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**Hope/Sunrise Advisory Planning Commission**  
**Regular Meeting**  
**March 2, 2006, 7:00 p.m.**  
**Hope Social Hall**  
**Approved Minutes**

Agenda Item P. 2. #a.  
Committee Lands  
Page Number 157  
R 2006-029

1. **CALL TO ORDER.** The meeting was called to order at 7:10 p.m.
2. **ROLL CALL.** Present: Jim Skogstad, Dave Scanlan, Jonny Gantenbein, Chuck Graham.  
Absent: Beth Kaser, Shawn Butler, Todd Bureau – all excused.
3. **APPROVAL OF MINUTES.** There were no minutes to approve.
4. **APPROVAL OF AGENDA.**  
**MOTION:** Jim Skogstad moved to add the Community Wildfire Protection Plan as an item under Announcements. The motion was seconded and passed unanimously.  
**MOTION:** Jim Skogstad moved to remove Election of Officers from the agenda until the next meeting. The motion was seconded and passed unanimously.  
**MOTION:** Chuck Graham moved to approve the agenda as amended. The motion was seconded and passes unanimously.
5. **CORRESPONDENCE.** None
6. **PUBLIC COMMENT/PRESENTATION WITHOUT PREVIOUS PUBLIC NOTICE.**  
None
7. **REPORT FROM BOROUGH.** Crista Hippchen from the borough planning department distributed and collected oaths of office to the members in attendance. She left oaths of office for signing by members not in attendance with Jim Skogstad.

Ms. Hippchen gave the following documents to the APC members:

- Community Land Use Plan for Borough Lands in Hope – 1987
- Community Land Use Plan for Borough Lands in Sunrise – 1988
- Community Land Use Plan for Borough Lands, Hope/Sunrise – 1992
- KPB Code of Ordinances – Planning Department Chapters
- A 2005 KPB Comprehensive Plan (There is also a copy in the Hope Library)
- 3 copies of Robert's Rules procedures for meetings

Ms. Hippchen explained the role of the APC and process for maintaining communication with the planning department. She said that regular contact with the APC chairman is important for getting meeting agendas and minutes posted on the APC web page. She encouraged APC members to call her office with any questions.

8. **OLD BUSINESS.** None
9. **NEW BUSINESS.**
  - A. **LMD 05-43, Reclassification of Borough Land as Residential**  
Marcus Mueller, Land Management Officer for the borough, explained the steps that led to the proposed reclassification and negotiated sale.

Discussion: Mark Leamy said he wants to see the portion of the borough property that adjoins his land removed from the sale. He draws water from a creek that runs through the property.

Chuck Graham said the Hope Road hasn't been surveyed since 1962 and that the map and parcel boundaries may be inaccurate. He would like to see the subject area resurveyed.

Marcus Mueller said that a survey would probably show a difference between what is actually on the ground and what is seen on the map. He explained some alternatives for the parcel.

Chuck Graham said that this point is the sole access for the borough property, so it is important that a survey show the actual driven ways and existing trails.

Mark Leamy said there are public safety issues with steep access here.

Marian Leamy asked why a gate isn't put up if there is no enforcement on who enters the property.

Dave Scanlan asked if 60' would be cleared for the right of way or just surveyed.

Jason Skaaren said developed access to Sniper's Point raises a lot of concerns about private and commercial drift boats using the access to the river mouth, and concerns for the graveyard.

Crista Hippchen pointed out that the item on the agenda up for discussion at this point was just the reclassification of the property. She also stated that proper meeting procedure, per Robert's Rules, is to make and second a (preferably) positive motion regarding the item before discussion takes place.

**MOTION:** Jim Skogstad moved to recommend approval of the reclassification of LMD 05-43 from preservation to residential. The motion was seconded.

**DISCUSSION:** Chuck Graham said public use is not the optimum use for this land. The borough should be reclassifying a larger portion. He called for the question.

**VOTE ON MOTION:** 3 votes in favor, 1 vote against. The no vote was cast by Chuck Graham. **The motion failed.** (NOTE: KPB 21.02.110.F states: Four commission members shall constitute a quorum. Any recommendations forwarded to the planning commission, or to the assembly upon assembly request by majority vote, shall require the affirmative vote of four commission members.)

**B. KPB 2006-08, An Ordinance Authorizing the Negotiated Sale at Fair Market Value of a 0.6+/- Acre Parcel Located Adjacent to Gov't. Lot 10, U.S. Survey 2789 in Sunrise to Eric and Michelle Holloway**

**MOTION:** Chuck Graham moved to postpone the recommendation on the sale until a survey of the area can be done. The motion was seconded.

**DISCUSSION:** Jim Skogstad said the exact figures regarding the parcel size and right-of-way alignment need to be determined, and the local concerns regarding the disposal of this land recognized. He said the placement of the access road to the Holloway and other future parcels on a curve in the road is an accident waiting to happen. Mr. Skogstad expressed that he thought \$8,400 is not a reasonable price for the land.

Marcus Mueller explained the appraisal procedure.

Jim Skogstad said that the emphasis should be a real concern for the accuracy of the survey and how it could affect adjoining property owners and the right-of-way.

Marcus Mueller read the borough memo accompanying ordinance 2006-08 and explained the need to clarify boundaries prior to the sale.

Jim Skogstad said he didn't like the first sentence of the second paragraph, "*The borough has identified this area as a critical access point for the greater borough parcel.*". He said that this is critical access to get to the cemetery but that better access to get to borough land is around the corner.

Marcus Mueller said he had made a site visit and walked the property. He said the borough would still need to do more to identify the best access and use for the land. Mr. Mueller explained that the borough would not enter into a sale without reserving access.

Chuck Graham asked if any members of the public had any comments.

Mark Leamy asked if there would be advance public notice regarding the disposition of borough land in that area.

Marcus Mueller stated that the borough has no plans at this time for that land. He said that the future of that land should be decided through a detailed planning process.

Jim Skogstad said the Assembly will making a decision on the negotiated sale whether or not the APC makes a recommendation.

Chuck Graham called for the question.

**VOTE ON MOTION:** 1 vote in favor, 3 vote against. The no vote was cast by Jim Skogstad, Dave Scanlan and Jonny Gantenbein. **The motion failed.**

**MOTION:** Jim Skogstad moved to recommend approval of KPB 2006-08, with the caveat that after the property is surveyed, Mark and Marian Leamy be given the opportunity to purchase any portion of the borough parcel found to be adjacent to their own. The motion was seconded.

**DISCUSSION:** Jason Skaaren said anyone should be able to bid on borough land put up for sale.

Dave Scanlan said the value of the proposed sale parcel needs to be reconsidered.

**MOTION TO AMEND:** Jim Skogstad moved to amend the motion to include a recommendation that the appraisal be reviewed to reflect current market value. The motion was seconded.

**VOTE ON MOTION:** 3 votes in favor, 1 vote against. The no vote was cast by Chuck Graham. **The motion failed.**

**VOTE ON ORIGINAL MOTION:** 3 votes in favor, 1 vote against. The no vote was cast by Chuck Graham. **The motion failed.**

10. **PLAT REVIEW.** None.

11. **ANNOUNCEMENTS.**

- A. Jim Skogstad commented on the Community Wildfire Protection Plan (CWPP) meeting that was held recently and mentioned the benefits of having a plan. Jonny Gantenbein and Jim Skogstad volunteered to represent the APC on a CWPP committee to include Scott Sherrit and others.
- B. Marcus Mueller distributed maps and discussed the survey request for municipal entitlements – ADL 201302. He asked if the community thought there was a need for borough land to be made available.

Jim Skogstad said the community wants to reserve some for community use, such as a fire station.

- C. The next meeting of the APC will be held on March 23, 2006 at 7:00 p.m. in the Social Hall.

12. **COMMISSIONER COMMENTS.** Jim Skogstad said the commissioners need to review the land use plans to help when considering future borough land disposal.

13. **ADJOURNMENT.** The meeting was adjourned at 8:50 p.m.