



**Kenai Planning & Zoning Commission -
Regular Meeting**

March 25, 2026 – 7:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page 2****

Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

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 Commission Member 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 COMMENT (*Public comment limited to ten (10) minutes per speaker*)

D. UNSCHEDULED PUBLIC COMMENT (*Public comment limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

E. CONSIDERATION OF PLATS

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

F. PUBLIC HEARINGS

G. UNFINISHED BUSINESS

H. NEW BUSINESS

I. REPORTS

1. Planning Director
2. Commission Chair
3. Kenai Peninsula Borough Planning
4. City Council Liaison

J. **ADDITIONAL PUBLIC COMMENT** (*Public comment limited to five (5) minutes per speaker*)

K. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: April 29, 2026

L. **COMMISSION COMMENTS AND QUESTIONS**

M. **PENDING ITEMS**

N. **ADJOURNMENT**

O. **INFORMATIONAL ITEMS**

1. FAA Section 106 Findings

****COMMISSIONERS, PLEASE CONTACT US IF YOU WILL NOT BE ABLE TO ATTEND THE MEETING****

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Planner at 907-283-8237.

Registration is required to join the meeting remotely through Zoom. Please use the following link to register:

<https://us02web.zoom.us/meeting/register/k8UViZ1ATO2ZfD7ImdUK4w>

**KENAI PLANNING & ZONING COMMISSION – REGULAR MEETING
MARCH 11, 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 11, 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	Gwen Woodard
Jeanne Keaton, Chair	Stacie Krause
Stacie Krause	Diane Fikes
Marty Askin (<i>remote participation</i>)	

A quorum was present.

Absent:

Alex Douthit, Vice Chair

Also in attendance were:

Kevin Buettner, Planning Director
Sovala Kisenia, 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 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 February 25, 2026.

C. SCHEDULED PUBLIC COMMENTS - None.

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

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

F. **PUBLIC HEARINGS**

1. **Resolution PZ2026-05** – Granting a Conditional Use Permit for a Retail Marijuana Store on the Property Described as Lot 12, Block B, Beaver Creek Alaska Subdivision, Located at 6384 Kenai Spur Hwy in the General Commercial Zoning District.

MOTION:

Commissioner Woodard **MOVED** to approve Resolution PZ2026-05. Commissioner Earsley **SECONDED** the motion.

Director Buettner clarified that KMC 14.20.150(d) required an applicant or representative of the applicant must be present for the application to be considered at the public hearing.

MOTION:

Commissioner Woodard **MOVED** to table Resolution PZ2026-05. Commissioner Earsley **SECONDED** the motion.

UNANIMOUS CONSENT was requested on the motion to table.

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

G. **UNFINISHED BUSINESS** - None.

H. **NEW BUSINESS**

1. **Discussion** - Rescheduling April Planning & Zoning Commission Meetings.

Clarification was provided regarding the City's Special Election canvassing date; the April 22nd meeting was rescheduled for April 29, 2026 at 7:00 p.m.

I. **REPORTS**

1. Planning Director

Planning Director Buettner reported on the following:

- The recent sealed bid auction, with three parcels in Beaver Loop area tentatively sold which will require Conditional Use Permits.
- Several land lease applications are under review, including competing applications for the same parcel.
- Multiple land and lease matters occurring at the same time is the reasoning for canceling the April 8, 2026 meeting.

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 Kisen reported on recent actions of the City Council.

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

K. **NEXT MEETING ATTENDANCE NOTIFICATION**

1. Next Meeting: March 25, 2026

Commissioner Krause **MOVED** to remove item F. 1 Resolution PZ2026-05 from the table. Commissioner Woodard **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

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

[Clerk's Note: Resolution PZ 2026-05 was back before the Commission.]

Director Buettner reported KMC 14.20.150(d) required an applicant or representative of the applicant must be present for the application to be considered at the public hearing, and if none were present the application should be dismissed.

MOTION:

Commissioner Krause **MOVED** to dismiss PZ2026-05 due to a lack of attendance of applicant. Commissioner Earsley **SECONDED** the motion.

UNANIMOUS CONSENT was requested.

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

L. COMMISSION COMMENTS AND QUESTIONS

There was appreciation for the extended daylight.

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 7:25 p.m.

I certify the above represents accurate minutes of the Kenai City Council meeting of March 11, 2026.

Logan Parks, Deputy City Clerk



**CITY OF KENAI
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ2026-07**

A RESOLUTION RECOMMENDING THAT PRELIMINARY PLAT BLACK GOLD ESTATES 2026 VACATION ATTACHED HERETO BE **CONDITIONALLY APPROVED**.

PROPERTY ADDRESSES: No Physical Address

LEGAL DESCRIPTION: Lot 11-A, Block 8, Black Gold Estates 2025 Replat

KPB PARCEL NUMBERS: 03904023

WHEREAS, the City of Kenai received a preliminary plat from McLane Consulting, Inc., on behalf of property owner Alexander Douthit, for a vacation of the 60-foot unnamed public right-of-way located along the southeast boundary of Lot 11-A, Block 8, Black Gold Estates 2025 Replat; and,

WHEREAS, the preliminary plat meets the minimum lot width and minimum lot depth requirements as outlined in Kenai Municipal Code (KMC) Section 14.10.070(d)(2); and,

WHEREAS, the existing street names are referenced correctly; and,

WHEREAS, the proposed lot will have access from Wildwood Drive (a City-maintained paved road); and,

WHEREAS, City water and sewer is available to the proposed lot; and,

WHEREAS, a 10-foot easement for utilities is located along the northwest boundary adjacent to Windflower Drive, and along the southeastern boundary of proposed Lot 11-A adjacent to the existing 120-foot Wildwood Drive right-of-way; and,

WHEREAS, an installation agreement is not required; and,

WHEREAS, the City does not have a public interest in retaining the 60-foot unnamed public right-of-way located along the southeastern boundary of Lot 11-A, Block 8, Black Gold Estates 2025 Replat; and,

WHEREAS, the Planning and Zoning Commission finds:

1. Pursuant to KMC 14.10.070 Subdivision Design Standards, the preliminary plat for replat, subject to the listed conditions, provides utilities easements, provides a satisfactory and desirable building site, and the accessible water and wastewater systems are subject to the regulatory requirements of the City of Kenai Public Works Department.

2. Pursuant to KMC 14.10.080 Minimum improvement required, the preliminary plat is within a subdivision that has dedicated rights-of-way and determined acceptable access, subject to the listed conditions. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 Minimum lot area requirements, the preliminary plat meets City standards for commercial development, including parking.
4. Pursuant to KMC 14.24.020 General Requirements, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

NOW, THEREFORE, BE IT RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA:

Section 1. That preliminary plat Black Gold Estates 2026 Vacation be approved subject to the following conditions:

1. Further development of the property will conform to all federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare the 60-foot right-of-way not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.
3. A plat note added to the final plat to prohibit access from Windflower Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENAI, ALASKA, THIS 25TH DAY OF MARCH, 2026.

Jeanne Keaton, Chair

ATTEST:

Logan Parks, Deputy City Clerk



STAFF REPORT

PLANNING & ZONING DEPARTMENT

TO: Planning and Zoning Commission
THROUGH: Kevin Buettner, Planning Director
FROM: Brandon McElrea, Land Management Analyst
DATE: March 17, 2026
SUBJECT: Resolution No. PZ2026-07 – Preliminary Plat – Black Gold Estates 2026 Vacation

Request The applicant is proposing a preliminary plat to vacate a 60-foot right-of-way.

Staff Recommendation Adopt Resolution No. PZ2026-07 recommending approval of Preliminary Plat – Black Gold Estates 2026 Vacation, to vacate a 60-foot right-of-way.

Applicant: McLane Consulting, Inc.
Attn: Andrew Hamilton
P.O. Box 468
Soldotna, AK 99669

Property Owner: Alexander Douthit

Legal Description: Lot 11-A, Block 8, Black Gold Estates 2025 Replat

Property Address: N/A

KPB Parcel No.: 03904023

Zoning District: General Commercial (CG)

Land Use Plan: Suburban Residential (SR)

Surrounding Uses: Improved and Vacant Commercial and Residential

SUMMARY

The City received a preliminary plat from McLane Consulting, Inc. on behalf of the property owner for the vacation of a 60-foot unnamed right-of-way (ROW) located along the southeastern boundary of Lot 11-A, Block 8, Black Gold Estates 2025 Replat. The recent acquisition of the Wildwood Drive ROW by the City of Kenai, from the Kenai Native Association, Inc., renders the unnamed ROW unnecessary for the original intended use of access to the Black Gold Estates Subdivision.

Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* states preliminary plats or replats must first be submitted to the City for review and provide recommendation to the Kenai Peninsula Borough Planning Commission.

ANALYSIS

The proposed vacation plat meets the preliminary plat requirements and development requirements for the General Commercial (CG) zoning district. Access to the subject lot is via Wildwood Drive, which is a City maintained paved road. At approximately 40,729 square feet, proposed Lot 11A-1 is of adequate size for commercial development, to include parking. City water and sewer are available along Wildwood Drive. The Public Works Director, Fire Marshal, and Building Official have reviewed the preliminary plat and have no comments.

Staff finds that the preliminary plat meets the following Title 14 of Kenai Municipal Code (KMC) sections and aligns with the intent of the Kenai Zoning Code.

1. Pursuant to KMC 14.10.070 *Subdivision Design Standards*, the preliminary plat for replat, subject to the listed conditions, provides utilities easements, provides a satisfactory and desirable building site, and the accessible water and wastewater systems are subject to the regulatory requirements of the City of Kenai Public Works Department.
2. Pursuant to KMC 14.10.080 *Minimum improvement required*, the preliminary plat is within a subdivision that has dedicated rights-of-way and determined acceptable access, subject to the listed conditions. Therefore, an installation agreement is not required.
3. Pursuant to KMC 14.24.010 *Minimum lot area requirements*, the preliminary plat meets City standards for commercial development, including parking.
4. Pursuant to KMC 14.24.020 *General Requirements*, the preliminary plat meets City standards for minimum lot width/depth and access/utility easements. Compliance with the maximum lot coverage, maximum height, and setbacks will be reviewed during the building permit review.

STAFF RECOMMENDATION

Staff finds that the proposed preliminary plat for Black Gold Estates 2026 Vacation, to vacate a 60-foot ROW on Lot 11A, Block 8, Black Gold Estates 2025 Replat, meets the general standards for Kenai Municipal Code (KMC) Chapter 14.10 *Subdivision Regulations* and Chapter 14.24 *Development Requirements Table* and hereby recommends that the Planning and Zoning Commission recommends approval of Resolution No. PZ2026-07 to the Kenai Peninsula Borough, subject to the following conditions:

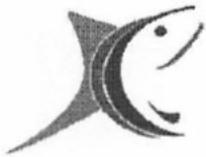
1. Further development of the property will conform to all Federal, State of Alaska, and local regulations.
2. The Kenai City Council must declare the 60-foot right-of-way not needed for a public purpose and approve the vacation of the right-of-way as shown on the preliminary plat.
3. A plat note added to the final plat to prohibit access from Windflower Drive to avoid double frontage, in accordance with KMC 14.10.070(e)(2).

ATTACHMENTS

Aerial Map
Application
Preliminary Plat, Black Gold Estates 2026 Vacation
Plat Map K-1399, Black Gold Estates Subdivision Amended
Wildwood Drive Quitclaim Deed

Aerial Map





Preliminary Plat Submittal Form

City of Kenai
 Planning and Zoning Department
 210 Fidalgo Avenue
 Kenai, AK 99611
 (907) 283-8200
 planning@kenai.city
 www.kenai.city/planning

APPLICANT (SURVEYOR)

Name:	McLane Consulting						
Mailing Address:	PO BOX 468	City:	Soldotna	State:	AK	Zip Code:	99669
Phone Number(s):	907-283-4218						
Email:	[REDACTED]						

PROPERTY OWNER

Name:	Alexander Douthit						
Mailing Address:	[REDACTED]	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	[REDACTED]						
Email:	[REDACTED]						

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel #:	03904023					
Current City Zoning:	General Commercial					
Use:	<input type="checkbox"/> Residential		<input type="checkbox"/> Recreational		<input checked="" type="checkbox"/> Commercial	
	<input type="checkbox"/> Other:					
Water:	<input type="checkbox"/> On Site		<input checked="" type="checkbox"/> City		<input type="checkbox"/> Community	
Sewer:	<input type="checkbox"/> On Site		<input checked="" type="checkbox"/> City		<input type="checkbox"/> Community	

PLAT INFORMATION

Preliminary Plat Name:	Black Gold Estates 2026 Vacation					
Revised Preliminary Plat Name:						
Vacation of Public Right-of-Way:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No			
Street Name (if vacating ROW):	Unnamed 60' street per K1399					

Exceptions Required and Requested:

Comments:

This is a plat that intends to vacate the 60' street adjacent to Wildwood Drive. Wildwood Drive is a 120' right of way that is constructed and utilized for ingress/egress of traffic. Please see attached letter.

REQUIRED ATTACHMENTS

- Certificate to Plat (1) 24" x 36" Plat (2) 11" x 17" Plats

SIGNATURE

Signature:				Date:	2/12/26
Print Name:	Alexander Douthit	Address:			



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

PETITION TO VACATE PLATTED RIGHT OF WAY / PLATTED PUBLIC EASEMENT / PLATTED PUBLIC AREA

PUBLIC HEARING REQUIRED

Upon receipt of complete application with fees and all required attachments, a public hearing before the Planning Commission will be scheduled. The petition with all required information and attachments must be in the Planning Department at least 30 days prior to the preferred hearing date. By State Statute and Borough Code, the public hearing must be scheduled within 60 days of receipt of complete application.

Initially, a sketch may be included with the vacation petition for review by the Planning Commission. After the Planning Commission takes action on the vacation, a Subdivision Plat must be prepared by a licensed land surveyor. The plat will be processed in accordance with KPB 20.10.080. Platting authority is vested in the Planning Director.

SUBMITTAL REQUIREMENTS

A platted right of way vacation (ROWV) application will be scheduled for the next available planning commission meeting after a complete application has been received.

- \$500 non-refundable fee to help defray costs of advertising public hearing. Plat fees will be in addition to the vacation fees.
- City Advisory Planning Commission. Copy of minutes at which this item was acted on, along with a copy of City Staff Report.
- Unnamed 60' FT R/W _____ platted public right of way proposed to be vacated was dedicated by the plat of Black Gold Estates Subdivision _____ Subdivision, filed as Plat No. k1399 in the Kenai Recording District.
- 3 copies of the plat or map showing the platted right of way to be vacated. Must not exceed 11 x 17 inches in size. Area to be vacated must be clearly depicted. Proposed alternative public access to be shown and labeled on the sketch.
- REASON FOR VACATING The petitioner must attach a statement with reasonable justification for the vacation of the platted right of way / platted easement / platted public area.

Has the platted right of way been fully or partially constructed?		Yes	<input checked="" type="checkbox"/>	No
Is the platted right of way used by vehicles / pedestrians / other?		Yes	<input checked="" type="checkbox"/>	No
Is alternative right-of-way being provided?		Yes	<input checked="" type="checkbox"/>	No
Are there utility easements associated with the right of way to be vacated?	<input checked="" type="checkbox"/>	Yes		No
Is the platted right of way and or associated utility easement in use by any utility company?		Yes	<input checked="" type="checkbox"/>	No
If so, which utility provider?				

LEGAL DESCRIPTION ADJOINING LAND:

Lot, Block, Subd. or street address Lot 11-A Block 8 Black Gold Estates 2025 Replat (KN2025-70)	
Section, township, range S25, T6N, R12W	
City (if applicable) <u>Kenai</u>	General area <u>Wildwood Drive</u>

The petition must be signed by owners of a majority of the land affected by the platted right of way proposed to be vacated. Each petitioner must include address and legal description of his/her property. Attach additional signature sheets if

Submitted by:

Land Owner

**VACATION OF PLATTED RIGHT OF WAY /
PLATTED PUBLIC EASEMENT / PLATTED PUBLIC AREA**

20.65.010. Authority; Legislative intent; Scope.

This chapter is enacted under the authority of AS 29.40. A vacation decision is a discretionary legislative land use decision. The purpose of this chapter is to establish procedures for the vacation of a platted public right-of-way, public area, or other public easement dedicated on a borough approved plat, and to provide procedures for the alteration, including removal, of platted utility easements. This chapter does not apply to easements or property owned or held by a city or the borough in their proprietary capacity which may only be extinguished through the terms of the controlling document or applicable law. This chapter does not apply to private easements.

20.65.030. Vacation Criteria.

Vacation of a platted public right-of-way, access, area or other easement granted for public use or public benefit must conform to the requirements of this chapter and AS 29.40.120 through AS 29.40.160 as now enacted or as amended.

20.65.040. Vacation Application.

An informal pre-application conference by appointment with borough staff prior to the submittal of the application for vacation of a public right-of-way is encouraged. The application shall include the following items.

- A. A petition, provided by the borough planning department, signed by:
 - 1. The owners of the majority of the land abutting the area being vacated; or
 - 2. An official representative of the state, the borough, an affected utility, or a city when the area to be vacated is within the city.
- B. A sketch that depicts the area to be vacated, a preliminary vacation plat, or a copy of the existing plat showing the proposed alteration or replat. The format and number of copies of the sketch submittal shall be determined by the planning director;
- C. Written recommendations, comments, or meeting minutes from the planning and zoning commission of the affected city, if the area to be vacated is within a city. The sketch or submittal provided to an affected city must be the same submittal that is provided to the borough.
- D. The appropriate fee; and
- E. Applicant statement containing the reasons in support of the vacation.

20.65.050. Action on vacation application.

- A. Staff shall review the application and supporting materials for compliance. If the application is incomplete, staff will return it to the applicant with a written list of deficiencies to be satisfied for acceptance.
- B. After acceptance of the application, staff will:
 - 1. Send notice of the proposed vacation and the public hearing in accordance with KPB 20.10.100.
 - 2. Prepare a staff report that evaluates the merits of the proposed vacation. Revisions to the application submitted subsequent to the preparation of the staff report and after notice is sent will not be considered at the scheduled public hearing. Any such revisions will be treated as a revised application under this chapter.
- C. An accepted application shall be placed on the agenda of a regularly scheduled planning commission meeting. The public hearing on the vacation may not be more than 60 days after acceptance of the application, unless the applicant requests postponement.
- D. The planning commission shall consider the merits of each vacation request. A platted dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use and in all cases the planning commission shall deem the area being vacated to be of value to the public. In evaluating the merits of the proposed vacation, the planning commission shall consider whether:
 - 1. The right-of-way or public easement to be vacated is being used;
 - 2. A road is impossible or impractical to construct, and alternative access has been provided;
 - 3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;
 - 4. The vacation of a public right-of-way provides access to a lake, river, or other area with public interest or value, and if so, whether equal or superior access is provided;
 - 5. The proposed vacation would limit opportunities for interconnectivity with adjacent

- F. The borough will consider realignment of a right-of-way by vacation and rededication where the planning commission finds that the right-of-way realignment will enhance access and the realigned right-of-way is located to provide reasonable means of ingress and egress.
- G. Where the planning commission finds that a right-of-way must be preserved, but determines there is excessive width for all intended uses within the right-of-way, the commission may approve a partial vacation of a right-of-way such that the width is reduced to the maximum necessary for the intended use. Such vacation shall conform to this title for the class of right-of-way involved except where the right-of-way is not intended to be used for vehicular purposes.
- H. A planning commission decision to approve a vacation is not effective without the consent of the city council, if the vacated area to be vacated is within a city, or by the assembly in all other cases. The council or assembly shall have 30 days from the date of the planning commission approval to either consent to or veto the vacation. Notice of veto of the vacation shall be immediately given to the planning commission. Failure to act on the vacation within 30 days shall be considered to be consent to the vacation. This provision does not apply to alterations of utility easements under KPB 20.65.070 which do not require the consent of the assembly or city council unless city code specifically provides otherwise.
- I. Upon approval of the vacation request by the planning commission and no veto by the city council or assembly, where applicable, the applicant shall have a surveyor prepare and submit a plat including the entire area approved for vacation in conformance with KPB 20.10.080. Only the area approved for vacation by the assembly or council may be included on the plat. The final plat must be recorded within one year of the vacation consent.
- J. A planning commission decision denying a vacation application is final. No reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.
- K. An appeal of the planning commission, city council or assembly vacation action under this chapter must be filed in the superior court in accordance with the Alaska Rules of Appellate Procedure.

20.65.060. Title to vacated area.

- A. The title to the street or other public area vacated on a plat attaches to the lot or land bordering the area in equal proportions, except that if the area was originally dedicated by different persons, original boundary lines shall be adhered to so that the street area that lies on one side of the boundary line shall attach to the abutting property on that side, and the street area that lies on the other side of the boundary line shall attach to the property on that side. The portion of a vacated street that lies inside the limits of a platted addition attaches to the lots of the platted addition bordering on the area. If a public square is vacated, the title to it vests in a city if it lies inside the city, and in the borough if it lies inside the borough but outside all cities. If the property vacated is a lot, title vests in the rightful owner.
- B. If the municipality acquired the street or other public area vacated for legal consideration or by express dedication to the municipality other than as a subdivision platting requirement, before the final act of vacation the fair market value of the street or public area shall be deposited with the platting authority to be paid to the municipality on final vacation.
- C. Other provisions of this subsection notwithstanding, the planning commission may determine that a portion of the area proposed to be vacated should be reserved and if so, title to the area vacated and held for another public easement purpose remains in the borough or city, as applicable.



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

PRELIMINARY PLAT SUBMITTAL FORM

- PRELIMINARY PLAT**
 REVISED PRELIMINARY PLAT (no fee required)
 PHASED PRELIMINARY PLAT
 PRELIMINARY PLAT FOR PRIVATE STREETS/GATED SUBDIVISION – *all requirements of chapter 20, excluding 20.30.210 and 20.50 apply and must be met.*

SUBDIVISION PLAT NAME: must be a unique name, contact staff for assistance if needed.

Black Gold Estates 2026 Vacation

PROPERTY INFORMATION:

Legal description: Replat of Lot 11-A Block 8 Black Gold Estates 2025 Replat (KN2025-70) & Vacation of Unnamed 60' R/W Black Gold Estates Subdivision (K1399)		
Section: 25	Township: 6N	Range: 12W
General area description Wildwood Dr.		
City (if applicable): Kenai		Total Acreage: 0.828

SURVEYOR

Company: McLane Consulting, Inc.	Contact Person: Andrew Hamilton
Mailing Address: PO BOX 468	City, State, Zip Soldotna, AK 99669
Phone: 907-283-4218	e-mail: ahamilton@mclanecg.com

PROPOSED WASTEWATER AND WATER SUPPLY

WASTEWATER: on site City community
 WATER: on site City community

SUBMITTAL REQUIREMENTS

A preliminary plat application will be scheduled for the next available plat committee meeting after a complete application has been received.

- 1 – full size paper copy
- 3 – reduced sized drawing (11 x 17)
- Preliminary plat NON-REFUNDABLE submittal fee \$400
- City Planning Commission minutes when located within city limits or Bridge Creek Watershed District
- Certificate to plat for ALL parcels included in the subdivision
- Documentation showing proof of signatory authority (partnerships, corporations, estates, trusts, etc.)
- ALL requirements of KPB 20.25.070 (see page 2 for checklist) and KPB 20.25.080

EXCEPTIONS REQUESTED TO PLATTING CODE: Complete the EXCEPTION REQUEST APPLICATION and attach to the preliminary plat submittal.

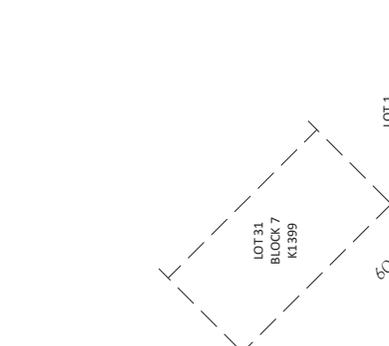
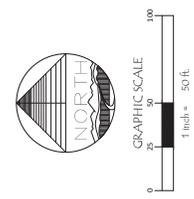
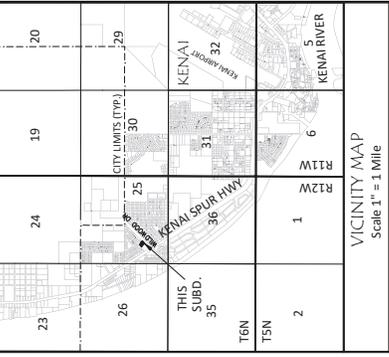
APPLICANT: SIGNATURES OF ALL LEGAL PROPERTY OWNERS ARE REQUIRED. Additional signature sheets can be attached. When signing on behalf of another individual, estate, corporation, LLC, partnership, etc., documentation is required to show authority of the individual(s) signing. Contact KPB staff for clarification if needed.

OWNER(S)

Name (printed): <i>Alex Douthett</i>	Signature:
---	----------------

Phone: [REDACTED]

Name (printed):	Signature:
-----------------	------------



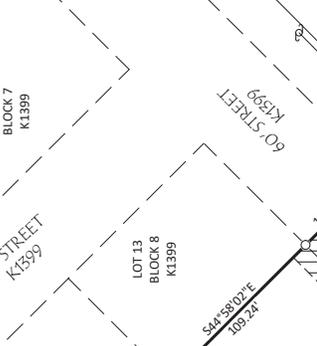
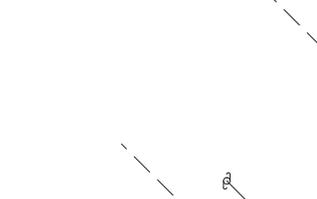
WASTEWATER DISPOSAL
WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

- NOTES**
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 - RIGHT-OF-WAY VACATION SHOWN HEREON WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AND THE WELLS REGulating AUTHORITY.
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 - THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER RPB 20.60.170.

NOTARY'S ACKNOWLEDGEMENT
FOR: ALEXANDER DOUTHIT AKA ALEX DOUTHIT
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

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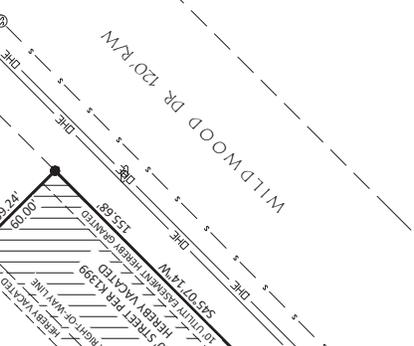
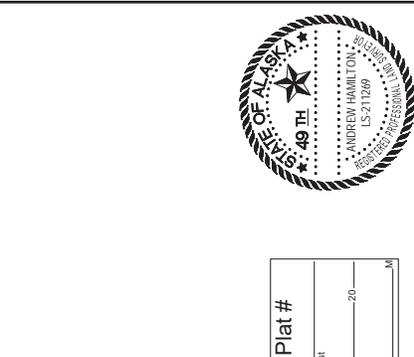
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KENAI, AK 99611

BLACK GOLD ESTATES 2026 VACATION
A REPLAT OF LOT 11-A, BLOCK 8 BLACK GOLD ESTATES 2025 REPLAT (KN2025-70) & VACATION OF UNNAMED 60' R/W BLACK GOLD ESTATES SUBDIVISION (K1399)
OWNER: ALEXANDER DOUTHIT AKA ALEX DOUTHIT
1104 LEEWARD DR
KENAI, AK 99611

ENGINEERING - TESTING SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK 99689
TEL: (907) 285-3265
FAX: (907) 285-3265
WWW.MCLANECC.COM

PROJECT NO. 252006
DATE: JULY 2025
BOOK NO.: 24-110
DRAWN BY: AMH

PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

LEGEND
 ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
 ○ FOUND 1/2" REBAR UNLESS NOTED
 ● FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-5
 ● SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
 ● FOUND 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269

NOTARY'S ACKNOWLEDGEMENT
FOR: ALEXANDER DOUTHIT AKA ALEX DOUTHIT
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
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NOTARY PUBLIC FOR THE STATE OF ALASKA

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MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FOR THE STATE OF ALASKA

**DOCUMENT
ELECTRONICALLY
RECORDED**



QUITCLAIM DEED

The Kenai Native Association, Inc. (hereinafter GRANTOR), an Alaska Native Village Corp. organized under the laws of the State of Alaska, whose address is 215 Fidalgo Street, Suite 204B, Kenai, Alaska 99611, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration does hereby convey and quitclaim all right, title and interest to the City of Kenai, (hereinafter GRANTEE), whose address is 210 Fidalgo Ave., Kenai, Alaska 99611, for a road and outfall sewer right-of-way known as Wildwood Station Road, Wildwood Drive, Wildwood Road, Wildwood Extended, U.S. Military Right-of-Way, Military Reservation Road, Sanitary Outfall Sewer Line Right of Way, and Cook Inlet View Dr., including all water and sewer lines and improvements contained thereon extending as shown on Tract 4, Wildwood Corrections Plat KN 92-73, to the Cook Inlet, all within the Kenai Recording District, Alaska, more particularly described as follows:

An 80-foot right-of-way for construction of an outfall sewer, being 40 feet each side of the centerline of manholes and more particularly described as: Starting from the center quarter corner of Sec. 25, T6N, R12W, Seward Meridian, thence North 74 feet along center section line to the centerline of outfall sewer which is the point of beginning, thence South 45 degrees 05 minutes West 1,290 feet to the center of Manhole No. 15; thence South 44 degrees 53 minutes West 1,161 feet to the centerline of the Kenai Spur Road; thence South 45 degrees 13 minutes West 1,279 feet to the West line of sec. 25; thence South 45 degrees 11 minutes West 113 feet to the South line of Sec. 26; and,

A 40-foot strip of land for an access road lying southeasterly and adjacent to the 80 foot right-of-way, extending from the military boundary at the quarter section corner of Sec. 25, T6N, R12W, Seward Meridian, to the easterly edge of Kenai Spur Road.

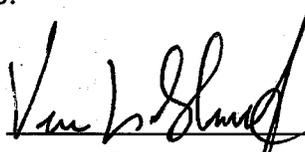
Said right-of-way was conveyed to the Kenai Native Association Inc. by the United States of America in U. S. Patent 50-74-0109 dated March 28, 1974 (Patent). Grantor expressly

Return to: Grantee
Quit Claim Deed
Kenai Native Association/City of Kenai
Page 1 of 2

reserves any and all rights or claims against any third party related to the original Patent of land to Grantor.

Additionally, any interest conveyed by dedication or vacation of the following platting actions: Carl F. Ahlstrom Subdivision K-216, Black Gold Estates Subdivision Amended K-1399, Black Gold Estates Subdivision No. 2 KN-84-76, and any express easements of record.

Dated this 18 day of December, 2025.



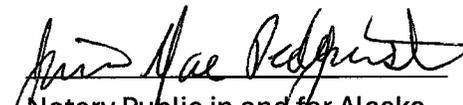
Vernon Stanford, President
Kenai Native Association

NOTARY ACKNOWLEDGEMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 18th day of December, 2025 by Vernon Stanford, President of Kenai Native Association.





Notary Public in and for Alaska
My commission expires: 8/23/2027



March 16, 2026 – 7:30 PM

Action Agenda

Betty J. Glick Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kasilof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2025

Diane Fikes
City of Kenai
Term Expires 2025

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2025

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2025

Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible

ZOOM MEETING DETAILS

Zoom Meeting Link: <https://us06web.zoom.us/j/9077142200>
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247
Zoom Meeting ID: 907 714 2200

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA AND CONSENT AGENDA

(Action items listed with an asterisk (*) are considered to be routine and non-controversial by the Planning 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.)

ACTION ITEMS CURRENTLY ON CONSENT AGENDA

- *1. **Time Extension Requests**
 - a. River Quest Phase 2 Addition No. 1; KPБ File 2024-013
 - b. Skyline Heights Estates Kachemak Landing Airpark; KPБ File 2023-142
- *3. **Administrative Approvals**
 - a. Graham-Miller Subdivision #3; KPБ File 2023-067
 - b. Highland Bluff Subdivision Quint Addition; KPБ File 2025-120
- *5. **Plat Amendment Request**
 - a. Dawn Estates Whittenberg Addition; KPБ File 2024-120R1A1
- *6. **Excused Absences**
 - a. Vacant, City of Seward
- *7. **Minutes**
 - a. February 23, 2026 Planning Commission Meeting Minutes

Motion to approve the consent & regular agendas passed by unanimous vote (8-Yes).

D. UNFINISHED BUSINESS – None

E. NEW BUSINESS

Public Hearing: Quasi-Judicial Matters - *(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application)*

1. Utility Easement Vacation; KPB File 2025-131V
Peninsula Surveying / Tilbury
Request: Vacates a 10' wide utility easement along the southern border of Lot 1, Kinrod Addition, Plat HM 81-18
Ninilchik Area

Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes).

2. Utility Easement Vacation; KPB File 2026-019V
Edge Survey & Design / Hill
Request: Vacates three 20' wide by approximately 260' long utility easements running west to east across the parcel
Location: Tract A, Green Acres Gangloff Replat, Plat KN 97-79
Sterling Area

Motion to grant the vacation as petitioned passed by unanimous vote (8-Yes).

3. Building Setback Encroachment Permit (Church); KPB File 2024-128
PC Resolution 2026-19
Edge Survey & Design / Trinity Christian Center
Request: Permits a 12' by 16' church to remain approximately 9.1' into the 20' building setback on Alex Drive & 7.9' into the 20' building setback along the Kenai Spur Hwy
Location: Lot 1A, Sagerser Subdivision Trinity Center Replat, Plat KN 2024-99
Ridgeway Area

Motion to adopt Planning Commission Resolution 2026-19 granting a building setback encroachment permit to a portion of the 20' building setback passed by majority vote (6-Yes, 2-No)

4. Building Setback Encroachment Permit (Garage); KPB File 2026-017
PC Resolution 2026-20
Edge Survey & Design / Trinity Christian Center
Request: Permits a 20.3' by 30.3' garage to remain approximately 8' into the 20' building setback on Alex Drive
Location: Lot 1A, Sagerser Subdivision Trinity Center Replat, Plat KN 2024-99
Ridgeway Area

Motion to adopt Planning Commission Resolution 2026-20 granting a building setback encroachment permit to a portion of the 20' building setback passed by unanimous vote (8-Yes)

5. Building Setback Encroachment Permit (Shed); KPB File 2026-018
PC Resolution 2026-21
Edge Survey & Design / Trinity Christian Center
Request: Permits an existing 10.2' by 16.7' shed to remain 12.8' into the building setback
Location: Lot 1A, Sagerser Subdivision Trinity Center Replat, Plat KN 2024-99
Ridgeway Area

Motion to adopt Planning Commission Resolution 2026-20 granting a building setback encroachment permit to a portion of the 20' building setback passed by unanimous vote (8-Yes)

6. Conditional Use Permit; PC Resolution 2026-18
Applicant: AK DOT&PF
Request: To do repair work on Bridge Access Road, including replacing three anadromous culverts within the 50' HPD of multiple anadromous waterbodies.
City of Kenai

Motion to adopt Planning Commission Resolution 2026-18 granting approval of a conditional use permit pursuant to KPB 21.18 passed by unanimous vote (8-Yes)

Public Hearing: Legislative Matters

7. Street Naming Resolution 2026-01: Renaming Faye Circle to Wright Circle

Motion to adopt Street Naming Resolution 2026-01 passed by unanimous vote (8-Yes)

8. Ordinance 2026-08: Authorizing a communications site lease agreement with Chugach Electric Association, Inc., in Cooper Landing.

Motion to forward to the Assembly a recommendation to adopt Ordinance 2026-08 passed by unanimous vote (8-Yes)

9. Ordinance 2026-05: Authorizing retention or sale of certain real property obtained by the Kenai Peninsula Borough through tax foreclosure proceedings.

Motion to forward to the Assembly a recommendation to adopt Ordinance 2026-05 passed by unanimous vote (8-Yes)

10. **Ordinance 2026-10:** Authorizing the lease of a material site owned by the Kenai Peninsula Borough by competitive lease offering through sealed bid procedures.

Motion to forward to the Assembly a recommendation to adopt Ordinance 2026-10 passed by unanimous vote (8-Yes)

11. Ordinance 2026-11: Amending Borough code section KPB 17.10.190 & KPB 17.10.250 regarding casual use of Borough land.
(Withdrawn – no action taken)

F. PLAT COMMITTEE REPORT – The plat committee will review 8 plats.

G. OTHER

- Plat Committee Members for April, May & June & July 2026

H. PRESENTATIONS/PUBLIC COMMENTS ON ITEMS NOT APPEARING ON THE AGENDA (3 MINUTES PER SPEAKER)

I. DIRECTOR'S COMMENTS

J. COMMISSIONER COMMENTS

K. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING

The next regularly scheduled Planning Commission meeting will be held **Monday, April 13, 2026** in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at **7:30 p.m.**

CONTACT INFORMATION

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215 / Toll free within the Borough 1-800-478-4441, extension 2215

e-mail address: planning@kpb.us

website: <http://www.kpb.us/planning-dept/planning-home>

A party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances. An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the filing and records preparation fees.

Vacations of rights-of-way, public areas, or public easements outside city limits cannot be made without the consent of the borough assembly. Vacations within city limits cannot be made without the consent of the city council. The assembly or city council shall have 30 calendar days from the date of approval in which to veto the planning commission decision. If no veto is received within the specified period, it shall be considered that consent was given.

A denial of a vacation is a final act for which the Kenai Peninsula Borough shall give no further consideration. Upon denial, no reapplication or petition concerning the same vacation may be filed within one calendar year of the date of the final denial action except in the case where new evidence or circumstances exist that were not available or present when the original petition was filed.



Kenai City Council - Regular Meeting

March 04, 2026 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page 3****

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

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 council member 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. SCHEDULED ADMINISTRATIVE REPORTS

1. Street Condition Assessment, Tyler Rossow, PE and Daniel Dahms, PE with TR Consulting Services.

C. SCHEDULED PUBLIC COMMENTS (*Public comments limited to ten (10) minutes per speaker; twenty (20) minutes aggregated*)

D. UNSCHEDULED PUBLIC COMMENTS (*Public comments limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

E. PUBLIC HEARINGS

1. **ENACTED UNANIMOUSLY. Ordinance No. 3505-2026** - Increasing Estimated Revenues and Appropriations in the General Fund – Buildings Department Computer Software, for the Purchase of Permitting Software. (Administration)
2. **ENACTED UNANIMOUSLY. Ordinance No. 3506-2026** - Accepting and Appropriating a Grant from the American Library Association for the Kenai Community Library's Participation in the Digital Pathways: Online Health Literacy Programming for Adults Initiative. (Administration) [KMC 1.15.070(d)]
 1. Motion for Introduction
 2. Motion for Second Reading (Requires a Unanimous Vote)
 3. Motion for Enactment (Requires Five Affirmative Votes)
3. **ENACTED UNANIMOUSLY. Ordinance No. 3507-2026** - Increasing Estimated Revenues and Appropriations for Consulting Services to Evaluate Natural Gas Storage Opportunities on Kenai Municipal Airport Lands. (Administration) [KMC 1.15.070(d)]
 1. Motion for Introduction
 2. Motion for Second Reading (Requires a Unanimous Vote)

3. Motion for Enactment (Requires Five Affirmative Votes)
4. **ADOPTED UNANIMOUSLY. Resolution No. 2026-14** - Amending the City's Schedule of Rates, Charges and Fees to Allow for Reduced or Eliminated Plan Review Fees for Successive Identical Structures. (Administration)

F. MINUTES

1. *Regular Meeting of February 18, 2026. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. ***Action/Approval** - Bills to be Ratified. (Administration)
2. ***Action/Approval** - Special Use Permit to Rainbow River Lodge Aviation, LLC for Aviation Related Activities at Kenai Municipal Airport. (Administration)
3. ***Action/Approval** - Approving the Grant of a Temporary Easement to the State of Alaska for the Bridge Access Road Pavement Preservation Project. (Administration)
4. ***Action/Approval** - Confirmation of Mayor Nomination for a Partial Term Appointment of Caroline Karpik as Student Representative to the Council on Aging Commission. (Knackstedt)
5. ***Action/Approval** - Non-Objection to the Transfer of Ownership of a Retail Marijuana Store from Transferor Cook Inlet Cannabis Co, LLC, to Transferee Straight Street Investments, LLC DBA East RIP - License No. 13382.
6. ***Ordinance No. 3508-2026** - Accepting and Appropriating Donations to the Kenai Community Library for Library Materials, Equipment, and Programming. (Administration)
7. **APPROVED UNANIMOUSLY. Action/Approval** - Workplan 2026 Airport Commission. (Airport Commission)
8. **APPROVED UNANIMOUSLY. Discussion/Action** - Alaska Children's Institute for the Performing Arts dba Triumvirate Theater Parking and Landscaping Matching Grant Request. (Administration)
9. **APPROVED UNANIMOUSLY. Discussion/Action** - Inviting Council Participation in External Auditor Evaluation Committee. (Administration)
10. **RESCHEDULED FOR APRIL 22, 2026. Discussion/Action** - Rescheduling the April 15, 2026 City Council Meeting. (Knackstedt)
11. **SPECIAL MEETING SCHEDULED FOR MARCH 25, 2026 AT 5PM AND APRIL 8, 2026 AT 5PM. Discussion** - Scheduling Council Employee Evaluations. (Knackstedt)

I. COMMISSION REPORTS

1. Council on Aging Commission
2. Airport Commission
3. Parks and Recreation Commission
4. Planning and Zoning Commission
5. Beautification Commission

J. REPORT OF THE MAYOR

K. ADMINISTRATION REPORTS

1. City Manager
2. City Attorney
3. City Clerk

L. ADDITIONAL PUBLIC COMMENTS

1. Citizens Comments (*Public comments limited to five (5) minutes per speaker*)
2. Council Comments

M. EXECUTIVE SESSION

N. PENDING ITEMS

O. ADJOURNMENT

P. INFORMATION ITEMS

The agenda and supporting documents are posted on the City's website at www.kenai.city. Copies of resolutions and ordinances are available at the City Clerk's Office or outside the Council Chamber prior to the meeting. For additional information, please contact the City Clerk at 907-283-8231.

Registration is required to join the meeting remotely through Zoom. Please use the following link to register:

<https://us02web.zoom.us/meeting/register/I5RufdWkTKyhK2IHCamKiw>



Kenai City Council - Regular Meeting

March 18, 2026 – 6:00 PM

Kenai City Council Chambers

210 Fidalgo Avenue, Kenai, Alaska

www.kenai.city

****Telephonic/Virtual Information on Page 3****

Action Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda and Consent Agenda (*Public comments on Consent Agenda Items limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

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 council member 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. SCHEDULED ADMINISTRATIVE REPORTS

C. SCHEDULED PUBLIC COMMENTS (*Public comments limited to ten (10) minutes per speaker; twenty (20) minutes aggregated*)

D. UNSCHEDULED PUBLIC COMMENTS (*Public comments limited to three (3) minutes per speaker; thirty (30) minutes aggregated*)

E. PUBLIC HEARINGS

1. **ENACTED WITHOUT OBJECTION. Ordinance No. 3508-2026** - Accepting and Appropriating Donations to the Kenai Community Library for Library Materials, Equipment, and Programming. (Administration)
2. **ADOPTED WITHOUT OBJECTION. Resolution No. 2026-15** - Authorizing the City Manager to Enter into a Memorandum of Agreement Between the City of Kenai and the Alaska Department of Transportation & Public Facilities for the Wildwood Drive Pavement Preservation Project. (Administration)
3. **ADOPTED WITHOUT OBJECTION. Resolution No. 2026-16** - Authorizing the Purchase of Permitting Software. (Administration)

F. MINUTES

1. *Regular Meeting of March 4, 2026. (City Clerk)

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. *Action/Approval - Bills to be Ratified. (Administration)

2. ***Action/Approval** - Purchase Orders and Purchase Order Amendments Requiring Council Approval in Accordance with KMC 7.15.020. (Administration)
3. ***Action/Approval** - Confirming the Appointment of the Election Precinct Boards for the April 14, 2026 Special City Election. (City Clerk)
4. ***Action/Approval** - Special Use Permit to Rebecca Boettcher, DBA: The Fishing Grounds, LLC for Operation of a Snack/Gift Shop inside the Kenai Municipal Airport. (Administration)
5. ***Action/Approval** - Second Extension to the Agreement with Guardian Security Systems, Inc. for Security Guard Services at the Kenai Municipal Airport. (Administration)
6. ***Action/Approval** - Confirmation of Mayoral Nominations for a Partial Term Appointment of Ginger Kaona and Patricia (Patty) Segura to the Council on Aging Commission. (Knackstedt)
7. ***Ordinance 3509-2026** - Increasing Estimated Revenues and Appropriations in the General Fund - Legislative Department, to Provide Matching Funds for a Grant in the Amount of \$10,380 to the Alaska Children's Institute for the Performing Arts DBA Triumvirate Theatre for Parking Lot Paving and Landscaping Improvements. (Administration)
8. **INTRODUCED, REFERRED TO THE PLANNING COMMISSION. PUBLIC HEARING SCHEDULED FOR APRIL 1, 2026. Ordinance 3510-2026** - Amending the Official Zoning Map by Rezoning the Property at 10060 Kenai Spur Highway from Conservation to Suburban Residential Zoning District. (Administration)
9. **APPROVED. Discussion/Action** - Recommending a Motion to Authorize Administration to Provide a Health Insurance Premium Holiday as a Result of a Surplus Refund. (Administration)

I. COMMISSION REPORTS

1. Council on Aging Commission
2. Airport Commission
3. Parks and Recreation Commission
4. Planning and Zoning Commission
5. Beautification Commission

J. REPORT OF THE MAYOR

1. **Mayor Proclamation** - In Recognition of the Kenai Central High School Nordic Ski Team at the 2026 Alaska School Activities Association Division II Nordic Ski State Championship.

K. ADMINISTRATION REPORTS

1. City Manager
2. City Attorney
3. City Clerk

L. ADDITIONAL PUBLIC COMMENTS

1. Citizens Comments (*Public comments limited to five (5) minutes per speaker*)
2. Council Comments

M. EXECUTIVE SESSION

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U.S. Department
of Transportation

AIRPORTS DIVISION

222 W. 7th Avenue, Box 14
Anchorage, Alaska
99513-7587

**Federal Aviation
Administration**

In Reply Refer To:
File No. 3130-1R FAA / 2025-00575 / ENA Fence Improvements

Project Update
Finding of No Historic Properties Affected

March 17, 2026

Kevin Buettner, Planning Director
City of Kenai, Planning and Zoning Commission
210 Fidalgo Ave.
Kenai, Alaska 99611
kbuettner@kenai.city
planning@kenai.city

Dear Kevin Buettner and the Planning and Zoning Commission:

The Federal Aviation Administration (FAA) Alaskan Region Airports Division has received an update to the application for financial assistance from the City of Kenai for proposed airport improvements at Kenai Municipal Airport (ENA), in Kenai, Alaska (Table 1 and Figure 1).

Table 1. Project location

Township	Range	Section(s)	USGS Quad Map 1:63,360	Meridian
005 North	011 West	05	Kenai C-4	Seward
006 North	011 West	28, 29, 32	Kenai C-4	Seward

In accordance with Section 106 of the National Historic Preservation Act, 36 Code of Federal Regulations (CFR) § 800.3, FAA is providing you with notification of the project finding of **No Historic Properties Affected** pursuant to 36CFR§800.4(d)(1). This submission provides documentation in support of this finding, as required at 36CFR§800.11(e).

Project Description

This amendment addresses changes to proposed construction activities that require additional ground disturbances within the area of potential effect.

Work added via this update:

In accordance with the airport’s Wildlife Hazard Mitigation Plan, fence skirting would be installed along the bottom of the perimeter fence, except in areas where driveways, parking areas, gates or paved surfaces make skirting impractical. The skirting would generally be installed in wooded areas, wetlands, or other undeveloped areas where there is evidence of animal burrowing or where the fence is susceptible to burrowing. This work will involve excavation of a trench approximately

3 feet wide by 2 feet deep along the exterior of the fence. Fence skirting will be attached to the lower edge of the perimeter fence and laid in the trench at a 45-degree angle (Figure 3b). Excavated soils will be returned to the trench as backfill over the fence skirting.

This update also removes references for *in-kind* replacements as some replacements will have different dimensions, including increasing the fence height from the existing six feet tall to eight feet tall.

Original:

The proposed action will be based on an evaluation of the fenced perimeter during the project's design phase. The project would improve the airport's security fence system by replacing damaged sections of fence and gates along the entire 33,000 linear feet of the airport's fenced perimeter. Two new gates and an approximately 550-foot section of new fence are planned for installation. The following activities are expected (Figure 2):

Fence and Gate Replacement

- Vegetation clearing and grubbing
- Remove and replace segments of damaged existing fence
- Remove and replace damaged existing electronic gates
- Remove and replace damaged existing swing gates

New Fence and Gate Installation

- Vegetation clearing and grubbing
- Install two new 20-foot-long swing gates
- Remove an approximately 275-foot-long section of fence and install approximately 550 feet of fence in a new alignment near the southwest side of the airport

Vegetation is currently maintained to limit encroachment around the fence. For both replacement and new fence installation, vegetation clearing and grubbing may be necessary within an approximately 20-foot-wide corridor (10 feet on each side of the fence) along the maintained fence corridor to allow for construction access.

At locations where the fence and/or gate will be replaced, the damaged fence or gate will be removed and posts will be extracted if needed. New posts will be replaced in the same location they originated from, wherever possible. Posts with a diameter of 2.5 inches will be placed in holes approximately 8 feet below the ground surface. Approximately 3 feet of concrete footing will be used in each posthole to secure fence posts in place. Galvanized steel chain link will be used to replace damaged sections of chain link fence. New chain link gates will be used to replace damaged gates. For replacement of electronic gates, utilities will use existing conduit, so no additional ground disturbance is expected.

For new fence and gate installation, posts will be installed by digging new holes for fence posts and gate ends, and the installation will otherwise be the same as replacement fencing. The ground disturbance would be limited to approximately 1.5-foot diameter by 8-foot-deep holes for fence posts. New posts will be installed at gate ends, and at 10-foot intervals along the total length of improvements. Minor grading at fence post locations may be necessary to guide runoff away from posts.

Potential staging areas will be selected by the contractor. Sites likely to be used by the contractor include potential staging areas located on airport property (Figure 2). Ground disturbance required to prepare on-airport sites for material and equipment staging, including preparation for possible

management of contaminated materials, may include minor grading and stabilization of existing gravel lots with stockpiles. No new vegetation clearing would occur at staging areas. No material sources are anticipated.

FAA anticipates construction will begin during summer 2026 and will be completed by winter 2026.

Area of Potential Effect (APE)

The APE for the project includes the area of ground disturbance within the project limit and potential contractor staging areas (Figure 2). The APE includes the approximately 33,000-foot long fenced airport perimeter, plus a 10-foot corridor outside the entire fenced perimeter, and two potential staging areas for equipment and project materials. Access points will be through existing gates and roads onto and off of the airport property. Indirect effects associated with the proposed project are expected to be temporary and limited to the period of time during construction.

The horizontal APE has not changed, and the vertical APE now includes ground disturbance with the proposed addition of the wildlife exclusion fence skirting.

Project Consultation History

In June 2025, the FAA initiated consultation for the project. Letters were sent to consulting parties describing the project and outlining potential impacts to cultural resources within or adjacent to the APE. The State Historic Preservation Officer (SHPO) responded with no objections to the preliminary APE and encouraged inclusion of the City of Kenai Planning and Zoning Commission as a consulting party. An initiation letter was subsequently sent to the Planning and Zoning Commission to engage that Certified Local Government in the consultation process. The SHPO also recommended that the APE and the need for additional historic properties identification be revisited as the project moves towards construction and other aspects of the project, such as staging areas and material sources are known.

On October 29, 2025, the FAA distributed a findings letter to the consulting parties. The SHPO concurred with FAA's finding of No Historic Properties Affected on November 28, 2025. No comments were received from other consulting parties.

Identification Efforts

A literature review performed by Cultural Resources Consultants, LLC (CRC), titled *Cultural Resources Literature Review for the Kenai Airport Project* reviewed the Alaska Heritage Resource Survey (AHRS) online data repository, as well as associated archeological surveys and field investigation reports that have been conducted in the vicinity of the project area.

There is one AHRS site adjacent to the APE located on City-owned property. There are ten additional AHRS locations within approximately 0.5 miles of the airport.

Additional Identification Efforts

CRC conducted a survey of the project APE on June 16 and 17, 2025 to identify possible areas of archaeological significance that could potentially be impacted by the proposed fence improvement project. The surveyed area within the APE was limited to the project's potential ground disturbance footprint (the fence line plus 10 feet on either side of the fence) and did not investigate the interior portion of the APE. CRC evaluated the surveyed area and excavated test pits while conducting their survey in June 2025. At the southwestern end of the airport three shovel tests were excavated

in the vicinity of the proposed new fence alignment. Shovel tests were focused on areas that appeared less disturbed. All three shovel tests showed evidence of previous disturbance. A piece of plastic was found in one shovel test pit. No significant artifacts or features that directly relate to historic site use were found in any of the test pits.

The survey found no sensitive cultural resources within the APE and recommended a finding of No Historic Properties Affected. The survey and findings are documented in a report titled *Archaeological Survey for the Kenai Airport Fence Improvements Project (October 2025)*.

Finding of Effect

CRC's cultural resource survey identified no historic properties in the APE and recommended a finding of No Historic Properties Affected because none are present within the APE. Project components proposed for the APE are consistent with the current function of their locations, and previous projects have already disturbed these areas. In the area where the new 550-foot-long fence is to be installed previous disturbances have been noted on aerial imagery. The first clearing and disturbance likely took place in the late 1960s. Since then, the area has been kept clear of vegetation.

Through coordination with consulting parties, no concerns were raised, and no comments were received that would indicate the need for additional analysis or evaluation. The project has limited potential to alter characteristics of integrity of known cultural resources in the vicinity, and low likelihood of finding intact subsurface features within the APE. With this update the conclusions have not been modified and the FAA continues to find **no historic properties affected** for the proposed project.

Consulting Parties

The following parties received previous consultation initiation letters and will receive a copy of these updated findings: the Alaska State Historic Preservation Office (SHPO), Kenaitze Indian Tribe, Salamatof Tribe, Salamatof, Inc., Cook Inlet Region, Inc., Kenai Peninsula Borough, City of Kenai Planning and Zoning Commission, Alaska Association of Historic Preservation, and Bureau of Indian Affairs.

FAA Contact Information

Your assistance in our efforts to comply with Section 106 of the NHPA is appreciated. Please direct any questions or comments to me at the address above, at 907-271-5030, or by e-mail at Kendall.D.Campbell@faa.gov.

Sincerely,



Digitally signed by KENDALL DIANNE
CAMPBELL
Date: 2026.03.16 17:51:08 -08'00'

Kendall Campbell
Alaskan Region Tribal Consultation Official
Federal Aviation Administration
222 West 7th Avenue, MS #14
Anchorage, AK 99513
Phone: 907-271-5030
Fax: 907-271-2851
Email: kendall.d.campbell@faa.gov

Enclosures:

Figure 1: Location & Vicinity

Figure 2: Area of Potential Effect and Proposed Improvements

Figure 3a: Fence Installation Details Ground Disturbance Typical Section

Figure 3b: Wildlife Exclusion Fence Skirting Details

Electronic cc w/ Enclosures:

Mary Bondurant, Acting Airport Manager, City of Kenai

Lee Frey, Director of Public Works, City of Kenai



**Kenai Municipal Airport Fence Improvements
Project Area**

 Area of Potential Effect (APE)

**Cultural Resources Consultation
Figure 1**

Location and Vicinity

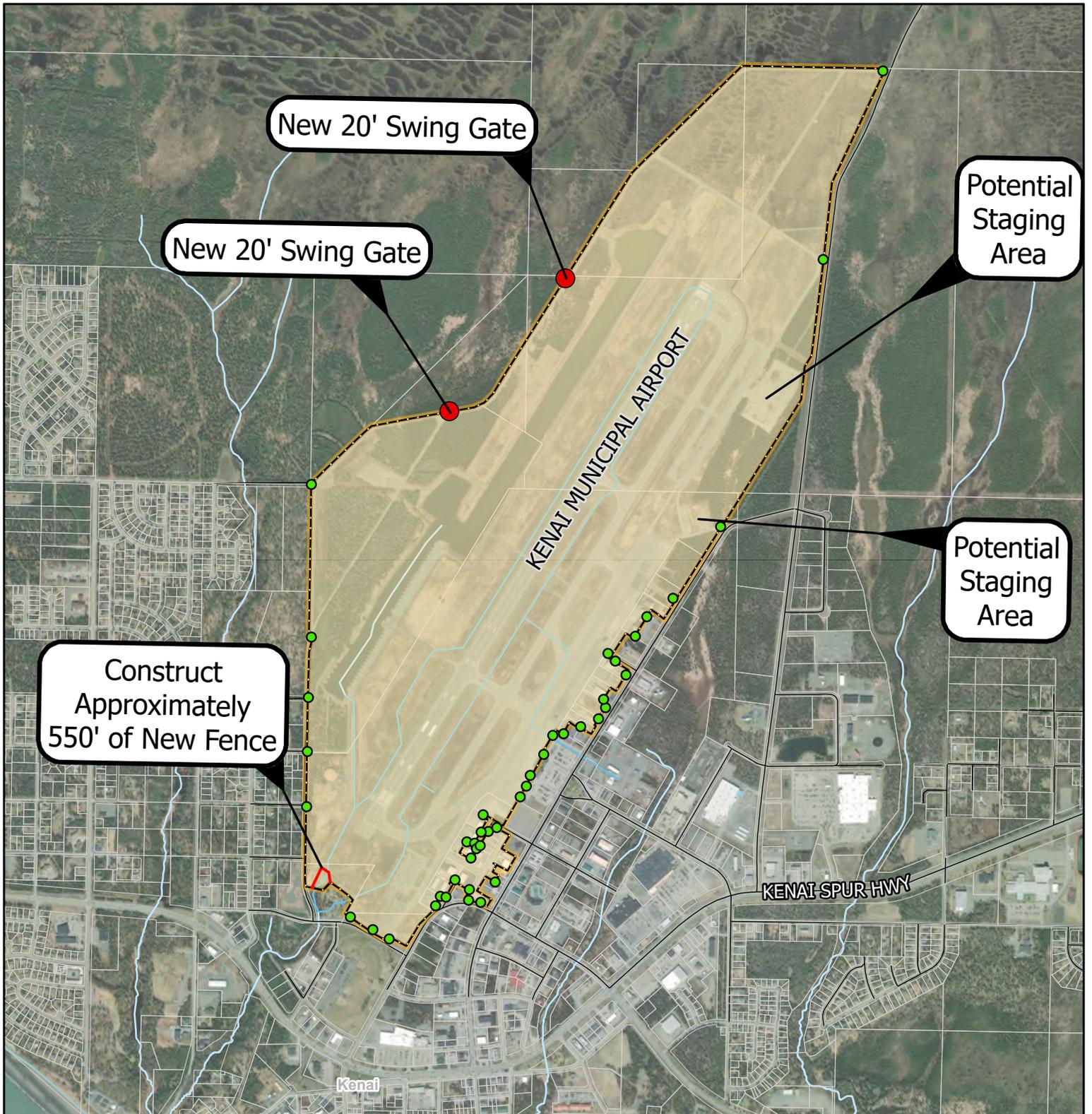
Project:
Kenai Municipal Airport Fence Improvements

Prepared for:
City of Kenai

Prepared by:
HDL Engineering Consultants, LLC

Date:
8/19/2025





Construct
Approximately
550' of New Fence

New 20' Swing Gate

New 20' Swing Gate

Potential
Staging
Area

Potential
Staging
Area

KENAI MUNICIPAL AIRPORT

KENAI SPUR HWY

Kenai

- Existing Gates to be Evaluated for Replacement
- New Gate
- New Fence Installation
- ▭ Airport Perimeter Fence
- ▭ Area of Potential Effect (APE)

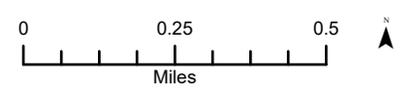
**Cultural Resources Consultation
Figure 2**

Area of Potential Effect & Proposed Improvements
Project:
Kenai Municipal Airport Fence Improvements

Prepared for:
City of Kenai

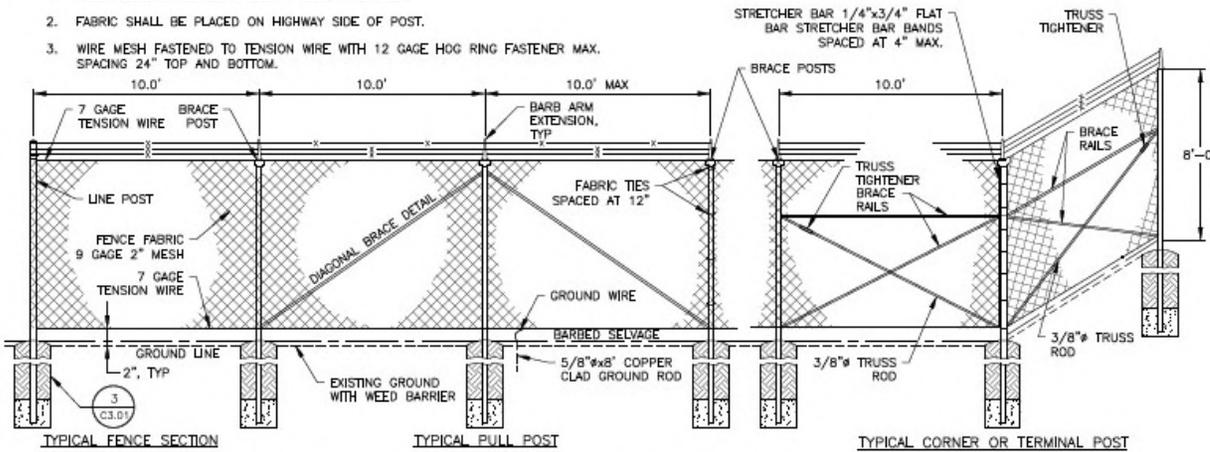
Prepared by:
HDL Engineering Consultants, LLC

Date:
8/19/2025



NOTES:

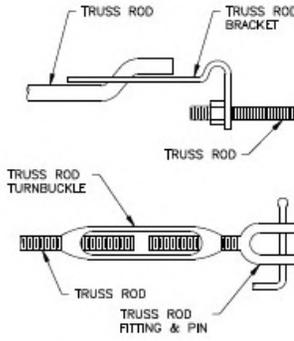
- PULL POSTS SHALL BE SPACED AT 250' INTERVALS.
- FABRIC SHALL BE PLACED ON HIGHWAY SIDE OF POST.
- WIRE MESH FASTENED TO TENSION WIRE WITH 12 GAGE HOG RING FASTENER MAX. SPACING 24" TOP AND BOTTOM.



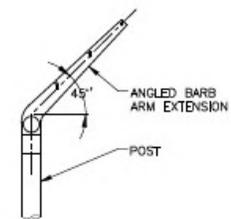
1 CHAINLINK FENCE DETAILS
C3.01 SCALE: NONE

NOTES:

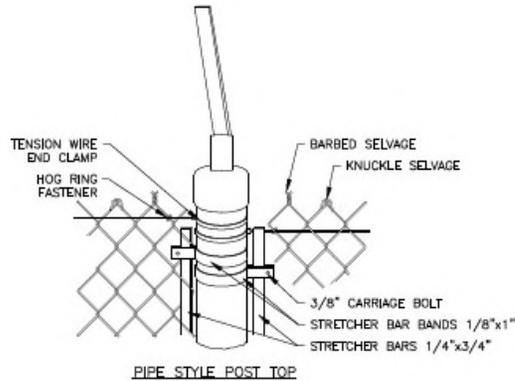
- POSTS SHALL BE SPACED EQUAL DISTANCES APART. MAXIMUM SPACING SHALL BE 10 FEET UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- POST TOPS SHALL BE SECURELY FASTENED TO POST.
- BRACE RAILS AND TRUSS RODS SHALL BE SECURELY FASTENED TO POST WITH BRACE BANDS WITH THREADED TAKE-UP ADAPTOR FOR TRUSS RODS.
- GROUND WIRE SHALL BE ATTACHED TO FENCE FABRIC BY MEANS OF A SPLIT BOLT.
- FABRIC SHALL BE STRETCHED TO A SMOOTH UNIFORM APPEARANCE.
- DETAILS SHOWN INDICATE GENERAL DESIGN AND DIMENSIONS MAY VARY AMONG MANUFACTURERS.
- PROVIDE HERBICIDE & 36" WIDE WEED BARRIER CENTERED ALONG FENCE LINE. (INCIDENTAL TO ITEM F162)
- NEW FENCE POLES SHALL MATCH THE EXISTING FENCE POLE OUTER DIAMETER AND POLE TYPE.
- MIDDLE OF WEED BARRIER SHALL BE ALIGNED WITH THE FENCE FABRIC AND COMPLETELY ENCIRCLE THE POSTS.



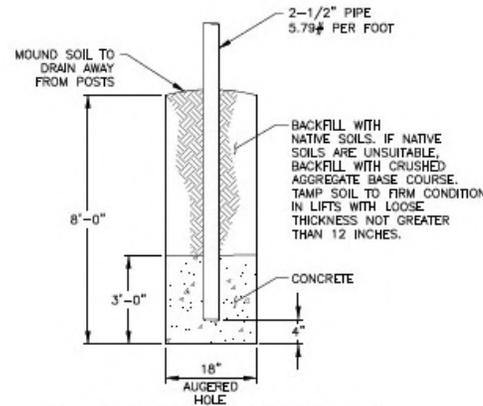
4 TYPICAL TRUSS ROD TIGHTENERS
C3.01 SCALE: NONE



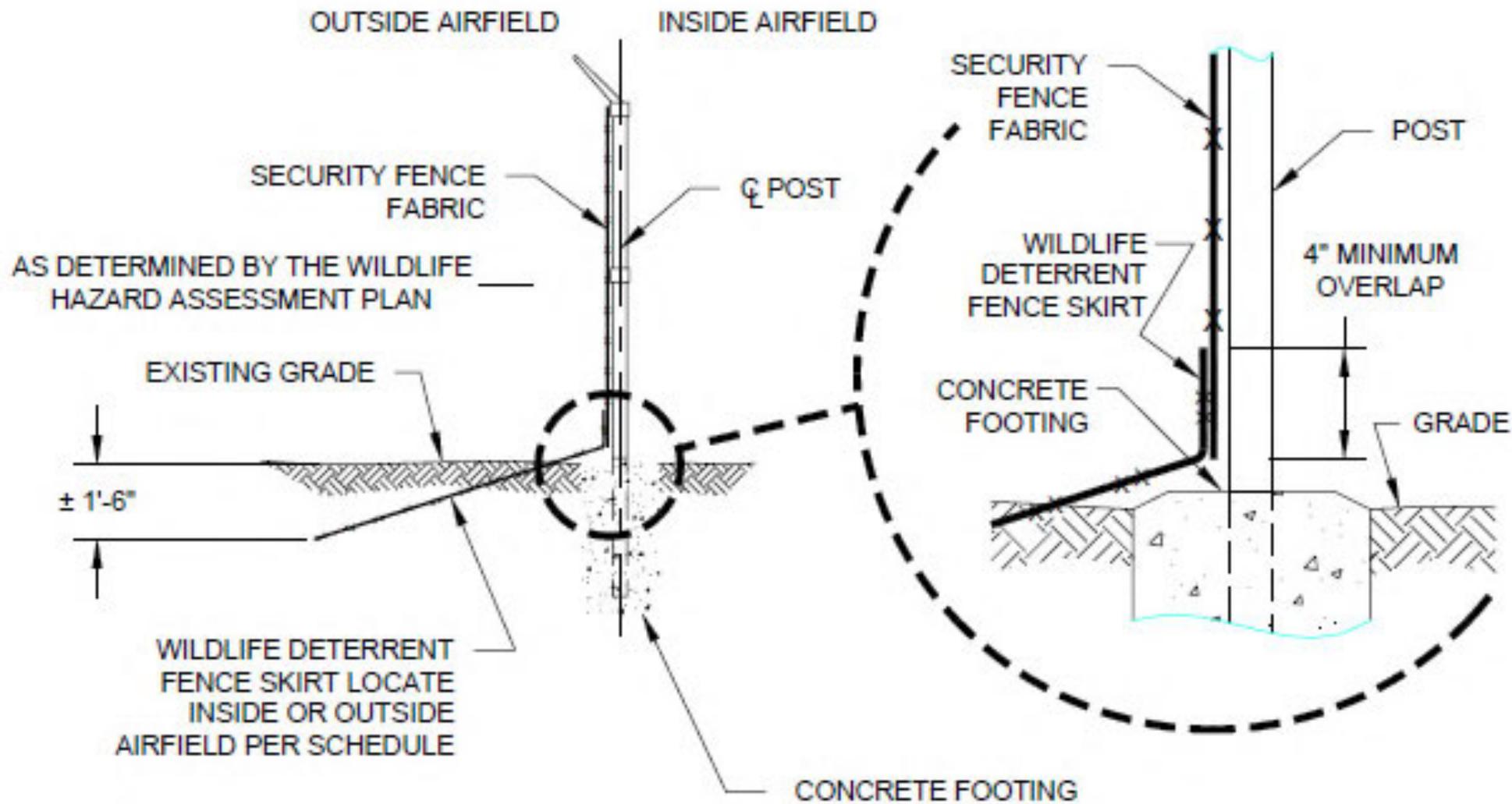
5 TYPE II BARB ARM EXTENSION
C3.01 SCALE: NONE



2 FABRIC ATTACHMENT DETAILS
C3.01 SCALE: NONE



3 POST EMBEDMENT DETAIL
C3.01 SCALE: NONE



EXISTING SECURITY FENCE WITH DETERRENT FENCE SKIRT
(TYPICAL EXCEPT AS SHOWN ON SECTION 2A)

2 TYPICAL SECTION
NOT TO SCALE

Project:
Kenai Municipal Airport Fence Improvements

Prepared for: City of Kenai Date: 3/9/2026

Prepared by: HDL Engineering Consultants, LLC

**Cultural Resources Consultation
Figure 3b**

Wildlife Exclusion Fence
Skirting Details