

Anchor Point Advisory Planning Commission

Meeting Minutes: July 8, 2021

Call to Order: Meeting called to order by Dawson Slaughter at 7:03 pm

Roll Call: Dawson Slaughter, Sonshine Konovalov, Chris Platter, Jay Wright and Donna White were present. Jon Marsh and Raymond Drake was absent.

Approval of minutes: Donna White made a motion to approve the minutes from the 3/11/2021 and 6/03/2021. Chris Platter seconded. The motion passed.

Oath of Office was administered to Jay Wright by Borough Planner Bryan Taylor.

Approval of Agenda: Donna White made a motion to approve the agenda as amended to move the Oath of Office to before the approval of the agenda. Chris Platter seconded. The motion passed.

Correspondence: None

Public comment/Presentation without previous notice: Mary Trimble brought up the need to move the transfer station to other Borough land. The current property has development potential.

Report from Borough: Bryan Taylor informed us that the Borough was developing a transportation plan. They are seeking public comment and input.

Bryan's office has moved to the River Center on Funny River Road. The Borough has completed the comprehensive plan. Anchor Point does not have a comprehensive plan. It would be more detailed than the Borough plan and could address areas of interest, such as transportation,

parks and rec. If the Advisory Committee is interested in working on a plan in the fall, Bryan would help. If there was interest to move the transfer station, that would be addressed in the comprehensive plan, then submitted to the Borough.

Jon Marsh, a member of the Advisory committee has moved out of the Anchor Point area and will need to be replaced. The Advisory committee should submit an email to the Borough acknowledging the vacancy,
Old Business: None

New Business: Borough land reclassification: Tax parcel 171-040-22
Ron Broaste and wife, Cookie(Charlotte) were present to discuss the land classification. They currently have a 1,080 grazing lease that they have had for 43 years. The proposed land classification would have them receive 420 acres and they would relinquish the remaining acreage to the Borough. The main objective is to purchase 40 acres from the Borough that they currently have a cabin in place. They have been in negotiations with the Borough since 2017.

Lisa _____ is a neighbor in the area. They have 3 major areas of concern: 1. The topography of the acreage is very steep and the runoff runs directly into a creek that runs into the Anchor River. There is high erosion in the area.

2. The area is used for recreation, both motorized and non-motorized and an agricultural classification is not compatible with this use. 3. There is heavy use by wildlife.

A motion was made by Chris Platter and seconded by Jay Wright to recommend approval of the classification of 40+ acres as Rural and 380+ acres as Agriculture. After further discussion, the motion passed.

Next regular meeting is scheduled for August 12, 2021

Commissioner's Comments:

Dawson Slaughter thanked Bryan Taylor for attending the meeting and providing the committee with information.

Donna White apologized to the committee for not having the back up material at the meeting.

Meeting adjourned at 8:10 pm

Meeting adjourned at 7:31

Next meeting is scheduled for July 8, 2021

Taylor, Bryan

From: Taylor, Bryan
Sent: Friday, July 9, 2021 2:25 PM
To: Taylor, Bryan
Subject: FW: <EXTERNAL-SENDER>KB APC unapproved minutes

From: Dave Lyon/Louise Seguela <davelouiseandgalen@gmail.com>
Sent: Friday, July 9, 2021 1:53 PM
To: Taylor, Bryan <BTaylor@kpb.us>
Subject: Re: <EXTERNAL-SENDER>KB APC unapproved minutes

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Hi Bryan,

Regarding the Spruce wood subdivision, we voted to approve the plat, subject to assessment of existing septic system impact to neighboring properties created by the subdivision. This was in response to neighboring land owner's concerns about drinking water quality/wells. The neighbors questioned whether the soils report would address leach field infiltration onto new parcels created by the subdivision, I didn't know the answer to this question, do soil reports take into account septic system design and development?

Regarding the ordinance creating the ag lease on Basargin road, we opposed passage of the ordinance until the KBAPC can review the farm management and development plan, and hear any public testimony on the plan. We felt it is pointless to have an opinion on something that we haven't seen, and have very limited information about. It makes sense that anyone involved in planning would be given the opportunity to see a plan before commenting.

I think it would be great if Jim could be at our next meeting, I don't think it really matters to anyone who is able to give us some guidance, just whoever is willing.

I had some other questions for you but my notes are at home and I'm at work, so I'll get those to you a bit later.

Thanks!

Louise

**KACHEMAK BAY ADVISORY PLANNING COMMISSION
SPECIAL (VIDEO CONFERENCE) MEETING
LOCATION: ZOOM
Thursday, July 8, 2021
7:00 P.M.**

UNAPPROVED MINUTES

1. CALL TO ORDER: 7:45 pm
2. ROLL CALL
 - i. Present: Eric Knudtson, Tim Whip, Louise Seguela, and Bruce Robinson
 - ii. One vacancy
 - iii. Quorum was met.
3. APPROVAL OF MINUTES
 - A. We approve the April 4th and June 10th minutes.
4. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE
 - A. Karen Murdock and Bill Marshall shared their concerns about the Spruce Woods Subdivision. Specifically they expressed questioned how the existing septic systems on lots 1A and 1B will be affected by the subdivision .
5. CORRESPONDENCE
 - A. None.
6. REPORT FROM BOROUGH.
 - A. None.
7. OLD BUSINESS
 - A. The start of our meeting was delayed 45 minutes and the representative from the Cooper Landing APC didn't show up at our later meeting time. We would like to reschedule for our next meeting this presentation about the Cooper Landing APC's plan development.
 - B. We discussed having someone else write our plan introduction so we could proceed to examining land use within Kachemak Bay APC. We talked about initially limiting our scope or focusing to a small segment of land use within our area. At our next meeting commissioners will share their ideas on what we might initially focus on and how we might solicit public input.
 - C. We agreed that we would like to try to have an in-person meeting in September. Louise will inquire if an appropriate space is available at the Kachemak City Center or the Homer Public Library.
 - D. We again discussed what our role is in reviewing plates. We see our role being a conduit for local concerns about proposed plates in addition to looking for any potential conflicts with KPB planning code.
8. NEW BUSINESS

- A. We passed the following motion. We approve the Spruce Woods Subdivision, if the existing septic systems for lot 1A and lot 1B are contained within the respective lot boundaries and meet existing code.
- B. We passed the following motion. We support agricultural use of KPB land, but oppose the AK Land and Cattle Ag Lease Ordinance until we are able to review the farm management and development plan.
- C. We have no comment on the Stanleys Meadow 2021 Cove plat.

9. ITEMS FROM COMMISSION

- a. None

10. ANNOUNCEMENTS

11. COMMISSIONERS' COMMENTS

- a. Bryan will invite a representative from the Cooper Landing APC to speak at our next meeting.

12. ADJOURNMENT – All approved. 8:49 pm.