

**COOPER LANDING ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: ZOOM TELECONFERENCE
WEDNESDAY, DECEMBER 8, 2021
6:00 PM
UNAPPROVED MINUTES**

1. CALL TO ORDER - 6:00pm
2. ROLL CALL – J. Cadieux, C. Degernes, K. Recken, Y. Galbraith, L. Johnson, D. Story present. H. Harrison excused.
 - a. Sterling Highway MP 45-60 Project Team Members present
 - i. Kelly Kilpatrick, Alvin Talbert, Ryan Marlow, Sean Baski, Alice Rademacher, Jonathan Tymick
 - b. KPB Staff present
 - i. Marcus Mueller, Nancy Carver
 - c. Members of the public present
 - i. Virginia Morgan, Weston..., Jerry Fox, Phil Weber, Courtney... Michael Davidson
3. APPROVAL OF AGENDA – K. Recken moves to approve as written. L. Johnson seconds. All approve.
4. APPROVAL OF MINUTES for November 3, 2021 – Y. Galbraith moves to approve as written. K. Recken seconds. All approve.
5. CORRESPONDENCE – none.
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE –
 - a. Phil Weber commented that it is interesting that the mantra of the bypass project was to “keep it away from the river” and that it seems to have changed now.
7. REPORT FROM BOROUGH
 - a. M. Mueller – Assembly passed a revision of the Planning Commission seats to mirror the 14 districts of the KPB Assembly.
8. OLD BUSINESS - none
9. NEW BUSINESS
 - a. Sterling Hwy MP 45-60 Project Phases 3 & 4 85% Plan review with S Baski and J Tymick from ADOT&PF

8. J. Cadieux said that she appreciates the careful approach since this is a very important piece of land that will have a large impact on the community.
 - a. M. Mueller shared some of the types of issues that have been discussed so far within the borough's planning group.
 - i. Local option zoning.
 - ii. Whether AirBnBs could be an issue.
 - iii. Wildfire scenarios.
 - iv. Gravel
 - v. Waste handling
 - vi. Campgrounds
 - vii. Separation from highway noise.
 - viii. Recreation corridors
 - ix. Watersheds and hydrology
 - x. Greenspace
 - xi. Subdivisions that integrate more land uses.
 - xii. Walkable community
 - xiii. How to integrate the area into the community without making a "Cooper Landing West"

10. PLAT REVIEW

- a. Towle Subdivision 2021 Replat 2021-153
 - i. K. Recken mentioned that the right-of-way should be clearly demarcated.
 - ii. C. Degernes said that the property boundary is outside of the right-of-way.
 - iii. J Cadieux indicated that within the staff report there are very important community values incorporated such as Anadromous Waters protection, Flood Plain mapping, and waste disposal citations.
 - iv. C. Degernes moves to recommend grant approval of the preliminary plat subject to the staff recommendations outlined in the KPB staff report. L. Johnson seconds. All approve.

11. INFORMATION and ANNOUNCEMENTS

- a. Congratulations to J. Cadieux for winning the Cooper Landing Woodpile Contest.
- b. D. Story said that snow trail grooming is starting this weekend.

12. COMMISSIONER'S COMMENTS none offered.

13. ADJOURNMENT – L. Johnson moves to adjourn. Y. Galbraith seconds. All approve. 7:55pm

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