

MISCELLANEOUS INFORMATION

COOPER LANDING ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: ZOOM TELECONFERENCE OR
COOPER LANDING COMMUNITY HALL
WEDNESDAY, SEPTEMBER 7, 2022
6:00 PM
APPROVED MINUTES

1. CALL TO ORDER 6:00pm
2. ROLL CALL –
 - a. Y. Galbraith, J. Cadieux, D. Story, L. Johnson, K. Recken present. H. Harrison, C. Degernes excused.
 - b. Nancy Carver (APC Liason), Alice Rademacher HDR Sterling Hwy. MP 45-60 Public Involvement Coordinator, Jonathan Tymick (DOT&PF), Patrick Cotter (Project Manager at RESPEC for the Unit 395 Planning Project), Jesse Bjorkman (KPB Assembly and Candidate for State Senate)
 - c. Rev. Steven, Melissa Brennan, Sherrie Peckham, Jerry Fox, Rhonda Lynn, Al Nirenberg
3. APPROVAL OF AGENDA – K. Recken moves to approve the agenda as written, L. Johnson seconds. All approve via roll-call vote.
4. APPROVAL OF MINUTES for August 03, 2022 – Y. Galbraith moves to approve the minutes as written. L. Johnson seconds. All approve via roll-call vote.
5. CORRESPONDENCE
 - a. Notice of Decision regarding Quartz Creek Subdivision Outfitters Way Replat Preliminary Plat
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE
 - a. 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. The open house earlier this month went well. 22 members of the public attended. Much of the feedback was regarding the value of and need for more imagery to show locations on the maps and roll plots.
 - ii. The phases 3 and 4 package was awarded to QAP. They anticipate working through Thanksgiving and shutting down after that for the season.
 - iii. Q: K. Recken asked about the work they will be doing.

1. A: J. Tymick said that they will be trying to excavate and fill in the highs in the terrain and fill-in the lows spots of the terrain within Phases 3 and 4.
- iv. Q: K Recken asked what MP the two alignments will intersect?
- v. A: J Tymick answered just about 800' west of the steep hill across from Sportsman's Landing. Though the "tight diamond" option was the most expensive it has allowed them to avoid wetlands and cultural resources while providing material for the bridge site.
- b. Marcus Mueller, KPB Land Manager
 - i. Compost Dump, Stumpy's Tree Service (Shane Cottam) was awarded the contract to
 - a. separate trash,
 - b. burn,
 - c. move unburned debris off site,
 - d. grade the site.
 2. The goal of the contract is to "hit the reset button on the site" and be prepared for being able to use the site again as intended.
 3. There will be an announcement in the Crier with information about continued use of the site during the burn.
 4. Concern was raised by K Recken and seconded by Y Galbraith about wind events and vulnerability of the burning material. CLES is aware of the burn but if winds occur the fire could be difficult to control. M Mueller indicated they were counting largely on the weather being so wet right now.
 5. The next management opportunity will occur when needed as there is now funding for the management of the green materials site.
 6. J Cadieux indicated it is highly valued in the community and we are happy that our site can continue where it is now.
 7. K Recken thanked M Mueller for the KPB's action.
 - ii. Mayor C. Pierce signed his resignation. The Assembly nominated Mike Navarre as interim mayor until a special election can be held. M. Navarre will take office on October 1st and efforts will be made to make the transition smooth and attend to "housekeeping." The next elected mayor will serve to the end of C Pierce's original term in October, 2023.
 - iii. KPB Forestry Project to mitigate spruce bark beetle kill has been a bit on hold since D Truitt left. Her position has not yet been filled. Community Wildfire Defense funding has come available from the USFS that many communities in the KPB qualify for. A grant application will be submitted and Cooper Landing will be some component of that grant. The application is due Oct 7th. Awards will be announced in Spring, 2023 for action in Summer 2023. HEA and CEA will be included for powerline clearing.

1. Y. Galbraith asked whether the KPB might be increasing the amount of trees per acre that can be removed given the beetle kill in the borough.
 - a. M. Mueller said that two written policies may be referenced online on the KPB Land Management website: 1. The Hazard Tree and Firewise Policy and 2. The Firewood Gathering Policy.
 - b. Dispersed use is a big part of the design of the limits of the Firewood Gathering Policy. It is structured to encourage folk to not take from all one area. If it is 5 trees, you fill up your truck and move to a different spot.
 - c. If there is a tree on KPB land that poses a direct threat to a structure or driveway than the Hazard Tree and Firewise Policy allows the tree to be removed. It can also extend a landowner's Firewise plan to adjacent KPB property.

8. OLD BUSINESS – none

9. NEW BUSINESS

- a. Patrick Cotter, RESPEC Unit 395 Public Participation Plan
 - i. The public information packet is a map for public participation. It is not rigid and can flex to include other elements.
 - ii. The first event will occur on September 20th will be an informal drop-in session at the Cooper Landing Brewery with maps on the wall and sticky notes so people can step in and express how the community feels about the project and the parcel.
 - iii. The next event will be at the Community Hall on September 21st and will be more like an open house with some guiding questions and ideas and folks will be able to vote on how much they like or dislike each.
 - iv. In the meantime they are developing an online interactive map and a website. People will be able to make comments on the map and others can like or dislike the comments in each area to gauge community sentiment.
 - v. The goal for the first two events is to help learn of the community's vision and values for Unit 395, Juneau Bench lands.
 - vi. The next event would be in October or November and will include the first iteration or summary of what they learned from the community. It would present alternatives and ideas.
 - vii. August 4th was the first site visit with M. Mueller and A. Hughes of KPB Land Management, D. Story representing the CLAPC and Respec planner P. Cotter and his geotechnical partner where the Respec planners were first introduced to the physical lay of the land.

- viii. 40 test holes will be excavated to determine the feasibility of construction options, gather geotechnical data, etc. This will occur when the team comes to Cooper Landing for the Sep 20-21 events.
- ix. Interviews with individuals will be scheduled starting from the stakeholder list but others can be included.
 - 1. K. Recken asked who P. Cotter worked for.
 - a. P. Cotter explained that Respec is a planning and engineering company that works with other groups to do planning projects around the state.
- x. Respec has pulled together the land use plans, geotechnical data, EIS information etc. to set the stage for the rest of the planning process.
 - 1. J. Cadieux asked whether the Landscape Linkages document is included in those plans and explained that it is an important source of information to determine the wildlife and natural systems information of the area and the help understand why some parcels were given protective classification.
 - 2. P. Cotter said he has not reviewed that one yet but is interested in including it.
- xi. One of the initial documents they produce will be a summary of the documents they used as sources and will create a bibliography of sorts.
- xii. J. Cadieux asked for comments from the commissioners
 - 1. D. Story said the project timeline is pretty short for the scope of this 1000 acre unit. More time will be needed for the community to reflect on ideas and discuss them, learn about data that is gathered by the team and decide what they like and do not like in a potential plan.
 - 2. P Cotter responded that the target of 6 months is aggressive and they would be flexible if more time is needed. Adjustments can be made.
- xiii. K. Recken said the immediate nature of the meetings is something that is concerning because of the seasonal nature of the community. She suggested possibly holding the two planned dates of the 20th and 21st further apart.
- xiv. D Story advocated for the importance of imagery, not just roll plots but other photographic images, etc. to help people align their knowledge of the areas with plans and ideas that are suggested.
 - 1. P. Cotter said Corvus Design is on the team and they are very good at providing the landscape level context of imagery.
- xv. K. Recken said that the public notice locations may need to change.

1. D. Story mentioned that we will just need to adjust the locations that we post on our website to reflect where we are actually doing so.
 2. J. Cadieux said that she would follow up with N. Carver to adjust those.
 3. N Carver will contact KPB Clerk for guidance and copy J Cadieux.
- xvi. Y. Galbraith asked whether it would be appropriate to include Alaska Housing Finance Corporation or Kenai Peninsula Housing Initiative,
1. D Story asked if Rural Cap would be appropriate to include.
 2. P. Cotter said that it a stand-alone task of the project to assess Affordable Housing possibilities that can be included the plan.
- xvii. K. Recken said she thinks the draft plan should come back to the community and probably including a public meeting before it goes to the Planning Commission and Assembly.
1. J. Cadieux said that the public will need to have an opportunity to give feedback after feasibility studies have been done since early comments may become irrelevant after a feasibility study determines certain aspects are not viable. People's ideas may change from their first opportunities to provide input to when data starts rolling in.
- xviii. A. Nirenberg asked about the costs to the borough.
1. P. Cotter said that this is really the beginning of the assessments. Costs will become known once more investigation is carried out.
- xix. J. Cadieux indicated the people of Cooper Landing want the details including data that is gathered on e.g. geotechnical drilling. Please be ready to answer questions and provide details.
- xx. J Cadieux asked to confirm whether it the 20th and 21st would be the next time we hear from RESPEC.
1. P. Cotter said that is correct and suggested adding RESPEC to the agenda for the October CLAPC meeting and for each month that CLAPC meets.
- xxi. Northern Economics will be doing cost estimates, Information Insights, J Hansen from Cold Climate Housing Research Center will be working on the affordable housing assessment, ABR, Inc will be working on the habitat review, specialty wildlife and wetlands analysis and reviews.
- xxii. Patrick.cotter@respec.com Respec will also have an email list to be included on any project communications. The website, once up, will also be a means to reach out to the team.
- xxiii. P. Cotter asked about the best name for the project.

1. J Cadieux and L Johnson both expressed the importance of “Unit 395” as it is from the Kenai Area Plan and has been long associated with the parcel and is widely known.
2. D Story indicated some members of the community know the unit by “West Juneau Bench” or “Juneau Bench” area.

10. PLAT REVIEW – none

11. INFORMATION and ANNOUNCEMENTS

- a. Seward Highway and Alyeska Highway Intersection Improvements: See information on that website, posted on the Crier, or CLAPC website to provide public input on that project.

12. COMMISSIONER’S COMMENTS

- a. J. Cadieux thanked everyone

13. ADJOURNMENT – L. Johnson moves to adjourn. Y. Galbraith seconds. All approve via roll-call vote. 7:21pm

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

Hope/Sunrise Advisory Planning Commission
Meeting Unapproved Minutes
7 P.M. September 7, 2022
Hope Library and via Zoom

- A) The meeting was called to order at 7:00 P.M. by Jim Skogstad
- B) Members present were Jim Skogstad, Peter Smith, Jesse Maguire, Levi Hogan and G. Johnny Sorenson
- C) There was no oath of office however Nancy Carver from the Borough told the commission that although Johnny and Peter had submitted applications to have their term extended, a public notice should have been posted to encourage others in the community to apply. In the future a notice will be posted 30 days before the end of application period.
- D) The agenda was approved
- E) Minutes of August 3 meeting were approved
- F) There were no participants at the meeting or via zoom
- G) There was no correspondence
- H) There was no report from the Borough
- I) Unfinished business of preparing a Hope community questionnaire continued. The questionnaire asked "How long have you "owned" property in Hope. This question seemed to eliminate people who rent and are a part of the community. Question 1 and two changed numbers which should clarify the issue. Two questions approved at the last meeting had also been omitted.. One question was "Is there a need to form a service area for fire/ems funding?" with a choice of 1 through 10. Another question concerning priorities for road maintenance had been missed. The question added will be "concern for dust/potholes on local roads." This question was again discussed since the borough had funds to reconstruct Ferrin Drive but did not have money for dust control on Resurrection Creek Road. This was discussed at length with ideas of "Why ask it because everyone will say 9" to "Why ask it because these are two different pots of money (Construction & Maintenance) and money can not be interchanged between the two." so the question is pointless. Is it dusty every summer? In the end, both questions were added to the community survey. There was a limited discussion of vote collection. The questionnaire will be mailed out only to property owners and can be filled out online. Renters and others who do not want to respond on line will be able to pick up the survey at the library. Jim Skogstad will supply a box and that brings up the question of who will read the individual's hard copy questionnaires and enter them into the Borough DataBase. Jim Skogstad will collect the responses and mail them to Nancy Carver at the Borough to be entered into the database. The survey will be mailed out in October and responses must be received by the end of December.
- J) There was no new business, no correspondence or announcements
- K) The next meeting will be October 6, at 7:00 P.M.
- L) The meeting was adjourned at approximately 7:45 P.M.

Any questions, please contact: Chair Jim Skogstad 1-907-229-1430 or email:
akskogstad@aol.com

KACHEMAK BAY ADVISORY PLANNING COMMISSION
Regular (VIDEO CONFERENCE) MEETING
LOCATION: ZOOM
Thursday, August 4, 2022
7:00 P.M.

APPROVED 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.

C. APPROVAL OF MINUTES

D. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE

E. REPORT FROM THE BOROUGH

F. NEW BUSINESS

1. We discussed how to recruit new commissioners. Louise will solicit commissioners through the community calendar and others will verbally spread the word. We will meet next month but might pause meetings if no new commissioners are recruited.

G. OLD BUSINESS

1. We talked about our next steps with the East End Rd Snowmads parking lot. Ryan will find out the next steps the KPB planning department will take regarding land planning and classification for this area. We also discussed holding a meeting to collect public input on the best use of this land.
2. We discussed further the development of our survey. Ryan will see if he can find anyone in the KPB who might help us with producing a survey.

H. ANNOUNCEMENTS

1. None

I. COMMISSIONERS' COMMENTS

J. ADJOURNMENT – 7:32 pm.

MP PAC

9-8-22

called 6:00

Dave Pearson and Monica excused

Hetrick had mailed he might be late but was on time

Attendance = Monica not attending

PPMP J.S report, subd. report F&G seats to expire
com. council option,

New Bus ARRC Falls Ck bridge

JH motion to approve JE 2nd
agenda read

JH motion KD 2nd

Jeff Hetrick, Kevin Dunham

~~Arron~~ Rhodes contacted Bruce Jaffa

MP UFC situation

Letter in messenger

Peter Michickie who can head for Rd Proj,

Steve Wilson supports bypass

Nancy on Line

Land use permit for rock at 4 GLH

JE moved to ad 2 items KD, passed

Talk about incorporation of

Moose Pass Community Dev Plan

int comprehensive plan

Dec 6 work session

JD to work on questionnaire for
comprehensive plan

QAP Update sept. 19 day shift starts

Blast
9-10 AM

Darrell

Till May 15 in spring

Finish 2024

Matt Superintendent

9-8-22

Comprehensive Plan work sessions
DNR community garden
Fire Company Property is DNR
ROW access issues

NewBas

Community Survey for Comp Plan

Open seat for APC F & G

Grant Lake Hydro

Open for Comment On KPB website

Rock Quarry at USFS boneyard
Size increase

Jeff H. Tsali To ~~table~~

Passes 6-0 5-0

Meeting Oct 6 be soon enough 6 PM next meet

15 yr. Stone contract

^{next} PC meet Sept 19,

If PC passe DOT ROW map
We can Appeal

Kevin D. Primrose road goes
submarine in Jokeaulup. Should
DOT RT

MOOSE PASS ADVISORY PLANNING COMMISSION
SPECIAL MEETING

Monica Adams, Kevin Dunham, Jeff Estes, Jeff Hetrick, Bruce Jaffa, ~~Tsali-Janek~~, David Pearson
Thursday, September 15th 2022, – 6:00 PM

Draft Minutes

1. CALL TO ORDER 6:03 pm
2. ROLL CALL: Bruce Jaffa, Kevin Dunham, Monika Adam, David Pearson, Jeff Hetrick, Jeff Estes, Nancy Carver (KPB), Ryan Raidmae (KPB planner)
3. APPROVAL OF MINUTES OF PREVIOUS MEETING: Postponed until next regular meeting.
4. APPROVAL OF AGENDA: Bruce Jaffa motion to edit agenda to remove items 7,8 and 10 as this is a special meeting (and presentation from QAP was done at last meeting). Jeff Hetrick 2nd. Unanimous approval.
5. CORRESPONDENCE: None
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE:
 - Rick Smiriglio (resident at mile 24 ¼). Has no confidence in the Borough or the State to manage this land. He has seen it in the past. There is no on the ground presence to enforce the permit stipulations. CLUPs are not what actually happens on the ground.
 - In the past they have not always been warned of blasting as required by permits.
 - Geologists have explained to him that his house is on the same vein of rock that they quarry, so he is particularly impacted by blasting and fears for his foundation.
 - Gating. Gates have not been locked and/or are not effective at keeping public. The area turns into a shooting range and a garbage dump with the mining is completed.
 - Concerns that buffer zones will not be adhered to and there is no enforcement.
 - He is downhill of the quarry. Has found 55-gallon drums that have rolled onto his property. He fears more of this will happen, and rocks and other items that may damage his land
 - Jason Aigledinger. Many questions about how this may affect the quality of his well water and his property values. Most of the wells in the area are very shallow (~40 feet deep).
 - Inadequate notification and dissemination of information. Cannot find the info he needs from the borough website.
 - Are they consulting with geologists or hydrologists to understand the impact to local water table and fisheries resources?
 - This could negatively impact property values. There are more people living in the area than there were previously.
 - Concerns about pollution/spill containment. Negative impacts on residents and natural resources, such as the salmon run in Trail River.
7. PRESENTATION: None
8. REPORT FROM THE BOROUGH: None
9. OLD BUSINESS
 - a. **Discussion on CLUP for Tax parcel 12532413**
 - The Crown Pint Rock Quarry adjacent to the Lawing Airstrip**
 - Jeff Hetrick motion to approve the application. Kevin Dunham 2nd. Rules suspended for discussion.
 - Bruce Jaffa expressed concerns about the notification and postmining of information. Most people live just outside the ½ mile radius that did not receive mail notifications and it was not posted at the Post Office with adequate timing.
 - Ryan Raidmae- KPB planner Gravel Pit Permit: The land is owned by DNR but there is a lot of overlap with DOT, Borough and FAA. They are navigating the responsibilities of the varied ownership.

FAA and DNR have more say in the blasting plan. DPB Ordinance under section 2129 gives the Borough authority to permit any quarry development that is more than an acre within the Borough. Pits that are older than 1996 do not fall under this ordinance.

-The borough does have the ability to enforce permit stipulations through fines.. Ryan is the one doing the monitoring. He makes it out to the pits about once a year and tries to respond to public reporting of infractions. They cannot pull a permit until there have been three infractions.

-Who is actually the lead agency for this? Ryan does not know, but presumably the state DNR since it is their land.

-What would happen if the Borough denied the permit? It would probably get appealed.

- The borough ordinance does not address water quality concerns. This is something that needs to get changed.

- Jason Aigledinger had a question about the commission that was created to consult with the borough about issues and concerns specifically related to gravel pits. Who are this people and whatever came of this commission? Ryan did not know. There was an article in the Peninsula Clarion about this committee, from June 23 of 2018.

-How much consultation has happened with DNR? Minimal. DNR cannot move forward with their permitting until they get more info from DOT/FAA. The borough does not have access to any environmental review that the state is doing.

-Conditions put forth in the CLUP are voluntarily submitted by TUKA. The Borough cannot ask for voluntary conditions, but the Kenai Borough Plan does address “noxious and onerous activities”.

-When did the State DNR designate this as a quarry? Before or after people purchased property there. **Need more info on the time frame of the Land Use Designation.**

-Ellen Obrien question about what recourse they have if damage is done to their house or property. DNR requires a bond, but it is usually just for a small amount and only for reclamation. Jeff Estes shared that if you put your concerns in writing and send them to the State before they authorize the activity, you will have legal standing.

-Jeff Estes did an informal poll of the residents in the area. Polled 18 people. Heard back from 8. **3 for it and 5 opposed to the quarry development.**

-Bruce Jaffa motion to amend the previous motion to include the following conditions in the permit granted by the permit:

- **Limit hours of operation to 9-5 Monday through Friday.**
- **Notification of when blasting is going to occur to everyone within a 1 ½ mile radius of the quarry.**
- **Indemnification by 50,000 cash bond to compensate damage to properties/wells.**
- **Test wells installed to protect water quality**
- **Security provisions to prevent unauthorized access.**

-This motion was 2nd by David Pearson. PASSED 6-0

-Final vote: 5 in favor. 1 opposed. David Pearson decided to oppose based on process. The borough should not be shorting the public to accommodate the business. (Referring to the timing of notifications and rush to vote on this).

(Jaffa commented that this has to do with the time constraints legally required turnover times for the processing of these permits).

10. NEW BUSINESS: None

11. ANNOUNCEMENTS: None

12. NEXT MEETING: October 6th, 2022 6PM

13. COMMISSIONERS' COMMENTS

-Kevin Dunham: Decided to approve because he recognizes how rare and hard to get this particular kind of rock is.

-Jeff Estes: Decided to approve because he sees the scale as being small enough to fall within the Moose

Pass Comprehensive Plan goals, which discusses limiting large scale industrial/commercial development.

-Bruce Jaffa: Economic drivers are important but should not overcome local goals.

-No other commissioners had comment.

14. ADJOURNMENT: Jeff Hetrick motion to adjourn. David Pearson 2nd. Adjourned at 7:35PM

pt/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