

DESK PACKET

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MISC. INFO

- Kachemak Bay APC 06-05-23 Meeting Minutes

KACHEMAK BAY ADVISORY PLANNING COMMISSION
Unapproved Meeting Minutes
MONDAY JUNE 5, 2023 - 7:00 PM

1. CALL TO ORDER, called to order 7:05 pm

2. ROLL CALL

Present: Penelope Haas, Seat A; Hal Shepherd, Seat B; Owen Meyer, Seat C; Courtney Cox Brod, Seat D; Willy Dunne, Seat G

Excused: Louise Seguela, Seat E

Staff: Ryan Raidmae, KPB Planner

3. APPROVAL OF AGENDA

Agenda approved with the addition of Fox Sparrow plat, KPB 2023-060

4. APPROVAL OF May 1, 2023 MINUTES

Minutes approved as submitted

5. BOROUGH BUSINESS

a. REPORTS

i. PLANNER

Nothing to report

b. PLATTING

i. NOD for KPB 2023-026V, no comment

ii. NOD for KPB 2023-026, no comments

iii. NOD for KPB 2023-042

General discussion regarding exceptions made by PC to accommodate steep slopes which are difficult or impossible to develop. Ryan indicated the PC often approves exceptions to plats, otherwise properties could not be transferred. He also said Borough has no authority or duty to warn potential buyers about site limitations. There is a concern among the APC members that buyers could be stuck with land they cannot develop even though the PC approved plats with steep slopes and/or wetlands.

iv. NOD for KPB 2023-024V, no additional comments

v. NOD for KPB 2023-044, no additional comments

vi. Patch Subdivision, KPB 2023-030R1:

Motion: The KBay APC recommends that before approval, the Plat Committee and Planning Commission require wetlands be indicated on this plat as required by KPB Code 20.25.070 h. Discussion around the “drainage” indicated on plat and if that is a creek, KPB Code requires adjacent wetlands be delineated. **Motion passed without objection.**

There are also concerns about the low lying nature of the parcel resulting in poor drainage and potential flooding if a road is constructed in the proposed ROW. Site conditions also could result in wastewater systems having adverse effects on neighboring parcels.

vii. Fox Sparrow Subdivision KPB 2023-060

It was noted that the easternmost portion of this parcel is extremely wet.

Motion: The KBay APC recommends the Planning Commission consider ways to protect wetlands in light of the recent SCOTUS decision in Sackett v EPA. Discussion included ideas for potential Code changes to protect wetlands if the EPA no longer has that authority. If we (the Borough) continues to approve plats with substandard drainage and steep slopes, the taxpayers will be faced with paying to fix problems like the flooding being mitigated by KPB in the KBeach area. Poor drainage and adverse site conditions can also result in septic systems adversely impacting adjacent residents. **Motion passed without objection.**

6. OLD BUSINESS

- a. Future meeting location and format:

Louise will continue to work with KBNERR to have a space for hybrid in person/Zoom meetings.

7. NEW BUSINESS

- a. Schedule site visit to Gibson Ag Lease on Basargin Rd.

Commissioners indicated an interest in visiting the site in early August. Courtney will contact the lease holder to schedule a time to meet on site.

- b. FY24 APC budget discussion

The FY24 budget being considered by KPB Assembly includes \$15,800 for APCs under “Contractual Services”. Ryan indicated these funds can be used to cover costs for meeting spaces and incidental supplies like paper, ink cartridges, mailings, etc. Equipment cannot be purchased with these funds.

8. PUBLIC COMMENT/PRESENTATION: none

9. COMMISSIONER COMMENTS

We thanked Owen Meyer for his service on the APC and wish him well as incoming President of the local Rotary Club.

10. ADJOURNMENT

Adjourned at 8:08 pm.

Next meeting will be at 7:00 pm on Monday August 7, 2023 (no meeting in July)