



June 10, 2021

Scott Huff, Platting Officer
Kenai Peninsula Borough
Planning Department
144 North Binkley
Soldotna, AK 99669

RE: PZ2021-22 – Kenai Landing Subdivision

Dear Mr. Huff:

The Planning and Zoning Commission reviewed the above-referenced plat at their meeting on June 9, 2021. Based upon the submitted materials and this review, the preliminary plat meets requirements of *KMC Subdivision design standards* and *KMC 14.10.080 Minimum improvements required under Chapter 14.10 Subdivision Regulations*. City staff recommends approval of the preliminary plat of Kenai Landing Subdivision 2021 Addition, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Add a Plat Note as following: Any infrastructure improvements (roadways, sewer, water, etc.) are considered private by the City of Kenai. Regarding any roadways or other infrastructure improvements that do not meet minimum standards required by the City of Kenai, if at any future time the City takes ownership and/or maintenance responsibilities of roadways within the subdivision or other infrastructure improvements will have to be improved to meet City of Kenai Standards in effect at time of acceptance. The cost of any infrastructure improvements to meet City of Kenai standards will be borne by property owners in the subdivision by assessment without further approval required.
3. Property owner will provide the City of Kenai a copy of DEC compliance certification on the water/sewer system.
4. The City of Kenai requests to receive approval from the Kenai Peninsula Borough on exception to requirements of Subdivision Code.
5. Plat Note 22 should update the KPB Plat Committee meeting date as necessary.

6. Surveyor and property owner must work with the City of Kenai and the Kenai Peninsula Borough when designating street names to ensure names meet City and Borough regulations.
7. Property owner will receive approval from the Kenai Peninsula Borough on exceptions to requirements in the Kenai Peninsula Borough Subdivision Regulations.
8. Staff members of the City of Kenai would be available for any future discussions on the topic of exceptions.

I have included a copy of the signed resolution and staff report for your information. I will forward a draft of the minutes from the meeting as soon as I receive it from the Clerk's office.

If you need additional information, please let me know.

Sincerely,



Wilma E. Anderson
Planning Assistant

cc: Edge Survey and Design





**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2021-22**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI **RECOMMENDING** THAT KENAI LANDING SUBDIVISION 2021 ADDITION HERETO BE APPROVED

WHEREAS, the City of Kenai received the plat from Edge Survey and Design; and,

WHEREAS, the plat meets Municipal Code requirements of the Heavy Industrial (IH) zone; and,

WHEREAS, street names are referenced correctly; and,

WHEREAS, access to the preliminary plat is provided via Cannery Road, which is a paved Kenai Peninsula Borough maintained road; and

WHEREAS, City water and sewer lines are not located in this area and an installation agreement will not be required; and

WHEREAS, the Planning and Zoning Commission finds:

1. The preliminary plat requests exceptions to the requirements of KMC Subdivision design standards and KMC 14.10.080 Minimum improvements required under Chapter 14.10 Subdivision Regulations and to the Kenai Peninsula Borough Subdivision Code.
2. The Kenai Peninsula Borough has platting authority in the City of Kenai, Staff recommends that the discussion and determination of the requested exceptions be executed through the KPB platting process. Staff members with the City of Kenai would be available for any future discussions on the topic of exceptions.

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

Section 1. That the preliminary plat of KENAI LANDING SUBDIVISION 2021 ADDITION be approved subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
 2. Add a Plat Note as following: Any infrastructure improvements (roadways, sewer, water, etc.) are considered private by the City of Kenai. Regarding any roadways or other infrastructure improvements that do not meet minimum standards required by the City of Kenai, if at any future time the City takes ownership and/or maintenance responsibilities of roadways within the subdivision or other infrastructure improvements will have to be
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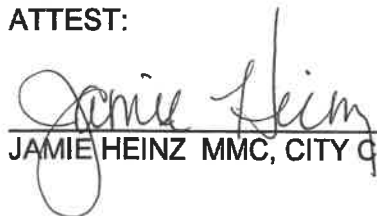
improved to meet City of Kenai Standards in effect at time of acceptance. The cost of any infrastructure improvements to meet City of Kenai standards will be borne by property owners in the subdivision by assessment without further approval required.

3. Property owner will provide the City of Kenai a copy of DEC compliance certification on the water/sewer system.
4. The City of Kenai requests to receive approval from the Kenai Peninsula Borough on exception to requirements of Subdivision Code.
5. Plat Note 22 should update the KPB Plat Committee meeting date as necessary.
6. Surveyor and property owner must work with the City of Kenai and the Kenai Peninsula Borough when designating street names to ensure names meet City and Borough regulations.
7. Property owner will receive approval from the Kenai Peninsula Borough on exceptions to requirements in the Kenai Peninsula Borough Subdivision Regulations.
8. Staff members of the City of Kenai would be available for any future discussions on the topic of exceptions.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA,
this 9th day of June, 2021.


JEFF TWAIT, CHAIRPERSON

ATTEST:


JAMIE HEINZ MMC, CITY CLERK





KENAI

City of Kenai | 210 Fidalgo Ave, Kenai, AK 99611-7794 | 907.283.7535 | www.kenai.city

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Ryan Foster, Planning Director
DATE: June 3, 2021
SUBJECT: PZ2021-22 – Preliminary Plat – Kenai Landing Subdivision 2021 Addition

Applicant: Kenai Landing, Inc.
4786 Homer Spit Road
Homer, AK 99603

PRL Logistics, Inc.
PO Box 222029
Anchorage, AK 99522

Submitted By: Edge Survey and Design
PO Box 208
Kasilof, AK 99610

Requested Action: Preliminary Subdivision Plat – Kenai Landing Subdivision 2021 Addition

Legal Description: T 5N R 11W SEC 8 & 17 SEWARD MERIDIAN KN 2005029 KENAI LANDING COTTAGES SUB Tract A

T 5N R 11W SEC 8 SEWARD MERIDIAN KN 2005029 KENAI LANDING COTTAGES SUB LOT 1

T 05N R 11W SEC 17 SEWARD MERIDIAN KN 2015029 KENAI RIVER SHORES SUB TRACT 1

Property Address: 2101 Bowpicker Ln, 2291 Bowpicker Ln, 2301 Bowpicker Ln

KPB Parcel No: 04910123, 04910124, 04910125

Lot Size: Approximately 49 Acres (2,134,440 sf), 6.64 acres (289,238 sf), 10.6 acres (461,736 sf)

Existing Zoning: Heavy Industrial
Current Land Use: Commercial Condominium
Land Use Plan: Heavy Industrial

GENERAL INFORMATION

Edge Survey and Design has submitted a preliminary plat on behalf of the property owners, Kenai Landing, Inc. and PRL Logistics, Inc. The plat affects the parcel described as T 5N R 11W SEC 8 & 17 SEWARD MERIDIAN KN 2005029 Kenai Landing Cottages Sub Tract A, T 5N R 11W SEC 8 SEWARD MERIDIAN KN 2005029 KENAI LANDING COTTAGES SUB LOT 1, T 05N R 11W SEC 17 SEWARD MERIDIAN KN 2015029 KENAI RIVER SHORES SUB TRACT 1. A Conditional Use Permit for a Planned Unit Residential Development (PUD) was recently issued for 2101 Bowpicker Lane in May of 2021. This plat will allow for the construction of Phase A of the PUD for 60 residential units.

Application, Public Notice, Public Comment

KMC 14.10.010 General under *Chapter 14.10 Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review prior to the submittal of the plat to the Kenai Peninsula Borough Planning Department. Kenai Municipal Code (KMC) *14.10.060* describes the process in more detail. The plat will be reviewed first by the City of Kenai Planning and Zoning Commission and then by the Kenai Peninsula Borough's Plat Committee and Planning Commission.

The property owners completed the City of Kenai preliminary plat submittal form. The City of Kenai follows *Kenai Peninsula Borough Code 20.25.070* and *20.25.080* for preliminary plat submittal requirements. City staff published notice of the consideration of the plat as part of the agenda for the City of Kenai Planning and Zoning Commission in the *Peninsula Clarion*. No public comments have been received as of June 4, 2021.

ANALYSIS

Access to the preliminary plat is provided via Cannery Road, which is a paved Kenai Peninsula Borough maintained road.

City water and sewer lines are not available in this area. The properties are currently serviced by private wells and onsite septic systems and an installation agreement will not be required.

The preliminary plat requests exceptions to the requirements of *KMC Subdivision design standards* and *KMC 14.10.080 Minimum improvements required* under *Chapter 14.10 Subdivision Regulations* and to the Kenai Peninsula Borough Subdivision Code (see Attachment C). These requested exceptions regard requirements for wastewater, access, and design standards. Any infrastructure improvements (roadways, sewer, water, etc.) are considered private by the City of Kenai. Regarding any roadways or other infrastructure improvements that do not meet minimum standards required by the City of Kenai, if at any future time the City takes ownership and/or maintenance responsibilities of roadways within the subdivision or other



infrastructure improvements will have to be improved to meet City of Kenai Standards in effect at time of acceptance. The cost of any infrastructure improvements to meet City of Kenai standards will be borne by property owners in the subdivision by assessment without further approval required. The applicant will also provide the City of Kenai a copy of DEC compliance certification on the water/sewer system.

Since the Kenai Peninsula Borough has platting authority in the City of Kenai, Staff recommends that the discussion and determination of the requested exceptions be executed through the KPB platting process. Staff members with the City of Kenai would be available for any future discussions on the topic of exceptions.

RECOMMENDATIONS

City staff recommends approval of the preliminary plat of Kenai Landing Subdivision 2021 Addition, subject to the following conditions:

1. Further development of the property shall conform to all federal, State of Alaska, and local regulations.
2. Add a Plat Note as following: Any infrastructure improvements (roadways, sewer, water, etc.) are considered private by the City of Kenai. Regarding any roadways or other infrastructure improvements that do not meet minimum standards required by the City of Kenai, if at any future time the City takes ownership and/or maintenance responsibilities of roadways within the subdivision or other infrastructure improvements will have to be improved to meet City of Kenai Standards in effect at time of acceptance. The cost of any infrastructure improvements to meet City of Kenai standards will be borne by property owners in the subdivision by assessment without further approval required.
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ATTACHMENTS

1. Resolution No. PZ2021-22
2. Application
3. Preliminary Plat
4. Requested KPB Subdivision Code Exceptions
5. Aerial Map

