

**KENAI PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 24, 2018 – 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 R. Springer, D. Fikes, K. Peterson, G. Greenberg, J. Halstead, V. Askin

Commissioners absent:

Staff/Council Liaison present: City Planner E. Appleby, Deputy City Clerk J. Kennedy, Council Liaison H. Knackstedt

A quorum was present.

c. Agenda Approval

MOTION:

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

d. Consent Agenda

MOTION:

Commissioner Halstead **MOVED** to approve the consent agenda and Commissioner Askin **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.

e. *Excused absences – None.

2. ***APPROVAL OF MINUTES:** October 10, 2018

The minutes were approved by the Consent Agenda.

3. **SCHEDULED PUBLIC COMMENT** - None scheduled.

4. **UNSCHEDULED PUBLIC COMMENT** - None.

5. **CONSIDERATION OF PLATS:**

- a. **Resolution PZ2018-26** - Original Preliminary Plat of Anglers Acres Subdivision Shuey Addition, submitted by McLane Consulting, Inc., P.O. Box 468, Soldotna, Alaska 99669, on behalf of Curtis C. and Debra L. Shuey, 1530 Angler Drive, Kenai, Alaska 99611

The City Planner reviewed the staff report as provided in the meeting packet and specifically noted the reason for the subdividing of Tract 3, Anglers Acres Subdivision Lowe Subdivision into Tract 3A and Tract 3B was to allow the property owners to sell Tract 3B to the State of Alaska for habitat protection. It was further noted on September 19, Kenai City Council approved the City Manager to sign a letter of support for this purchase. The City Planner clarified that if Tract 3A would be developed, the property owners would be required to obtain additional permits from the City.

The City Planner reported that staff recommended approval of this preliminary plat, subject to the following conditions:

- Further development of the property shall conform to all federal, State of Alaska, and local regulations; and
- That the word "Owners" be changed to "Owner" below the signature line for property owner, Curtis C. Shuey.

MOTION:

Commissioner Askin **MOVED** to approve Resolution No. PZ2018-26 with staff recommendations and Commissioner Halstead **SECONDED** the motion.

Chair Twait opened the floor for public testimony.

Owner, Curt Shuey clarified the pedestrian access easement was a public access easement. He added that Tract 3A was not planned for development and he intended to conserve the wetlands. Mr. Shuey noted he did not expect any change to the neighborhood except possibly preserving the natural setting around the other properties. He clarified that the dock was not suitable for boat launch and not highly desired for public access shore fishing.

Mr. Shuey expressed appreciation for the attention by the City Planner and other Administration that visited the property, noting the thoroughness and professionalism.

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

Additionally, it was clarified it was designated as a pedestrian access to deter off-road vehicles for habitat conservation and road access to the property would be via Angler Drive, a paved and City-maintained road.

VOTE:

YEA: Springer, Halstead, Peterson, Fikes, Askin, Greenberg, Twait
NAY:

MOTION PASSED UNANIMOUSLY.

6. **PUBLIC HEARINGS** – None.

7. **UNFINISHED BUSINESS** – None.

8. **NEW BUSINESS** – None.

9. **PENDING ITEMS**: None.

10. **REPORTS**:

a. **City Council** – Council Member Knackstedt reviewed the action agenda from the October 17 City Council Meeting. He specifically noted the elections were certified, recognized the new Council Member, Robert Peterkin II, as well as the appointment of Jennifer Dennis to the Parks and Recreation Commission and Mary Rhyner to the Beautification Committee.

b. **Borough Planning** – Fikes reported the Commission met on October 22 for a plat meeting only and reviewed nine plats but due to a lack of agenda items, the meeting was canceled; the next meeting was scheduled for November 13.

c. **Administration** – City Planner Appleby reported on the following:

- A reminder that the early registration deadline for the Alaska Chapter of the American Planning Association (APA) Conference was October 31, if any members were interested in attending let staff know;
- A reminder to complete the survey that was emailed to determine potential businesses and industries that were suitable and desirable in the City of Kenai, the deadline is October 31;
- There was a recent article in the Peninsula Clarion of the Kenai Area Coordinated Transportation Plan, regarding public transportation in the Kenai; if interested, contact the City Planner for additional information; and
- A flyer was posted for Start-Up Week happening on November 11 - 16, and the events specifically in Kenai were on November 13, a morning event at Veronica's Café while the Policy with a Pint event with City Administration would be in the evening at Main Street Tap & Grill to discuss recent change to the airport land use and answer questions.

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

12. **INFORMATIONAL ITEMS** – None.

13. **NEXT MEETING ATTENDANCE NOTIFICATION**: November 14, 2018

14. COMMISSION COMMENTS & QUESTIONS


Commissioner Halstead noted concern that was brought to him regarding the marijuana shop, East Rip regarding the fragrance and loitering occurring to nearby businesses.

Commissioner Fikes noted caution, suggesting loitering may be due to homelessness versus a new business social situation.

15. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:45 p.m.

Minutes prepared and submitted by:


Jacquelyn Kennedy
Deputy City Clerk

