

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
MARCH 11, 2026 – 7:00 P.M.
KENAI CITY COUNCIL CHAMBERS
210 FIDALGO AVE., KENAI, AK 99611
CHAIR KEATON, PRESIDING**

MINUTES

A. CALL TO ORDER

A Regular Meeting of the Kenai Planning & Zoning Commission was held on March 11, 2026, in City Hall Council Chambers, Kenai, AK. Chair Keaton called the meeting to order at approximately 7:00 p.m.

1. Pledge of Allegiance

Chair Keaton led those assembled in the Pledge of Allegiance.

2. Roll Call

There were present:

Sonja Earsley	Gwen Woodard
Jeanne Keaton, Chair	Stacie Krause
Stacie Krause	Diane Fikes
Marty Askin (<i>remote participation</i>)	

A quorum was present.

Absent:

Alex Douthit, Vice Chair

Also in attendance were:

Kevin Buettner, Planning Director
Sovala Kisena, City Council Liaison
Logan Parks, Deputy City Clerk

3. Agenda and Consent Agenda Approval

MOTION:

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

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

Chair Keaton 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.

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

All items listed with an asterisk () are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner 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 February 25, 2026.

C. SCHEDULED PUBLIC COMMENTS - None.

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

E. **CONSIDERATION OF PLATS** - None.

F. **PUBLIC HEARINGS**

1. **Resolution PZ2026-05** – Granting a Conditional Use Permit for a Retail Marijuana Store on the Property Described as Lot 12, Block B, Beaver Creek Alaska Subdivision, Located at 6384 Kenai Spur Hwy in the General Commercial Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2026-05. Commissioner Earsley **SECONDED** the motion.

Director Buettner clarified that KMC 14.20.150(d) required an applicant or representative of the applicant must be present for the application to be considered at the public hearing.

MOTION:

Commissioner Woodard **MOVED** to table Resolution PZ2026-05. Commissioner Earsley **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to table.

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

G. **UNFINISHED BUSINESS** - None.

H. **NEW BUSINESS**

1. **Discussion** - Rescheduling April Planning & Zoning Commission Meetings.

Clarification was provided regarding the City's Special Election canvassing date; the April 22nd meeting was rescheduled for April 29, 2026 at 7:00 p.m.

I. **REPORTS**

1. Planning Director

Planning Director Buettner reported on the following:

- The recent sealed bid auction, with three parcels in Beaver Loop area tentatively sold which will require Conditional Use Permits.
- Several land lease applications are under review, including competing applications for the same parcel.
- Multiple land and lease matters occurring at the same time is the reasoning for canceling the April 8, 2026 meeting.

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 Kisena reported on recent actions of the City Council.

J. **ADDITIONAL PUBLIC COMMENTS** - None.

K. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: March 25, 2026

Commissioner Krause **MOVED** to remove item F. 1 Resolution PZ2026-05 from the table. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

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

[Clerk's Note: Resolution PZ 2026-05 was back before the Commission.]

Director Buettner reported KMC 14.20.150(d) required an applicant or representative of the applicant must be present for the application to be considered at the public hearing, and if none were present the application should be dismissed.

MOTION:

Commissioner Krause **MOVED** to dismiss PZ2026-05 due to a lack of attendance of applicant. Commissioner Earsley **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

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

L. COMMISSION COMMENTS AND QUESTIONS

There was appreciation for the extended daylight.

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 7:25 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of March 11, 2026.



Logan Parks, Deputy City Clerk