

CITY OF SOLDOTNA

177 N. BIRCH - SOLDOTNA ALASKA 99669 - PHONE (907) 262-9107

DEPARTMENT OF PLANNING AND ZONING

January 31, 2011

Phil Bryson, Chair
KPB Planning Commission
144 North Binkley Street
Soldotna, AK 99669

Dear Mr. Bryson:

The City of Soldotna is pleased to present *Envision Soldotna 2030*, an extensive amendment to the city's 1995 Comprehensive Plan.

The process of updating the plan began in late 2008, and has involved more than 150 members of our community – from both inside and outside the Soldotna city limits. We have enjoyed working on the plan, and are confident it will prove a valuable tool to help guide development and growth in our city for years to come.

Upon the recommendation of the Planning and Zoning Commission, 'Envision' was adopted by the Soldotna City Council on January 26, 2011. We are excited to now forward it on to the Borough Planning Commission for your consideration. Please feel free to contact me for any additional information, and I look forward to representing the plan at one of your upcoming meetings.

Sincerely,

Stephanie Queen
City Planner

Cc: Max Best, KPB Planning Director
Larry Semmens, Soldotna City Manager

Attachments: *Envision Soldotna 2030* (January 2011)
City Council Ordinance 2010-038 (enacted 1/26/2011)
City Council meeting minutes excerpts (12/22/2010, 1/12/2011, 1/26/2011*)
P&Z Commission Resolution PZ 2010-032 (approved 12/1/2010)
P&Z Commission meeting minutes excerpt (12/1/2010)

*Meeting minutes from the meeting of January 26 will be forwarded by the City Clerk, when available.

**Attachment to
Ordinance 2011-05**

City of Soldotna Comprehensive Plan
“Envision Soldotna 2030”

Due to the size of this attachment, it has been bound separately and accompanies this packet.

ASSEMBLY MEMBERS AND ADMINISTRATION:
Please bring your bound copy of the comprehensive plan to public hearing on 04/05/11.

3. Ordinance 2011-006 – An Ordinance Increasing Estimated Revenues and Appropriations by \$2,500,583.70 in the Library Expansion Capital Project Fund for the 2010 General Obligation Bond Issue

B. Resolutions

C. Other

1. Liquor License Renewal – VFW Post 10046, License #2217
2. Request for excused absence on 2/9/11, by Council Member Fisher

MOTION: A motion was made by Council Member Hutchings to approve the consent agenda.

Mayor Micciche asked for public comments. With no one wishing to speak, the item was brought back to Council.

VOTE ON MOTION:

Yes: Fisher, Hutchings, Anderson, Hartman, Bagley, Daniels
No: None

MOTION PASSED: 6 Yes, 0 No

5. PUBLIC COMMENTS AND PRESENTATIONS

A. Soldotna High School Prom Committee

Owen Philips, SoHi student, explained that every year the Prom Committee hosts an After-Prom Party for students and requested a donation to help fund the party.

MOTION: A motion was made by Council Member Bagley to donate \$250 to the Soldotna High School Prom Committee for the After-Prom Party.

VOTE ON MOTION:

Yes: Fisher, Hutchings, Hartman, Bagley, Daniels
No: Anderson

MOTION PASSED: 5 Yes, 1 No

6. ORDINANCES

Ordinance 2010-038 – An Ordinance of the Soldotna City Council Adopting Envision Soldotna 2030 as the Comprehensive Plan for the City and Recommending Adoption by the Kenai Peninsula Borough (City Manager @ Request of Planning and Zoning Commission)

[Clerk's Note: Motion to enact was made by Council Member Anderson and a public hearing was held on December 22, 2010 and January 12, 2011. Postponed to January 26, 2011.]

Mayor Micciche stated that, at Council's request, the comments submitted by Mr. Cowan had been discussed and reviewed. Those suggestions, along with some additional comments from himself (Mayor Micciche) were acted on by the Planning and Zoning Commission during their January 5th meeting. The recommendation of the Planning and Zoning Commission were included in the Council packet as Exhibit B.

MOTION: A motion was made by Council Member Bagley that Ordinance 2010-038 be amended to incorporate Exhibit B into the Comprehensive Plan.

Mayor Micciche briefly summarized the amendments included in Exhibit B.

VOTE ON MOTION:

Yes: Fisher, Hutchings, Anderson, Hartman, Bagley, Daniels
No: None

MOTION PASSED: 6 Yes, 0 No

Council Member Anderson thanked Mayor Micciche for following up on Mr. Cowan's comments although it meant postponing the ordinance for two weeks.

Council Member Hartman stated that Envision 2030 was well done.

Council Member Daniels asked if there had been any resolution to the question about what constituted a "minor" amendment to the Comprehensive Plan.

City Planner Queen stated that, in rereading the language, the City is authorized to make amendments, by ordinance, to the land use plan (including maps, goals, policies etc.). Only extensive amendments (such as the rewrite) had to be approved by the Borough Assembly.

Council Member Bagley commented that distributing amendments to people who already had copies of the plan would be difficult. Ms. Queen suggested that a distribution list of plan holders could be kept by the City in order to provide updates as needed.

Mayor Micciche thanked everyone for the hours spent creating Envision Soldotna 2030.

VOTE ON MOTION ENACT 2010-038, AS AMENDED:

Yes: Fisher, Hutchings, Anderson, Hartman, Bagley, Daniels
No: None

MOTION PASSED: 6 Yes, 0 No

Ordinance 2011-001 - An Ordinance Amending Soldotna Municipal Code 12.28.190 to Prohibit the Consumption of Alcoholic Beverages Within Farnsworth Park and Within 100 Feet of Soldotna Creek Park Community Playground and Playground Pavilion

MOTION: A motion was made by Council Member Hutchings to enact Ordinance 2011-001.

MOTION: A motion was made by Council Member Hutchings to amend Ordinance 2011-001 by substitution with Substitute Ordinance 2011-00, An Ordinance Amending Soldotna Municipal Code 12.28.190 to Prohibit the Consumption of Alcoholic Beverages and Smoking Within 50 Feet of City Playgrounds and the Skate/Bike Park with the Exception of Park Pavilions and the Soberg House.

VOTE ON MOTION TO AMEND:

Yes: Fisher, Hutchings, Anderson, Hartman, Bagley, Daniels
No: None

MOTION PASSED: 6 Yes, 0 No

Mayor Micciche opened the public hearing.

Dana Cannava, Parks and Recreation Advisory Board Chair, stated that the Parks and Recreation Board recommended the ordinance and supported Substitute Ordinance 2011-001, which included smoking in the prohibition.

Introduced By:	City Manager @ Request of Planning & Zoning Commission
Date:	December 8, 2010
1 st Public Hearing:	December 22, 2010
2 nd Public Hearing:	January 12, 2011
Action:	Amended, Postponed to 1/26/11
Vote:	4 Yes, 2 No
Date:	January 26, 2011
Action:	Amended, Enacted
Vote:	6 Yes, 0 No

CITY OF SOLDOTNA
ORDINANCE 2010-038

AN ORDINANCE OF THE SOLDOTNA CITY COUNCIL ADOPTING ENVISION SOLDOTNA 2030 AS THE COMPREHENSIVE PLAN FOR THE CITY AND RECOMMENDING ADOPTION BY THE KENAI PENINSULA BOROUGH

WHEREAS, the Kenai Peninsula Borough as a Second Class Borough shall provide for planning on an areawide basis in accordance with AS 29.40; and

WHEREAS, as provided in Kenai Peninsula Borough Code 21.01.025, cities in the Borough requesting extensive comprehensive plan amendments may recommend to the Kenai Peninsula Borough Planning Commission a change to the city comprehensive plan; and

WHEREAS, the City of Soldotna has prepared extensive comprehensive plan amendments in the form of Envision Soldotna 2030; and

WHEREAS, a comprehensive plan is a public declaration of policy statements, goals, standards and maps for guiding the physical, social, and economic development, both private and public, of the City; and

WHEREAS, the City initiated a public involvement process which spanned two years, and incorporated several different methods for members of the community to provide input into the planning process; and

WHEREAS, Envision Soldotna 2030 incorporates desires and needs of area residents as expressed through the proposed vision statements and goals; and

WHEREAS, the plan will guide the development of the City of Soldotna, and promote the public health, safety, and general welfare of the community; and

WHEREAS, Envision Soldotna 2030 will provide guidance to the City in directing future land use and development toward the vision of Soldotna's residents; and

WHEREAS, at their regular meeting of December 1, 2010, the Soldotna Planning and Zoning Commission held a public hearing and passed Resolution PZ 2010-032, recommending approval of Envision Soldotna 2030; and

WHEREAS, the Soldotna City Council, based upon the recommendation of the Soldotna Planning and Zoning Commission, recommends that the Kenai Peninsula Borough Planning Commission and Assembly adopt Envision Soldotna 2030 as the comprehensive plan for the City of Soldotna.

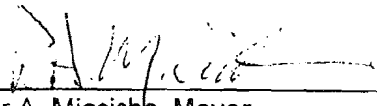
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. Envision Soldotna 2030 is hereby adopted as the City of Soldotna Comprehensive Plan, superseding the 1995 Soldotna Comprehensive Plan, the 1986 City of Soldotna Comprehensive Plan, and the 1979 City of Soldotna Comprehensive Development Plan.

Section 2. The City hereby recommends that the Kenai Peninsula Borough Planning Commission and Assembly adopt Envision Soldotna 2030 as extensive comprehensive plan amendments under Kenai Peninsula Borough Code 21.01.025, and as an element of the Official Borough Comprehensive Plan within the City of Soldotna planning area of the Borough.

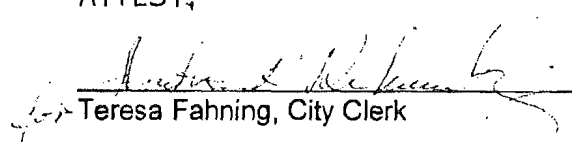
Section 3. Section 1 of this ordinance shall take effect upon the adoption of Envision Soldotna 2030 by the Kenai Peninsula Borough Assembly.

ENACTED BY THE CITY COUNCIL THIS 26TH DAY OF JANUARY, 2011.



Peter A. Micciche, Mayor

ATTEST;



Teresa Fahning, City Clerk



City of Soldotna

177 North Birch Street ▶ Soldotna, Alaska ▶ Phone (907) 262-9107

MEMORANDUM

To: Larry Semmens, City Manager
Cc:
From: Stephanie Queen, City Planner *Stephanie*
Date: December 2, 2010
Subject: P&Z Resolution 2010-032, Envision Soldotna 2030

At their December 1, 2010 meeting, the Planning and Zoning Commission unanimously passed Resolution PZ 2010-032, recommending approval of Envision Soldotna 2030 subject to the list of amendments contained in the attached Exhibit A.

P&Z Resolution 2010-032

EXHIBIT A

P&Z Commission amendments made to "Envision Soldotna 2030: Draft Comprehensive Plan November 2010" on December 1, 2010

Throughout		Amend all text referencing a potential medical district to read, "health care district."
Page 2	First Paragraph	Amend sentence to read, "The KPB delegated zoning powers to the City of Soldotna in 1985."
Page 9	Figure 2-2	Figure heading should read, "Figure 2-2 – Percentage Change in Soldotna Population Age-Groups, <u>1990 to 2000</u> "
Page 11	Figures 2-4 and 2-5	Figure headings for Figures 2-4 and 2-5 incorrect and should be reversed.
Page 15	Figure 2-8	Replace with zoning map current as of plan adoption date, and adjust colors to match City of Soldotna zoning maps.
Page 16	Figure 2-9	Replace with map current as of plan adoption date, and adjust colors to match City of Soldotna zoning maps.
Page 17	Figure 2-10	Replace background with 2009 aerial photo, an update with KPB wetlands layer file.
Page 21	Figure 2-11	Replace Figure 2-11 with two separate figures, one for Sewer Services and one for Water Services.
Page 34	Figure 3-4	Add explanatory text to explain that the graphics on the left illustrate current design requirements (5' wide landscape bed plus a fence, with trees spaced no more than 10' on average), while alternative design standards on the right (8-10' wide landscape bad with trees spaced 20' on average) may prevent overcrowding and poor health.
Page 35	Figure 3-5	Add explanatory text.
Page 36	Figure 3-6	Add explanatory text indicating how the figure differs from current design standards by separating pedestrian facilities from the travel way, provide for both walking and bicycle pedestrians and on-street parking, and incorporate stormwater treatment into landscaping areas.
Page 37	Third Paragraph	Amend the sentence to read, "These key parcels are primarily used for recreation, such as Centennial Park, Soldotna Creek Park, <u>Rotary Park</u> , and Swiftwater Park"
Page 62	Figure 3-10	Should be labeled, "Figure 3-9 – Commercial Node Concept"
Page 69	Figure 3-11	Add a 'Highway Pedestrian Crossing' to the map at the intersection of the Sterling and Kenai Spur Highways (the "Y").

		<p>Add a 'Gateway Feature' at the Potential river crossing linking East Poppy Lane and West Redoubt Avenue.</p> <p>Display 'Riverfront Overlay' as a buffer along all riverfront properties in the City limits.</p>
Page 74	Economic Development Goal # 5	Amend priority to "Secondary."
Page 76	Nat. Resources & Environment Goal # 1, First bullet, Third sub-bullet	Delete the word "more" so the sentence reads, "Require stringent stormwater retention, detention....."
Page 77	Nat. Resources & Environment Goal # 8	Amend priority to "Secondary."
Page 79	Arts, Edu. & Culture Goal #1, Third bullet	Add ", and Performing Arts Society" to the end of the sentence.
Page 87	Newspaper Articles	Add, "Envision Soldotna gets final touches (11/29/2010, Peninsula Clarion)"



CITY OF SOLDOTNA

177 N. BIRCH - SOLDOTNA ALASKA 99669 - PHONE (907) 262-9107

DEPARTMENT OF PLANNING AND ZONING

MEMORANDUM

To: Larry Semmens, City Manager
Cc:
From: Stephanie Queen, City Planner *s.queen*
Date: Thursday, January 20, 2011
Subject: Additional Envision Soldotna 2030 comments

At their regular meeting on January 19, 2011, the Planning and Zoning Commission reviewed the comments submitted by Pat Cowan, and also heard testimony from Mr. Cowan and others.

Attached is a new document, 'Exhibit B,' which contains those additional amendments the Commission feels should be incorporated into Envision Soldotna 2030.

P&Z Resolution 2010-032

EXHIBIT B

P&Z Commission amendments made to “Envision Soldotna 2030: Draft Comprehensive Plan November 2010” on January 19, 2011

<p>Pages 69, 71, and 52</p>	<p>Add references to a proposed bypass connecting the Sterling Highway and Keystone Drive, by extending Boundary Street.</p>	<p>Amend the Concepts Map (pg. 69) to show a proposed bypass feature along Boundary Street, from the Sterling Highway to Keystone Drive.</p> <p>Amend the description of “Bypass” on pg. 71 as follows: “Intent: Two proposed bypass routes are shown which could be developed and used as detours, in cases of emergency. One connects the Sterling and Kenai Spur Highways and bypasses the Y intersection, and the other connects Keystone Drive (down East Redoubt) to the Sterling Highway.”</p> <p>Amend Highways and Transportation Goal 2.b (pg. 52 and) as follows, “Develop alternate routes connecting the Sterling Highway with the Kenai Spur Highway, and Keystone Drive, to be used as secondary egress during emergencies.”</p>
<p>Page 9</p>	<p>Third paragraph beginning, “The population in group quarters...”</p>	<p>Replace the entire paragraph with the following: “The population in group quarters (such as nursing homes) in Soldotna grew 70% from 1990 to 2000 (US Census Bureau 1990, 2000). Although reporting methods changed between 1990 and 2000, the percentage of the population reporting some type of disability also increased. The City’s growing health care industry is likely to continue to attract retirees to the area as the state and regional populations age. The increase in population over 65 will result in a need for more supportive living choices in the future.”</p>
<p>Page 48</p>	<p>Public Infrastructure Goal #3</p>	<p>Add the words, “roads, paving” to the sentence after the word “utilities” so that it reads, “Design public improvements to allow for future expansions of infrastructure, such as utilities, roads, paving and lighting.”</p>
<p>Page 74</p>	<p>Economic Development Goal #3</p>	<p>Amend this goal priority to “Secondary”</p>
<p>Page 74</p>	<p>Economic Development Goal #4</p>	<p>Amend this goal priority to “Secondary”</p>
<p>Page 77</p>	<p>Natural Resources &</p>	<p>Amend this goal priority to “Secondary”</p>

	Environment Goal # 8	
Pages 42 and 78	Parks, Trails, & Rec. Goal # 2	Amend both instances of this goal to read, "Evaluate the potential for a connected greenway trail system that spans the City, from Slikok Creek through State-owned lands to Centennial Park to Soldotna Creek Park, and along Soldotna Creek Park to the north <u>including a potential loop connecting Soldotna Creek to the River corridor on the east side of the City.</u> " (New text is underlined)
Pages 59 and 83	Regional Growth & Development Goal # 4	Amend both instances of this goal to read, "Evaluate, support, and enhance the mission of regional economic development organizations (such as Kenai Peninsula Economic Development District and the Kenai Peninsula Municipal Conference) with representatives from Soldotna, Kenai, and the Kenai Peninsula Borough to support and promote locally and regionally important industries (oil/gas, commercial fishing, tourism, etc.)."

5. CONSENT AGENDA

- A. Introduction of Ordinances (Setting Public Hearing for January 12, 2011)
 - 1. Ordinance 2010-042 – An Ordinance Accepting a Grant in the Amount of \$274,372 from the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS) for the Purpose of Funding the Cost of Hiring an Entry Level Police Officer for Three Years and Increasing Estimated Revenues and Appropriations by \$50,000 in the General Fund for the Remainder of Fiscal Year 2011
- B. Resolutions
- C. Other
 - 1. Liquor License Renewal Application, Package Store, 2 Go Mart #203 by Tesoro Northstore Company
 - 2. 2011 Mayoral Board and Commission Appointments
 - Airport Commission
 - Colleen Denbrock, Seat A
 - James Stenga, Seat B
 - City Council Representative: Brenda Hartman
 - Library Board
 - Jane Fuerstenau, Seat A
 - City Council Representative: Regina Daniels
 - Parks and Recreation Advisory Board
 - Darren Bearup, Seat D
 - City Council Representative: Nels Anderson
 - Planning and Zoning Commission
 - Colleen Denbrock, Seat A
 - Paul Whitney, Seat E
 - City Council Representative: Two month rotating schedule, set by City Planner
 - 3. Request for Excused Absence – Council Member Hutchings

MOTION: A motion was made by Council Member Fisher to approve the consent agenda.

Mayor Micciche asked for public comments. With no one wishing to speak, the item was brought back to Council.

VOTE ON MOTION:

Yes: Bagley, Daniels, Fisher, Anderson, Hartman
No: None
Absent: Hutchings

MOTION PASSED: 5 Yes, 0 No, 1 Absent

6. ORDINANCES

Ordinance 2010-038 – An Ordinance of the Soldotna City Council Adopting Envision Soldotna 2030 as the Comprehensive Plan for the City and Recommending Adoption by the Kenai Peninsula Borough (City Manager @ Request of Planning and Zoning Commission)

MOTION: A motion was made by Council Member Anderson to enact Ordinance 2010-038.

City Manager Semmens stated that Ordinance 2010-038 would adopt Envision Soldotna 2030, the new comprehensive plan for the city. The plan was drafted over the last two years and has had extensive public comment during its development. The memo from City Planner Queen included minor amendments that staff recommended Council adopt with the plan.

Mayor Micciche opened the public hearing.

Peggy Mullen commented that she was concerned with the suggestion to create a recreational vehicle corridor through Soldotna. She also expressed concern that an emergency bypass from the Sterling Highway to the Kenai Spur Highway would be used on a regular basis to bypass Soldotna altogether.

With no one else wishing to speak, the first public hearing was closed. The second public hearing will be held on January 12, 2011.

Ordinance 2010-039 – An Ordinance Amending Title 12 of the Soldotna Municipal Code to Adopt a New Chapter 12.29, Establishing the Soldotna Community Memorial Park (Mayor)

MOTION: A motion was made by Council Member Bagley to enact Ordinance 2010-039.

City Manager Semmens reported that Ordinance 2010-039 would establish the framework for the memorial park in the code. Policies and regulations were still being developed. Administration requested a small amendment to the ordinance under Section 12.29.040.

Mayor Micciche stated development of the park was on schedule and that meetings to establish policies and regulations would begin again after the first of the year.

Mayor Micciche opened the public hearing. With no one wishing to speak, the public hearing was closed and the item was brought back to Council.

MOTION: A motion was made by Council Member Bagley to amend Ordinance 2010-039 to delete "as required by the state to protect the health and welfare of the community and" from Section 12.29.040.

VOTE ON MOTION TO AMEND ORDINANCE 2010-039:

Yes: Bagley, Daniels, Fisher, Anderson, Hartman
No: None
Absent: Hutchings

MOTION PASSED: 5 Yes, 0 No, 1 Absent

VOTE ON MOTION TO ENACT ORDINANCE 2010-039, AS AMENDED:

Yes: Bagley, Daniels, Fisher, Anderson, Hartman
No: None
Absent: Hutchings

MOTION PASSED: 5 Yes, 0 No, 1 Absent

Ordinance 2010-040 –An Ordinance Repealing Soldotna Municipal Code Chapter 6.04, Animal Control, In Its Entirety, and Adopting a New Chapter 6.04 (Hutchings)

3. Ordinance 2011-003 – An Ordinance Accepting Grants from the Alaska Highway Safety Office (AHSO) and Increasing Estimated Revenues and Appropriations by \$9,375 in the General Fund for Traffic Enforcement & Safety (City Manager)

- B. Resolutions
- C. Other

MOTION: A motion was made by Council Member Anderson to approve the consent agenda.

Mayor Micciche asked for public comments. With no one wishing to speak, the item was brought back to Council.

Mayor Micciche stated that at the next meeting there will be proposed amendments to Ordinance 2011-001, which will address other playgrounds.

VOTE ON MOTION:

Yes: Daniels, Fisher, Hutchings, Anderson, Hartman, Bagley
No: None

MOTION PASSED: 6 Yes, 0 No

5. PUBLIC COMMENTS AND PRESENTATIONS

- A. Kenai River Professional Guide Association/Kenai River Wounded Warriors

Dave Goggia, Kenai River Professional Guide Association President, presented Mayor and Council an award in appreciation of support for the Wounded Warrior project.

6. ORDINANCES

Ordinance 2010-038 – An Ordinance of the Soldotna City Council Adopting Envision Soldotna 2030 as the Comprehensive Plan for the City and Recommending Adoption by the Kenai Peninsula Borough (City Manager @ Request of Planning and Zoning Commission)

[Clerk's Note: Motion to enact was made by Council Member Anderson and a public hearing was held on December 22, 2010. This is the second public hearing.]

Mayor Micciche opened the public hearing.

Pat Cowan stated that he felt development of the eastern portion of Soldotna had been neglected in the Comprehensive Plan and provided suggestions to include in the plan.

Kate Veh submitted written comments supporting the Comprehensive Plan and expressing concern regarding a crossing at Birch Street for the Soldotna Community Playground.

With no one else wishing to speak, the second public hearing was closed and the item brought back to Council.

City Manager Semmens stated that proposed amendments were included in the packet.

MOTION: A motion was made by Council Member Hutchings to amend Ordinance 2010-038 to incorporate the list of changes proposed by the Planning & Zoning Commission contained in Exhibit A, pages 20 and 21 of Council's packet material.

City Planner Queen summarized the list of amendments, which included changes such as updating maps, changing terminology and adding caption information to graphs.

VOTE ON MOTION TO AMEND:

Yes: Daniels, Fisher, Hutchings, Anderson, Hartman, Bagley
No: None

MOTION PASSED: 6 Yes, 0 No

MOTION: A motion was made by Council Member Bagley to postpone Ordinance 2010-038 to January 26, 2011.

Council Member Bagley stated he was not prepared to address Mr. Cowan's comments at this time, but would like time to talk with Mr. Cowan, Ms. Queen and Mr. Semmens. He asked if there was a borough deadline to meet. Ms. Queen stated there was no borough deadline.

Council Member Hartman stated Council could also use the time to discuss the suggestions made by Ms. Mullen during the first public hearing.

Council Member Fisher asked what the procedure would be to amend the plan after it has been adopted. Ms. Queen stated that the borough has provisions in place for making small amendments to an adopted comprehensive plan. Amendments would require an action of the Council.

Council Member Anderson asked what would be considered a "small" amendment. Ms. Queen stated she would have to ask the borough.

Council Member Fisher commented that there was no way to make everyone completely happy and that adjustments could be made to the plan en masse once or twice a year rather than every time someone brought forward a change.

Council Member Anderson commented that he'd like to discuss the suggestions prior to adoption rather than wait and then discover that the changes they want to make are not considered "small" amendments.

Council Member Hutchings stated that he agreed with Council Member Fisher, the plan was conceptual and could be amended after adoption.

VOTE ON MOTION TO POSTPONE:

Yes: Daniels, Anderson, Hartman, Bagley
No: Fisher, Hutchings

MOTION PASSED: 4 Yes, 2 No

Ordinance 2010-040 -An Ordinance Repealing Soldotna Municipal Code Chapter 6.04, Animal Control, In Its Entirety, and Adopting a New Chapter 6.04 (Hutchings)

[Clerk's Note: Motion to enact was made by Council Member Bagley and a public hearing was held on December 22, 2010. This is the second public hearing.]

Mayor Micciche opened the public hearing.

Melinda Kay?, Kasilof resident, asked which veterinarian would perform the spay and neuter operations on animals adopted through the animal shelter and how the vet is chosen.

City Manager Semmens stated he did not have the information at this time.

Date: December 1, 2010
Public Hearing: December 1, 2010
Action: Amended, Approved
Vote: 6 Yes, 0 No, 1 Absent

CITY OF SOLDOTNA
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ 2010-032
COMPREHENSIVE PLAN

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF ENVISION SOLDOTNA 2030, THE COMPREHENSIVE PLAN FOR THE CITY OF SOLDOTNA

WHEREAS, The Soldotna Planning and Zoning Commission, pursuant to Section 17.05.010 of the Soldotna Municipal Code, has overseen development of a new Comprehensive plan for the City of Soldotna titled, "Envision Soldotna 2030," and

WHEREAS, Envision Soldotna 2030 was developed in accordance with State of Alaska Statutes AS 29.40, which defines a comprehensive plan as a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public; and

WHEREAS, The city initiated a public involvement process which spanned two years, and incorporated several different ways for members of the community to provide their input into the planning process; and

WHEREAS, The plan incorporates desires and needs of area residents as expressed through the proposed vision statements and goals; and

WHEREAS, the comprehensive plan is intended to promote the public health, safety, and general welfare of the community; and

WHEREAS, The Planning and Zoning Commission has reviewed Envision Soldotna 2030 and finds that it will provide guidance to the city in directing future land use and development toward the vision of Soldotna's residents.

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

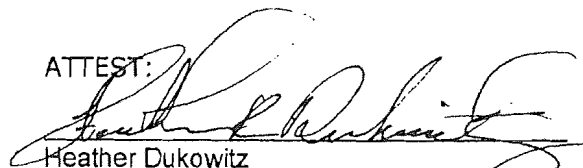
Section 1. The Commission recommends adoption of Envision Soldotna 2030, and its associated goals and policies, which shall serve as general guidelines for future land use decisions for the City of Soldotna and its residents.

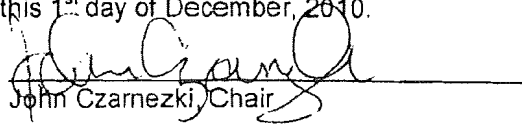
Section 2. A copy of this resolution shall be forwarded to the Soldotna City Council for their consideration.

Section 3. This resolution shall become effective immediately upon adoption.

PASSED by the Planning and Zoning Commission this 1st day of December, 2010.

ATTEST:


Heather Dukowitz


John Czarnetzki, Chair

Ayes: Keschull, Denbrock, Kobylarz, Stephi, Rosin, Czarnetzki
Noes: None
Absent: Richardson

10PRS032

him from doing so in this case, that the property is unique and would satisfy condition number 2.

Commissioner Denbrock stated it was unfortunate that the lien holder of Lot 27 would not cooperate, because there is quite a bit of separation between the two houses and correcting the encroachment could have very easily been done if the lines could be redrawn. In this case, they have a mortgager that will not cooperate, and that is a special circumstance.

VOTE ON MOTION TO APPROVE PZ 2010-031:

Yes: Kebschull, Denbrock, Kobylarz, Stephi, Rosin, Czarnezki
No: None
Absent: Richardson

MOTION PASSED: 6 Yes, 0 No, 1 Absent

B. PZ 2010-032 - A resolution of the Planning and Zoning Commission recommending adoption of Envision Soldotna 2030, the comprehensive plan for the City of Soldotna.

MOTION: A motion was made by Commissioner Kebschull to approve Resolution PZ 2010-032, recommending adoption of Envision Soldotna 2030, the comprehensive plan for the City of Soldotna.

City Planner Queen submitted Exhibit A, a document listing possible amendments to the November 2010 Draft Comprehensive Plan. She suggested that changes could be made to the list, and that the original motion to recommend adoption of the Comprehensive Plan could be subject to the list of amendments contained in Exhibit A. This document would stay with the draft Comprehensive Plan throughout the approval process, then the recommended changes would be incorporated into the Plan document, once approved.

Ms. Queen summarized the items included in Exhibit A. She explained that changes such as typos and formatting were not included in the document, as these items were considered technical revisions, and would just be corrected in the final document.

Chairperson Czarnezki opened the public hearing.

Pete Sprague offered a list of proposed amendments including:

- Considering stronger language referencing the wastewater treatment plant (pg. 47);
- Emphasizing that winter maintenance (pg. 53) is critical;
- Add a 'Highway Pedestrian Crossing' to the concepts map at the intersection of the Sterling and Kenai Spur Highways (pg. 69);
- Amend all references to the 'Medical District' to instead read, 'Health Care District';
- Amend Economic Development Goal #5 to "Secondary" (pg. 74);
- Delete the word, "more" from Natural Resource & the Environment Goal #1, first Bullet, third sub-bullet (pg. 76); and
- Amend Natural Resources & Environment Goal # 8 to "Secondary" (pg. 77).

Barbara Jewell testified and recommended that the Commission amend the plan on page 79, Arts, Education & Culture Goal #1, third bullet, to add, ", and Performing Arts Society" to the end of the sentence.

With no one else wishing to speak, the public hearing was closed and the item was brought back to the Commission.

MOTION: A motion was made by Commissioner Kebschull to amend Resolution PZ 2010-032 by adopting Exhibit A and incorporating all proposed amendments offered by Mr. Sprague and Ms. Jewell, with the exception of the amendment referencing the wastewater treatment facility on page 47.

Commissioner Kebschull stated the City was doing everything it could to continue to evaluate the situation at the wastewater treatment facility discussed on page 47, and felt that the existing language in the draft was sufficient. She agreed with all other suggestions offered by Mr. Sprague and Ms. Jewell.

Commissioners discussed.

VOTE ON MOTION TO AMEND:

Yes: Kebschull, Denbrock, Kobylarz, Stephi, Rosin, Czarnezki
No: None
Absent: Richardson

MOTION PASSED: 6 Yes, 0 No, 1 Absent

VOTE ON MOTION TO APPROVE, AS AMENDED:

Yes: Kebschull, Denbrock, Kobylarz, Stephi, Rosin, Czarnezki
No: None
Absent: Richardson

MOTION PASSED: 6 Yes, 0 No, 1 Absent

4. **OLD BUSINESS** - None
5. **NEW BUSINESS** - None
6. **PUBLIC COMMENTS (WITHOUT PRIOR NOTICE)** - None
7. **INFORMATIONAL ITEMS** - None
8. **PLANNING COMMISSIONER TRAINING AND EDUCATION** - None
9. **REPORTS**

A. Mayor and Council Comments

Mayor Micciche thanked the Commission for their work on the Comprehensive Plan and looked forward to bringing it to the Council.

B. City Manager/City Planner Report

City Manager Semmens congratulated the Commission for their work on Envision Soldotna 2030.

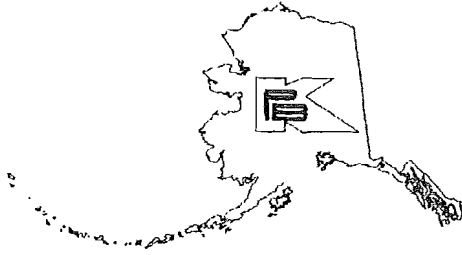
City Planner Queen reminded everyone that there is a joint work session with the City Council immediately following the meeting, and she encouraged the public to attend.

C. Commission Comments

Commissioners provided closing remarks.

10. PENDING ISSUES

- A. PZ 2010-019, A request for a conditional use permit for the development of a multi-family dwelling (tri-plex) located at 470 Endicott Drive. The property is zoned Rural Residential under the Soldotna Municipal Code, and is legally described as Lot 2D, Slikok Creek Alaska Subdivision #4. Request submitted by Frank Heiberger. *[Motion to adopt on floor 7/7/10 and Public Hearing Held; Postponed]*



KENAI PENINSULA BOROUGH

144 N. BINKLEY SOLDOTNA, ALASKA 99669-7520
BUSINESS (907) 262-4441 FAX (907) 262-1892

JOHN J. WILLIAMS
MAYOR

TO: Grace Merkes, Assembly President
Kenai Peninsula Borough

THRU: John Williams, Mayor *T./J. W.*

FROM: *M* Max Best, Planning Director

DATE: January 7, 2008

SUBJECT: Ordinance 2007-19-29; appropriation \$25,000 from the general fund to be
Used in developing a new comprehensive plan for the City of Soldotna

Attached is a letter from Tom Boedeker, Soldotna City Manager requesting an additional \$25,000 for a total of \$50,000 for half the estimated cost to prepare a comprehensive plan for the City. The letter represents a request made by the Soldotna City Council.

Agenda Item N. 1.

Committee Finance

Page Number 64

Introduced by: Mayor
Date: 11/20/07
Hearing: 01/08/08
Action: Enacted as Amended
Vote: 8 Yes, 1 No, 0 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2007-19-29**

**AN ORDINANCE APPROPRIATING \$50,000 FROM THE GENERAL FUND
TO BE USED IN DEVELOPING A NEW COMPREHENSIVE PLAN FOR
THE CITY OF SOLDOTNA**

WHEREAS, the Kenai Peninsula Borough provides for planning on an areawide basis in accordance with Alaska Statute 29.40.010; and

WHEREAS, the Kenai Peninsula Borough Assembly enacted Ordinance 95-31 which adopted the "1995 Soldotna Comprehensive Plan" as the official comprehensive plan for that portion of the borough within the boundaries of the City of Soldotna; and

WHEREAS, goal 1.1, objective 7, of the 2005 Kenai Peninsula Borough Comprehensive Plan is to regularly update the Comprehensive Plan to reflect changing conditions, trends, laws, regulations and policies; and

WHEREAS, the City of Soldotna has budgeted \$25,000 for the development of a new comprehensive plan; and

WHEREAS, in a letter received on July 16, 2007, the City of Soldotna asked the Kenai Peninsula Borough to provide matching funds for the purpose of developing a new comprehensive plan; and

WHEREAS, the Kenai Peninsula Borough has, in the past, made grant funds available to cities within the borough for comprehensive plan development; and

WHEREAS, on November 26, 2007 the Kenai Peninsula Borough Planning Commission conducted a public hearing regarding the appropriation and recommended enactment by unanimous consent;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the sum of \$50,000 shall be appropriated from the general fund to account number 100.21110.00000.43011, planning department contracts, to be paid to the City of Soldotna for the purpose of developing a new city comprehensive plan.

SECTION 2. This ordinance shall take effect immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 8TH DAY OF JANUARY, 2008.

Grace Merkes, Assembly President

ATTEST:

Sherry Biggs, Borough Clerk

Yes: Fischer, Gilman, Long, Martin, Smith, Sprague, Superman, Merkes

No: Knopp

Absent: None