

**COOPER LANDING ADVISORY PLANNING COMMISSION  
REGULAR MEETING  
LOCATION: COMMUNITY HALL AND ZOOM TELECONFERENCE  
WEDNESDAY, AUGUST 09, 2023  
6:00 PM  
APPROVED MINUTES**

1. CALL TO ORDER – 6:00 pm
2. ROLL CALL – J. Cadieux, H. Harrison, Y. Galbraith, C. Degernes, L. Johnson, D. Story present. K. Recken travelling.
  - a. Rhonda Lynn, Phil Weber, Julie Alzheimer, Brigitte DeAngelis, Rhonda Rogallis, Gary Galbraith, Jerry Fox all attending by Zoom
  - b. Keith Freeman, Gladys Nichols, Alex Kime, Sherri Kime, David Nees, Chris Nees, Vince Beltrami all in-person
  - c. Jonathan Tymick – DOT&PF, Alvin Talbert, Morgan Aldridge, KPB Habitat Planner all via Zoom. Shaun Combs, DOTP&F in person.
3. APPROVAL OF AGENDA – H. Harrison moves to approve the agenda as amended with addition of email communication and public notice of Sen. Sullivan’s visit under Comments. Y. Galbraith seconds. All approve by roll call vote.
4. APPROVAL OF MINUTES
  - a. June 07, 2023 – Y. Galbraith moves to approve the minutes as written. H. Harrison seconds. H. Harrison, Y. Galbraith, D. Story, L. Johnson approve by roll call vote as commissioners present for the June 7, 2023 meeting.
  - b. July 12, 2023 – H. Harrison moves to approve the minutes as written. D. Story seconds. H. Harrison, D. Story, J. Cadieux, C. Degernes approve by roll call vote as the commissioners present for the July 12, 2023 meeting.
5. BOROUGH BUSINESS
  - a. REPORTS
    - i. PLANNER REPORT
      1. M. Aldridge. The open vacancies on the commission have now been posted online. J. Cadieux to post on Crier. D. Story to post on bulletin boards around town.
    - ii. LAND MANAGEMENT ITEMS none
    - iii. OTHER KPB ITEMS
      1. Email from a community member regarding jake brakes and potholes. He was given contact information for other sources of assistance.
  - b. PLATTING
    - i. PLATS

1. Plat Preliminary As-built KPB 2023-072, Quartz Creek Subdivision, Tract E
  - a. Staff report recommends that the variance be granted for the life of the building.
  - b. Y. Galbraith moves to recommend approval of the variance. H. Harrison seconds. All approve by roll call vote.

ii. NOTICE OF DECISION ON PLATS

1. Tract D-1 Quartz Creek Subdivision Encroachment Permit Resolution 2023-18 Approved

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. Continued work on Phase 3.
  - ii. Federal Highways funding came through for the bridge.
  - iii. Senator Sullivan is visiting this Friday.
  - iv. Federal Highways is visiting next week.
  - v. There will be a public open house on September 19<sup>th</sup>.
- b. State of Alaska Transportation Improvement Program (STIP) 2024-2027 with Jonathan Tymick. Mr. Tymick will help community members understand the proposed STIP with regards to projects like MP 45-60 funding. The 2024-2027 STIP is out for public comment and Cooper Landing residents may wish to submit comment.
  - i. J. Tymick said that it is exciting for the new STIP to be released because they are only 4 years in length and this is the opportunity to comment.
  - ii. Reading other comments that are posted can be interesting for community members.
  - iii. He said it is an interactive format for this STIP.
  - iv. The public comment period is open now and ends September 3, 2023.
  - v. J. Tymick said the [Sterling Highway MP 45-60 Project] Cooper Landing Bypass is no longer fully funded and that phases 1B, 5, and 6 do not have funding. He said those phases will be based on winning grants and as it stands now will likely be bumped to 2027, 2028, and 2029 respectively with project completion anticipated in 2031 depending on grants.
  - vi. DOT has started applying for those grants already.
    1. J. Cadieux said that it seems like a potential bridge to nowhere standing there by itself.
    2. J. Tymick said that Federal Highways is also passionate about the project and so there are discussions about the prioritization of projects within the STIP.

3. Comments on the STIP are important to help the state determine the use of federal funding for federal highway projects.
- vii. A. Kime asked if there will be any cutbacks to the project to make it happen sooner.
  1. J. Tymick said that there was an \$840 million dollar price tag that was published but that it represented the worst-case scenario but that there were questions regarding what can be cut back. He believes the probable cost will be around \$770 million.
  2. He said that the separated pathway was one of the questioned items. He clarified to those asking about cuts that the east end section of pathway is mitigation and the section of pathway at the bridge is also mitigation so it does not make a lot of sense to not connect the dots of these facilities.
  3. He said the western intersection [Tight Diamond] was one of the questioned items but that it would require additional right-of-way which was uncertain and would involve the Kenai National Wildlife Refuge.
  4. He said that nothing has been removed yet.
- viii. D. Nees asked about the status of the CIRI land swap
  1. J. Tymick confirmed that the swap has been completed.
- ix. J. Fox asked if this is a state funding issue or a federal funding issue.
  1. J. Tymick confirmed that the STIP determines the prioritization of state projects that use state dollars as a match for federal dollars and so prioritizes how federal and state funds are spent.
  2. J. Cadieux contrasted the prioritization of some of the listed STIP projects elsewhere in the state in comparison with this major infrastructure project and encouraged community members to read the STIP and comment if they are so inclined.
- x. C. Degernes mentioned that the existing highway will not last till 2031 and that will be a part of the comments she submits to the STIP projects.
- xi. J Tymick indicated that maintenance for the existing highway is not on this STIP even though it has been ten years since the last maintenance work was done on it.
- c. PRESENTATIONS HERE – none made

## 9. COMMISSIONER COMMENTS

- a. Senator Sullivan will be at the Cooper Landing Emergency Services (CLES) Hall at 10:00 am on Friday August 11, 2023. He wants to hear from community members about concerns that they have that he might address. He will update the community on legislation and efforts he sees as priorities.
- b. Y. Galbraith said that the STIP information portal with the community should be shared via the Crier.
- c. Y. Galbraith also thanked David Nees for continuing to post the CLAPC meeting information on Facebook.
- d. D. Story thanked David Nees for the new projector screen for the Community Hall.

10. ADJOURNMENT – Y. Galbraith moves to adjourn. H. Harrison seconds. All approve by roll call vote. 6:42pm

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