

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

MISC. INFO

- Cooper Landing APC 06-07-23 Meeting Minutes
- Hope/ Sunrise APC 06-07-23 Meet Minutes
- Kachemak Bay APC 06-05-23 Meeting Minutes
- Moose Pass APC 06-08-23 Meeting Minutes
- KPB Slash Disposal Flyer

**COOPER LANDING ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: COMMUNITY HALL AND ZOOM TELECONFERENCE
WEDNESDAY, JUNE 7, 2023
6:00 PM
UNAPPROVED MINUTES**

1. CALL TO ORDER – 6:01pm
2. ROLL CALL - --H. Harrison, Y. Galbraith, D. Story present. K. Recken, L. Johnson, attending via Zoom. J. Cadieux, C. Degernes excused.
 - a. Patrick Cotter – RESPEC, Alice Rademacher - HDR, Alvin Talbert – DOT&PF, Shawn Combs – DOT&PF, Bryan Gallagher – QAP, Marcus Mueller – KPB Land Management Officer, Ryan Raidmae – KPB Planner
 - b. Candy Fitzpatrick, Alex Kime, David Nees, Christine Nees
3. APPROVAL OF AGENDA - Y. Galbraith moves to approve the agenda as written, L. Johnson seconds. All approve by roll call vote.
4. APPROVAL OF MINUTES for May 3, 2023 – Y. Galbraith moves to approve the minutes as written. L. Johnson seconds. All approve by roll call vote.
5. BOROUGH BUSINESS
 - a. REPORTS
 - i. PLANNER REPORT – none.
 - ii. Draft Unit 395 Land Plan, Patrick Cotter, RESPEC Principal Planner gave a presentation on the plan:
 1. P. Cotter said the goal of presentation tonight is to provide an overview of the project with info on edits made since the March presentation.
 2. He said the current plan and appendices are available online. [\[https://www.unit395planning.com/plan-draft\]](https://www.unit395planning.com/plan-draft)
 3. He said the public comment period is through July 22.
 4. P. Cotter said some of the general highlights of the plan itself include:
 - a. Resource management
 - b. Recreation
 - c. Cultural preservation
 - d. Wildlife management
 5. Existing Plan Review
 - a. Available online as a plan appendix.
 - b. The review looked at previous plans and appendix lists the relevant plans used.
 6. Public Involvement Summary
 - a. Listed the public meetings held and number of participants at each.

- i. 9/20/2022 at the Cooper Landing Brewery, 10 attendees.
 - ii. 9/21/2022 – Community Hall, 20 attendees.
 - iii. 11/16/2022 – Community Hall (with hybrid Zoom) - 10 attendees.
 - iv. 3/8/2023 – Community Hall (with hybrid Zoom) - 25 attendees
 - v. Approximately monthly updates via Zoom at the CLAPC meetings since that time with varied attendees
 - b. P. Cotter described areas that public involvement demonstrated conflicting ideas:
 - i. Affordable Housing
 - 1. Highly variable opinions regarding how to address this issue.
 - c. He also described where there was general agreement between participating members of the public:
 - i. Need for more housing for year-round residents.
 - ii. Protecting Squilantnu Archeological District
 - iii. Protecting wildlife
 - iv. Supporting recreation
 - v. Maintaining Cooper Landing’s character
 - vi. Preventing access to Unit 395 from bypass – no “Cooper Landing West”
- 7. P. Cotter presented the plan’s Development Recommendations
 - a. Planning use for recreation and resource management with a slice included for potential residential development.
 - b. Long term plan would be to take advantage of the use and reclamation of the materials sites planned to be used as a part of the Sterling Hwy. MP 45-60 Project to build out potential residential and recreation areas.
- 8. He said other elements that are to be added to the final draft include:
 - a. A very high level cost benefit analysis
 - b. A tailored narrative including services and information, voices and images of the community if desired.
 - c. Updates based on public comment period.
- 9. He said next steps include:
 - a. Public comment period through July 22
 - b. Edits based on public feedback
 - c. Review by Planning Commission
 - d. Land classification recommendation presented to Assembly.
- 10. Pat Cotter
 - a. Patrick.cotter@respec.com
 - b. 907-978-8596

11. Commissioner Questions

- a. None

12. Public Questions

- a. None

13.

iii. Conditional Land Use Permit (CLUP) Colaska Inc- QAP KPB 395

1. Ryan Raidmae, KPB Planner

- a. Application for material extraction and processing planned to be used on the Sterling Hwy MP 45-60 project. After use of this materials site is completed for this purpose it will be maintained by the KPB.
- b. Site is to be accessed via pioneer road near MP 53.2
- c. Buffers are planned to be 50' or greater of vegetation.
- d. No groundwater found with test wells less than 18' deep and surface water will be protected using processes listed in the application plan.
- e. Expected volume of material harvested is 40,000 cubic yards. Small operation exception will waive bonding needs.

2. Y. Galbraith moves to recommend approval of the CLUP. L. Johnson seconds. All approve by roll call vote.

b. PLATTING

- i. ANY NEW PLATS – none.
- ii. NOTICE OF DECISION ON PLATS – none.

6. OLD BUSINESS

- i. OLD BUSINESS ITEMS – none.

7. NEW BUSINESS

- i. NEW ITEMS – none.

8. PUBLIC COMMENT/PRESENTATION if any

- a. PRESENTATIONS: DOT&PF Sterling Hwy MP 45-60 Project report and questions/answers. Jonathan Tymick, PE, Project Manager
 - i. Site visit from Federal Highways to look at Stage 1A and other components planned.
 - ii. Project managers will also meet with the USFS at the Juneau Falls Trailhead and overlook to assess the USFS needs for the overlook and parking facility.
 - 1. To determine the needs for a geotechnical assessment of the overlook plan.
 - 2. Hoping to learn more about how facility will be managed ex. planning for overnight parking etc. to support typical use of Resurrection Pass in addition to intermittent day traffic.

iii. Juneau Creek Bridge is nearing 95% design. On track to have it stamped and finalized in August but state fiscal year budget may not fully allow for its funding.

1. Y. Galbraith asked for clarification of the budget issue.

a. J. Tymick said that the AK legislature did not fully fund the project budget for FY 2023-2024 which may not allow the award of the bridge project contract for up to 18 months.

b. He said one potential outcome of the bridge project not able to be awarded may mean existing contractors could end up demobilizing in the interim which could have significant effects on the overall cost of the project.

c. He said the two major portions of the requested [approximately] \$300 million are Phase 2 - the Juneau Creek Bridge - and Phase 1B.

b. KPB Land Management- Land surveyor working in Quartz Creek Area (along the road and waterways) throughout the summer beginning the week of June 12th and notice will be published in the crier on June 8th. Contact KPB LM division at 907-714-2205 for more information

i. M. Mueller said Edge Surveying is starting as early as next week along Quartz Creek Road and Quartz Creek itself.

1. He said it is a step that is required before the State will issue patent to the KPB.

2. He said that the State will retain 200' along Quartz Creek and this is a part of the surveying.

3. Y. Galbraith asked what the KPB wants to do with the property.

a. M. Mueller said

i. the Cooper Landing Land Use plan classifies most of it as preservation and recreation.

ii. There are not specific plans past yet past getting the lands transferred.

4. D. Nees asked how much land is being surveyed.

i. M. Mueller said 300 Acres.

5. L. Johnson asked if a map is available.

i. M. Mueller said he would send it to commissioners and asked for the APC to post it to the Cooper Landing Crier.

9. COMMISSIONER COMMENTS

a. D. Story said that it seems like it makes sense to ask our state legislators for more clarification on the Legislature's decision to not fully fund the Sterling Highway MP 45-60 project when it could delay progress by more than a year and end up costing more money to complete.

10. ADJOURNMENT – Y. Galbraith moves to adjourn. K. Recken seconds. All approve.
6:43pm

For more information or to submit comments please contact:

Contact the Cooper Landing APC at:

- For email visit: <https://www.kpb.us/planning-dept/planning-commissions/cooper-landing-apc/email-cooper-landing-apc>
- Send USPS mail to: Kenai Peninsula Borough Planning Department, Attn: CLAPC 144 N Binkley, Soldotna, AK 99669

Hope/Sunrise Advisory Planning Commission Meeting
Regular Meeting Unapproved Minutes
7 P.M. June 7, 2023
Hope Social Hall and via Zoom

1. The meeting was Called to Order by Jim Skogstad at 7:02 P.M.
2. Members present were Jim Skogsted, Flip Foldager, Jessie Maguire and Johnny Sorenson
3. The agenda was approved
4. The minutes of the April 5, 2023 Meeting and the Minutes of the March 31, 2023 work session were approved. The planned Meeting of May 3, rescheduled to May 10, 2023 did not have a quorum and had been canceled.
5. There was no Borough business and no Borough representative via Zoom. There was no public present or on Zoom.
6. Old Business: The proposed 2023 Hope Land Use Plan is posted on the borough website. It is accessed via the Kenai Peninsula Borough Planning Home, then Advisory Planning Commissions, Hope/Sunrise APC, 2023 Meetings, June 7, 2023 Meeting, Supporting Documents. Members will review and possibly make minor changes at the next meeting. It is open for the public to review and make comments to the Commission.
7. New Business: The Sunrise Land Use Plan will be reviewed after the Hope section of the plan has been finalized. The schedule will be sometime this fall.
8. There were no public announcements.
9. The next meeting date will be July 5, 7:00 P.M.
10. The meeting was adjourned at 7:30 P.M.

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

KACHEMAK BAY ADVISORY PLANNING COMMISSION
Unapproved Meeting Minutes
MONDAY JUNE 5, 2023 - 7:00 PM

1. CALL TO ORDER, called to order 7:05 pm

2. ROLL CALL

Present: Penelope Haas, Seat A; Hal Shepherd, Seat B; Owen Meyer, Seat C; Courtney Cox Brod, Seat D; Willy Dunne, Seat G

Excused: Louise Seguela, Seat E

Staff: Ryan Raidmae, KPB Planner

3. APPROVAL OF AGENDA

Agenda approved with the addition of Fox Sparrow plat, KPB 2023-060

4. APPROVAL OF May 1, 2023 MINUTES

Minutes approved as submitted

5. BOROUGH BUSINESS

a. REPORTS

i. PLANNER

Nothing to report

b. PLATTING

i. NOD for KPB 2023-026V, no comment

ii. NOD for KPB 2023-026, no comments

iii. NOD for KPB 2023-042

General discussion regarding exceptions made by PC to accommodate steep slopes which are difficult or impossible to develop. Ryan indicated the PC often approves exceptions to plats, otherwise properties could not be transferred. He also said Borough has no authority or duty to warn potential buyers about site limitations. There is a concern among the APC members that buyers could be stuck with land they cannot develop even though the PC approved plats with steep slopes and/or wetlands.

iv. NOD for KPB 2023-024V, no additional comments

v. NOD for KPB 2023-044, no additional comments

vi. Patch Subdivision, KPB 2023-030R1:

Motion: The KBay APC recommends that before approval, the Plat Committee and Planning Commission require wetlands be indicated on this plat as required by KPB Code 20.25.070 h.

Discussion around the “drainage” indicated on plat and if that is a creek, KPB Code requires adjacent wetlands be delineated. **Motion passed without objection.**

There are also concerns about the low lying nature of the parcel resulting in poor drainage and potential flooding if a road is constructed in the proposed ROW. Site conditions also could result in wastewater systems having adverse effects on neighboring parcels.

vii. Fox Sparrow Subdivision KPB 2023-060

It was noted that the easternmost portion of this parcel is extremely wet.

Motion: The KBay APC recommends the Planning Commission consider ways to protect wetlands in light of the recent SCOTUS decision in Sackett v EPA. Discussion included ideas for potential Code changes to protect wetlands if the EPA no longer has that authority. If we (the Borough) continues to approve plats with substandard drainage and steep slopes, the taxpayers will be faced with paying to fix problems like the flooding being mitigated by KPB in the KBeach area. Poor drainage and adverse site conditions can also result in septic systems adversely impacting adjacent residents. **Motion passed without objection.**

6. OLD BUSINESS

a. Future meeting location and format:

Louise will continue to work with KBNERR to have a space for hybrid in person/Zoom meetings.

7. NEW BUSINESS

a. Schedule site visit to Gibson Ag Lease on Basargin Rd.

Commissioners indicated an interest in visiting the site in early August. Courtney will contact the lease holder to schedule a time to meet on site.

b. FY24 APC budget discussion

The FY24 budget being considered by KPB Assembly includes \$15,800 for APCs under “Contractual Services”. Ryan indicated these funds can be used to cover costs for meeting spaces and incidental supplies like paper, ink cartridges, mailings, etc. Equipment cannot be purchased with these funds.

8. PUBLIC COMMENT/PRESENTATION: none

9. COMMISSIONER COMMENTS

We thanked Owen Meyer for his service on the APC and wish him well as incoming President of the local Rotary Club.

10. ADJOURNMENT

Adjourned at 8:08 pm.

Next meeting will be at 7:00 pm on Monday August 7, 2023 (no meeting in July)

MOOSE PASS ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: MOOSE PASS SPORTSMAN CLUB AND ZOOM TELECONFERENCE
THURSDAY, DATE June 8th 2023
6:00 P.M.
Draft meeting notes

Monica Adams, Jennifer Boyle, Kevin Dunham, Jeff Estes, Jeff Hetrick, Bruce Jaffa, David Pearson

In accordance with the changing COVID-19 pandemic and CDC guidelines, the Thursday, May 4, 2023 meeting will be both physically open to the public and available for online or telephone participation.

To join the meeting from a computer, visit <https://us06web.zoom.us/j/5787372110>. To attend the Zoom meeting by telephone, call toll-free **1-888-788-0099** or **1-877-853-5247** and enter the Meeting ID **578 737 2110**. If you connect by computer and do not have speakers or a microphone, connect online and then select phone for audio. A box will come up with toll free numbers, the Meeting ID, and your participant number. You may join the meeting physically at the Moose Pass Sportsman Club.

1. CALL TO ORDER: 6:00 pm
2. ROLL CALL: Monika A., Bruce J, Jeff E., **Dave Pearson**, Kevin D., Julie H., Ryan R, (KPB Permitting), Jeff H.
3. APPROVAL OF AGENDA: Dave motion, Kevin 2nd. All approved
4. APPROVAL OF MINUTES
 - a. "MEETING DATE" May 4th 2023. Jeff H. motion. Jeff E. 2nd. All approved
5. BOROUGH BUSINESS
 - a. REPORTS
 - i. PLANNER REPORT: Julie H: 48 responses to survey. No platting items at this time.
 - b. PLATTING: None
 - c. Application by QAP for Gravel at Crown Point
 - Ryan R. described application: applications submitted by QAP. Material from RR Corp land. Used by Bristol corp in 2012. Proposed route is unavailable at this time due to other activity. QAP is investigating alternative route. Applicant requested night work. But variance is not necessary for what they are proposing. So variance is withdrawn. Reclamation will be done. Use will occur for approx. 3 years. Bonding will be required. Public notice went to landowners ~~on May 17th~~. **In Late May or early June** KPB **PC Staff** determined that application meets standards and recommends that Planning Commission approve CLUP.

Dave P: Is the work they are doing different than the work described in the public notice. Ryan: They will not be doing any rock crushing. Will likely not be doing any asphalt at this location.

Jeff E: Will they be sorting/shaking Gravel at night? Ryan: Yes

Dave P.: Is there a decibel standard? Ryan: No. It is loud but not as loud as crushing.

Jeff E: Question about DOT requirements for night work. Ryan: DOT requirements only apply to road work. Not gravel sorting.

John S: Contractor can do whatever they want on site, with no oversight from DOT. What do we need to do to impose standards to protect local residents? Ryan: It is written into the ordinance that if DOT does not have oversight, they do not need to get clearance for their activities.

Bruce J: What are the six borough standards that need to be adhered to

- protects against lowering w water source
- protection to adjacent properties
- protection against noise disturbance
- protection for dust abatement
- allow for post mining resource use
- (missed by recorder) **Protection of visual impacts** .

Bruce emphasized the noise disturbance.

Julie mentioned that the crushing is the only thing that would violate the noise ordinance. But they are not doing that. We can request voluntary cooperation.

David P: What is meant by allow for post mining resource use? Ryan: Looking for stabilized condition of the area once the resource is removed.

David P: Is it common to do test pits for a project this size. Ryan: They did do tests, but shallow. Because there are existing wells nearby they did not need to do test wells.

Jeff E: When did they do test wells? April and May are low water months? Ryan: didn't know.

David P: They do not have egress plan? Would you issue a permit for a project without an egress? Ryan: They gave us a proposed ingress/egress, but then said it would not work. Ordinance requires submission of plan, but it does not need to work. Concerns about QAP using Solar Mountain road. The RR does not want them to do this. Is the borough going to let them build a new road? That is their new proposal. It has not been vetted by other agencies. If it is on RR property borough cannot stop it. It would be up to DOT to approve another entrance to the highway.

Dave P: What is our action on this tonight? Bruce: we can approve, disapprove, or request conditions.

Gary Lindquist: Brings up noise ordinance and why it is in place. Call it what you will but it is meant to prevent loud noises at night. Also, the 50-foot green screen is too small. Suggest 100–150-foot screen.

John S. IF there is no decibel requirement, how do we enforce anything?

Bruce J: Odd that applicant waited until the 17th of May to file application and asked for it to be valid on the 15th. They knew they were going to need this gravel for years. How does this mesh with the Tutka quarry permit, who altered their hours of operation in deference to the community? Two similar operations in the same area are not being held to the same conditions. Poorly thought-out application, not enough research done. Static levels of wells around there is 15 feet.

Jeff E: This site is much closer to the bedrock than any of the adjacent wells that they are comparing to. It is likely that the water table will be shallower. Ryan: If they dig down and hit water, they have to reduce their level of digging to stay 2 feet above the water table.

Dave P: Why do they need to sort the gravel at night? Thinks it should be denied.

Jeff motion to approve CLUP. Dave P 2nd.

Discussion: Jeff H. DOT has not allowed anyone to build driveways to access to Seward Highway, but now they are willing to approve new road for truck access in a residential notion. Question the "public meeting held June 12 and clup was approved". Julie. When they know it is coming to a meeting they put it in there as if it is approved.

Jeff motion to amend motion to **add voluntary compliance of 10 foot test holes, addition dust and noise controls. No operation between 8pm and 8am. Dave P 2nd. Motion carries with approval from 5 apc commissioner. Jeff Hetrick opposed.**

Monika: Solar Mountain road is FS easement to cross the railroad. Borough has not done due diligence if they are considering approval of a permit that would allow contractors to access road easement that is not the borough's.

Vote on motion to approve CLUP.

Unanimous opposition to motion to approve CLUP. APC does not support approval of CLUP.

David P: Question as to what the borough is willing to accept for permit proposals given that QAP knows that their egress plan will not work. Julie H encouraged us to reach out to our assembly person to re-write the codes to be more specific and address these specific concerns. The assembly has been having these discussions for months to try and re-write the codes.

Julie H: If community members submitting written comments the Planning Commission 1pm tomorrow.

6. OLD BUSINESS

- a. Discuss status of MPAPC Survey: about 48 online surveys have been submitted. Majority of folks want to see bike path extended. Most people are ok with existing speed limits. Lots of support for school, library, sportsmans club. Most comments want to see preservation of historic nature of community and beautify community (get rid of junkyards etc.). Wants to see affordable long term rentals and housing over short term rentals. Online survey open until July 31.

7. NEW BUSINESS: None

8. PUBLIC COMMENT/PRESENTATION

- a. Russ (mile 24). Came in late but wanted to express concerns about noise associated with CLUP.
- b. Steve: Thinks we should consider becoming a 2nd class city so that we have more control over situations like this.

9. COMISSIONERS' COMMENTS

a. REPORT FROM THE CHAIR: 4 public attend 2 call-ins.

Bruce: Encouraged people to submit written comments by 1 tomorrow or tune into KPB Planning commission meeting on June 12 (can zoom in).

Kevin: Thanks to Julie for providing contact information for DOT to discuss primrose road. DOT did not respond as they had hoped.

David P: Thanks to Ryan R for being here and answering hard questions. Not opposed to gravel extraction there but frustrated with all the operations.

Monika A: Encourage borough to investigate easements for Solar Mountain and possibly Rock Ptarmigan. Major complications with the fact that FS has the easement for the railroad crossings. Really shocked that the borough accepted the application with an ingress/egress plan that they knew would not work

10. MISCELLANOUS:

a. MPVFC & EMS status and options

- i. Non-Profit Community Association: Sportsman's club is currently a non-profit organization but could become a non-profit community association. This could help to fund the VFD.
- ii. Second Class City: Bruce shared publication from the State defining organized boroughs, first class, and second-class cities. We should revisit the discussion to become a second-class city. It would help us in our dealings with the borough. It could also help out the Moose Pass VFD (which is in big trouble). There are pros and cons to this, though. Cost and commitment from community members. We would have to pay a mill rate.
- iii. Becoming a service area. Could help with funding and recruitment. Potential for merging with Cooper Landing Emergency service and Bear Creek Fire department.

11. ADJOURNMENT: Jeff H. motion to adjourn. Dave P. 2nd. All approved 7:51

**NEXT REGULARLY SCHEDULED MOOSE PASS
ADVISORY PLANNING COMMISSION MEETING**

The next regularly scheduled Moose Pass Advisory Planning Commission meeting will be held Thursday, DATE in the Moose Pass Sportsman Club, 33675 Depot Road, Moose Pass, AK 99631 and through Zoom at 6:00 p.m.

CONTACT INFORMATION

Contact the Moose Pass Advisory Planning Commission at:

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

On the far right-hand side of the page is a box titled, "Commissioner Information". Scroll to the bottom of the box and select, "Contact the Moose Pass APC".

Send USPS mail to:

Kenai Peninsula Borough Planning Department, Attn: Moose Pass APC,
144 N Binkley, Soldotna, AK 99669

SLASH DISPOSAL SITES

SAVE YOURSELF THE TRIP!

No need to drive all the way across town - KPB is opening three conveniently located sites to make slash disposal even easier

WATCH FOR THESE SIGNS!

PUBLIC SLASH DISPOSAL



OPEN 8am to 6pm Thursday to Sunday
TURN HERE and FOLLOW SIGNS



FREE TO PUBLIC

- For private, non-commercial use
- Accepting slash & small woody debris
- Trunks 5" or smaller in diameter
- **NO** stumps, trash, dirt, or animal waste

LOCATIONS

- K-Beach
- Ridgeway
- Kasilof

HOURS

- May 26 - September 3
- Thursday - Sunday
- 8 AM - 6 PM
- Closed on holidays

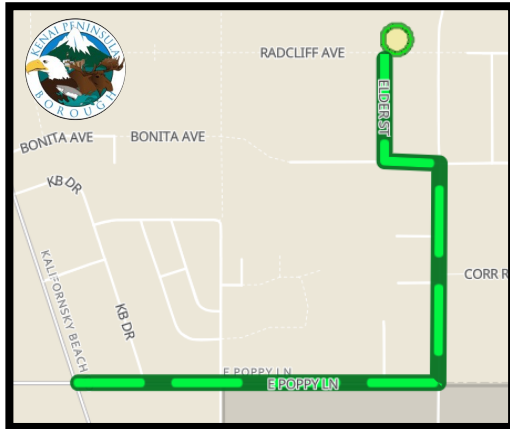
MORE INFO AT

KPB.US



Slash Disposal Site Locations

K-Beach



Directions from K-Beach Rd:

Turn on E Poppy Ln.

(L) Poppy Ridge Rd.

(L) Bonita Ave.

(R) Elder St.

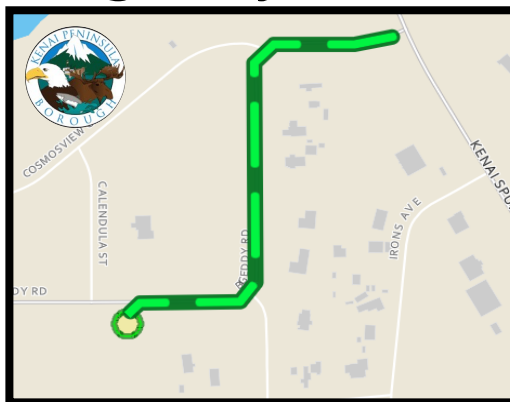
Straight into Site

Contractor:

Foster Construction, LLC.

(907) 262-1609

Ridgeway



Directions from Kenai Spur Hwy:

Turn on Big Eddy Rd.

Follow bends

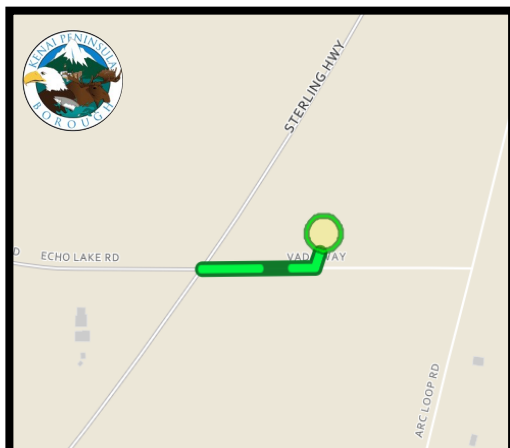
(L) into Site

Contractor:

Great Northern Construction

(907) 398-3776

Kasilof



Directions from Sterling Hwy:

Turn on Vada Way

(L) into Site

Contractor:

Steam on Wheels, LLC.

(907) 252-2335

Contact the site's contractor with questions/concerns.