

**CITY OF KENAI
PLANNING AND ZONING COMMISSION
KENAI, ALASKA
RESOLUTION NO. PZ07-55**

A RESOLUTION OF THE KENAI PLANNING AND ZONING COMMISSION RECOMMENDING THAT THE KENAI CITY COUNCIL APPROVE THE UPDATED HISTORIC PRESERVATION PLAN FOR THE CITY OF KENAI.

WHEREAS, KMC 14.20.105(i)(3) requires that the City develop a local historical preservation plan that is compatible with the Alaska State Historic Preservation Plan; and,

WHEREAS, In 1998 the City Council adopted the first Historic Preservation Plan; and,

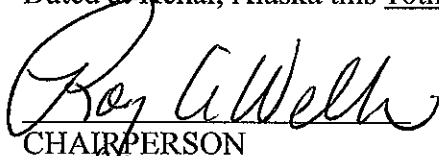
WHEREAS, A review of the Historic Preservation Plan was completed by the Planning and Zoning Commission; and,

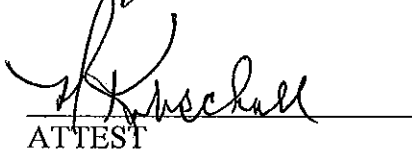
WHEREAS, The Planning and Zoning Commission held work sessions with the Kenai Historical Society and the public reviewing and updating the preservation plan; and,

WHEREAS, The Planning and Zoning Commission recommends that the updated Historic Preservation Plan be accepted.

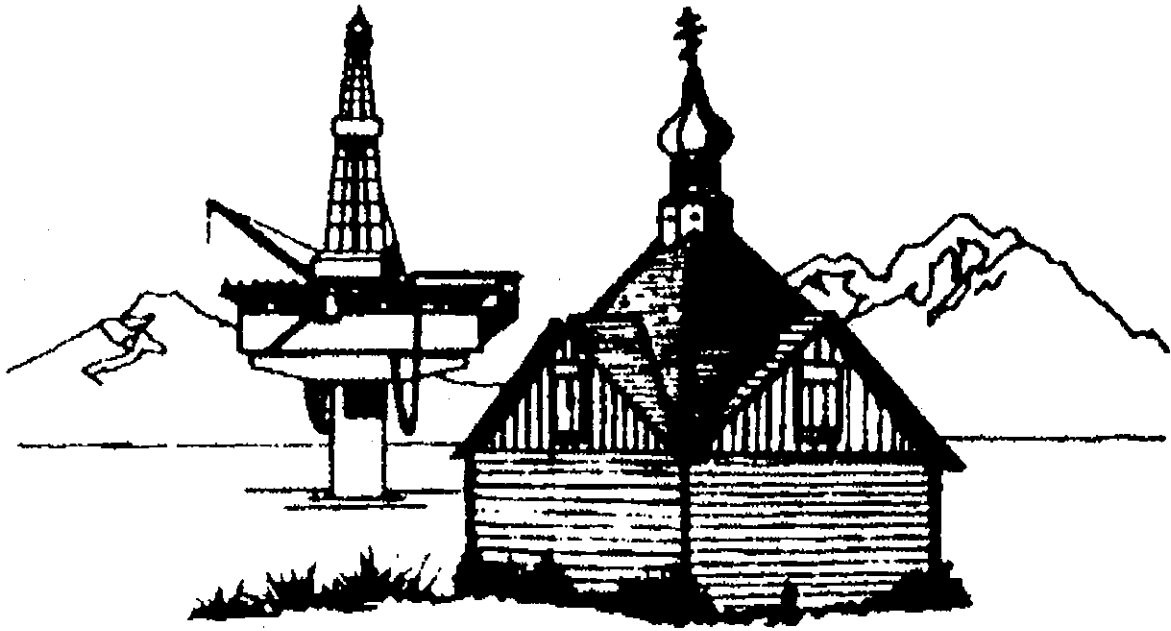
NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends that the Kenai City Council accept the updated Historic Preservation Plan as submitted by the Planning and Zoning Commission.

Dated at Kenai, Alaska this 10th day of October, 2007.


CHAIRPERSON


ATTEST

City of Kenai PRESERVATION PLAN



Prepared by:
The Planning & Zoning Commission - 2007

FOREWORD

The Historic District Board drafted the City of Kenai's first Preservation Plan. That plan was adopted in 1998. In 2001, the City of Kenai amended the City's code and eliminated the Historic District Board and assigned the duties of the Board to the Planning and Zoning Commission.

The original Preservation Plan depended heavily on the "*Kenai Townsite Historic District Survey Report*" that was published in July of 1996. The Commission continues to rely on that report for preservation activities in the Townsite Historic District. This report contains a wealth of information about the District and its history. Copies of this document are available for review at the City of Kenai Public Library and City of Kenai administrative offices.

CITY OF KENAI
PRESERVATION PLAN
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MISSION STATEMENT:

The Planning and Zoning Commission shall strive to preserve the cultural and historical features unique to the City of Kenai and the Townsite Historic Zone. The Commission shall:

- Review and comment to the State Historic Preservation Officer on all proposed National Register nominations within the boundaries of the City. When the Commission considers a National Register nomination that is normally evaluated by professionals in a specific discipline, the Commission will seek expertise in this area before rendering a decision.
- Work with other agencies and entities to enhance public knowledge about the City of Kenai's history.
- Encourage the dissemination of knowledge through signage, brochures, maps, or whatever mediums necessary and approved by the City of Kenai and the State Historic Preservation Office.
- Review community improvements and make suggestions where historical and cultural impact can be expressed.

DESCRIPTION OF THE HISTORIC CHARACTER OF KENAI FROM PREHISTORY TO PRESENT:

The prehistory and recorded history of Kenai dates some 10,000 years beginning with the Riverine Kachemak people about 8,000 B.C. An Athabaskan culture, the Dena'ina displaced the Riverine Kachemak people about 1,000 A.D.

The first white contact came when Captain James Cook mapped the body of water named after him, Cook Inlet, in 1791. During the same decade, the Russian fur trade expanded its operation to the Kenai Peninsula and the Russian Orthodox Church began to baptize the native people into Christianity.

The purchase of Alaska by the United States in 1867 marked another milestone for Kenai, followed by its Early Community Building Era from 1898-1925. The Kenaitze subsistence lifeway overlapped several of those same years running from the turn of the century through World War II.

Postwar community growth naturally followed, including the discovery of oil in 1957. Alaska became the 49th state in 1959, and one year later, the City of Kenai became officially incorporated.

(For complete details see pages 11-50 of the *"Kenai Townsite Historic District Survey Report."*)

SUMMARY OF PAST PRESERVATION EFFORTS:

The City of Kenai and the Kenai Historical Society are largely responsible for past preservation efforts beginning with the memorial to Fort Kenai constructed in 1967. The members of the historical society managed the operation of the museum at Fort Kenai for the following ten years, and through their dedicated efforts, successfully restored St. Nicholas Chapel and four cabins in the Old Town area.

The City of Kenai established the Kenai Townsite Historic District by adopting an ordinance in 1993.

In 1995, the City of Kenai appointed a Townsite Historic District Board as a step toward a formal preservation program and was granted Certified Local Government (CLG) status by the Alaska State Office of History and Archaeology.

In 2001, the City of Kenai's code was amended. The amendment eliminated the Townsite Historic District Board. At that time, the Planning and Zoning Commission assumed responsibility for historic preservation in the City of Kenai.

(For complete details see pages 47-49 of the *"Kenai Townsite Historic District Survey Report."*)

SURVEY OF HISTORIC RESOURCES IN KENAI:

As the recipient of a 1995 Certified Local Government Grant, the City of Kenai's Historic District Board contracted with a historian and an architect (Preservation North) to survey the buildings, structures, objects, and sites within the boundaries of the Townsite Historic District.

Published in 1996, this report documents in detail the thirty-four properties along with information on ten properties adjacent to the district boundaries. Using the criteria of the National Register of Historic Places, the survey report has provided both the City of Kenai and the State Office of History and Archaeology with the baseline information necessary for historic preservation planning.

(Refer to the *"Kenai Townsite Historic District Survey Report"* for complete details.)

ARCHAEOLOGICAL AND HISTORIC CONTEXT OF KENAI:

Although several archaeological studies have been conducted at Dena'ina village sites, few artifacts have been uncovered due to the Dena'ina belief that all natural resources be returned to the earth or sea from which they originated. Nineteenth century journals and letters of European and Russian explorers have provided primary sources of information describing the lifestyle of the inhabitants.

(See pages 11-49 of the *"Kenai Townsite Historic District Survey Report"* for complete details.)

HISTORIC BUILDINGS AND SITES ALREADY IDENTIFIED:

The thirty-four buildings and ten adjacent sites in the Townsite Historic District have been documented with a short history, a basic description with tables, maps, historic photographs and current photographs. Arranged by the historic themes and general non-historic categories, the survey evaluates each property according to the National Historic Register guidelines. These properties are now on file with the Alaska Heritage Resources Survey (AHRS).

See pages 56-154 of the *"Kenai Townsite Historic District Survey Report."*

PROCEDURE FOR NOMINATION FOR FUTURE HISTORIC SITES:

Individual property owners may choose to nominate their property and/or buildings to the National Register of Historic Places. The Planning Department is willing to assist property owners in preparing for the required local review. After the local review, the nomination is forwarded to the State Office of History & Archaeology.

Attachment A, "The National Register of Historic Places" and Attachment B, "National Register of Historic Places Rights of Owners to Comment and/or To Object to Listing" provides additional information on the nomination process. In addition, see pages 183 through 185 of the *"KENAI TOWNSITE HISTORIC DISTRICT SURVEY REPORT."*

The following materials are available for review at the City of Kenai Planning and Zoning Department to assist in the nomination process:

- *"Kenai Townsite Historic District Survey Report",* Preservation North, July 1996
- *"16A - National Register Bulletin; How to Complete the National Register Registration Form"*

The following nomination forms may be obtained from the City of Kenai, Planning & Zoning Department or at the World Wide Web at <http://www.cr.nps.gov/nr/publications/forms.htm>:

- NPS Form 10-900: National Register of Historic Places Registration Form
- NPS Form 10-900a: National Register of Historic Places Continuation Form

LEGAL ORDINANCE WITH MAPS, ZONING, AND DESIGN GUIDELINES:

Title 14.20.105 of the Kenai Municipal Code, which is the legal ordinance outlining the intent of the Townsite Historic Zoning District, is attached as Attachment C. In addition, Attachment D (Land Use Table) and E (Development Requirements Table) are provided which specify allowed uses in the TSH zone and development requirements. See Attachment F for the Townsite Historic District map.

HISTORIC PRESERVATION EDUCATION FOR THE COMMUNITY:

The Planning and Zoning Commission is responsible for development of the City's Historic Preservation Plan. As opportunities arise, the Commission will participate in educating the community about its cultural resources. The following historic themes represent possible education projects.

- Dena'ina Building Tradition: A.D. 1000-1890
- Russian Exploration and Fur Trade: 1741-1866-
- The Russian Orthodox Church: 1841-1906
(Extant properties, 1881-1906)
- United States Purchase of Alaska, 1867: Fort Kenay, 1869-1870
- Early Community Building Era: 1889-1925
- Kenaitze Subsistence: 1900 – 1941
- Federal Programs for Agriculture and Sustainable Resource Management: 1898-1958
(Extant properties, 1935-1958)
- Post War Community Growth: 1948-1958
- Post Statehood Development: 1959 - 1996

In 1998, the City of Kenai, in a joint effort with the Kenai Visitor's Center, developed a walking tour brochure that guides citizens through Old Town past the historical properties that were recognized as part of the signage project. The signage project was completed in 1997. These projects continue to provide education to citizens and visitors.

DEVELOPMENT RECOMMENDATIONS:

The historic district must be an alive, inviting, and active place to assure historic preservation. Development of the Townsite Historic District (TSH) should be promoted to assist in this historic preservation. Well-planned development can spur the economics and interest that promote action. The City and its citizens are in the best position to kindle that development by encouraging and supporting the following concepts:

- Development of a master plan for TSH that has among its goals and objectives historic exhibits. This may require land swaps of City property to obtain parcels of land to accommodate the master plan.
- Providing more greenbelt common areas with developed connecting pathways, preferably along view areas.
- Consider providing tax incentives to develop economic enterprises in TSH.
- Continuing the upgrade of streets with street signs and lighting of uniform design to provide more visual unity in the district.
- Continuing participation with the Visitor's Center in developing and publicizing the walking tour and specific exhibits in the Center.
- Review the Townsite Historic District Zoning ordinance to assure that development requirements protect and enhance the character of the zone.
- Apply the Townsite Historic District Zoning ordinance to assure buildings, signage and other improvements are in keeping with a historic setting.
- Continuing to landscape the City properties by keeping the area litter free and well groomed. Encourage placement of benches and trash receptacles.
- Encourage purchase of land for public use when land in the District becomes available.

- Identify properties with historical significance located outside of the Townsite Historic District.
- Consider expansion of the Townsite Historic District when properties are identified with historical significance.
- Encourage development of an historic block (Lot 3, Block 17, Original Townsite of Kenai) on the City property where the historic Civic League and Kenai Fire Hall/Jail buildings are currently located.

PLANNING AND ZONING COMMISSION MEMBERSHIP:

The Planning and Zoning Commission is responsible for historic preservation within the City of Kenai. See Attachment G, Planning and Zoning Commission roster.

STATEMENT OF PUBLIC SECTOR'S RESPONSIBILITIES TOWARD CITY-OWNED HISTORIC RESOURCES (SUCH AS PARKS, STREETS, PUBLIC BUILDINGS, ETC.)

In order to foster strong community relationships and strengthen historic preservation, the Planning and Zoning Commission adopts Goals 2 and 4 of the Alaska State Preservation Plan, which specifies the following:

- Support and strengthen local historic preservation efforts.
- Encourage Alaska Natives to identify concerns and develop strategies to protect their cultural resources.
- Encourage nonprofit statewide organizations, including the Alaska Anthropological Association, Alaska Association of Historic Preservation, Alaska Historical Society, Keepers of the Treasures — Alaska, and Museums Alaska to promote historic preservation.
- Foster stewardship of cultural resources by public agencies and private individuals and groups.
- Use emerging technologies to improve communication among organizations and individuals interested in historic preservation.

- Review development projects to protect cultural resources.
- Review emergency response laws and plans so that cultural resources receive maximum protection in the event of a disaster.
- Promote the role of local preservation programs in efforts to maintain and enhance a community's character.
- Promote incorporation of preservation issues in plans.

PROCEDURE FOR ANNUAL REVIEW AND FUTURE PLANNING:

It is the duty of the Planning and Zoning Commission to annually review the survey of historic properties in order to include any new information that may have arisen in regard to the accuracy of each historical site. Therefore, at the end of each calendar year, the Planning Department administration shall review the survey, submit corrected information to the State Office of History and Archaeology, and inform the Commission of the findings of the review.

Planning Department administration will prepare an annual report for submittal to the State Office of History and Archaeology. This report will cover the following topics:

- Local Preservation Ordinances
- Local Historic Preservation Commission Or Board
- Survey And Inventory Of Historic Properties
- Preservation Planning Activities
- National Register Program Participation
- Protection Of Historic Properties
- Public Education Projects
- Historic Preservation Grant Activities
- Other Preservation Activities

The Commission is provided a copy of the report.

ATTACHMENTS

- A. The National Register of Historic Places Nomination Process
- B. National Register of Historic Places – Rights of Owners to Comment and/or to Object to Listing
- C. KMC 14.20.105 – Townsite Historic (TSH) Zoning District
- D. Land Use Table with Footnotes
- E. Development Requirements Table
- F. City of Kenai Townsite Historic District Map
- G. City of Kenai Planning & Zoning Commission Membership Roster
- H. Alaska's Historic Preservation Plan

National Register of Historic Places

The National Register of Historic Places is the nation's list of historic properties worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register coordinates and supports public and private efforts to identify, evaluate, and protect historic and archaeological properties. Properties of local, state, or national significance are eligible.

National Register nominations are made through the State Historic Preservation Office and are reviewed by the Alaska Historical Commission. Upon favorable review, the nomination is sent to the Keeper of the National Register for final review.

Listing on the National Register acknowledges the historic importance of a property, provides some protection from adverse impacts of public works projects, and makes it possible for a private owner to take advantage of tax credits for rehabilitating income-producing historic properties.

Applications and bulletins are available by contacting the OHA office at:
Office of History and Archaeology
Alaska Division of Parks and Outdoor Recreation
550 West 7th Ave., Suite 1310
Anchorage, Alaska 99501-3565

Additional information may be found at the National Park Service – National Register of Historic Places web site at: <http://www.cr.nps.gov/nr/index.htm>

**NATIONAL REGISTER OF HISTORIC PLACES RIGHTS OF OWNERS TO
COMMENT AND/OR TO OBJECT TO LISTING**

Owners of private properties nominated to the National Register of Historic Places have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit, to the State Historic Preservation Officer, a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of the property's eligibility for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

If you choose to object to the listing of your property, the notarized objection must be submitted within thirty (30) days of receipt of this letter to:

Judith E. Bittner, State Historic Preservation Officer
Office of History and Archaeology
Alaska Division of Parks and Outdoor Recreation
550 West 7th Ave., Suite 1310
Anchorage, Alaska 99501-3565

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Office within thirty (30) days of receipt of this letter.

Additional information on the National Register and the federal tax provisions is available from the above address upon request.

**KENAI MUNICIPAL CODE
TITLE KMC 14.20.105**

14.20.105 Townsite Historic (TSH) Zoning District: (a) Intent: The TSH Zoning District is intended to provide for a mixed, controlled use in a designated area, which will protect and enhance the historic character of the zone. The goal of the TSH zone is to manage all new development, reconstruction and alterations within the zone.

- (b) Application: An application requiring review in TSH Zoning District shall be filed with the Planning Department. The TSH zoning district, as located within the bounds shown on the City of Kenai Official Zoning Map. The application shall contain:
 - (1) One (1) reproducible copy of the application signed by the applicant and, if leasing the premises, co-signed by the owner indicating type or nature of business.
 - (2) Current color photographs of the site and of any existing structures representing both the overall condition of structures and accurately portraying materials and color.
 - (3) Reproducible schematic plans of the proposed construction sufficient to show building size and layout, exterior elevations, proposed materials and colors.
 - (4) A landscaping and site plan complying with KMC 14.25 and the development criteria of this chapter drawn to scale showing the existing structure and all proposed alterations and additions in relation to the site.
- (c) Development Criteria: The development criteria is intended to provide for a district in which residential and business enterprises cohabit-habitat as a desirable and compatible use. All proposed construction, renovation, demolition, or alteration shall:
 - (1) Encourage, whenever possible and compatible with historic character of the TSH zone, foot traffic; restaurants, gift shops, parks, etc.; indigenous Kenai Peninsula flora; wooden structures including log style with soft colored or natural sidings.
 - (2) Discourage uses which will violate the historic and scenic quality of the TSH zone; buildings and building additions that are not compatible with adjacent buildings or which violate the existing character and scale of the district.
 - (3) Specific structures and activities which will not be allowed, but are not limited to:
 - (a) Buildings with "modern design style of architecture" that have no historical correlation with the district;

- (b) Gas stations;
 - (c) Auto repair shops;
 - (d) Kennels or similar uses;
 - (e) Livestock, stables, commercial horseback riding;
 - (f) Auto body and paint shops;
 - (4) Commercial buildings are limited to a total area of no more than five thousand (5,000) square feet per story. Any individual unit within the structure may be of no more than two thousand five hundred (2,500) square feet, except that the Commission may allow a larger individual unit if it is determined to be compatible with the zone.
 - (5) Metal-sided buildings may be allowed if the Commission determines they are compatible with the zone.
 - (d) Criteria for determining acceptable use shall include, but not be limited to the following:
 - (1) All alterations to existing structures should be performed so as to preserve the historical and architectural character of the TSH zoning district.
 - (2) The distinguishing original qualities or character of a building, structure, or site in its environment shall not be destroyed. The removal or alteration of any historic material or destruction of architectural features cannot be done without approval.
 - (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site, and its environment. These changes may have acquired significance of their own, which should be recognized and respected.
 - (4) Landscaping requirements according to City of Kenai as required by KMC 14.25.
 - (5) All exterior construction must be completed within a year of date of approval.
 - (e) Existing structures: All structures existing prior to the enactment of this ordinance will be allowed to continue in their present form and use. In the event of loss of the existing structure due to demolition, fire or natural causes, the structure may be rebuilt with the following requirements:
 - (1) The structure to be rebuilt must conform to the previously existing structure in terms of size, shape and location unless the Commission determines the new structure is more compatible with the intent of the TSH zone.
 - (2) The use of the new structure must be the same as the use of the previous structure.
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- (3) Application for reconstruction of the structure must be made to the Planning Department within one (1) year of the date of loss due to demolition or damage.
 - (4) Reconstruction of the structure must be complete within two (2) years of the date of the loss due to demolition or damage.
 - (5) If applicant wants to rebuild, other than a pre-existing structure, the existing structure provisions as stated above are not applicable.
 - (f) Criteria for designation of landmarks to be included in the TSH zone:
 - (1) Its age-approximately fifty (50) years old.
 - (2) Its character, interest or value as part of the development, heritage, or cultural characteristics of the City of Kenai.
 - (3) Its location as the site of a significant historic event.
 - (4) Its identification with a person or persons who significantly contributed to the culture and development of the City of Kenai.
 - (5) Its distinguishing characteristics of an architectural type.
 - (6) Its relationship to other distinctive areas that are eligible for preservation according to a historical, cultural, or architectural criteria.
 - (g) Uses.
 - (1) Principal Permitted Uses as allowed in Land Use Table.
 - (2) Conditional Uses: As allowed in the Land Use Table (KMC 14.20.150) and subject to the provision of this chapter.
 - (h) Review Process. The Commission will review all building permit applications as well as all exterior architectural alterations and demolition to properties included in the Historic Preservation Plan. Upon submittal of such an application, the Planning Department shall schedule the application for review by the Planning and Zoning Commission at the following appropriate meeting. Any other building permits within the Townsite Historic District shall be handled administratively by the Building Official.
 - (i) Historic Preservation. The Commission shall:
 - (1) Conduct or cause to be conducted a survey of the historic, architectural, and archaeological resources within the community. The survey shall be compatible with the Alaska Heritage Resources Survey and able to be readily integrated into statewide comprehensive historic preservation planning and other planning processes. Survey and inventory documents shall be maintained to protect the site location(s) from possible vandalism. The survey shall be updated annually.
 - (2) Review and comment to the State Historic Preservation Officer on all proposed National Register nominations within the
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boundaries of the City. When the Commission considers a National Register nomination that is normally evaluated by professionals in a specific discipline, the Commission will seek expertise in this area before rendering a decision.

- (3) Develop a local historical preservation plan that will be compatible with the Alaska State Historic Preservation Plan and produce information that is compatible with the Alaska Heritage Resource Survey.
 - (4) Signs. Signs shall be as allowed as set forth in KMC 14.20.220 (b).
 - (j) Penalties. Penalties for non-compliance with this Chapter shall be as set forth by KMC 14.20.260.
 - (k) Definitions.
 - (1) Alteration. Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure which requires a building permit.
 - (2) Construction. The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property which requires a building permit.
 - (3) Demolition. Any act or process that destroys in part or in whole a landmark or a structure within a historic district.
 - (4) Certified Local Government. A local government "that has been certified to carry out the provisions of Section 101(b) of the National Historic Preservation Act."
 - (5) Historic District. An area designated as a "historic district" by ordinance of the City Council, which contains within definable geographic boundaries, one (1) or more landmark and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.
 - (6) Historic Preservation. The act of adopting regulations and restrictions for the protection and preservation of places and areas of historical and cultural importance to Kenai.
 - (7) Landmark. A property or structure designated as a "landmark" by ordinance of the City Council, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City of Kenai.
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LAND USE TABLE

KEY: P = Principal Permitted Use
C = Conditional Use
S = Secondary Use
N = Not Permitted

NOTE: Reference footnotes on following pages for additional restrictions

ZONING DISTRICTS																
RESIDENTIAL																
LAND USES	C	RR	RR1	RS	RS1	RS2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
One Family Dwelling	C ¹⁸	P	P	P	P	P	P	P ²¹	S ¹	S ²	S ²	C ²²	P	P	P	S ¹ /C ²¹
Two/Three Family Dwelling	C ¹⁸	P	P	P	P	P	P	P ²¹	S ¹	C	C	C ²²	P	P	P	S ¹ /C ²¹
Four Family Dwelling	C ¹⁸	P	C ³	P	N	N	P	P ²¹	S ¹	C	C	C ²²	N	P	C	S ¹ /C ²¹
Five/Six Family Dwelling	C ¹⁸	C ³	N	P	N	N	P	P ²¹	S ¹	C	C	N	N	P	C	S ¹ /C ²¹
Seven or More Family Dwelling	C ¹⁸	C ³	N	C ³	N	N	P	P ²¹	S ¹	C	C	N	N	P	C	S ¹ /C ²¹
Townhouses ⁴	C ¹⁸	C	C	C	C	C	C	C	C	C	C	C ²²	C	C	C	C
Mobile Home Parks ⁶	N	C	C	C	C	C	C	C	C	C	C	N	C	N	C	C
Planned Unit Residential Development ⁷	C ¹⁸	C	C	C	C	C	C	C	C	C	C	N	C	C	C	C
COMMERCIAL																
LAND USES	C	RR	RR1	RS	RS1	RS2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Automotive Sales	N	C	C	N	N	N	C	P	P	P	P	N	N	N	N	P
Automotive Service Stations	N	C	C	N	N	N	C	P	P	P	P	N	C	N	N	P
Banks	N	C	C	C	N	N	C	P	P	P	C	N	C	C	C	P
Business/Consumer Services	N	C	C	C	N	N	C	P	P	P	C	N	C	C	C	P
Guide Service	N	C	C	C	N	N	C	P	P	P	P	N	P	P	C	P
Hotels/Motels	N	C	C	C	N	N	C	P	P	P	C	N	C	P	C	P
Lodge	N	C	C	C	N	N	C	P	P	P	C	N	P	P	C	P
Professional Offices	N	C	C	C	N	N	P	P	P	P	P	N	C	P	P	P
Restaurants	N	C	C	C	N	N	C	P	P	P	C	N	C	C	P	P
Retail Business	N ²⁴	C	C	C	N	N	C	P	P	P	P	S ²⁴	S ²⁴	C	C	P
Wholesale Business	N	C	C	C	N	N	C	C	P	P	P	N	S ²⁴	C	C	N
Theaters/Commercial Recreation	N	C	C	C	N	N	C	P	P	C	C	N	P	C	C	P

LAND USE TABLE

KEY: P = Principal Permitted Use
C = Conditional Use
S = Secondary Use
N = Not Permitted

NOTE: Reference footnotes on following pages for additional restrictions

ZONING DISTRICTS																
INDUSTRIAL																
LAND USES	C	RR	RR1	RS	RS1	RS2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Airports and Related Uses	P ²⁰	C	C	C	N	N	C	P	P	P	P	N	C	N	N	C
Automotive Repair	N	C	C	C	N	N	C	P	P	P	P	N	N	N	N	P
Gas Manufacturer/Storage	N	N	C	C	N	N	N	N	N	C ⁹	C ⁹	N	N	N	N	N
Manufacturing/Fabricating/ Assembly Storage	N	C	C	C	N	N	C	C	P	P	P	N	C	C	N	C
Warehouses	N	C	C	C	N	N	C	N	P	P	P	N	C	N	N	N
PUBLIC/ INSTITUTIONAL																
LAND USES	C	RR	RR1	RS	RS1	RS2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Charitable Institutions	C	C	C	C	C	C	P	P	P	P	P	P	C	P	C	P
Churches*	C	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	C	C	P	P ¹⁰	P	P	P
Clinics	C	C	C	C	C	C	C	P	P	P	C	C	C	C	P	P
Colleges*	C	C	C	C	C	C	C	P	P	C	C	P	C	C	C	P
Elementary Schools*	C	C	C	C	C	C	C	P	P	C	C	P	C	C	C	P
Governmental Buildings	C	C	C	C	C	C	C	P	P	P	C	P	C	C	P	P
High Schools*	C	C	C	C	C	C	C	P	P	C	C	P	C	C	C	P
Hospitals*	C	C	C	C	C	C	C	P	P	P	C	C	C	C	C	P
Libraries*	C	C	C	C	C	C	C ¹²	P	P	P	C	P	C	P	C	P
Museums	C	C	C	C	C	C	C	P	P	P	C	P	C	P	C	P
Parks and Recreation	P	C	C	C	C	C	C	P	P	P	P	P	P	P	C	P
Assisted Living	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

LAND USE TABLE

KEY: P = Principal Permitted Use
 C = Conditional Use
 S = Secondary Use
 N = Not Permitted

NOTE: Reference footnotes on following pages for additional restrictions

MISCELLANEOUS																
LAND USES	C	RR	RR1	RS	RS1	RS2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Animal Boarding ¹³	C	C	C	C	C	N	N	C	C	C	C	N	C	N	C	C
Bed and Breakfasts	C	C	C	C	C	C	C	C	C	C	C	N	C	C	C	P
Cabin Rentals	C	C	C	C	N	N	N	P	P	P	C	N	P	P	C	P
Cemeteries	C	C	C	C	N	N	N	N	C	C	C	N	C	C	N	N
Crematories/Funeral Homes	N	C	N	C	N	N	C	C	C	C	C	N	C	C	C	C
Day Care Centers ¹²	C	C	C	C	C	C	C	P	P	P	C	C	C	C	P	P
Dormitories/Boarding Houses	C	C	C	C	C	C	P	P ²¹	S	C	P	P ²³	C	C	P	P
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farming/General Agriculture***	P	P	N	N	N	N	N	N	N	N	P	N	P	N	N	N
Greenhouses/Tree Nurseries ¹³	C	C	C	C	C	C	C	P	P	P	C	N	C	C	P	P
Gunsmithing, Printing, Taxidermy	N	C	C	C	C	C	C	P	P	P	P	N	C	P	P	P
Assemblies ¹⁵ (Large: Circuses, Fairs, Etc.)	C	C	C	C	C	C	C	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	C	P	N	P ¹⁵
Fraternal Organizations/Private Clubs/Social Halls and Union Halls	N	C	C	C	C	C	C	P	P	P	C	N	C	P	C	P
Nursing, Convalescent or Rest Homes	N	C	C	C	C	C	C	P	P	C	C	C	C	C	C	P
Parking, Off-Street	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking, Public Lots ¹²	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Personal Services ²⁵	C	C	C	C	C	C	C	P	P	P	P	C	C	P	P	P
Radio/TV Transmitters/Cell Sites**	P	P	C	C	C	C	C	P	P	P	P	P	C	C	C	P
Recreational Vehicle Parks	C	C	C	C	N	N	C	C	C	C	C	N	C	C	N	C
Subsurface Extraction of Natural Resources ¹⁶	C	C	C	C	C	C	C	C	C	C	C	N	C	N	N	N
Surface Extraction of Natural Resources ¹⁷	C	C	C	C	N	N	C	N	C	C	C	N	C	N	N	N

- * See 42 USCA Sec. 2000cc (Religious Land Use and Institutionalized Persons Act of 2000)
- ** See 42 Telecommunications Act of 1996, Sec. 704(a)
- *** See, however, the limitations imposed under KMC 3.10.070
-

Footnotes:

1. Allowed as a secondary use except on the ground floor of the part of the building fronting on collector streets and major highways. Commercial or industrial which falls under the landscaping/site plans requirements of KMC 14.25 shall include any secondary uses in the landscaping and site plans.
2. One (1) single-family residence per parcel, which is part of the main building.
3. Allowed as a conditional use, subject to satisfying the following conditions:
 - a. The usable area per dwelling unit shall be the same as that required for dwelling units in the RS zone;
 - b. The site square footage in area must be approved by the Commission;
 - c. Yards around the site, off-street parking, and other development requirements shall be the same as for principal uses in the RR zone;
 - d. Water and sewer facilities shall meet the requirements of all applicable health regulations;
 - e. The proposed dwelling group will constitute a residential area of sustained desirability and stability; will be in harmony with the character of the surrounding neighborhood, and will not adversely affect surrounding property values;
 - f. The buildings shall be used only for residential purposes and customary accessory uses, such as garages, storage spaces, and recreational and community activities;
 - g. There shall be provided, as part of the proposed development, adequate recreation areas to serve the needs of the anticipated population;
 - h. The development shall not produce a volume of traffic in excess of the capacity for which the access streets are designed;
 - i. The property adjacent to the proposed dwelling group will not be adversely affected.
4. See "Townhouses" section.
5. See "Mobile Homes" section.
6. Allowed as a conditional use, subject to "Mobile Homes" section and provided that any mobile home park meets the minimum Federal Housing Authority requirements.
7. See "Planned Unit Residential Development" section.
8. Allowed as a conditional use, provided that the proposed location and the characteristics of the site will not destroy the residential character of the neighborhood.
9. Allowed as a conditional use, provided that all applicable safety and fire regulations are met.
10. Provided that no part of any building is located nearer than thirty (30) feet to any adjoining street or property line.
11. Allowed as a conditional use, provided that no part of any building is located nearer than thirty (30) feet to any adjoining street or property line and provided further that the proposed location and characteristics of the use will not adversely affect the commercial development of the zone.
12. Allowed as a conditional use, provided that the following conditions are met:
 - a. The proposed location of the use and the size and characteristic of the site will maximize its benefit to the public;
 - b. Exits and entrances and off-street parking for the use are located to prevent traffic hazards on public streets.
13. Allowed as a conditional use, provided that setbacks, buffer strips, and other provisions are adequate to assure that the use will not be a nuisance to surrounding properties. The Commission shall specify the conditions necessary to fulfill this requirement.
14. Allowed as a conditional use, provided that no indication of said use is evident from the exterior of the mortuary.
15. Allowed, provided that the following conditions are met:
 - a. An uncleared buffer strip of at least thirty (30) feet shall be provided between said use and any adjoining property in a residential zone.

- b. Exits and entrances and off-street parking for the use shall be located to prevent traffic hazards on the public streets.
- 16. See "Conditional Uses" section.
- 17. See "Conditional Use Permit for Surface Extraction of Natural Resources" section.
- 18. Conditional Use allowed only on privately held property. Not allowed on government lands.
- 19. Deleted by Ordinance 2144-2006.
- 20. The airport related uses allowed under this entry are aircraft approach zones per KMC 14.20.070(a), except that for properties contained inside the airport perimeter fence or having access to aircraft movement areas, ramps, taxiways or parking aprons, FAA authorized uses are allowed.
- 21. Developments for use shall be the same as those listed in the "Development Requirements Table" for the RU/TSH zones.
- 22. Allowed as a conditional use in conjunction with a permitted use in the ED zone. For example, housing for teachers or students for a school in the zone.
- 23. Allowed as an accessory use in conjunction with a permitted use in the ED zone. For example, a dormitory used to house students for a school or educational facility.
- 24. Retail businesses allowed as a secondary use in conjunction with the primary use (e.g., a gift shop or coffee shop within another business).
- 25. Art studios, barbers, beauticians, dressmakers, dry cleaners and self-service laundries, fitness centers, photographic studios, tailors, tanning salons and massage therapists.
- 26. Food services are allowed on a temporary or seasonal basis of not more than four (4) months per year.

Chapter 14.24

DEVELOPMENT REQUIREMENTS TABLES*

Sections:

- 14.24.010** Minimum lot area requirements.
- 14.24.020** General requirements.
- 14.24.030** Addendum to development requirements tables.

* Editor's Note: The development requirements tables were moved to their own chapter by request of the city.

14.24.010 Minimum lot area requirements.

Table 14.24.010

DEVELOPMENT REQUIREMENTS TABLE

ZONING DISTRICTS										
USES	C/RR	RR1	RS	RS1	RS2	RU/TSH	IL/IH/CC/CG/CMU	R	ED	LC
MINIMUM LOT AREA (square feet)							See individual sections of Code for requirements.			
Single/Two/ Three Family Dwelling	20,000	20,000	7,200	12,500	7,200	7,200		20,000	20,000	12,500
Four Family Dwelling	20,000	22,400	9,600	N	N	7,200		N	N	12,500
Five Family Dwelling	22,400	N	12,000	N	N	7,200		N	N	12,500
Six Family Dwelling	24,800	N	14,400	N	N	7,200		N	N	12,500
Seven or More Family Dwelling	27,200 + 2,400 for each unit over 7	N	16,800 + 2,400 for each unit over 7	N	N	7,200		N	N	12,500

Key: N = Not allowed.

Footnotes:

- (1) Listed square footages are the minimum required for each zone.
- (2) Greater lot square footages may be required to satisfy Alaska Department of Environmental Conservation (ADEC) requirements where on-site water supply and/or sewer is necessary.
- (3) Minimum lot size for non-residential uses in ED zone is 40,000 square feet.
- (4) Minimum lot size for residential uses in the CMU zone is 7,200 square feet.

(Amended during 7-7-99 supplement; Ords. 1862-2000, 2081-2005, 2185-2006)

14.24.020 General requirements.

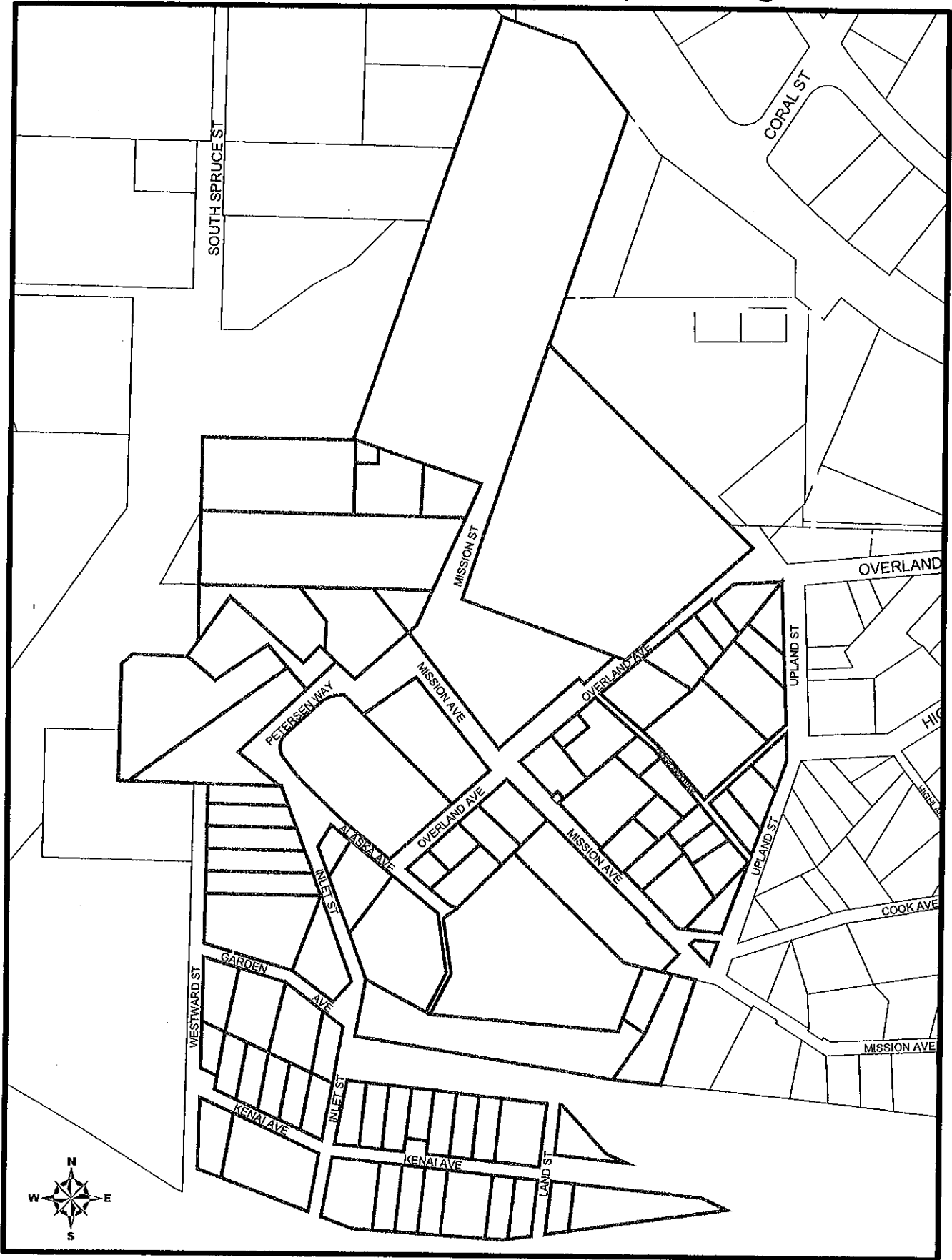
Table 14.24.020

DEVELOPMENT REQUIREMENTS TABLE

USES	ZONING DISTRICTS									
	C/RR	RR1	RS	RS1	RS2	RU/TSH	IL/IH/CC/CG/CMU	R	ED	LC
MINIMUM LOT WIDTH (feet)	90	90	60	60	60	60		90	90	90
MINIMUM LOT SIZE (feet)										
Front ¹	25	25	25	25	25	10		25	25	25
Side ²										
One-Story ³	15	5	5	5	5	5	See individual sections of Code for requirements	15	15	15
Daylight Basement/ Split Level ³	15	10	10	10	10	5		15	15	15
Two-Story ³	15	15	15	15	15	5 ⁴		15	15	15
Rear	20	20	20	20	20	10 ⁴		20	20	20
Maximum Lot Coverage	30%	30%	30%	30%	30%	40%		30%	30%	30%
Maximum Height (feet)	35	35	35	35	35					35
Footnotes:										
(1) Provided that the minimum front setback is measured from any right-of-way or access easement.										
(2) Side setbacks are determined independently from the front view of the structure. Plot plan/As-built will distinguish single and two-story portions of building to verify setback distances are met.										
(3) Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above or the ceiling or roof above. One-story is defined as a story having direct access from grade level without a lower story. A structure having a lower story situated below a one-story is considered a one-story structure in its entirety. Two-story is defined as one-story plus more than one-half (1/2) the height of the lower story all situated above grade. Daylight basement/split level is defined as one-story plus less than one-half (1/2) the height of the lower story all situated above grade. For purposes of these footnotes, Grade is defined as the lowest point of elevation of the finished surface of the ground between the building and a line five (5) feet from the building.										
(4) Except that for each story over two (2) stories, each side and rear yard shall be increased three (3) feet, but need not exceed fourteen (14) feet for each side yard and nineteen (19) feet for the rear yard.										

(Amended during 7-7-99 supplement; Ords. 1862-2000; Ord. 1898-2001; 1956-2002; 1962-2002, 2081-2005, 2185-2006)

Townsite Historic District (TSH) Zoning District



PLANNING & ZONING COMMISSION
 Meets Second and Fourth Wednesday - 7:00 p.m.
 Kenai City Council Chambers

Commission Member Name and Address	Home Phone	Business Phone	Email Address	Term Ends
Justin Broyles, J.D. Planning & Zoning Commission P.O. Box 987 Kenai, AK 99611	394-5262	262-5081, ext. 6	justinwbroyles@gmail.com	2009
**Roy A. Wells Planning & Zoning Commission 410 Lawton Drive Kenai, AK 99611	283-1029	283-5646	rawells@wradvisors.com	2010
Phil Bryson Planning & Zoning Commission P.O. Box 1041 Kenai, AK 99611	283-4428	283-4672	pbryson@wcbalaska.com	2010
Scott Romain Planning & Zoning Commission 425 Rogers Road Kenai, AK 99611	283-6174	262-8866, x35 (p) 262-8853 (f)	scott@redoubtrealty.com	2008
Rita F. Smagge Planning & Zoning Commission P.O. Box 3075 Kenai, AK 99611	283-4602			2008
*Jeff Twait Planning & Zoning Commission 1808 Julie Anna Drive Kenai, AK 99611	283-3919	262-2493	jtwait@gci.net	2009
Tony Lewis Planning & Zoning Commission 613 Cedar Drive Kenai, AK 99611	283-3870		tonylewis@gci.net	2009
Council Member Rick Ross 1505 Kittiwake Court Kenai, AK 99611	283-8497		rossrck@hotmail.com	
Council Member Bob Molloy 110 S. Willow St., Ste 101 Kenai, AK 99611	283-7102	283-7373 (wk)	bob@molloyforcouncil.com	

*Chair

**Vice Chair

(8/16/2007)

Saving Our Past: Alaska's Historic Preservation Plan

Alaska's historic preservation plan is intended to guide preservation activities in Alaska into the twenty-first century. The agenda includes encouraging wide appreciation of the state's cultural resources. The overall mission of the plan is to achieve supportive public policy and sustainable funding for historic preservation. To meet these needs: for a clear statewide agenda, for greater public awareness and understanding about historic preservation, and to make connections between economic and historic preservation, historic preservation constituents established the six goals:

- **Goal 1:** Increase public awareness of the value and importance of Alaska's archaeological and historic resources. Objectives: Seek to have the Governor of Alaska establish a Blue Ribbon Task Force to outline a viable, coordinated, preservation education outreach program. Use Alaska Archaeology Week and Preservation Week to increase the visibility of historic preservation. Encourage interpretation of archaeological and historic sites to educate the public. Support the development of elementary, secondary, and post-secondary programs that teach about Alaska's archaeological and historic resources. Improve awareness of and access to historic preservation information. Encourage accuracy of information about local historic places and archaeological sites.
- **Goal 2:** Form new partnerships to expand and strengthen the historic preservation community. Objectives: Support and strengthen local historic preservation efforts. Encourage Alaska Natives to identify concerns and develop strategies to protect their cultural resources. Encourage nonprofit statewide organizations, among them the Alaska Anthropological Association, Alaska Association for Historic Preservation, Alaska Historical Society, Keepers of the Treasures - Alaska, and Museums Alaska, to promote historic preservation. Foster stewardship of cultural resources by land owners, private individuals and groups, and public agencies. Use emerging technologies to improve communication among organizations and individuals interested in historic preservation.
- **Goal 3:** Strengthen efforts to identify, study, designate, interpret, and protect or treat significant archaeological and historic resources. Objectives: Conduct archaeological and historic surveys to identify and evaluate sites, buildings and structures. Encourage communities to conduct surveys, document, interpret, and protect or treat historic and archaeological properties. Document properties for the National Register of Historic Places to promote recognition of resources. Improve statewide inventory of cultural resources sites. Support and strengthen the professional preservation community.
- **Goal 4:** Encourage consideration of archaeological and historic resources in the planning and decision making processes of the public and private sectors. Objectives: Review development projects to assure all reasonable steps are taken to protect cultural resources. Review emergency response laws and plans so that cultural resources receive maximum protection in the event of a disaster. Promote local preservation program efforts to

maintain and enhance a community's character. Promote incorporation of preservation issues in plans.

● **Goal 5:** Provide incentives to encourage historic preservation. Objectives: Promote historic preservation as a successful economic development tool to maintain, enhance, and revitalize communities and to promote tourism. Seek funding for the state revolving fund to assist with preservation of historic properties. Support efforts to establish tax incentives at local and national levels for preservation of archaeological and historic properties. Encourage establishment of incentive programs in the private and non-profit communities. Endorse special initiatives of agencies at local, state, and national levels for historic resources.

● **Goal 6:** Encourage appropriate treatment of historic resources. Objectives: Promote the use of The Secretary of the Interior's Standards for the Treatment of Historic Properties and The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. Increase familiarity with building and safety codes with respect to historic properties. Make available technical information and assistance on caring for historic and archaeological properties. Promote the use of conservation easements.