

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING  
MAY 13, 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 May 13, 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 ( <i>remote participation</i> )	Gwen Woodard
Alex Douthit, Vice Chair	Jeanne Keaton, Chair
Stacie Krause	Diane Fikes
Marty Askin ( <i>remote participation</i> )	

A quorum was present.

Also in attendance were:

Kevin Buettner, Planning Director  
Victoria Askin, City Council Liaison  
Logan Parks, Deputy City Clerk

**3. Agenda and Consent Agenda Approval**

Chair Keaton noted the following additions to the Packet:

Add to item F.1.	<b>Public Comment</b> <ul style="list-style-type: none"><li>Property Owner Jon Coats</li></ul>
Add to item F.1.	<b>Public Comment</b> <ul style="list-style-type: none"><li>Cynthia Shankel</li></ul>

**MOTION:**

Vice Chair Douthit **MOVED** to approve the agenda with the requested revisions. Commissioner Woodard **SECONDED** the motion.

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 - None.**

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

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

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

F. **PUBLIC HEARINGS**

1. Granting the Application for a Variance Permit to Build Into the 20' Setback Along the North Side of Parcel 04515303.

**MOTION:**

Vice Chair Douthit **MOVED** to approve granting the Variance Permit. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet.

Chair Keaton opened the floor for public comment.

Jonathan Coates, the property owner, supported the variance request to build within the setback area and acknowledged concerns regarding children playing near the roadway and potential sight obstructions; noting existing trees already obstruct visibility within the setback and stating the trees would be removed during construction, with landscaping brought into compliance with City requirements, improving visibility conditions.

Nathan Valentine, a Baker Street property owner, expressed concerns regarding increased traffic and the concentration of multi-family dwellings in the area, noting children frequently play nearby and expressing a preference for additional single-family housing.

Katie Uei, the realtor involved in the property sale, spoke in support of the variance request, stating the property was zoned for multi-family development to address housing needs; noting existing trees already obstruct views closer to the roadway than the proposed buildings, and stating the project complies with City requirements and safety standards while supporting additional housing opportunities in the community.

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

There was Commission discussion in support of the variance, noting the proposal would improve traffic flow and visibility by removing existing trees and limiting driveway access, while supporting needed multi-family housing development consistent with existing zoning and surrounding land uses.

**VOTE:**

YEA: Keaton, Krause, Fikes, Woodard, Douthit

NAY: None

ABSENT: None

ABSTAINED: Askin, Earsley

**MOTION PASSED.**

Chair Keaton noted the 15-day appeal period.

G. **UNFINISHED BUSINESS** - None.

H. **NEW BUSINESS**

1. **Action/Approval** - Subdivision Regulations

**MOTION:**

Commissioner Woodard **MOVED** to recommend Council approval of the Subdivision Regulations amendments within Ordinance No. 3520-2026. Vice Chair Douthit **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet.

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

There was Commission discussion in support of the regulations, noting the proposed road standards manual would improve efficiency, provide greater flexibility for updates, and better align City standards with current development practices and Borough standards.

Staff provided clarification regarding fragment lots, covenants and restrictions, and the treatment of nonconforming properties under future code changes.

**VOTE:**

YEA: Askin, Earsley, Krause, Fikes, Woodard, Douthit, Keaton

NAY: None

**MOTION APPROVED.**

**I. REPORTS**

1. Planning Director

Planning Director Buettner reported on the following:

- The distinction between adjudicative sessions, which are appropriate for matters such as variances and Conditional Use Permits, and discussions where the Commission is acting in an advisory capacity to Council.
- Explained the item will return at the next meeting for an additional Public Hearing to ensure the discussion occurs in an open public setting.

2. Commission Chair - No report.

3. Kenai Peninsula Borough Planning

Commissioner Fikes reported on recent actions of the Kenia Peninsula Borough Planning Commission.

4. City Council Liaison

Vice Mayor Askin reported on recent actions of the City Council.

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

**K. NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: May 27, 2026

**L. COMMISSION COMMENTS AND QUESTIONS**

Commissioner Fikes clarified a street name from her Kenai Peninsula Borough Planning Commission report.

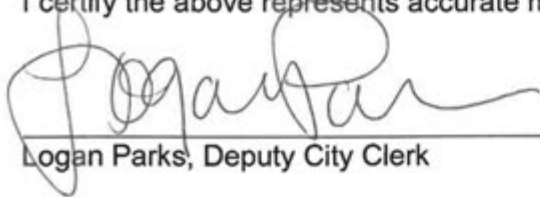
**M. PENDING ITEMS - None.**

**N. ADJOURNMENT**

**O. INFORMATIONAL ITEMS - None.**

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:43 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of May 13, 2026.



Logan Parks, Deputy City Clerk