

B. APPROVAL OF MINUTES

1. *Regular Meeting of March 25, 2026.

Approved by consent agenda.

C. SCHEDULED PUBLIC COMMENTS - None.

D. UNSCHEDULED PUBLIC COMMENTS - None.

E. CONSIDERATION OF PLATS - None.

F. PUBLIC HEARINGS

1. **Resolution PZ2026-04** - Rezone of Parcel 04106318, with a Physical Address of 6575 Kenai Spur Highway, from a Split Zone of Rural Residential and General Commercial to the Single Zoning District of General Commercial.

MOTION:

Commissioner Earsley **MOVED** to approve Resolution PZ2026-04. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-04.

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 a Conditional Use Permit (CUP) would still be required, as they are required for RV parks regardless of the zoning; this would eliminate the split zone which was created with the replat.

There was discussion regarding the distinction between the future Land Use Plan and the current zoning map reflecting potential long term commercial development along the Kenai Spur Highway corridor; and the surrounding land conditions limiting the likelihood of roadway development west of the property.

UNANIMOUS CONSENT was requested.

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

Chair Keaton noted the 15-day appeal period.

2. **Resolution PZ2026-06** - Conditional Use Permit to Allow a Retail Marijuana Establishment.

MOTION:

Commissioner Douthit **MOVED** to approve Resolution PZ2026-06. Commissioner Askin **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-06.

Clarification was provided that there were no municipal code requirements related to the number of facilities per capita allowed in the City; if a school or church were to develop within 1,000 feet of the facility, the facility would be a pre-existing facility; however, non-conforming so no changes could be made to the Conditional Use Permit (CUP); all CUP holders were required to submit an annual report; there would be regular inspections by the Building Official during the remodel; and there was no criteria in code related to a marijuana establishments proximity to a race track.

Chair Keaton opened the floor for public comment.

David Parker, applicant responded to questions from the Commission clarifying that the intent was not to expand the marijuana business in the future; this was for a small retail store; he has an existing four retail stores and a manufacturing facility already established; and the original plans included on site consumption; however, since on site consumption is not allowed in the City this would only be for a retail store.

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

There was discussion related to concerns from neighbors regarding a potential future grow operation; clarification was provided from the applicant that there was not intent to add a grow operation; and he noted concerns regarding land use restrictions related to the 1,000-foot buffer restricting the type of business which could be opened in the future.

VOTE:

YEA: Earsley, Woodard, Askin, Keaton, Douthit

NAY: Krause

ABSENT: Fikes

MOTION PASSED.

Chair Keaton noted the 15-day appeal period.

3. Resolution PZ2026-08 - Rezone from Conservation to Suburban Residential Zoning District as Depicted on the Attached Boundary Map.

MOTION:

Commissioner Earsley **MOVED** to approve Resolution PZ2026-08. Commissioner Woodard **SECONDED** the motion.

Planning Director Buettner read the staff report as included in the packet and attached to Resolution PZ2026-06.

Chair Keaton opened the floor for public comment.

Lisa Coates, an adjacent property owner, stated she is not opposed to development but opposed to suburban residential zoning; she recommended Rural Residential 1 due to wetlands and wildlife habitat; she expressed concerns about higher-density development, inadequate road infrastructure, and smoke impacts from a nearby fire training facility; and urged zoning that reflects the area's rural character.

City Manager Terry Eubank recommended adoption, citing housing availability and affordability challenges and stating the rezoning would reduce development barriers and provide certainty of use; he noted the site is suitable for low- to medium-density housing due to available utilities and proximity to services; he added that suburban residential zoning allows smaller lots and higher density than Rural Residential 1, making development more economical; and requested Commission support.

Clarification was provided that there were no complete development applications received at this time; an explanation was provided regarding the process for when an application was received; and development types permitted by zoning districts was explained.

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

MOTION:

Vice Chair Douthit **MOVED** to amend Resolution PZ2026-08 from a recommendation of Suburban Residential to Rural Residential. Commissioner Earsley **SECONDED** the motion.

Clarification was provided regarding the development allowed in Suburban Residential Zone verses a Rural Residential Zone.

City Manager Eubank spoke in opposition to the proposed amendment.

Commissioner Krause and Askin spoke in support of the proposed amendment.

MOTION:

Vice Chair Douthit **MOVED** to enter into adjudicative session. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to enter into adjudicative session.

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

MOTION:

Vice Chair Douthit **MOVED** reconvene into regular session. Chair Keaton **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to reconvene into regular session.

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

[Clerk's Note: The Commission entered into Adjudicative Session at 8:08 p.m. with the motion to amend on the floor; and reconvened into regular session at 8:51 p.m.]

The following findings in support of the amendment were read into the record:

- Rural Residential allows for four dwelling units by right, allowing for medium density.
- Commission disagrees with staff findings on traffic impacts.
- Commission finds that any development will impact the economic and non-economic value of neighboring properties.
- Development in Rural Residential will be more congruent with the existing neighborhood.

VOTE ON MOTION TO AMEND:

YEA: Askin, Douthit, Earsley, Krause, Woodard

NAY: Keaton

ABSENT: Fikes

MOTION TO AMEND PASSED.

VOTE ON MAIN MOTION AS AMENDED:

YEA: Askin, Douthit, Earsley, Woodard

NAY: Keaton, Krause

ABSENT: Fikes

MAIN MOTION AS AMENDED PASSED.

G. UNFINISHED BUSINESS - None.

H. NEW BUSINESS

1. **Action/Approval** - Transfer of Conditional Use Permit PZ2017-40, for the use of Marijuana Product Manufacturing.

MOTION:

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

Planning Director Buettner read the staff report as included in the packet and attached to the application for transfer of Conditional Use Permit.

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.

Clarification was provided that applicants were not required to be present for the transfer of a Conditional Use Permit; this was for a production facility not a cultivation facility;

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:

- The Parks and Recreation Master Plan was included in the packet for awareness, outlining long-term planning efforts for Parks and Recreation improvements.
- Attendance at the Alaska Infrastructure Symposium focused on exploring funding opportunities and strategies to advance City goals.

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 - None.

K. NEXT MEETING ATTENDANCE NOTIFICATION

1. Next Meeting: May 13, 2026

L. COMMISSION COMMENTS AND QUESTIONS

There was discussion regarding establishing a limit to marijuana facilities in City limits.

M. PENDING ITEMS - None.

N. ADJOURNMENT

O. INFORMATIONAL ITEMS

1. Draft City of Kenai Parks and Recreation Master Plan

There being no further business before the Planning & Zoning Commission, the meeting was adjourned at 9:06 p.m.

I certify the above represents accurate minutes of the Kenai Planning & Zoning Commission meeting of April 24, 2026.



Logan Parks, Deputy City Clerk