

# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)**

## **MISC. INFORMATION**

- **Nikiski APC 01-04-24 Minutes**
- **Cooper Landing APC 01-03-24 Minutes**
- **Cooper Landing APC 12-06-23 Minutes**

NIKISKI ADVISORY PLANNING COMMISSION  
Regular Meeting Minutes  
January 4, 2024 at 6:30 pm

1. CALL TO ORDER: 6:37 PM
2. ROLL CALL: Nikiski APC Members Len Niesen, Kelly Brewer, Stacy Olivia, Jason Ross, Sue Covich, Tom Coursen also Kenai Peninsula Borough Planning Department: Ryan Raidmae
3. APPROVAL OF AGENDA: Kelly moved to approve; Len seconded. Unanimously approved.
4. APPROVAL OF MINUTES: Stacy moved to approve; Len seconded. Unanimously approved.
5. BOROUGH BUSINESS
  - a. REPORTS
    - i. Planner: Ryan reported that one APC area suggested restructuring time limits on reporting
    - ii. Assembly Member/Other: none
  - b. PLATTING
    - i. Hall-Ewing Subdivision KPB 2023-103R1: Stacy moved to approve; Len seconded. Unanimously approved.
    - ii. Moose Run Estates Williams Addition KPB 2023-144: Len moved to approve; Kelly seconded. Unanimously approved.
6. OLD BUSINESS
  - a. Nikiski Comprehensive Plan
    - i. Create community survey: Nikiski APC went over the K-Beach model and voted on items to keep or to discard on the Nikiski Community survey (will continue to make adjustments next meeting)
7. NEW BUSINESS
  - a. Seat C – Sue Covich was introduced and shared input on the Nikiski Community survey
  - b. Election of Officers was put to next meeting on top of the agenda
8. PUBLIC COMMENT/PRESENTATION: none
9. COMMISSIONER COMMENTS: none
10. ADJOURNMENT: 8:05 PM

Next Regular Meeting: Thursday February 8, 2024 at 6:30 PM

**COOPER LANDING ADVISORY PLANNING COMMISSION  
REGULAR MEETING  
PHYSICAL LOCATION: COOPER LANDING COMMUNITY HALL  
WEDNESDAY, JANUARY 03, 2024  
6:00 PM  
UNAPPROVED MINUTES**

CLAPC meetings are held in the Cooper Landing Community Hall at 18511 Bean Creek Road. Participation is also available through video and teleconferencing via Zoom. To join the meeting from a computer, visit <https://us06web.zoom.us/j/2045581076>. To join by **telephone**, call toll free **888 788 0099** or **877-853-5247** and use Meeting ID **204 558 1076**.

1. CALL TO ORDER – 6:03

2. ROLL CALL

- a. H. Harrison, Y. Galbraith, J. Cadieux, L. Johnson, D. Story present.
- b. In Person attendees: Melissa Brennan, Alex Altmann – Traylor Brothers Inc.  
Attending via Zoom: Aaron Hughes, Marcus Mueller, Cindy Ecklund, Morgan Aldridge, Alvin Talbot,
- c. Oath of office for re-appointed members.
  - i. H. Harrison, Y. Galbraith duly sworn in by M. Aldridge.

3. APPROVAL OF AGENDA

- a. H. Harrison moves to approve the agenda as amended to include the Traylor Brothers Lease and Land Use Application. Y. Galbraith seconds. All approve by roll call vote.

4. APPROVAL OF MINUTES for December 06, 2023

- a. Y. Galbraith moves to approve the minutes as written. H. Harrison seconds. All approve by roll call vote.

5. BOROUGH BUSINESS

a. REPORTS

- i. PLANNER REPORT - none
- ii. LAND MANAGEMENT ITEMS
  - 1. Squilantnu Archeological District Map - received from Aaron Hughes. Location data obtained from State of Alaska office of History and Archeology. [see Supporting Documents on CLAPC website <https://www.kpb.us/planning-dept/planning-commissions/cooper-landing-apc>]
- iii. OTHER KPB ITEMS - none

b. PLATTING

- i. Plat File 2022-060R1 Final plat for Quartz Creek Outfitters Way frontage road across Tracts A, B, and C, KPB lands and that belonging to Three Bears Alaska

1. M. Mueller said the purpose of the plat is to create a frontage road across these tracts. DOT's interest and design concept is for safe intersections.
2. He said this plat with the frontage road design allows for a 30' tract of land classified as government and dedicated for community gateway greenspace. The plat was approved by the Planning Commission with the condition that the CLAPC would be able to see it before it was finalized.
3. He said the suggested action is to support the final approval and recording of the plat.
4. Y. Galbraith asked about the turn lanes in this section of the Sterling Highway and noted access to the transfer station was now closer to Dena'ina Creek on the plat.
  - a. M. Mueller says that this plat does not move the access to these tracts right away. He said that in the course of the current project the DOT would build out the frontage road [across Tract C1] to Persistence Way as a part of the project but the future phases past that are unclear. He speculated that the re-striping on the Sterling Hwy for the turn lanes would not occur in the next 5-10 years.
5. D. Story asked for clarification that the DOT would only be building out the frontage road across Tract C and not across Tract B.
  - a. M. Mueller confirmed. [clarified above]
6. J. Cadieux said the compromise that allowed the 30' greenbelt on one side instead of the 50' setback on all side was that DOT was going to improve safety by connecting the tracts with the frontage road and limit access to the Sterling Highway.
  - a. She said if Three Bears gains access via Persistence Way as well as their own driveway prior to the frontage road being completed there is no impetus for them to move forward with the frontage road. It seems like we are being asked to approve of something that is substantially different from what were told.
  - b. M. Mueller asked how it was not the same as what was explained.
  - c. J. Cadieux explained that we understood that this design meant we were going to get a safety feature that would improve safe access to Russian Gap and the transfer station.
  - d. M. Mueller said the message has been consistent that there is not a defined plan to fund and construct the improvements described.
  - e. J Cadieux recalled that DOT said they would not grant access to the Sterling Hwy for either Persistence Way or a driveway from Tract B. When asked if that was correct M Mueller indicated that was true.

7. H. Harrison said that her recollection was that the safety improvements might occur with re-striping the existing pavement. She did recall that the MP 45-60 Project would not pay for the additional frontage road.
8. D. Story asked if there is any mechanism that ensures the frontage road would be built in the future across Tract B.
  - a. M. Mueller said it would be dedicated as buildable for that purpose but there is not an obligatory mechanism.
9. D. Story said it seemed possible that in a climate where state funding is not available to fully fund major infrastructure projects like the MP 45-60 project, that it might be possible for the community to end up with no improvements to the Russian Gap/transfer station turns and additional driveway accesses to the highway for many years before this design would ever be implemented.
10. J. Cadieux said that it seems like the compromise leaves the community without the gains that made the compromise worthwhile.
11. H. Harrison asked if this needs to happen under an immediate deadline.
  - a. M. Mueller said it needs to go forward in order for the land plans that are predicated on this design to move forward.
  - b. He said that this is an odd plat since it has been through the CLAPC and the KPB PC which had a bring back caveat with it to return to the CLAPC. It is outside of typical process. He said that when it goes back to the KPBPC, whatever the minutes say, it will likely move forward.
12. D. Story said that without an obligation or commitment to follow through on the rest of the frontage road and safety improvements to access Russian Gap Rd and the transfer station it leaves a lot of potential for it not to happen and for the gains the community accepted in compromising to not be realized.
13. He said it seemed like if the KPBPC was likely to move forward anyway that it seemed appropriate to record that the community made these compromises with the inclusion of these components in mind to indicate their goals of having them included as things move forward.
14. D. Story moves to recommend against approving the plat because although the design presented includes room for a number of the components that have been identified by the community as important, such as those that would improve safety for turning vehicles at Russian Gap Rd., the transfer station and the other area traffic, it does not obligate those components to be included in transportation projects in the near future or potentially at all. Without certainty in funding for the DOT presented plan of a frontage road being completed across Tract B to Tract A, access

being limited to the affected parcels via Persistence Way, Tract A, and Quartz Creek Rd. and improved safety at Russian Gap Rd. it limits the community to accepting a compromise it was not interested in making without receiving the benefits of the compromise or materially improving community safety. Y. Galbraith seconds. All approve the motion by roll call vote.

ii. NOTICE OF DECISION ON PLATS if any

6. OLD BUSINESS

- a. Traylor Brothers Lease and Land Use Application – Aaron Hughes, KPB Land Management Agent and Alex Altmann, Traylor Brothers Project Manager.
  - i. A. Hughes said that there were a number of comments taken from the last meeting that have been addressed in this updated application. [See “Notes” on Traylor Personnel Camp design drawing.
  - ii. Some of the items addressed include:
    - 1. The map in the supporting documents packet shows the boundaries of the Squilantnu Archeological District (SAD) and where this area is in relationship to it as well as what will happen if artifacts are discovered. The entire parcel impacted is within the SAD.
    - 2. Site drainage and setbacks to protect anadromous waters.
    - 3. Fire extinguishers and AED,
    - 4. No permanent or semi-permanent lighting,
    - 5. Coordinating with emergency services
    - 6. Well sizing for potential future use.
  - iii. J. Cadieux asked about the setback from Bean Creek.
    - 1. A. Hughes said the most restrictive setback is the 50’. They have planned an additional 50’ for a total of 100’ setback from the stream. M Aldridge confirmed that ADF&G has no further habitat protection on the stream.
  - iv. Y. Galbraith moves to approve the Traylor Brothers Lease Agreement. H. Harrison seconds. All approve by roll call vote.

7. NEW BUSINESS

- a. NEW ITEMS – none.

8. PUBLIC COMMENT/PRESENTATION

- a. PRESENTATIONS – none.

9. COMMISSIONER COMMENTS

- a. Please plan to attend the January 18<sup>th</sup> CLCC meeting where representatives for the Governor, State Troopers, and Department of Transportation Commissioner will be in attendance to address questions or concerns from the community.
- b. Y. Galbraith said that CLCC will be electing officers at the next meeting and suggests encouraging participation from the community and rotation of officers in CLCC and the CLAPC.

- c. J. Cadieux asked if there is a timeline for the effort to classify lands in our areas that have not yet been classified.
  - i. M. Mueller said the long-term goal is to improve the classification system definitions first and create something like the state's Kenai Area Plan but specific to the Borough. That will be a multi-year effort.
  - ii. J. Cadieux said that the community will need to be as ready as possible to work on our land use plan. She said in the meantime, it would be very helpful to have a map and description of the public parcels and their classification status.
    - 1. M. Mueller said they should be able to produce a land classification map for the area.
- d. Y. Galbraith asked if there is any new information regarding the FireWise grants.
  - i. M. Mueller said they are in the process of putting out to bid a contractor to determine what treatments are needed for KPB sites. The Community Wildfire Defense Grant will be awarded in February.

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

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

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