

Kenai Peninsula Borough
Assembly

MEMORANDUM

TO: Wayne Ogle, Assembly President
Members, Kenai Peninsula Borough Assembly

FROM: Kenn Carpenter, Assembly Member *(P) for K.L.*

DATE: May 15, 2018

RE: Amendment to Resolution 2018-021, Requesting the Department of Transportation and Public Facilities Reduce the Speed Limit Between Mileposts 50.8 and 52.8 of the Sterling Highway to 35 Miles Per Hour (Carpenter)

This resolution was postponed by the assembly during its April 17, 2018, meeting to provide an opportunity for the Cooper Landing Advisory Planning Commission ("CLAPC") to comment on it as it affects a portion of the Sterling Highway that runs through Cooper Landing. During its meeting of May 9, 2018, the CLAPC recommended approval of this resolution by unanimous consent. Additionally, the CLAPC requested that the area subject to the 35 mile per hour speed limit be expanded to include the Resurrection Trailhead at milepost 53.2 of the Sterling Highway. Accordingly, I propose the following amendments to resolution 2018-021. (Please note the bold underlined language is new and the bold strikethrough language in brackets is to be deleted.)

- Amend the title, as follows:

A RESOLUTION REQUESTING THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES REDUCE THE SPEED LIMIT BETWEEN MILEPOSTS 50.8 AND ~~[52.8]~~ 53.2 OF THE STERLING HIGHWAY TO 35 MILES PER HOUR

- Amend the first whereas clause, as follows:

WHEREAS, between mileposts 50.8 and ~~[52.8]~~ 53.2 of the Sterling Highway in Cooper Landing numerous businesses, parks, campgrounds and residences are adjacent or near to the highway; and

- Add a final whereas clause, as follows:

WHEREAS, during its meeting of May 9, 2018, the Cooper Landing Advisory Planning Commission unanimously recommended approval of resolution 2018-021 and requested that the area subject to the 35 mile per hour speed limit be expanded to include the Resurrection Trailhead at milepost 53.2 of the Sterling Highway;

- Amend Section 1, as follows:

SECTION 1. The Kenai Peninsula Borough Assembly requests the Department of Transportation and Public Facilities reduce the posted speed limit between mileposts 50.8 and ~~52.8~~ **53.2** of the Sterling Highway to 35 miles per hour to significantly improve the safety of travelers and residents in the area.

Your approval of these amendments would be appreciated.

**COOPER LANDING ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: COMMUNITY CLUB
WEDNESDAY, MAY 9, 2018
6:00 PM
UNAPPROVED MINUTES**

1. CALL TO ORDER: 6:07 p.m.
2. ROLL CALL: D Story, K Recken, C Degernes, H Harrison, Y Galbraith, L Johnson, J Cadieux present. Kenn Carpenter, Borough Assembly representative guest. Also, guest: Virginia Morgan, PC member, J Harpe, J Harris, S Barnett
3. APPROVAL OF AGENDA – L. Johnson moves to approve as amended. H. Harrison seconds. All approve.
4. APPROVAL OF MINUTES for April 4, 2018 – C. Degernes moves to approve, Y. Galbraith seconds. All approve.
5. CORRESPONDENCE – none.
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE – none.
7. REPORT FROM BOROUGH- none
8. OLD BUSINESS - none
9. NEW BUSINESS
 - a. Cooper Landing Brewery. Jen Harpe, Sean Barnett presenting.
 - i. Sean Barnett stated they are brewing in a 900 square foot garage. They are fully licensed but in order to turn a profit they will need to build a moderately bigger system.
 - ii. K. Recken – What is the difference between a taproom and a brewpub? S. Barnett stated that the brewpub can serve more drinks and food – taproom only 36 ounces of beer, no food.
 - iii. S. Barnett – legislation was introduced to lower the amount to 24 ounces. We may not pursue the taproom if that passes.
 - iv. S. Barnett - We are currently brewing one barrel or 33 gallons a batch. We are very small in comparison even with a brewery like Girdwood. We are looking to reach 10 barrels or 30,000 gallons a year. That seems to be the step you need to turn a profit. We currently don't have public access and don't want traffic up in the property we are at right now. It is a community neighborhood. We deliver most of our product.

- v. Jack Harris asked where most would be sold? S. Barnett said that it would be from the taproom mostly. He hopes that 30% would be sold from the taproom.
- vi. It would be on tap at the restaurants in town and in cans at Wildman's. The demand is too high currently for the volume they produce.
- vii. J. Cadeiux – Are you asking us to recommend to the borough to sell land to businesses in general or specifically sell land to you as the brewery?
- viii. J. Harpe – much of the land available does not have good drainage for a septic system. Doing an engineered system is prohibitive in cost. They've pursued what is in private hands, even approached some folks who weren't necessarily looking to sell their land. We began to work on finding another path forward because we feel that this business can diversify the economy and create jobs that are year-round and contacted Marcus Mueller for suggestions.
- ix. M. Mueller suggested they ask for letters of support from the Chamber of Commerce and the Advisory Planning Commission.
- x. Brewery is looking at a 15 acre parcel up Stetson Circle the KPB owns and hoping to subdivide the parcel so that they could possibly have a smaller piece. Our problem is that the space between the well and the septic needs to be 200' apart. This area is the preferred space. They feel they would need to upgrade the road to the property for the Borough before they might maintain it.
- xi. J. Harpe – if we do all the legwork to request this parcel to be opened up it will be a fair bid process and so we might even lose it in the process.
- xii. The preferred parcel is currently classified as preservation and so at the minimum reclassification would have to be given careful consideration before going any further.
- xiii. Suggest S. Barnett write a letter asking the APC to advocate with the borough to open some land for commercial use. We cannot endorse a specific business or use but can endorse the process and what the community wants in the way of business development.
- xiv. K. Recken – Are you actively pursuing investors so you could find a different, better piece of property.
 - 1. S. Barnett said that they are not interested in doing so at this time because it may not be profitable in the winter months to the satisfaction of investors.
- xv. C. Degernes – it must be a fair process for all businesses. It is possible that it is a prospectus application that is not contingent solely on profit but can examine how the business helps the economy and the local citizens and a rubric may be used that weights the uses.
- xvi. K Carpenter: If you are looking at one lot, perhaps look at 4-6 parcels so that others can be considered for future use and because

some lots may not be feasible as investigation and consideration of the lands moves forward.

- xvii. Propose that the borough examine the KPB lands in Cooper Landing for business potential and then involve the CLAPC and community in the process of determining the best options.
 - xviii. In order to develop a fair set of criteria for potential land use for businesses a Work Session should be held to solicit community input to determine the desirable qualities of businesses the community would like to have in Cooper Landing.
 - xix. We intend to hold a Work Session regarding KPB land use for commercial business opportunities at 4:30pm, Wednesday May 23rd.
- b. Cooper Landing Berry Patch. Jen Harpe presenting.
- i. Have heard a few concerns with how far up Snug Harbor it is, who will be tending it, and how do we keep it a Cooper Landing Community Berry Patch rather than for any users who care to stop and harvest them.
 - ii. There should be a group that comes together to determine water catchment, fencing and cost assessment before the Borough would be able to give assistance.
 - iii. Looking for an advocate to take on the planning process and coordinate the manpower and help.
 - iv. J. Cadieux – Lack of a committed, core leadership is what the worry was when we voted on it originally. It is a great idea but the challenge is whether the community can follow it through.
 - v. D. Story – perhaps we could reinvigorate the public notifications and advertising of the existing community garden by the Senior Center to draw attention and interest and advocates for expansion into other gardening from those users.
 - vi. After the gravel pit work from last year, cover crops were laid to help improve the ground. More cover crop assistance from the Borough is available and will be pursued to continue improving the area.
 - vii. K. Recken moves for Jen Harpe to contact Marcus Mueller (she accepts this task) regarding securing assistance for planning the cover crop and tabling the Berry Patch until interest is developed. L Johnson seconds. All approve.
- c. Kenn Carpenter, KPB Assembly member for District 6, East Peninsula
- i. Resolution 2018-021 A resolution seeking speed limit reduction between MP 50.8 and 52.8 of the Sterling Hwy to 35 mph.
 - 1. Kenn and his wife sat at Cooper Creek and Gwinn’s corners counting the near misses and were impressed with how many there were.
 - 2. Virginia Morgan asked about the possibility of amending the ordinance so that it would include two areas: 1. In front of the Kingfisher Roadhouse and Kenai Lake Lodge as it

had been before the most recent paving project and 2. All the way past the Russian River Campground and the bridge by Resurrection Pass Trailhead? K Carpenter indicated the current resolution could be amended to include the extension on the west end but not the east. He will pursue a separate resolution for the speed control on the east end and will include CLAPC in the drafting of that.

3. Y. Galbraith moves to support Resolution 2018-021 with amendment to extend the 35 mph speed limit to just west of the Resurrection Pass Trailhead. H. Harrison seconds. All approve.

10. PLAT REVIEW – none.

11. INFORMATION and ANNOUNCEMENTS – none.

12. COMMISSIONER’S COMMENTS

- a. K. Recken – After group discussion, she will call DOT as a CLAPC commissioner to determine whether there can be trash receptacles placed at key highway pull outs in the community. The pull out at approximately MP 42.5 had many syringes and lots of trash, toilet paper and human waste. The sheep viewing pull out is the same. K. Carpenter will take this concern to the assembly and K. Recken will follow up with K. Carpenter.

13. ADJOURNMENT – D. Story moves to adjourn. C. Degernes seconds. All approve. 8:10 p.m.

For more information or to submit comments please contact:

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