

MOOSE PASS ADVISORY PLANNING COMMISSION

Monica Adams, Kevin Dunham, Jeff Estes, Jeff Hetrick, Bruce Jaffa, Tsali Janek, David Pearson

Thursday January 6th, 2021 6:00 PM

MOOSE PASS SPORTSMENS HALL

Draft Meeting Notes

1. CALL TO ORDER 6:11pm (delayed while trying to set up Zoom)
2. ROLL CALL
Present: Kevin Dunham, Bruce Jaffa, Monika Adam Tsali Janek, Jeff Estes, Cindy Eklund (KPB Assembly), David Pearson (Zoom), Nancy Carver (KPB Planning Commission, Zoom) (Jeff Hetrick Excused)
3. APPROVAL OF MINUTES OF PREVIOUS MEETING
Monika Adam, motion to approve, Tsali Janek, 2nd. Unanimous approval.
4. APPROVAL OF AGENDA
Kevin Dunham asked to have discussion of the Thrall tower added to the agenda. David Pearson made the motion. Tsali Janek 2nd. Unanimous approval to add to the agenda.
5. CORRESPONDENCE
 - a. Meeting Schedule from KPB thru 2022 – Nancy Carver put this together. The intent is to show when the APC meeting~~s~~ are in relation to the KPB commission meetings.
 - b. Letter from Scott Huff per KPB 21.02.020 – Regarding timely notification to APC regarding plat actions. States that the APCs may advise on these actions, but it is not required. We can either attend the KPB meetings to offer comment, or request postponement. The plat review timeline is very tight schedule. They only have 60 days to approve.
 - Bruce Jaffa requested that Nancy Carver work with the planning department to notify as soon as they receive the plat application.
 - Nancy Carver offered that we can zoom into the KPB Planning Commission Meetings and read from our minutes as a way to offer comments.
 - Cindy Eklund emphasized that this is why it is important for the APCs to have monthly rather than quarterly meetings.
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE
-Bruce Jaffa mentioned that Ellen Obrien had been interested in coming to the meeting but refrained due to the fact that she witnessed “casual masking” at the last meeting. (It should be noted that every person in the room was wearing a mask at this meeting).
7. PRESENTATION – None
8. REPORT FROM THE BOROUGH
 - Nancy Carver requested budget discussion be added to the agenda under new business. We suspended the rules to add budget discussion. Bruce Jaffa. made a motion, David Pearson 2nd. Unanimous approval.
 - Nancy Carver: The permit for the cell repeater on the Thralls property has already been issued.
9. OLD BUSINESS
 - Moose Pass Comprehensive Plan. Jeff Estes got feedback from the Moose Pass Volunteer Fire Department on a number of topics including a speed reduction zone in town, recreational use of the ball diamond, efforts to build a satellite VFD station between mile 17-19 on the Seward Highway. These comments will be incorporated into the plan.

- There was some discussion of State Trooper Presence and the fact that there are no longer any stationed in Moose Pass. More presence is desired and this should also be incorporated into the plan.
- Tsali Janek inquired about the staffing for the VFD. Jeff Estes said they are short on volunteers. Also mentioned that they need more water. (agreements to access water for drafting) Not sure what this means?
- Bruce brought up that he and Kevin Dunham had started discussion on other plan components, including the dump stations and utilities. There was some discussion about public utilities and past considerations of a centralized water system (such as a water tank. Especially for the folks in town who have inadequate wells and rely on surface water collection (water boxes) to supplement their water source. Of course, this would require a lot of planning to account for distribution and maintenance of the system. (This is a long-term consideration).
- Jeff Estes also mentioned the impact that state development of the mental health land above those properties would have a negative impact on the water quality of those downhill of the mental health land (due to the water boxes) and how he has been encouraging folks to secure their water rights through the state.

10. NEW BUSINESS

a. Plat Review for Madison Subdivision Tract A and B

- Monika Adam motion to support approving the plat. Bruce 2nd.
- Discussion: Nancy Carver mentioned that it dedicates a 300-foot ROS for the Seward Highway, so the plots will be a bit smaller. (This is the new normal for federally funded DOT projects).
Bruce mentioned the odd shape of the upper plot. It was assumed this is likely because they will be putting in a new road there. They would need to get a driveway permit from DOT for where the road meets the highway, but otherwise would not have to build the road up to KPB standards unless they planned to hand over maintenance of the road to the borough.
- Bruce called it for a vote. Unanimous approval in support of approving the plat.

b. Greg Thrall cellular tower and the replating of plot B-1.

- This is on private property but went through the borough because they had to adjust the lot to accommodate a small building. Also, the land is in a FEMA classified flood plain.
- Jeff Estes. asked if Primrose Rd is a state ROW. It is.
- Permit has already been issued. No action required.

c. Budget

- APC needs to put in a request for \$\$\$. Take into consideration costs associate with revamping the comprehensive plan, Zoom costs, mailing costs. Etc.
- Some numbers from Nancy Carver: Zoom is \$259.90/year, estimated 290 people in town who would receive mailings. Consider printing costs and open houses as well. She mentioned that she has been suggesting the APCs as for at least \$2,500.00 some have gone much higher.
- Bruce Jaffa motion to request \$500.00 Kevin Dunham 2nd.
- Jeff Estes. motion to amend it to \$5, 462. David Pearson 2nd. Some discussion that rounder numbers would be better, we might want to consider asking for more. Bruce Jaffa called it to vote. Jeff Estes was in favor. All the rest opposed.
- New motion from David Pearson to request \$7,500. Kevin Dunham 2nd. Bruce Jaffa called it to vote. Unanimous approval.

11. ANNOUNCEMENTS

- Tsali Janek wanted to offer major kudos to the folks who put on the New Year's fireworks display. Bruce Jaffa mentioned Shawn MacDonald deserves most of the credit. Tsali Janek made a motion to have the chair write an official letter of thank you. Jeff Estes 2nd. Unanimous approval.

12. NEXT MEETING will be February 3rd at 6pm . We will also do a special work session (on MP comprehensive plan on February 17th at 6 pm.

13. COMMISSIONERS' COMMENTS

-Jeff Estes brought up Cindy Eklund's suggestion to include SASE in our mailings when we send out surveys for the comprehensive plan. (Nancy Carver also mentioned she could send us some envelopes from the River Center for mailing things like the thank you letters).

- Kevin Dunham brought up a comment that people have been shooting at signs along the Primrose Road and it poses a real threat to the people living there. Some talk of getting the troopers to investigate and contacting the state to move the sign to a different location.

-Bruce Jaffa thanked Assembly member Cindy Eklund for attending. Also share some thoughts on the currently housing crises in Seward and how this is already bleeding over into Moose Pass. We are becoming more of a bedroom community for Seward and need to take this into consideration with our planning.

-Cindy Eklund mentioned that she is planning on attending all of our future meetings.

14. ADJOURNMENT 7:31pm

See KPB Website

<https://www.kpb.us/planning-dept/planning-commissions/moose-pass-apc>

Participants may join By ZOOM or phone:

<https://us06web.zoom.us/j/5787372110>

To Attend the Zoom meeting by telephone,
call toll-free **888 788 0099** or **877 853 5247**

Meeting ID: 578 737 2110