

**MOOSE PASS ADVISORY PLANNING COMMISSION
REGULAR MEETING**

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

Thursday, July 14th 2022, – 6:00 PM

MOOSE PASS SPORTSMENS HALL

Unapproved Minutes

1. CALL TO ORDER 6:06 pm
2. ROLL CALL:
 - **Present:** Jeff Hetrick, Jeff Estes, Kevin Dunham and Bruce Jaffa
 - **Excused:** Monika Adam, David Pearson and Tsali Janek
 - **Kenai Peninsula Borough (KPB):** Robert Ruffner, Planning Director, Cindy Ecklund, Assembly Member, Virginia Morgan, Planning Commissioner, Nancy Carver, APC Liaison, via phone,
 - **Agencies/local :** Maura Schumacher, Kenai Watershed Forum (KWSF), Kirsten Valentine and Chris Bentz, State of Alaska ADOT/PF (ADOT)
 - **Public:** Jan Odner, John Smarts, Moose Pass Sportsman's Club (MPSC) & Preserve & Protect Moose Pass (PPMP) Lead, Bryan Anderson, Amanda Goss and Richard Jackson
3. APPROVAL OF MINUTES OF PREVIOUS MEETING: June 9, 2022 - Unanimous consent
4. APPROVAL OF AGENDA: Unanimous consent
5. CORRESPONDENCE:
 - **Notice of Decision Planning Commission Postponement of ADOT/PF ROW Plat**
 - Robert Ruffner explained the process and timing required on plat reviews. He will come up with a better way on communicating and working with APC for timely submission on plat comments.
 - Cindy Ecklund: the Borough has a minimal time frame to complete plat approvals.
 - Jeff Estes, questioning that the minimal time given for complicated plats like ADOT/PF plat prompted request for postponement.
 - Bruce Jaffa, asked if it was possible for the APC to get early notice of platting during the KPB plat review by staff process so that we have advance notice of plats to come to give us more preparation time.
 - Robert Ruffner, had some concerns about possible problems inherent with early release of inaccurate data.
 - Jeff Estes, commented on lot size and it's relation to sub surface quality of lower mine road vs. the upper mine road or west of the Moose Pass town site being mentioned in the Moose Pass Comprehensive Plan being 1 to 5 acres due to shallow bedrock being a challenge for responsible Development in regards to sewer and water.
 - Bruce Jaffa, asked about the ability to use some search to find older and current documents on the KPB website.
 - Nancy Carver, stated that documents were searchable through the APC's KPB webpage.
 - Virginia Morgan, stated once a document is approved it is likely on the website.

- Cindy Ecklund, commented that there is still 13,000 acres of State land that the Borough can select.
 - **Letter from Derek Haws regarding Local MP Subdivision ROW Naming**
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE: None
 7. PRESENTATION: None
 8. REPORT FROM THE BOROUGH: None
 9. OLD BUSINESS
 - **Review MP Demographics from 2020 MPSC**
 - Bruce Jaffa gave Robert Ruffner a copy of the Moose Pass Development Plan 2020 as demographics for Moose Pass by Jeff Hetrick. The document has valuable information which in part could be use in part to update then Moose Pass Comprehensive Plan.
 - i. This document was used by MPSC for funding the Library.
 - ii. It also provided historic landmark information Moose Pass.
 - iii. Emphasized the importance of the history of Moose Pass through its buildings and stories.
 - Moose Pass Comprehensive Plan Transportation and Historic landmarks
 - **Discussion of DOT ROW process and letters from PPMP group in Moose Pass**
 - DOTPF process discussion - letter from John Smarts on mi 25.5-36 plan. PPMP wants to work with DOT to maintain the historic Moose Pass, and referenced the large NEPA (263 pages) document from 2018 and the response to questions where the answers should have been yes and not no effect, referencing the Moose Pass Comprehensive Plan.
 - Bruce Jaffa asked Robert Ruffner if DOTPF had postponed the 25.5-36 project, He said he'd received a letter to that effect.
 - i. Chris Bentz said the letters were slightly different to Moose Pass.
 - ii. Robert Ruffner added that there are few requirements for preliminary plats and there are about 6 points which can be found in the code. Final plats are done by administrative action with no public review! But he said this plat will be postponed.
 - Kirsten Valentine: planned DOTPF next action is to meet by hyperlink on August 2, 2022, and meet individuals the next two days from 9-6 PM.
 - i. John Smart: request advance notice of their agenda, scope, and objective so that we can be properly ready to respond.
 - ii. John Smarts wants to delay this further to possibly the 14th if not a problem with their funding schedule.
 - iii. Chris Bentz: National Environmental Policy Act (NEPA) study is being updated during the preliminary platting process to match the expected final design. 106 historic requirements also reviewed.
 - iv. He further explained why preliminary plat to avoid iterative negotiations and mistakes with multiple design phases.
 10. NEW BUSINESS

- **KPB Resolution 2022-02 Naming Public A-G ROW in MP Area**
 - Bruce Jaffa motion to discuss, Jeff Hetrick 2nd on Resolution 2022-02 Renaming streets in Trail Lake group of home sites
 - i. Jeff Estes mentioned that one of the streets had George Linsey's original cabin on it.
 - ii. Bruce Jaffa motion to approve, Jeff Hetrick 2nd.
Motion passed 4-0.
- 11. ANNOUNCEMENTS: None
- 12. NEXT MEETING: August 4, 2022, 6pm
 - Deadline for items is July 28, 2022
 - KPB Planning Commission – August 8, 2022
- 13. COMMISSIONERS' COMMENTS:
 - Kevin Dunham commented on the good job PPMP did!
- 14. ADJOURNMENT: 7:30 pm

pt/planning-commissions/moose-pass-apc

Participants may join By ZOOM or phone:

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

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Meeting ID: 578 737 2110