

# MISC. INFO

Hope/Sunrise Advisory Planning Commission  
Regular Meeting Unapproved Minutes  
7 PM: January 4, 2023  
Zoom Not Available

- A. The meeting was Called to Order by Jim Skogstad at 7:20
- B. Members present were Jim Skogstad, Flip Foldager, Jessie Maguire and Johnny Sorenson. Nancy Carver from the borough participated by telephone
- C. The agenda was approved
- D. The minutes of December 7 were approved.
- E. No one from the public was present and there were no public comments.
- F. There was no correspondence
- G. Report from the borough was: 250 cards were mailed out and 74 were electronically returned. Of the 74 returned, 13 were additional family members. February 16 will be a presentation by the KPB attorneys concerning the subject of "open meetings."
- H. Unfinished Business was what to do with the ballots left at the library. Should we take the box with the surveys to the borough? We could take the ballots out and mail them? The borough planner is going to Anchorage tomorrow and will pick up the box, take it to her office and enter the data. The land use plan is still being assembled by Jim and Jessie.
- I. New business: There was none.
- I. Announcements: Johnny mentioned he was pondering a cluster development may fit in with Hope. Jim and Flip thought it wouldn't
- J. The next meeting will be February 8, 2023
- K. The meeting was adjourned at 7:55 P.M.

Any questions, please contact: Chair Jim Skogstad at 907-229-1430  
or email [akskogstad@aol.com](mailto:akskogstad@aol.com)

MOOSE PASS ADVISORY PLANNING COMMISSION  
REGULAR MEETING

Monika Adam, Jennifer Boyle, Kevin Dunham, Jeff Estes, Jeff Hetrick, Bruce Jaffa, David Pearson  
Thursday, December 08, 2022

DRAFT MINUTES

1. CALL TO ORDER: 6:04 PM
2. ROLL CALL: Monika Adam, David Pearson (zoom), Kevin Dunham, Jeff Estes, Bruce Jaffa (zoom call dropped part way through meeting. David Pearson took over acting as chair), Jennifer Boyle, Jeff Hetrick
3. APPROVAL OF MINUTES OF PREVIOUS MEETING: November 3rd, Meeting. Jeff Hetrick motion to approve, Jeff Estes 2<sup>nd</sup>. Unanimous approval.
4. APPROVAL OF AGENDA: Monika Adam motion to strike old business (given Bruce Jaffa and Dave Pearson are not able to attend in person due to health issues) Jennifer Boyle 2<sup>nd</sup>. Unanimous approval to approve agenda with Old Business stricken.
5. CORRESPONDENCE
  - a. Cooper Landing Area 395 report and survey: Jeff Hetrick shared the RESPEC summary from polling local residents in Moose Pass and Cooper Landing. Some findings were that the much of the community would like to see it developed as a Nordic ski area. Concerns about what would happen if the borough auctioned it off as private parcels. They do not want access to the parcel from the new highway reroute.
  - b. Basecamp LLC: Bruce attempted contact several times. They are based in Seattle. Mentioned that they wanted to be a lodge. Possibly for black bear hunting? Bruce would like them to attend an APC meeting to discuss their plans.
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE: None
7. PRESENTATION:
  - a. DNR/ Tutka LLC re Crown Point Rock Extraction  
Carol Hasburgh from State permitting discussing the permit to Tukka Corp. to blast and extract rock from the Lawing Rock Quarry. Present for the discussion was Ryan Raine (sp?) from Kenai Borough permitting.
    - Amber Lyn Tabor has been doing the permitting for the rock quarry but has moved on to another position.
    - The Tukka application is going to be noted before a permit will be issued. The public will have the opportunity to comment (unsure of timeline just yet).
    - Tukka has a completed application with the state but is still working on getting the DOT crossing permit. (Borough and State will not issue permit until this is obtained).

-David Pearson brought up concerns expressed by the community at previous meetings. Including concerns about the effects of blasting on local wells and building foundations. The area turning in to a dump site or shooting range if access is still allowed after project (would like it to be gated).

-Tukka's full application will be available with the public notice. Carol can email the notice to the APC directly. It will also be posted on the public comment website.

-Kevin Dunham asked about the ability to sell rock to locals. They did not mention sales to others in their application

-Jeff Estes asked if the access road will be permanent. They have already started cutting trees for it. Some question as to whether or not this is allowed, since they do not have a permit yet.

- Kevin Dunham mentioned the letter the community sent to the Borough during their permit process. It requested specific stipulations regarding the blasting and reparations. Carol said we should forward that letter to the state as well. She will review it.

- Jeff Hetrick asked about the price of the material. The Rock is \$3/cubic yard.

-The site will have set terms for the length of time and amount of material they can get. They would have to reapply if they want more.

-David Pearson brought up the concerns regarding the enforcement (or lack of) of best management practices.

-Jeff Hetrick asked if the community will have access to some of the rock after the project. We can get up to 2 cubic yard for free with permit from the state. Can apply to pay for more up to 200 cubic yards (if there is material available). Any more than that is considered commercial operation.

Carol Hasburgh contact information [carol.hasburgh@alaska.gov](mailto:carol.hasburgh@alaska.gov)

8. REPORT FROM THE BOROUGH:

a. Letter re OMA rules – regarding work on the Survey. We will have to do it all in public work sessions.

9. ~~OLD BUSINESS~~

a. ~~Survey Draft review~~

10. NEW BUSINESS

a. Schedule for KPB to print and distribute Survey – postponed until we can complete the final review of the survey

b. MPAPC 2023 Budget. Fiscal year is July – June. We have \$1000 to work with. We can ask for more but it must be approved by the borough. Some of this \$ will go towards survey mailing/printing. We can also request money for rent if the Sportsman's club decides to start charging . Also money for phone/internet/tech needs. Borough will not approve speakers. Monika Adam motion and and Jeff Hetrick second proposal postponing submitting a budget right now David Pearson and Jen Boyle in favor. Kevin Dunham and Jeff Estes disagreed. Motion passed. We need some time to research costs of rent/phone lines etc before we can submit a budget.

11. ANNOUNCEMENTS: None

12. NEXT MEETING: January 5th, 2023 6PM

13. COMMISSIONERS' COMMENTS: Jennifer Boyle – the presentation and discussion were very educational. Jeff Estes-emphasized the importance of finding out permanence of the DNR quarry road. David Pearson – appreciates the borough and DNR for taking the time to talk with us. Agrees that finding out about the access road is very important.

14. ADJOURNMENT: Jeff Hetrick motion to adjourn. Kevin Dunham 2<sup>nd</sup>. Unanimous approval.  
Adjourned at 7:17 PM

NIKISKI ADVISORY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY JANUARY 5, 2023  
5:30 PM  
LOCATION: NORTH PENINSULA REC CENTER

The Nikiski APC took action on the following items:

- 1. O2022-46, Nikiski APC Boundaries.**
  - a. The Nikiski APC voted to reject the proposed boundaries as outlined in Ordinance 2022-46.
- 2. Plat Prelim KPB 2022-178 Reduced.**
  - a. The Nikiski APC voted to approve the plat as shown.
- 3. Plat Prelim KPB 2022-179 Reduced.**
  - a. The Nikiski APC voted to approve the plat as shown.
- 4. Plat Prelim KPB 2022-180 Reduced.**
  - a. The Nikiski APC voted to approve the plat as shown.

# **Nikiski Advisory Planning Commission**

Regular Meeting-Location Nikiski Recreation Center

Thursday, January 5, 2023 5:30 PM

1. CALL TO ORDER- 5:35 Jason Ross
2. ROLL CALL- Jason Ross, Michael Peak, Patricia Williams, Lenora Niesen, Karen McGahan, Kelly Brewer
3. APPROVAL OF AGENDA- Karen McGahan made a motion to add under OLD BUSINESS to remove herself as Nikiski APC Secretary. Motion seconded by Kelly Brewer. Approved.
4. APPROVAL OF MINUTES- Approved by All
5. CORRESPONDENCE- none
6. PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS NOTICE- none
7. REPORT FROM BOROUGH- none
8. OLD BUSINESS- Karen McGahan resigned as secretary. She made a motion to nominate Kelly Brewer to replace her. Seconded by Lenora Niesen. Approved unanimously.
9. NEW BUSINESS
  - a. Open Meetings Act Training Presentation led by Walker Steinhage
  - b. Nikiski APC Boundaries - discussion regarding the October 6, 2022 letter from the Tyonek Native Corporation and Native Village of Tyonek and proposed Ordinance 2022-46 altering Nikiski APC's boundaries.
  - c. Lenora Niesen made a motion, Kelly Brewer seconded. Below is the written motion which also includes a supporting map showing the land owned by Tyonek Native Corporation and Tyonek Village in the current Nikiski APC boundaries (map attached).

I move that the Nikiski APC recommend to the Planning Commission that the boundaries of the Nikiski APC as set forth in the proposed Ordinance 2022-46 be rejected, and that the current Nikiski APC boundaries, as set forth in KPB 21.02.230, be retained with the following amendment:

“The lands on the westside of Cook Inlet within the current boundaries of Nikiski APC that are owned by the Tyonek Native Corporation and by the Native Village of Tyonek shall be excluded from the Nikiski APC in accordance with their request in the letter from Tyonek Native Corporation to the KPB Assembly dated October 6, 2022.”

d. Public comment:

- i. Eric Deland stated he did not agree with the Tyonek Native Corporation/Tyonek Village proposed change of the Nikiski APC boundaries.
- ii. Wayne Ogle, Stacy Oliva, and Heidi Covey each separately agreed to the motion on the table by Lenora Niesen.

e. Discussion by Nikiski APC Committee regarding the proposed change to boundaries

- i. Michael Peak moved to amend the motion made by Lenora Niesen, striking everything after “be retained.” Karen McGahan seconded. Vote: 5 members in favor, 2 opposed; amendment approved.
- ii. The original motion was voted on, unanimous approval to forward the following statement to the Planning Commission:

I move that the Nikiski APC recommend to the planning commission that the boundaries of the Nikiski APC as set forth in the proposed Ordinance 2022-46 be rejected, and that the current Nikiski APC boundaries, as set forth in KPB 21.02.230, be retained.

10. Max Best led the Plat reviews: Plat Prelim KPB 2022-178, KPB 2022-179, KPB 2022-180. After discussion, each plat was unanimously approved.

11. INFORMATION and ANNOUNCEMENTS

- a. Next Regular Meeting February 9, 2022

12. Meeting Adjourned 7:53 PM



**Nikiski APC Boundaries (Ord. 2022-41)**  
**(Tyonek Native Corporation & Native Village of Tyonek properties marked)**

