

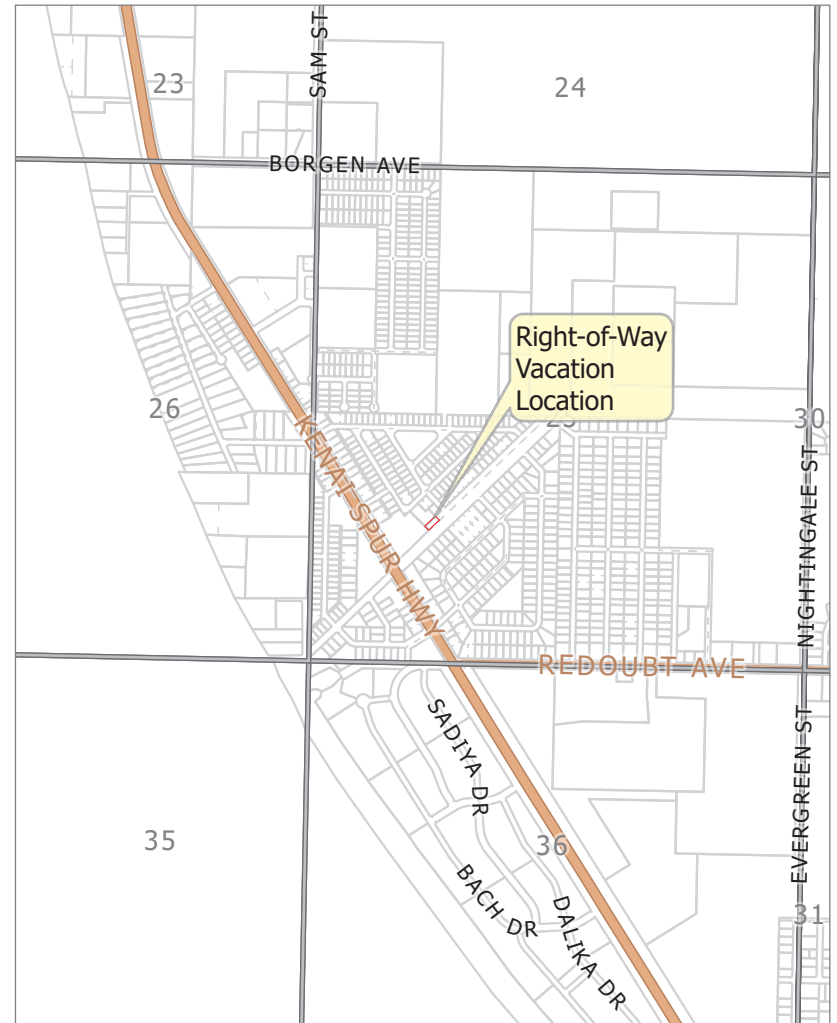
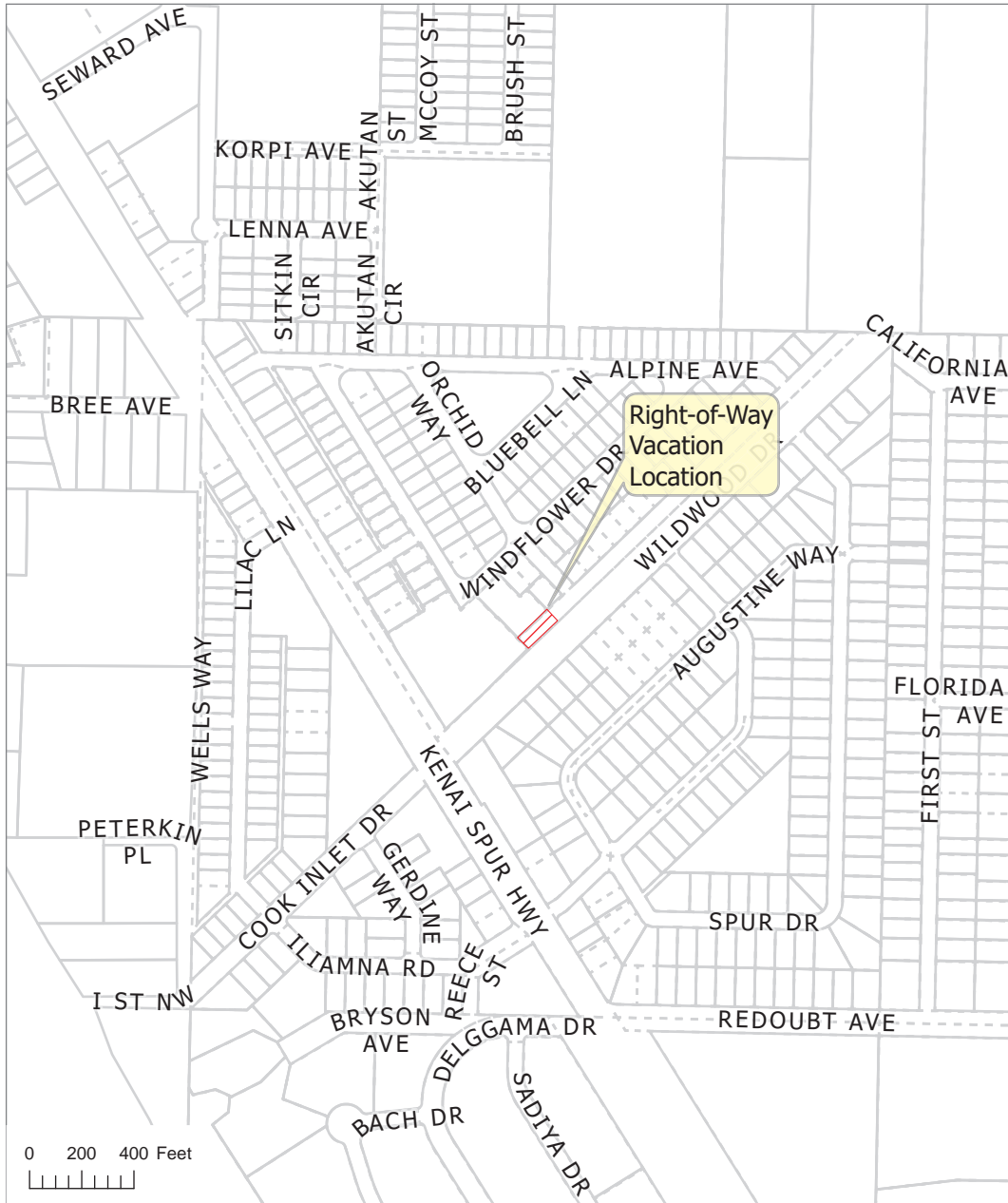
## **E. NEW BUSINESS**

1. Right-of-way Vacation; KPB File 2026-034V

McLane Consulting Group / Douhit

Request: Vacates a 60' X 155' section of an unnamed ROW & associated utility easement along the southeasterly lot line parallel to Wildwood Drive granted by Black Gold Estates Subdivision Amended, Plat KN 1399

City of Kenai



KPB File 2026-034V  
T06N R12W SEC25  
City of Kenai

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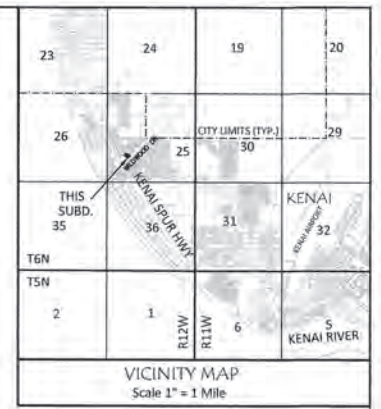
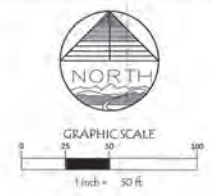


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SECTION 26  
SECTION 25  
2639.94'  
1037.41'  
1602.46'  
S26 S25 S35 S36

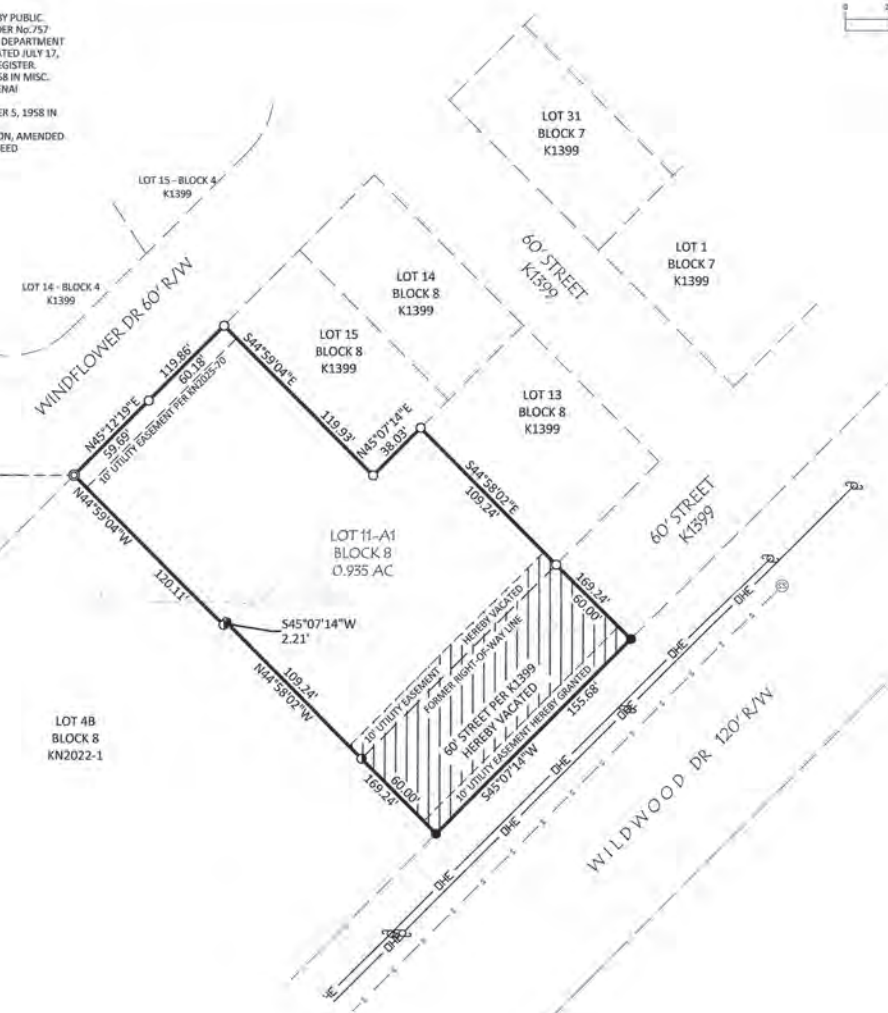
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  - THIS PLAT GRANTS 10 FOOT UTILITY EASEMENTS ADJACENT AND PARALLEL TO DEDICATED RIGHTS OF WAY.
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    - COVENANTS, CONDITIONS AND RESTRICTIONS PER BLACK GOLD ESTATES SUBDIVISION, AMENDED K1399. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.

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



"BASIS OF BEARINGS"  
K1399

S89°58'04"W  
1061.13'



**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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALEXANDER DOUTHIT AKA ALEX DOUTHIT  
1104 LEEWARD DR  
KENAI, AK 99611

**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

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA IN ACCORDANCE WITH KPB 20.10.080.

AUTHORIZED OFFICIAL

**Plat #**

Rec Dat \_\_\_\_\_

Date \_\_\_\_\_ 20 \_\_\_\_\_

Time \_\_\_\_\_ M



**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

0.721 AC. M/L SITUATED IN THE SW1/4 OF SECTION 25, TOWNSHIP 6 NORTH RANGE 12 WEST, SEWARD MERIDIAN, CITY OF KENAI, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING  
McLANE Consulting Inc  
P.O. BOX 468  
SOLDOTNA, AK 99669  
VOICE: (907) 283-4218  
FAX: (907) 283-3295  
WWW.MCLANECG.COM

KPB FILE NO. 2025-048  
PROJECT NO. 252006

SCALE 1" = 30'  
DATE: JULY 2025  
BOOK NO.: 24-10  
DRAWN BY: JAH

**KPB 2026-034V**

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - RIGHT OF WAY VACATION**

VACATE AN APPROXIMATE 60-FOOT BY 155.68-FOOT PORTION OF THE 60-FOOT UNNAMED RIGHT-OF-WAY LOCATED ALONG THE SOUTHEASTERN BOUNDARY OF 11-A, BLOCK 8, BLACK GOLD ESTATES 2025 REPLAT, PLAT KN 2025-70

<b>KPB File No.</b>	2026-034V
<b>Planning Commission Meeting:</b>	May 11, 2026
<b>Applicant / Owner:</b>	Alexander Douthit AKA Alex Douthit of Kenai, Alaska
<b>Surveyor:</b>	Andrew Hamilton, McLane Consulting, Inc.
<b>General Location:</b>	Off Wildwood Drive, City of Kenai
<b>Legal Description:</b>	Unnamed Street, Black Gold Estates Subdivision, Amended Plat K 1399, Kenai Recording District, Township 6 North, Range 12 West, Section 25, Seward Meridian adjacent to Lots 11 & 12 Block 8

**STAFF REPORT**

**Specific Request / Purpose as stated in the petition:**

A portion of the 60-foot right-of-way per Black Gold Estates Subdivision, Amended (K1399). Proposed vacation is approximately 9,360 square feet. The adjacent land has been replat to one lot as Lot 11-A Block 8 Black Gold Estates 2025 Replat (KN2025-70) from Lot

This land was originally plotted in 1962 as a frontage road to access residential lots that will be replotted into one larger lot. The frontage road is no longer needed to access the property. Wildwood drive access is adequate. Additionally, the extra 60 feet to run utilities creates an unnecessary cost burden to develop the land.

An additional portion of the unnamed 60-foot right-of-way was vacated per KN 2022-1.

**Notification:** The public hearing notice was published in the May 8 issue of the Peninsula Clarion and the May 7 issue of the Homer News as part of the Commission’s tentative agenda.

The public notice was posted on the Planning Commission bulletin board at the Kenai Peninsula Borough George A. Navarre Administration building. Additional notices were mailed to the following with the request to be posted for public viewing.

Twenty-nine certified mailings were sent to owners of property within 300 feet of the proposed vacation. Zero receipts had been returned when the staff report was prepared.

Eleven public hearing notices were emailed to agencies and interested parties as shown below;

- |  |   |
|--|---|
| State of Alaska Dept. of Fish and Game | Kenai Peninsula Borough Land Management |
| State of Alaska DNR                    | Alaska Communication Systems (ACS)      |
| State of Alaska DOT                    | ENSTAR Natural Gas                      |
| State of Alaska DNR Forestry           | General Communications Inc, (GCI)       |
| City of Kenai                          | Homer Electric Association (HEA)        |
| Emergency Services of Kenai            |   |

**Legal Access (existing and proposed):**

Legal access to the unnamed street is by Wildwood Drive. Wildwood Drive is a 120-foot-wide city-maintained road which connects to the Kenai Spur Highway to the west, a state-maintained road.

Black Gold Estates Subdivision Amended (KN 1399) dedicated the 60’ right-of-way that is proposed for vacation.

The block length is compliant due to the existence of present roads: Wildwood Drive to the south, Kenai Spur Highway to the west, an unnamed 60-foot right-of-way and Windflower Drive to the north, and an unnamed 60-foot right-of-way to the east.

No new dedications are proposed with the plat. No access to surrounding lots will be affected as Windflower Drive and Wildwood Drive provide public access to surrounding lots.

No section line easements affect the area to be vacated.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Uhlin, Dil Comments: This plat dedicates the 10' utility easement but failed to dedicate the 20' building setback.
SOA DOT comments	

**Site Investigation:**

According to the KWF Assessment, no wetlands affect the area to be vacated. The frontage road does not provide access to a lake, river, or other area with public interest as it only provides access to private lands.

The topography of the proposed area to be vacated is flat, with no contours affecting the area per the KPB GIS imagery terrain layer.

Per FEMA, this area is located within Zone D and is an undetermined flood risk. The proper plat notes have been added on the plat as plat notes number 2 and 3.

The KPB River Center Reviewer did not identify the proposed vacated area to be within a Habitat Protection District.

According to available public imagery, it does not appear that the right-of-way has been improved or is being used for vehicular access.

KPB River Center review	A. Floodplain  Reviewer: Hindman, Julie Floodplain Status: Within City of Kenai Comments: No comments  B. Habitat Protection  Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
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**Staff Analysis:**

The Carl Ahlstrom Homestead was first plotted out in 1955 as shown on the map plat filed at K216. Then in 1963 Black Gold Estates Subdivision K1335 subdivided a portion of the Carl F. Ahlstrom Homestead.

In 1964, the plat was revised by Black Gold Estates Subdivision Amended, Plat KN 1399. As noted on the parent plat under revisions "The addition of the 60 ft. street in front of" certain lots on the plat "were necessary to fill covenant No. 9 as shown on the original plat," was the reason for the revision and amendment to the plat. This 60-foot right-of-way was intended to be a frontage road along Wildwood Drive.

The adjacent property to the west was subdivided by Black Gold Estates 2021 Replat, plat KN 2022-1. This platting action vacated the western portion of the unnamed 60-foot-wide frontage road.

In 2025, Black Gold Estates 2025 Replat (KN 2025-070) combined Lots 11, 12, 16 and 17, Block 8, and created Lot 11-A1, Block 8 which the petitioned vacation is adjacent to.

This right-of-way vacation was originally reviewed by the City of Kenai Planning and Zoning Commission on February 26, 2025. Subsequently, KPB Planning Commission reviewed and granted approval on April 28, 2025. On May 27, 2025, the City of Kenai City Council, voted to veto the proposed right-of-way vacation.

The petition has been re-submitted after the City of Kenai attempted to clarify ownership of the proposed right-of-way with the Kenai Native Association, Inc by conveyed to the City of Kenai per Deed 2025-010976-0. Upon further review, this area was determined to be Wildwood Dr., and the unnamed frontage road appears to have been dedicated by the owners of Black Gold Estates Subdivision Amended K1399 in their Certificate of Ownership and Dedication note.

The City of Kenai Planning and Zoning Commission reviewed the vacation at their March 25, 2026 meeting and granted conditional approval. Conditions of approval include:

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 14.010.070(e)(2).

The Kenai City Council must approve the vacation after the Kenai Peninsula Borough Planning Commission review in order for the vacation to be finalized by the plat.

**Staff recommends**, the conditions be met during the final plat submittal.

Black Gold Estates 2025 Replat KN2025-70 granted a 10-foot utility easement adjacent to the unnamed road right-of-way requested for vacation. This right-of-way vacation petition is also requesting to vacate the adjacent and associated 10' utility easement granted by KN2025-70.

#### **20.65.050 – Action on vacation application**

D. The planning commission shall consider the merits of each vacation request and in all cases the planning commission shall deem the area being vacated to be of value to the public. It shall be incumbent upon the applicant to show that the area proposed for vacation is no longer practical for the uses or purposes authorized, or that other provisions have been made which are more beneficial 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;  
**Applicant comments:** The frontage road is no longer needed to access the property. Wildwood drive access is adequate.  
**Staff comments:** The unnamed street was intended to be a frontage road. It has not been improved and is not being used for public access
2. A road is impossible or impractical to construct, and alternative access has been provided;  
**Applicant comments:** Primary access for this land is via Wildwood Drive which is a 120-foot right-of-way that is paved/constructed and used for ingress/egress of traffic.  
**Staff comments:** Wildwood Drive and Windflower Drive both provide public access.
3. The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed;  
**Staff comments:** The surrounding area has been subdivided with adequate rights-of-way and utilities easements.

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;  
**Staff comments:** The frontage road does not provide access to a lake, river, or other area with public interest as it only provides access to private lands.
  
5. The proposed vacation would limit opportunities for interconnectivity with adjacent parcels, whether developed or undeveloped;  
**Staff comments:** The platted rights-of-way from parent subdivisions provide interconnectivity of public access and utilities.
  
6. Other public access, other than general road use, exist or are feasible for the right-of-way;  
**Staff comments:** Lying between Wildwood Dr and the applicant's property, there does not appear to be any other uses available for the frontage road right-of-way.
  
7. All existing and future utility requirements are met. Rights-of-way which are utilized by a utility, or which logically would be required by a utility, shall not be vacated, unless it can be demonstrated that equal or superior access is or will be available. Where an easement would satisfactorily serve the utility interests, and no other public need for the right-of-way exists, the commission may approve the vacation and require that a utility easement be granted in place of the right-of-way.  
**Staff comments:** The vacation has been sent to the utility companies for review and comments. Utility providers have existing lines in this area. No new utility easements were requested. The plat that will finalize the vacation will grant a 10-foot utility easement adjacent to Wildwood Drive.
  
8. Any other factors that are relevant to the vacation application or the area proposed to be vacated.  
**Applicant comments:** The extra 60 feet to run utilities creates an unnecessary cost burden to develop the land.  
**Staff comments:**

A KPBC Planning Commission decision denying a vacation application is final. A KPBC Planning Commission decision to approve the vacation application is subject to consent or veto by the KPBC Assembly, or City Council if located within City boundaries. The KPBC Assembly, or City Council must hear the vacation within thirty days of the Planning Commission decision.

The City Council will hear the vacation at their scheduled May 20<sup>th</sup> 2025 meeting.

If approved, Black Gold Estates 2026 Vacation plat will finalize the proposed right of way vacation. The plat will be reviewed internally by staff as it will be submitted as a Right-of-way Vacation Plat Final.

**KPBC department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses:  2707 WINDFLOWER DR, 2705 WINDFLOWER DR, 2714 WILDWOOD DR, 2712 WILDWOOD DR</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names:  WILDWOOD DR, WINDFLOWER DR</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p>
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	List of Approved Street Names:  List of Street Names Denied:  Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric  Comments: No comments
Planner	Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments:  There are not any material site issues with this proposed plat. Review Not Required
Assessing	Reviewer: Windsor, Heather  Comments: No comment

**Utility provider review:**

HEA	No comments
ENSTAR	
ACS	
GCI	

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

**RECOMMENDATION:**

Based on consideration of the merits as per KPB 20.65.050(D) as outlined by Staff comments, Staff recommends APPROVAL as petitioned, subject to:

1. Consent by Kenai City Council.
2. Compliance with the requirements for preliminary plats per Chapter 20 of the KPB Code including a submittal to and approval by the Plat Committee.
3. Grant any utility easements requested by the Kenai City Council and utility providers.
4. Submittal of a final plat within a timeframe such that the plat can be recorded within one year of vacation consent (KPB 20.65.050(I)).

**KPB 20.65.050 – Action on vacation application**

**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.

The 2019 Kenai Peninsula Borough Comprehensive Plan adopted November, 2019 by Ordinance No. 2019-25. The relevant objectives are listed.

*Goal 3. Preserve and improve quality of life on the Kenai Peninsula Borough through increased access to local and regional facilities, activities, programs and services.*

- *Focus Area: Energy and Utilities*
  - o *Objective A - Encourage coordination or residential, commercial, and industrial development with extension of utilities and other infrastructure.*
    - *Strategy 1. Near – Term: Maintain existing easements (especially section line easements) in addition to establishing adequate utility rights of way or easements to serve existing and future utility needs.*
    - *Strategy 2. Near – Term: Maintain regular contact with utility operators to coordinate and review utility easement requests that are part of subdivision plat approval.*
    - *Strategy 3. Near – Term: Identify potential utility routes on Borough lands.*
- *Housing*
  - o *Objective D. Encourage efficient use of land, infrastructure and services outside incorporated cities by prioritizing future growth in the most suitable areas.*
    - *Strategy 1. Near – Term: Collaborate with the AK Department of Transportation, incorporated cities within the borough, utility providers, other agencies overseeing local services, and existing communities located adjacent to the undeveloped areas that are appropriate for future growth, to align plans for future expansion of services to serve future residential development and manage growth.*

*Goal 4. Improve access to, from and connectivity within the Kenai Peninsula Borough*

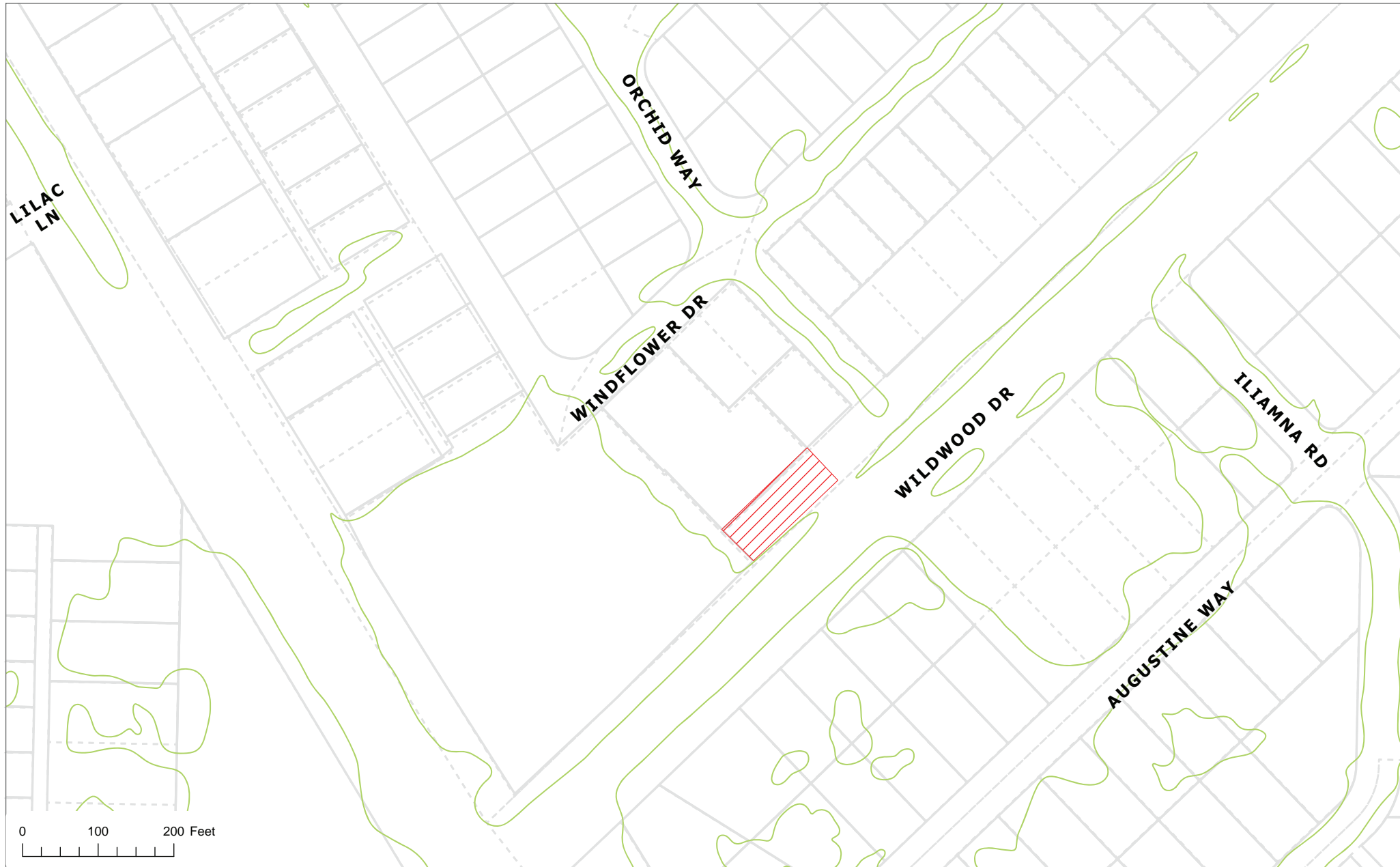
- *Focus Area: Transportation*
  - o *Objective B. Ensure new roads are developed in alignment with existing and planned growth and development.*
    - *Strategy 2. Near – Term: Establish subdivision codes that dictate road construction standards to accommodate future interconnectivity and/or public safety.*
    - *Strategy 3. Near – Term: Identify areas of anticipated growth to determine future access needs.*

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**END OF STAFF REPORT**



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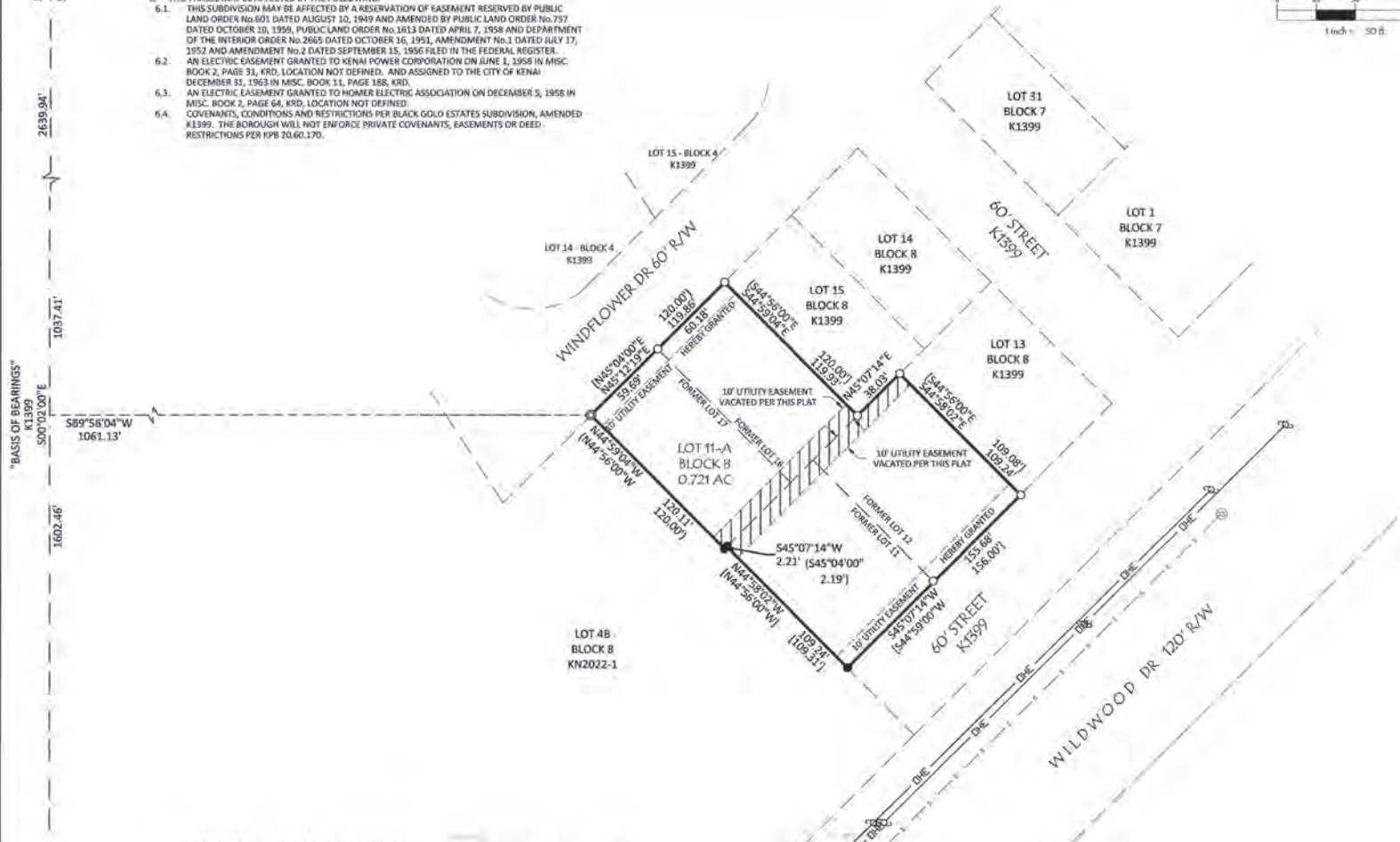
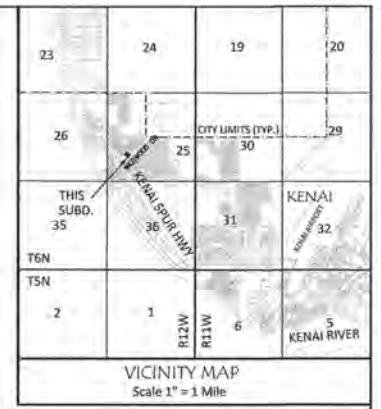
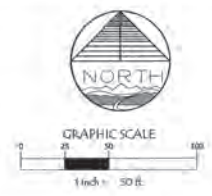


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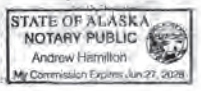
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  - UTILITY EASEMENT VACATION SHOWN HEREON WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 28, 2025.
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**WASTEWATER DISPOSAL**  
WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



**NOTARY'S ACKNOWLEDGEMENT**  
FOR: ALEXANDER DOUTHIT AKA ALEX DOUTHIT  
ACKNOWLEDGED BEFORE ME THIS  
22 DAY OF SEPTEMBER, 2025  
MY COMMISSION EXPIRES: 6/21/2028  
*Andrew Hamilton*  
NOTARY PUBLIC FOR THE STATE OF ALASKA



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.  
*Alexander Douthit*  
ALEXANDER DOUTHIT AKA ALEX DOUTHIT  
1104 LEEWARD DR  
KENAI, AK 99611

- 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
  - ( ) RECORD DATA PER BLACK GOLD ESTATES 2021 - KN2022-1
  - [ ] RECORD DATA PER BLACK GOLD ESTATES SUBDIVISION AMENDED - K1399

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF APRIL 28, 2025.  
*Andrew Hamilton* 10/1/2025  
AUTHORIZED OFFICIAL

2025-70  
Plat #  
Kenai  
Rec Dist  
10-2  
Date 12-17-25  
Time P.M.



**BLACK GOLD ESTATES 2025 REPLAT**  
A REPLAT OF LOTS 11, 12, 16, 17 BLOCK 8 BLACK GOLD ESTATES SUBDIVISION AMENDED (K1399)

OWNER:  
ALEXANDER DOUTHIT AKA ALEX DOUTHIT  
1104 LEEWARD DR  
KENAI, AK 99611

0.721 AC. M/L SITUATED IN THE SW1/4 OF SECTION 25, TOWNSHIP 6 NORTH RANGE 12 WEST, SEWARD MERIDIAN, CITY OF KENAI, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

ENGINEERING - TESTING SURVEYING - MAPPING  
P.O. BOX 408  
SOLDOTNA, AK 99689  
VOICE: (907) 283-4218  
FAX: (907) 283-3205  
WWW.MCLANEDG.COM

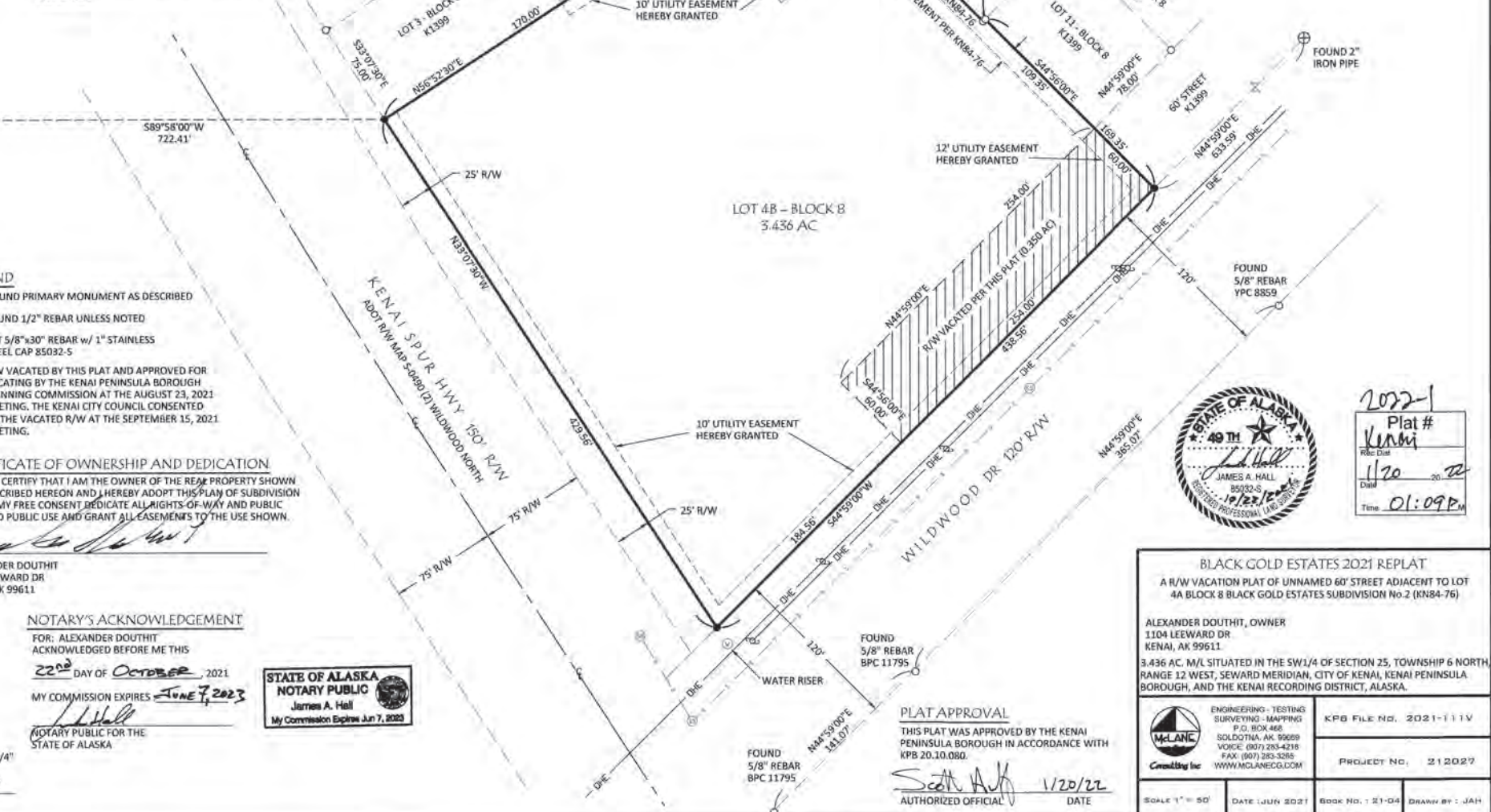
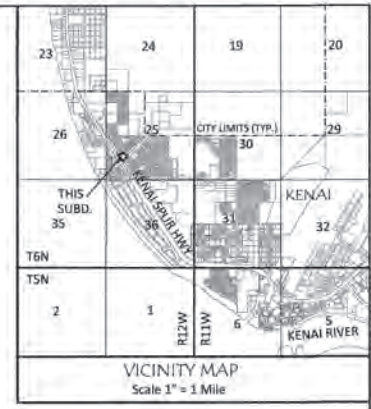
KPB FILE NO. 2025-048  
PROJECT NO. 252006

SCALE 1" = 50'  
DATE: JULY 2025  
BOOK NO.: 24-10  
DRAWN BY: AHH

SECTION 26  
SECTION 25  
2639.88'  
1130.96'  
1448.92'  
"BASIS OF BEARINGS"  
K1399  
500°02'00"E  
S26  
S25  
S35  
S36

- NOTES**
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  - DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
  - NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
  - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  - THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
    - THIS SUBDIVISION MAY BE AFFECTED BY A RESERVATION OF EASEMENT RESERVED BY PUBLIC LAND ORDER No. 601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No. 757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No. 1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No. 2665 DATED OCTOBER 16, 1951, AMENDMENT No. 1 DATED JULY 17, 1952 AND AMENDMENT No. 2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
    - AN ELECTRIC EASEMENT GRANTED TO KENAI POWER CORPORATION ON JUNE 4, 1958 IN MISC. BOOK 2, PAGE 31, KR, LOCATION NOT DEFINED, AND ASSIGNED TO THE CITY OF KENAI DECEMBER 31, 1963 IN MISC. BOOK 11, PAGE 188, KR.
    - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON DECEMBER 5, 1958 IN MISC. BOOK 2, PAGE 64, KR, LOCATION NOT DEFINED.
    - COVENANTS, CONDITIONS AND RESTRICTIONS PER BLACK GOLD ESTATES SUBDIVISION, AMENDED K1399. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.

**WASTEWATER DISPOSAL**  
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



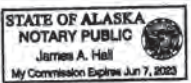
- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 1/2" REBAR UNLESS NOTED
  - SET 5/8" x 30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
  - ▨ R/W VACATED BY THIS PLAT AND APPROVED FOR VACATING BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE AUGUST 23, 2021 MEETING. THE KENAI CITY COUNCIL CONSENTED TO THE VACATED R/W AT THE SEPTEMBER 15, 2021 MEETING.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALEXANDER DOUTHIT  
1104 LEEWARD DR  
KENAI, AK 99611

**NOTARY'S ACKNOWLEDGEMENT**

FOR: ALEXANDER DOUTHIT  
ACKNOWLEDGED BEFORE ME THIS  
22<sup>nd</sup> DAY OF OCTOBER, 2021  
MY COMMISSION EXPIRES JUNE 7, 2023



NOTARY PUBLIC FOR THE STATE OF ALASKA



2022-1  
Plat #  
Kenai  
Date 11/20/22  
Time 01:09 PM

**BLACK GOLD ESTATES 2021 REPLAT**  
A R/W VACATION PLAT OF UNNAMED 60' STREET ADJACENT TO LOT 4A BLOCK 8 BLACK GOLD ESTATES SUBDIVISION No.2 (KN84-76)

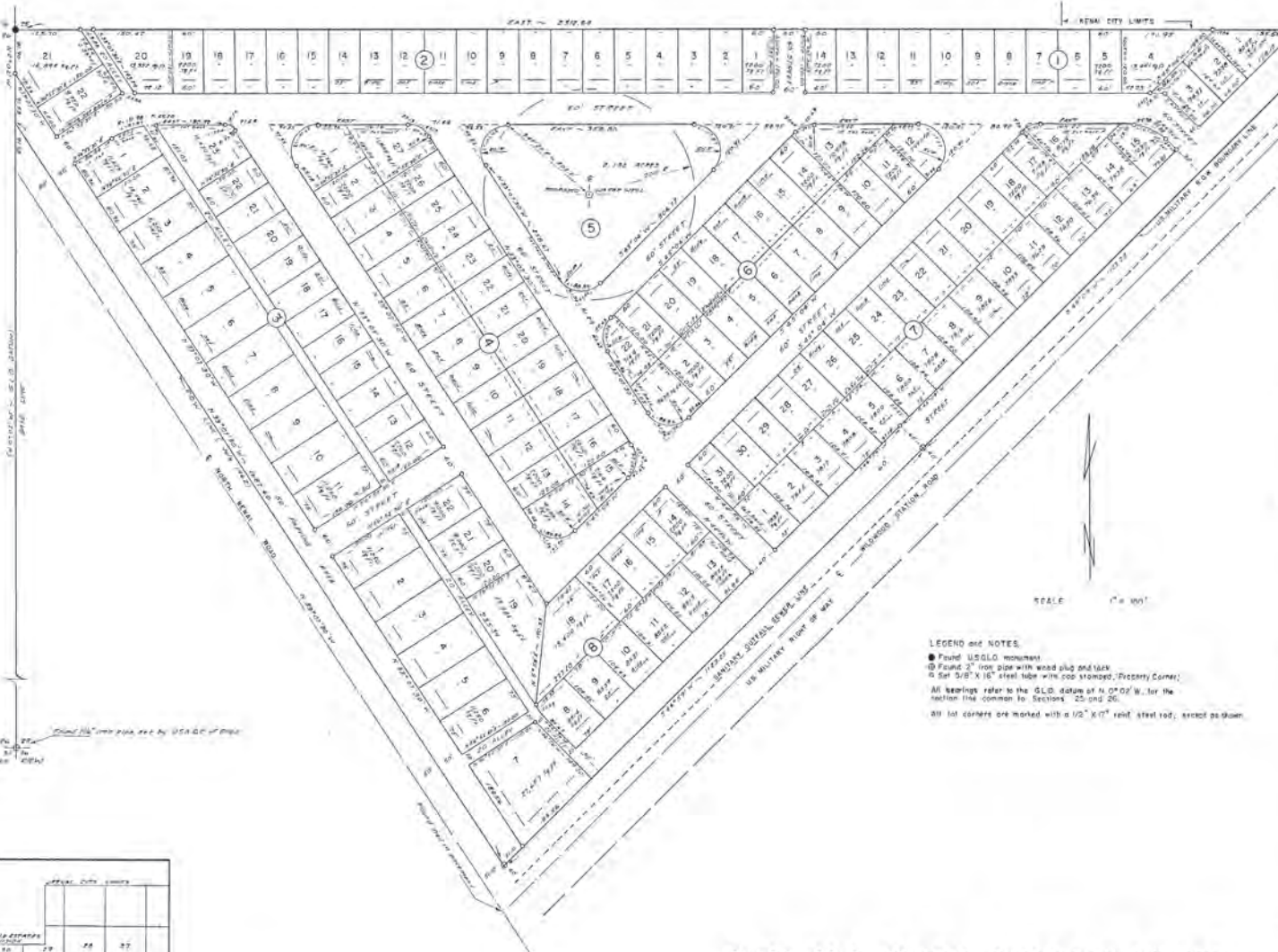
ALEXANDER DOUTHIT, OWNER  
1104 LEEWARD DR  
KENAI, AK 99611  
3.436 AC. M/L SITUATED IN THE SW1/4 OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, CITY OF KENAI, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.080.  
Scott A. Hall 11/20/22  
AUTHORIZED OFFICIAL DATE



KPB FILE NO. 2021-111V  
PROJECT NO. 212027

SCALE 1" = 50' DATE: JUN 2021 BOOK No. 121-04 DRAWN BY: JAH



**LEGAL DESCRIPTION OF THE BLACK GOLD ESTATES SUBDIVISION**

Commencing from the N.W. 1/4, Sec. 11, T. 12N., R. 12E., of the Second Principal Meridian in Alaska, this is the same point of beginning, to wit: 200.00 ft. along the northern line of Section 5 to the point of intersection with the U.S. Military Right of Way boundary, found 2' from the west end and back, thence S. 89° 04' 11.32\"/>

- CONDITIONS:**
1. Said property shall be subject to all easements, reservations and restrictions of record or not on the original plat hereon to be filed in the office of the City Clerk.
  2. The building shall be composed of the foundation of twenty five (25) feet from the front lot line, ten (10) feet from side or rear lot lines of any residential lot.
  3. For building erected on the above described premises shall be placed on a permanent foundation (no added or over drains for moving structures may be included in any building).
  4. All buildings shall be fire proof on the exterior.
  5. No industrial enterprises may be conducted on the above described premises, nor shall these premises be used for a bar, tavern, nor shall any trailer or structure be placed thereon.
  6. All debts from electric bills shall be secured, bonded or paid.
  7. Public utility and other service connections on the above described property shall be subject to assessment for any or all improvements required by the ordinances of the City of Kodiak when first laid at any time by the City or Developer, unless prior to completion of such improvements by the City or Developer, the owners of property within a 100 foot distance shall have joined together for the purpose of constructing such improvements.
  8. Such easements shall be an easement, for the purpose of road construction on a width of ninety (90) feet in front feet, this easement shall be included in the easement.
  9. When required by the City of Kodiak, a safety fence will be constructed along the North East End 4th, 4th and 5th front of the parking area by the individual lot owner as shown on 1, 2, 3, and 4.
  10. No utility lines shall be allowed within this subdivision.

**CONFIRMATION OF OWNERSHIP AND DIVISION**

We hereby certify that we are the owners of BLACK GOLD ESTATES SUBDIVISION and that we have approved this plan with our free consent, and declare all streets, alleys, and parking strips, for public use.

Dated April 14, 1964 at Kodiak, Alaska

*Carl F. Ahlstrom*  
*Mary C. Ahlstrom*

**CONFIRMATION OF UNIMPROVED LAND DIVISION**

I hereby certify that I am a residential land owner, and that this lot represents a strip made by me and that a permanent cloud thereon actually exists as located, and that all dimensions and other details are correct.

Date April 14, 1964

*Carl F. Ahlstrom*

**CONFIRMATION OF UNIMPROVED LAND DIVISION**

I hereby certify that I have heretofore set my home and office by notarial and this is my and my wife's last will and testament.

Dated August 10, 1962

*Richard Williams*

**CITY PLANNING COMMISSION**

Received April 14, 1964

Approved W. J. ...

Chairman W. J. ...

MEMORIAL

This is to certify that the within plat was duly submitted to and approved by the Council of Kodiak City, Alaska, by Resolution Number 1964-14 dated April 14, 1964 and was filed this 14 day of April, 1964.

*Richard Williams*  
 City Clerk

**LEGEND AND NOTES**

- Found USGLO monument
- Found 2" iron pipe with wood plug and lock
- ⊙ Set 5/8" x 16" steel tube with cap stamped, Factory Corner

All bearings refer to the G.L.C. datum of N 0° 02' W for the section line common to Sections 25 and 26.

All lot corners are marked with a 1/2" x 1/2" red steel rod, spaced as shown.



- REVISIONS:**
1. The addition of a 60 ft. street in front of lots 8 thru 13, in block 9, and lots 1 thru 10, in block 7, and eliminating the 20 ft. alley to the back of these lots.
  2. The addition of a 40 ft. street in front of lots 1, 2, 3, in block 1, and eliminating the 20 ft. alley to the back of these lots.
  3. The frontages on lots 1, 2, 3, 4, 5, in block 7, and lots 1, 2, 3, in block 1, has been revised.
  4. These revisions were necessary to fill covenant No. 9, as shown on the original plat, and have been completed this date, Oct. 25, 1964, by Stanley S. McLane, S.L.S.

**BLACK GOLD ESTATES SUBDIVISION, AMENDED**

CARL F. AHLSTROM and MARY C. AHLSTROM  
 OWNERS  
 RICHARD and JOAN WILLIAMS  
 DEVELOPERS

A PORTION OF THE CARL F. AHLSTROM HOMESTEAD LOCATED WITHIN THE SW 1/4 OF SECTION 29, T. 12N., R. 12E., OF THE SECOND MERIDIAN, ALASKA, CONTAINING 47.558 ACRES OF LAND.

STANLEY S. McLane, S.L.S.  
 REVISIONS

SURVEYED BY  
 Date: July 19, 1962  
 Plan: July 19, 1962  
 Exp: Oct. 24, 1962  
 Rev: Oct. 10, 1964



BLACK GOLD ESTATES, AMENDED

# 607



SEE PC RES 2012-44 VACATE 10 FT UTILITY EASEMENT



K-216



SCALE 1"=100 FEET  
 Reduced Scale 1"=200 FT

NOTE:  
 A 10' EASEMENT FOR UTILITY  
 PURPOSES IS TO BE PROVIDED  
 ON THE EAST SIDE OF  
 EACH RESIDENTIAL LOT



*This map (plat) is subject to modification  
 by plat amendments  
 Carl F. Ahlstrom  
 March 21, 1958*

FILED  
 3-21-58  
 W 22 COURTESY 2007, 2008

NICKER FISCHER ENGINEERING INC. INDEPENDENT DESIGN SW 1/4 SECTION 75  
 Planning Consultant 2007-2008, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025  
 ANCHORAGE ALASKA CARL F. AHLSTROM DENALI MEDIAN  
 KENAI ALASKA

CARL F. AHLSTROM  
 K-216



# 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:	ahamilton@mclanecg.com						

### PROPERTY OWNER

Name:	Alexander Douthit						
Mailing Address:	1104 Leeward Dr.	City:	Kenai	State:	AK	Zip Code:	99611
Phone Number(s):	907-398-2080						
Email:	alex@alaskacd.com						

### 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

<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (1) 24" x 36" Plat	<input checked="" type="checkbox"/> (2) 11" x 17" Plats
---	--	---

### SIGNATURE

Signature:		Date:	2/12/26
Print Name:	Alexander Douthit	Title/Business:	



# 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

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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

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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**

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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						
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	<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

<input checked="" type="checkbox"/> Certificate to Plat	<input checked="" type="checkbox"/> (1) 24" x 36" Plat	<input checked="" type="checkbox"/> (2) 11" x 17" Plats
---	--	---

### SIGNATURE

Signature:		Date:	2/12/26
Print Name:	Alexander Douthit	Title/Business:	



# 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 <b>S25, T6N, R12W</b>	
City (if applicable) <b>Kenai</b>	General area <b>Wildwood Drive</b>

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 needed.

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 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):

Alex Douthis

Signature:

Phone:

Name (printed):

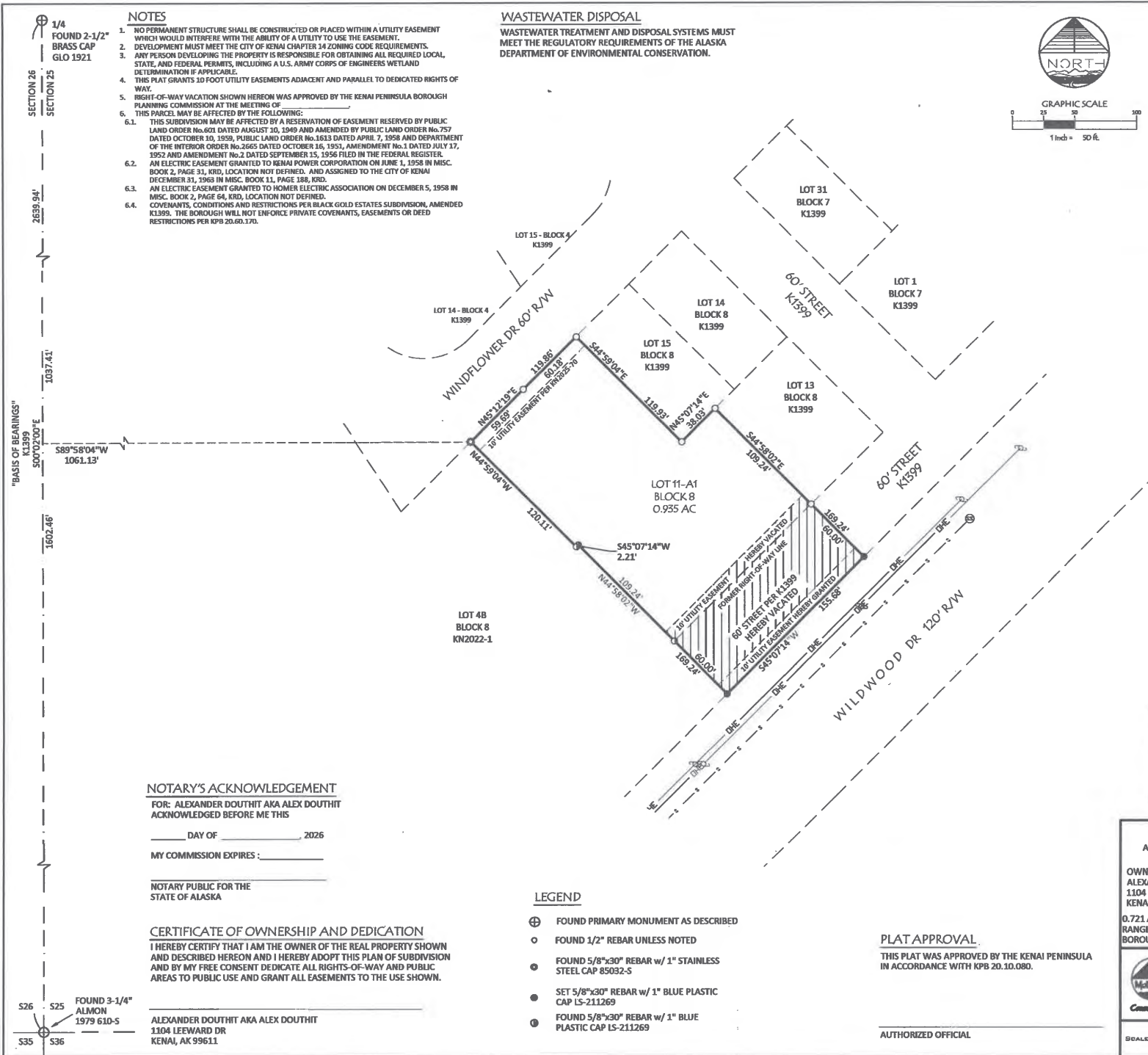
Signature:

# Aerial Map



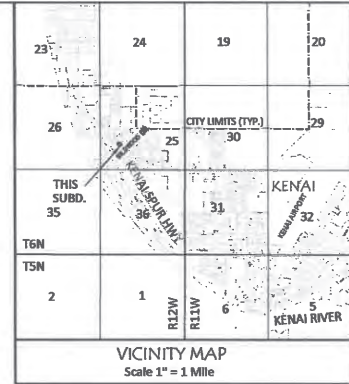
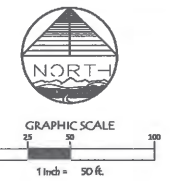
60'x254' area vacated in 2022

60'x 155.68' area to be vacated this plat



- NOTES**
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
  - DEVELOPMENT MUST MEET THE CITY OF KENAI CHAPTER 14 ZONING CODE REQUIREMENTS.
  - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
  - THIS PLAT GRANTS 10 FOOT UTILITY EASEMENTS ADJACENT AND PARALLEL TO DEDICATED RIGHTS OF WAY.
  - RIGHT-OF-WAY VACATION SHOWN HEREON WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_.
  - THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING:
    - THIS SUBDIVISION MAY BE AFFECTED BY A RESERVATION OF EASEMENT RESERVED BY PUBLIC LAND ORDER No.601 DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER No.757 DATED OCTOBER 10, 1959, PUBLIC LAND ORDER No.1613 DATED APRIL 7, 1958 AND DEPARTMENT OF THE INTERIOR ORDER No.2055 DATED OCTOBER 16, 1951, AMENDMENT No.1 DATED JULY 17, 1952 AND AMENDMENT No.2 DATED SEPTEMBER 15, 1956 FILED IN THE FEDERAL REGISTER.
    - AN ELECTRIC EASEMENT GRANTED TO KENAI POWER CORPORATION ON JUNE 1, 1958 IN MISC. BOOK 2, PAGE 31, KR/D, LOCATION NOT DEFINED. AND ASSIGNED TO THE CITY OF KENAI DECEMBER 31, 1963 IN MISC. BOOK 11, PAGE 198, KR/D.
    - AN ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION ON DECEMBER 5, 1958 IN MISC. BOOK 2, PAGE 64, KR/D, LOCATION NOT DEFINED.
    - COVENANTS, CONDITIONS AND RESTRICTIONS PER BLACK GOLD ESTATES SUBDIVISION, AMENDED K1399, THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS OR DEED RESTRICTIONS PER KPB 20.60.170.

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



**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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALEXANDER DOUTHIT AKA ALEX DOUTHIT  
 1104 LEEWARD DR  
 KENAI, AK 99611

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
  - FOUND 1/2" REBAR UNLESS NOTED
  - FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85092-5
  - SET 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269
  - FOUND 5/8"x30" REBAR w/ 1" BLUE PLASTIC CAP LS-211269

**PLAT APPROVAL**  
 THIS PLAT WAS APPROVED BY THE KENAI PENINSULA IN ACCORDANCE WITH KPB 20.10.080.

AUTHORIZED OFFICIAL \_\_\_\_\_

**Plat #**

Rec Dist \_\_\_\_\_

Date \_\_\_\_\_ 20\_\_\_\_

Time \_\_\_\_\_ M



**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

0.721 AC. M/L SITUATED IN THE SW 1/4 OF SECTION 25, TOWNSHIP 6 NORTH RANGE 12 WEST, SEWARD MERIDIAN, CITY OF KENAI, KENAI PENINSULA BOROUGH, AND THE KENAI RECORDING DISTRICT, ALASKA.

	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 488 SOLDOTNA, AK 99689 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MJANECG.COM	KPB FILE NO. 2025-048
	PROJECT NO. 252006	

SCALE 1" = 50'    DATE: JULY 2025    BOOK NO.: 24-10    DRAWN BY: AHH



**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



**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  
Jeanne Keaton, Chair  
Marty Askin

Alex Douthit, Vice Chair  
Diane Fikes

Absent:

Gwen Woodard

Stacy Krause

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



**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 25<sup>TH</sup> DAY OF MARCH, 2026.

  
\_\_\_\_\_  
Jeanne Keaton, Chair

ATTEST:

  
\_\_\_\_\_  
Logan Parks, Deputy City Clerk



*SENT VIA ELECTRONIC EMAIL*

March 26, 2026

McClane Consulting  
PO Box 468  
Soldotna, AK 99669  
ahamilton@mclanecg.com

**RE: Notice of Decision – Resolution PZ2026-07 - Preliminary Plat – Black Gold Estates 2026 Vacation**

Mr. Hamilton,

On Wednesday, March 25, 2026, the City of Kenai Planning and Zoning Commission **conditionally approved** Resolution PZ2026-07 for Preliminary Plat – Black Gold Estates 2026 Vacation. Enclosed is a copy of the signed resolution.

If you have any questions, please contact Planning & Zoning Department at 907-283-8237 or [planning@kenai.city](mailto:planning@kenai.city).

Sincerely,

Jessica See  
Planning Technician

Enclosure  
Notice of Decision  
Resolution PZ2026-07

CC: Beverly Carpenter, KPB Planning Department ([bcarpenter@kpb.us](mailto:bcarpenter@kpb.us))