City of Seldovia • Jeremy Brantley – Sterling
Cindy Ecklund – City of Seward • Franco Venuti – City of Homer • Paul Whitney – City of Soldotna
Alternates: Diane Fikes – City of Kenai*

**June 24, 2019
6:00 p.m.**

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

1. Agenda
2. Member/Alternate Excused Absences
3. Minutes
 - a. June 10, 2019 Plat Committee Minutes

D. PUBLIC COMMENT

(Items other than those appearing on the agenda or not scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made.)

E. SUBDIVISION PLAT PUBLIC HEARINGS

1. Troy's Camp
KPB File 2019-022R1 [Seabright Surveying / Sorensen]
Location: on Mona Road and Dave Road, Fox River
Kachemak Bay APC
2. 59 North
KPB File 2019-067 [[Seabright Surveying / Shavelson-Weiss Community Property Trust]
Location: on W. Fairview Avenue and Rangeview Avenue; City of Homer
3. Condra Terrace Too 2019 Addition
KPB File 2019-066 [Orion Surveys / Merrick, Bruce B. Shaw Revocable Trust, Shaw]
Location: on East End Road and Old East End Road; Fritz Creek
Kachemak Bay APC
4. Kachemak Bay Ranchos 2019
KPB File 2019-070 [Ability Surveys / Collins, Ward]
Location: on Waldeck Avenue, Brenda Street, and Cindi Avenue, off of North Fork Road,
Diamond Ridge

- 5. Riverview Subdivision Fraley 2019 Replat
KPB File 2019-050 [Segesser Surveys / Fraley]
Location: on W. Riverview Avenue, off S. Kobuk Street, City of Soldotna

- 6. House Subdivision 2019 Replat
KPB File 2019-068 [McLane Consulting Group / Plagge, The Dennis Ward Bible and Susan Bible Revocable Living Trust]
Location: on Funny Moose Lane and House Drive, off Funny River Road, Funny River
Funny River APC

- 7. Birch Acres Subdivision Number Two
KPB File 2019-069 [Edge Survey & Design, LLC / Muller, Poppin Family Revocable Community Property Trust]
Location: on Erlwein Road, off Forest Lane, Sterling

F. FINAL SUBDIVISION PLAT PUBLIC HEARING - None

G. OTHER / NEW BUSINESS

H. MISCELLANEOUS INFORMATION – NO ACTION REQUIRED

I. ADJOURNMENT

NEXT REGULARLY SCHEDULED MEETING

The next regularly scheduled Plat Committee meeting will be held **Monday, July 15, 2019** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley, Soldotna, Alaska at **5:30 p.m.**

PLANNING DEPARTMENT

Phone: 907-714-2215 Fax: 907-714-2378

Phone: toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

web site: <http://www.kpb.us/planning-dept/planning-home>

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