

HOPE/SUNRISE ADVISORY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, FEBRUARY 5, 2009  
7:00 P.M. HOPE SOCIAL HALL

APPROVED MINUTES

1. CALL TO ORDER: The meeting was called to order at 7:05 by Dave Scanlan.
2. ROLL CALL: All commissioners were present: Dave Scanlan, Shawn Butler, Beth Kaser, Jon Gantenbein, Jim Skogstad, and Todd Bureau.
3. APPROVAL OF AGENDA: Dave added a letter from Marcus Mueller regarding Preferred Land Disposal Methods under correspondence. Also, Plat Review RS 2477 Right-Of-Way Vacation KPB file 2007-033.

MOTION: Beth made a motion to approve the agenda with the two changes.  
Shawn seconded and the motion passed unanimously.

MOTION: Jim moved to approve the January 21, 2009 minutes as read.  
Jon seconded and the motion passed unanimously.

4. CORRESPONDENCE:  
Dave read the letter from Marcus Mueller regarding the possible Land Disposal Methods. He requested the commissioners read the letter and discuss the options and proposals at the next Hope/Sunrise APC meeting.
5. PUBLIC COMMENT:  
Dennis commented on the lack of access to Bear Creek for the collection of firewood. It was pointed out that there is no motorized access although snowmachine access is allowed. This is a Forest Service issue.
6. REPORT FROM BOROUGH:  
Shawn thanked Paul and Crista for preparing the handouts for the meeting.

Crista spoke in general about Local Option Zoning. Jeanne asked about zoning complaints and who enforces those complaints. Crista explained that KPB Land Planning does the enforcing with a variety of means including fines.

Dennis asked about the lots near Bear Creek that have mercury contamination. Paul will check into that although he is not aware of such contamination.

Jacqui brought up CCR's versus LOZ. Crista reported that the KPB will not enforce CCR's.

7. OLD BUSINESS:  
Paul clarified that when subdivisions go for final plat, LOZ and variances will be sent back to our APC for final review.

MOTION: Jim made a motion to apply R-M or Mixed Residential Zoning to both the Percy Hope and Discovery Park Subdivisions with amended variance requests. Shawn seconded the motion.

AMENDED MOTION: Jim made a motion to amend the main motion to add a variance request for no dog lots or kennels and limit the number of dogs, per lot, to five dogs each. Jon seconded the motion and the motion passed unanimously.

AMENDED MOTION: Jim made a motion to amend the main motion to add a variance request to prohibit junk yards. Shawn seconded the motion and the motion passed unanimously.

AMENDED MOTION: Jim made a motion to amend the main motion to add a variance request limiting each lot to a maximum of five vehicles. Todd seconded the motion and the motion passed unanimously.

AMENDED MOTION: Jim made a motion to amend the main motion to add a variance request and designate lot 7 of Percy Hope Subdivision and lots 12, 13, 14, and 8 of Discovery Park Subdivision as a C3, Commercial Use Local Option Zone. Shawn seconded the motion and the motion passed unanimously.

Chairman Scanlan then brought the main motion back to the floor.

MOTION: R-M or Mixed Residential Zoning will be applied to both the Percy Hope and Discovery Park Subdivisions. A variance request will not allow dog lots or kennels and limit the number of dogs, per lot, to five dogs each. A variance request will limit each lot to a maximum of five vehicles. A variance request will prohibit junk yards. A variance request will designate lot 7 of Percy Hope and lots 12, 13, 14, and 8 of Discovery Park as C3 or Commercial Use Local Option Zone. Shawn seconded the motion and the motion passed unanimously.

MOTION: Todd made a motion to prohibit further subdividing of the lots in the Percy Hope and Discovery Park Subdivisions. Jim seconded and the motion passed unanimously.

8. NEW BUSINESS: None

9. PLAT REVIEW:

MOTION: Jon made a motion to approve a time extension request of RS 2477 Right-Of-Way Vacation. KPB file 2007-033. Shawn seconded and the motion passed unanimously.

10. ANNOUNCEMENTS:

The next Hope/Sunrise APC will be held on March 19, Thursday, at 7:00 P.M. at the Social Hall. Land Dispersal Options will be discussed.

Greg announced that there will be a Forest Service meeting regarding Cross-Country Ski Trails on March 4, Wednesday, 7:00 P.M. Social Hall.

11. COMMISSIONER'S COMMENTS: None

12. ADJOURNMENT:

MOTION: Jim made a motion to adjourn the meeting. Todd seconded and the motion passed unanimously. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Beth Kaser, Secretary