

**From:** [Taylor, Bryan](#)  
**To:** [Shirnberg, Ann](#)  
**Cc:** [Fletcher, Sandra](#); [Mueller, Marcus](#)  
**Subject:** FW: <EXTERNAL-SENDER>KB APC minutes  
**Date:** Monday, August 23, 2021 8:29:01 AM  
**Attachments:** [KACHEMAK BAY APC Unapproved Minutes 081921.docx](#)  
[KACHEMAK BAY APC Approved Minutes 070821.docx](#)  
[image001.png](#)

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Ann,

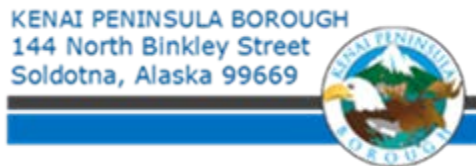
Please pass on the recommendation below from the K-Bay APC to the Planning Commission. This recommendation is for the Gibson agricultural lease. The unapproved minutes from their August 19, 2021, meeting, at which the recommendation was made, are attached.

K-Bay APC recommendation:

- We approved a motion to support the Ordinance 2021-21 agricultural lease.

Thank you,

Bryan Taylor, AICP  
Planner  
(907) 714-2206  
[btaylor@kpb.us](mailto:btaylor@kpb.us)



**From:** Eric Knudtson <epknudtson@gmail.com>  
**Sent:** Friday, August 20, 2021 9:25 AM  
**To:** Fletcher, Sandra <sfletcher@kpb.us>; davelouiseandgalen@gmail.com; Taylor, Bryan <BTaylor@kpb.us>  
**Subject:** <EXTERNAL-SENDER>KB APC minutes

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I've attached the approved minutes from June and the unapproved minutes from yesterday's meeting.

**KACHEMAK BAY ADVISORY PLANNING COMMISSION  
SPECIAL (VIDEO CONFERENCE) MEETING  
LOCATION: ZOOM  
Thursday, August 19, 2021  
7:00 P.M.**

**UNAPPROVED MINUTES**

A. CALL TO ORDER: 7:00 pm

B. ROLL CALL

Present: Eric Knudtson, Louise Seguela, Tim Whip, and Bruce Robinson  
Two vacancies  
Quorum has been met to move forward with the meeting.  
Owen Meyer, Courtney Brod, and Robert Gibson also participated.

C. APPROVAL OF MINUTES

1. Approved June 8th, 2021 minutes.

D. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE

1. None

E. CORRESPONDENCE

1. None

F. REPORT FROM BOROUGH

1. None

G. OLD BUSINESS

1. We postponed Jim Kogstad's presentation until our next meeting.
2. Mr. Gibson answered our questions about his farm plan. We approved a motion to support the Ordinance 2021-21 agricultural lease.
3. We agreed to discuss and review our KB APC plan at our next meeting when a KPB planner will be in attendance.
4. We agreed to discuss again our role in reviewing plates with a KPB planner at our next meeting.

H. NEW BUSINESS

1. No comment on Falls Creek Estates Unit 5 KPB 2021110.
2. We accepted the resignation letter of Andrea Kostos from the commission.

3. ITEMS FROM COMMISSION

- a. None

I. ANNOUNCEMENTS

1. None

J. COMMISSIONERS' COMMENTS

K. ADJOURNMENT – 8:33 pm.

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

**APPROVED 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.