

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING  
FEBRUARY 25, 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 February 25, 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 attendance</i> )	Gwen Woodard
Alex Douthit, Vice Chair	Jeanne Keaton
Stacie Krause	Marty Askin

A quorum was present.

Absent:

Diane Fikes

Also in attendance were:

Kevin Buettner, Planning Director  
Phil Daniel, 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 B.1.	<b>Meeting Minutes</b> <ul style="list-style-type: none"><li>• P&amp;Z Commission January 14, 2026</li></ul>
Add to item F.2.	<b>Rezone Contour &amp; Drainage Map</b> <ul style="list-style-type: none"><li>• Added to PZ2026-03</li></ul>
Add to item O.1.	<b>CUP Closure Memorandum</b> <ul style="list-style-type: none"><li>• Closure of PZ2021-41</li></ul>

**MOTION:**

Commissioner Douthit **MOVED** to approve the agenda and consent agenda with the requested revisions. Commissioner Krause **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 January 28, 2026.
2. \*Regular Meeting of January 14, 2026.

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

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

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

**F. PUBLIC HEARINGS**

1. Granting a Conditional Use Permit to Allow for Assemblies at the Coral Seymour Memorial Ballpark in the Recreation Zoning District

*[Clerk's Note: Commissioner Earsley abstained from discussion and participation in accordance with KMC 14.05.025(e)]*

**MOTION:**

Commissioner Douthit **MOVED** to approve granting the Conditional Use Permit. Commissioner Krause **SECONDED** the motion.

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

Clarification was provided that this was a new conditional use permit; the intent was to host fundraising events during the summer; and the Oilers are responsible for field maintenance under their lease agreement.

**VOTE:**

YEA: Askin, Keaton, Douthit, Krause, Woodard  
NAY: None  
ABSENT: Fikes  
ABSTENTION: Earsley

**MOTION PASSED.**

Chair Keaton noted the 15-day appeal period.

2. Recommending the Kenai City Council Approve the Rezone from Conservation (C) to Suburban Residential (RS) Zoning District for 81-Acre Lot Located at 10060 Kenai Spur Highway.

**MOTION:**

Commissioner Douthit **MOVED** to approve granting a Conditional Use Permit. Commissioner Woodard **SECONDED** the motion.

Chair Keaton opened the floor for public comment.

Vaughn Vroman addressed the Commission with concern with rezoning the 81-acre parcel from conservation to residential use.

Rose Seavey addressed the Commission with concern regarding potential impacts of utility extensions on properties currently served by wells and septic systems.

Benjamin Meyer addressed the Commission in support of protecting the wetland and ravine areas, noting their ecological importance as headwaters to a tributary of the Kenai River and salmon habitat, the lowland acreage would remain conservation.

Jessica Wilshusen addressed the Commission with concerns regarding potential traffic increases, road conditions, and possible extension of Magic Avenue.

There was discussion regarding the proposed rezone, with clarification provided that it would primarily impact approximately 10-15 acres of upland near existing utilities, eliminate the Conditional Use Permit requirement while still requiring subdivision, platting, and developer-funded infrastructure improvements, and that wetlands would not be developed; lowland areas could be rezoned following subdivision; Suburban Residential designation versus Rural Residential, with staff explaining Rural Residential was recommended due to access to utilities and flexibility in lot sizes and density, with configuration determination through the platting process subject to City review, wetland protections, and applicable conditions; adjacent zoning is Rural Residential, and existing Rural Residential properties may subdivide within those standards. It was noted that conditions, public use designations, and floodplain regulations could be applied to protect sensitive areas; properties more than 200 feet from a newly extended water or sewer main are not be required to connect; there are no current plans to extend Magic Avenue, any future improvements would depend on traffic volumes, Council appropriations, and potential developer participation.

**MOTION TO AMEND:**

Commissioner Douthit **MOVED** to amend the recommended rezone as follows:

“Recommending the Kenai City Council Approve the Rezone from Conservation (C) to [Suburban Residential (RS)] Rural Residential (RR) Zoning District for 81-acre Lot Located at 10060 Kenai Spur Highway.”

Commissioner Askin **SECONDED** the motion.

**VOTE ON MOTION TO AMEND:**

YEA: Keaton, Douthit, Earsley, Woodard, Askin

NAY: Krause

ABSENT: Fikes

**MOTION TO AMEND PASSED.**

**VOTE ON MAIN MOTION AS AMENDED:**

YEA: Douthit, Earsley, Woodard, Askin, Keaton

NAY: Krause

ABSENT: Fikes

**MAIN MOTION AS AMENDED PASSED.**

**G. UNFINISHED BUSINESS - None.**

**H. NEW BUSINESS**

1. Transfer of Conditional Use Permit, PZ1999-05 and PZ1997-53 for the use of Lodging, Cabin Rentals, and Boat Parking.

**MOTION:**

Commissioner Douthit **MOVED** to approve the transfer of Conditional Use Permit PZ1999-05 and PZ 1997-53. Commissioner Woodard **SECONDED** the motion.

Clarification was provided that there was no history of code enforcement.

**UNANIMOUS CONSENT** was requested on the motion.

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

2. Transfer of Conditional Use Permit, PZ2017-33 for the use of Retail Marijuana and Product Storage.

**MOTION:**

Commissioner Douthit **MOVED** to transfer Conditional Use Permit PZ2017-33. Commissioner Woodard **SECONDED** the motion.

Clarification was provided that there was no history of code enforcement.

**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:

- Staff have begun reviewing Conditional Use Permit files and closed those associated with businesses that have closed, sold, or retired in order to maintain accurate records.
2. Commission Chair - No report.
  3. Kenai Peninsula Borough Planning - No report.
  4. City Council Liaison

Council Member Daniel reported on recent actions of the City Council.

#### **J. ADDITIONAL PUBLIC COMMENTS**

Benjamin Meyer addressed the Commission with concerns regarding the rezone of Conservation land.

#### **K. NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: March 11, 2026

#### **L. COMMISSION COMMENTS AND QUESTIONS**

Commissioner Askin expressed support for the proposed rezone.

Commissioner Woodard thanked the public for attending.

Commissioner Krause thanked the public for attending and encouraged continued participation at future meetings.

Commissioner Douthit thanked all participants for their involvement.

#### **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 approximately 8:10 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of February 25, 2026.



Logan Parks, Deputy City Clerk