

DESK PACKET

(MATERIALS SUBMITTED AFTER 7/31/26)

- E2. Ordinance 2026-28: Authorizing the sale of certain parcels owned by the Kenai Peninsula Borough via live public outcry/simulcast online auction followed by a secondary online-only auction.**

MOOSE PASS ADVISORY PLANNING COMMISSION

REGULAR MEETING

LOCATION: MOOSE PASS SPORTSMAN CLUB AND ZOOM

TELECONFERENCE THURSDAY, AUGUST 6, 2026

6:00 P.M.

Draft Meeting Minutes

Jennifer Boyle, Kevin Dunham, Jeff Estes, Jeff Hetrick, Bruce Jaffa, David Pearson, Dave Schafer

To join the meeting from a computer, visit <https://us06web.zoom.us/j/9360805262>. To attend the Zoom meeting by telephone, call toll-free **1-888-788-0099** or **1-877-853-5247** and enter the Meeting ID **9360805262**. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the Meeting ID, and your participant number. You may join the meeting physically at the Moose Pass Sportsman Club, 33675 Depot Road, Moose Pass, AK 99631

1. CALL TO ORDER 6PM; Jeff H. to Chair Meeting
2. ROLL CALL - Jeff H, Jeff E, Kevin D, Jen B all present. Bruce J - excused. Dave S. and Dave P. absent.
3. APPROVAL OF AGENDA Move to approve Jen, 2nd Kevin
4. APPROVAL OF MINUTES
 - a. April 9, 2026 - Kevin Moves to approve, Jeff E. 2nd; approved.
5. PUBLIC COMMENT/PRESENTATION - none present
(Public Comment for items not appearing on the agenda)
6. NEW BUSINESS
 - a. Borough
 - i. Planner Report
 1. Ordinance 2026-28, An Ordinance Authorizing the Sale of Certain Parcels Owned by the Kenai Peninsula Borough Via Live Public Outcry/Simulcast Online Auction Followed by a Secondary Online Only Auction
 - Aaron Hughes - Land Management Officer for KPB, here to talk about KPB general land sale, live online auction on Oct 10 in Soldotna with secondary online auction for parcels that don't sell in live auction in online auction. 1 property is

available in Moose Pass - might be included in the Land Affordability Program. This is the 2nd year the Land Affordability Program (LAP) has been offered. Must be preapproved prior to auction. 20% reduction on gavel sale price with 10% down so that buyer has 30% equity. If don't uphold terms, penalties are involved. Property must be listed at less than \$120,000 and be a residential property. There should be more LAP properties available in the Moose Pass area in the years to come. This information will be posted on the borough website and the auction contractor is required to do marketing, so properties will be listed on social media, radio, newspapers as well as sites like Zillow.

- Move to approve ordinance 2026-28 by Kevin, 2nd Jeff E. Jeff H. comments that appreciates the efforts of Mr. Hughes in this project. Unanimously passes.

2. Notice of APC Seat Vacancy - 3 seats are currently open (Kevin, Jeff E, Dave S), deadline to reapply by Friday, August 28th. Should be physically posted as well.

ii. Report from the Chair

7. OLD BUSINESS

a. Draft Moose Pass Comprehensive Plan - Julie needs a copy of the most recent APC version as well as Willow's version so she can provide both documents for review.

Willow Hetrick to create document comparing her proposed plan with MPAPC comp plan

8. PUBLIC COMMENT - Willow Hetrick contacted on her work email from a contractor from DOT for historic pictures from the Wye to the Ball Diamond more or less.

9. COMMISSIONERS' COMMENTS - Kevin D. would like to know any updates on DOT project.

10. NEXT MEETING DATE

a. September 10, 2026

11. ADJOURNMENT Jen moves to adjourn, Kevin 2nds 7:10pm

CONTACT INFORMATION

Contact the Moose Pass Advisory Planning Commission at:

To send a message to the Moose Pass APC:

<https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning>

[commission/advisory-planning-commissions/moose-pass-apc](#)

Click on the last item listed "Send a message to the Moose Pass APC Commissioners"

Send USPS mail to:

Kenai Peninsula Borough Planning Department, Attn: Moose Pass
APC, 144 N Binkley, Soldotna, AK 99669