

**FEBRUARY 25, 2025  
PLANNING & ZONING COMMISSION MEETING  
ADDITIONAL MATERIAL/REVISIONS**

**REQUESTED ADDITIONS TO THE PACKET**

<b><u>ACTION</u></b>	<b><u>ITEM</u></b>	<b><u>REQUESTED BY</u></b>	<b><u>PAGE</u></b>
Add Item B.1	<b>Meeting Minutes</b> <ul style="list-style-type: none"><li>• P&amp;Z Commission January 14, 2026</li></ul>	Planning Director	1-4
Add Item F.2	<b>Rezone Contour &amp; Drainage Map</b> <ul style="list-style-type: none"><li>• Added to PZ2026-03</li></ul>	Planning Director	5-8
Add Item O.1	<b>CUP Closure Memorandum</b> <ul style="list-style-type: none"><li>• Closure of PZ2021-41</li></ul>	Planning Director	9

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING  
JANUARY 14, 2026 – 7:00 P.M.  
KENAI CITY COUNCIL CHAMBERS  
210 FIDALGO AVE., KENAI, AK 99611  
VICE CHAIR EARSLEY, PRESIDING**

**MINUTES**

**A. CALL TO ORDER**

A Regular Meeting of the Kenai Planning & Zoning Commission was held on January 14, 2026, in City Hall Council Chambers, Kenai, AK. Commissioner Keaton called the meeting to order at approximately 7:00 p.m.

**1. Pledge of Allegiance**

Commissioner Keaton led those assembled in the Pledge of Allegiance.

**2. Roll Call**

There were present:

Jeanne Keaton

Gwen Woodard

Stacie Krause

Marty Askin (*remote participation*)

Sonja Earsley, Vice Chair (*remote participation*)

Alex Douthit

Diane Fikes

A quorum was present.

Also in attendance were:

Kevin Buettner, Planning Director

Sovala Kisenia, City Council Liaison

Logan Parks, Deputy City Clerk

**3. Election of Chair and Vice Chair**

Commissioner Fikes nominated Commissioner Douthit as Chair.

Commissioner Woodard nominated Commissioner Keaton as Chair.

A secret ballot vote took place; Commissioner Keaton received four votes and Commissioner Douthit received three votes. Commissioner Keaton was elected Chair.

Commissioner Woodard nominated Commissioner Douthit as Vice Chair. There were no other nominations; and having no objections, Commissioner Douthit was elected Vice Chair.

**4. Agenda and Consent Agenda Approval**

Chair Keaton noted the following additions to the Packet:

Add to item F.1.

**Conditions, Restrictions, and Covenants**

- Redoubt Terrace

**MOTION:**

Commissioner Woodard **MOVED** to approve the agenda and consent agenda with the requested revisions. Commissioner Douthit **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 December 10, 2026.

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

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

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

**F. PUBLIC HEARINGS**

1. **Resolution PZ2026-01** - Granting a Conditional Use Permit to Operate an Automotive Repair Business on the Parcel Described as Lot 23, Block 3, Redoubt Terrace Subdivision, Located at 1606 Salmo Circle, Within the Suburban Residential (RS) Zoning District.

**MOTION:**

Commissioner Douthit **MOVED** to approve Resolution PZ2026-01. Commissioner Woodard **SECONDED** the motion.

Chair Keaton opened the floor for public comment.

Troy and Kiersten Consiel, applicants, addressed the commission noting that the application had been revised to address feedback received during the prior meeting, which including limiting the number of vehicles stored on-site; no on street parking to maintaining neighborhood appearance and minimizing disruptions.

In response to questions from the Commission, the applicants clarified the following:

- The one lift in the garage was installed four years ago; inspections on the lift were done regularly by the applicant, not done by an outside inspector; and the lift was installed by a professional.
- Regarding hazard mitigation, there was no drain in the garage floor; spills would be cleaned up with absorbs then stored in containers to be picked up by a provider qualified to handle the materials.
- The homeowner insurance company had not been contacted regarding the home business; there currently was no business insurance in place; however, the applicant was working with a company for shopkeeper insurance.
- The address of the adjacent lot listed in the application was not included in the application.
- Vehicles may be dropped off or picked up outside of business hours established in the Conditional Use Permit.
- The applicant stated they had been doing side work and no complaints were received from neighbors.

**MOTION:**

Commissioner Douthit **MOVED** to amend the Conditional Use Permit to include the address 1604 Salmo Circle. Commissioner Woodard **SECONDED.**

*[Clerk's Note: The vote of the motion to amend was not called; therefore, the motion to amend fell to the floor.]*

There was Commission discussion regarding concerns with the increased traffic from vehicle drop off, pick up and hazardous chemical removal; the application had not identified the number of clients per day; no established lift inspection requirements; and the proposed activities would be disruptive to the harmony and quality of life in the residential neighborhood.

There was additional discussion regarding covenant restrictions; and the proposed location was in a cul-de-sac.

Jan Kornstad addressed the Commission in opposition to the conditional use permit, questioning the need of an adequate fire suppression systems for an automotive shop; expressed concerns related to the introduction of a business in a residential subdivision; and the City's role in enforcement on future businesses.

Judy Buffington addressed the Commission in opposition to the conditional use permit, noting concerns with existing traffic patterns and if approved there would be an increase of traffic within the subdivision.

Vern Kornstad addressed the Commission in opposition to the conditional use permit, noting concerns regarding potential impacts on the surrounding property values; and future buyers' perception of purchasing a home in a residential area adjacent to an automotive shop.

**MOTION:**

Commissioner Fikes **MOVED** to enter into adjudicative session in accordance with Alaska Statutes 44.62.310(d)(1), for the purpose of performing judicial or quasi-judicial functions related to findings of fact, Planning Commissioners and Planning Director Buettner will be included in the adjudicative session. Commissioner Douthit **SECONDED**.

**MOTION:**

Commissioner Douthit **MOVED** to enter back into regular session. Commissioner Fikes **SECONDED**.

**UNANIMOUS CONSENT** was requested.

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

*[Clerk's Note: Hearing no objections to the motions, the Commission entered into adjudicative session at 7:59 p.m. and reconvened into regular session at approximately 8:25pm.]*

Planning Director Buettner read the following findings into the record:

- The proposed use would not meet the requirements of KMC 14.20.150(d)(5); and would be harmful to the public safety, health and welfare due to increased traffic, fire egress, and the location within a cul-de-sac for emergency response.
- The proposed use would not meet the requirements of KMC 14.20.150(d)(4) as the covenants, conditions and restrictions of the neighborhood were still active.

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

*[Clerk's Note: Each Commissioner prior to voting stated their vote was based on the findings of fact read into the record by Planning Director Buettner.]*

**VOTE:**

YEA:

NAY: Keaton, Douthit, Krause, Fikes, Woodard

ABSENT: None.

**MOTION FAILED TO ADOPT.**

Chair Keaton noted the 15-day appeal period.

**G. UNFINISHED BUSINESS** - None.

**H. NEW BUSINESS**

**1. Discussion/Approval** - Determining End of Year Meeting Schedule.

Commissioners scheduled a Regular Meeting for November 17, 2026 at 7p.m. instead of November 25, 2026.

**I. REPORTS**

**1. Planning Director**

Planning Director Buettner reported on the following:

- End of year 2025 statistics.
- Updates on Conditional Use Permits.
- Overview of code enforcement efforts.

**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**

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

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

**K. NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: January 28, 2026

**L. COMMISSION COMMENTS AND QUESTIONS**

Commissioner Douthit thanked the Commission.

Commissioner Woodard welcomed Commissioner Douthit.

Commissioner Krause thanked Council Member Kisena for attending the government class.

Commissioner Askin welcomed Commissioner Douthit.

Commissioner Earsley welcomed Commissioner Douthit and congratulated the new Chair and Vice Chair.

**M. PENDING ITEMS** - None.

**N. ADJOURNMENT**

**O. INFORMATIONAL ITEMS** - None.

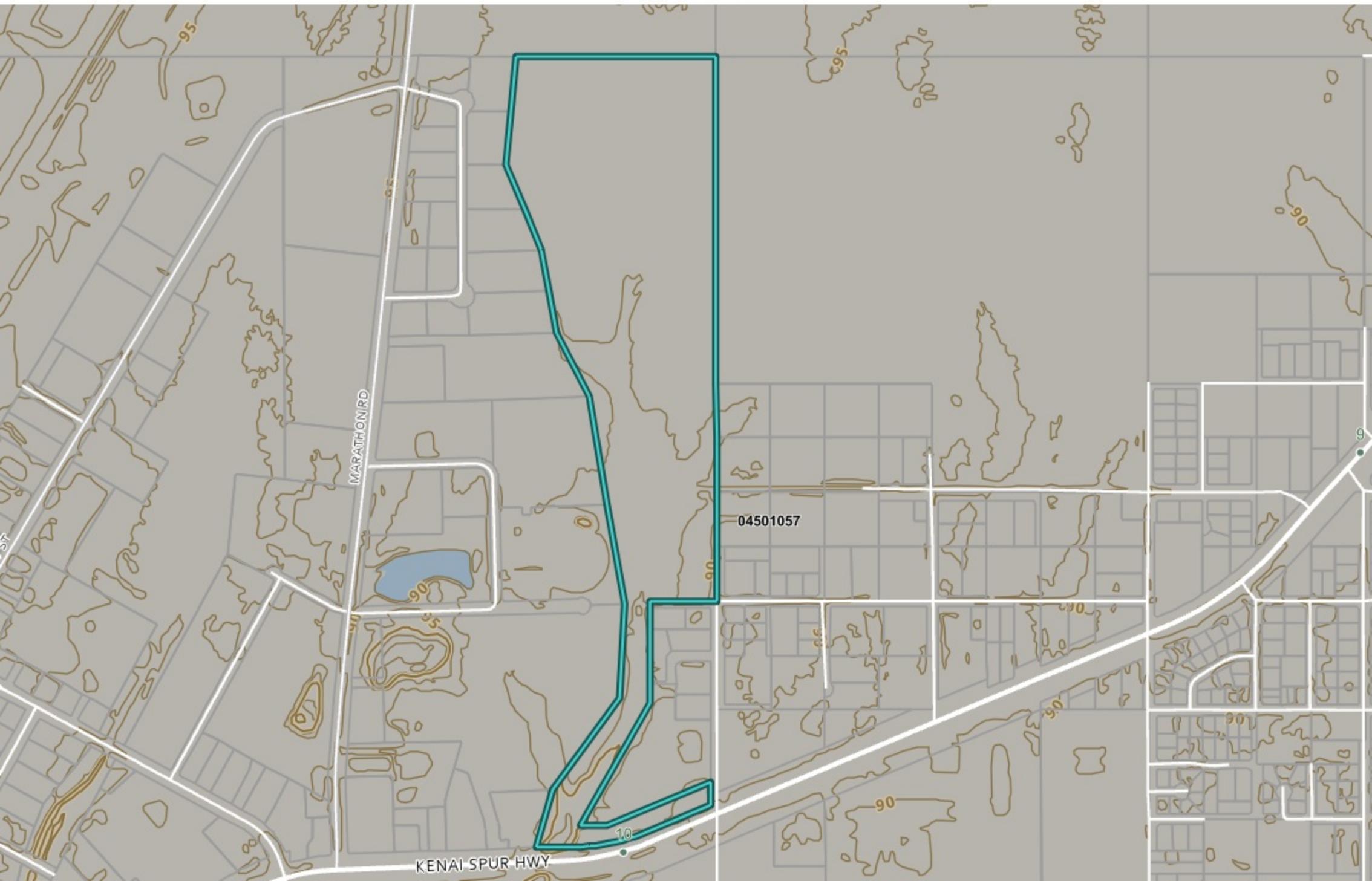
There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 8:41 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of January 14, 2026.

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Logan Parks, Deputy City Clerk

**5 Foot Contour**





NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenal Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use, operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenal Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correctness of the data or use of the data.

- Legend**
- Physical Addresses
  - Transportation
  - Mileposts
  - Parcels and PLS
  - Tax Parcels
  - Landscape
  - KWF Wetlands Assessment
  - DISTURB
  - Depression
  - Discharge Slope
  - Drainageway
  - Floating Island
  - Headwater Fen
  - Kettle
  - LAKE
  - Lakebed
  - Late Snow Plateau
  - Riverine
  - Tidal
  - Wetland / Upland



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<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Physical Addresses</li> <li>Transportation</li> <li>Mileposts</li> <li>Parcels and PLSS</li> <li>Tax Parcels</li> <li>Landscape</li> <li>KWF Wetlands Assessment</li> <li>DISTURB</li> <li>Depression</li> <li>Discharge Slope</li> <li>Floating Island</li> <li>Headwater Fen</li> <li>Kettle</li> <li>LAKE</li> <li>Lakebed</li> <li>Late Snow Plateau</li> <li>Riverine</li> <li>Tidal</li> <li>Wetland / Upland</li> </ul>
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# KENAI

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## MEMORANDUM

**TO:** Planning and Zoning Commission Members  
**THROUGH:** Kevin Buettner, Planning Director  
**FROM:** Jessica See, Planning Technician  
**DATE:** February 20, 2026  
**SUBJECT:** **Closure of Conditional Use Permit PZ2021-41**

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Per research, the property is no longer operational as a Guide Business and Hotel. Verification from Kenai peninsula Borough Parcel Documentation shows that the property was sold by Wild Kenai Adventures to Mark Brandmeyer July 15, 2025. There is no current, valid, Alaska Business License for Wild Kenai Adventures or HiLo Charters found on the Alaska professional license lookup, and multiple attempts to contact the Permit Holder, verbally, digitally, and by written correspondence, have been unsuccessful. Additionally, no compliance reports have been submitted since 2023.

KMC 14.20.150(l)(2), *Expiration – Extensions – Transferability* – states that a conditional use permit shall automatically expire if for any reason the conditioned use ceases for a period of one (1) year or longer.

Therefore, Resolution PZ2021-41, granting a Conditional Use Permit for a Guide Business and Hotel at the property address of 1105 Angler Drive, is expired as of February 25, 2026.