

Kenai Peninsula Borough
Office of the Borough Clerk

MEMORANDUM

TO: Kelly Cooper, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Johni Blankenship, Borough Clerk (B)

FROM: Michele Turner, Deputy Borough Clerk (M.T.)

DATE: August 3, 2020

RE: Ordinance 2020-34: Authorizing a Negotiated Sale of Tract E, Alaska State Land Survey 2003-5, Plat No. 2006-21, Seward Recording District to Jerry and Cheryle James at Fair Market Value (Mayor)

Please amend the second to last Whereas clause to read:

"WHEREAS, the Cooper Landing Advisory Planning Commission, at its regular meeting of July 8, 2020 recommended approval by unanimous consent. "

Thank you.

**COOPER LANDING ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: ZOOM TELECONFERENCE
WEDNESDAY, JULY 08, 2020
6:00 PM
UNAPPROVED MINUTES**

Due to the current COVID-19 pandemic and CDC guidelines, the May 11, 2020 meeting will not be physically open to the public. The meeting will be held through Zoom. The Planning Commission and staff members will be attending via teleconferencing. The public will be able to listen or participate. To join the meeting from a computer visit <https://zoom.us/j/94725559192>. To attend the Zoom meeting by **telephone**, call toll free **877-853-5247** or **888-788-0099** US. When calling in you will need the Meeting ID **947 2555 9192**. 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.

1. CALL TO ORDER – 6:00 pm
2. ROLL CALL – L. Johnson, K. Recken, H. Harrison, C. Degernes, J. Cadieux, D Story present. S. Fletcher, J. Denison, S. Holland, M. Mueller attending.
3. APPROVAL OF AGENDA – C. Degernes moves to approve, K. Recken seconds, all approve.
4. APPROVAL OF MINUTES for June 03, 2020 – H. Harrison moves to approve as written, L. Johnson seconds, all approve.
5. CORRESPONDENCE
 - a. Record of Decision from DOT&PF Sterling Hwy MP 45-60 Project see attached.
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE - none
7. REPORT FROM BOROUGH
 - a. Marcus Mueller, KPB Land Management Officer and Acting Planning Director, reported
 - i. Ordinance 2020-25 establishing the Resilience and Security Advisory Commission for the Kenai Peninsula Borough was enacted by the assembly. It will be spooled out starting in September.
 - ii. Planning department is going through hiring processes due to recent vacancies.

- b. S. Fletcher said they were discussing training for use of KPB Viewer for APC members.
- c. DOT&PF Sterling Hwy MP 45-60 Project report and questions/answers. Sean Holland, PE, Project Manager, AKDOTP&F.
 - i. Most of the work that is being done is continuations of the same work as last month.
 - ii. Cultural resource investigations have found a couple new sites.
 - iii. Wildlife cameras continue to find new data.
 - iv. Clearing is currently on hold due to bird nesting window which ends on July 16th.
 - v. Clearing work with initiate from both ends to allow data collection for geotech work for bridge site.
 - vi. Test pits are being dug and revealing where the foundation posts will likely be for the main bridge span supports.
 - vii. The bridge type will likely be selected sometime in September or October.
 - viii. Phase 1A had a 95% review and is on track for 2021 construction.
 - ix. Phase 1B has been slowed down a little bit in order to develop plans for utilizing the extra material on the alignment.
 - x. J. Cadieux asked about the right of way and whether the existing right of way will produce land that would be relinquished back to the KNWR. S. Holland said he would review those details.

8. OLD BUSINESS – none.

9. NEW BUSINESS

- a. An ordinance authorizing a negotiated sale with Jerry D and Cheryle E James at fair market value for Tract E, Alaska State Land Survey 2003-5, Plat No. 2006-21, Seward Recording District
 - i. M. Mueller said Tract E's history includes discussions of land use classification. The sale includes an exception for classification. The sale proposal includes a 20' roadside trail easement across the tract.
 - ii. C. Degernes moves to support the ordinance for the transfer of the parcel to the James'. L. Johnson seconds, all approve.
- b. An ordinance amending Kenai Peninsula Borough Code of Ordinances including Chapter 2.40- Planning Commission, Title 20 Subdivisions, Chapter 21.20 Hearing and Appeals to correct grammatical errors, clarify and improve certain administrative procedures.
 - i. K. Recken moves to approve the ordinance with the stipulation that in order to provide adequate time for notification of those within the 300- foot notification buffer the timeframe must be expanded to 30 days to allow for adequate input. Although consistent with KPB 20.25.090, 14 days notification is not sufficient for, and often

excludes APC's which regularly meet only once a month. L. James seconds, all approve.

- ii. *Adequate time needs to be provided to allow for those within the 300-foot notification buffer to respond to the notice of vacation. Fourteen days is consistent with KPB 20.25.090.*
- iii.

10. PLAT REVIEW - none

11. INFORMATION and ANNOUNCEMENTS - none

12. COMMISSIONER'S COMMENTS - none

13. ADJOURNMENT – C. Degernes moves to adjourn. L Johnson seconds. All approve.6:43pm.

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