

DESK PACKET

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Miscellaneous Information

- **10/08/25 Cooper Landing APC Meeting Minutes**

COOPER LANDING ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: COMMUNITY HALL AND ZOOM TELECONFERENCE
WEDNESDAY, OCTOBER 8, 2025
6:00 PM
UNAPPROVED MINUTES

The October 8, 2025 meeting was physically open to the public at the Cooper Landing Community Hall at 18511 Bean Creek Road, Cooper Landing, AK and available for online or telephone participation.

1. CALL TO ORDER – 6:00pm
2. ROLL CALL
 - a. C. Degernes, Y. Galbraith, K. Recken, D. Nees, P. Miller, D. Story present.
 - i. In-person attendees: Robert Ruffner, KPB Planning Director; Sean Norris, Phil Brna, Christine Nees, Janette Cadieux, Nick Vanderhoff, Jon James, Christine Nees, Pat Dougherty, Stephen Lipscomb, Tom Martin
 - ii. Zoom Attendees: Morgan Aldridge KPB Habitat Planner, Lorraine Temple, Heather Pearson, Cleve Cowles,
 - b. Welcome to new Commissioners Phillip Miller and David Nees
 - c. Swearing in of the officers conducted by Morgan Aldridge.
 - d. Election of Officers
 - i. Nominations for Chair: D. Story and C. Degernes
 1. Roll call vote results in C. Degernes elected as Chair.
 - ii. Nominations for Vice Chair: K. Recken and H. Harrison
 1. Roll call vote results in H. Harrison elected as Vice Chair
 - iii. Nominations for Secretary: D. Story
 1. Roll call vote results in D. Story elected as Secretary
3. APPROVAL OF AGENDA
 - a. H. Harrison moves to amend the agenda to include correspondence received.
 - b. Y. Galbraith seconds. All approve by roll call vote.
4. APPROVAL OF MINUTES for June 4, 2025 meeting
 - a. K. Recken moves to approve the minutes as written.
 - b. Y. Galbraith seconds. D. Story, K. Recken, Y. Galbraith, H. Harrison approve by roll call vote. Others abstain due to absence from June 4 meeting.
5. CORRESPONDENCE
 - a. Cooper Landing Walkable Community Charette announcement for Oct 23, 2025, 1:00-4:00 pm, CL Community Hall
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE
 - a. J. Cadieux
 - i. She said they hope community members will attend the Walkable Community Charette and hopes that the APC members will learn

more about the project at the charette or on their own since some of the items may end up before the APC.

- ii. She said the goal of the charette is to look at the Walkable Community Project Plan, what it means moving forward, and work to identify the obstacles and possible solutions. There will also be a recap session from 6:00pm – 7:00pm for those who cannot attend the charette during the 1:00-4:00pm session.

7. REPORT FROM BOROUGH

a. PLATTING

1. NEW PLATS: Preliminary Plat 2025-132; Robert Ruffner, KPB Planning Director

- a. He said he is largely here to listen and find out concerns that he can take back to the KPB.
- b. He said this will not be an item that goes in front of the Planning Commission as it is a Municipal Entitlement which does not require it.
- c. He said it has been in the works for a long time. These are lands that were passed from the Federal Government to the State of Alaska and then were selected by the KPB during the municipal entitlement selection process.
- d. He said that during the process the state said that the KPB would have to survey the lands using a specific method and that this plat is the result of the state-instructed survey.
 - i. Examples of the instructions include maintaining a 200 foot fish and wildlife habitat buffer along either side of Quartz Creek and Dry Creek, and along Kenai Lake.
- e. He said the submitted survey must be reviewed by the KPB and will then be returned to the state which will also have a review period which could take perhaps a year.
- f. He said that he will sign off on this preliminary plat following the KPB review so it can go back to the state for review.
- g. He said that he shares all this so that people know that there is no action at this time to classify the lands, suggest any development or subdivision, etc.
- h. K. Recken asked about which lands will be retained by the state.
 - i. R. Ruffner showed and explained the maps.
- i. D. Nees asked how long the title process will take.
 - i. R. Ruffner said that it would likely take more than a year and could be a couple years out.
- j. K. Recken asked about what the KPB would do after the title is done.
 - i. R. Ruffner said the KPB would replat the newly titled lands.
- k. Y. Galbraith asked about the timeline of the KPB's plan to update their land classification system.

- i. R. Ruffner said the KPB would like to move away from some of the existing methods used to classify lands so it was hard to say.
 - ii. He said that changing the classification method would be a change in code and would be a part of the public process that would involve the APCs if it was pursued.
- l. J. James asked about the effect on the Cooper Landing 1996 Land Use Plan
 - i. R. Ruffner said that he doesn't know but thinks it would likely include efforts to retain prior classifications but that it would be a part of the public process.
- m. C. Nees asked if these lands could have roads built on them.
 - i. R. Ruffner said yes and to remember that the purpose of these lands being transferred to the borough is for settlement.
- n. K. Recken asked if the reclassification process would come back to the community and if the prior work of the community to classify community lands will be respected or just thrown out.
 - i. R. Ruffner said that he doesn't know because ultimately that is affected by the elected officials / the assembly at the time.
- o. D. Nees asked for the definition of settlement.
 - i. R. Ruffner said it can be considered the common sense definition such as houses, schools, roads, parks, preservation lands etc.
- p. H. Harrison said that she hopes that everyone will take into account that the 1996 Land Use Plan was crafted 30 years ago and that when we consider land classification we should look at the needs of the community now.
- q. C. Nees asked if the community gets anything from the land sales like funds for EMS or if the borough just gets everything.
 - i. R. Ruffner said the technically correct answer is that the borough gets everything but that examples like the support for EMS services from the borough are ways that the community may get something out of those sales.
- r. P. Miller asked how much land remains in this category like those lands coming through this process.
 - i. R. Ruffner said that there is quite a lot in the process queue right now and that in addition the KPB is still owed nearly 14,000 acres that remain to be selected across the Borough.
- s. D. Nees confirmed with R. Ruffner that the preliminary plat in front of us now will not go to the planning commission and

will come back to the APC and community when it is to be classified.

- t. J. James asked why it ended up as 18 parcels.
 - i. R. Ruffner said that it is largely due to the criteria from the state such as not giving lands over for settlement within the 200 foot buffer of Quartz Creek.
- u. J. Cadieux said that when the land selection took place it came before the CLAPC and these parcels were a part of that so that this body has seen this before.
- 2. R. Ruffner said that another unrelated item that the KPB is seeing as a potential issue that will come back to the APC is the area near the Three Bears and the Transfer Site. He said some are thinking that it may not be the best site for the transfer site and at some point they may ask the community where the site should be.
 - a. Y. Galbraith said that her understanding was that the frontage road from the Three Bears to the transfer site was to be completed by the KPB and a good way to minimize the issues of dumping experienced this summer would be to finish that and then close access to the transfer site from the highway so that anyone using it would have to access it via the frontage road.
- 3. C. Degernes asked if there were any other questions. Seeing and hearing none and since no action was needed she continued the meeting agenda.
- 4. ANY NOTICE OF DECISION ON PLATS: None
- 8. OLD BUSINESS - none
- 9. NEW BUSINESS - none
- 10. INFORMATION and ANNOUNCEMENTS - none
- 11. COMMISSIONER'S COMMENTS
 - a. P. Miller would like to thank everyone for welcoming him and looks forward to working with the community.
 - b. H. Harrison thanked R. Ruffner for bringing this to the APC even when it is not required.
 - c. D. Nees said that he appreciates the work of the KPB such as the work on spruce bark beetle kill along Snug Harbor Rd.
 - d. K. Recken said she has concerns about navigating the KPB website and wondered if others have had this experience as well.
 - e. D. Story said he hopes to see everyone at the Walkable Charette on the 23rd.
 - f. C. Degernes gave thanks to J. Cadieux for her 16 years of service on the CLAPC and to the community.
- 12. ADJOURNMENT
 - a. H. Harrisoon moves to adjourn. P. Miller seconds. All approve by roll call vote. 6:47pm

For more information or to submit comments please contact:

Oct 8, 2025

CLAPC Regular Meeting Tentative Agenda

Page 4 of 5

Contact the Cooper Landing APC at:

- For email visit: <https://www.kpb.us/> On the upper right-hand side of the page is a box titled, "Search". Search for, "Cooper Landing APC" and on the homepage expand "Send a message to the Cooper Landing APC Commissioners" tab.
- Send USPS mail to: Kenai Peninsula Borough Planning Department, Attn: CLAPC
144 N Binkley, Soldotna, AK 99669