

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
AUGUST 12, 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 August 12, 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:

Jeanne Keaton, Chair
Sonja Earsley

Diane Fikes
Gwen Woodard

A quorum was present.

Absent:

Marty Askin
Stacie Krause

Alex Douthit, Vice Chair

Also in attendance were:

Kevin Buettner, Planning Director
Phil Daniel, 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 commission 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 June 24, 2026.
2. *Regular Meeting of July 29, 2026.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS

Curt Wilcox, neighboring property owner, addressed the Commission regarding development in the Beaver Loop area, adding that the initial notice he received incorrectly identified the subject property; and raised concerns regarding an anadromous stream, the required buffer, groundwater, and potential impacts to the Kenai River. Mr. Wilcox referenced documentation from state and federal agencies; reported contacting regulatory agencies regarding his concerns; and noted he was compiling additional documentation for presentation at the next meeting.

The Kenai River Center and the Kenai Watershed Forum were offered to Mr. Wilcox as additional resources.

E. CONSIDERATION OF PLATS

1. **Resolution PZ2026-27** - Recommending that Preliminary Plat Thompson Park 2026 Replat Attached Hereto be Approved.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2026-27. Commissioner Earsley **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-27.

Chair Keaton opened the floor for public comment. 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.**

F. PUBLIC HEARINGS - None.

G. UNFINISHED BUSINESS - None.

H. NEW BUSINESS

1. **Action/Approval** - Ordinance No. 3539-2026 - Amending Kenai Municipal Code Section 14.20.030 - Establishment of Zones and Official Map to Add Airport Light Industrial.

MOTION:

Commissioner Woodard **MOVED** to recommend Council approval of Ordinance No. 3539-2026. Commissioner Earsley **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Ordinance No. 3539-2026.

Clarification was provided on differences in aeronautical uses between the Airport Light Industrial and Light Industrial Land Use Tables.

UNANIMOUS CONSENT was requested on the motion.

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

I. REPORTS

1. Planning Director

Planning Director Buettner reported on the following:

- Code enforcement updates would be provided beginning next month and were anticipated to be included in the packet for the second meeting of each month.

- Alaska Planning Conference, scheduled for December 7-8, 2026, in conjunction with the Alaska Municipal League week; approximately 10 continuing education units were anticipated to be available, and an official Commissioner training track was anticipated for the following year's conference.

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 Daniel reported on recent actions of the City Council.

J. ADDITIONAL PUBLIC COMMENTS - None.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: August 26, 2026

L. COMMISSION COMMENTS AND QUESTIONS

Commissioner Woodard reminded the public of early voting.

Chair Keaton thanked everyone for their participation in the meeting.

M. PENDING ITEMS

[Clerk's Note: Items M.1. through M.7. will be carried forward to the August 26, 2026, Planning & Zoning Commission meeting. In accordance with KMC 14.20.280, they were noticed for a public hearing at the July 29, 2026, meeting which failed to have a quorum. It was stated that all items on that agenda would be carried forward to a future meeting. For Item M.1., the applicant requested withdrawal of their application on August 3, 2026.]

1. **Resolution PZ2026-20** - Recommending Approval of a Rezone of Parcels 04923002, 04923003, and 04923004, with the Physical Addresses of 5940 & 5968 Kenai Spur Highway and 220 N Fern Street, from Limited Commercial to Rural Residential

2. **Resolution PZ2026-21** - Granting a Conditional Use Permit for the Operation of a Six (6) Space Recreational Vehicle Park

3. **Resolution PZ2026-22** - Granting a Conditional Use Permit for Surface Extraction of Natural Resources on KPB Parcel 04901069

4. **Resolution PZ2026-23** - Granting a Conditional Use Permit for Surface Extraction of Natural Resources on KPB Parcel 04901070

5. **Resolution PZ2026-24** - Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04901069 within the Setback

6. **Resolution PZ2026-25** - Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04901070 within the Setback

7. **Resolution PZ2026-26** - Granting a Variance Permit for Surface Extraction of Natural Resources on KPB Parcel 04911029 within the Setback

N. ADJOURNMENT

O. INFORMATIONAL ITEMS - None.

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:46 p.m.

I certify the above represents accurate minutes of the Kenai Planning & Zoning Commission meeting of August 12, 2026.



Logan Parks, Deputy City Clerk