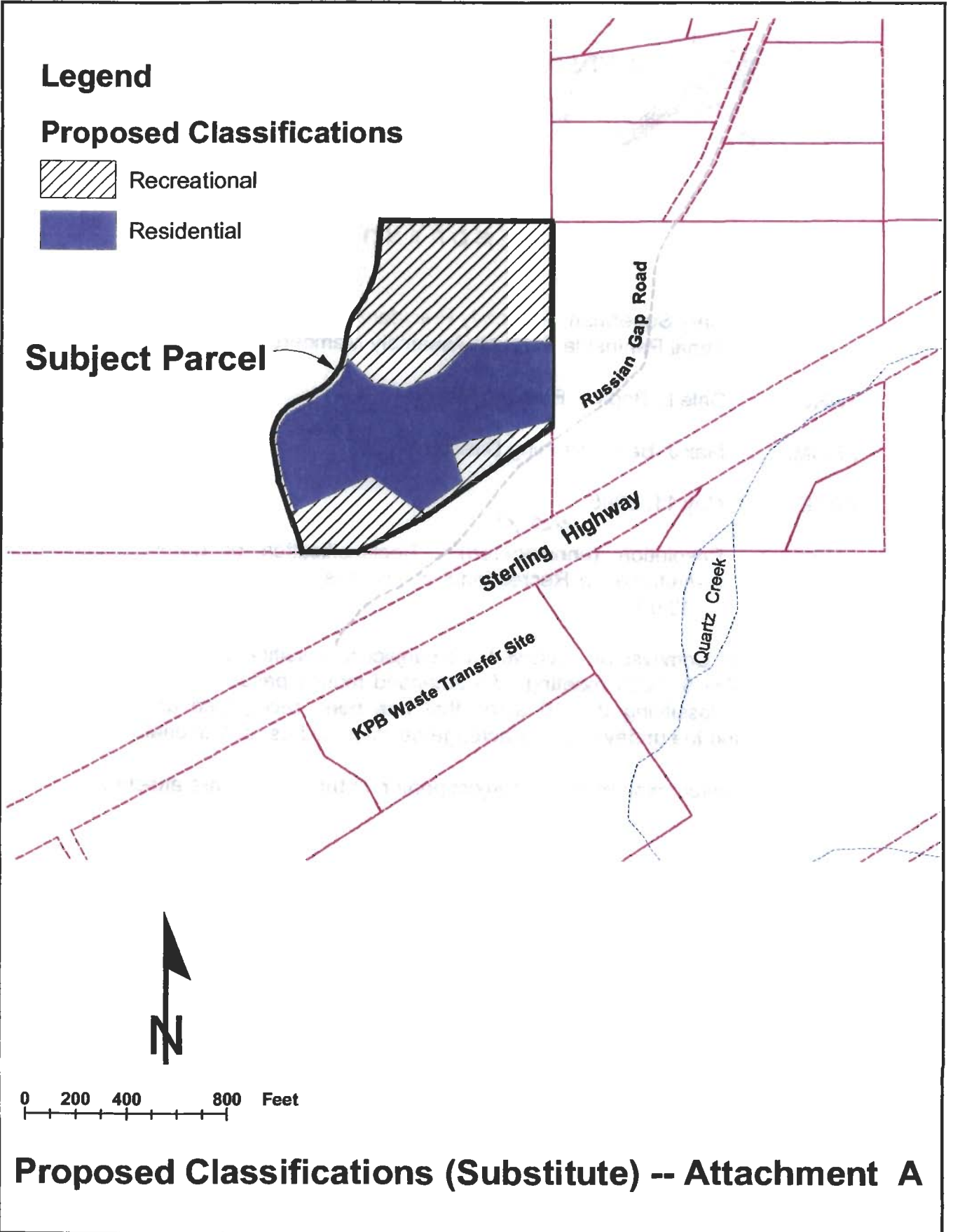


Legend

Proposed Classifications

-  Recreational
-  Residential

Subject Parcel



Proposed Classifications (Substitute) -- Attachment A



KENAI PENINSULA BOROUGH

144 N. BINKLEY • SOLDOTNA, ALASKA • 99669-7599
BUSINESS (907) 262-4441 FAX (907)262-1892

DALE BAGLEY
MAYOR

MEMORANDUM

TO: Gary Superman, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: *DLB* Dale L. Bagley, Borough Mayor

FROM: *MB* Max J. Best, Planning Director

DATE: May 11, 2005

SUBJECT: Resolution (unnumbered): *050* Reclassification of Borough Land From Institutional to Recreational in the Russian Gap Area, pursuant to *KPB* 17.10.080.

CLERK'S OFFICE
KPB

2005 MAY 12 AM 8:30

RECEIVED

The Planning Commission reviewed the subject reclassification during their regularly scheduled May 9, 2005 meeting. An amended motion passed by unanimous vote to recommend classifying the 10 acres that has been recognized as developable as residential and the undevelopable acreage be classified as recreational.

Draft, unapproved minutes of the subject portion of the meeting are attached.

AGENDA ITEM F. PUBLIC HEARINGS

2. Reclassification of Borough Land From Institutional to Recreational in the Russian Gap Area, pursuant to KPB 17.10.080.

Staff Report read by Paul Ostrander

PC Meeting 5/9/05

Petitioner: Kenai Peninsula Borough, Alaska

Basis for Reclassification and Background: In 2003 subject site was tentatively selected for the development of senior housing and reclassified from Recreational to Institutional per Resolution 2003-093. The intent was to convey this parcel to the Cooper Landing Senior Citizens Corporation, Inc. per Ordinance 2003-41. Section 5 of this Ordinance provides that if subject site was not feasible for senior housing that a resolution to reclassify the land to its original classification shall be submitted to the Assembly for consideration. In 2004 a more feasible site was identified for senior housing in the Snug Harbor Road area and is now being pursued.

Current Classification: Institutional per Resolution 2003-093.

Proposed Reclassification: Recreational

Institutional

Institutional means lands which may be of value for the location of churches, private schools, clubs, associations, nonprofit organizations, or cemeteries.

Recreational

Recreational means land located in an area where the potential for recreational use exists. This may include both indoor and outdoor uses such as gun ranges, archery ranges, camping, golf courses, snow machine trails, cross country trails, skiing, boating, fishing or which may provide access to those activities. Recreational does not include use of lands for amusement parks. Site conditions for any authorized use must be appropriate and suited for such uses. Recreational lands disposed of to private parties must allow public use unless specifically waived by ordinance. If recreational lands are for sale or lease then restrictions may be imposed for appropriate uses given conditions and surrounding use. Not all activities are suitable for all sites.

Description of Borough Land Proposed for Reclassification: Located in Section 25, T5N, R3W, S.M., and more particularly described as Tract A, Russian Gap Subdivision 2004 Addition, filed as Plat No. 2004-9, Seward Recording District, containing approximately 23.32 acres. See Attachment A.

Public Notice: Public notice was published in the Peninsula Clarion, March 13 and March 20, 2005. Notices were sent by regular mail to all owners and/or leaseholders of record within a one-half mile radius of the land proposed for reclassification. Notice is also sent to applicable agencies, and interested parties. The notices consisted of a cover letter, map, and list of land classification definitions. Written public comments were requested to be returned by 5:00 p.m., March 31, 2005.

Public Comment: As of the writing of this report, two written comments were received supporting the reclassification (attached). Comments received by the Planning Department after the writing of this report will be presented at the Planning Commission Hearing.

Cooper Landing Advisory Planning Commission (CLAPC) Review: On March 13, 2005 the CLAPC held its regular public meeting and unanimously approved a motion to support the reclassification of the Russian Gap lands pursuant to Ordinance 2003-41.

Agency Review: Written comments received from agencies stated no objection to the proposed reclassification.

Findings of Fact:

1. Title/Status: The Borough received State patent for subject land.
2. Surrounding Land Use: The 1992 and 1996 Cooper Landing Land Use Classification Plans classified the land to the north as Government for a future high school; land to the northeast as Residential; land to the east as Recreational; land to the west as Preservation, and land to the south as Preservation for a buffer along the

highway. Surrounding development includes residential housing in the Russian Gap Subdivision, the borough waste transfer site across the Sterling Highway and an airstrip within one mile. Quartz Creek Trail runs along the parcel's west boundary.

3. Surrounding Land Ownership: Surrounding land ownership includes Borough land, Borough-approved State land, and private land.
4. Access: Parcel abuts Russian Gap Road. A right-of-way 60 feet wide traverses the west boundary (ADL 223575, Quartz Creek Trail). A section-line easement exists along the east boundary.
5. Utilities: Electric and telephone utilities are available along Russian Gap Road. No other utilities are available at this time.
6. Water: To assess the feasibility of senior housing, exploration wells were drilled. The results produced 1 to 2 gallons per minute. Consulting engineers have confirmed this to be adequate for daily use.
7. Topography: Subject parcel is undeveloped. The topography is gently sloping, intermixed with small hills and peatlands. More than 10 acres is suited for development. There is a small drainage in the eastern portion of this parcel that runs southerly into a wetland area of approximately 3 acres.
8. Soils: The soils of the subject parcel were mapped and described in a 1984 soil survey by the Soil Conservation Service. Developable soils are well drained to moderately well drained. Peatlands of various extents are located in certain areas of the property. Locations for an on-site septic system would need to be evaluated.

Analysis:

The development of this property is compatible with the nature of the adjacent residential land use of Russian Gap and the adjacent senior high school site. The 1996 Cooper Landing Land Use Plan in reference to the subject states: "These lands do not qualify for preservation or residential priority at this time." Since the plan was released, access has been constructed, electric and telephone utilities have been installed, and through topographic survey it has been determined that more than 10 acres is suitable for development. This site provides for a southern exposure with a partial view of Kenai Lake. The availability of water has been determined through exploratory water wells. Although the Cooper Landing Senior Citizens Corporation, Inc., did not feel that the water supply was capable of supporting their needs, consulting professional engineers support the conclusion that the water supply is capable of supporting development. The additional information that has been obtained and the accompanying infrastructure development support the current classification of institutional.

Conclusion:

Considering the characteristics of this parcel the most appropriate use of this land would be for development purposes.

STAFF RECOMMENDATION: Based on the findings of fact, analysis, and conclusion, staff recommends that the Planning Commission not reclassify subject parcel at this time as this parcel has potential for development.

Staff received a letter from a professional engineer that stated by using a low production 2 stage water supply system the 2 gallons per minute would be sufficient for development.

END OF STAFF REPORT

Chairman Bryson opened the meeting for public comment. Seeing and hearing no one wishing to speak, Chairman Bryson closed the public comment and opened the discussion among the Commission.

MOTION: Commissioner Martin moved, seconded by Commissioner Massion to adopt the Kenai Peninsula Borough Resolution (unnumbered) reclassifying the subject parcel to recreational citing the eight findings of fact.

Findings of Fact:

1. Title/Status: The Borough received State patent for subject land.
2. Surrounding Land Use: The 1992 and 1996 Cooper Landing Land Use Classification Plans classified the land to the north as Government for a future high school; land to the northeast as Residential; land to the east as Recreational; land to the west as Preservation, and land to the south as Preservation for a buffer along the highway. Surrounding development includes residential housing in the Russian Gap Subdivision, the borough waste transfer site across the Sterling Highway and an airstrip within one mile. Quartz Creek Trail runs along the parcel's west boundary.
3. Surrounding Land Ownership: Surrounding land ownership includes Borough land, Borough-approved State land, and private land.
4. Access: Parcel abuts Russian Gap Road. A right-of-way 60 feet wide traverses the west boundary (ADL

- 223575, Quartz Creek Trail). A section-line easement exists along the east boundary.
9. Utilities: Electric and telephone utilities are available along Russian Gap Road. No other utilities are available at this time.
 10. Water: To assess the feasibility of senior housing, exploration wells were drilled. The results produced 1 to 2 gallons per minute. Consulting engineers have confirmed this to be adequate for daily use.
 11. Topography: Subject parcel is undeveloped. The topography is gently sloping, intermixed with small hills and peatlands. **More than 10 acres** is suited for development. There is a small drainage in the eastern portion of this parcel that runs southerly into a wetland area of approximately 3 acres.
 12. Soils: The soils of the subject parcel were mapped and described in a 1984 soil survey by the Soil Conservation Service. Developable soils are well drained to moderately well drained. Peatlands of various extents are located in certain areas of the property. Locations for an on-site septic system would need to be evaluated.

Commissioner Hohl asked staff if they would come forward with a recommendation to classify this as recreational if the Borough decided to sell the 10 acres with the rest. Mr. Ostrander stated that is not necessarily included in this resolution. At this point they are proposing to reclassify the entire area back to recreational. If the land was conveyed at some future date there may be restrictions placed on the property if it is to remain institutional.

Commissioner Hohl asked the question because the staff is recommending not supporting the reclassification. Mr. Ostrander stated the staff recommended not to reclassify back to recreational but keep it as institutional.

Commissioner Hutchinson asked how it happens that the Borough is the petitioner and the Kenai Peninsula Borough Planning Commission is opposed to the petition. Mr. Ostrander stated that there is a section in Ordinance 2003-41, which stated that if the subject site is not feasible for senior housing that a resolution to reclassify the land to its original classification would be submitted to the Assembly for consideration. Since the seniors determined that it wasn't feasible for their use they are required to take this resolution forward.

Commissioner Hutchinson asked if there is a potential for the Borough to come back and reclassify this differently if the total 23 acres was classified as recreational. Mr. Ostrander stated it is hard to predict the future. He supposed that there is a possibility of that. The findings of fact supported keeping the entire area as institutional. Any further development that may be proposed for the property outside the 10 acres would be handled through a classification or possible deed restriction.

Commissioner Hohl asked how the Cooper Landing Plan classified this particular parcel. Mr. Ostrander stated that the Cooper Landing Land Use Plan classified this parcel as recreational.

Commissioner Hohl stated that is why their planning commission voted unanimously to go with recreational. Mr. Ostrander stated yes.

Commissioner Hohl asked staff what they thought about having a resolution that had all but the 10 acres be classified as recreational and have the 10 acres as institutional. Chairman Bryson asked staff to verify that a 10-acre parcel has been identified. Mr. Ostrander commented that the topographic survey did identify 10 acres that was usable.

Chairman Bryson stated that action would be a recommendation to the Assembly for their consideration. Commissioner Hohl would support that since it would be more palatable to Cooper Landing.

Chairman Bryson asked if Commissioner Hohl was proposing an amendment. Commissioner Hohl stated yes. She asked staff how she would describe the 10 acres.

Chairman Bryson thought that it would be the concept of proposing a split reclassification on the Planning Commission's decision and suggested staff work out the details.

Commissioner Johnson asked staff if the water on the 10 acres would support a residential subdivision. Mr. Ostrander commented that the letter that was received from the professional engineer stated that the one well using the low production 2 stage water supply system would provide enough water for 30 residences at 80 gallons of usage per day. He assumed that more wells would have to be built if there was a larger subdivision in the area. It appeared to Commissioner Johnson that 30 residences in 10 acres do fall within the rural residential classification.

AMENDED MOTION: Commissioner Hohl moved, seconded by Commissioner Gross to reclassify the undevelopable

portion of the described Borough land as recreational and the 10-acre portion that is developable shall be retained with an institutional classification in the Russian Gap Area of Cooper Landing, Section 25, T5N, R2W.

Chairman Bryson asked for discussion on the amendment.

Commissioner Johnson stated he is at a loss and does not understand why this is to be kept institutional. There is a piece of ground classified as institutional yet there are not institutions that want to go there. There are people in the area that prefer to have it classified as recreational. He asked staff to clarify. Mr. Ostrander explained that the resolution is being proposed to reclassify it back to recreational. The staff recommendation is that it be retained in its current classification although they would not be opposed to a more appropriate classification that the findings would support.

FRIENDLY AMENDMENT to the AMENDMENT: Commissioner Johnson suggested a friendly amendment that the 10 acres that has been recognized as developable would be classified as residential and the undevelopable be classified as recreational. Commissioner Hohl concurred.

Chairman Bryson asked if staff had any comments. Hearing none, the commission proceeded to vote.

AMENDMENT VOTE: The motion passed by unanimous consent.

BRYSON YES	CLARK ABSENT	FOSTER YES	GROSS YES	HOHL YES	HUTCHINSON YES	ISHAM YES
JOHNSON YES	MARTIN YES	MASSION YES	PETERSEN ABSENT	TAURIAINEN YES	TROEGER ABSENT	10 YES 3 ABSENT

Chairman Bryson called for a roll call vote.

MAIN MOTION VOTE: The motion passed by majority consent.

BRYSON YES	CLARK YES	FOSTER YES	GROSS YES	HOHL YES	HUTCHINSON NO	ISHAM YES
JOHNSON YES	MARTIN YES	MASSION YES	PETERSEN ABSENT	TAURIAINEN YES	TROEGER ABSENT	9 YES 1 NO 3 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

3. Resolution authorizing the Borough to Lease Office Space in Homer.

Addendum read by Paul Ostrander

PC Meeting: 5/9/05

KPB Purchasing and Contracting issued a Request for Proposals for the lease of office space in Homer for the purpose of renewing or replacing the Borough's space lease for a satellite administrative office in the business district of Homer. The RFP was advertised in the Peninsula Clarion on April 19, 2005 and the Homer News on April 21, 2005. Proposals were due at 4:00 p.m. on May 3, 2005. Due to the RFP schedule, the resolution in your packet was drafted prior to the opening of proposals.

One proposal was received and considered responsive. The Estate of Robert I. Plymire was the successful respondent with a proposal to re-lease the same facility as we currently occupy located at 206 E. Pioneer Avenue. The proposal results in an increase in rent of \$100 per month, set for a 5-year period.

Attached is the draft resolution submitted to Assembly for consideration. This resolution would authorize KPB to enter a one-year lease with four one-year renewals of approximately 1,000 sq. ft. of office space from the Estate of Robert L. Plymire with a monthly rental amount of \$1,050.

END OF MEMORANDUM

Chairman Bryson opened the meeting for public comment. Seeing and hearing no one wishing to speak, Chairman Bryson closed the public comment and opened the discussion among the Commission.

MCLANE

CONSULTING GROUP

23 June 2004

MCG 032014x

Paul Ostrander, PLS
Land Management Officer
Kenai Peninsula Borough
144 N. Binkley
Soldotna, Alaska 99669

**Subject: Cooper Landing Senior Citizen Site
SE ¼ Section 25, T5N, R3W**

Re: Water Supply

Dear Mr. Ostrander:

As you may be aware, groundwater in the Cooper Landing area has not been well studied or documented. For a variety of reasons, the aquifer(s) are not continuous and are influenced by the local terrain and geology. Therefore, it may be necessary to work with a low yield well to supply water to a particular site.

It was reported to me that the well on the above mentioned site was producing in excess of 2 gpm for a sustained period. A long duration flow test was not conducted, nor was additional development performed on the well. The well may actually produce in excess of 2 gpm. Just another 0.5 gpm is 720 gallons more per day.

Based on this information, it appears prudent to look at a low production, two-stage water supply system. Such systems are basic. A low flow submersible pump supplies water to a storage tank (≈ 2,000 gal.) at atmospheric pressure. A centrifugal pump then supplies water from the tank to the facility at higher flow rates.

Well Flow	Daily Capacity	Staff / Miscellaneous Use	Water Available for Residential Use	Number of Residents @ 80 GPD
2 GPM	2,880 GPD	380 GPD	2,500 GPD	30

Contact me at 283-4218 if you have any questions.

Sincerely,



S.A. Sam McLane, PE



P.O. BOX 468 SOLDOTNA, ALASKA 99669 (907) 283-4218 FAX (907) 283-3265
Email samclane@mclanecg.com

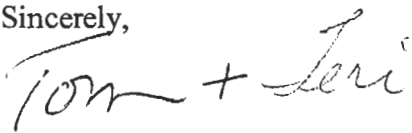
4 April 2005
6550 Farpoint Drive
Anchorage AK 99507

Kenai Peninsula Borough
Land Management Division
144 N. Binkley Street
Soldotna, AK 99669-7599

To Whom It May Concern:

This letter regards the proposal to re-classify 23.32 acres of borough land in the Cooper Landing area as recreational. We are property owners within one-half mile of this acreage. We have read over the land classification definitions and feel that this recreational property would be appropriate for hiking, skiing, and other activities which are low impact and quiet. Obviously, gun ranges, snowmachine use, and ATV trails would be inappropriate given the proximity to a quiet residential area. Thanks very much for letting us participate in this land use process.

Sincerely,

A handwritten signature in cursive script that reads "Tom + Teri".

Tom and Teri Mader

APR - 6 2005
KPB

William J. and Georgia A. Polley
4620 Hunter Drive
Anchorage, Alaska 99502
(907) 243-8643

April 26, 2005

Kenai Peninsula Borough
Land Management Division
144 N. Binkley Street
Soldotna, AK 99669-7599

Via FAX

Re: Borough proposal to reclassify 23.32 acres of borough land in Cooper Landing to Recreational

Dear Planning Commission Members:

We fully support the Borough's above referenced proposal to reclassify 23.32 acres of borough land in Cooper Landing from "Institutional" to "Recreational."

Along with others, we strongly opposed the 2003 reclassification of this acreage to Institutional status, because such reclassification was contrary to the Comprehensive Land Use Plan which we relied upon when purchasing nearby property in 2002.

In recognition of such broad opposition, KPB Resolution #2003-093; the related Cooper Landing Planning Commission resolution; and Section 5 of KPB Ordinance 2003-41 all stated that the 23.32 acres in question would revert back to its original Recreational status should the acreage not be feasible for the senior housing project proposed by Cooper Landing Senior Citizen Corporation. Frankly, we were skeptical this reversionary condition would ever be addressed in a timely fashion. Therefore, we are extremely pleased with the Borough's proposed action.

Further, we were shocked and dismayed to recently learn what we understand is a KPB Planning Staff recommendation to leave this acreage in Institutional status for some future use. Such a recommendation is contrary to the stated intent of the reversionary clauses referenced above. Also, there was no mention of this dissenting Staff recommendation in the March 13, 2005 notice mailed to nearby property owners.

Again, we fully support the Borough's proposal to reclassify the acreage back to Recreational status and to honor the conditions and intent of the above referenced resolutions and ordinance.

Sincerely,



William and Georgia Polley (Lot #9, Russian Gap Subdivision)



KENAI PENINSULA BOROUGH

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BUSINESS (907) 262-4441 FAX (907)262-1892

DALE BAGLEY
MAYOR

MEMORANDUM

TO: Gary Superman, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: *D.L.* Dale L. Bagley, Borough Mayor

FROM: *MB* Max J. Best, Planning Director

DATE: July 21, 2005

SUBJECT: Substitute Resolution 2005-050; A resolution reclassifying certain borough land located in the Russian Gap area of Cooper Landing, Section 25, T5N, R3W, S.M., Alaska as recreational, pursuant to KPB Code of Ordinances, Chapter 17.10.

The Planning Commission reviewed the subject resolution during their regularly scheduled July 18, 2005 meeting. A motion to recommend adoption of the resolution passed by majority vote.

Draft, unapproved minutes of the subject portion of the meeting are attached.

AGENDA ITEM F. PUBLIC HEARINGS

5. Substitute Resolution 2005-050; A resolution reclassifying certain borough land located in the Russian Gap area of Cooper Landing, Section 25, T5N, R3W, S.M., Alaska as recreational, pursuant to KPB Code of Ordinances, Chapter 17.10.

Staff Report read by Paul Ostrander

PC Meeting: 7/18/05

Resolution 2005-050; A Resolution Reclassifying Certain Borough Land Located in the Russian Gap Area of Cooper Landing, Section 25, T5N, R3W, S.M., Alaska, as Recreational was introduced by the Mayor for consideration by the Assembly. Based on the findings of fact, and analysis the administration recommended that the parcel remain institutional. The Cooper Landing Advisory Planning Commission unanimously approved a motion at their meeting of March 13, 2005 supporting the reclassification of the parcel to recreational.

The Kenai Peninsula Borough Planning Commission held a public hearing on the Resolution on May 9, 2005 and passed an amended motion by unanimous consent recommending that the 10 acres that has been identified as developable be classified as residential and the non-developable remaining acreage be classified as recreational. Substitute Resolution 2005-050 and an accompanying attachment were developed pursuant to the recommendations of the Kenai Peninsula Borough Planning Commission.

The Assembly considered both the original resolution and the substitute resolution at their meeting of June 7, 2005. They postponed both items until their August 2, 2005 meeting and directed the administration to bring both the original and substitute resolution back to the Cooper Landing Advisory Planning Commission and the Kenai Peninsula Borough Planning Commission. The attached packet includes the original resolution, the substitute resolution and the appropriate backup material for both.

The Cooper Landing Advisory Planning Commission held a public hearing on July 13, 2005 and supported the land being reverted back to recreational. There are several letters in the packet opposing the reclassification.

Mr. Ostrander addressed a couple of the issues expressed in the FOCL letter to try to clarify some of the reasons why the administration feels it is appropriate to reclassify a portion of this land to residential or retain it as institutional. The letter states that they strongly object to the Kenai Peninsula Borough not honoring the agreement made with this community about returning the Russian Gap Senior Housing tract to a recreational classification. The resolution they are referring to was Resolution 2003-093, which stated that if the senior development plan is found not to be feasible then the land will be reverted back to the Borough and to the original classification. However, through the topography that was done on the site, the wells that were drilled, and the soil work that was done, it has become apparent that it is feasible to develop this property. The Cooper Landing Seniors didn't feel it was the best spot for them, which is why they chose to go to a different location. Ten acres of this site has been identified as developable.

Also in the letter, FOCL talked about the unplanned proposal of not respecting the 15-year land use planning effort undertaken by this community. There have been wells drilled on this property, soils work has been completed, and the topography has been done. There is as much known about this parcel as any other parcel in the community. It is because of these reasons that it points residential or institutional as being a more appropriate use than recreational.

The last sentence in the letter says that the land use plan should only be changed under extraordinary circumstances. This isn't one. The reality is that the community has recognized that the land use plan is subject to change if more appropriate information becomes available. In this case, there is more information available now than when the land use plan was adopted in 1996. Therefore, if it shows it more appropriate to be residential or institutional then it should be reclassified.

It would be appropriate to either to keep the institutional classification or go with the Planning Commission's recommendation of classifying the ten acres that is considered developable as residential and letting the remainder of the property revert back to recreational.

END OF STAFF REPORT

Chairman Bryson opened the meeting for public comment. Seeing and hearing no one wishing to comment, Chairman Bryson closed the public hearing and opened discussion among the Committee.

MOTION: Commissioner Clark moved, seconded by Commissioner Troeger to recommend adoption of Resolution 2005-050, Mayor Substitute.

Commissioner Petersen asked if this would hold true for any parcel that is recreational if research was done to show that it was developable. He felt that what Cooper Landing is worried about is that they have worked really hard on their plans and if someone gets an idea to develop then the Borough could come in and reclassify that land to something other than what they have adopted in their plan. Commissioner Petersen sees this as being Cooper Landing's issue.

Mr. Ostrander understood where Commissioner Petersen was coming from. There are many lands that are designated as recreational within the Cooper Landing Land Use Plan that the only appropriate use for that land is recreational. This parcel is 23 acres, 13 of the 23 acres is not developable. There are 8 criteria that Land Management is to use when they classify lands. There are three indicators in this case that make this appropriate to be classified as something other than recreational. It is because there is water available, good soils and the topography is relatively flat.

Commissioner Petersen understands what is being said but will be voting against this motion because of what the people of Cooper Landing desires.

Commissioner Hohl asked why Cooper Landing chose recreational for this property. Mr. Ostrander stated the land use plan states that the area is used for the Cooper Landing Community for recreational purposes and would be used for the residents of the Russian Gap Subdivision for recreational purposes.

Commissioner Hohl asked if it had anything to do with whether the land was developable or not. Mr. Ostrander stated the narrative in the Cooper Landing Land Use Plan did not address whether the property was developable.

Commissioner Clark stated this is what he loves about plans in that they carry on forever and ever whether or not they are relevant. The area was different in 1996 than it is in 2005. There is a vast amount of property in Cooper Landing that is non-developed and will never be developed. When 10 acres are found that does have an opportunity to be developed and if it is reasonable then it should be taken. Commissioner Clark felt it is reasonable, if this 10 acres is property that could be used then it should be used. He felt the plans should be flexible.

Commissioner Troeger stated that this was discussed at length at the May 9, 2005 Planning Commission meeting. It appears that the motion on the floor reaffirms the Commission's previous action. He will vote in favor of the motion.

Commissioner Isham stated if he saw more public comment against this then he would have voted against it but seeing none he will vote in favor of it.

Commissioner Hohl stated she would vote against it because Cooper Landing Advisory Planning Commission did address this issue. Even though the plan is older, they have supported that plan.

Commissioner Clark commented he appreciated the Advisory Planning Commission's position. The reality is that they have their cabin in the woods already. He sees the job of the Planning Commission as looking out for the best interest of the Borough at large including the people who may or may not already live here. In the long run, this will be a better opportunity for the community of Cooper Landing to have more access to the land.

There being no further discussion, Chairman Bryson called for a roll call vote.

VOTE: The motion passed by majority consent.

BRYSON YES	CLARK YES	FOSTER NO	GROSS ABSENT	HOHL NO	HUTCHINSON ABSENT	ISHAM YES
JOHNSON ABSENT	MARTIN YES	MASSION NO	PETERSEN NO	TAURIAINEN ABSENT	TROEGER YES	5 YES 4 NO 4 ABSENT

AGENDA ITEM F. PUBLIC HEARINGS

6. A resolution authorizing an amendment to a rental agreement with Funny River Emergency Services, Inc. to expand the property leased by KPB to include all of Lot 5 Salmon Bend Subdivision, Frvfd