

# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER 3/6/26)**

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

# NIKISKI ADVISORY PLANNING COMMISSION

Regular Meeting Minutes  
March 12, 2026 at 6:30 pm  
Location: North Peninsula Rec Center

1. **CALL TO ORDER- 6:34**
2. **ROLL CALL- Kelly Brewer, Stacy Olivia, Jon Harmon, Jason Ross Zoom, Tim Scherr Kenai Peninsula Borough Planner: Ryan Raidmae, KPB Lands: Jennifer Shields, KPB Aaron Hughes**
3. **APPROVAL OF AGENDA- Jason approved Kelly second**
4. **APPROVAL OF MINUTES- Jason approved Kelly second**
5. **BOROUGH BUSINESS**  
**PRESENTATIONS-**
  - a. Jennifer Shields spoke about **Ordinance 2026-05, Tax Foreclosure Sale** on April 25, 2026 will be held at the Kenai Peninsula Borough Building in the Assembly Chamber Room-Sale of Certain Real Property Obtained by the Kenai Peninsula Borough Through Tax Foreclosure Proceedings will be available for purchase. In the 1<sup>st</sup> round buyers are limited to 2 parcels-in the 2<sup>nd</sup> round buyers the purchase of parcels is unlimited. Jennifer said parcel 01218017 (**On Foreclosure list/Island Lake Frontage**) would not be retained as asked by the NAPC for the Nikiski Fire Department use due to unknown liabilities. Kelly made a motion to approve; Jon second. All Approved. Open discussion-Kelly asked if KPB could post the Auction information at the Nikiski Post Office, Jennifer said that they could so public was aware of Auction. Jason asked if Non-Profit could buy parcel 01218017 Jennifer said No but a private party could buy the parcel then sell it to the non-profit. Kelly asked if the KPB was doing clean up on Parcel 01218017 Jennifer and Aaron both indicated that that would be the liability and responsibility of the buyer.
  - b. Aaron Hughes spoke about **Ordinance 2026-XX, Casual Use Amendment**  
The ordinance serves to further identify, define and encourage allowable uses under Casual Use, and provides future guidance on how **lands** available for casual use are to be identified, and may be closed based on extraordinary public health, welfare and safety-related conditions. This Ordinance amendment is to identify Casual Use-**KPB land** over 20 acres would NOT change and open for Casual use- 20 acres and under would be closed to Casual (public) use. As stated in 2D on the agenda-a 20 acre or less **KPB land** can be nominated for Casual use. **Discussion**

**opened before approval of the Amendment due to Commissioner concerns.** Stacy was concerned that the wording on the Amendment did not include farm animals (Cattle) using KPB lands to cross over and would using them be an added expense? Aaron indicated they could purchase a Casual Use Permit. Kelly asked how much that permit would cost Aaron said a Personal Use permit for Casual Use costs \$500 a Commercial Permit costs \$1500. Kelly was concerned how this may affect recreational vehicles driving on KPB lands/ KPB are used for crossing to other public lands via snowmachines along with other recreation sport vehicles or uses-Jason was concerned about hunting on the KPB lands under 20 acres. Aaron being an understood the concerns. He asked if we could help work on an amendment to the amendment to change the wording-all Commissioners agreed. The Amendment to the Amendment agreed upon is **Closure of KPB lands to Casual Use may not prohibit or restrict legal access to other public lands.** With this Amendment added to the Amendment Tim motioned to approve; Jason 2<sup>nd</sup>. All Approved

#### REPORTS

- i. Planner ii. Assembly Member/Other-Ryan said there's potential for a new 20-acre gravel pit near Milky Way off Holt Lamplight. Out of State Owners are asking preliminary questions and getting the paperwork from KPB

#### 6. **PLATTING**

- a. Poolside Estates, 2026 Addition, KPB 2026-016: This subdivision will subdivide one parcel into nine parcels. Kelly motioned to approve; Jason 2<sup>nd</sup> All Approved

#### 7. **OLD BUSINESS**

- a. Nikiski Comprehensive Plan- AI reviewed the Survey Data and prioritized the Top 5 survey results. Commissioners will receive a copy from Ryan. Survey results on agenda for next meeting-to be put out to the public.

#### 8. **NEW BUSINESS**

- a. None

#### 9. **PUBLIC COMMENT/PRESENTATION: none**

#### 10. **COMMISSIONER COMMENTS: Jon discussed safety concerns that was on Nikiski Chats FB page regarding South Millers turning lane**

#### 11. **ADJOURNMENT: 8:00 PM**

**Next Regular Meeting:** Thursday April 9, 2026, at 6:30 PM