

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
MARCH 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 March 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	Alex Douthit, Vice Chair
Jeanne Keaton, Chair	Diane Fikes
Marty Askin	

Absent:

Gwen Woodard	Stacy Krause
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A quorum was present.

Also in attendance were:

Kevin Buettner, Planning Director
Logan Parks, Deputy City Clerk

3. Agenda and Consent Agenda Approval

MOTION:

Commissioner Askin **MOVED** to approve the agenda and consent agenda. Commissioner Fikes **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 March 11, 2026.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS

1. **Resolution PZ2026-07** - Recommending that Preliminary Plat Black Gold Estates 2026 Vacation be Conditionally Approved.

MOTION:

Commissioner Earsley **MOVED** to approve Resolution PZ2026-07. Commissioner Fikes **SECONDED** the motion.

[Clerk’s Note: Commissioner Douthit declared a conflict with Resolution PZ2026-07 as he was the applicant. Chair Keaton ruled a conflict did exist and Commissioner Douthit stepped away from the dais and abstained from voting on the Resolution.]

Director Buettner read the staff report as provided in the packet.

Chair Keaton asked if there were any remote attendees wishing to speak. Chair Keaton asked if any Commissioners had any questions for the applicant.

Chair Keaton called for the vote.

[Clerk’s Note: Although a vote was taken it was immediately followed by a Point of Order as the public hearing in chambers was never opened. The vote was out of order; therefore, stricken from the record.]

Clarification was provided regarding the changes that were made since the previous application; and instructions were provided that when voting, Commissioners need to include their findings for the record.

Chair Keaton opened the public hearing.

Alex Douthit, applicant addressed the Commission noting that the original denial was based on unresolved right-of-way ownership; a perceived conflict of interest, which was no longer applicable; the City no longer required the right-of-way; staff supported the vacation; and additional costs would be borne by the landowner. He further clarified that the vacation would allow drainage issues to be addressed.

There was discussion regarding the historical purpose and ownership of the land.

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

VOTE:

YEA: Keaton, Earsley, Fikes
NAY: Askin
ABSENT: Krause, Woodard
ABSTENTION: Douthit

MOTION PASSED.

- F. **PUBLIC HEARINGS** - None.

- G. **UNFINISHED BUSINESS** - None.

- H. **NEW BUSINESS** - None.

I. REPORTS

1. Planning Director

Planning Director Buettner reported on the following:

- FAA Section 106 findings related to fence replacement at the Airport were included under Informational Items for awareness.
- Upcoming schedule changes: no meeting on April 8, and the next meeting is April 29, 2026 due to Council meeting shift.

- Spring workload is increasing, with anticipation of starting seasonal activities soon.

2. Commission Chair - No report.
3. Kenai Peninsula Borough Planning

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

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

K. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: April 29, 2026

L. **COMMISSION COMMENTS AND QUESTIONS**

MOTION:

Commissioner Douthit **MOVED** to excuse Commissioner Woodard's absence. Commissioner Askin **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

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

There was appreciation for the Spring weather; Commissioners reminded to state their findings when voting on items brought to the Commission.

M. **PENDING ITEMS** - None.

N. **ADJOURNMENT**

O. **INFORMATIONAL ITEMS**

1. FAA Section 106 Findings

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 7:27 p.m.

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



Logan Parks, Deputy City Clerk