

DESK PACKET

(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)

MISC. INFORMATION

- **11/09/23 Nikiski APC Meeting Minutes**
- **12/07/23 Nikiski APC Meeting Minutes**
- **12/06/23 Cooper Landing APC Minutes**

Nikiski Planning Commission

Regular Meeting Minutes

November 9, 2023

Location: North Peninsula Rec Cen

1. CALL TO ORDER: 6:35 pm
2. ROLL CALL: Stacy Olivia, Jon Harmon, Len Niesen, Tom Coursen, Kelly Brewer, Jason Ross
Kenai Peninsula Borough Planning Department: Ryan Raidmae, Nikiski Assembly Member: Peter Ribbons
Public: Bob Malloy, Kristine Schmidt, James Hall. Lou Olivia
3. APPROVAL OF AGENDA: Len Niesen approved, Stacy Olivia 2nd-All Approved
4. APPROVAL OF MINUTES: Stacy Olivia Approved, Len Niesen 2nd, All Approved
5. BOROUGH BUSINESS
 - a. Planner: None
 - b. Platting
 - i. Hall-Ewing Subdivision KPB 2023-103: Len Niesen approved, Kelly Brewer 2nd-All Approved
 - ii. Rappe Park Subdivision Vacate Portion Park Road and Sara Jane Street KPB 2023-114V: Len Niesen approved, Jon Harmon 2nd-All approved (Stacy Olivia excused herself from this vote)
 - iii. St Luke Lutheran Church Replat KPB 2023-118: Stacy Olivia Approved, Kelly Brewer 2nd, All Approved
6. OLD BUSINESS
 - a. Nikiski Comprehensive Plan Work Session begins:
Stacy Olivia handed out a document with bullet points to consider for the Nikiski Community Plan-I have attached the document to the minutes. After going through the bullet points as a group, there was some discussion on how to begin the process to make a Nikiski Community Plan.
The Nikiski Advisory Planning Commission decided to invite representation from several Nikiski groups to assist in creating a survey prioritizing community needs and future visions. The survey created will be distributed to Nikiski residents for input which will be used for planning. Also decided, was to continue having Nikiski APC meetings on Zoom for Nikiski resident/business participation. The Zoom number will be posted publicly prior to the meetings.
 - b. Applications for Nikiski APC seat are still being taken-see Kenai Peninsula Borough website under Nikiski APC to apply

7. NEW BUSINESS: Next meeting, we will vote on Nikiski APC Officers
8. PUBLIC COMMENT/PRESENTATION: None
9. COMMISSIONER COMMENTS: Len Niesen thanked Peter Ribbons for attending the meeting. Kelly Brewer thanked Ryan Raidmae for setting up Zoom.
10. ADJOURNMENT: 8:00 pm

Next Regular Meeting December 7, 2023 North Pen Rec 6:30 PM

NIKISKI ADVISORY PLANNING COMMISSION

Regular Meeting Minutes

December 7, 2023 at 6:30 pm

Location: North Peninsula Rec Center

1. CALL TO ORDER at 6:47pm

2. ROLL CALL:

Members: Jason Ross (chair), Len Niesen, Stacy Oliva, Jon Harman

Nonmembers: Eric Eleton, Ryan Raidmae

3. APPROVAL OF AGENDA

Stacy moved to approve; Len seconded. Unanimously approved.

4. APPROVAL OF MINUTES

Len moved to approve, Jon seconded. Unanimously approved.

5. BOROUGH BUSINESS

REPORTS

Planner: no report; assembly member/other: none present

PLATTING

Plat – Tulin Birch Lake Subdivision KPB 2023-011

- a. Concern was expressed about whether some lots had sufficient space for well and septic due to topography.
- b. Stacy moved to approve; Len seconded. Unanimously approved.

6. OLD BUSINESS

Nikiski Comprehensive Plan

- Discussion: Is there a way to communicate virtually without violating the OMA? Ideas: all Zoom, virtual open chatroom for both members and public. Jon moved to table discussion until Ryan could provide further information, Stacy seconded. Unanimously approved.
- Discussion: Funny River survey was read and discussed.
 - How do we differentiate Nikiski demographics from Kenai ones since census data is ambiguous? Ryan suggested GIS could do a property owner count and we could combine that with census data.
 - Who would receive the survey? Lower 48 owners? No. Business owners? Yes. It was suggested that we send to all in the fire service area.

- Is the survey per household or per person?
- Will the APC receive actual returned surveys or summarized results?
- For electronic survey options, Eric said the Rec center could set up a couple of laptops for public use during the survey period. We could ask the Senior center if they could do this as well.
- Stacy suggested that we focus on the survey for the next meeting, compile ideas, and then set a date for a community meeting to bring in other ideas, then collaborate on it in work session. There was no objection to this plan.

7. NEW BUSINESS

- Appointment for Seat C: Len updated the group that the mayor had appointed. Assembly will confirm and then Ryan will give the oath before the next meeting.
- Election of Officers: Jon moved we postpone election until January meeting because of the number of missing members, Stacy seconded. Unanimous.

8. PUBLIC COMMENT/PRESENTATION: None

9. COMMISSIONER COMMENTS: Len will give Eric Eleton a member list so he can email the Zoom link to all members before each meeting.

10. ADJOURNMENT: Stacy moved to adjourn; Jon seconded. Unanimously approved.
Adjourned at 7:45pm.

Next Regular Meeting: Thursday January 4, 2023 at 6:30 PM

**COOPER LANDING ADVISORY PLANNING COMMISSION
REGULAR MEETING
LOCATION: COMMUNITY HALL AND ZOOM TELECONFERENCE
WEDNESDAY, DECEMBER 06, 2023
6:00 PM
UNAPPROVED MINUTES**

To meet all of our community member's needs and preferences, the Dec 06, 2023 meeting was both physically open to the public and available for online or telephone participation.

1. CALL TO ORDER 6:11pm
2. ROLL CALL – J. Cadieux, H. Harrison, D. Story, Y. Galbraith, K. Recken C. Degernes present. L. Johnson traveling.
 - a. In person attendees: David Nees Chris Nees, Mike Gould, Aaron Hughes (KPB Land Management Agent), Bill Feldmeier, Alex Altmann (Traylor Bros. Manager), Marcus Mueller (KPB Land Management Officer), Hailey Abraham, (KPB Land Management Agent)
 - b. Zoom attendees: Jonathan Tymick (AKDOT&PF), Heather Pearson, Melissa Brennan, Katie Feichtinger, Alice Horazdovsky (HDR), Weston Williams, Laura Paul (AKDOT&PF) Olivia Carson, Dick Carson, Marcus Forkner (AKDOT&PF), Lisa Dickenson, Shelby Lubich,
3. APPROVAL OF AGENDA – H. Harrison moves to approve as written, Y. Galbraith seconds. All approve by roll call vote.
4. APPROVAL OF MINUTES for August 09, 2023 – Y. Galbraith moves to approve as written. H. Harrison seconds. All approve by roll call vote.
5. BOROUGH BUSINESS
 - a. REPORTS
 - i. PLANNER REPORT
 1. Morgan Aldridge said:
 - a. 2024 Planning Commission Calendar has been posted to the CLAPC website.
 - b. Given the involved items on the agenda, swearing-in of returning members may be done at the next meeting.
 2. Marcus Mueller said that KPB put in for a United States Forest Service Forest Health grant at the \$8.5 million level. Part of it is intended to target a 175-acre area in Cooper Landing from about the Snug Harbor Rd. materials site to the Post Office for treatments to address spruce bark beetle and other forest health. The USFS grant will announce awards in February.
 - a. H. Harrison asked about why that area was chosen in particular.

- i. M. Mueller said that it was a large contiguous area but that it was not a scientific choice. He said he anticipates more grant programs for other areas.
- 3. Hailey Abraham, KPB Land Management Agent said she put together a BLM assessment program grant for KPB lands that will determine other areas to focus on. Cooper Landing is included.
 - a. She said that the BLM grant is money in hand and will go to contract this spring with evaluation work beginning this year.
- ii. LAND MANAGEMENT ITEMS
 - 1. A resolution to classify 1080 acres near Cooper Landing, Assessor's Parcel #11901030, formerly identified as Unit 395 in the Kenai Area Plan for Resource Management.
 - a. H. Abraham said the KPB want to classify it as Resource Management and Recreation to allow extraction for three material sites with the possibilities of other areas.
 - b. K. Recken asked about how the two classifications can be in the same area.
 - i. D. Story said that borough information explains that Resource Management classification can be layered over any other classification type but did not know why that can work that way.
 - ii. K. Recken said that the Recreation classification is not currently written into the resolution.
 - iii. D. Story asked what process would be required to apply the Recreation classification if not written into the resolution now.
 - iv. J. Cadieux said that from the community's perspective as voiced during the public meetings about Unit 395 it would be better if the resolution included the classification of Recreation now.
 - v. Y. Galbraith said that she also thinks the community would like to have it classified as Recreation now also.
 - vi. K. Recken said she agreed.
 - vii. H. Harrison asked when the Recreation Classification would be added and why it was not added already.
 - viii. M. Mueller said that it has to do with a new categorization system in which Recreation will be included in Resource Management by default and that it is appropriate to add the recommendation to assign the Recreation classification into the commission's motion for the resolution if that is the recommendation.

- ix. H. Abraham said the public comment period is still open as well for anyone who would like to submit comment.
 - c. J. Cadieux asked the in-room and Zoom audience if there were any questions or comments on this topic. None.
 - d. H. Harrison moved to support the Resolution (not yet numbered) if the initial classification includes Recreation concurrently with Resource Management as opposed to Resource Management alone. Y. Galbraith seconds. All approve by roll call vote.
2. An ordinance authorizing a negotiated lease with Traylor Bros. Inc. for a temporary craft worker housing site in support of the Sterling Hwy. MP 45-60 Construction Project near Cooper Landing, east of Bean Creek, south of the project access road, near its end.
- a. Aaron Hughes, Land Management Agent
 - i. A. Hughes said he is here looking to provide an initial review to the CLAPC and community but there will be another opportunity for the CLAPC and public review before the lease package is completed and then submitted to the Assembly.
 - ii. He said the lease is fairly straight forward and that the area is just south of the already leased area currently used as a laydown area.
 - iii. He said it is for a 5-year term with two one-year extension options.
 - iv. He said there is a development plan that is attached to the information packet. It will include perimeter security fencing, 30-foot vegetative buffer from the road, and that it may include developing a water well and septic system and may also include electric.
 - v. He said that Land Management is supportive but wants to know the community concerns and thoughts.
 - b. Y. Galbraith asked about personnel and if there will be medically trained emergency services since there were 6-10 calls for the project staff in the last work season.
 - i. Alex Altmann, Traylor Brothers said that was not currently considered but he would look into it.
 - ii. Y. Galbraith mentioned AEDs would be helpful and a map for CLES.
 - iii. A. Altmann said that they had already met with CLES and will continue to keep them informed. He already had plans to have AEDs on-site.

- c. K. Recken said that the traffic on Bean Creek is already an issue. She explained seeing a close call between a project truck and children walking/riding bike on the road and said she would like to know about how much training the drivers are given to highlight driving in the residential area.
 - i. A. Altmann said that he can include more of it in the initial site training.
- d. Y. Galbraith asked about the capacity of 50 and asked to confirm that it will not go above that.
 - i. A. Altmann said that this is conservatively planned so that they don't need to come back to expand. He said that yes, 50 would be the maximum and explained that maximum would not be sustained for the life of the project and rather is the peak population of craft workers planned to accomplish the bridge project.
- e. D. Story asked about the improved site and whether that will become a resource for the community in the future after the life of the camp.
 - i. A. Hughes said that it would require community input but that yes, it will be a resource.
 - ii. A. Altmann said that he wanted to be clear that they have not yet confirmed they will be putting in a well or other utilities.
- f. K. Recken asked about the plans for reclamation or disposal of the lands.
 - i. M. Mueller said that there is not yet a plan for it but that it will be a durable pad with the possibility of a well and/or septic. He said that its future use leaves a pretty important open question for the community.
 - ii. A. Hughes said that there are a lot of potentials that the KPB could see as addressing community needs such as perhaps higher density, lower cost housing.
- g. C. Degernes said she is encouraged to hear that the board and community will be consulted again about its future use.
- h. J. Cadieux asked what the distance is from this area to Bean Creek and if it impacts the protection buffer of that anadromous creek.
 - i. A. Altman said that he did not have exact figures but estimated it at about 50-100 feet.
 - ii. J. Cadieux asked about the consideration of runoff from the pad, especially from many vehicles.
 - 1. J. Tymick said that Bean Creek is protected with a 400-foot corridor (200 on either side of center) and that AKDOT&PF had to trim

- off some of the disposal site planned area to avoid encroaching in this area.
 - 2. A. Altman said that the pad can be planned to drain away from Bean Creek and towards the roadway for instance.
- i. D. Nees asked if it will be seasonal and whether there will be a winter caretaker.
 - i. A. Altmann said that it will be seasonal, likely Mid-April to November each year and that it will be cleared out for winter.
- j. Y. Galbraith asked if it will be lighted.
 - i. A. Altman said that it is not planned to be.
 - ii. Y. Galbraith replied that no lighting would suit preferences
- k. J. Cadieux asked about invasive species especially from personal vehicles etc.
 - i. A. Altmann said that invasive species mitigation for the work itself is factored in as a condition of work but that it is not factored in currently for personal vehicles etc.
 - ii. J. Cadieux said that since it is a new area, any invasives that come into the area will be pretty obviously on the project and asked for it be factored into the planning.
 - iii. A. Altman said that it would be important to tie tracking invasives to the area that they have control of and not all other areas.
 - 1. J. Cadieux clarified that she was referring to the 5-acre lease area only.
 - 2. J Tymick indicated, as part of the MP 45-60 Project, invasive species monitoring and mitigation would be employed in this 5-acre parcel. See below.
- l. Bill Feldmeyer asked about the timespan and if there is a requirement for the staff to live on site.
 - i. A. Altman said that it is not required and this 50-person max is for everyone in the project but that some may choose to live elsewhere.
 - ii. He indicated B Feldmeyer may contact him if he had lodging options staff members.
- m. J. Tymick said that DOT will take on responsibility for managing the invasives.
 - i. He showed the existing camp and that Traylor Bros. is just extending the already existing pad.
 - ii. He mentioned the Bean Creek setback again.

- iii. He said that in regards to traffic, for the next season, traffic would continue to use the Pioneer Rd and Bean Creek Rd.
 - iv. K. Recken asked about putting up additional signage to watch for pedestrians etc.
 - 1. J. Tymick said that they are happy to work towards that.
 - n. A. Altman said that he is not a well expert and so is interested in any criteria regarding well requirements to consider.
 - i. He also confirmed other requests he intends to follow up on.
 - 1. AEDs
 - 2. Driver training
 - 3. Bean Creek buffers
 - 4. Invasive species
 - o. K. Feightinger asked if there will be another access road to the camp besides Slaughter Ridge Road.
 - i. J. Tymick said it is anticipated that in 2025 most traffic will be using the construction traffic corridor so the Bean Creek traffic will likely be just after-hours, crew traffic etc.
 - p. C. Degernes wanted to clarify if there is any action from CLAPC required tonight regarding this lease.
 - i. A. Hughes confirmed this is just the first chance to have input but no action is required at this time.
 - q. J. Cadieux asked if A. Hughes would confirm there is no anticipated impact on the Squilantnu Archeological District.
 - i. A. Hughes said he would look into that.
 - iii. OTHER KPB ITEMS – none.
- b. PLATTING
 - i. NEW PLATS – none.
 - ii. NOTICE OF DECISION ON PLATS – none.
- 6. OLD BUSINESS
 - a. OLD BUSINESS – none.
- 7. NEW BUSINESS
 - a. NEW ITEMS – none.
- 8. PUBLIC COMMENT/PRESENTATION
 - a. Sterling Hwy MP 45-60 Update with Jonathan Tymick, Project Manager
 - i. The 2024-27 STIP has not been approved yet but the Juneau Creek Bridge Project was awarded last week.

- ii. It is a 928' span bridge with 420 feet center span.
- iii. 31' height clearance above Resurrection Pass Trail and over 40' clearance above the other side of the canyon.
- iv. A Canadian firm modeled the wind loads for the launching since it will need to be launched as a unit rather than a single girder at a time.
- v. The bridge assembly area on the east side is planned to be 80' wide and about 1000' long and will be developed in 2024.
- vi. 2025 work will include moving the steel from the lower 48 to the project site and beginning assembly.
- vii. Launching will likely require a Bean Creek Trail closure for a limited period of time.
- viii. The launch will likely not be until 2026.
- ix. The bridge will have twice as much steel as the Statue of Liberty.
- x. The Juneau Falls Scenic Overlook has had some conceptual work but will have some more geotechnical work to determine possibilities since there is a large crack that is present in the ground near there. It will likely be about a 1000 sq. ft. deck. There is no further information regarding features such as benches, interpretive signage, etc. and they are concentrating on the structure itself.
- xi. J. Cadieux asked about the previously proposed visual separation between wildlife and trail corridor.
 - 1. J. Tymick said that separation was planned when it was being designed as a steel arch bridge which was quite a bit narrower underneath and that this design has been in front of USFWS and has much more room and does not have a specific separation planned.
- xii. K. Recken asked about the engineering concerns about earthquakes.
 - 1. J. Tymick said that AKDOT engineers take on that responsibility for bridge design.
 - 2. A. Altman said for construction there is an entire team of engineers with a separate, back-up review team to plan for seismic and wind loads etc. during launch.
- xiii. Y. Galbraith asked about the Tract C camp near Sunrise and if someone is checking on it at this point in the season.
 - 1. J. Tymick said that all State assets are closed and empty.
 - 2. Y. Galbraith asked whether it would be possible to have either motion lights on them or for the lights to be turned off.
 - a. J. Tymick said he will check into it.

9. COMMISSIONER COMMENTS

- a. C. Degernes thanked the presenters for coming and sharing information with the community.

10. ADJOURNMENT – H. Harrison moves to adjourn, Y. Galbraith seconds. All approve. 7:34pm

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