

MISCELLANEOUS INFORMATIONAL ITEMS

**COOPER LANDING ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: COMMUNITY HALL AND ZOOM TELECONFERENCE
WEDNESDAY, FEBRUARY 08, 2023
6:00 PM
UNAPPROVED MINUTES**

1. CALL TO ORDER – 6:00pm
2. ROLL CALL – J. Cadieux, C. Degernes, K. Recken, L. Johnson, H. Harrison, D. Story present. Y. Galbraith excused.
 - a. Members of the public: Virginia Morgan, Rhonda Rogalski, Melissa Brennan, Lorraine Temple, Amy Brodersen, Weston
 - b. Agency representatives: Morgan Aldridge, Megan Flory, Sean Baski, Alice Rademacher, Marcus Mueller, Alvin Talbert
 - c.
3. APPROVAL OF AGENDA - C. Degernes moves to approve as written, K. Recken seconds. All approve by roll call vote.
4. APPROVAL OF MINUTES for December 7, 2022 – L. Johnson moves to approve as written, C. Degernes seconds. All approve by roll call vote.
5. CORRESPONDENCE – none.
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE - none.
7. REPORT FROM BOROUGH
 - a. DOT&PF Sterling Hwy MP 45-60 Project report and questions/answers. Sean Baski, PE, Project Manager, AKDOT&PF.
 - i. Working with CIRI for transfer of land.
 - ii. Clearing will continue early this spring prior to the nesting [migratory] bird window.
 - iii. Working with QAP and Traylor to complete bridge site and approach road preparations.
 - iv. D. Story asked about the signage at Bean Creek and W. Juneau Road that says “No Access”
 1. A. Talbert said the signs were intended to keep people from driving out there and that they would be redoing the signs in the next couple weeks to make clear that it does not prohibit access.
 2. K. Recken said that the signs say no motorized access.
 3. S. Baski said that the signs are probably general use signs.
 - b. Unit 395 update with Marcus Mueller – Land Management Officer for KPB.
 - i. KPB is engaged with a wildfire research organization WiRe Funded by National Science Foundation doing academic work around wildfire and community responses to wildfire including

Firewise work in the communities of Funny River, Nikiski, and Cooper Landing.

1. J. Cadieux said that she and Yvette Galbraith attended a meeting with them last year where the survey efforts were anticipated for this year.
 2. V. Morgan said that they proposed a May 17-19 window for training community members prior to their data collection window.
- ii. Unit 395 – KPB is working with QAP to determine a materials site location in the unit north of the alignment, in the eastern third of the parcel near the intersect of W. Juneau Rd. and Chunkwood Road.
1. The work will determine a commercial quantity contract that would have a number of phases: Exploration phase, Planning and Permitting phase, Development Plan, Extraction Phase up to 50,000 cu. yds. of material over two years.
 2. Site location has been determined from the test hole part of the Unit 395 planning project.
 - a. K. Recken asked if the contract with QAP is going to have a clause for remediation/rehabilitations after the project.
 - i. M. Mueller said that it does have a reclamation and stabilization component to it. Reclamation is to close over areas so they are no longer accessible while stabilization is maintaining the access to the site while making sure slopes are stable etc. Area is somewhere probably around an acre in size.
 - b. A. Brodersen asked for clarification on the location of the gravel site.
 - i. M. Mueller said he will follow up by sharing a map of the site.
 - c. J. Cadieux asked if they have a good enough estimate of the material quantities to know whether it will be tapped out by 50,000 cu. yds. or if it would have life left.
 - i. M. Mueller said that this would be better answered by the exploration phase but more than 50,000 cu. yds. are anticipated.
 - d. J. Cadieux asked if the first 50,000 cu. yds. are for the MP 45-60 project use.
 - i. M. Mueller confirmed that it would be for the project but afterwards the site would likely be stabilized for later use.

8. OLD BUSINESS – none.

9. NEW BUSINESS

- a. KPB Affordable Housing Draft Report – Megan Flory, Planning Consultant for RESPEC
 - i. Information Insights worked on the Affordable Housing Report and has used it as a case study that can be utilized throughout the borough past the immediate use for Cooper Landing.
 1. M. Mueller said that the original prompt for this was as a part of the Unit 395 project to identify ways that communities have addressed the issue of Affordable Housing and identify issues that lead to a lack of Affordable Housing.
 2. A. Brodersen asked when it is anticipated that the Unit 395 project will be completed and will it be prior to any action on the affordable housing concern.
 - a. M. Mueller said that with respect to the affordable housing report it doesn't identify an action plan but rather identifies tools that can be used. With respect to the larger Unit 395 Land Planning Project that is separate from the Affordable Housing Report, it will have a draft available in March.
 - b. M. Flory said that the Affordable Housing Report is mostly finalized and will move along with the rest of the project although it is a stand-alone product.
 - i. She said the Unit 395 Project planners will be back in Cooper Landing March 8th to present draft plans and maps and a report to submit to the CLAPC and more broadly for public review prior to going to the KPB Planning Commission. Timeline details are also available on the project website.
 1. [The timeline is not immediately visible on the project website. An outline of it can be found under the "Goals and Outcomes" page by clicking on "View Project Workplan" or by using this hyperlink:
https://www.unit395planning.com/files/ugd/d2dde5_b2b79a2473554aaeaf529ffd83f1d16e.pdf]
- c. M. Mueller said the next KPB Planning Commission meeting will also be given a presentation this next week [February 13, 2023] to share project progress as well. The same presentation will be given at the next KPB Assembly meeting [February 21, 2023].
- d. J. Cadieux said that there were not any peer reviewed journals referenced regarding barriers to Affordable Housing and asked if there was a reason why none were included. The report indicates that they examined what is being done in the Lower 48.

Certainly studies from elsewhere in the States must be available in journals to glean ideas of what has been successful.

- i. M. Flory said that she will bring that concern to the Information Insights consultant group.
- e. J. Cadieux said that the report points towards some regulation being a tool for addressing the issue. She asked why there appears to be no recommendation made for possible ordinance or regulation language that could be used in the KPB to address the issue.
 - 1. M. Flory said that is an omission that should be addressed. She will bring that up with the Information Insights consultants that that aspect was not included.
- f. K. Recken asked J. Cadieux for clarification of what she meant by regulation.
 - i. J. Cadieux said that the report identifies examples of regulation or ordinance in other communities but does not provide suggestion to the KPB what regulation or ordinance might be taken up.
- g. C. Degernes said that before this comes back to the community for comment or review it would be helpful to have a range of possibilities so people can see what potential tradeoffs might be so the community can make a fair assessment. She said if we want affordable housing it may mean XYZ. The plan, in the end, needs to have this laid out as clearly as possible so the community can make a decision.
- h. M. Brennan said it sounds like though affordable housing might be desirable for Unit 395 she wondered if it is actually realistic for Unit 395 if regulatory framework is not on the books with the KPB beforehand.
- i. D. Story asked to clarify the subject of M. Brennan's statement and confirmed her sentiment that unless the work is done to allow ordinance or legislative tools such as land trusts and deed restrictions into the KPB toolbox prior to land being made available in Unit 395 or anywhere in the borough, that the examples used in the report are not necessarily useful for addressing the issue.
 - i. M. Flory said that based on those factors the project is recommending that there not be development on Unit 395 right away to allow time for community participation in the development of such tools.

- ii. She said the current recommendations are that the parcel be used for recreation for the foreseeable future to allow for these other recommendations to come into play and affordable housing considerations can be included in the planning process.
- j. J. Cadieux said the report includes quite a list of recommendations for the CLAPC to consider and not any recommendations for the KPB to act on.
 - i. M. Mueller said he had asked for the report to be toned down on it being Cooper Landing centric so the shared issues and tools related to affordable housing might be more broadly addressed and applicable for more KPB communities.

10. PLAT REVIEW - none

11. INFORMATION and ANNOUNCEMENTS

- a. Safe Trails proposals before AK Board of Game and request for support Lorraine Temple/Amy Brodersen.
 - i. PowerPoint presentation.
 - ii. L. Temple said mailers will arrive to Cooper Landing mailing addresses with information regarding how to comment.
 - iii. She said the group is seeking endorsement from the CLAPC for any or all of the Board of Game proposals by March 3, 2023.
 - 1. K. Recken asked for clarification regarding the mailers/ballots.
 - a. L. Temple confirmed they are being sent directly to the Board of Game.
 - 2. C. Degernes asked how this request for support differs from the request in December.
 - a. L. Temple said that the request for support in December was regarding the single proposal submitted by Alaska Wildlife Alliance. This request is for support for the multiple proposals submitted by Cooper Landing Safe Trails. The mail or online ballots have these as well as other proposals submitted by other organizations.
 - 3. H. Harrison asked about whether the maps are available publicly because the names and areas identified are different names than everyone might be familiar with.
 - a. L. Temple said that some are included with the mailer but she will work to make them more available.
 - 4. C. Degernes moves to write a letter of support for Proposals 149-154. L. Johnson seconds. All approve by roll call vote.
- b. Ready Set Go program from KPB (see media announcement)

- c. Commissioner training Feb 16th 5:30 p.m. in-person, via Zoom, or via recording for later consumption.
- d. March 8th CLAPC Special Meeting for Unit 395 Planning

12. COMMISSIONER'S COMMENTS – none.

13. ADJOURNMENT – L. Johnson moves to adjourn. H. Harrison seconds. All approve by roll call vote. 7:35pm

For more information or to submit comments please contact:

David Story, Secretary Treasurer or Janette Cadieux, Chair, P.O. Box 694, Cooper Landing, 99572 CooperLandingAPC@gmail.com

Hope/Sunrise Advisory Planning Commission
Regular Meeting Unapproved Minutes
7 PM: February 8, 2023
Meeting Only on Zoom

- A. The meeting was Called to Order by Jim Skogstad at 7:02 PM
- B. Members present were: Jim Skogstad, Flip Foldager, Peter Smith, Levi Hogan, Derrick Jabaay, Johnny Sorenson and Nancy Carver from Borough Planning.
- C. The agenda was approved with the addition of a borough request for Commission review of Carl and Emma Clark Estate #2 preliminary plat.
- D. The minutes of January 11, 2023 were approved as submitted.
- E. Ron Wilson and Robert Geller were present from the public via zoom to answer questions regarding Carl and Emma Clark Estate #2 plat. The Hope Advisory Planning Commission unanimously recommended approval of the subdivision.
- F. Unfinished business was a review of the survey questions.
 - Flip has looked at the survey results concerning: downtown parking, noise and bike path.
 - The results of the survey will be further itemized by the Borough IT Department.
 - There was a question concerning the inclusion of comments and it was decided that all comments should be included and made public.
- G. Announcements Nancy Carver is retiring in 4 months.
 - Jim suggested the commission complete the Hope plan by that time.
- H. The next meeting will be at 7 P.M. March 15. 2023.
- I. The meeting was adjourned at 7:47 P.M.

Any questions, please contact: Chair Jim Skogstad at 907-229-1430
Or email akskogstad@aol.com

MOOSE PASS ADVISORY PLANNING COMMISSION
REGULAR MEETING

Monica Adams, Jennifer Boyle, Kevin Dunham, Jeff Estes, Jeff Hetrick, Bruce Jaffa, David Pearson
Thursday, January 05, 2023 – 6:00 PM

Draft Meeting Notes

1. CALL TO ORDER: 6:15
2. ROLL CALL: Bruce Jaffa, Jen Boyle, Jeff Estes, Kevin Dunham, Monika Adam (zoom), David Pearson (zoom), Nancy Carver (zoom). Jeff Hetrick (at 6:34)
3. APPROVAL OF MINUTES OF PREVIOUS MEETING October 06, Meeting: Unanimous approval
4. APPROVAL OF AGENDA: motion to add FS bike trail application under new business Jeff Estes, Kevin 2nd. Unanimous approval of agenda as amended.
5. CORRESPONDENCE/ Report from the Chair
 - a. Base Camp LLC: Bruce spoke with the owners; one lives in Anchorage, the other in Seattle. Their vision is a “barn-topia for themselves. “Moose Pass is a great place for bear hunting”. They are very interested in supporting the community. They spent a lot of money on the road because they wanted the borough to take over maintenance/plowing. The barricades on the road should not be there. It is just the way Metco left it when they are finished. It will not be a commercial operation. The owner that lives in Seattle plans on being up here this summer and would like to attend a future MPC meeting.
 - b. DNR called to state that DOT had responded and permit for the Lawing gravel quarry is eminent. Notice is out. Deadline for public comments is Jan 12th.
 - c. Grant Lake KHL land permit: Notice is up at post office. Individuals can comment now.
 - d. Bruce called Brad Zubek at Homer electric. Asked him to engage with MPAPC about 1) update on Kenai Hydro. 2) Seward Electric sale to HEA. Will impact the portion of the community that is on Seward Electric. Probably the rest of the community as well. Their public information folks will be reaching out to us.
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE:
-Steve Wilson: concerns on 35/45 mph speed zone areas. Can we expand the 35mph further south (to the top of the hill)? We must discuss this with DOT. Bruce will engage with DOT.
7. PRESENTATION: None
8. REPORT FROM THE BOROUGH
-Nancy Carver: -Borough attorneys are looking to do a presentation on Open meetings act. Tentatively on Feb 16th at 5:30.
- Nancy is retiring on May 1st. Hopefully we will have survey ready to go before then.
-Jeff mentioned Chugach Electric meeting is also on the 16th at 7:30.
-Nancy mentioned new APC being formed for Nikiski. Kachemack Bay APC went inactive.
9. OLD BUSINESS
 - a. Survey Final review
Borough IT will take our survey in the format that we have created it and will “make it work” to get it distributed. Can we keep it as a google form, so it can still process the data? Nancy will check with IT department tomorrow. The borough will be the one to distribute the survey.

We can still make hard copies available and have people drop them in “drop boxes”. Nancy can compile the hard copy information and return the hardcopies to us with people’s names redacted. Nancy can compile the results for us. Or we (the APC) can do it. For example: Nancy is doing it for Hope because they are a smaller community and they wanted to keep the results unanimous.

-Updates made to introduction, rearrangement of some questions... Updated version of the survey is here: <https://forms.gle/XAg1nzmMvCi9wSV27>

- Items to bring up for future discussion at public meetings: lack of tourism services (such as bathrooms, railroad stop). A question will be added to the survey to address these questions.

- Should Moose Pass pursue becoming a more independent entity (be it service district or second - class city). A question will be developed for this.

- There will be one more meeting to refine the questions.

****Aside**** Discussion about Community Assistance Program funding was in jeopardy. But it sounds like Moose Pass will still be receiving funding as per usual.

10. NEW BUSINESS

a. Motion to print and distribute Survey via KPB offices: Delayed until we finalize survey

b. Other methods of distribution: Delayed until we finalize survey.

c. FS application for TAP funding to build bike path from vicinity of RR trestle to Johnson Pass Trailhead:

Moose Pass/ Iditarod National Historic Trail Connector Segment

This project would make a connection from the Iditarod National Historic Trail (INHT) into the community of Moose Pass via a new pedestrian bridge over the Trail Lake narrows and extend the existing 1-mile bike path that heads north from downtown Moose Pass to nearby trailheads. This work could potentially be done concurrently with AK DOT’s Seward Highway MP 25.5 to 36 Rehabilitation Project, which already has realignment and rehabilitation of the existing 1-mile bike path within scope. Including the proposed bike path extension in this highway project could realize project efficiencies while serving community goals. A pedestrian bridge would be constructed over Trail Lake as it narrows behind downtown Moose Pass, adjacent to the Alaska Railroad trestle. This would provide a dedicated pedestrian link for INHT users into Moose Pass, allowing the community to serve as a proper access point for this important trail. Extending the current 1-mile bike path an additional 2.5 miles to the Johnson Pass TH would route INHT “thru-hikers” (and users of the proposed Alaska Long Trail) through the community of Moose Pass, offering a resupply point and economic benefits for the community. This would also expedite finishing these ambitious projects, as the alternative connection through the area would require a much longer and more complex build on the far side of the lake, bypassing the community altogether.

Jeff Hetrick motion to approve chair to write letter in support of this project. David Pearson 2nd. Unanimous approval to write a letter in support. Letter is due to the Forest Service by February 1st, 2023.

11. ANNOUNCEMENTS: Jen Boyle asked about budget proposal. We are getting \$1000 dollars from borough. If we need to seek addition funding for rent we need to request that on top of the \$1000, PO boxes, etc. The borough will not pay for equipment. Budget would need to be submitted ASAP.

The APC determined that we will also need an additional \$900 dollars to cover rent and utilities for use of the community center. Total budget request will be \$1900.00

12. NEXT MEETING: February 9th, 2023, 6 pm

13. COMMISSIONERS’ COMMENTS:

Kevin Dunham: Words in support of library

Jen Boyle: Exited to support extension of the bike path

David Pearson: Would have been there in person, but feeling sick

Bruce Jaffa: Thanks to the commissioners for attending and their good work. Praise for Cindy Eklund and her

support of the community
No other comments.

14. ADJOURNMENT: Bruce 1st, Jeff Hetrick 2nd. Unanimous approval. Adjourned at 8:27 pm.

pt/planning-commissions/moose-pass-apc

Participants may join By ZOOM or phone:

<https://us06web.zoom.us/j/5787372110>

To Attend the Zoom meeting by telephone,
call toll-free **888 788 0099** or **877 853 5247**
Meeting ID: 578 737 2110