

E. NEW BUSINESS

3. Conditional Use Permit; PC Resolution 2024-01

Applicant: AK Dept. of Natural Resources – State Parks

Request: to renovate a public use facility, add a gravel pad and three fish cleaning stations within the Habitat Protection District of the Kasilof River. Location: 26035 Williamson Lane; PIN 13332039

Kasilof Area



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Natural Resources

DIVISION OF PARKS AND OUTDOOR RECREATION
DESIGN AND CONSTRUCTION
550 West 7th Avenue, Suite 1340
Anchorage, AK 99501-3561
Main: 907.269-8731
Fax: 907-269-8917

November 29, 2023

River Center
514 Funny River Road
Soldotna, AK 99669

Re: Old Kasilof Landing SRS Site Development Project

River Center:

The Alaska Department of Natural Resources Division of Parks and Outdoor Recreation Design and Construction (DNR-DPOR D&C) is proposing to develop the Old Kasilof Landing State Recreation Site (SRS) located near Kasilof (Sections 12 & 13, Township 3 North, Range 12 West, Seward Meridian; Sheet 1). This project is intended to provide an established public drift boat retrieval site on the downstream end of the Kasilof River, including interpretive and day-use amenities. This project will likely involve the use of an excavator, grader, dump truck, and other heavy equipment- as well as various hand tools- to perform the work.

The Old Kasilof Landing SRS was formerly two private parcels with developed structures, utilities, and existing boat launch. An existing gravel pad and parking area was located along the Kasilof River adjacent to the boat launch and protected by an earthen embankment. This project will focus on developing the upland property to accommodate access to and development of a boat retrieval system in the future. No in-water work will occur from this project. Ground disturbance will include the removal of existing structures, vegetative clearing, grading and paving of the facility road and parking area, as well as the installation of various facility amenities including toilets and signage. All disturbed soils will be topsoiled and seeded to achieve final stabilization at the site.

Please direct any comments or questions to me at the address above, by telephone at 907-269-8506, or by e-mail at chester.fehrmann@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Chet Fehrmann".

Chet Fehrmann
Environmental Impact Analyst
ADNR-DPOR D&C

Enclosures Multi-Agency Permit Application
 Sheet 1. Location and Vicinity Map
 Sheet 2. Quantities Worksheet
 Old Kasilof Landing SRS Site Development Project Planset

Multi-Agency Permit Application



514 Funny River Road, Soldotna, AK 99669 • (907) 714-2460 • KenaiRivCenter@kpb.us

Applicant Information: (must be a landowner)

Name: ADNR-DPOR
 Mailing: 550 W 7th Ave., Suite 1340
Anchorage, AK 99501
 Phone: _____
 Email: _____

Agent Information: (if applicable)

Name: Chester Fehrmann
 Mailing: Same
 Phone: 907-269-8506
 Email: chester.fehrmann@alaska.gov

Project Location:

KPB Parcel ID: 13332039 / 13354004
 Physical Address: 25951 / 26035 Williamson Ln.
Kasilof, AK
 Subdivision: T 5N R 11W Section 16
 Lot: 5-10 Block: _____ Addition/No.: _____

Waterbody Information:

Waterbody: Kasilof River
 Riverbank: (*looking downstream*) Left Right
 River Mile: 4

KPB Permit Fees: (select one)

- \$50 - KPB Habitat/Floodplain Permit \$300 - KPB Conditional Use/Floodway Permit

Project Information: New **OR** Extension/Amendment to **RC#** _____

Please select all activities that apply to your project:

- | | | |
|---|--|---|
| <input type="checkbox"/> Bank Stabilization | <input type="checkbox"/> Fish & Wildlife Management | <input checked="" type="checkbox"/> Road Construction |
| <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Floating Dock | <input checked="" type="checkbox"/> Structure (Accessory) |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Fuel Storage Green Infrastructure | <input type="checkbox"/> Structure (Residential) |
| <input type="checkbox"/> Coir Logs | <input type="checkbox"/> In-Stream Structures (Weir) | <input type="checkbox"/> Spruce Tree Revetment |
| <input checked="" type="checkbox"/> Culvert | <input type="checkbox"/> Oil & Gas | <input type="checkbox"/> Stream Crossing |
| <input type="checkbox"/> ELP Structures | <input checked="" type="checkbox"/> On-Site Utilities | <input checked="" type="checkbox"/> Utility Line/Easement |
| <input type="checkbox"/> Equipment Stream Crossing | <input checked="" type="checkbox"/> Prior-Existing Structure | <input type="checkbox"/> Veg Mat |
| <input checked="" type="checkbox"/> Excavation, Dredging, and/or Fill | <input checked="" type="checkbox"/> Revegetation | <input checked="" type="checkbox"/> Vegetation Removal |
| <input checked="" type="checkbox"/> Fence Installation | <input type="checkbox"/> Root Wads | <input type="checkbox"/> Water Withdrawal |
| | | <input type="checkbox"/> Other: _____ |

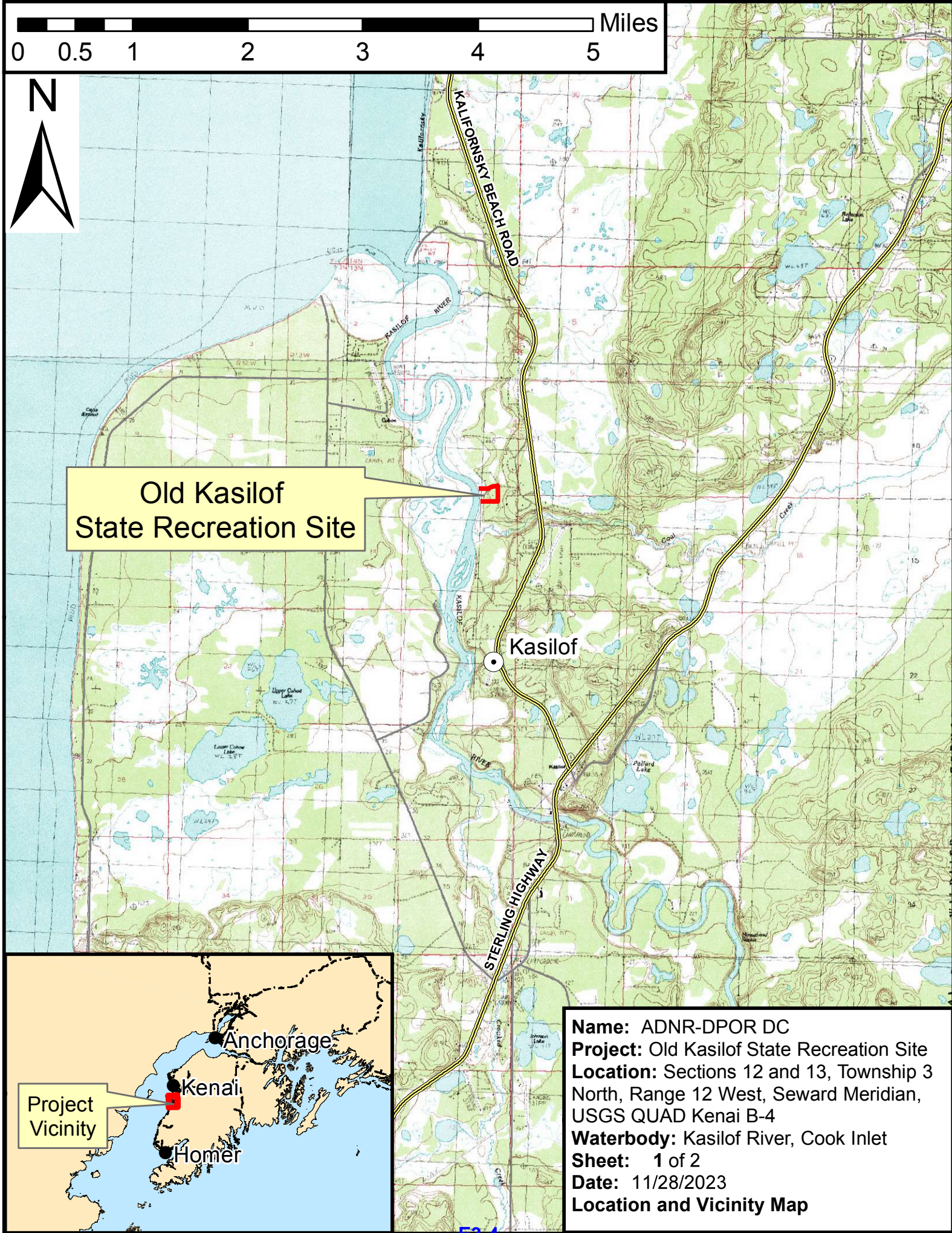
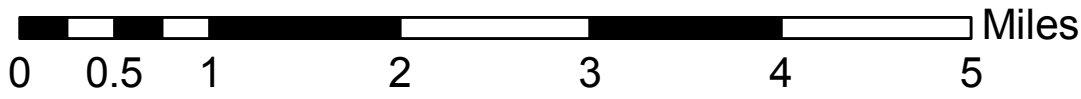
Project Description: Provide a detailed description of your project; attach additional pages if necessary.

Project Purpose: The purpose of the proposed project is to provide a public boat retrieval facility along the Kasilof River. Project components include: Demolish/removal of existing structures, clearing/grubbing/earthwork of road and parking lot, paving/stripping/signing new parking lot, Installing 2 single vaulted toilets, ADA compliant interpretive pathways and panels, seeding/stabilizing exposed soils, and installing pedestrian fencing.

Cost-Share: Is this project funded by the Cost-Share Program? Yes No

KPB Tax Credit Program: The Borough provides a tax credit as partial reimbursement for new habitat protection and restoration projects within 150 feet of anadromous streams. If you would like to pre-qualify for this credit, please provide your estimated project cost(s) below. Do not include grants or other funding assistance:

Elevated Light Penetrating Structures \$ _____
Habitat Restoration & Protection \$ _____
Green Infrastructure \$ _____
Other Activities \$ _____



Old Kasilof State Recreation Site

Kasilof

STERLING HIGHWAY

KALIFORNKY BEACH ROAD



Project Vicinity

Anchorage

Kenai

Homer

Name: ADNR-DPOR DC
Project: Old Kasilof State Recreation Site
Location: Sections 12 and 13, Township 3 North, Range 12 West, Seward Meridian, USGS QUAD Kenai B-4
Waterbody: Kasilof River, Cook Inlet
Sheet: 1 of 2
Date: 11/28/2023
Location and Vicinity Map

Sheet 2:
Quantities Worksheet

Excavation (Unclassified Ex)	
Area, (Acres):	6.5
Volume (CY):	5075

Fill (Borrow)	
Area, (Acres):	4.6
Volume, (CY):	6384
Fill (Surface Course, D-1)	
Area, (Acres):	4.0
Volume, (CY):	1216
Fill (Hot Mix Asphalt, B)	
Area, (Acres):	3.3
Volume, (CY):	608
Fill (Topsoil)	
Area, (Acres):	4.2
Volume, (CY):	2261

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF PARKS
 AND
 OUTDOOR RECREATION

OLD KASILOF LANDING SRS:
 SITE DEVELOPMENT

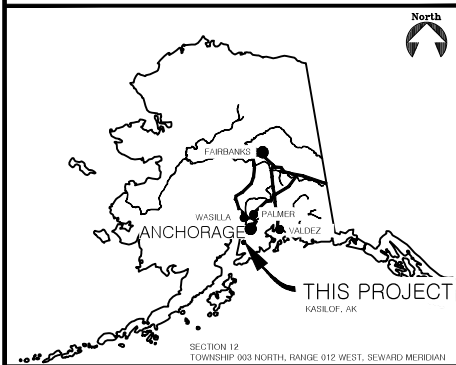
PROJECT NO.
 73032-1



Vicinity Map

INDEX

- | | | |
|--|--|---|
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|--|--|---|



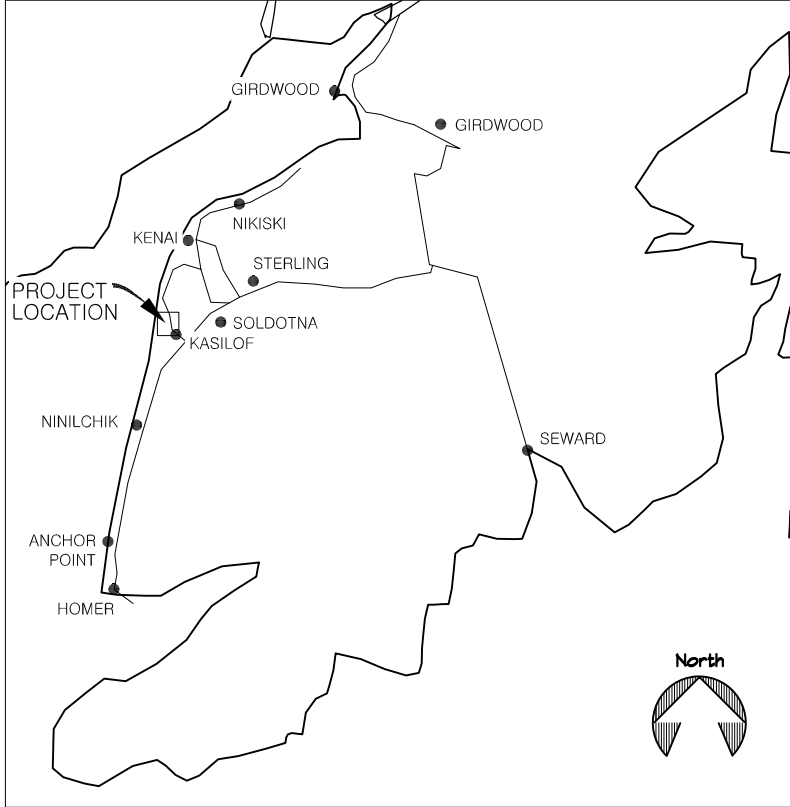
The following Division of Parks & Outdoor Rec. standard drawings apply to this project: G-1, G-2, P-6, R-1, S-1, S-3C, S-10, and S-12A
 The following D.O.T.(Highways) standard drawings apply to this project: D-01.02, D-04.21, D-06.10, D-09.00, S-00.11, S-01.01, S-05.01 and S-30.04

Plans developed by:
STATE OF ALASKA
 Department of Natural Resources
 Division of Parks & Outdoor Recreation
 550 W 7th Ave. Suite 1340, Anchorage, AK 99501
 Recommended:

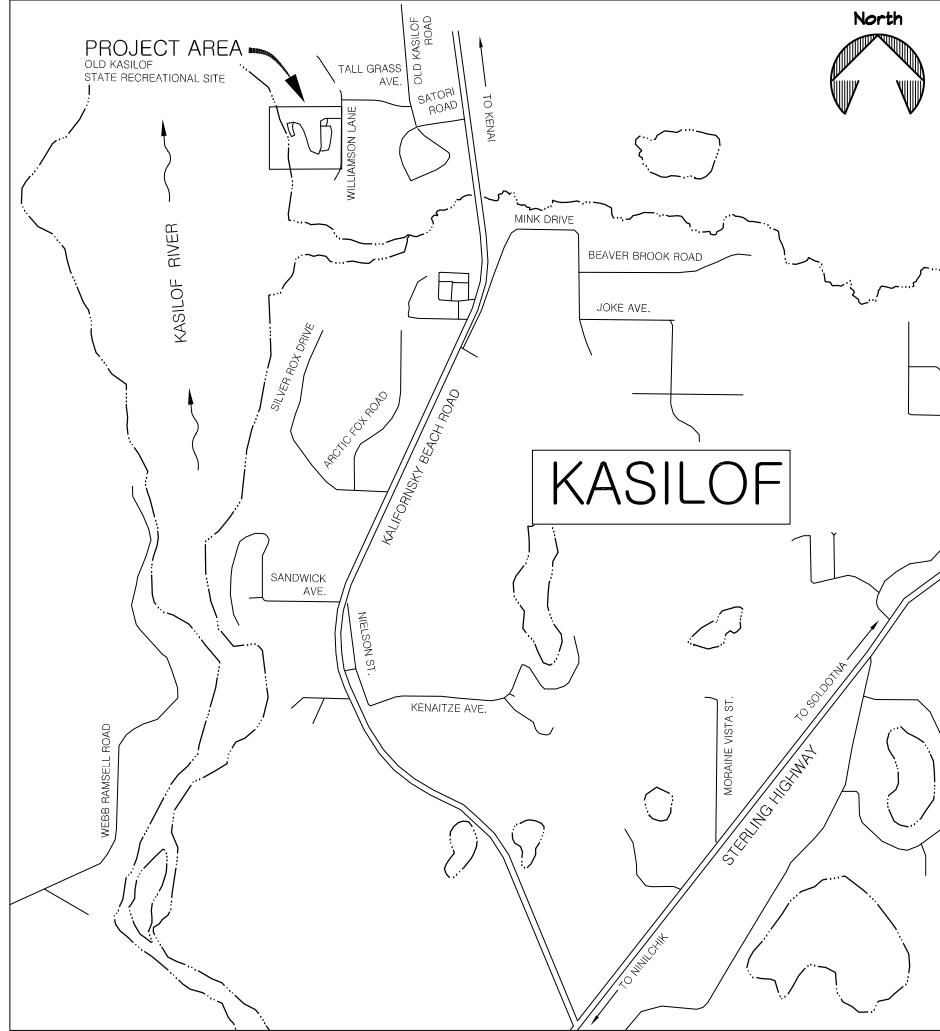
Rys Miranda, P.E. _____ Date _____
 Chief, Design and Construction

Approved: _____

Ricky Gease _____ Date _____
 Director, Alaska State Parks



1 PROJECT LOCATION
2 DETAIL



2 PROJECT AREA
2 DETAIL



STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731



PREPARED: DKM
 DRAWN: RCS
 REVIEWED: RCS
 DATE: 09/2022

SHEET
2
 OF 36 SHEETS

VICINITY MAP

OLD KASILOF LANDING SRs:
 SITE DEVELOPMENT
 PROJECT No. 73032-1

ESTIMATE OF QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
201.0001.0000	CLEARING AND GRUBBING	ACRE	3.75
202.0001.0000	REMOVAL STRUCTURES AND OBSTRUCTIONS	L.S.	ALL REQ D
202.2012.0000	GROUND WATER WELL DECOMMISSIONING	EACH	2
203.0003.0000	UNCLASSIFIED EXCAVATION	C.Y.	2,500
203.0005.0000A	SELECTED MATERIAL, TYPE A	C.Y.	6,300
301.0001.0001	AGGREGATE BASE COURSE, GRADING D-1	TON	2,500
401.0001.200B	HOT MIX ASPHALT, TYPE II, CLASS B	TON	1,250
505.0005.0006	FURNISH 6 INCH STRUCTURAL STEEL PILE	L.F.	
505.0006.0006	DRIVE 6 INCH STEEL PILE	EACH	
603.0001.0024	24 INCH CSP	L.F.	200
603.0003.0024	END SECTIONS FOR 24 INCH CSP	EACH	12
603.0003.0024	BARRIER FENCE	L.F.	1,200
607.0005.000E	DRIVE GATE, DOUBLE ENTRANCE	EACH	1
607.0005.000SE	DRIVE GATE, SINGLE ENTRANCE	EACH	2
615.0001.0000	STANDARD SIGN	S.F.	200
618.0002.0000	SEEDING	POUND	175
620.0001.000B	TOPSOIL, CLASS B	S.Y.	18,500
622.2014.0000	SPOTTING SCOPE	EACH	2
622.2015.000A	ELP WALKWAY W/ STAIRS	S.F.	
622.2015.000B	ELP WALKWAY W/STAIRS	EACH	
622.2016.0000	CONCRETE PARKING BUMPER	EACH	64
622.2017.0000	BARRIER ROCK	EACH	65
622.2018.0000	LARGE PICNIC SHELTER	EACH	1
622.2019.0000	ENTRANCE SIGN	EACH	1
622.2020.0000	ORIENTATION KIOSK	EACH	1
622.2021.000E	INTERPRETIVE PANEL, TYPE D	EACH	6
622.2024.0000	KIDS DONT FLOAT KIOSK	EACH	1
622.2025.0000	FISH PROCESSING TABLES	EACH	3
630.0001.0003	GEOTEXTILE, SEPARATION, CLASS 3	S.Y.	14,000
640.0001.0000	MOBILIZATION AND DEMOBILIZATION	L.S.	ALL REQ D
641.0001.0000	EROSION, SEDIMENT AND POLLUTION CONTROL ADMINISTRATION	L.S.	ALL REQ D
641.0002.0000	EROSION, SEDIMENT AND POLLUTION CONTROL	L.S.	ALL REQ D
641.0006.0000	WITHOLDING	C.S.	ALL REQ D
642.0001.0000	CONSTRUCTION SURVEYING	L.S.	ALL REQ D
642.0003.0000	THREE PERSON SURVEY PARTY	HOURL	20
642.0006.0000	AS-BUILT SURVEY	L.S.	ALL REQ D
643.0002.0000	TRAFFIC MAINTENANCE	L.S.	ALL REQ D
647.0006.0000	HYDRAULIC EXCAVATOR, 1 C.Y., 100 HP MIN.	HOURL	40
653.0001.0000	BOAT RETRIEVAL SYSTEM	L.S.	ALL REQ D
654.0001.0000	SINGLE VAULTED TOILET	EACH	2
670.0001.0000	TRAFFIC MARKINGS	L.S.	ALL REQ D

ABBREVIATIONS	EXISTING	PROPOSED	LEGEND
∅			DIAMETER
κ			CENTERLINE
A			ALUMINUM
AC			ASPHALT CONCRETE
B			BRASS
BOP			BEGINNING OF PROJECT
BVCS			BEGINNING OF VERTICAL CURVE STATION
BVCE			BEGINNING OF VERTICAL CURVE ELEVATION
C.S.			CONTINGENT SUM
CS			CAMPSITE
CSP			CORRUGATED STEEL PIPE
E			EAST
ELEV.			ELEVATION
EDP			END OF PROJECT
EVCS			ENDING VERTICAL CURVE STATIONING
EVCE			ENDING VERTICAL CURVE ELEVATION
GAL.			GALVANIZED
INV			INVERT
L.S.			LUMP SUM
LB/LBS			POUND/POUNDS
LVC			LENGTH OF VERTICAL CURVE
MP			MILEPOST
M.E.			MATCH EXISTING
N			NORTH
NE			NORTHEAST
NO.			NUMBER
NW			NORTHWEST
OC			ON CENTER
OHW			ORDINARY HIGH WATER
PCC			PORTLAND CEMENT CONCRETE
PUA			PUBLIC USE AREA
PVI			PROFILE VERTICAL CURVE INTERSECTION
REQ D			REQUIRED
ROW			RIGHT-OF-WAY
S			STEEL
SE			SOUTHEAST
S.F.			SQUARE FOOT
SNF			SEARCH NOT FOUND
STA.			STATION
SW			SOUTHWEST
SWPPP			STORM WATER POLLUTION PREVENTION PLAN
S.Y.			SQUARE YARD
TYP.			TYPICAL
W			WEST

TABLE OF ESTIMATING FACTORS			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
203.0006.0000	SELECTED MATERIAL, TYPE A	LBS/C.F.	142
611.0002.0002	AGGREGATE BASE COURSE, GRADING D-1	LBS/C.F.	146
401.0001.0001	HOT MIX ASPHALT, TYPE II, CLASS B	LBS/C.F.	151



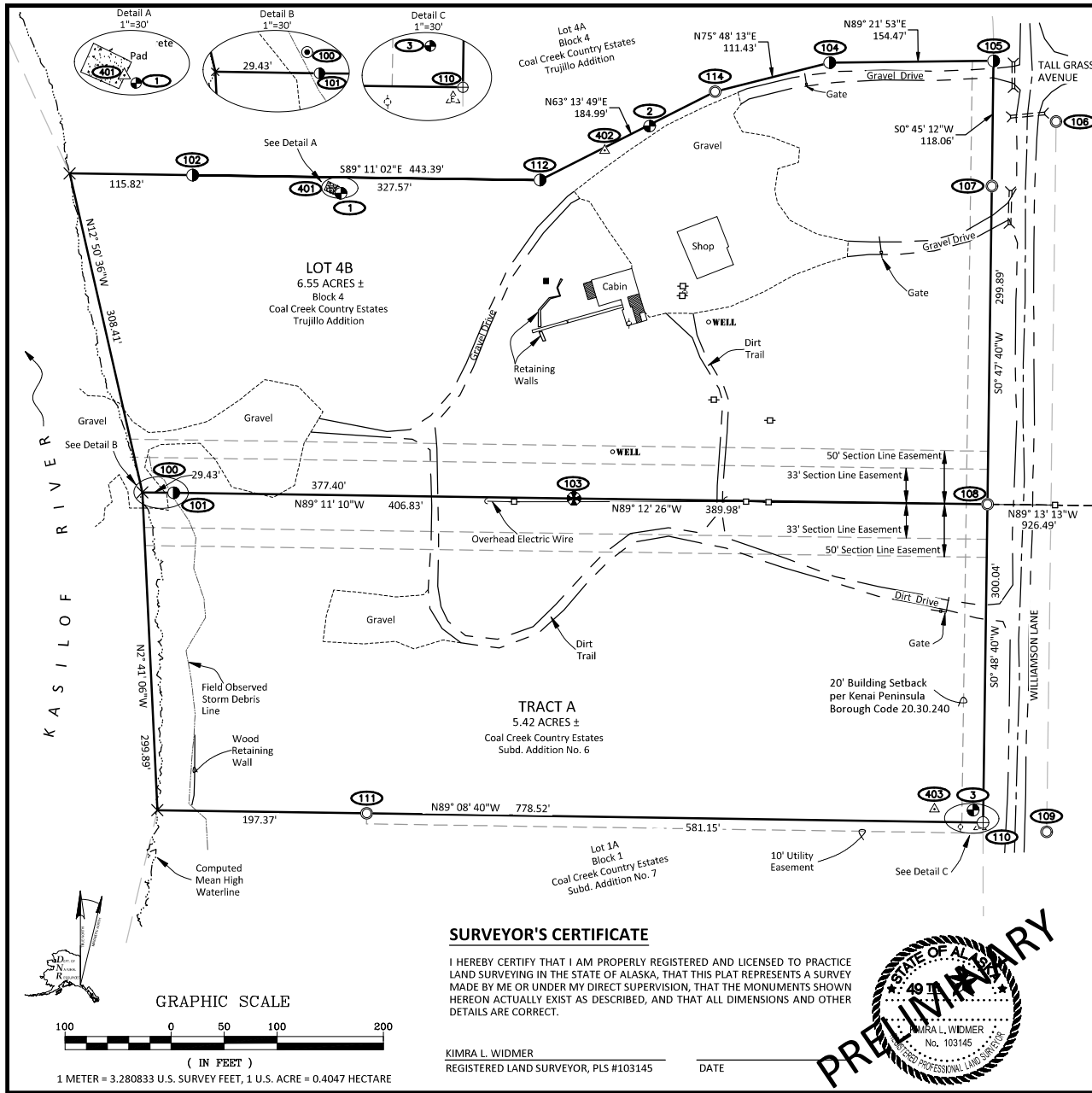
STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731
 OLD KASILOF LANDING SRs:
 SITE DEVELOPMENT
 PROJECT No. 73032-1



PREPARED: DKM
 DRAWN: RCS
 REVIEWED: RCS
 DATE: 06/2022

SHEET
3
 OF 34 SHEETS

PRELIMINARY



LEGEND

○	FOUND 3-1/2" BRASS CAP	○ WELL	WELL
⊕	FOUND 2-1/2" GLO BRASS CAP	■	BOLLARD
●	FOUND 1-1/2" PLASTIC CAP	≡	15" CMP CULVERT
⊕	FOUND 1" ALUMINUM CAP	— —	GATE
○	FOUND REBAR, NO CAP	—	PROPERTY LINES
⊗	COMPUTED CORNER (NOT SET)	- - -	SURVEY TIE LINE
⊕	SET 3-1/4" ALUMINUM CAP	- - -	ADJACENT PROPERTY LINES
⊕	SET ANCHOR BOLT / NAIL FOR VERTICAL CONTROL	- - -	EASEMENT
###	POINT NUMBER	- - -	ROAD CENTERLINE
⊕	POWER/UTILITY POLE	- - -	GRAVEL EDGE
⊕	GUY ANCHOR	- - -	EDGE OF ROAD
⊕	ELECTRIC PEDESTAL	- - -	COMPUTED MEAN HIGH WATERLINE
⊕	ELECTRIC METER	- - -	FIELD OBSERVED DEBRIS LINE

POINT	NORTHING	EASTING	ELEVATION
1	2325183.80	1408729.15	18.49
2	2325247.12	1409020.10	86.11
3	2324802.36	1409325.17	68.49
100	2324907.38	1408567.86	20.89

SURVEY NOTES

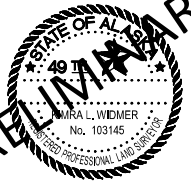
- THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THE ALASKA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF MINING, LAND AND WATER, FROM OCTOBER 9-11, 2019. THE FIELD CREW INCLUDED KEVIN BOV, PLS, KIMRA WIDMER, PLS, AND VALFEREE BRECHTEL.
- THIS PLAT REPRESENTS A BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 4B, BLOCK 4, COAL CREEK COUNTRY ESTATES SUBD., TRUJILLO ADDITION AND TRACT A, COAL CREEK COUNTRY ESTATES SUBD. ADDITION NO. 6 IN SECTIONS 12/13, T3N, R12W, SM.
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION FOR THE IMPROVEMENT OF OLD KASLOF LANDING SITE.
- THE COORDINATE SYSTEM FOR THIS PROJECT IS ALASKA STATE PLANE ZONE 4, NAD83(2011), IN US SURVEY FEET. THE BASIS OF COORDINATES IS MONUMENT NUMBER 100 "LOF 1980" BASED ON A GPS OPUS SOLUTION PERFORMED ON OCTOBER 8, 2019. COORDINATES OF OTHER SURVEY CONTROL POINTS WERE COMPUTED BY A GPS STATIC NETWORK, HOLDING MONUMENT "LOF 1980" AS CONTROL.
- ALL BEARINGS SHOWN ARE ALASKA STATE PLANE ZONE 4, NAD83(2011) GRID BEARINGS BASED UPON GPS OBSERVATIONS. ALL DIMENSIONS SHOWN ARE ALASKA STATE PLANE ZONE 4 GRID DISTANCES IN US SURVEY FEET. TO CONVERT TO GROUND DISTANCES SCALE BY THE COMBINED SCALE FACTOR OF 1/0.99995921.
- THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 (OPUS DERIVED FROM GEOID 12B). THE BASIS OF VERTICAL CONTROL IS MONUMENT NUMBER 100 "LOF 1980", HAVING AN ORTHOMETRIC HEIGHT OF 20.69', BASED ON A GPS OPUS DERIVED SOLUTION PERFORMED ON OCTOBER 8, 2019. HEIGHTS OF OTHER SURVEY CONTROL POINTS WERE COMPUTED BY A GPS STATIC NETWORK HOLDING MONUMENT "LOF 1980" AS CONTROL. VERTICAL CONTROL ELEVATIONS SHOWN TO 1 DECIMAL PLACE WERE DERIVED AND COMPUTED BY A COMBINATION OF RTK GPS AND OPTICAL LEVELING AND WERE RUN BETWEEN SELECT CONTROL POINTS FOR REDUNDANCY.
- SURVEY BOUNDARY LINES ARE SHOWN FOR REFERENCE ONLY.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.900(5)(A).
- THE NATURAL MEANDERS OF THE MEAN HIGH WATERLINE FORM THE TRUE BOUNDS OF LOT 4B AND TRACT A. THE COMPUTED MEAN HIGH WATERLINE AS SHOWN IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE LOT CORNERS BEING ON THE EXTENSION OF THE LOT SIDE LINES AND THEIR INTERSECTION WITH THE TRUE NATURAL MEANDERS.
- COMPUTED MEAN HIGH WATERLINE WAS OBSERVED WITH A TRIMBLE S7 TOTAL STATION ON OCTOBER 9, 2019, AND BASED ON TIME-COORDINATED TIDAL OBSERVATIONS. COMPUTATIONS WERE BASED ON NOAA TIDE STATION "CHINULNA POINT, COOK INLET, AK", STATION ID NUMBER 9455735.

SURVEYOR'S CERTIFICATE

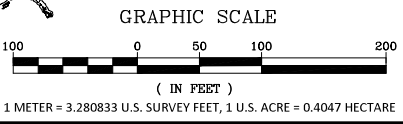
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

KIMRA L. WIDMER
REGISTERED LAND SURVEYOR, PLS #103145

DATE



PRELIMINARY



STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
550 W 7TH AVE, SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

OLD KASLOF LANDING SRS
SITE DEVELOPMENT
PROJECT No. 73032-1

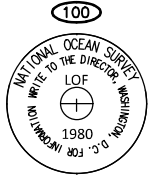
EXISTING SITE PLAN



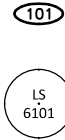
PREPARED: K LW
DRAWN: K LW
REVIEWED: P JH/K J B
DATE: 01/12/2021

S-1
SHEETS: 1 OF 3

PRELIMINARY



100
FOUND 3-1/2" DOMED BRASS CAP SET IN 4-1/2" DIAMETER PVC CONCRETE FILLED TUBE PROJECTING 0.10" ABOVE GRADE SET ORANGE WITNESS POST 1' WEST GOOD CONDITION



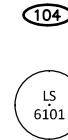
101
FOUND 1-1/2" YELLOW PLASTIC CAP ON 5/8" REBAR PROJECTING 0.10' ABOVE GRADE GOOD CONDITION



102
FOUND 1-1/2" RED PLASTIC CAP ON 5/8" REBAR PROJECTING 0.50' ABOVE GRADE NO STAMPING REMAINING GOOD CONDITION



103
FOUND 2-1/2" BRASS CAP LAYING BY 1" CONCRETE-FILLED IRON POST, FLUSH WITH GRADE. CAP IS IN GOOD CONDITION BUT HAS BEEN HIT, WITH SLIGHT DAMAGE TO BRASS AND BROKEN OFF IRON POST 1" BELOW BOTTOM OF CAP



104
FOUND 1-1/2" RED PLASTIC CAP ON 5/8" REBAR PROJECTING 0.50" ABOVE GRADE GOOD CONDITION



105
FOUND 1-1/2" RED PLASTIC CAP ON 5/8" REBAR PROJECTING 0.80" ABOVE GRADE GOOD CONDITION



106
FOUND 1/2" REBAR NO CAP FLUSH WITH GRADE GOOD CONDITION LOOSELY SET IN GROUND



107
FOUND 1/2" REBAR NO CAP FLUSH WITH GRADE GOOD CONDITION LOOSELY SET IN GROUND



108
FOUND 3/4" REBAR NO CAP FLUSH WITH GRADE GOOD CONDITION



109
FOUND 1/2" REBAR NO CAP FLUSH WITH GRADE GOOD CONDITION



110
FOUND 1" ALUMINUM CAP ON 1/2" IRON PIPE FLUSH WITH GRADE NO STAMPING REMAINING MONUMENT HAS BROKEN OFF APPROX. 6" BELOW CAP BUT STEM IS VERTICAL



111
FOUND 1/2" REBAR NO CAP FLUSH WITH GRADE GOOD CONDITION



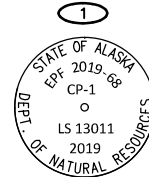
112
FOUND 1-1/2" RED PLASTIC CAP ON 5/8" REBAR PROJECTING 3" ABOVE GRADE GOOD CONDITION



113
FOUND 2-1/2" BRASS CAP ON CONCRETE-FILLED 2" IRON POST PROJECTING 6" ABOVE GRADE HAS BEEN HIT WITH SLIGHT DAMAGE TO BRASS AND LEANING 10° NNW AND SLIGHTLY LOOSELY SET IN GROUND, GOOD CONDITION A METAL FENCEPOST WITH ATTACHED METAL SIGN IS LOCATED ALONGSIDE THE IRON POST



114
RESET 5/8" REBAR NO CAP FLUSH WITH GRADE (REBAR WAS FOUND IN DISTURBED CONDITION AND WAS RESET IN ITS ORIGINAL POSITION)



1
SET 3-1/4" ALUMINUM CAP ON 2-1/2" X 30" ALUMINUM POST FLUSH WITH GRADE SET ORANGE CARSONITE WITNESS POST 1' NORTH



2
SET 3-1/4" ALUMINUM CAP ON 2-1/2" X 30" ALUMINUM POST FLUSH WITH GRADE SET ORANGE CARSONITE WITNESS POST 1' NORTH

3



3
SET 3-1/4" ALUMINUM CAP ON 2-1/2" X 30" ALUMINUM POST FLUSH WITH GRADE



401
USED 1 CM DIA. ANCHOR BOLT IN CONCRETE PAD ON CENTER OF THE EASTERN EDGE



402
SET 10" SPIKE IN 18" DIAMETER COTTONWOOD TREE 1 FOOT ABOVE GRADE



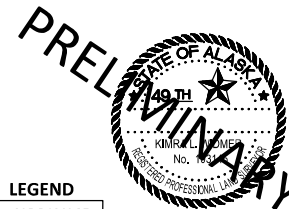
403
SET 8" SPIKE IN 12" DIAMETER COTTONWOOD TREE 1.5 FEET ABOVE GRADE

POINT	NORTHING	EASTING	ELEVATION
1	2325183.80	1408728.15	18.49
2	2325247.12	1409020.10	66.11
3	2324602.36	1409325.17	68.49
100	2324907.39	1408567.86	20.69
101	2324901.42	1408571.33	19.93
102	2325200.89	1408588.16	19.96
103	2324896.06	1408948.69	60.11
104	2325306.87	1409189.89	68.10
105	2325308.58	1409344.35	65.26
106	2325251.40	1409403.25	65.87
107	2325190.53	1409342.79	67.21
108	2324890.66	1409338.64	66.73
109	2324581.85	1409394.42	69.62
110	2324590.65	1409334.39	68.14
111	2324599.33	1408753.30	46.89
112	2325196.22	1408916.70	55.96
113	2324878.05	1410265.04	101.47
114	2325279.54	1409081.86	62.00

POINT	NORTHING	EASTING	ELEVATION
401	2325186.0	1408725.8	20.8
402	2325224.1	1408977.8	68.6
403	2324603.3	1409288.6	70.9

SURVEY NOTE: Vertical control shown to 3 decimal place was derived and computed by a combination of RTK GPS and optical levels. Shown for redundancy only.

LEGEND
CAP DAMAGE (UNREADABLE)



STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

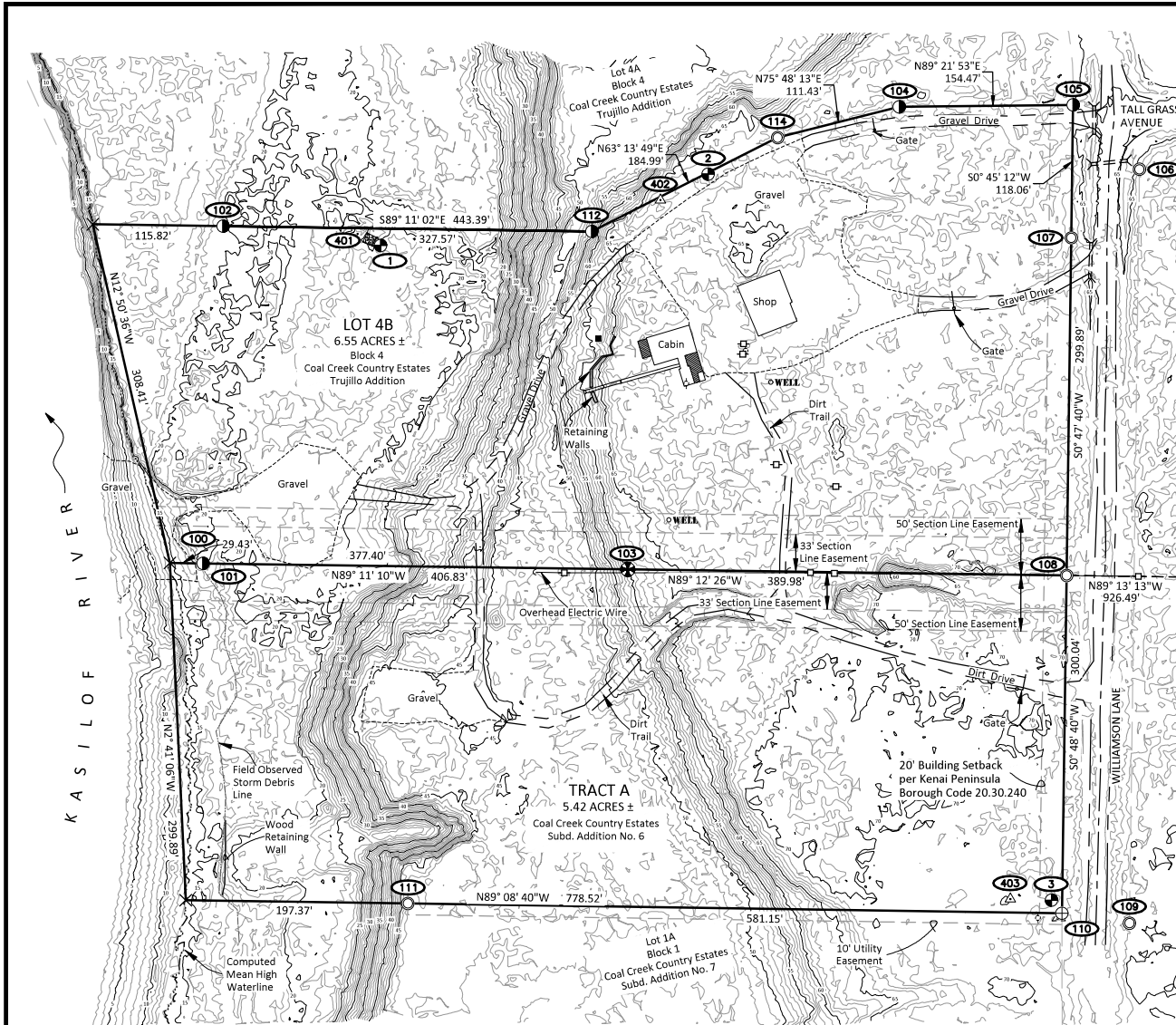
OLD KASLOF LANDING SRS
SITE DEVELOPMENT
PROJECT No. 73032-1



PREPARED: KLV
DRAWN: KLV
REVIEWED: PJH/KJB
DATE: 01/12/2021

S-2
SHEETS: 2 OF 3

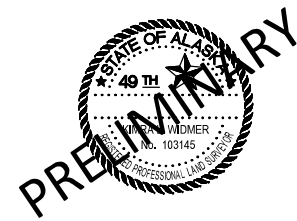
PRELIMINARY



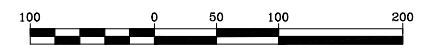
LEGEND

○	FOUND 3-1/2" BRASS CAP	○ WELL	WELL
⊕	FOUND 2-1/2" GLO BRASS CAP	■	BOLLARD
●	FOUND 1-1/2" PLASTIC CAP	≡	15" CMP CULVERT
⊕	FOUND 1" ALUMINUM CAP	— —	GATE
○	FOUND REBAR, NO CAP	—	PROPERTY LINES
×	COMPUTED CORNER (NOT SET)	- - -	SURVEY TIE LINE
⊕	SET 3-1/4" ALUMINUM CAP	- - -	ADJACENT PROPERTY LINES
⊕	SET ANCHOR BOLT / NAIL FOR VERTICAL CONTROL	- - -	EASEMENT
###	POINT NUMBER	- - -	ROAD CENTERLINE
⊕	POWER/UTILITY POLE	- - -	GRAVEL EDGE
⊕	GUY ANCHOR	- - -	EDGE OF ROAD
⊕	ELECTRIC PEDESTAL	- - -	COMPUTED MEAN HIGH WATERLINE
⊕	ELECTRIC METER	- - -	FIELD OBSERVED DEBRIS LINE

POINT	NORTHING	EASTING	ELEVATION
1	2325183.80	1408726.15	18.49
2	2325247.12	1409020.10	66.11
3	2324602.36	1409325.17	68.49
100	2324907.39	1408567.86	20.69



GRAPHIC SCALE



(IN FEET)
1 METER = 3.280833 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
 550 W 7TH AVE, SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

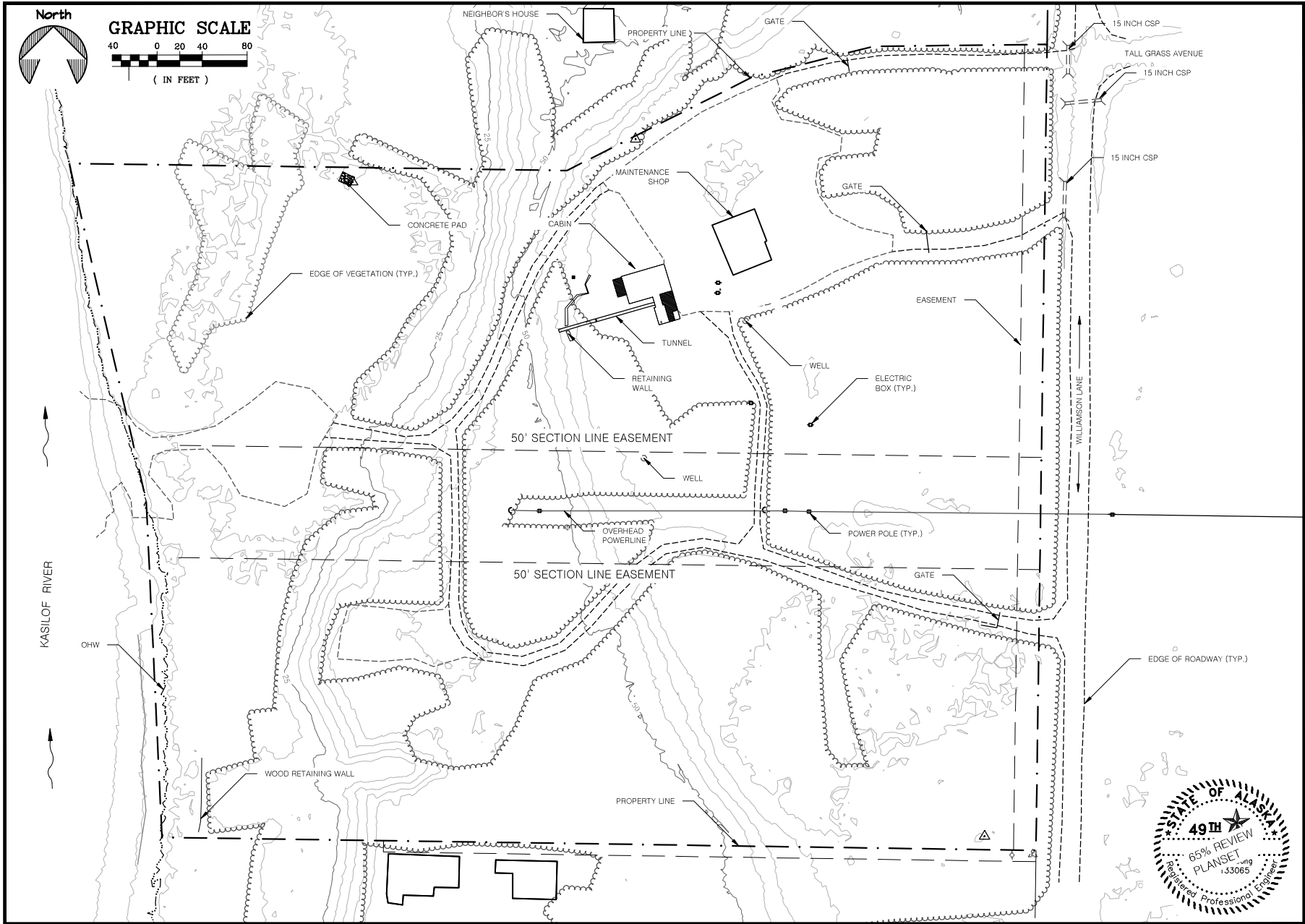
OLD KASILOF LANDING SRS
 SITE DEVELOPMENT
 PROJECT No. 73032-1

EXISTING SITE PLAN CONTOURS



PREPARED: KLW
 DRAWN: KLW
 REVIEWED: PJH/KJB
 DATE: 01/12/2021

S-3
 SHEETS: 3 OF 3



STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

OLD KASLOF LANDING SRs:
 SITE DEVELOPMENT
 PROJECT No. 73032-1

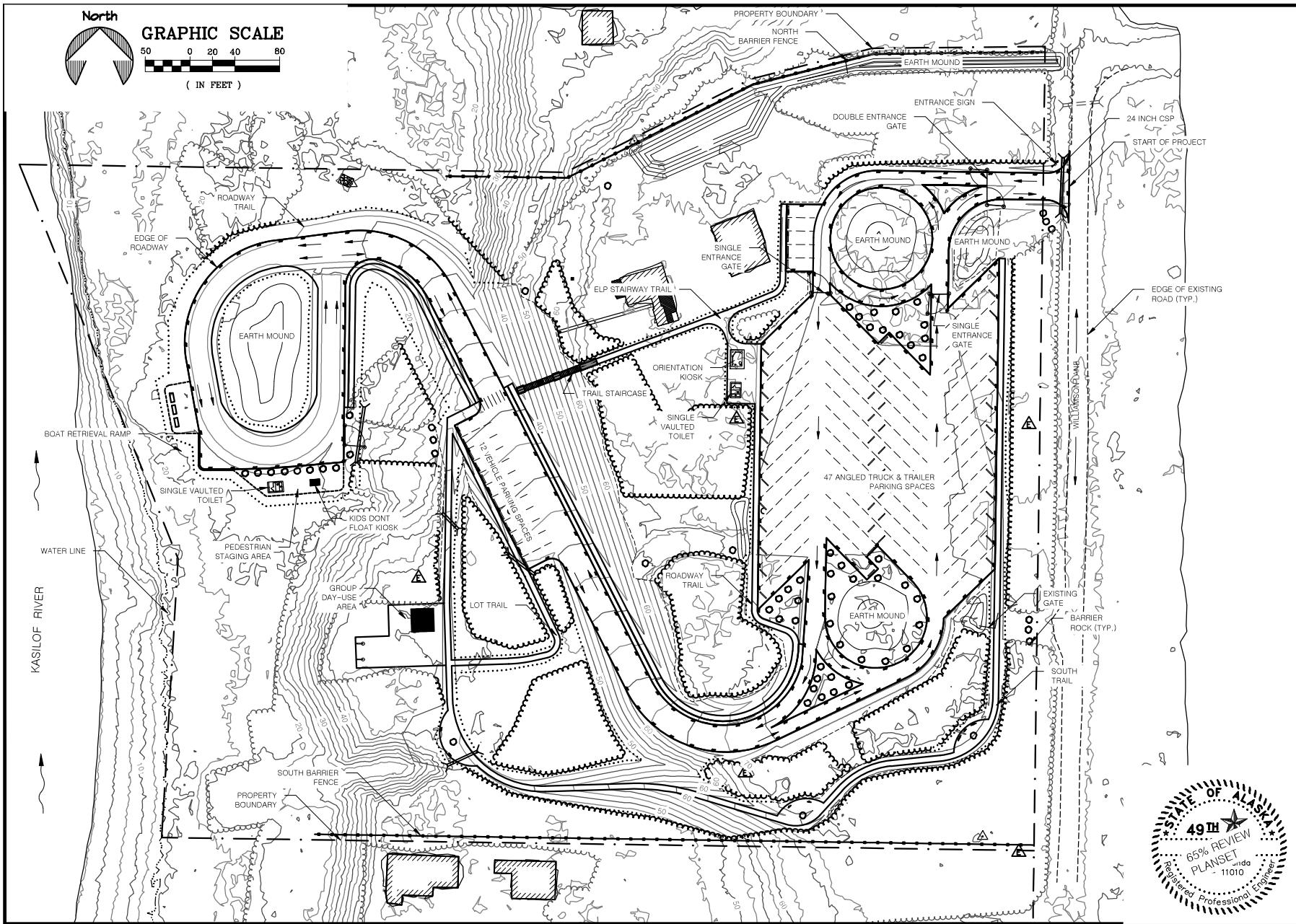
EXISTING CONDITIONS



PREPARED: DKM
 DRAWN: DKM
 REVIEWED: RCS
 DATE: 08/2023

SHEET
7
 OF 36 SHEETS





STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

OLD KASLOF LANDING SRS
 SITE DEVELOPMENT
 PROJECT No. 73032-1

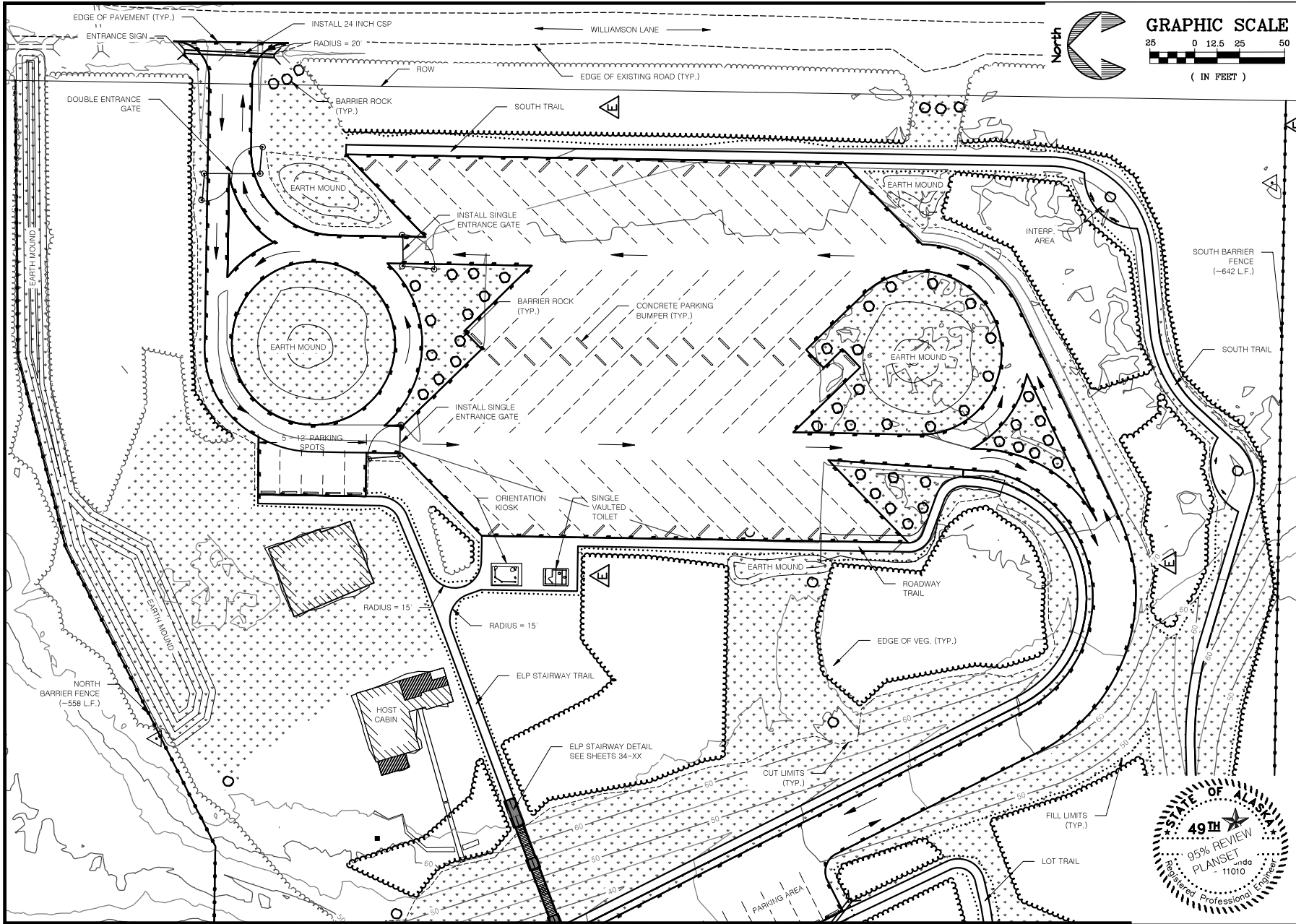
SITE PLAN OVERVIEW



PREPARED: DKM
 DRAWN: DKM
 REVIEWED: RCS
 DATE: 11/2023



SHEET
9
 OF 36 SHEETS



STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
 PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

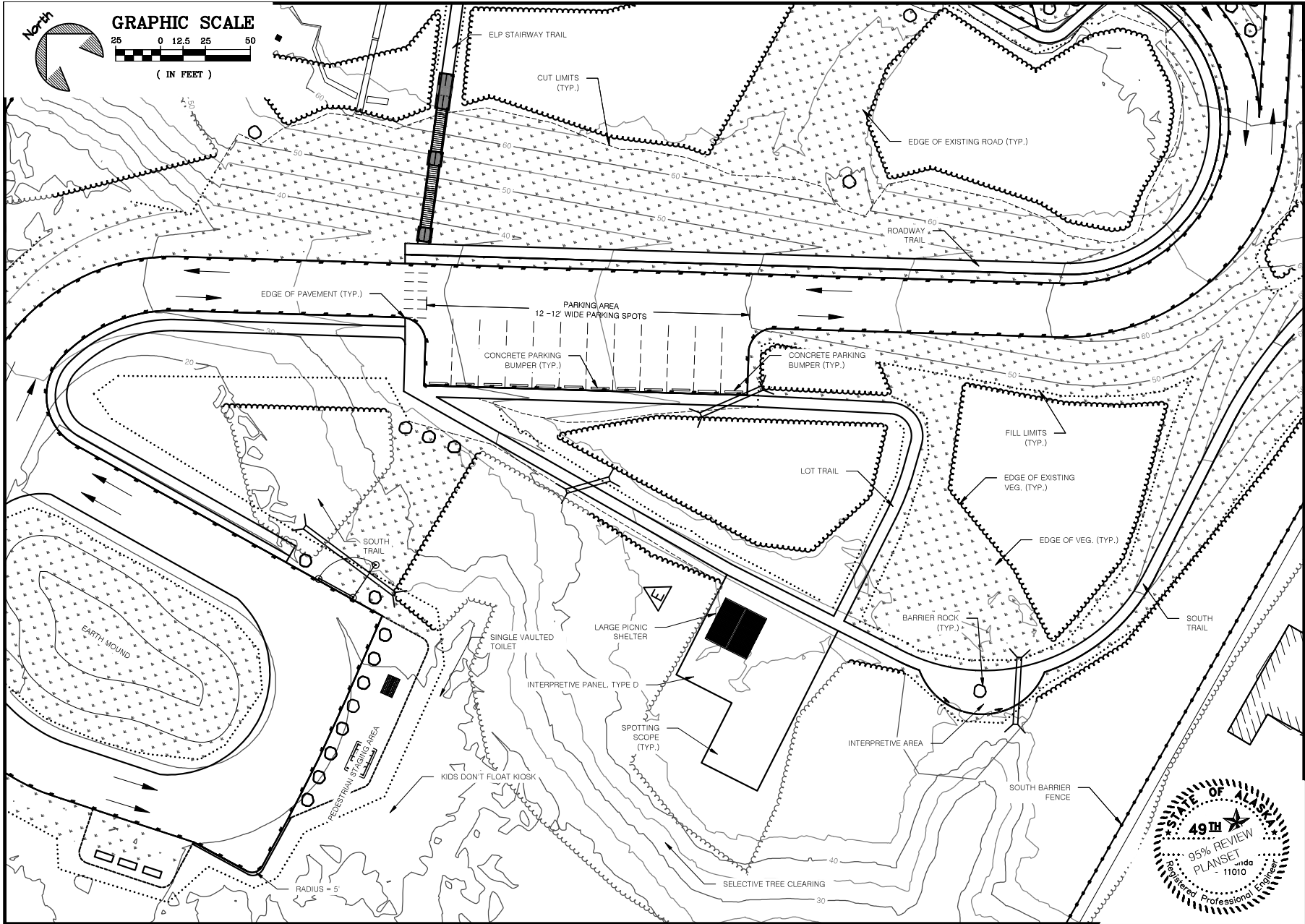
OLD KASILOF LANDING SRS
 SITE DEVELOPMENT
 PROJECT No. 73032-1

SITE PLAN 1



PREPARED: DKM
 DRAWN: DKM
 REVIEWED: RCS
 DATE: 11/2023


SHEET
 XX
 OF 36 SHEETS



STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731


OLD KASLOF LANDING SRS
 SITE DEVELOPMENT
 PROJECT No. 73032-1

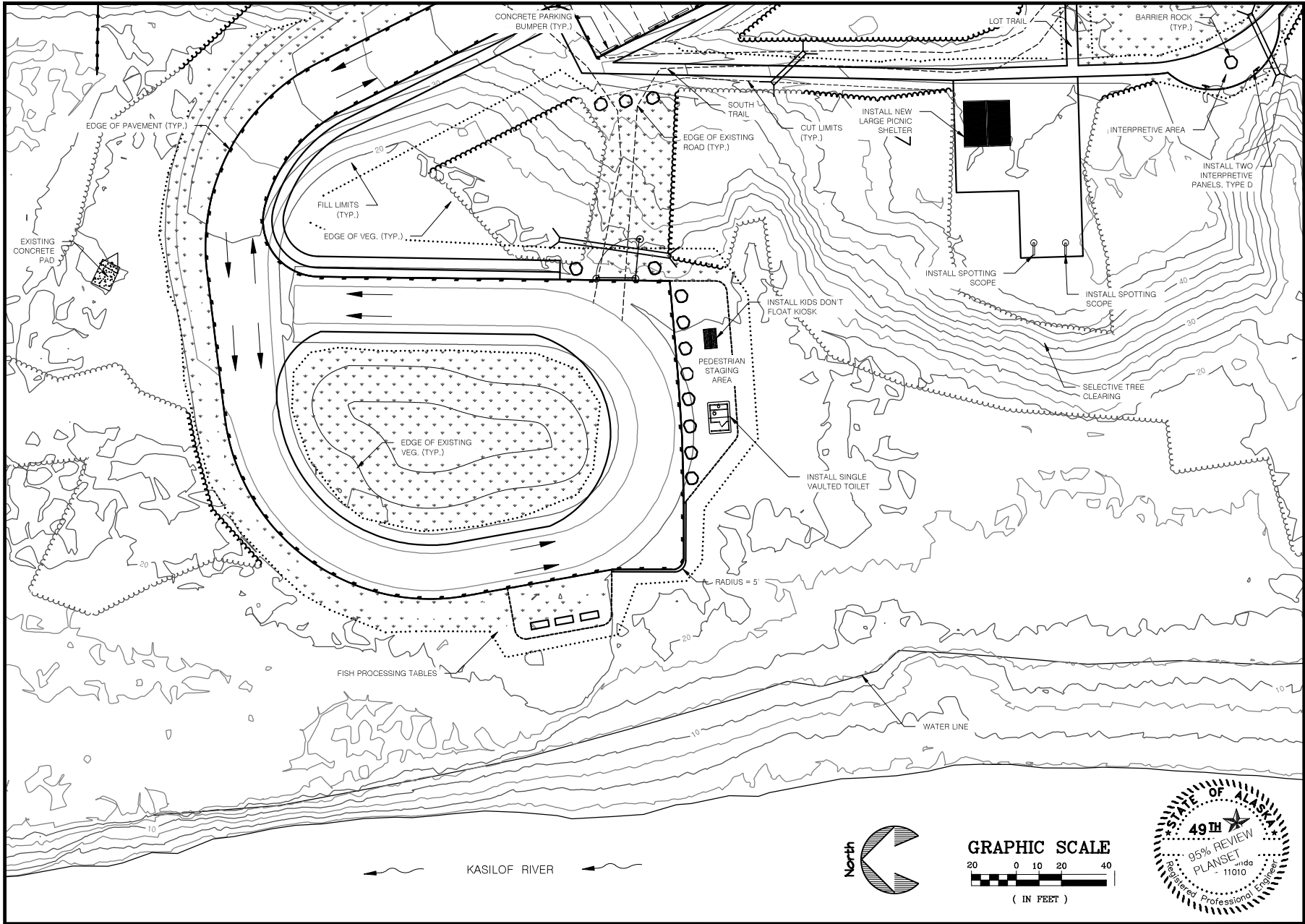
SITE PLAN 2



PREPARED: DKM
 DRAWN: DKM
 REVIEWED: RCS
 DATE: 11/2023

SHEET
 XX
 OF 36 SHEETS





STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

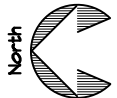
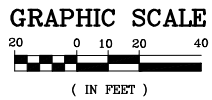
OLD KASLOF LANDING SRS
 SITE DEVELOPMENT
 PROJECT No. 73032-1

SITE PLAN 3



PREPARED: DKM
 DRAWN: DKM
 REVIEWED: RCS
 DATE: 11/2023

SHEET
XX
 OF 36 SHEETS



Sheet 2:
Quantities Worksheet

OVERALL TOTALS

Excavation (Unclassified Ex)	
Area, (Acres):	6.5
Volume (CY):	5075

Fill (Borrow)	
Area, (Acres):	4.6
Volume, (CY):	6384

Fill (Surface Course, D-1)	
Area, (Acres):	4.0
Volume, (CY):	1216

Fill (Hot Mix Asphalt, B)	
Area, (Acres):	3.3
Volume, (CY):	608

Fill (Topsoil)	
Area, (Acres):	4.2
Volume, (CY):	2261

Within 50-Foot of OHW/MHW

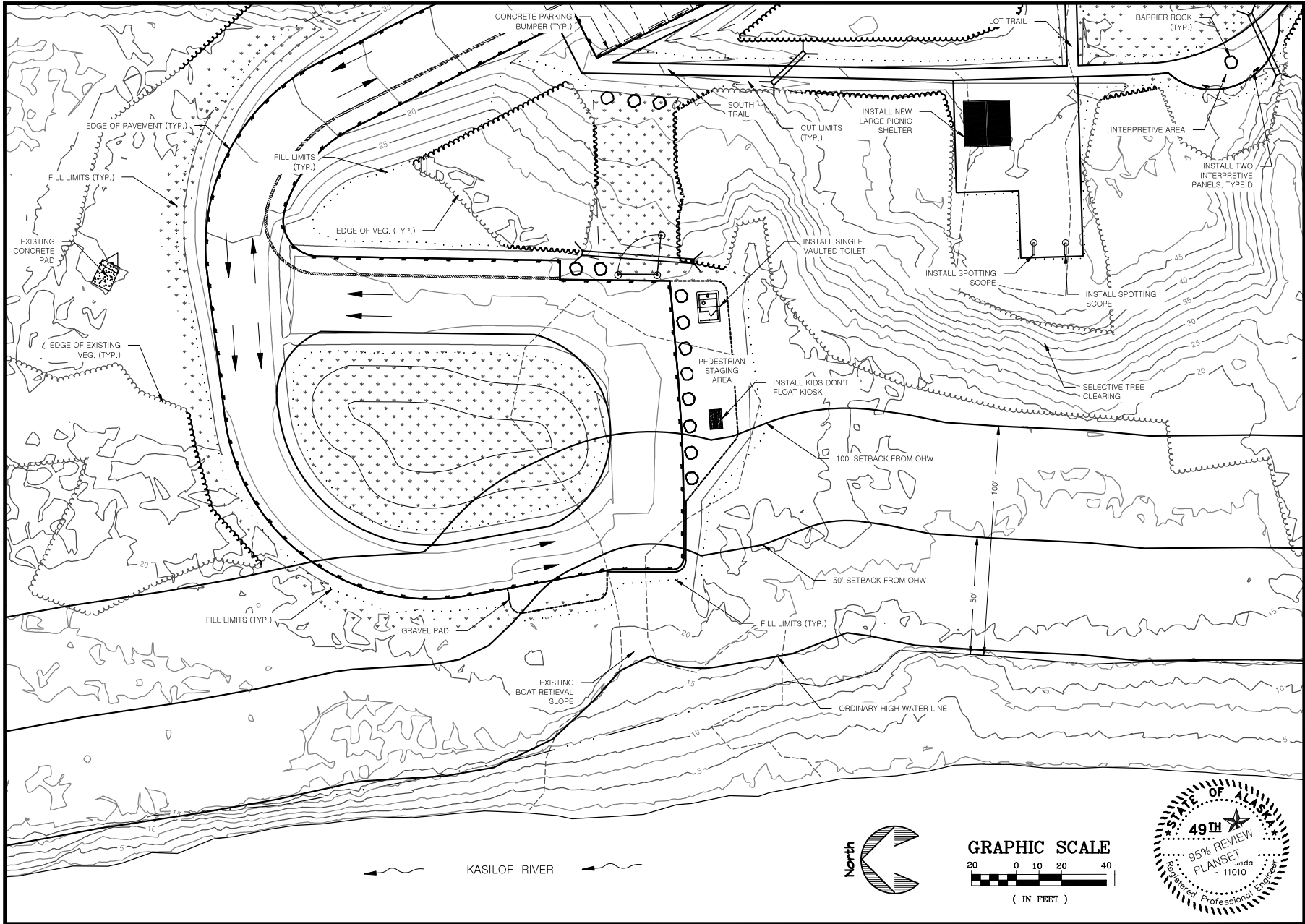
Excavation (Unclassified Ex)		
Area, (SY):	4.2	.0008678 acres
Volume, (CY):	6.6	

Fill (Borrow)		
Area, (SY):	145.3	.0300207 acres
Volume, (CY):	77.9	

Fill (Surface Course, D-1)		
Area, (SY):	93.9	.0194008 acres
Volume, (CY):	18.7	

Fill (Hot Mix Asphalt, B)		
Area, (SY):	51.1	.0105579 acres
Volume, (CY):	7.3	

Fill (Topsoil)		
Area, (SY):	51.4	.0105579 acres
Volume, (CY):	5.7	



STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
 PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

OLD KASLOF LANDING SRS
 SITE DEVELOPMENT
 PROJECT No. 73032-1



PREPARED: DKM
 DRAWN: DKM
 REVIEWED: RCS
 DATE: 12/2023



SHEET
12
 OF 36 SHEETS

SITE PLAN - BOAT RETRIEVAL AREA



Project Overview and Vicinity Map

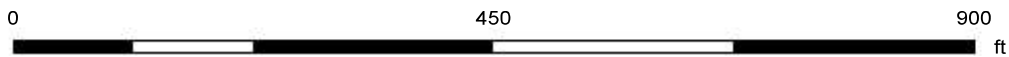
Old Kasilof Boat Launch remodel

 Project Area

DNR to repair and renovate the current existing launch with upgrades.

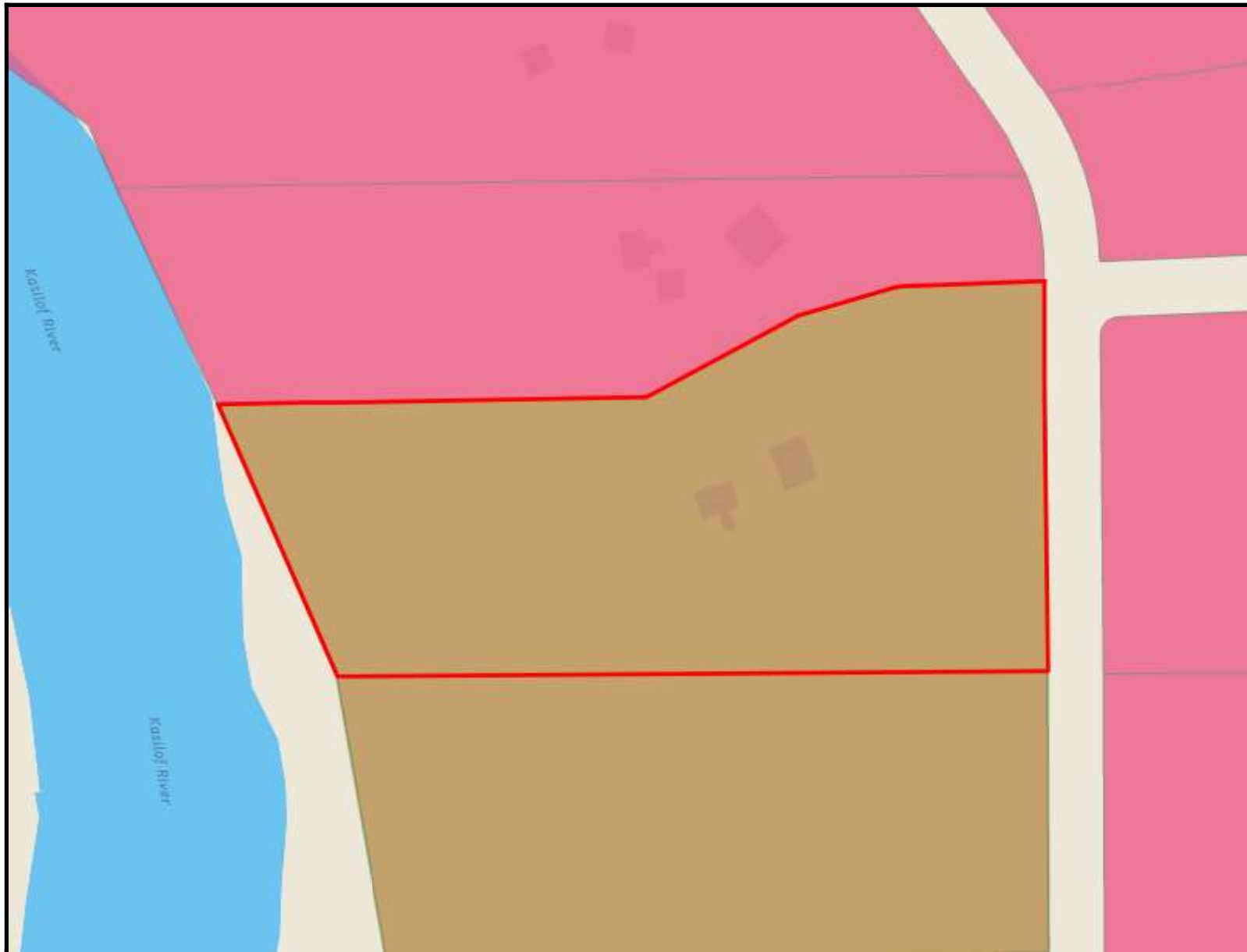



Vicinity



Map created by Aldridge, Morgan



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



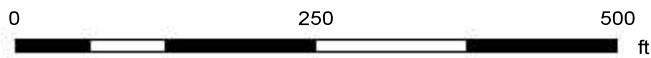
 **Project Area**

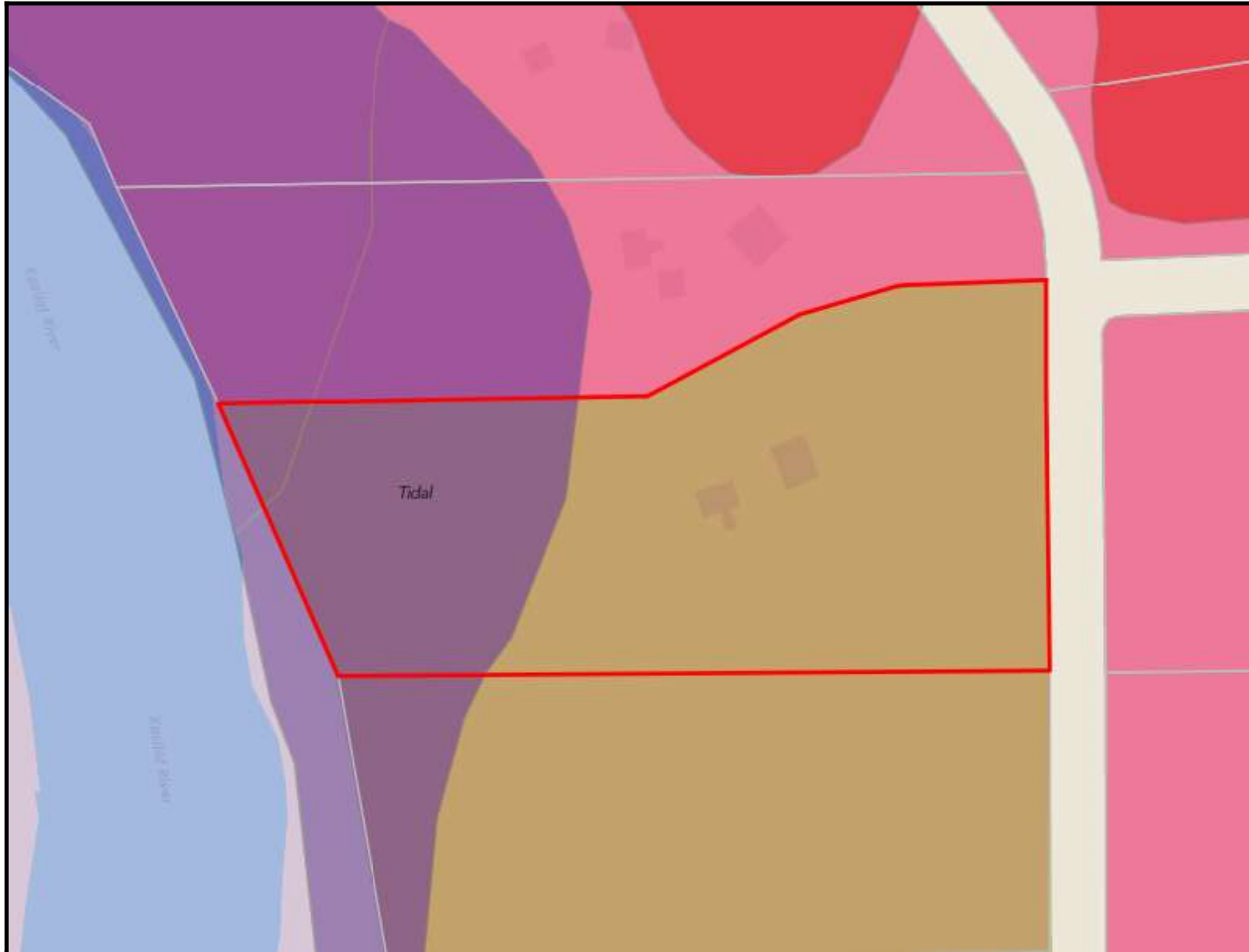
Parcel Ownership Type

Parcel Ownership

-  Private
-  State

Map created by Aldridge, Morga
 Tuesday, December 12, 2023





Project Area

Tax Parcels



KWF Wetlands Assessment

Kettle

Riverine

Tidal

Parcel Ownership Type

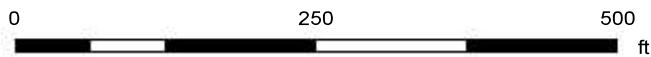
Parcel Ownership

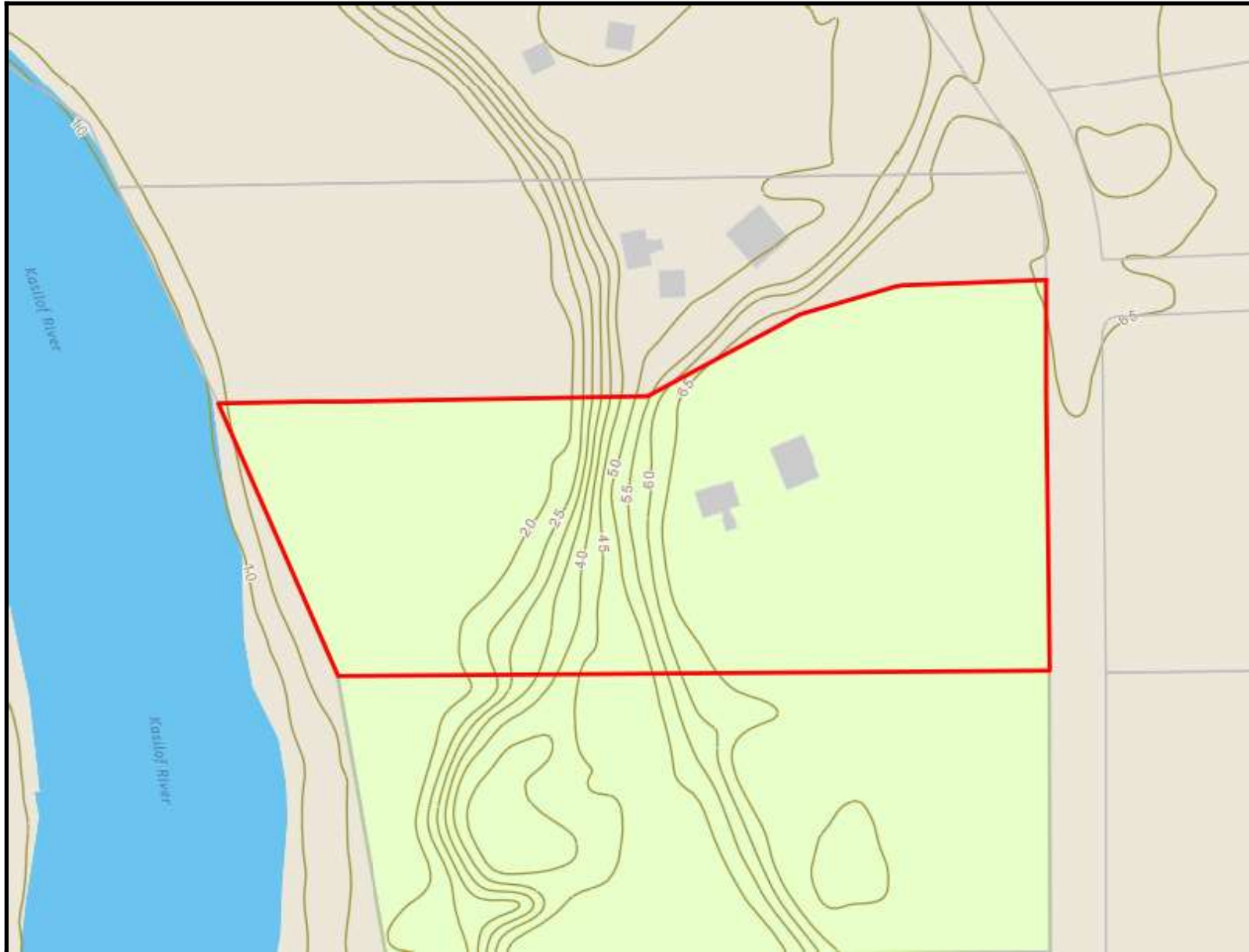
Private

State

Map created by Aldridge, Morga

Tuesday, December 12, 2023



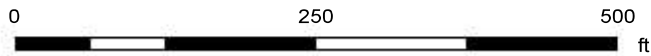


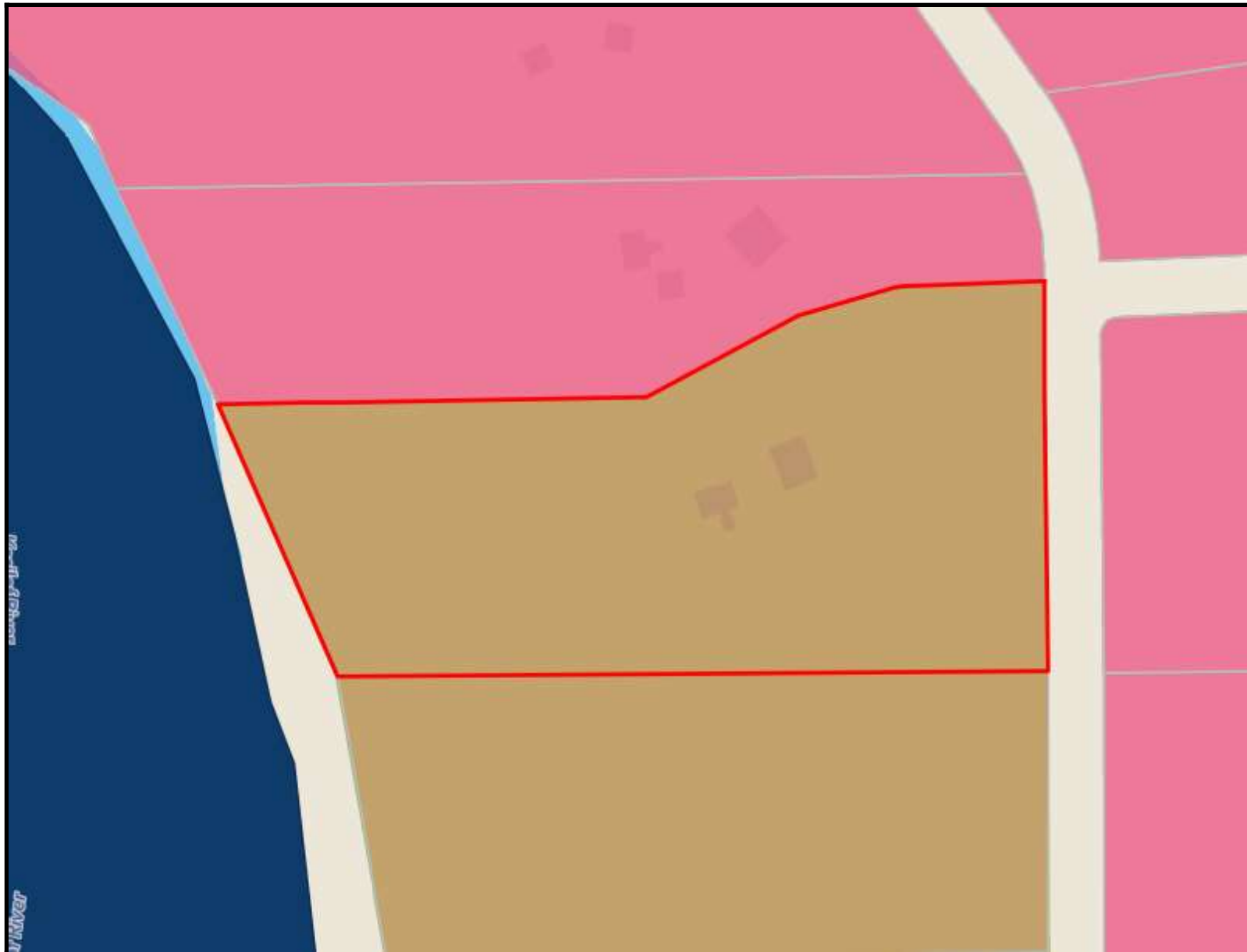
 Project Area

Tax Parcels



Map created by Aldridge, Morga
Tuesday, December 12, 2023





Project Area

Tax Parcels



KPB 2118 - KPB 2118 Anadromous Streams

Managed

KPB 2118 - KPB 2118 Anadromous Lakes and Areas

Managed

Parcel Ownership Type

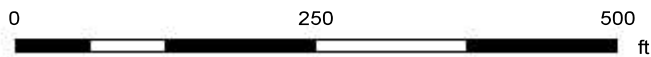
Parcel Ownership

Private

State

Map created by Aldridge, Morga

Tuesday, December 12, 2023





Project Area

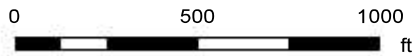
River Miles



Tax Parcels



Map created by Aldridge, Morga
Tuesday, December 12, 2023



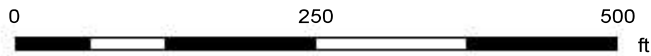


 Project Area

Tax Parcels



Map created by Aldridge, Morga
Tuesday, December 12, 2023



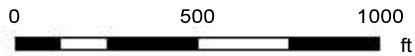


Project Area

River Miles

Tax Parcels

Map created by Aldridge, Morga
Tuesday, December 12, 2023





Donald E. Gilman River Center

514 Funny River Road, Soldotna, Alaska 99669 • (907) 714-2460 • (907) 260-5992 Fax

A Division of the Planning Department

Peter A. Micciche
Borough Mayor

KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The Kenai Peninsula Borough received an application for a Conditional Use Permit under KPB 21.18.081 for a project within the 50-foot Habitat Protection District (HPD) of the Kasilof River. This project has been scheduled for a public hearing before the Kenai Peninsula Borough Planning Commission.

Why are you receiving this notice?

Per code, property owners within 300 feet of the proposed project must receive notice of the public hearing. This project is located at 26035 Williamson Lane, Kasilof, Alaska, Parcel ID 13332039. Our records indicate that you are a property owner within 300 feet of that parcel.

Project Description:

Alaska Department of Natural Resources - State Parks is requesting to renovate a public use facility and proposes to add a gravel pad and three fish cleaning stations within the 50-foot HPD of the Kasilof River.

How can you look at the application?

The meeting packet will be posted the week prior to the meeting. Once it has been posted it can be viewed at <https://kpb.legistar.com/Calendar>.

How do you attend the Planning Commission meeting?

When: Monday, January 8, 2024 at 7:30 p.m.
Where: This meeting will only be held electronically via Zoom.
Zoom: Meeting ID 907 714 2200
<https://us06web.zoom.us/j/9077142200>
1-888-788-0099 or 1-877-853-5247

How do I comment on the project?

You can provide verbal comment at the meeting (see information above). You may also submit written comments. **Written comments must be received by 1:00 pm Friday, January 5, 2024.**

Mail comments to:
Donald E. Gilman River Center
514 Funny River Road
Soldotna, Alaska 99669

Email comments to:
planning@kpb.us
KenaiRivCenter@kpb.us

For additional information, please contact Morgan Aldridge at maldridge@kpb.us or (907) 714-2465.

**Conditional Use Permit
Anadromous Waters Habitat Protection District
Staff Report**

KPB File No.	2024-01
Planning Commission Meeting:	January 8, 2024
Applicant	Alaska Department of Natural Resources Division of Parks and Recreation
Mailing Address	550 W 7th Ave, Suite 1340 Anchorage, AK 99501
Legal Description	T 3N R 12W SEC 12 SM KN 0960083 COAL CREEK COUNTRY ESTATES TRUJILLO ADDN LOT 4B
Physical Address	26035 Williamson Lane
KPB Parcel Number	133-320-39

Project Description

A Conditional Use Permit is sought pursuant to KPB 21.18 for the construction of placement of fill and three fish cleaning tables within the 50-foot Habitat Protection District of the Kasilof River, as established in KPB 21.18.040.

Background Information

Alaska Department of Natural Resources is in the process of renovating and restoring the Old Kasilof River Launch area. This project is designed to address public safety and pedestrian/vehicle needs of the site while also protecting the wetland and riparian habitats. Part of the project is repairing the turn around and launch driveway. A portion of the pad will be within the 50-foot HPD. The placement of fill in this area will stabilize the pad and allow for more area for staging. Three fish cleaning stations will be placed within the HPD as well to facilitate the processing progress and expedite movement of users while preventing foot traffic erosion in the area.

Project Details within the 50-foot Habitat Protection District

1. Placement of 110 cubic yards of gravel fill.
2. Removal of a minimum amount of vegetative material.
3. Placement of three fish cleaning tables

Findings of fact pursuant to KPB 21.18.081 Conditional Use Permit

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(4), construction of construction of public owned facilities, parks, campgrounds, and their related uses and structures may be approved as a conditional structure/use within the habitat protection district.
3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.

4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. Additional gravel area will allow for easier movement of vehicles through the facility.
7. Additional fish cleaning tables will encourage proper care of fish and keep facility cleaner.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Kenai Peninsula Borough Planning Commission Resolution 2015-35 defines water-dependent as:

"...a use or structure located on, in or adjacent to water areas because the use requires access to the waterbody. The definition is applicable to facilities or activities that must be located at or near the shoreline and within the 50-foot buffer. An activity is considered water dependent if it is dependent on the water as part of the intrinsic nature of its operation. Examples of water dependent facilities may include, but are not limited to, piers, boat ramps, and elevated walkways."
10. The River Center found the application complete and scheduled a public hearing for January 8, 2024.
11. Agency review was distributed on December 22, 2023. No comments or objections have been received from resource agencies to date.
12. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on December 22, 2023. A total of 8 mailings were sent.
13. Pursuant to KPB 21.11.020, public notice was published in the Peninsula Clarion on December 28, 2023 and January 3, 2024.
14. The applicant is currently in compliance with Borough permits and ordinances.

Permit Conditions

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Kasilof River.
2. The gravel pad must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within three calendar years from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).

11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

General Standards

Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1-3 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Findings 1-4, 8-13 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Finding 8 appears to support this standard.**
4. The proposed use or structure is water-dependent; **Findings 4 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements; **Finding 14 appears to support this standard.**

Attachments

Multi-Agency Application
Draft Resolution 2024-01

Recommendation

Based on the findings, staff finds that the proposed project meets the five general standards of KPB 21.18.081. The Planning Commission could consider additional permit conditions to mitigate for any habitat loss if it chooses.

Staff recommends the Planning Commission grant a Conditional Use Permit for the proposed project details subject to adopted conditions as set forth in 2024-01.

Note: An appeal of a decision of the Planning Commission may be filed to the Hearing Officer, in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH PLANNING COMMISSION

RESOLUTION 2024-01

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE CONSTRUCTION OF FILL WITHIN THE 50-FOOT HABITAT PROTECTION DISTRICT OF THE KASILOF RIVER.

- WHEREAS,** Chapter 21.18 provides for the approval of Conditional Use Permits for certain activities within the habitat protection district; and
- WHEREAS,** KPB 21.18.081 provides that a conditional use permit is required for construction not meeting the standards of KPB 21.18.071; and
- WHEREAS,** KPB 21.18.091 provides for mitigation measures by the planning department staff to address impacts to the Habitat Protection District from a proposed, ongoing, or completed project; and
- WHEREAS,** public notice was sent to all property owners within a 300-foot radius of the proposed activity as provided in Section 21.11.030; and
- WHEREAS,** public notice was published in the Peninsula Clarion on December 28, 2023 and January 3, 2024 as provided in Section 21.11.020; and
- WHEREAS,** public testimony was received at the January 8, 2024 meeting of the Kenai Peninsula Borough Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

That the Planning Commission makes the following findings of fact pursuant to KPB 21.18:

Section 1. Project Details Within the 50-foot Habitat Protection District

1. Placement of 110 cubic yards of gravel fill.
2. Removal of a minimum amount of vegetative material.
3. Placement of three fish cleaning tables.

Section 2. Findings of fact pursuant to KPB 21.18.081

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(4), construction of public owned facilities, parks, campgrounds, and their related uses and structures may be approved as a conditional structure/use within the habitat protection district.
3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.

4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. Additional gravel area will allow for easier movement of vehicles through the facility.
7. Additional fish cleaning tables will facilitate proper care of fish and keep area cleaner.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Kenai Peninsula Borough Planning Commission Resolution 2015-35 defines water-dependent as:

"...a use or structure located on, in or adjacent to water areas because the use requires access to the waterbody. The definition is applicable to facilities or activities that must be located at or near the shoreline and within the 50-foot buffer. An activity is considered water dependent if it is dependent on the water as part of the intrinsic nature of its operation. Examples of water dependent facilities may include, but are not limited to, piers, boat ramps, and elevated walkways."
10. The River Center found the application complete and scheduled a public hearing for January 8, 2024.
11. Agency review was distributed on December 22, 2023. No comments or objections have been received from resource agencies to date.
12. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on December 22, 2023. A total of 8 mailings were sent.
13. Pursuant to KPB 21.11.020, public notice was published in the Peninsula Clarion on December 28, 2023 and January 3, 2024.
14. The applicant is currently in compliance with Borough permits and ordinances.

Section 3. Permit Conditions

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Kasilof River.
2. The placement of fill must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within three calendar years from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the

Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).

10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

Section 4. Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1-3 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Findings 1-4, 8-13 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Finding 8 appear to support this standard.**
4. The proposed use or structure is water-dependent; **Findings 4 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements. **Finding 14 appears to support this standard.**

THIS CONDITIONAL USE PERMIT EFFECTIVE ON _____ DAY OF _____, 2024.

Jeremy Brantley, Chairperson
Planning Commission

ATTEST:

Ann Shirnberg
Administrative Assistant

Note: An appeal of a decision of the Planning Commission may be filed to the hearing officer, in accordance with the requirements of the KPB Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.