

## **E. NEW BUSINESS**

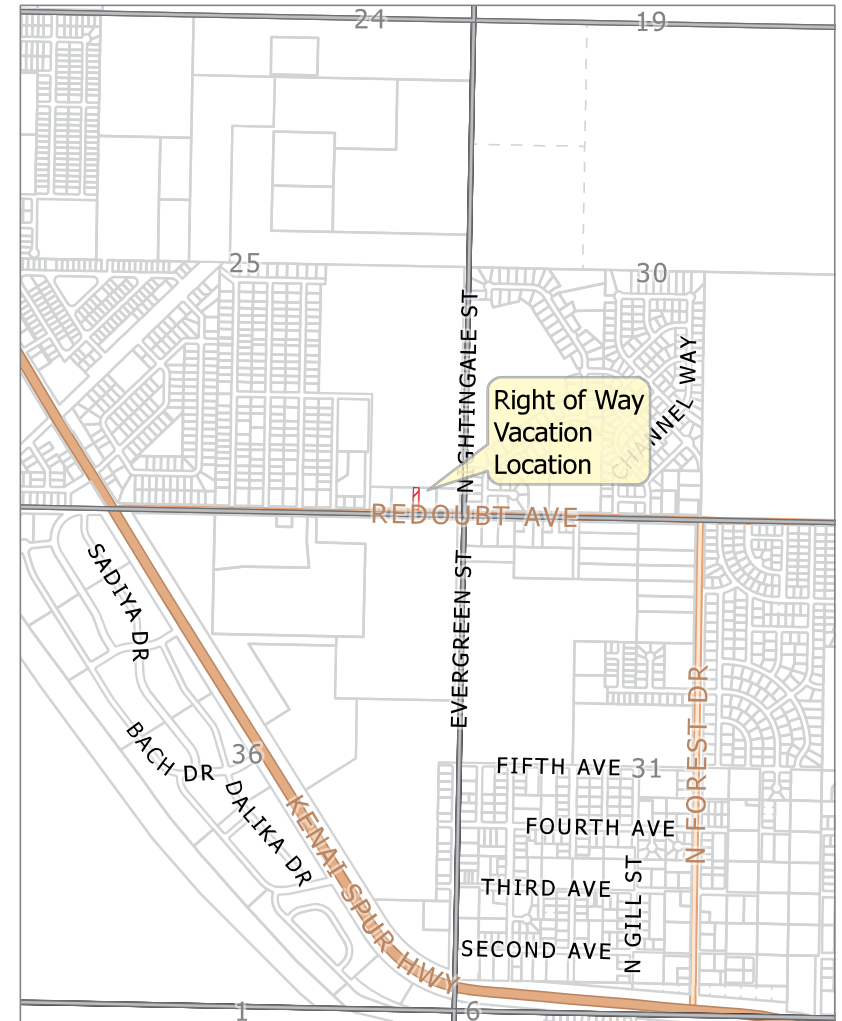
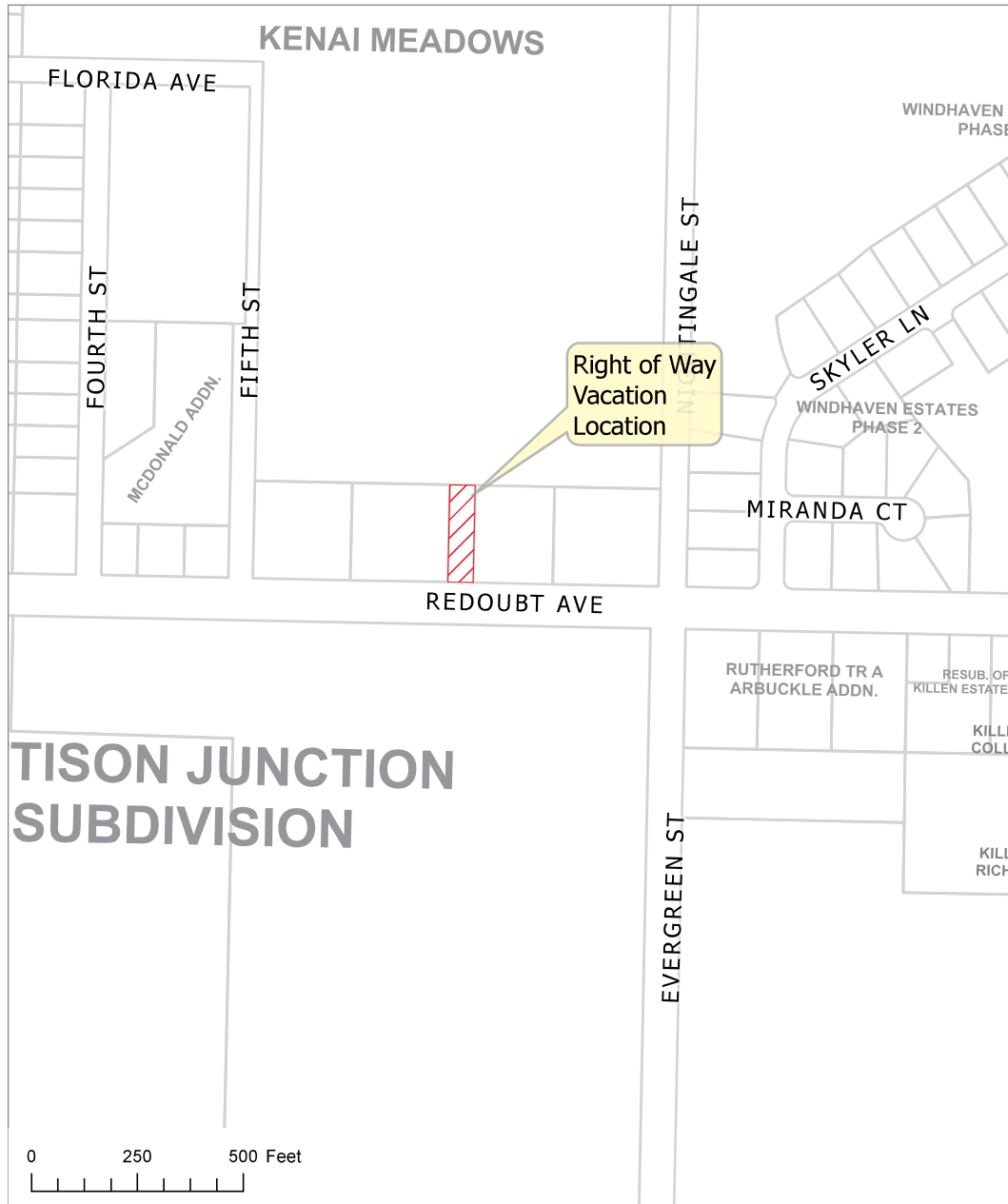
### **5. Right-Of-Way Vacation; KPB 2025-091V**

**Segesser Surveys / Kenai Peninsula Housing Initiative Inc.**

**Request: Vacates approximately 13,800 square feet of Sixth Street including associated utility easement adjacent to Lot 2 Kenai Meadows Plat KN 2017-17 and Lot 3, abutting Tract A1, Kenai Meadows Addition No. 1, Plat KN 2023-48**

**City of Kenai**

**(Staff Person: Platting Manager Vince Piagentini)**



KPB File 2025-091V  
T 6N R 12W Sec 25  
Kenai





The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

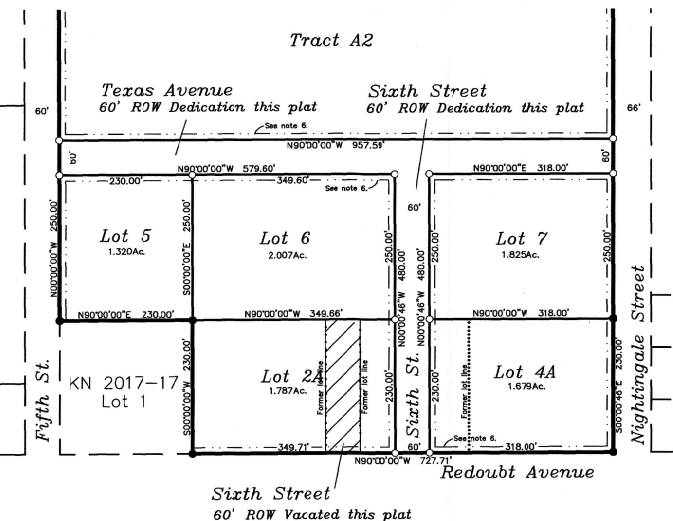


# LEGEND:

- 3 1/4" ALUM. CAP MON. LS #101 FOUND AS SHOWN
- 2 1/2" BRASS CAP MON. FOUND AS SHOWN
- 5/8" REBAR v/PLASTIC CAP LS#859 FOUND
- 5/8" REBAR v/PLASTIC CAP LS#859 SET
- ( ) RECORD AND MEASURED DATUM PLAT 2017-17 KRD

## NOTES:

- 1) Basis of bearing taken from Kenai Meadows, Plat 2017-17, Kenai Recording District.
- 2) This plat is subject to City of Kenai zoning regulations.
- 3) Further development of the property shall conform to all Federal, State, and local regulations.
- 4) The Plat Committee, at the meeting of May 23, 2022, carried over the exception granted to the parent plat, Exceptions to KPB 20.10.030, extension of California Avenue to Nightingale Street, and Fifth Street to California Avenue, and KPB 20.10.030, block length, were originally approved by the plat committee at the meeting of March 13, 2017.
- 5) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Misc Book 2 Page 34, Kenai Recording District.
- 6) The front 10 feet adjoining rights-of-way is granted by this plat as utility easements. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement. See Detail B.
- 7) A water and sewer easement in favor of the City of Kenai is recorded Book 73 Page 347, Kenai Recording District.
- 8) WASTEWATER DISPOSAL: Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.
- 9) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949; and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951; Amendment Number 1 thereto, dated July 11, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.



Detail A

KPB 2025-091V Scale: 1"=100'

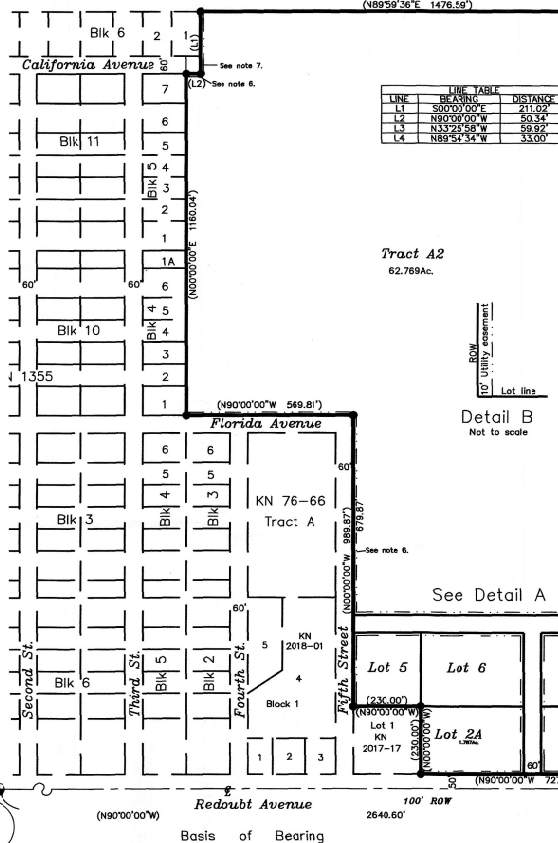


## SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

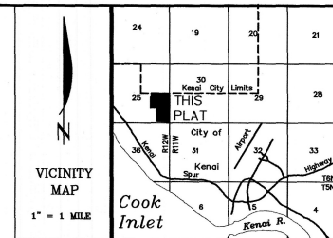
Date \_\_\_\_\_

KN 92-73 Tract 5



LINE	BEARING	DISTANCE
L1	S00°00'00"E	21.09'
L2	N90°00'00"W	50.34'
L3	N33°23'58"W	50.34'
L4	N89°54'34"W	33.00'

Detail B  
Not to scale



## CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE CITY OF KENAI IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE CITY OF KENAI, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TERRY EUBANK  
CITY MANAGER  
CITY OF KENAI  
210 FIDALGO AVE.  
KENAI, ALASKA 99611

## CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI PENINSULA HOUSING INITIATIVES INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF KENAI PENINSULA HOUSING INITIATIVES INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DANA GREGORE  
KENAI PENINSULA HOUSING INITIATIVES INC  
P.O. BOX 1969  
HOMER, ALASKA 99603

## NOTARY'S ACKNOWLEDGEMENT

FOR  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## NOTARY'S ACKNOWLEDGEMENT

FOR  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE NO. \_\_\_\_\_

Kenai Meadows  
Addition No. 2

A resubdivision of Tract A and Lots 3 and 4 Kenai Meadows Addition No. 1, Plat 2023-45, Kenai Recording District.

Located within the SE 1/4 Section 25, T8N, R12W, S4M, City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 72.712 Ac.

Surveyor	Owners	Kenai Peninsula Housing Initiatives Inc
Seeger Surveys 30485 Resland St. Soldotna, AK 99669 (907) 262-3909	City of Kenai 210 Fidalgo Ave. Kenai, AK 99611	P.O. Box 1869 Homer, AK 99603

JOB NO.	25055	DRAWN:	5-9-22
SURVEYED:		SCALE:	1"=200'
FIELD BOOK:		SHEET:	1 of 1

## CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: TEXAS AVENUE AND SIXTH ST. DEDICATIONS. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

TERRY EUBANK, CITY MANAGER  
CITY OF KENAI

DATE \_\_\_\_\_



AGENDA ITEM E.      NEW BUSINESS

**ITEM #5 - RIGHT OF WAY VACATION**

**Vacates the entire 60-foot by 230-foot right-of-way dedication, Sixth Street, and associated utility easements located between Lot 2, Kenai Meadows, Plat KN 2017-17 and Lot 3, Kenai Meadows Addition No. 1, Plat 2023-48**

<b>KPB File No.</b>	2025-091V
<b>Planning Commission Meeting:</b>	July 14, 2025
<b>Applicant / Owner:</b>	City of Kenai and Kenai Peninsula Housing Initiatives, Inc. of Homer, Alaska
<b>Surveyor:</b>	John Segesser / Segesser Surveys
<b>General Location:</b>	Redoubt Ave, Kenai
<b>Legal Description:</b>	Lot 2, Kenai Meadows, Plat KN 2017-17 and Lot 3, Kenai Meadows Addition No 1, Plat 2023-048, Kenai Recording District, Township 6 North, Range 12 West, Section 25, Seward Meridian

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**STAFF REPORT**

**Specific Request / Purpose as stated in the petition:**

Reconfiguring the existing lots and moving Sixth Street to the East.

**Notification:** The public hearing notice was published in the July 4, 2025 issue of the Peninsula Clarion and the July 3, 2025 issue of the Homer News as part of the Commission's tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Library of Kenai

Post Office of Kenai

Ten certified mailings were sent to owners of property within 300 feet of the proposed vacation. Eight receipts had been returned when the staff report was prepared.

Nine public hearing notices were emailed to agencies and interested parties as shown below;

State of Alaska DNR  
State of Alaska DOT  
City of Kenai  
Emergency Services of Kenai  
Kenai Peninsula Borough Land Management

Alaska Communication Systems (ACS)  
ENSTAR Natural Gas  
General Communications Inc, (GCI)  
Homer Electric Association (HEA)

**Legal Access (existing and proposed):**

The proposed vacation is Sixth Street, a 60-foot dedication located between Lot 2, Kenai Meadows (KN 2017-17) and Lot 3, Kenai Meadows Addition No. 1 (KN 2023-48) running a length of 230 feet. Sixth Street is located west of Nightingale St. in Kenai, on the north side of Redoubt Avenue, a 100-foot dedicated right-of-way.

Sixth Street currently provides access to three lots. These lots are proposed to be reconfigured by the plat finalizing the vacation and will have legal access provided by the new right-of-way dedications.

The vacation of Sixth St will be finalized by the proposed plat, Kenai Meadows Addition No. 2 being reviewed at the Plat Committee at the July 14, 2025 meeting. The plat will reconfigure the previous right-of-way, Sixth Street, by relocating the dedication to the east. A new dedication is proposed on the north end of Sixth St, connecting Fifth Street to Nightingale Street, to be named Texas Ave having a 60' wide dedication. **Staff Recommends** the Surveyor

confirm and provide confirmation of the right-of-way name for the dedication. The plat states "Texas Avenue" and the COK Resolution states the name "State Avenue." as the name inside the City of Kenai.

Block length is not compliant with the proposed plat. The parent plat Kenai Meadows (KN 2017-17) was granted exceptions to KPB 20.30.030 Proposed Street Layout-Requirements for the extension of California Avenue to Nightingale Street, Florida Avenue to Nightingale Street, and Fifth Street to California Avenue. Currently there are non-developed roads located extending north into Tract A2 from the extension of Fifth St to the intersection with California Ave and then running west to the wet boundary of Tract A2 and the right-of-way of California Ave. An exception to KPB 20.30.170 Block Length was also granted to the parent plat. Kenai Meadows Addition No. 1 (KN 2023-48) carrying forward the previously granted exceptions. The dedication of Texas Avenue will provide relief to the block length on the south. **Staff recommends** the plat committee allow carrying forward the previously granted exceptions and plat notes from the parent plats with the reasonable expectation that future preliminary plats of Tract A2 shall comply with current code at the time of submittal and dedication of right-of-ways be done as needed and required.

KPB records indicate an 83-foot section line easement located to the south within Redoubt Avenue with 33 feet on the north side of the section line and 50 feet on the south of the section line. There is a 66-foot section line easement located to the east within Nightingale Street with 33-feet located on either side of the section line. **Staff recommends** the surveyor verify the easements and depict and label the section line easements on the final plat.

KPB Roads Dept. comments	Out of Jurisdiction: Yes  Roads Director: Uhlin, Dil Comments: City of Kenai's jurisdiction
SOA DOT comments	

**Site Investigation:**

According to the KWF Wetlands Assessment, there are no wetlands present on the subject property. The land is relatively flat with slight slopes located in the northern area. No slopes exceed 20% in grade. The improvements appear they will be located on proposed Lot 2A. There do not appear to be any encroachments.

Apartments are located on Lot 2(KN 2017-17) and Lot 3 (KN 2023-48) is vacant according to KPB Assessing Records. The improvements appear they will be located on proposed Lot 2A.

The City of Kenai is considered an independent community by the National Flood Insurance Program and is not within the jurisdiction of the KPB Floodplain Management Program. Kenai administers their own floodplain program. The proper plat note has been included as plat note number 2.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: Within City of Kenai Comments: No comments  B. Habitat Protection  Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
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**Staff Analysis:**

Originally the land consisted of an aliquot portion of the SE1/4 of Section 25, Township 6 North, Range 12 West, Seward Meridian, Kenai, Alaska. Kenai Meadows (KN 2017-17) subdivided an approximated 78-acre unsubdivided remainder (KN 1355). Kenai Meadows Addition No.1, Plat KN 2023-48, platted more lots and dedicated the current right-of-way for Sixth Street.

The vacation of Sixth St will be finalized by the proposed plat, Kenai Meadows Addition No. 2. The plat will reconfigure the previous right-of-way, Sixth Street, by relocating the dedication to the east and reconfiguring lots 2, 3 and 4. A new dedication is proposed to the north, connecting Fifth Street to Nightingale Street. The plat is scheduled to be reviewed by the Plat Committee on July 14, 2025.

Sixth Street currently provides access to two lots and a tract. The lots are proposed to be reconfigured by the plat finalizing the vacation and will have legal access provided by the new right-of-way dedications.

The City of Kenai Planning and Zoning Commission reviewed the preliminary plat that will finalize the vacation, Kenai Meadows Addition No. 2, at their February 14, 2025 meeting. They adopted Resolution PZ 2025-19, recommending approval subject to conditions. A copy of the resolution and meeting minutes can be found in the staff packet. The City review and Resolution PZ2025-19 did not include Lot 2 Kenai Meadows KN2017-17, but the City is aware of the addition of this lot to the new submittal and will include it in the approval by City Council. The Kenai City Council must approve the vacation after the Kenai Peninsula Borough Planning Commission review in order for the vacation to be finalized by plat. **Staff recommends** the surveyor satisfy the conditions set by the City.

An easement with a non-defined location was granted to Homer Electric Association by Book 2, Page 34, KRD, and is denoted as plat number 5.

There is a water and sewer easement granted to the City of Kenai by Book 73, Page 347, KRD, located within the northwest corner of the subdivision. The easement has been depicted and is denoted as plat note number 7.

Kenai Meadows Addition No 1 (KN 2023-48) granted a 10-foot utility easement adjacent to all rights-of-way. **Staff recommends** the surveyor label the easements granted by the parent plat and label the new easements as dedicated by this plat.

An easement in the certificate to plat filed at 2017-005770-0 needs to be included on the drawing and notes.

**20.65.050 – Action on vacation application**

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:

1. The right-of-way or public easement to be vacated is being used;  
**Staff comments:** No, currently undeveloped per KPB GIS Imagery.
2. A road is impossible or impractical to construct, and alternative access has been provided;  
**Staff comments: No, but the** road is being re-located to the east for better practicality.
3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;

**Staff comments:** The adjacent lots will have legal access and associated utility easements as proposed by the plat finalizing the vacation. The land to the north can be subdivided further in the future and provide additional dedications.

4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;  
**Staff comments:** The right-of-way does not provide access to public lands or areas with public interest.
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;  
**Staff comments:** The re-location of the road provides adequate connection to surrounding parcels.
6. Other public access, other than general road use, exist or are feasible for the right-of-way;  
**Staff comments:** no
7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.  
**Staff comments:** The vacation has been sent to the utility companies for review and comments. Utility provides have existing lines in this area. The adjacent lots will have legal access and associated utility easements as proposed by the plat finalizing the vacation.
8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.  
**Staff comments:** The City of Kenai Planning and Zoning Commission granted conditional approval by Adopting Resolution PZ 2025-19 during their May 14, 2025 meeting.

A KPB Planning Commission decision denying a vacation application is final. A KPB Planning Commission decision to approve the vacation application is subject to consent or veto by the KPB Assembly, or City Council if located within City boundaries. The KPB Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The City Council will hear the vacation at their scheduled 2025 meeting.

If approved, Kenai Meadows Addition No. 2, will finalize the proposed right of way vacations. The Plat Committee is scheduled to review the plat on July 14<sup>th</sup>.

**KPB department / agency review:**

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 2390 REDOUBT AVE, 2200 REDOUBT AVE, 2150 REDOUBT AVE  Existing Street Names are Correct: No  List of Correct Street Names:  Existing Street Name Corrections Needed:  All New Street Names are Approved: No  List of Approved Street Names:  List of Street Names Denied:  Comments: CITY OF KENAI WILL ADVISE ON STREET NAMES AND ADDRESSES
Code Compliance	Reviewer: Ogren, Eric



	Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.  Material Site Comments: There are not any material site issues with this proposed plat. Review Not Required
Assessing	Reviewer: Windsor, Heather Comments: No comments
Advisory Planning Commission	

**Utility provider review:**

HEA	Provide easement as noted in NW corner.
ENSTAR	No comment
ACS	No comment
GCI	No comment

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

- Label the associated 10' utility easement to be vacated on east.
- Include Lot 2, Kenai Meadows (KN 2017-17) in the legal description within the title block on the plat.
- There is an easement at 2017-005770-0 to be shown on the drawing and identified in the plat notes.

**RECOMMENDATION:**

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends **APPROVAL** as petitioned, subject to:

1. Consent by Kenai City Council.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
3. Grant utility easements requested by the Kenai City Council and utility providers.
4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).

**KPB 20.65.050 – Action on vacation application**

- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or

assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.

- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
    - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
    - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
    - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

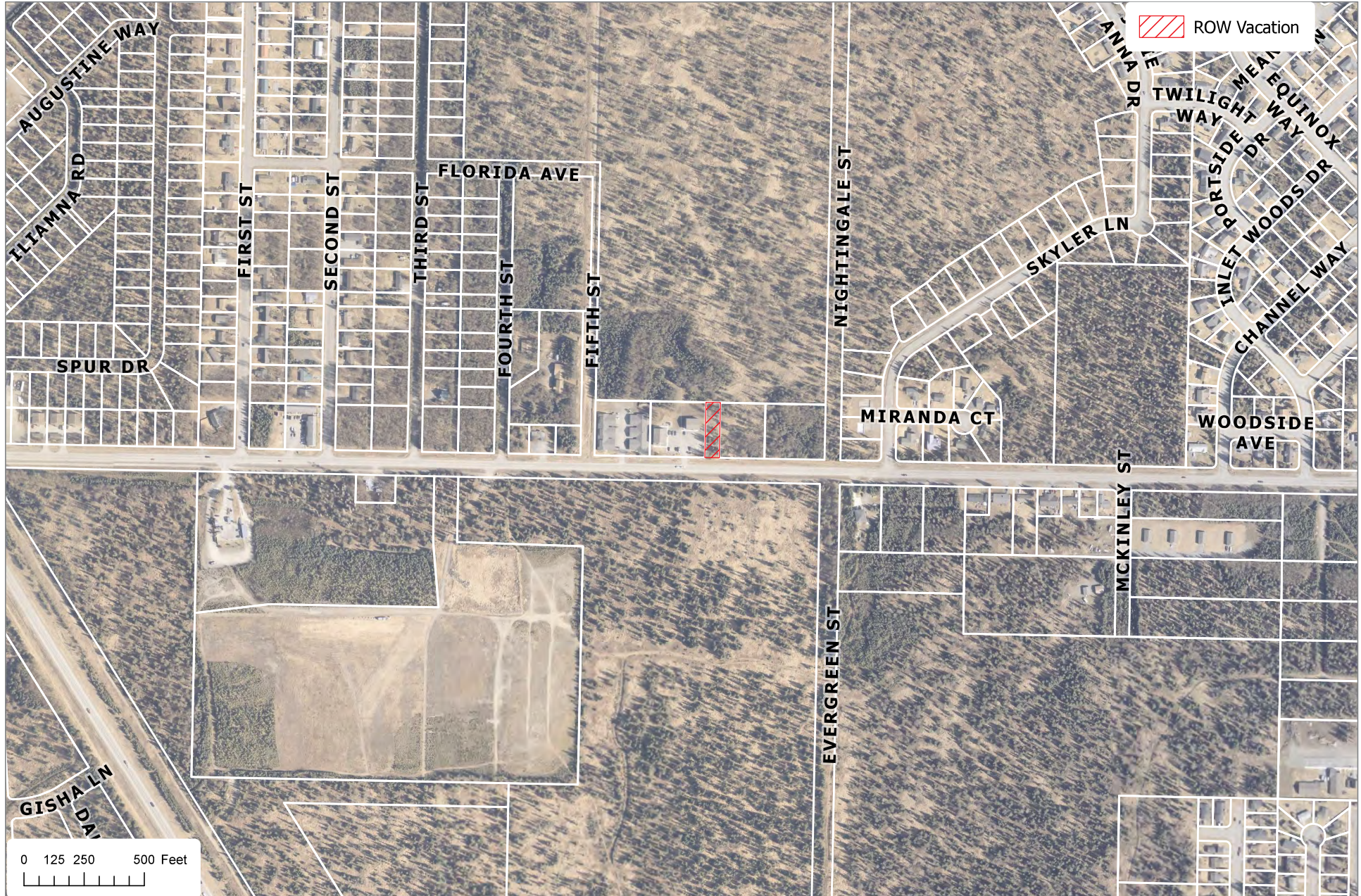
*Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough*

- *Focus Area: Transportation*
  - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
    - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
    - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

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**END OF STAFF REPORT**





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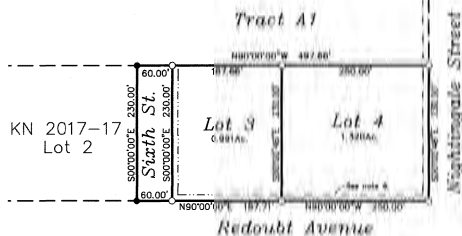


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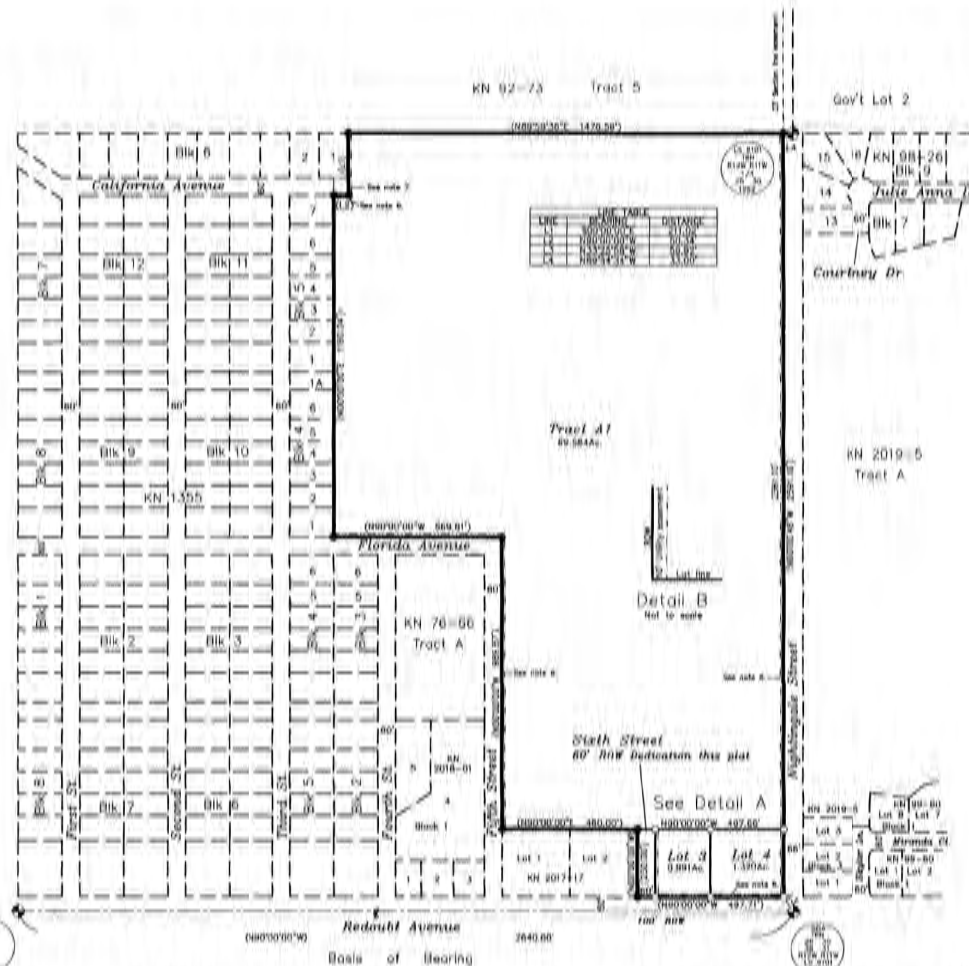
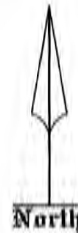
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Detail A  
Scale: 1"=100'



## SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the measurements shown herein actually exist as described, and all dimensions and other details are correct.

Date: 7/13/2017

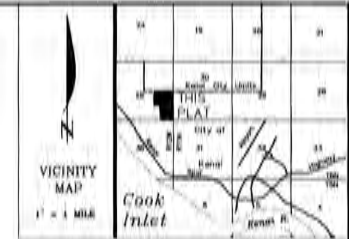
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THE ACCEPTANCE OF LAND FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

STATE PUBLIC CITY MANAGER  
CITY OF KENAI

DATE: 7/13/2017



## CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE CITY OF KENAI IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE CITY OF KENAI, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TERRY BURBANK  
CITY MANAGER  
CITY OF KENAI  
210 FIDALGO AVE.  
KENAI, ALASKA 99811

## NOTARY'S ACKNOWLEDGEMENT

FOR: Terry Burbank  
ACKNOWLEDGED BEFORE ME THIS 13 DAY OF July 2017  
C. M. [Signature]  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 10/1/2021

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MAY 23, 2017.

KENAI PENINSULA BOROUGH

Authorizing Official

2017-17 KN 2017-17 2017-17		KPS FILE No. 2017-35	
<p><b>Kenai Meadows Addition No. 1</b></p> <p>A subdivision of Tract A Kenai Meadows, Plat 2017-17, Kenai Recording District.</p> <p>Located within the SE 1/4 Section 36, T6N, R12W, S4M, City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.</p> <p>Containing 22.212 AC.</p>			
Surveyor	Segesser Surveys 30400 Rosland BL Baldwin, AK 99606 (907) 368-3000	Owner	City of Kenai 210 Fidalgo Avenue Kenai, Alaska 99811
Job No.	22001	Drawn	11-21-22
Surveyed	Nov, 2016	Scale	1"=200'
Field Book	16-2	Sheet	1 of 1



# LEGEND:

- 3 1/4" ALUM. CAP MON. (X 610) FOUND AS SHOWN
- 2 1/2" BRASS CAP MON. FOUND AS SHOWN
- ⊗ 2" ALUM. CAP 49285 (1983 FOUND)
- ⊗ 1 1/2" ALUM. CAP 155119 (2008 FOUND)
- 1/2" REBAR FOUND
- 5/8" REBAR w/PLASTIC CAP 158859 (SE)
- ( ) RECORD DATUM PLAT 6-1968 RHD
- [ ] RECORD DATUM PLAT 69-69 RHD

## NOTES:

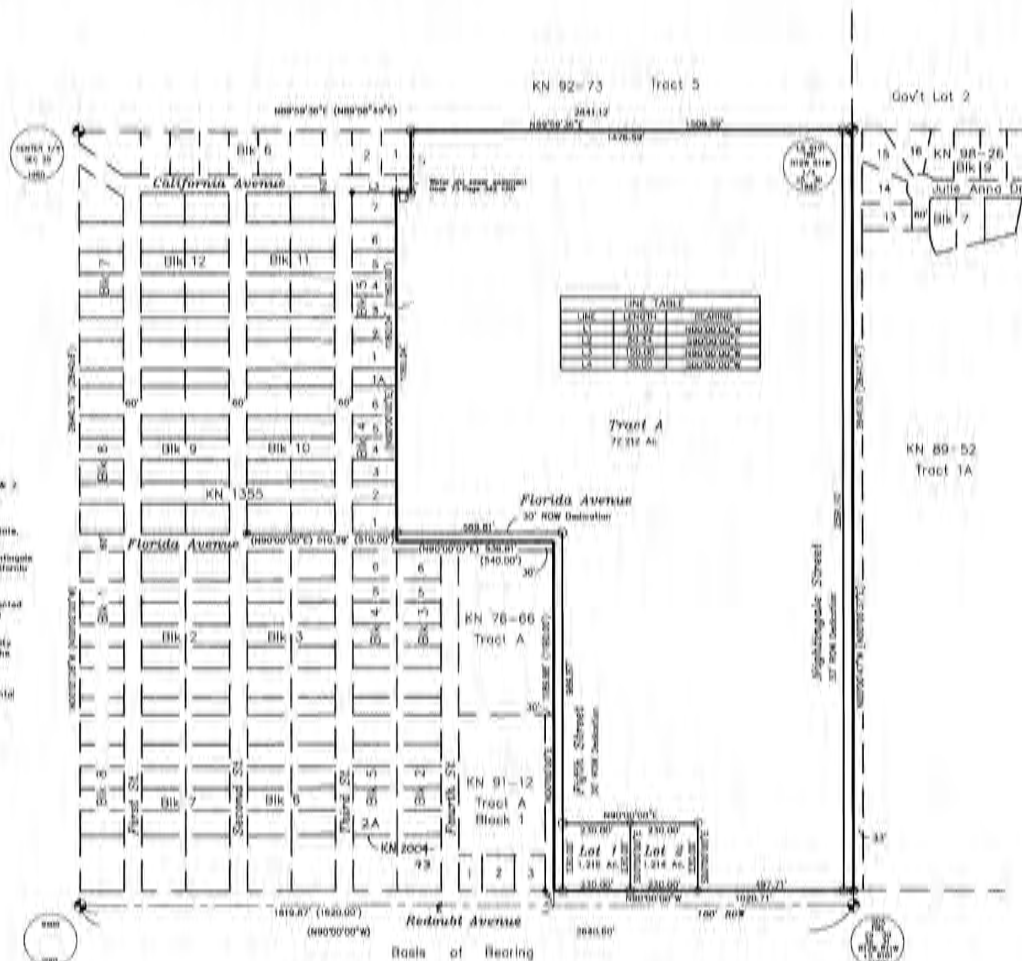
- 1) Bases of bearing taken from Replat of McManis's Addition Sub 1 & 2 Plat K-1355, Kenai Recording District.
- 2) This plat is subject to City of Kenai timing regulations.
- 3) Further development of the property shall conform to all Federal, State, and local regulations.
- 4) Exceptions to KPB 20.30.030, extension of California Avenue to Nightingale Street, Florida Avenue to Nightingale Street, and 19th Street to California Avenue, and KPB 20.30.170, Block length, were granted by the plat Committee at the meeting of March 13, 2017.
- 5) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Book 2 Page 34, Kenai Recording District.
- 6) No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of it to use the easement.
- 7) WASTEWATER DISPOSAL: Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.



## SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown herein actually exist as described, and all dimensions and other details are correct.

Date 4-14-17

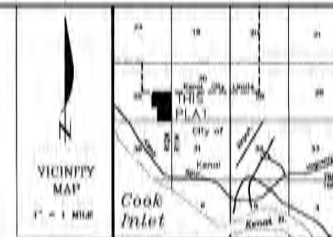


## CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE INDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FELLING, INDUSTRIAL ST, FLORIDA AVE, AND 7TH ST. INDICATIONS, THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY OTHER GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

PAUL DEANANDY, CITY MANAGER  
CITY OF KENAI

DATE 4/14/17



## CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE CITY OF KENAI IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN, AND ON BEHALF OF THE CITY OF KENAI, I HEREBY ADAPT THIS PLAT, SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PAUL DEANANDY  
CITY MANAGER  
CITY OF KENAI  
110 TRAILER AVE  
KENAI, ALASKA 99511

## NOTARY'S ACKNOWLEDGMENT

FOR PAUL DEANANDY  
ACKNOWLEDGED BEFORE ME THIS 14 DAY of April 2017

KAREN M. WILSON  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES 07/01/2017



## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 13, 2017.

KENAI PENINSULA BOROUGH  
APPROVED OFFICIAL

KPB FILE No. 2017-001

## Kenai Meadows

A subdivision of the SE1/4 Section 25, T6N, R12W, S4M, containing approximately 22.819 acres within Kenai Meadows' boundaries for a City and Town, according to Plat K-1386, Kenai Recording District.

Located within the SE1/4 Section 25, T6N, R12W, S4M, City of Kenai, Kenai Recording District; Rural Peninsula Borough, Alaska.

Containing 22.819 AC.

Surveyed	Segesser Surveys 50485 Rosland St. Soldotna, AK 99689 (907) 468-8800	Dated	City of Kenai 310 Fiedelgo Avenue Kenai, Alaska 99511
JOB NO.	16100	DRAWN	4-14-17
SURVEYED	Nov., 2016	SCALE	1"=200'
FIELD BOOK	16-2	SHEET	1 of 1



Page 1 of 1

**KENAI PLANNING & ZONING COMMISSION  
REGULAR MEETING  
MAY 14, 2025 – 7:00 P.M.  
KENAI CITY COUNCIL CHAMBERS  
210 FIDALGO AVE., KENAI, AK 99611  
CHAIR TWAIT, PRESIDING**

**MINUTES**

**A. CALL TO ORDER**

A Regular Meeting of the Kenai Planning & Zoning Commission was held on May 14, 2025, in City Hall Council Chambers, Kenai, AK. Chair Twait called the meeting to order at approximately 7:00 p.m.

**1. Pledge of Allegiance**

Chair Twait led those assembled in the Pledge of Allegiance.

**2. Roll Call**

There were present:

Jeff Twait, Chair  
Gwen Woodard  
Stacie Krause

Jeanne Reveal  
Sonja Earsley, Vice Chair  
Diane Fikes

A quorum was present.

Absent:

Glenese Pettey

Also in attendance were:

Kevin Buettner, Planning Director  
Deborah Sounart, City Council Liaison  
Meghan Thibodeau, Deputy City Clerk

**3. Approval of Agenda and Consent Agenda**

Chair Twait noted the following additions to the Packet:

Add to Item E.1.

**Resolution PZ2025-19**

- Updated Page 1 of Staff Report

Add to Item F.1.

**Resolution PZ2025-17**

- Public Comment

**MOTION:**

Commissioner Woodard **MOVED** to approve the agenda and consent agenda. Vice Chair Earsley **SECONDED** the motion.

The items on the Consent Agenda were read into the record.

Chair Twait opened the floor for public comment on consent agenda items; there being no one wishing to be heard, the public comment period was closed.

**UNANIMOUS CONSENT** was requested.  
There being no objection; **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.

**B. APPROVAL OF MINUTES**

1. \*Regular Meeting of April 23, 2025

Approved by the consent agenda.

**C. SCHEDULED PUBLIC COMMENTS - None.**

**D. UNSCHEDULED PUBLIC COMMENTS - None.**

**E. CONSIDERATION OF PLATS**

1. **Resolution No. PZ2025-19** – Recommending Approval of Preliminary Plat – Kenai Meadows Addition No. 2, a subdivision of Tract A and Lots 3 & 4, Kenai Meadows Addition No.1, in the Rural Residential (RR) Zoning District.

**MOTION:**

Commissioner Krause **MOVED** to approve Resolution PZ2025-19. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-19, and explained the purpose of the plat was to subdivide Tract A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1. It was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-19.

**MOTION TO AMEND:**

Commissioner Reveal **MOVED** to approve Resolution PZ2025-19 with the following changes:

1. Add a new second Whereas that reads: "WHEREAS, the City of Kenai, signed a Quitclaim Deed on May 13, 2025, conveying Lot 3, Kenai Meadows Addition No. 1, to Kenai Peninsula Housing Initiative, Inc.; and,"
2. In the following Whereas, remove the words [AND LOT 3].

Commissioner Woodard **SECONDED** the motion.

**UNANIMOUS CONSENT** was requested on the motion to amend.

There being no objection; **SO ORDERED.**

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

**VOTE:**

YEA: Krause, Reveal, Twait, Earsley, Fikes, Woodard

NAY: None

ABSENT: Pettey

**MOTION PASSED WITHOUT OBJECTION.**

## F. PUBLIC HEARINGS

1. **Resolution No. PZ2025-17** – Granting a Conditional Use Permit to Develop and Operate an 82-Unit Indoor Heated Storage Facility on the Property Described as Lot 1 BLK 2 of Mommsens Sub Replat Addn No 1, Addn No 2, Located at 1001 Third Street, in the Urban Residential (RU) Zoning District.

### **MOTION:**

Commissioner Woodard **MOVED** to approve Resolution PZ2025-17. Vice Chair Earsley **SECONDED** the motion.

Planning Director Buettner provided an overview of the staff report as included in the packet and attached to Resolution No. PZ2025-17; he noted that the application was for a Conditional Use Permit (CUP) to develop and operate an indoor heated mini-storage facility with approximately 82 units. Zoning and uses of surrounding properties were reviewed; it was noted that staff's recommendation is approval subject to the conditions specified within the staff report as attached to Resolution No. PZ2025-17.

Adam Tugan, applicant, noted that he was available for questions.

Chair Twait opened the floor for public hearing.

Michael Urciuoli, resident, spoke in opposition to the CUP. He expressed concerns that Third Street was not up to code and required maintenance prior to being used as an access for the proposed business; that homeless people may live in the units; and that this commercial facility does not belong in a residential area.

Gwen Urciuoli, resident, spoke in opposition to the CUP. She expressed concerns that this CUP would set a precedent for future commercial uses in the neighborhood; that it would have long-term zoning implications; that it would affect property values; that it would have bright lighting and security cameras; and that it could increase noise and crime in the neighborhood.

There being no one wishing to be heard, the public hearing period was closed.

In response to questions from the Commission, Mr. Tugan clarified that he also owns the adjacent lots which are intended for two fourplex buildings; that he intends to fence the entire property surrounding the proposed storage units; that there could be 24-hour access; that their current plans do not include water/sewer hookups; and that the site would be managed remotely, although these details had not been finalized.

Jeremie Bird, Mr. Tugan's business partner, further clarified that they intend to have 7:00 a.m. to 7:00 p.m. site access so there would not be 24-hour traffic; that they were not opposed to access on Redoubt Ave, and they will consider alternative lighting schematics to minimize disturbance to neighbors.

Concerns were expressed by the Commission regarding the condition and lack of maintenance on Third Street and whether Redoubt Ave may be a more appropriate access point; that large vehicle and trailer traffic would cause issues on Third Avenue; and that this commercial entity did not belong in the residential neighborhood.

Clarification was provided that the site access would be determined at the building permit stage when site and landscaping plans are finalized; that if the access point is on Third Street, the developer would be responsible for improving the street from Redoubt Avenue to the access point to meet City standards; that there would be one access point for entry and exit; that fire safety measures would be determined at a later date as part of the building review process; and that the City may pursue grant funding in the future to improve road conditions in this area.

### **MOTION TO AMEND:**

Commissioner Woodard **MOVED** to amend Resolution PZ2025-17 to add a condition requiring a sight-obscuring fence along Third Street. Vice Chair Earsley **SECONDED** the motion.



Clarification was provided that there were provisions in code regarding standards for sight-obscuring fencing.

**VOTE ON AMENDMENT:**

YEA: Woodard, Earsley, Reveal, Krause, Fikes, Twait

NAY: None

ABSENT: Pettey

**MOTION PASSED.**

In response to questions from the Commission, Mr. Tugan and Mr. Bird provided details regarding the planned size and dimension of the proposed storage units; how the units would be accessed; and clarified that units would be self-servicing secured by gate access, fencing and cameras.

**MOTION TO AMEND:**

Vice Chair Earsley **MOVED** to amend Resolution PZ2025-17 to add a condition that site operational hours are restricted to 7:00 a.m. - 7:00 p.m. daily. Commissioner Woodard **SECONDED** the motion.

**UNANIMOUS CONSENT** was requested on the motion to amend.

There being no objection; **SO ORDERED.**

Concern was expressed over approving a CUP prior to the structure being built; clarification was provided that there was precedent for this.

In response to questions from the Commission, Mr. Tugan clarified that no study had been done to assess public need for more heated storage unit rentals in the area; however, he had observed there was a significant market demand for it.

**VOTE ON MAIN MOTION AS AMENDED:**

YEA: Reveal, Earsley, Twait

NAY: Fikes, Krause, Woodard

ABSENT: Pettey

**MOTION FAILED.**

Chair Twait noted the 15-day appeal period.

**G. UNFINISHED BUSINESS**

**1. Discussion – Aspen Creek, 701 N. Forest Drive CUP**

Director Buettner noted that he had not received any recent complaints; that it was now past the date when Aspen Creek had stated that construction would be complete, so he intended to visit the site and observe whether traffic had decreased.

**H. NEW BUSINESS**

**1. \*Action/Approval – Requesting Excused Absences for the April 23, 2025 Regular Meeting – Krause**

Approved by the consent agenda.

**I. REPORTS**

**1. Planning Director – Planning Director Buettner reported on the following:**

- CUP work session prior to this meeting; noted that there would be future work sessions on this topic in the coming months.
- Beginning development on a citywide transportation plan; attended Walkability Action Institute in Anchorage.

2. Commission Chair – No report.
3. Kenai Peninsula Borough Planning – Commissioner Fikes reported on recent actions of the Kenai Peninsula Borough Planning Commission.
4. City Council Liaison – Council Member Sounart reported on recent actions of the City Council.

**J. ADDITIONAL PUBLIC COMMENT**

Michael Urciuoli thanked the Commission; noted that it was Third Street not Third Avenue; and discussed spruce trees and road maintenance on Third Street.

**K. NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: May 28, 2025

**L. COMMISSION COMMENTS AND QUESTIONS**

Commissioner Reveal noted that she attended the prior work session on CUPs.

Vice Chair Earsley noted that Parks & Recreation is having Planting Day event on May 31.

Commissioner Krause apologized for missing the prior work session.

Commissioner Fikes apologized for missing the prior work session; thanked public participants and the Commission for the good discussion and the public for their testimony.

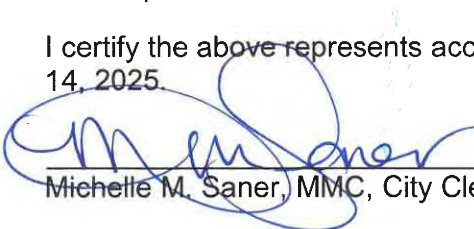
**M. PENDING ITEMS – None.**

**N. ADJOURNMENT**

**O. INFORMATIONAL ITEMS – None.**

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 8:14 p.m.

I certify the above represents accurate minutes of the Planning & Zoning Commission meeting of March 14, 2025.



Michelle M. Saner, MMC, City Clerk



*SENT VIA ELECTRONIC MAIL*

May 29, 2025

Segesser Surveys, Inc.  
30485 Rosland St.  
Soldotna, AK 99669  
seggy@ptialaska.net

**RE: Notice of Recommendation - Resolution PZ2025-19 – Preliminary Plat – Kenai Meadows Addition No. 2**

Dear Segesser Surveys, Inc.:

On Wednesday, May 14, 2025, the City of Kenai Planning and Zoning Commission recommended approval of Resolution PZ2025-19 for Preliminary Plat Kenai Meadows Addition No. 2. An installation agreement is required. Enclosed is a copy of the resolution.

If you have any questions, please contact Planning & Zoning Department at 907-283-8237 or [planning@kenai.city](mailto:planning@kenai.city).

Sincerely,

A handwritten signature in blue ink, appearing to read "KB" followed by a horizontal line.

*Kevin Buettner, AICP, LEED AP, CNU-A*  
Planning Director

Enclosure

cc: Beverly Carpenter, KPB Planning Department ([bcarpenter@kpb.us](mailto:bcarpenter@kpb.us))



**CITY OF KENAI  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ2025-19**

A RESOLUTION RECOMMENDING THAT THE PRELIMINARY PLAT FOR KENAI MEADOWS ADDITION NO. 2, A SUBDIVISION OF TRACT A1 AND A REPLAT OF LOTS 3 & 4, KENAI MEADOWS ADDITION NO. 1, IN THE RURAL RESIDENTIAL ZONING DISTRICT ATTACHED HERETO BE **APPROVED**.

LEGAL DESCRIPTIONS: Tract A1, Kenai Meadows Addition No. 1  
Lot 3, Kenai Meadows Addition No. 1  
Lot 4, Kenai Meadows Addition No. 1

KPB PARCEL NUMBERS: 03901067, 03901068 and 03901069

WHEREAS, at the regularly scheduled City Council meeting on April 16, 2025, the City of Kenai conditionally donated approximately 5.2 acres of city-owned land to be subdivided from Tract A1, Kenai Meadows Addition No. 1; and,

WHEREAS, the City of Kenai, owner of Tract A1, Kenai Meadows Addition No. 1, is supportive of the proposed development presented by the Kenai Peninsula Housing Initiative, Inc.; and,

WHEREAS, the City of Kenai received a preliminary plat from Segesser Surveys, on behalf of Kenai Peninsula Housing Initiatives, Inc., for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, Rights-of-Way Sixth Street and State Avenue are newly dedicated, therefore an installation agreement is required; and,

WHEREAS, the proposed lots have access from Redoubt Avenue (a City-maintained asphalt road) and the newly dedicated Sixth Street and State Avenue (currently undeveloped); and,

WHEREAS, City water and sewer lines are available to the lots; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and connection to the existing City of Kenai water and wastewater utility.



2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a subdivision of a 69.5-acre tract into a new, 62.79-acre tract and three new lots (Lots 5, 6, & 7) and a replat of two (2) lots within a subdivision containing newly dedicated rights-of-way and a vacation of an existing right of way and determined acceptable access, subject to the listed conditions. An installation agreement is required for the newly dedicated Sixth Street right-of-way.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the Rural Residential zoning district of 20,000 square feet.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

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

**Section 1.** That preliminary plat Kenai Meadows Addition No. 2 for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1 be approved subject to the following conditions,

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. Prior to recording of the final plat, the developer will be required to enter into an installation agreement with the City of Kenai.
3. The Kenai City Council must declare the current sixty-foot right-of-way for Sixth Street not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.

**Section 2.** That the official name for the 60-foot dedicated right-of-way between Lots 3A and 4A be assigned as "Sixth Street", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.

**Section 3.** That the official name for the 60-foot dedicated right-of-way north of the newly formed Lots 5, 6, & 7, be assigned as "State Avenue", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,  
THIS 14<sup>th</sup> DAY OF MAY, 2025.



JEFF TWAIT, CHAIRPERSON

ATTEST:

A handwritten signature in blue ink, appearing to read 'Meghan Thibodeau', is written over a horizontal line.

Meghan Thibodeau, Deputy City Clerk



# STAFF REPORT

## PLANNING & ZONING DEPARTMENT

**TO:** Planning and Zoning Commission

**FROM:** Kevin Buettner, Planning Director

**DATE:** May 9, 2025

**SUBJECT:** Resolution No. PZ2025-19 – Preliminary Plat – Kenai Meadows Addition No. 2, a Subdivision of Tract A1 and a Replat of Lots 3 & 4, Kenai Meadows Addition No. 1.

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<b>Request</b>	The applicant is proposing a preliminary plat for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1.
<b>Staff Recommendation</b>	Adopt Resolution No. PZ2025-19 recommending approval of Preliminary Plat – Kenai Meadows Addition No.2 to subdivide Tract A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1.

---

**Applicant:** Segesser Surveys  
30485 Rosland St.  
Soldotna, AK 99669

**Property Owners:** Kenai Peninsula Housing Initiative & City of Kenai

**Legal Descriptions:** Tract A1, Kenai Meadows Addition No. 1  
Lot 3, Kenai Meadows Addition No. 1  
Lot 4, Kenai Meadows Addition No. 1

**KPB Parcel Nos.:** 03901067, 03901068 and 03901069

**Zoning District:** Rural Residential (RR)

**Land Use Plan:** Medium Density Residential (LDR)

**Surrounding Uses:** Vacant Residential

### SUMMARY

The City received a preliminary plat from Segesser Surveys, on behalf of Kenai Peninsula Housing Initiatives, Inc., for a subdivision of Tract A1, Kenai Meadows Addition No. 1 and a replat of Lots 3 & 4, Kenai Meadows Addition No. 1.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

## ANALYSIS

The proposed replat meets the preliminary plat requirements and development requirements for the Rural Residential (RR) zoning district. Access to the subject lots is via Redoubt Avenue, which is a City maintained asphalt road. City water and wastewater are available in this area and will developments on these lots will be required to establish a connection to the City of Kenai water and wastewater utility systems. The Public Works Director, Fire Marshal, and Building Official have reviewed the preliminary plat and have no comments.

At the regularly scheduled City Council meeting on April 16, 2025, the City of Kenai conditionally donated approximately 5.2 acres of city-owned land to be subdivided from Tract A1, Kenai Meadows Addition No. 1. The City of Kenai, owner of Tract A1, Kenai Meadows Addition No. 1, is supportive of the proposed development presented by the Kenai Peninsula Housing Initiative, Inc.

Staff finds that the preliminary plat meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities/access easements, provides a satisfactory and desirable building site, and connection to the existing City of Kenai water and wastewater utility.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is a subdivision of a larger tract into smaller lots and a replat of two lots within a subdivision containing dedicated rights-of-way and determined acceptable access, subject to the listed conditions. An installation agreement is required, as the existing north-south right of way is being moved and extended and a new right of way is being dedicated along the northern boundary of the new lots.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for minimum lot size in the RR zoning district of 20,000 square feet. Each lot is over one acre in size.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

## STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Kenai Meadows Addition No. 2 to subdivide Tract A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1, meets the general standards for Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommends approval of Resolution No. PZ2025-19 to subdivide Tract



A1, Kenai Meadows Addition No. 1 and replat Lots 3 & 4, Kenai Meadows Addition No. 1 to the Kenai Peninsula Borough, subject to the following conditions:

1. Further development of the property will conform to all Federal, State of Alaska, and local regulations.
2. Prior to recording of the final plat, the developer will be required to enter into an installation agreement with the City of Kenai.
3. The Kenai City Council must declare the current sixty-foot right-of-way for Sixth Street not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.
4. That the official name for the 60-foot dedicated right-of-way between Lots 3A and 4A be assigned as "Sixth Street", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.
5. That the official name for the 60-foot dedicated right-of-way north of the newly formed Lots 5, 6, & 7, be assigned as "State Avenue", subject to Kenai City Council adopting a resolution for the naming of a street within City limits.

## ATTACHMENTS

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Aerial Map

Application

Preliminary Plat, Kenai Meadows Addition No. 2









## Preliminary Plat Submittal Form

City of Kenai  
Planning and Zoning Department  
210 Fidalgo Avenue  
Kenai, AK 99611  
(907) 283-8200  
planning@kenai.city  
www.kenai.city/planning

### APPLICANT (SURVEYOR)

Name: Segesser Surveys Inc  
Mailing Address: [REDACTED] State: AK Zip Code: 99669  
Phone Number(s): [REDACTED]  
Email: [REDACTED]

### PROPERTY OWNER

Name: City of Kenai, KPHI  
Mailing Address: 210 Fidalgo City: Kenai State: AK Zip Code: 99611  
Phone Number(s):  
Email:

### PROPERTY INFORMATION

Property Owner Name:  
Current City Zoning:  
Use: ☒ Residential ☐ Recreational ☐ Commercial  
☐ Other:  
Water: ☐ On Site ☒ City ☐ Community  
Sewer: ☐ On Site ☒ City ☐ Community

### PLAT INFORMATION

Preliminary Plat Name: Kenai Meadows Addition No. 2  
Revised Preliminary Plat Name:  
Vacation of Public Right-of-Way: ☒ Yes ☐ No  
Street Name (if vacating ROW):

Exceptions Required and Requested:

Comments:

### REQUIRED ATTACHMENTS

☒ Certificate to Plat ☒ (1) 24" x 36" Plat ☒ (2) 11" x 17" Plats

### SIGNATURE

Signature: [Signature] Date: 5-1-25  
Print Name: John Segesser Title/Business: Segesser Surveys Inc



***Stewart Title of the Kenai Peninsula, Inc.***

35681 Kenai Spur Hwy., Unit B  
Soldotna, AK 99669  
Tel: (907) 260-8031 Fax: (907) 260-8036

**CERTIFICATE TO PLAT**

Segesser Surveys, Inc.

File Number: 25377

Premium: \$300.00

Tax:

Attention: John Segesser

Gentlemen:

This is a certificate as of April 17, 2025 at 8:00 A.M. for a plat out of the following property:

Tract "A" One (A1) and Lots Three (3) and Four (4), KENAI MEADOWS ADDITION NO. 1, according to Plat No. 2023-48, Kenai Recording District, Third Judicial District, State of Alaska.

The Company certifies that record title is vested in

The City of Kenai, as to Tract A1 and Lot 3; and  
Kenai Peninsula Housing Initiatives, Inc., as to Lot 4  
an estate in fee simple, free from all liens, encumbrances, and objections except for as follows:

1. **RESERVATIONS** and exceptions as contained in U.S. Patent, and/or acts authorizing the issuance thereof.
2. **TAXES AND ASSESSMENTS**, if any due the taxing authority:  
Taxing Authority: CITY OF KENAI
3. **TAXES AND ASSESSMENTS**, if any, due the taxing authority indicated:  
Taxing Authority: KENAI PENINSULA BOROUGH
4. **RESERVATION OF EASEMENT** for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949 and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.
5. **AN OIL AND GAS LEASE** affecting the above interest under the terms, covenants and conditions therein provided:  
Lessor: Richard Mommsen, a single man  
Lessee: Standard Oil Company of California  
Recorded: April 12, 1958  
Volume/Page: 8/79

**FURTHER**, no other examination of the excepted title to minerals has been made herein and no insurance nor responsibility therefore is implied or assumed.

6. **EASEMENT** for electric lines or system and/or telephone lines together with right to enter, maintain, repair and clear shrubbery:  
Recorded: June 4, 1958  
Volume/Page: Misc. 2/34  
Granted To: Homer Electric Association, Inc.  
Affects: General Easement, no definite location disclosed

7. **WATER AND SEWER EASEMENT** affecting the portion of said premises and for the purposes stated herein, and incidental purposes thereto:  
In Favor Of: City of Kenai  
Recorded: September 17, 1973  
Volume/Page: 73/347  
Affects: Portion of said land


8. **EASEMENTS, SET-BACKS AND DEDICATIONS** as delineated on Plat No. 2023-48.

9. **EFFECT** of the notes on said Plat No. 2023-48.

10. **SUBJECT TO A ROAD RESERVATION** of 33 feet along each side of the section line as created by 43 U.S.C. 932.

11. **RIGHTS OF REVERSION** retained by the City of Kenai, as contained in Quit Claim Deed:  
Recorded: May 7, 2024  
Volume/Page: 2024-003066-0  
Affects Lot 4 only

**Stewart Title of the Kenai Peninsula, Inc.**

By   
\_\_\_\_\_  
Authorized Countersignature  
Mary Frengle  
Authorized Signator

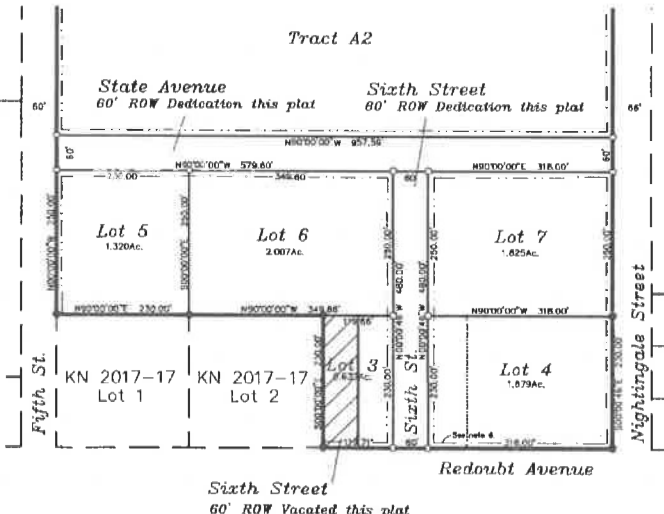
NOTE: We will update this certificate to comply with Kenai Peninsula Borough Ordinance 90-38 upon notification from surveyor.

# LEGEND:

- 3 1/4" ALUM. CAP MON. L5 6101 FOUND AS SHOWN
- 2 1/2" BRASS CAP MON. FOUND AS SHOWN
- 5/8" REBAR w/PLASTIC CAP L58858 FOUND
- 5/8" REBAR w/PLASTIC CAP L58858 SET
- RECORD AND MEASURED DATUM PLAT 2017-17 KRD

## NOTES:

- 1) Basis of bearing taken from Kenai Meadows, Plat 2017-17, Kenai Recording District.
- 2) This plat is subject to City of Kenai zoning regulations.
- 3) Further development of the property shall conform to all Federal, State, and local regulations.
- 4) The Plat Committee, at the meeting of May 23, 2022, carried over the exception granted to the permit plat. Exception to KRD 20.30.030, extension of California Avenue to Nightingale Street, Florida Avenue to Nightingale Street, and Fifth Street to California Avenue, and KRD 20.30.170, block length, were originally approved by the plat committee at the meeting of March 15, 2017.
- 5) An easement for electric lines or system and/or telephone lines granted to Homer Electric Association is recorded in Plat Book 2 Page 34, Kenai Recording District.
- 6) The front 10 feet adjoining rights-of-way is granted by this plat as utility easements. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement. See Detail B.
- 7) A water and sewer easement in favor of the City of Kenai is recorded Book 73 Page 347, Kenai Recording District.
- 8) **HAZARDOUS WASTE** Plans for wastewater disposal, that meet regulatory requirements are on file at the Department of Environmental Conservation.
- 9) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as decreed by Public Land Order No. 601, dated August 10, 1948; and amended by Public Land Order No. 2857, dated October 10, 1950; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2655, dated October 18, 1961; Amendment Number 1 thereto, dated July 17, 1953 and Amendment Number 2 thereto, dated September 15, 1953, filed in the Federal Register.



## SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Note \_\_\_\_\_



KN 92-73 Tract 5

LINE	BEARING	DISTANCE
1	S60°00'00"E	211.02'
2	N10°00'00"W	40.34'
3	N55°55'55"W	59.02'
4	N89°54'54"W	33.00'

Tract A2  
67.769ac.



Detail B  
Not to scale

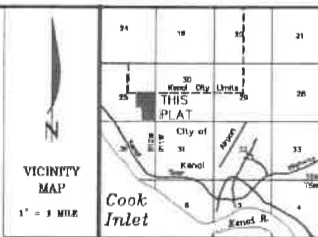
See Detail A

## CERTIFICATE of ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: STATE AVENUE AND SIXTH ST. DEDICATIONS.

TERRY EUBANK, CITY MANAGER  
CITY OF KENAI

DATE \_\_\_\_\_



## CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE CITY OF KENAI IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE CITY OF KENAI, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TERRY EUBANK  
CITY MANAGER  
CITY OF KENAI  
210 PIdAGO AVE  
KENAI, ALASKA 99601

## CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT KENAI PENINSULA HOUSING INITIATIVES INC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF KENAI PENINSULA HOUSING INITIATIVES INC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DANA GREGG  
KENAI PENINSULA HOUSING INITIATIVES INC  
P.O. BOX 1958  
HOMER, ALASKA 99603

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## NOTARY'S ACKNOWLEDGEMENT

FOR \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

## PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL \_\_\_\_\_

KPB FILE No. \_\_\_\_\_

Kenai Meadows  
Addition No. 2

A redivision of Tract A and Lots 3 and 4 Kenai Meadows Addition No. 1, Plat 2023-15, Kenai Recording District.

Located within the SE1/4 Section 25, T6N, R12W, S4E, City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Contingents: 72-212 Ac.

Surveyor	Owner	Kenai Peninsula Housing Initiative Inc
Segesser Surveys 30485 Rosland St. Soldotna, AK 99689 (907) 202-3919	City of Kenai 810 PIdAGO Ave. Kenai, AK 99601	P.O. Box 1000 Homer, AK 99603
JOB NO. 25055	DATE 4-28-23	
SURVEYED:	SCALE: 1"=200'	
FIELD BOOK:	SHEET: 1 of 1	