

HOPE/SUNRISE ADVISORY PLANNING COMMISSION

THURSDAY, AUGUST 19, 2010

7:00 P.M. HOPE SOCIAL HALL

UNAPPROVED MINUTES - REGULAR MEETING

1. CALL TO ORDER: The meeting was called to order at 7:10 p.m. by Chair, Dave Scanlan.
2. ROLL CALL: Commissioners present were: Dave Scanlan, Beth Kaser, Jon Gantenbein, and Jim Skogstad. Excused absences: Todd Bureau and Shawn Butler.
3. APPROVAL OF AGENDA:

MOTION: Jim made a motion to approve the agenda as presented. Jon seconded and the motion passed unanimously.

MOTION: Jim made a motion to approve the June 3, 2010 previous minutes. Jon seconded and the motion passed unanimously.
4. CORRESPONDENCE: None
5. PUBLIC COMMENT WITHOUT NOTICE ON TOPICS THAT AREN'T ON AGENDA: None
6. REPORT FROM BOROUGH: Marcus distributed a bid application form that is currently available from the Kenai Borough to excavate and burn slash at the Borough Pit Site. Stimulus funds are paying for this project and local bids will be accepted.

Sue McClure, local assembly member representative, and Sandra Holden, Borough Planning Commission, were introduced and were thanked for attending this meeting.
7. OLD BUSINESS: None
8. NEW BUSINESS:

Marcus reviewed the Sealed Bid and Lottery land dispersal options. He was thanked for sending the information to Hope/Sunrise APC members prior to the meeting. There was a question regarding the 70% land value if the Sealed Bid option is used. Marcus explained that with Sealed Bid the current market value will be met. With Lottery Bid the appraised value must be paid.

Further discussion was held regarding the two options. The Hope/Sunrise APC has always preferred the Lottery option, as the most fair dispersal method, but believes the current land appraisals are too high. Hope residents are concerned with higher property taxes as reflected in the current land appraisals. Outcry Bid option was also discussed.

MOTION: Jon made a motion to sell all 22 lots with the Sealed Bid Option using the additional guidelines as presented by the KPB Planner. However, the Hope/Sunrise APC still prefers the Lottery option with reduced land prices that more accurately reflect current values to align

with those presented in the Sealed Bid option. Jim seconded the motion. The motion did not pass with Jim voting no to make it 3-yes and 1- no vote.

9. PLAT REVIEW: None

10. ANNOUNCEMENTS: The next meeting will be October 7, 2010 at 7:00 p.m. in the Hope Social Hall.

11. COMMISSIONER'S COMMENTS: Beth reported on the RuRal Cap program meeting held with Marcus and Max in the KPB office in July. It was not a viable option for Hope.

Sandra commented on the "Self Help" option being explored in the Cooper Landing area.

12. ADJOURNMENT:

MOTION: Jim moved to adjourn the meeting at 8:00 p.m. Jon seconded and the motion passed unanimously.

Respectfully submitted,

Beth Kaser, Secretary APC