

## **DESK PACKET ITEMS**

**(Items received after the publishing of the meeting packet on 6/7/22)**

### **MISCELLANEOUS INFORMATION**

**COOPER LANDING ADVISORY PLANNING COMMISSION  
REGULAR MEETING  
LOCATION: ZOOM TELECONFERENCE OR  
COOPER LANDING COMMUNITY HALL  
WEDNESDAY, JUNE 08, 2022  
6:00 PM  
UNAPPROVED MINUTES**

1. CALL TO ORDER – 6:00pm
2. ROLL CALL
  - a. J. Cadieux, H. Harrison, Y. Galbriath, D. Story, C. Degernes, L. Johnson, K. Recken , present
  - b. Zoom Attendees: Phil Weber, Heather Pearson, Rachel Mundy, Jerry Fox, Rhonda Lynn, Steve Mierop, Alan, Tommy Gossard, Nancy Carver, Alice Rademacher (HDR Public Involvement Coordinator), DOT P&F Staff: Sean Baski, Jonathan Tymick Construction Project Manager, Scott Thomas (DOT P&F Traffic and Safety Engineer, Plat reviewer), Alvin Talbert, Alan, and Virginia Morgan
  - c. Attendees at hall: Ryan Marlow, Vince Beltrami, Kim Neis, Jerry Neis, Dan Steiner (SDCS, LLC Civil Engineer for Three Bears), Robert Ruffner (KPB Planning Director), Representative Ben Carpenter, Kendra Broussard (Staff to Rep. Carpenter)
3. APPROVAL OF AGENDA – L. Johnson moves to approve as amended, H. Harrison seconds. All approve by roll call vote.
4. APPROVAL OF MINUTES for April 06, 2022 and May 04, 2022
  - a. L. Johnson moves to approve the April 6 minutes. D. Story seconds. All approve by roll call vote.
  - b. Y. Galbraith moves to approve the May 4 minutes as amended by the edits of Virginia Morgan. L. Johnson seconds. H. Harrison abstains due to absence. All others approve.
5. CORRESPONDENCE
  - a. Emailed letter to KPB Planning Department, Land Management from Kim and Jerry Neis copied to CLAPC read into record.
  - b. Letter from Jon James read into record.
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE
  - a. Kim Neis presented an update on the Snug Harbor parcel 119.110.19 and submitted written comments for record.

7. REPORT FROM BOROUGH if any

- a. DOT&PF Sterling Hwy MP 45-60 Project report and questions/answers.  
Sean Baski or Jonathan Tymick, PE, Project Manager, AKDOT&PF.
  - i. J. Tymick explained the bridge type selection is very near and said he is present to answer any questions about the project other than items already on the agenda.
  - ii. J. Neis asked when the east side ramp will be started.
    - 1. J. Tymick said it will likely not go to construction till summer of 2024.
  - iii. J. Fox asked if there are any more road closures or slowdowns anticipated near Sportsmans.
    - 1. J. Tymick said the closures should be done for now and were related to blasting. He said that slowdowns will continue while wildlife crossings and retaining walls are completed.

8. OLD BUSINESS – none.

9. NEW BUSINESS

- a. Ordinance 2022-19-XX Firewise Slash Disposal Funding
  - i. Robert Ruffner is the new planning director for the KPB. He said that the effort of this ordinance is to provide additional resources for slash disposal by finding additional sites in three key areas. These sites would need to meet certain criteria but an example of suitable location is in an existing gravel pit. Since it will take a while to get things started it will likely be mid-August before they are selected. It will be put out for bid for folk who have suitable property and are willing to accept, monitor, and follow regulations regarding the sites.
    - 1. K. Recken asked about potential locations and whether it would be on KPB land or on contractor land.
      - a. R. Ruffner said that what they are hoping for is private land such as gravel pits that have an interest in accepting the slash. In general it is hoped that the slash would be stored until winter if they chose to burn but that it does not have to be burned as the land owner may keep it to use as fill, etc.
    - 2. Y. Galbraith asked about the existing site and if the funding would be used to manage the existing site.
      - a. R. Ruffner said that the existing site has been managed as of today – pushed up some to make room for the commercial side. The existing site will be maintained and hopefully an additional one found.

3. J. Neis asked if there will really be a space that will fit the criteria.
  - a. R. Ruffner said that if there is not a suitable site an alternative will be explored.
4. J. Neis asked if the \$300,000 would be considered to use for a grinder or chipper.
  - a. R. Ruffner said what they really want to do is find a private party to deal with it. If the landowner wanted to chip the slash they could, but the KPB would not seek to purchase such equipment or do so itself.
5. K. Recken asked if anyone could open their lot to be the dump.
  - a. R. Ruffner said that because of the criteria of the site being at least two acres and cleared already, it is unlikely that some smaller site would choose to do this. It needs to fit a number of other criteria some of which have yet to be determined, e.g. be readily accessible from the road and have insurance, etc.
6. J. Cadieux asked if the ordinance is really ready to be voted on.
  - a. R. Ruffner said that the existing disposal site will still be used but they need to begin work on supplemental areas. He said there is not much time to get the ordinance rolling but there is still time for the CLAPC to be involved in what the criteria should look like to be included in the Request for Proposal.
7. J. Neis asked whether it would make more sense to enlarge the existing property.
  - a. R. Ruffner said that they would potentially pursue that if there were not a site found through this mechanism.
8. J. Cadieux indicated that J. Neis' suggestion, paying a contractor to maintain or expand the existing site, seems like it is more reasonable for Cooper Landing while other locations in the borough that may have more land or gravel pits and more readily fit the proposed ordinance's preferred method.
9. No motions were put forward to support or oppose the ordinance.
10. R. Ruffner said this ordinance may have more details in time for the July CLAPC meeting.

## 10. PLAT REVIEW

- a. Replat 2022-060 Preliminary Plat Quartz Creek Subdivision, Outfitters Way, Tracts C and B (Three Bears)
  - i. R. Ruffner introduced the plat.
  - ii. N. Carver displayed the plat via Zoom.
  - iii. R. Ruffner said there are a certain number of days by statute to take action on a plat.
    - 1. At the last Planning Commission meeting the KPB 2022-060 there was a little bit of confusion with the notes for which sites would be vacated.
    - 2. The conceptual extended frontage road providing access to Tracts B and C (beyond the previously planned frontage access for businesses as far as Tract D2) that the DOT is interested in pursuing because of the Russian Gap turn and for egress and ingress for all the tracts.
    - 3. The other thing that the people are interested in is the conservation easement that the frontage road would be going through.
    - 4. He said, one of the things the KPB is trying to help accommodate is the construction of the frontage road including a 30' greenbelt and trail setback but not all the way to Dena'ina Creek.
    - 5. He said there is currently a 50' conservation easement on all sides of the tract.
    - 6. This proposed concept would create a 60' frontage road, 30' greenbelt, and 10' utility easement, taking about 100' away from usable space in Tracts C and B.
    - 7. K. Recken said she is unclear whether R. Ruffner is talking about vacating Persistence Way. R. Ruffner said that he is talking about removing the 50' conservation easement on parts of Tract B.
    - 8. The 100' that would be used in this proposed concept is not available for their [Three Bears] development because it would be tied up in the needs on the front of the property.
    - 9. C. Degernes said that it looked like there was a 10' easement on the back side and wondered about that.
      - a. Dan Steiner, the civil engineer for Three Bears said they may want to keep that but for other green space.
    - 10. J. Cadieux said that she understood that the current road alignment would be used for the frontage road Quartz Creek Rd in front of Sunrise and Tracts D1 and D2 and would not take property from those tracts. and asked for clarification.
      - a. J. Tymick confirmed that is the case.
      - b. S. Baski clarified that most of the land for the proposed frontage road concept would be coming

from DOT right-of-way with only sliver acquisitions of private property.

- i. J. Cadieux asked for an explanation of “sliver acquisitions”.
    1. S. Baski explained they are anything that leaves the parcel within compliance of minimum size requirements of the local jurisdiction which could be up to 40’. He said that it is meant to be a smaller amount but he tries to present the full extent of possibilities to manage expectations.
11. J. Cadieux said that if the 40’ were taken off of the D1 or D2 it would be 40’ of the 50’ of greenspace of those properties if the frontage road stops at Cozy Bear.
12. J. Cadieux asked whether the land for the frontage road would be coming from on Tracts C and B.
  - S. Baski said there is no design right now, only conceptual sketches. That said, for Tracts B and C the road would need to be entirely on those tracts to avoid pushing the roadway design which would need to account for commercial size traffic turning radius etc. into to the highway interface.
  - a. R. Ruffner said that the 30’ greenbelt proposal would come out of tracts C and B.
13. The KPB conceptual design was presented on Zoom which shows that there is a 30’ green-strip that is at the top [Sterling Hwy side] of those parcels while the 60’ frontage road would be on the non-highway side of the green-strip.
14. K. Neis asked whether the frontage road would go all the way to the transfer site.
  - a. S. Baski said that the DOT would use MP 45-60 dollars to construct up to Persistent Way and then anything further would be picked up by other projects.
15. S. Thomas is the traffic engineer and technical advisor for DOT who deals with safety. He said that the two descriptions are different. In work with highway crashes, he sees and hears a series of concerns about safety with each of these parcels and the [MP 45-60] project. Under this proposal the passing lane would have to go away and there would be turn lanes added in the existing footprint of the highway’s current three lanes. He recommended we look at it past the proposed project.

16. J. Neis asked S. Thomas about how many people go through the Girdwood interchange with a turn lane and wonders why we can't give turn lane access to these areas.
  - a. S. Thomas said that Girdwood is a part of a safety corridor with many driveways and there are crashes there enough that DOT is considering an interchange there.
  - b. He continued that the DOT is trying to separate high speed and low speed uses.
  - c. He said that in every part of our road systems with multiple driveways and old geometry there are crashes.
17. J. Cadieux thanked S. Thomas for acknowledging the safety risk posed at Russian Gap Rd. and the change of this project for traffic as speeds will change from 45mph to 65mph even if limits are posted at 55mph.
18. S. Baski said that as a part of the MP 45-60 Project the frontage road cannot move further north than Persistent Way.
  - a. S. Thomas said that the project can only go so far but if there is a frontage road plan all parties can agree on, as each project comes along it can be extended which can be how you get to a turning lane being included etc.
19. J. Tymick stated that the [MP 45-60] project could add to the volume of cars and so looking at things like striping to address the turning lanes etc. in the short turn is possible.
20. S. Baski said that this project has to compete with the many other similar uses.
21. S. Thomas said that there have been turn lanes built in other safety corridors. There are, however, safety issues with turning lanes.
22. C. Degernes thanked DOT for listening to the community's concerns.
23. D. Steiner asked S. Thomas to describe the striping that would be needed for Three Bears to gain access.
  - a. S. Thomas said that the MP 45-60 project ends at Persistent Way but the need remains for repaved and restriped. For 3 Bears project to move forward that striping has to happen.
24. J. Cadieux asked if the KPB and Three Bears is planning to construct the frontage road to Tract A in this timeframe.
  - a. R. Ruffner said no.
25. J. Cadieux asked if the proposed future eastern access would be reduced to one point, Tract A and would it cross the creek?

- a. S. Thomas said yes.
- 26. J. Cadieux asked about the impact on the anadromous stream.
  - a. R. Ruffner said that in general the DOT on the Kenai Peninsula had done a good job of doing more than the bare minimum for fish passage and flood conveyance.
- 27. J. Cadieux asked D. Steiner if the plan is approved for a frontage road to Persistent Way, what is the timeline for development of the project?
  - a. D. Steiner said that this plat includes a 60' right of way for that frontage road.
- 28. K. Recken asked about the exit and whether it would cross the creek.
- 29. Page 43 [Supporting document SLEV5-23packet.pdf] shows the proposed pink portion labeled "Future Frontage Road Project" [Pink indicates DOT/KPB collaboration project] extending to Persistent Way with ingress/egress to the New Sterling Highway at Persistence Way. The purple labeled "Future Three Bears Frontage" Three Bears would develop within the DOT right of way with a temporary ingress/egress [labeled "Interim Access"]. This purple portion extends to the north of their property [the right of page 43/left of page 44] where it meets with the pink section [DOT/KPB collaboration] to the north being built out to the Waste Transfer Station where the permanent ingress/egress would be built and turning lanes and traffic safety would be provided.
- 30. J. Cadieux stated that in the last meeting it was suggested that the frontage road could drop further into the parcels to maintain the 50' vegetative barrier before returning to the ingress/egress points. She asked whether Three Bears looked at the Tract C concepts generated by the community over many months and several public processes.
  - a. D. Steiner said they were unaware of those plans. He doesn't represent Three Bears but is just an engineer for them but does know from working on a number of projects for Three Bears and knows they are interested in being good neighbors. He said that the owner of Three Bears, D. Wise, feels that he is losing more land than he knew about when he was purchasing the land.
- 31. K. Recken mentioned it would go a long way to guarantee the greenbelt to gain the support and trust of the community.



- a. D. Steiner said that the 30' would be owned by the KPB. It was a concept put together by Marcus Mueller.
- 32. D. Story said that as an individual he knows it is hard to rely on guarantees but that other ways to gain the support and trust of the community are to learn about the long-term goals and efforts the community has spent considerable time developing. He explained that the Tract C designs were a result of three separate meetings facilitated by the KPB with a landscape architect over six or so months to gain an understanding of the community's desires for the development of Tract C. Those desires included; affordable housing which could potentially come from multi-family units or above business apartments and the like; active transportation facilities throughout developed areas such as these tracts to extend the connectivity of the separated pathway that is a part of the MP 45-60 Phase 1B; and maintaining the integrity of the viewshed that is the entry point to the community.
- 33. He said that each of these things and others are repeated concerns and desires of the community going back for a long time, are in the Land Management Plan, and one of the main concerns of residents is that Cooper Landing is a forest town and much of what defines it is the natural resources people come here to enjoy. If the viewshed and greenspaces are not maintained it could be easy for the town to be defined by a storefront and most of the community does not want the first thing people think of or see when they arrive to be gas prices or a grocery special.
- 34. D Story described the possible negative impacts of the Sterling Hwy. MP 45-60 Project on community businesses and the potential for a large project such as Three Bears at the start of "town" to contribute to those impacts.
- 35. He suggested that gaining the support of the community could be achieved by learning more of the efforts the community has put forward to work on its goals.
- 36. R. Ruffner said that moving between a preliminary plat which is what this is, the CLAPC can say we approve the plat with addition of a 30' green-space included before the final plat.
- 37. D. Steiner asked DOT if they have any thoughts or concerns about the concept.
  - a. S. Thomas said that at a high level it is the theme of how to connect all properties or all parcels and the design widths and specifics are better handled by the crew that does that.

- b. S. Baski said that which side of the frontage road a pathway would go on is a good thing for the community to discuss. In other communities it is on the outside so ingress/egress to the properties is easier. He can offer up help from the DOT designers but knows that the conceptual design's sharp turn will not be what they will come up with. Also, there is a wide right of way held by the State of Alaska including much of the depth of the trees in the existing 150' strip which means that any of those trees on DOT right of way (ROW) are susceptible to being cut for maintenance, and safety etc.
- 38. J. Cadiuex asked R. Ruffner if what is being asked is to let a frontage road determine the land use plan by developing a public road but would a private road for both KPB (Tract C) and a private landowner (Tract B) be more appropriate?
  - a. J. Tymick said that it may be necessary to deal with the overarching problems of the roadway connections here and that it is a meet in the middle sort of design where Three Bears loses some of its land and the public loses some of its conservation easement.
    - i. R. Ruffner said that it seems like the greenspace on the conceptual drawing being 30' instead of 50' is what you are asking about and that to address the traffic issue.
    - ii. J. Cadiuex asked to confirm that the 30' space would be maintained as forest.
      - 1. D. Story attempted to interpret the information that was presented by DOT, KPB, and Three Bears.
      - 2. It was made clear that the 30' space would be part of the newly created KPB frontage road right of way for the 30' greenspace concept. This greenspace would not be a part of the State of Alaska's right of way after this transfer took place so would not be susceptible to the clearing for maintenance etc. by AKDOT but would instead be managed by KPB. The frontage road would be on the non-highway side of this 30' greenspace. The AKDOT's remaining right of way may retain

treed area further than the 30' but that area is susceptible to being cleared for typical DOT purposes.

- b. C. Degernes hoped to summarize her thoughts; a long-term solution for safe access to our important sites like the transfer station, even if it doesn't all happen with this project it seems like we would get there. It may not be everything we want but it seems like a good compromise.
- 39. D. Steiner said he wants to make sure everyone knows what is being proposed and asked to show the design plan.
  - a. There is a conservation easement that surrounds the property. Three Bears would like to abandon the conservation easement on the back of the lot (south border) and along Persistent Way (west border) in exchange for maintaining the frontage road and 30' greenspace concept as presented by the KPB drawing.
  - b. Steve Mierop, VP Three Bears, said that the back side of the lot will have some differences between what is shown in the drawing as it is still being designed. They anticipate using the space right up to the parcel border because a treed area that exists on the other side of the parcel line which will not likely change as it belongs to the airport.
- 40. C. Degernes moved to recommend approval of the preliminary plat 2022-060 subject to maintaining the 30' greenspace concept as presented by the KPB drawing and agreed to by Three Bears, and provided the original 50' conservation easement along Denaina Creek is maintained. L. Johnson seconds. All approve by roll call vote.
- iv. D. Steiner asked what else Three Bears could do to connect with the community.
  - 1. J. Cadieux said the CLAPC is a good place to start but also to attend and introduce yourself at the Cooper Landing Community Club meetings as well as the Chamber of Commerce and provide updates via the Crier.
- v. K. Recken mentioned the importance of safety precautions for the proposed firepits. S. Mierop indicated they are aware of fire danger in the area and will consider that in the design of fire pits.
- b. Section Line Easement Vacations on Tracts A, B, C Quartz Creek Subdivision
  - i. C. Degernes moves to support the vacation of section line easements assuming the approval of the 2022-060 Preliminary Plat subject to the 30' greenspace concept as discussed. H. Harrison seconds. All approve by roll call vote.

## 11. INFORMATION and ANNOUNCEMENTS

- a. Naming of the Juneau Creek bridge on the MP 45-60 Project: Rep. Ben Carpenter
  - i. B. Carpenter indicated the State House has passed the bill to name the Juneau Creek bridge for the late Rep. Don Young. He discussed the process for the naming and how it came to be and his work to hold the bill before vote in the Senate to have a discussion with the community. If we name it before the bridge is built the DOT picks up the cost of the sign. If we name it after it is built it costs the state more.
  - ii. The next opportunity to name it is the next legislative session in January 2023. Can't guarantee it will follow the name choice of the community.
  - iii. J. Neis stated he would prefer to have it named after a community member and suggested Helen Gwin.
  - iv. K. Recken said we had talked about a year ago that it could be named after the indigenous people of our community and that the Kenaitze Tribe or others be involved in the decision.
  - v. C. Degernes thanked Rep. Carpenter for attending and suggested conversations with the community.
  - vi. J. Cadieux asked if there had been thoughts of naming other more substantial infrastructure than just a highway bridge?
    1. Rep. Carpenter said there has been the suggestion of naming the Port of Anchorage after him.
  - vii. J. Cadieux suggested the combination of English and indigenous names for the location is used in other areas and may be good here given the important Squilantnu archeological district encompassing the area.
  - viii. V. Morgan proposed a member of the APC invites the Community Club to discuss the naming and to share those discussions with Rep. Carpenter. J. Cadieux will follow-up with that.
- b. WiRe Project: Office of Emergency Management
  - i. Research group based out of Colorado and UAA invited by OEM to conduct fire risk surveys on every private parcel in three subject communities, of which Cooper Landing is one. (Funny River and Nikiski are the other two.) They will use the information to bridge the gap between action and the Community Wildfire Protection Plan, CWPP. They will send a survey to each landowner.
    1. Y. Galbraith said that the project may help with grant funding for projects.
    2. Rep. Carpenter asked for more information about the program. J. Cadieux mentioned Brenda Ahlberg is a better point of contact.

12. COMMISSIONER'S COMMENTS – none.

13. ADJOURNMENT

- a. L. Johnson moves to adjourn. Y. Galbraith seconds. All approve by roll call vote. 9:23pm

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](mailto:CooperLandingAPC@gmail.com)

Please note that the CLAPC voted by roll call as follows:

- Ordinance 2022-19-XX Firewise Slash Disposal
  - o Declined to support or oppose this ordinance.
  - o Would like to provide input on the RFP that is developed for our community.
- Preliminary Plat 2022-060 Quartz Creek Subdivision, Outfitters Way, Tracts C and B (Three Bears)
  - o Recommend approval of the preliminary plat subject to final plat reflecting the 30' greenspace concept as presented by the KPB and agreed to by Three Bears and provided the original 50' conservation easement along Dena'ina Creek is maintained. All approve.
- 2022-060V Section Line Easement Vacations on Tracts A, B, and C Quartz Creek Subdivision
  - o Support the section line easement vacations assuming the approval of Preliminary Plat 2022-060 with recommended changes for final plat. All approve.

**COOPER LANDING ADVISORY PLANNING COMMISSION  
REGULAR MEETING  
LOCATION: ZOOM TELECONFERENCE  
WEDNESDAY, MAY 04, 2022  
6:00 PM  
APPROVED MINUTES**

1. CALL TO ORDER – 6:00 pm
2. ROLL CALL – J. Cadieux, K. Recken, Y. Galbraith, C. Degernes, L. Johnson, D. Story present. H. Harrison excused absent.
  - a. Nancy Carver; Kenai River Center, Jonathan Tymick ADOT&PF, Marcus Mueller; KPB Land Management, Aaron Hughes; KPB Land Management, Dakota Truitt; KPB Land Management, Alice Rademacher, Carol Fox, Rhonda Lynn, Phil Weber, Jerry Fox, Kim Neis, Jerry Neis, Virginia Morgan attending.
3. APPROVAL OF AGENDA – C. Degernes moves to approve the agenda as amended. L. Johnson seconds. All approve.
4. APPROVAL OF MINUTES for April 06, 2022 - This items was mistakenly skipped and will be addressed at the June 8 meeting.
5. CORRESPONDENCE - none
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE – none
7. REPORT FROM BOROUGH
  - a. DOT&PF Sterling Hwy MP 45-60 Project report and questions/answers. Jonathan Tymick, PE, Project Manager, AKDOT&PF.
    - i. Lane closures at MP 58 for blasting were successful. There will be other closures to be determined at a future date.
    - ii. Open house was successful.
    - iii. Construction is finally happening on the pioneer roads. There will be a temporary cul-de-sac on Langille Road for emergency vehicles.
    - iv. There will be more publicly available firewood this year so stay tuned.
  - b. No KPB report other than those items in the agenda
8. OLD BUSINESS - none

## 9. NEW BUSINESS

- a. Resolution 2022-XX Land Classification, 4 parcels in Cooper Landing
  - i. Aaron Hughes, KPB Land Management Agent, explained this will reclassify 35 units of land in the borough. Public notice was sent out (over 1,800 individual notices along with public comment notices in newspapers and through agency notification). Deadline for comment is May 6th.
    1. 4 parcels in Cooper Landing. 3 on Bean Creek and one on Snug Harbor.
    2. All of the Cooper Landing parcels are presented with classification of Rural to match the surrounding areas. Once the parcels are sold the classification falls off.
    3. All the parcels are currently undesignated.
  - ii. K. Recken said that the Snug Harbor parcel was the previous Cooper Landing dump and asked about remediation.
    1. Aaron Hughes said adjacent landowners gave similar reports and the KPB has researched public documents and cannot find this info but that is why they appreciate local information and is interested in any documentation.
    2. K. Recken said that Mona Painter has found a map with dump noted on the parcel and also had personal attribution.
  - iii. Carol Fox said that her family has owned a nearby lot since the 40's and she can personally attest to the property being a dump site.
  - iv. Kim Neis said that speaking with David Rhodes and he also recalled the parcel being used as a dump and that there may be aerial views from this period of use.
  - v. Phil Weber asked the specific location of this lot.
    1. J. Cadieux clarified.
  - vi. A. Hughes asked about the specific date range which may be attributed to the dump use of the site.
    1. K. Recken estimated it would include at least the early 50's through the early 60's.
  - vii. K. Recken said that K. Freeman attests to the timbers from the old Shackleford Creek bridge were dumped there.
  - viii. A. Hughes explained that this resolution is prior to the land sale of the parcels which would have an extended due diligence period for potential land owners to inspect the parcels before purchase.
  - ix. J. Cadieux asked about accessing the parcels off of Bean Creek and driveways.
    1. A. Hughes explained that the owner of the units that sold last year partnered together for a shared entry and the subsequent units have what appears to be an easier approach.

2. J. Cadiuex mentioned that previously the CLAPC recommended the classification of the previous parcels as Residential to indicate the community's intended or suggested use for the parcels.
  - x. C. Degernes said that she knows there will be a due diligence timeframe for the Snug Harbor site but she thinks it would be unfair to any prospective buyer without further inspection conducted by the KPB.
  - xi. K. Neis said that when they bought their property in 2004 they inquired about purchasing the next lot over and the KPB said at that time that that lot would never be sold because it was a dump site.
  - xii. C. Degernes moves to recommend that the KPB the Snug Harbor parcel 119.110.19 be removed from the resolution for classification at this time until further investigation can be made regarding its status. K. Recken seconds. All approve.
  - xiii. K. Recken moves to recommend the Bean Creek lots are classified as Residential to reflect the community's intended use. L. Johnson seconds. All approve.
  - xiv. A. Hughes thanked everyone bringing this information to light and explained how important public input and local knowledge is in this process.
- b. Ordinance 2022-XX Land Sale including 3 parcels in Cooper Landing
  - i. C. Degernes moves to recommend the sale of the parcels on Bean Creek but withhold support of the sale of the parcel on Snug Harbor until further investigation of its status is completed. Y. Galbraith seconds. All approve. Motion passes.
- c. Ordinance 2022-11 Spruce Bark Beetle Forest Management Project.
  - i. Dakota Truitt, KPB Land Agent, thanked the APC for the forum for input of public comment which has helped shape and form this ordinance.
  - ii. J. Cadiuex asked about the intent of the reforestation practices and how they would be affected by bluejoint grass and/or the site preparation.
    1. D. Truitt said that grasses are already present in the stands but are outcompeted by the living trees. If dead trees stand, the grasses can spread to the stand of ladder fuels making a severe fire. If the trees are cut, the grassland fires can still exist but they are less likely to create circumstances of the standing dead trees making more intense fires.
  - iii. J. Cadiuex asked about the Whereas, "treatments will establish and preserve logging infrastructure such as roads, resource management access, and recreational trails, along with methods to close out temporary forest access; and" saying she is very concerned about the unintended consequences of these access points.



1. D. Truitt said this whereas was meant to acknowledge the challenges of these areas.
2. K. Recken asked whether the community would be involved in determining which infrastructure was used for what.
3. D. Truitt replied that the community would be afforded opportunity for input.
4. J. Cadieux suggested modifying the language of two of the ordinance's Whereas' in the following way and M. Mueller thought the wording adaptation was acceptable for #12:
  - a. Whereas 12, "treatments will be planned to establish, preserve, and regulate logging infrastructure such as roads, resource management access, and recreational trails, along with methods to close out temporary forest access; and"
  - b. Whereas 15, "forest management sale reports designed for a given unit may exceed the standards of the Alaska Forest Resource and Practices Act, and should in areas determined to be sensitive, susceptible to damage, and in need of additional protection ; and"
    - i. D. Truitt explained that determining which areas should receive special protection would come through opportunities for community input during the time that the prescriptions are written.
    - ii. J. Cadieux withdrew suggestion for language on Whereas #15.
5. K. Recken asked whether the opportunity for input would be limited to the management sale report.
  - a. M. Mueller suggested that the forms the process would use are still being developed but that they would include a menu of items for treatment and reporting to allow for public involvement.
6. J. Fox asked about whether this process might be used to help steer funds to KPB stump dumps.
  - a. D. Truitt acknowledged the need for more site management at sites like the Cooper Landing organic dump.
7. Y. Galbraith asked about the status of funding of this project.
  - a. D. Truitt explained that timber sales are being used as the first option for SBB risk mitigation and that taking this action as the first step of mitigation will help set up a management framework while other funding sources are pursued. Grants have been

b. M. Mueller explained the framework this ordinance provides is the same whether it is a timber sale or a service contract.

- ## 10. PLAT REVIEW

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- from Persistence Way and reduce the driveways at the KPB waste transfer site to just the one across from Russian Gap Rd.
- ii. Conservation easement on the plat goes across Tracts A and B. Tract B also has a conservation easement that surrounds the tract. In the ordinance that authorized the sale to Sherman Smith it created that 50' easement. The KPB is trying to figure out the mechanics of unwinding the conservation easements to 25' on two of the sides and subsequently an action to modify the deed.
  - iii. On the plat the Outfitters Way frontage road would lay over the existing conservation easement on the north side of the tracts and the remaining conservation easements would be reduced from 50' to 25'.
  - iv. K. Recken asked for confirmation that the frontage road would extend from the parking lot of the Sunrise Inn to the transfer site with no conservation easements.
    - 1. M. Mueller explained that that is correct.
  - v. J. Cadieux asked if it is because there is not enough room for both the conservation easement and the frontage road.
    - 1. M. Mueller said that they occupy the same location.
  - vi. V. Morgan asked where she could access the plat.
    - 1. J. Cadieux said the CLAPC had only gotten this information yesterday.
    - 2. N. Carver confirmed that the plat is up for review at the May 23, 2022 Planning Commission Meeting. Comments are due May 11<sup>th</sup>.
  - vii. J. Tymick shared a graphic to help explain.
    - 1. He said that the Three Bears access congests the MP 45-60 project and this proposed project may help with access and the Russian Gap turning lane.
  - viii. J. Neiss said that one of the issues with the transfer station is that we get a lot of non-residents dumping and this layout would help reduce that.
    - 1. K. Recken clarified that the plans show that the highway access to the transfer station will still be preserved so it would not prevent the non-resident dumping.
  - ix. J. Tymick said that the conservation easement being reclassified started with the DOT's belief that a frontage road is in the best interest of the project.
  - x. J. Cadeiux said that the community had a series of meetings that fielded many comments saying that a frontage road was not desirable but that a compromise had been achieved to allow a frontage road as far as the Cozy Bear property then the road would pass through Tract C and on to Tract B.
  - xi. L. Johnson asked whether the reduction of the greenbelt would continue down to Tract D.

1. M. Mueller said this would not alter Tract D's conservation easement.
- xii. J. Cadieux asked if the conservation easement would be vacated on the other boundaries of Tract B to allow the new owner to use more of the land. M. Mueller indicated that was so though the 50' conservation easement would remain next to the parcel's boundary with Dena'ina Creek, an anadromous stream.
- xiii. K. Recken asked why the frontage road couldn't go on the same alignment as on Tract D and if it was just because Three Bears doesn't want the conservation agreement that we approved during their initial plat request. J. Tymick referred back to the drawing showing the space available along Tracts C and B would require elimination of the conservation easement to make way for the frontage road.
- xiv. J. Cadieux said that it seems like if we are not having access to the highway why can't we return to the plans we spent so much time at previous CLAPC meetings with KPB and a hired design professional.
  1. J. Tymick said that the proposed frontage road is intended to stay within the DOT right of way and not mean DOT would need to take possession of the maintenance of the frontage road.
  2. J. Cadieux asked that since the planning process of Tract C involved notable community effort over multiple meetings, can the original planning for Tract C be on the table or has it been abandoned and we have to give up our green space.
    - a. M. Mueller indicated it might be possible.
- xv. D. Story said that the timing of this information is hard to support since it is just being presented and the community was not informed via draft agenda that this change was proposed.
- xvi. J. Cadieux asked if this is something that needs to happen right now.
  1. M. Mueller said that from his standpoint in land management there is not a time crunch but the platting process does have a statutory timeframe.
- xvii. C. Degernes said that one of the biggest benefits to the community is DOT's willingness to provide safe ingress and egress to Russian Gap Rd. but that the loss of the 50' treed buffer is a big deal. C. Degernes said that a hybrid might be that there is a spur road from the transfer site side to Tract B but the 50' buffer remains and the frontage road across Tracts C and B from Quartz Creek runs south of the 50' buffer.
- xviii. J. Cadieux said that she also supports the improvement to the ingress/egress.
- xix. D. Story said that the resistance to a frontage road at the entry to our community seemed to come from the desire to keep it from

feeling like a strip mall. He said that the Brewery's treatment of the 50' conservation easement seemed like a good compromise with the need for a business to be seen and maintaining greenspace that ties the community to the land management intent.

- xx. L. Johnson said she agreed with D. Story
- xxi. K. Recken said that the importance of the conservation easement is considerable for the community.
- xxii. C. Degernes said that another possible compromise is to move the frontage road further in. The businesses get more access and the community retains the buffer. They lose some of the usable area of their property but maintain the easements that are a part of their property. Right now it seems like Three Bears doesn't lose much while the community does.
- xxiii. D. Story said that in this short discussion we have already had several ideas for compromise or change and we are the only ones in the community that know that this is a discussion. He said that it seems like our obligation is to make sure the community has more opportunity for input.
- xxiv. V. Morgan speaking, not as a Planning Commission member but as a community member, said this should be brought before the community.
- xxv. R. Lynn asked whether it can be withdrawn from the May 23<sup>rd</sup> Planning Commission Meeting.
  - 1. M. Mueller said that he would consult the platting specialist for KPB and find out more about bringing this up for the June CLAPC meeting.
- xxvi. D. Story moves to recommend disapproval of the plat as presented and recommend for extended time for public review and comment regarding the design options. L. Johnson seconds. All approve. Motion passes.

## 11. INFORMATION and ANNOUNCEMENTS

- a. Ordinance 2022-07 Re-Appportionment of Board of Education
  - i. V. Morgan said that this is a part of a regular review of the districts and their populations. She explained that there are generally two options for changes which are presented with the review. In this case it is a 9 district option and an 11 district options. She said that the conceptual maps presented in the voting pamphlets are just that and after the vote the KPB will make the actual map based on the census blocks. She said this is also for the assembly districts and that there is a cost increase with an 11 district model and that the 9 district model is what was recommended by the committee.
- b. The new Planning Department Director is Robert Ruffner.

## 12. COMMISSIONER'S COMMENTS

- a. Y. Galbraith said she sent an email out regarding review of the Planning Commission Handbook and the duty of commissioners to represent the community and make note of when we are representing our own opinions when we speak.
- b. C. Degernes said she really appreciates the agency attendance of M. Mueller, D. Truitt, N. Carver, and J. Tymick and said that is a really big benefit of the Zoom meetings which would be much harder to provide in person.
- c. J. Cadieux reported work is ongoing to make hybrid Zoom and in-person meetings possible. S. Lopez acknowledged that the Planning Commission and Assembly had similar experiences to CLAPC in increased community participation via Zoom and they are working to provide hybrid meetings as well but did not have technical support to provide us in our endeavor to develop that for our community. D. Story indicated he thought the technology exists and he will try to test it before the next meeting. J. Cadieux offered help.

13. ADJOURNMENT – L. Johnson moves to adjourn. K. Recken seconds. All approve. 8:57pm

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](mailto:CooperLandingAPC@gmail.com)

## Anchor Point Advisory Planning Commission

Meeting Minutes: June 9, 2022

Call to Order: Meeting called to order at 7:00 pm

Roll Call: Dawson Slaughter, John Cox, Maria Bernier and Donna White were present.

Approval of April 7, 2022 minutes. Minutes approved with language correction.

Approval of Agenda: It was noted that it was too late to provide input to the KPB on the Old Business items, so they were deleted from the agenda.

Correspondence: None

Public Comment: None

Reports from Borough: Ryan Raidmae was present telephonically.

We did discuss the budget request for internet access for zoom meetings. The Borough will not fund internet access, but could provide rental \$ for a location that does have internet access.

Old Business:

New Business:

A. Plat Prelim. KPB 2022-066

Donna White made a motion to recommend approval of this plat to the Borough. Maria Bernier seconded, The motion passed.

B. Plat Prelim. KPB 2022-071

Donna White made the motion to recommend approval to the Borough. John Cox seconded. The motion passed.

Announcements: None

Next Regular Meeting: July 14, 2022

Commissioner's comments: John Cox questioned the Boroughs procedure for subdividing private property. Currently, the property owner is required to have land surveyed at quite an expense prior to being submitted to the Borough for approval. If the subdivision is not approved, the land owner has paid thousands of dollars for nothing. Why couldn't the Borough give a temporary approval prior to the outlay of money by the private property owner?

Adjournment: Meeting adjourned at 7:25



**KACHEMAK BAY ADVISORY PLANNING COMMISSION**  
**Regular (VIDEO CONFERENCE) MEETING**  
**LOCATION: ZOOM**  
**Thursday, June 9, 2022**  
**7:00 P.M.**

**UNAPPROVED MINUTES**

A. CALL TO ORDER: 7:00 pm

B. ROLL CALL

Present: Eric Knudtson, Courtney Cox Brod, Owen Meyer, and Louise Seguela.  
Quorum has been met to move forward with the meeting.  
Also present are Ryan Raidmae and Mike Tupper KPB and Elaine Burgess,  
Aaron Peterson, and Camael Johnson.

C. APPROVAL OF MINUTES

D. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE

E. REPORT FROM THE BOROUGH

F. NEW BUSINESS

1. Doug Inglis, vice-president of the Snowmads, presented about Snowmads projects in general and specifically about their proposal for a parking lot on KPB land on East End Rd. Ryan will provide us with more information on the KBP process for the development of and public input on CTMA proposals

G. OLD BUSINESS

1. We discussed further the development of questions for our general survey. We will each share our ideas about these surveys through email. We want the general survey to be easy to understand and synthesize.

H. ANNOUNCEMENTS

1. None

I. COMMISSIONERS' COMMENTS

J. ADJOURNMENT – 8:52 pm.

## **Moose Pass Advisory Planning Commission June 9<sup>th</sup>, 2022 Regular Meeting, Resolution:**

The following resolution was passed with a 7-0 vote for approval of inclusion into the package to inform the Kenai Peninsula Platting Commission and the Kenai Peninsula Planning Commission regarding the decision to approve the ROW “takes” for a DOT project in the Moose Pass Area, KPB 2022-063:

### **Resolution to Request Postponement of Vote on Right of Way “Takes” KPB 2022-063**

Whereas the Kenai Peninsula Borough has not provided adequate time to completely review the provided information.

Whereas the maps provided were inaccurate, illegible, and lacking a complete legend.

Whereas the Moose Pass Advisory Commission and community members were not provided technical assistance to interpret maps designed to be understood by professionals.

Therefore, The Moose Pass Advisory Planning Commission requests that this vote be postponed until the July 11<sup>th</sup> Kenai Peninsula Borough Planning Commission Meeting, and that the necessary technical assistance is provided, to allow the Advisory Planning Commission and the public time to review information and provide meaningful comment.