

# **DESK PACKET**

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

- 11. Ordinance 2026-11: Amending Borough code section KPB 17.10.190 & KPB 17.10.250 regarding casual use of Borough land.**

Introduced by: Mayor  
Date: 03/17/26  
Hearing: 04/21/26  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
ORDINANCE 2026-**

**AN ORDINANCE AMENDING BOROUGH CODE SECTIONS KPB  
17.10.190 AND KPB 17.10.250 REGARDING CASUAL USE OF  
BOROUGH LAND**

**WHEREAS**, KPB 17.10.190 provides for the public use of borough land though Casual Use, but KPB 17.10.250 inadequately defines what is considered allowable use or penalties for unauthorized activities on borough land; and

**WHEREAS**, public casual use of borough land is an important benefit to borough residents and should be preserved and managed for personal consumption, non-commercial, personal recreation, and personal subsistence uses only; and

**WHEREAS**, amending the definition of casual use is important for the active management of borough lands, and will serve to help mitigate future unauthorized use and trespass matters; and

**WHEREAS**, during its regularly-scheduled meeting on February 23, 2026, the Kenai Peninsula Borough Planning Commission held a public hearing regarding the proposed changes and recommended \_\_\_\_\_;

**NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:**

**SECTION 1.** That this ordinance amends KPB Code and will be codified.

**SECTION 2.** That KPB 17.10.190 is hereby amended as follows:

**17.10.190. Casual use of borough land.**

- A. A casual use is temporary in nature for personal recreation, non-commercial use, personal consumption, or personal subsistence use and enjoyment, and does not create an interest in the title of the land.
- B. The casual use of borough land does not require a permit. Any and all uses that do not comply with the definition of “casual use” under 17.10.250 will require the issuance of a revocable temporary use permit pursuant to KPB 17.10.180 or other available land use authorization.

- C. The mayor, or designee, may close any and all borough casual use land [TO CASUAL USE] due to extraordinary circumstances adverse to public health, safety, and general welfare by issuing a written order. [THAT CONTAINS A FINDING THAT AN EMERGENCY EXISTS AND A STATEMENT OF THE FACTS ON WHICH THE FINDING IS BASED.] The mayor will [PUBLISH] post a notice of the location of borough land that the mayor has closed to casual use on the borough website. [IN ACCORDANCE WITH KPB 1.08.180.] An inventory of lands open for casual use will be available under a casual use viewer on the borough website.
- D. Only specifically identified parcels of borough land will be made available for casual use. The identified parcels available for casual use will be located outside of city limits on borough parcels or a block of contiguous borough-owned parcels in excess of 20 acres in size, unless otherwise identified by the mayor in the casual use viewer. Parcels may be nominated by the public for a casual use determination by the mayor upon consideration of a recommendation in writing from land management. Borough-owned lands incorporated within a Local Option Zoning District will not be available for casual use.
- F. Unauthorized use, destruction, extraction, removal, or harvest of resources from borough land will be subject to trespass, fines, and potential civil actions to recover damages.
- G. Camping allowed under casual use is only allowed on approved casual use lands, is limited to a seven-consecutive-day period, and must not result in any damage to the land, including, but not limited to depositing of garbage or waste.
- H. Firewood Cutting must be for personal consumptive use only and is limited to five dead or naturally downed trees within a one acre area. All slash must be removed or dispersed in a manner to limit the slash height to 16" or less. Only seasonal burning of slash may take place through the use of an attended personal warming fire as fire conditions permit.
- I. Motorized or mechanized use is limited to existing trails. Winter travel by snowmachine or all-terrain vehicle is permissible provided sufficient snow conditions exist. The mayor may close borough casual use lands to all mechanized or motorized use or designate a specific type of use in the event extraordinary conditions exist.
- J. Warming fires are allowed as fire conditions permit, provided they are attended and are restricted in size to that of a warming fire, not greater than 3' x 3' in size. The mayor may close borough casual use lands to all open fires in the event of determined or potential fire risk.

- K. No unauthorized shooting ranges are allowed on borough-owned property. Discharge of firearms for purposes not directly related to hunting or defense of life and property may be restricted if the activity poses a risk to public health, safety, or general welfare.
- L. No dumping of waste, garbage, slash, debris, fish or animal waste, or materials of any type are allowed on borough land to include casual use lands.

**SECTION 3.** That KPB 17.10.250 is hereby amended as follows:

**17.10.250. — Definitions**

In this chapter, unless the context otherwise requires:

...

"Casual use" means [A USE]the temporary personal recreation, non-commercial, personal consumption, or personal subsistence use of specifically-identified borough land that is nonexclusive and involves only minimal disturbance to the land. Nonexclusive examples of a casual use are hiking, camping for seven consecutive days or less, cross country skiing, snow machining, berry picking, hunting, brushing survey lines or authorized trails where roots are not disturbed, [LIVESTOCK DRIVES], attended warming fires as fire conditions allow, and the use of all-terrain vehicles off an established road or right-of-way but on an existing trail. However, hiking trails or consistent use for hiking and establishing hunting camps do not constitute a casual use.

**SECTION 4.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances will not be affected.

**SECTION 5.** This ordinance shall become effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY OF \*, 2026.**

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Ryan Tunseth, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent:

**From:** [David Story](#)  
**To:** [Tommy Gossard and Virginia Morgan](#); [Cindy Ecklund](#); [ygalbraith@gmail.com](mailto:ygalbraith@gmail.com); [brandonandheather@live.com](mailto:brandonandheather@live.com); [Kathy Recken](#); [officers@cooperlandingcommunityclub.com](mailto:officers@cooperlandingcommunityclub.com); [Aldridge, Morgan](#); [APC - Chris Degernes](#); [Ruffner, Robert](#); [Phillip Miller](#); [David Nees](#); [Hughes, Aaron](#)  
**Subject:** <EXTERNAL-SENDER>20260311 CLAPC Unapproved Minutes  
**Date:** Thursday, March 12, 2026 8:04:08 AM  
**Attachments:** [20260311 CLAPC Agenda Minutes UNAPP.pdf](#)  
[20251203 CLAPC Regular Meeting Minutes APPRV.pdf](#)

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Hello,

Please find the Unapproved Minutes for the March 11, 2026 CLAPC Regular Meeting and the Approved Minutes for the December 03, 2025 CLAPC Regular Meeting. Supporting documents can be found on the CLAPC page of the KPB website

here: <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/advisory-planning-commissions/cooper-landing-apc#apc-meeting-information-and-documents>

Please note that the CLAPC voted to:

- Recommend approval of Ordinance 26-08 regarding the CEA Lease in Cooper Landing.
- Recommend approval of the ordinance Amending KPB Code Sections 17.10.190 and 17.10.250 regarding Casual Use of Borough Land.

Please let me know if you have any questions or need additional information.

Cheers,  
David

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David Story  
Cooper Landing Advisory Planning Commission  
Secretary

Please direct all electronic communications to:

<https://www.kpb.us/planning-dept/planning-commissions/cooper-landing-apc>

Please direct all mail to:

Kenai Peninsula Borough Planning Department  
Attn: Cooper Landing APC  
144 N Binkley St.  
Soldotna, AK 99669

**From:** [Aldridge, Morgan](#)  
**To:** [Aldridge, Morgan](#)  
**Subject:** FRAPC Meeting March 11, 2026  
**Date:** Friday, March 13, 2026 11:27:30 AM  
**Attachments:** [FRAPC Agenda 26-03-11.pdf](#)

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The Funny River APC met at their regularly scheduled meeting on March 11, 2026 at 7pm. They had a quorum. They reviewed the items listed on the agenda and discussed concerns with the Land Management Agent from the Kenai Peninsula Borough. No minutes have been received at this time.

Thank you

Morgan

**Morgan Aldridge**

Planner

Kenai River Center

A Division of the Planning Department

Office: (907) 714-2460 Direct: (907) 714-2465

**PUBLIC RECORDS LAW DISCLOSURE:** This email and responses to this email may be considered a public record under the law.

Hope/Sunrise Advisory Planning Commission Meeting  
Unapproved Minutes - 7 P.M. March 11, 2026  
Hope Library and Via Zoom

1. The meeting was Called to Order by Jim Skogstad at 7:02 P.M.
2. Members present were Jim Skogstad, Flip Foldager, Johnny Sorenson, and Scotty Smith. Dawn Hamond, Borough planner Ryan Raidmae, and Aaron Hughes, Land Management Manager attended via Zoom .
3. The agenda was approved with the addition of swearing in Scotty Smith to the Commission
4. The minutes of January 21, 2026 were approved as submitted.
5. Borough Business: An ordinance to amend “casual use of Borough land” was explained by Ryan and Aaron Hughes. The definition of “casual use” of specifically-identified land generally defines minimal disturbance to the land such as berry picking, snow machining, hunting and camping less than 7 days. Amendments to the code were explained and HAPC approved the ordinance to amend the code. “Casual Use” land can be identified on the KPB Parcel Viewer.
6. Old Business: The draft HAPC 2023 Land Use Plan has taken a turn. The plan was in the legal department but administrative policy changes require a rewrite by the planning department and the plan has been sent back to legal. Dawn suggested and we agreed to wait for it to come out and see what happens.
7. New Business: There was no new business
8. There were no Public Comments or Presentations
9. Commissioners' Comments: None
10. The meeting was adjourned at 7:42 P.M.

**NEXT REGULARLY SCHEDULED HOPE/SUNRISE  
ADVISORY PLANNING COMMISSION MEETING**

The next regularly scheduled Hope/Sunrise Advisory Planning Commission Meeting is scheduled for Wednesday, April 8, 2026 in the Hope Library, 18487 A Avenue, Hope, AK 99605 and through Zoom at 7:00 P.M.

**CONTACT INFORMATION**

Contact the Hope/Sunrise Advisory Planning Commission at:

Email-visit: <https://www.kpb.us/planning-commissions/hope-sunrise-apc>

On the far right-hand side of the page is a box titled, “Commissioner Information”. Scroll to the Bottom of the box and select, “Contact the Hope/Sunrise APC”

**MOOSE PASS ADVISORY PLANNING COMMISSION**  
**REGULAR MEETING**  
**LOCATION: MOOSE PASS SPORTSMAN CLUB AND ZOOM**  
**TELECONFERENCE THURSDAY, MARCH 12, 2026**  
**6:00 P.M.**

**Draft 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 6:09 PM
2. ROLL CALL Jeff Estes, Dave Schaffer, Jeff Hetrick, Jennifer Boyle, Kevin Dunham all present
3. APPROVAL OF AGENDA -Moved Dave S, 2nd Jeff E, Approved
4. APPROVAL OF MINUTES
  - a. February 5, 2026 - Approved
5. PUBLIC COMMENT/PRESENTATION  
*(Public Comment for items not appearing on the agenda) - None*
6. NEW BUSINESS
  - a. Borough
    - i. Planner Report
      1. Ordinance 2026-XX, An Ordinance Amending Borough Code Sections KPB 17.10.190 and KPB 17.10.250 Regarding Casual Use of Borough Land  
  
Aaron Hughes Land Management on zoom to discuss Casual Use Land. Parcels within city limits, or less than 20 contiguous acres not available for casual use.

Motion to make a recommendation of approval of Ordinance 2026-XX, An Ordinance Amending Borough Code Sections KPB 17.10.190 and KPB 17.10.250 Regarding Casual Use of Borough Land by Jeff H and 2nd by Jeff E.

Jeff H. motions to recommend that an audit be done of KPB Parcel Viewer's accuracy of Casual Use Lands, 2nd Jen Boyle, Passes, All in Favor

ALL approve motion of approval.

ii. Report from the Chair - no report

## 7. OLD BUSINESS

- a. Draft Moose Pass Comprehensive Plan – Special Meeting on March 25, 2026 at 6:00 P.M. - Jeff E, Jeff H, Dave S, Kevin D can all be present either in person or via zoom for the 3/25 special meeting. Jen B is unavailable.

## 8. PUBLIC COMMENT - none

## 9. COMMISSIONERS' COMMENTS

Jeff H. - Should we print some Comp Plan to leave at post office prior to the March 25 meeting to help public review plan? Would appreciate 2 weeks time frame from Borough to review items prior to meetings.

Kevin D- Apologized for being late. AZ doesn't observe daylight saving.

Jeff E. - Considering how to protect shallow bedrock areas from future development to protect water/wells. Doesn't think that our current comp plan protects it enough.

Dave S. - ditto Jeff H comments. We need to be vigilant regarding updates and policies.

Jen B. - It was interesting learning about Casual Use Lands.

## 10. NEXT MEETING DATE

March 25 - Special Meeting, Comprehensive Plan Presentation to Public, 6 PM

April 9, 2026

## 11. ADJOURNMENT Dave S. motion, Jeff E 2nd passes. Adjourned 6:58 PM.

## 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

# 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