

Anchor Point Advisory Planning Commission
Meeting Minutes September 9, 2021
Anchor Point Chamber of Commerce Building

Meeting was called to order at 7:00pm

Roll Call: Present – Raymond Drake, Jay Wright, Chris Platter, Dawson Slaughter,

Mary Trimble, Sonshine Konovalov (arrived at 7:13pm) Absent: Donna White

Also present were approximately 20 community members.

President Dawson had Marcus Mueller, Borough Land Manager on speaker phone to be available for questions.

Mary Trimble was sworn in by Bryan Taylor from KPB Planning. Dawson asked Mary if she would take the minutes since Donna was absent.

Approval of minutes from July 8, 2021. Chris moved for approval, Jay seconded, and all were in favor.

Dawson added a late item to the agenda under new business concerning a marijuana business application. He stated he had a conflict of interest so he would abstain from any discussion or voting.

Raymond moved to approve the agenda, Mary seconded, and motion carried.

There were no correspondence or public comments without previous notice.

New Business

a. Classification of Borough Lands 16905071 and 16505067. Notice was sent out to all residents in a ½ mile radius of the property. The land is currently used as the transfer site for Anchor Point.

Marcus explained the public process of classifying Borough lands which is necessary before they can be sold or leased. This advisory planning commission will give a recommendation to Planning of either approving or not approving the proposed plan or suggesting an alternate idea. Marcus devised the plan which combined the 2 parcels, dedicated ROW and divided the acreage into 3 separate uses – residential, institutional, and waste handling.

John Cox commented that the institutional 3.5 acres is useless. He expressed the benefits of the food pantry and that they need 5 acres. Marcus explained that the 1.5 residential area was to solve conflicts in land uses. No firm decisions have been made yet on the classification. When the property is sold the classification goes away.

A question was raised as to natural gas leases and Marcus explained the rights were leased with no surface use.

Melissa Miller asked about the water line on Birch St. Emmitt Trimble explained that it was privately installed and there would be cost sharing for anyone hooking up to it. She brought up the idea of another location the food pantry has looked at behind the gas station and post office. Bryan explained it would need to go through the same process

Many of those present made comments concerning the value of the Food Pantry and how important it is for the community and that there have been no issues at the church location they were at for the previous 9 years. They want to build a large community center and want 5 acres.

Buzz Kyllonen expressed that he supported the food pantry but thought an alternative site would be better. Dawson read two letters submitted by Lauren Isenhour and Jeff Hunt expressing their concerns about needing more residential space for the growing population. Emmitt Trimble echoed that idea.

Emmitt offered to supply power to the location they are at on the Highway from his property next door. He thinks the parcel they are on now is more suitable and it is surrounded by commercial uses, and it is available for purchase. He also proposed that the other borough land previously discussed could be classified as an alternative site to be leased to the food pantry.

Melissa Miller suggested that Mary Trimble be recused from voting on this issue because of a conflict of interest but Bryan Taylor said he did not see a conflict.

Bryan explained that after the classification process was completed then the same process would be necessary for the leasing of the land. It is a long process.

After a lot more general discussion of the need for the Food Pantry and how much support they have and the planning done towards a new site, Dawson closed the public comment period at 8:13pm.

The yet to be numbered resolution is to classify KPB 169-050-71 consisting of 9.81 acres waste handling, 3.52 acres institutional and 1.53 acres residential. Raymond Drake moved to recommend approval of the resolution; Chris Platter seconded. Discussion: Raymond expressed that the classification was a tool if the property was to be leased or sold. He talked about moving the transfer site and that it didn't make sense to have it there. Chris said he didn't think the transfer site was suitable for anything else. Dawson said he was in favor of the comprehensive plan and putting it to the broader community. Bryan Taylor explained what the comprehensive plan does and that it takes time 1-2 years. This was really putting the cart before the horse because the application came in from the Food Pantry and it was forcing the borough to take an action. Mary Trimble thought the parcel should be sold and the money used to buy a suitable site for the Food Pantry. There was discussion about the contamination of the site from past uses when it was a gravel pit. Marcus said no soils test or due diligence was done and that he did not have that historical information. If leased is Borough liable? Jay Wright said he likes the dump site where it is because it is convenient. He is 100% behind the Food Pantry but feels like there needs to be more discussion and that thousands of people that live here don't know about what is going on. Sonshine said

she thought the Food Pantry was responsible and that it was positive for the community. Dawson reminded us that this resolution is about classifying the parcel. Chris acknowledged Marcus getting it from both sides and he thought it should be left as presented. Mary asked Marcus why the transfer site was so large, and he said it was a buffer and maintained options for the Borough. Dawson called for the vote of the motion as recommended. Sonny – no, Jay – no, Mary – no, Dawson – no, Raymond – yes, Chris – yes. 4 to 2 motion fails. This will be forwarded to the Planning Commission.

b. Review Preliminary Plat KPB 2021-115 Chris moved to approve, Raymond seconded, and the motion passed.

c. Alaska Off Grid Cannabis Co. Standard Marijuana Cultivation Facility

Bryan read his report and the recommendations of the Borough. The Borough reviews the applications and does have some protective standards – 1000’ from schools and churches, sales tax, zoning, ingress/egress. The Borough is recommending approval to the State with the exception that the driveway is to be 24’ in width. There were concerns from the audience about unsafe and ongoing issues such as shooting and unsafe driving. Bryan said these were outside the Borough responsibility. The motion is to approve a grow farm for industrial hemp for CBD oil as presented by Bryan with the driveway condition. Raymond so moved and Chris seconded. Sonny had concerns about the families in the area. The vote was Raymond – yes, Chris – yes, Mary – yes, Jay – no, Sonny – no, Dawson abstained. The motion passed.

No Announcements

Next meeting shall be on October 14 to help insure a quorum.

Dawson thanked everyone for coming. No other commissioner comments.

Meeting adjourned at 9:30pm.

Respectfully submitted,

Mary Trimble, Substitute Secretary