

E. NEW BUSINESS

7. Conditional Use Permit; PC Resolution 2025-10

Applicant: SnoMads

Request: Install a bridge across the Anchor River and an unnamed tributary to allow for ATV & Snowmachine crossing along the Watermelon Trail

Anchor Point Area

(Staff Person: Planner Morgan Aldridge)

Multi-Agency Permit Application
Kenai Peninsula Borough
River Center

514 Funny River Road
Soldotna, Alaska 99669
KenaiRivCenter@kpb.us

Phone: (907) 714-2460
Fax: (907) 260-5992

Fees Received: \$ _____

☐ Cash

☐ Check # _____

CREDIT CARDS NOT ACCEPTED
FOR APPLN FEES

PROPERTY OWNER:

Name: AK State DNR
Mailing: 550 W 7th Ave Suite 650
Anchorage, AK. 99501
Phone: 907-269-8503 (Cliff Larson)
Email: clifford.larson@alaska.gov

AGENT: (if applicable)

Name: Snomads inc., (CTMA for KPB)
Mailing: PO Box 3646
Homer, AK. 99603
Phone: 907-399-4700 (Shelly Erickson sec)
Email: snomads@gmail.com

PROJECT LOCATION:

KPB Parcel ID: 16523007
Physical Address: T 45 R 12W SEC 28
Subdivision: Seward Meridian HM ALL of Sec28
Lot: _____ Block: _____ Addition/No.: _____

WATERBODY INFORMATION:

Waterbody: Anchor River Bottom
River Mile: apx mile 24.5
Riverbank: ☒ Left ☒ Right (looking downstream)

PERMIT FEES:

☐ \$50 - Staff Permit **OR**

☒ \$300 - Conditional Use or Floodway Analysis

PROJECT:

☐ New Project **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 type="checkbox"/> Road Construction |
| <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Floating Dock | <input type="checkbox"/> Structure (Accessory) |
| <input checked="" 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 type="checkbox"/> Culvert | <input type="checkbox"/> Oil & Gas | <input type="checkbox"/> Stream Crossing |
| <input type="checkbox"/> ELP Structures | <input type="checkbox"/> On-Site Utilities | <input type="checkbox"/> Utility Line/Easement |
| <input type="checkbox"/> Equipment Stream Crossing | <input type="checkbox"/> Prior-Existing Structure | <input type="checkbox"/> Veg Mat |
| <input type="checkbox"/> Excavation, Dredging, and/or Fill | <input type="checkbox"/> Revegetation | <input type="checkbox"/> Vegetation Removal |
| <input 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.

Finishing the requirements for a permanent Easement of the Watermelon Trail for KPB, in putting in the required river crossing of a bridge. See attachments

COST-SHARE: Is this project funded by the ADFG-USFWS Cost-Share Program? ☐ Yes ☒ No

KPB TAX CREDIT PROGRAM: KPB 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 \$ _____ Other Activities \$ _____
Habitat Restoration & Protection \$ _____ Green Infrastructure \$ _____

PROJECT QUESTIONS:

1. Start date: July 2025 End date: July 2026 Estimated Days of Construction: 14
2. Is any portion of the work already complete? If yes, please describe: Bridge is preconstructed and will be assembled on set in place. Weather/dry ground/frozen ground dependent ☒ Yes ☐ No
3. Is your project located on land or waters of an Alaska State Park? ☐ Yes ☒ No

If yes, you must fill out an Alaska State Parks application at: dnr.alaska.gov/parks/permit

Ordinary High Water (OHW) and Mean High Water (MHW):

4. Is the project located within 50 feet of OHW or MHW a waterbody? ☒ Yes ☐ No
5. Does any portion of the project extend below the OHW or MHW of the waterbody? ☐ Yes ☒ No
6. Does any portion of the project cantilever or extend over the MHW of the waterbody? ☒ Yes ☐ No
7. Will anything be placed below OHW or MHW of the waterbody? ☐ Yes ☒ No

Regulatory Floodplains:

8. Is the property where the project is taking place near or within a regulatory floodplain? ☒ Yes ☐ No
- a. Is this project within or adjacent to a regulatory floodway? ☒ Yes ☐ No
- b. Is this project within or adjacent to a coastal high hazard zone? ☐ Yes ☒ No
- c. For new buildings and/or additions, list all project costs (labor, materials, etc.): \$ apx 50K

Excavation, Dredging, and Fill:

9. Will material be excavated or dredged from the site? ☐ Yes ☒ No
- a. Type of material(s): _____
- b. Area to be dredged below OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: _____
- c. Area to be excavated above OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: _____
- d. Location materials will be deposited: _____
10. Will any material (including soils, debris, and/or overburden) be used as fill? ☐ Yes ☒ No
- a. Type of material(s): _____
- b. Is this fill permanent or temporary? ☐ Permanent ☐ Temporary
- c. Area to be filled above OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: _____
- d. Area to be filled below OHW or MHW:
Length: _____ (ft) Width: _____ (ft) Depth: _____ (ft) Total Cubic Yards: _____

Motorized Equipment:

11. Will you be using motorized equipment for this project? If yes, please list all equipment: ☒ Yes ☐ No
excavator, 4 wheelers, bobcat skidster
- a. Will you be crossing a stream or waterbody? ☐ Yes ☒ No
- b. How long will equipment be used below OHW or MHW? never

SIGNATURE & CERTIFICATION:

This application is hereby made requesting permit(s) to authorize the work described in this application form. I certify the information in this application is complete and accurate to the best of my knowledge and that my site plans or drawings are attached. If applying for a tax credit, I certify that I have not begun construction of the project and that the project will be constructed to the standards in KPB 5.12 Real Property and Personal Property Taxes, KPB 5.14 Habitat Protection Tax Credit, and other applicable federal, state, and local regulations.

Owner Signature (required)

Date

Agent Signature (if applicable)

Date

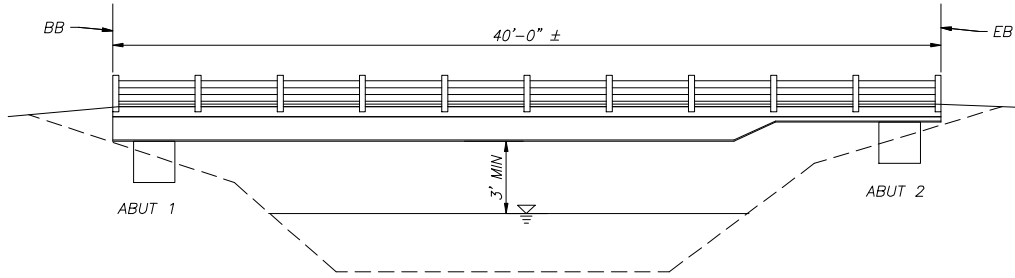


SNOMAD BRIDGES
 BEAVER CREEK PEDESTRIAN/ATV/SNOWMACHINE BRIDGE
 GENERAL PLAN

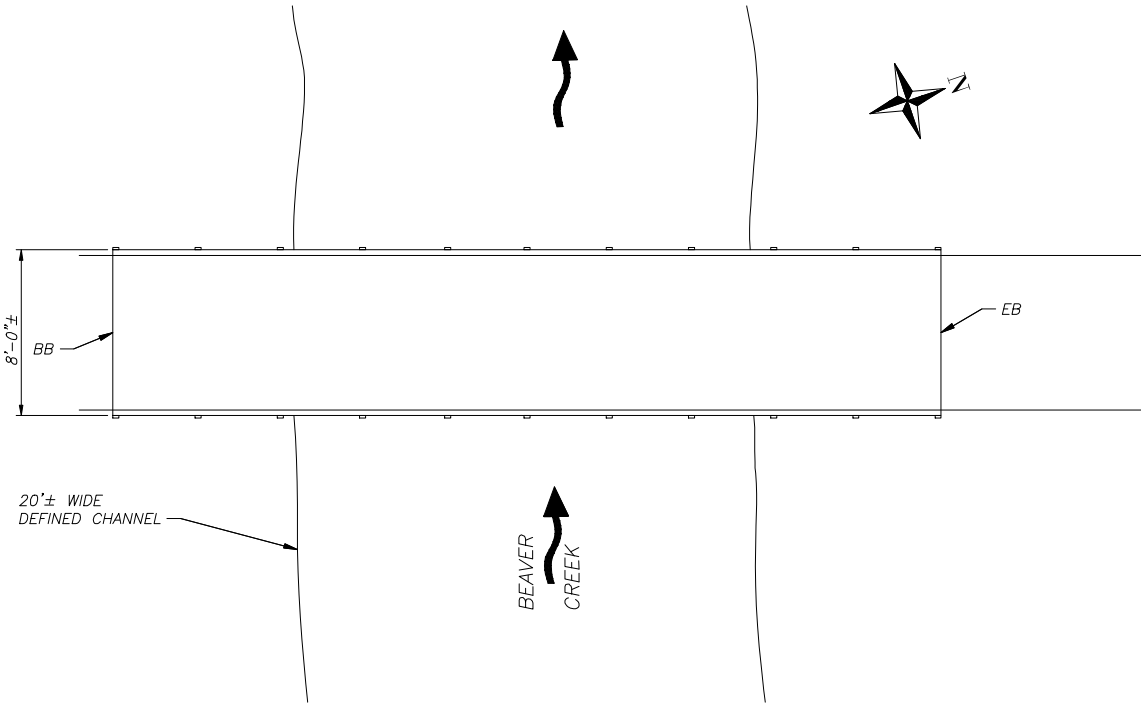
BISHOP ENGINEERING, LLC
 PO BOX 2501, HOMER, ALASKA 99603
 (907) 239-7603

DATE: 5/27/2025
 CHK'D: JSB
 SCALE: AS NOTED
 PROJ. NO.: 2025017

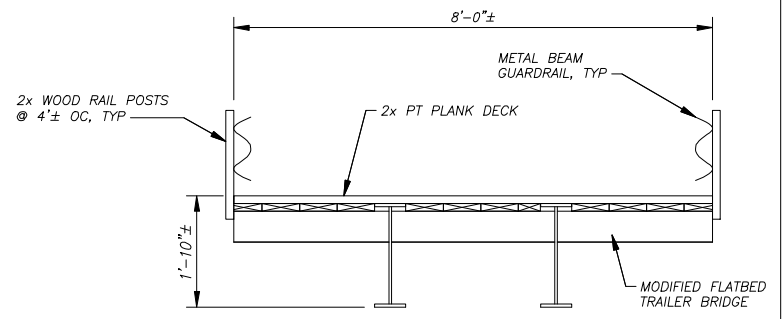
SHEET NO.:
S1



ELEVATION
 1" = 3'-0"



PLAN
 1" = 3'



TYPICAL SECTION
 1/2" = 1'-0"

PLAN AREA IMPACT FROM BRIDGE ABUTMENTS

IMPACT AREA PER ABUTMENT = 2 EACH x 2' x 4' = 16 SQFT
 IMPACT AREA THIS BRIDGE = 2 EACH x 16 SQFT = 32 SQFT

NOTES:

- BRIDGE LOAD RATED FOR FUTURE 8 TON VEHICLE, SEE GENERAL NOTES, ABBREVIATIONS AND SYMBOLS" SHEET.
- BRIDGE PROFILE MAY BE LEVEL TO INCLINED UP TO 8% BETWEEN BB & EB.

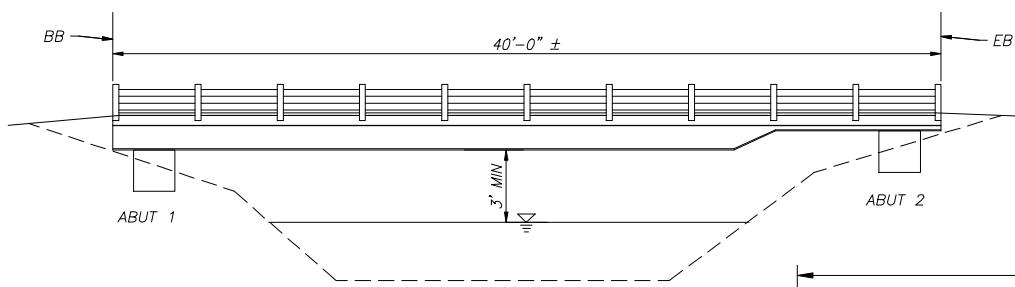


SNOMAD BRIDGES
 ANCHOR RIVER & TRIBUTARY SKI TRAIL BRIDGE
 GENERAL PLAN

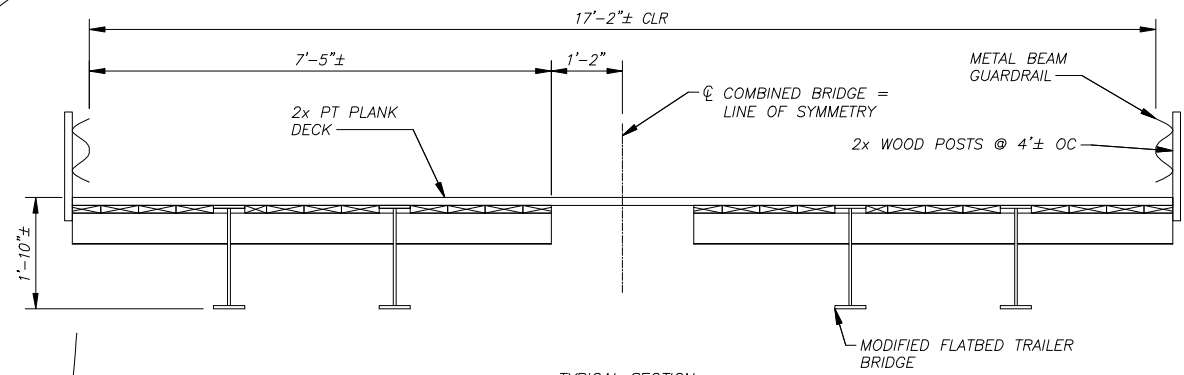
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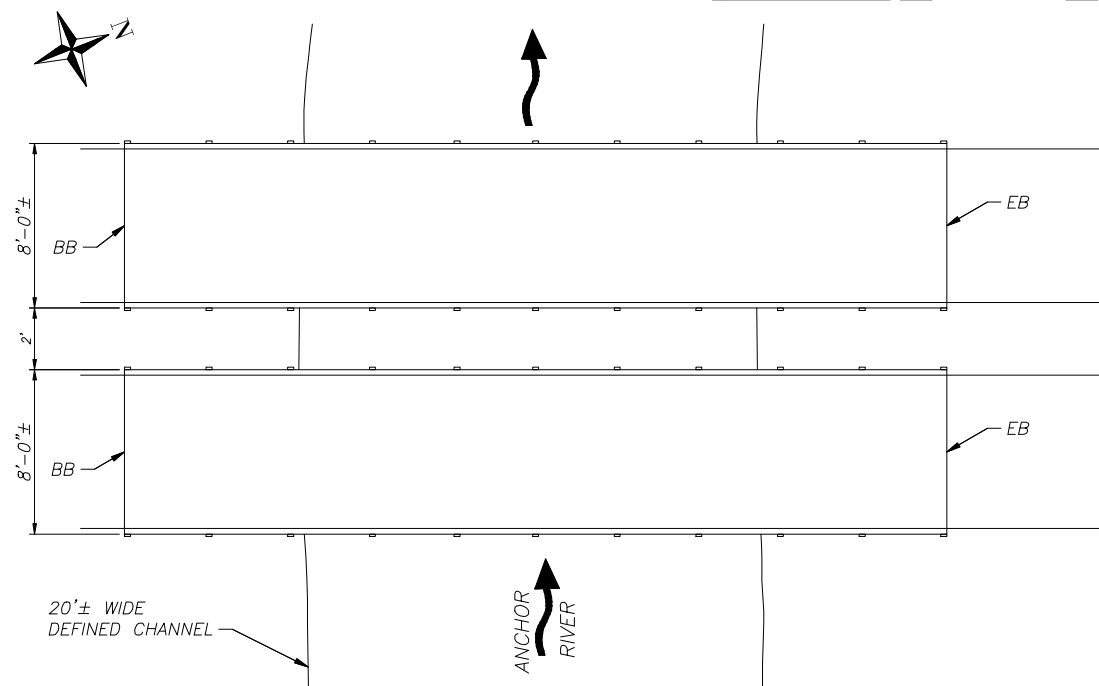
SHEET NO.:
S1



ELEVATION
 1" = 3'-0"



TYPICAL SECTION
 1/2" = 1'-0"



PLAN
 1" = 3'

PLAN AREA IMPACT FROM BRIDGE ABUTMENTS

IMPACT AREA PER ABUTMENT = 4 EACH x 2' x 4' = 32 SQFT
 IMPACT AREA THIS BRIDGE = 2 EACH x 32 SQFT = 64 SQFT

NOTES:

- BRIDGE LOAD RATED FOR FUTURE 16 TON SNOW GROOMER VEHICLE, SEE GENERAL NOTES, ABBREVIATIONS AND SYMBOLS" SHEET.
- BRIDGE PROFILE MAY BE LEVEL TO INCLINED UP TO 8% BETWEEN BB & EB.

GENERAL NOTES

DESIGN.....AASHTO LRFD BRIDGE DESIGN SPECIFICATION, NINTH EDITION

LIVE LOAD:.....18K SNOW GROOMER, 14' OVERALL WIDTH, 10' TRACK CONTACT LENGTH AND 3' TRACK WIDTH.

DEAD LOAD:.....TIMBER = 36 PCF
STEEL = 490 PCF
CONCRETE = 150 PCF

SNOW LOAD $P_g = 50$ PSF
 $P_s = 50$ PSF (NO ADJUSTMENT FOR GROUND LEVEL STRUCTURE)

STRUCTURAL STEEL:....STRUCTURAL PLATE AND ROLLED SECTIONS – ASTM A36
ANCHOR RODS BONDED INTO BLOCKS – ASTM F1554 GR. 36, GALVANIZED
STEEL MEMBER BOLTS – GALVANIZED ASTM A325 BOLT, NUTS, AND WASHERS, TORQUE TO 30 FT LBS
DECK CARRIAGE BOLTS – GALVANIZED ASTM A307A GR. 2.
INSTALL WASHERS AT HEAD AND NUT.
DECK CLIPS – GALVANIZED CAST IRON GRADE 30

WOOD:.....DECK PLANKS – PT DF NO. 2, FASTEN TOP SURFACE 2x PLANKS TO EXISTING TRAILER PLANKS WITH #14x3" STAINLESS STEEL SCREWS @ 12" OC, 2 MIN AT EACH PLANK END
RAILING POSTS – PT DF NO. 2, FULLY SEAT IN STEEL RECIEVER

FOUNDATION MINIMUM ALLOWABLE BEARING CAPACITY IS 1500 PSF.
REMOVE UNSUITABLE ORGANIC MATERIAL UNDER BLOCK LOCATIONS EXTENDING 1' FROM BLOCK LIMITS. MAXIMUM REMOVAL DEPTH WITHOUT PRIOR CONSULTATION WITH THE ENGINEER SHALL BE 2 FEET. BACKFILL WITH 3-INCH MINUS PIT RUN MATERIAL, COMPACTED TO 95% RELATIVE DENSITY.

FOUNDATION BLOCKS FOUNDATION BLOCKS SHALL CONSIST OF 2FTx2FTx4FT CONCRETE WORLD BLOCK UNITS. PLACE BLOCKS WITH TEXTURED SIDE FACING APPROACHES.

ABBREVIATIONS

AAD	ADHESIVE ANCHORAGE DEVICE
AB	ANCHOR BOLT
BB	BEGIN BRIDGE
BRG	BEARING
BTM	BOTTOM
CB	CARRIAGE BOLT
CLR	CLEAR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DF	DOUGLAS FIR
DIA	DIAMETER
ELEV	ELEVATION
EMBED	EMBEDMENT
FDGM	FREE DRAINING GRANULAR MATERIAL
FG	FINISHED GRADE
GALV	GALVANIZED
JT	JOINT
K	KIPS (1000 LBS)
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
OG	ORIGINAL GRADE
OPT	OPTIONAL
PP	PIPE PILE
PT	PRESSURE TREATED
STGR	STAGGERED
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TOT	TOTAL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

LEGEND



DIRECTION OF CREEK FLOW



HIGH WATER ELEVATION
TOP OF CUT BANK

SPECIAL INSPECTIONS

- IF UNSUITABLE MATERIAL IS FOUND DEEPER THAN 2 FEET DURING REMOVA, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER OVER ADDIOTNAL OVEREXCAVATION OR OTHER REMEDY TO ENSURE ADEQAUTE SOIL BEARING CAPACITY IS OBTAINED.



SNOMAD BRIDGES

GENERAL NOTES, ABBREVIATIONS AND SYMBOLS

BISHOP ENGINEERING, LLC
PO BOX 2501, HOMER, ALASKA 99603
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0 1" 2"

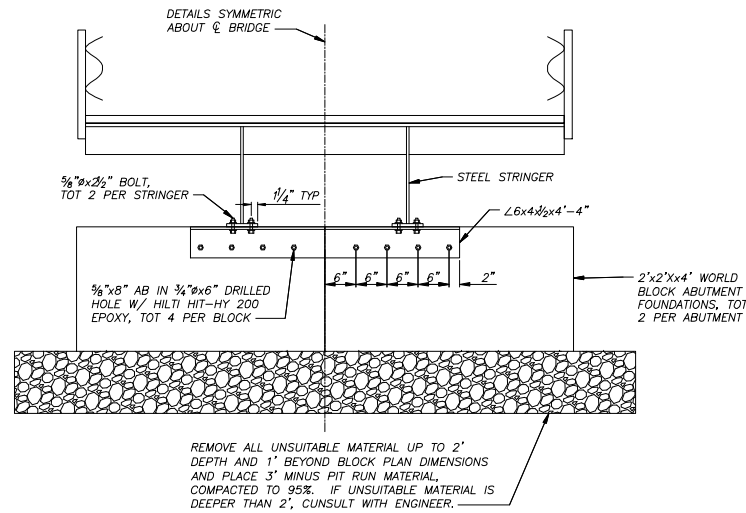
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SHEET NO.:

S2

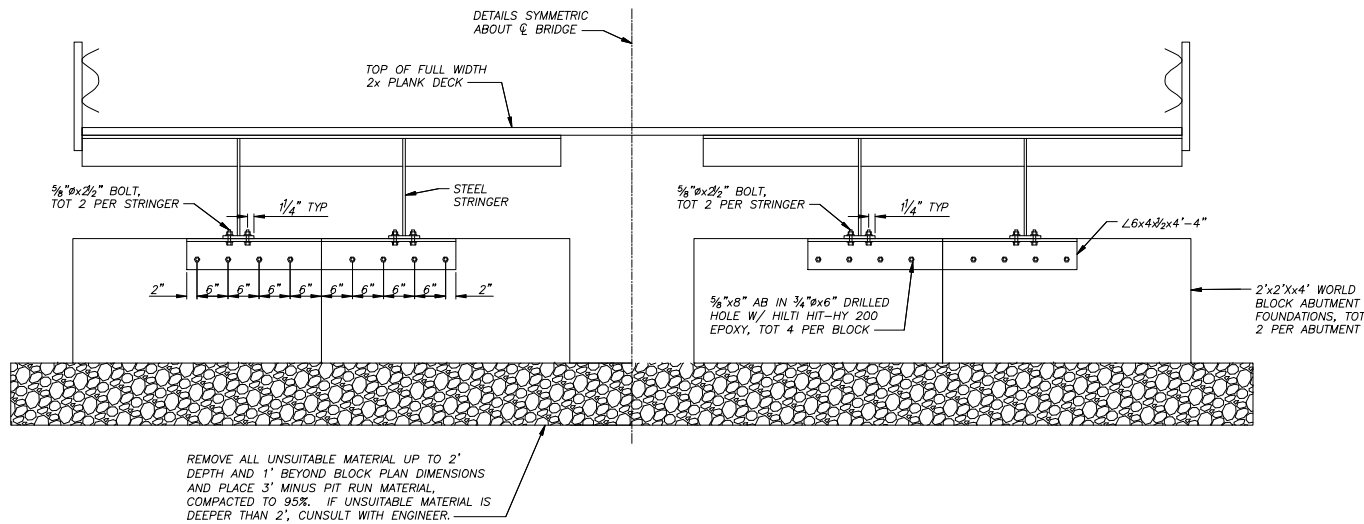


SNOMAD BRIDGES
ABUTMENT ELEVATIONS



BEAVER CREEK ABUTMENT ELEVATION

1" = 1"



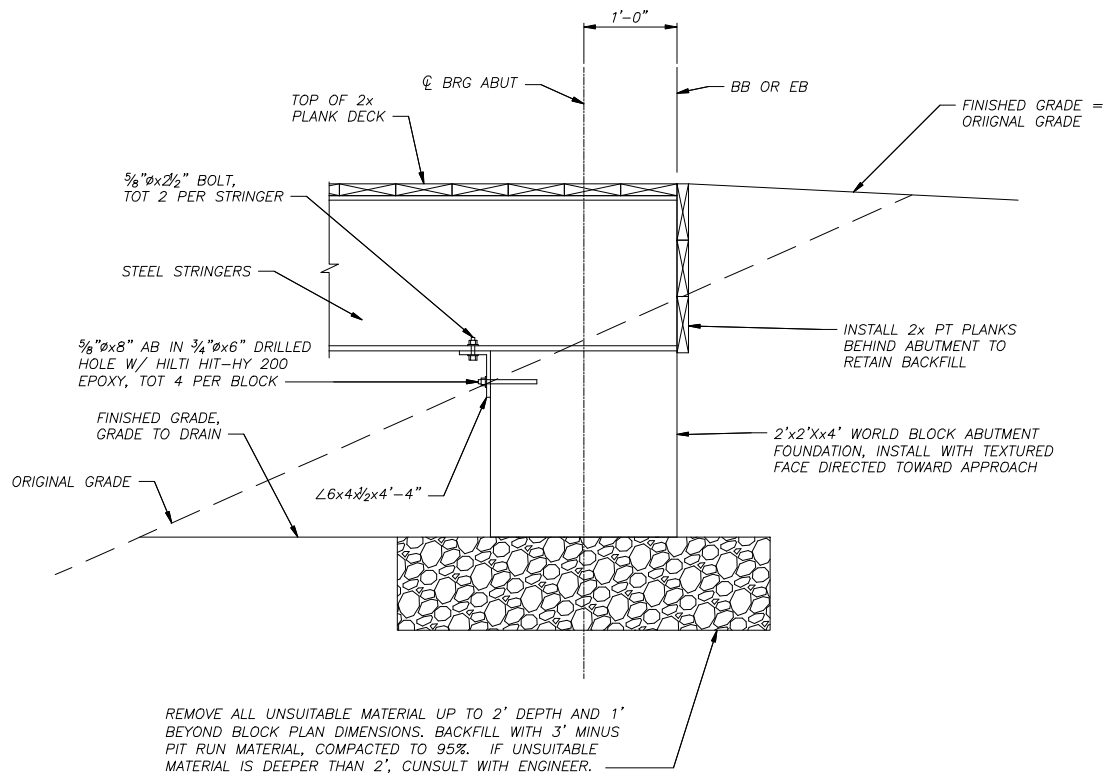
ANCHOR RIVER & TRIBUTARY ABUTMENT ELEVATION

1" = 1"

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SHEET NO.:
S4



ABUTMENT SECTION
 $1 \frac{1}{2}" = 1'-0"$

SNOMAD BRIDGES
 ABUTMENT SECTION

BISHOP ENGINEERING, LLC
 PO BOX 2501, HOMER, ALASKA 99603
 (907) 239-7603

0 1' 2'

DATE: 5/27/2025
 CHK'D: JSB
 SCALE: AS NOTED
 PROJ. NO.: 2025017

SHEET NO.:
 S5

CTMA 2101-01 Amendment 1, Apr 22
(Amends & Supersedes Original CTMA 2101-01 dated Apr 21)
TRAIL MANAGEMENT PLAN
FOR PUBLIC TRAILS ON BOROUGH LAND
Caribou Hills South (CHS) Trail System

TRAIL MANAGER:

SNOMADS, Inc.

PO Box 3646

Homer AK 99603

snomads@gmail.com

www.snomadsonline.org

SUMMARY OF PROPOSED ACTIVITIES (Check All That Apply)

SEASONS OF TRAIL MANAGEMENT

☐ Winter ☐ Summer ☒ Year Round

TRAIL WIDTH (Typical)

☐ Under 5 Feet

☐ 5-10 Feet

☒ 10-20 Feet

TRAIL MAINTENANCE ACTIVITIES

☒ Periodic Brushing/Clearing

☒ Grading

☒ Snow Grooming

☒ Erosion Controls

TRAIL IMPROVEMENTS

☒ Trailheads

☒ Parking Area

☒ Loading/Unloading Area

☒ Signs

☐ Sanitation (Trash/Outhouse)

☒ Picnic Area

☒ Shelters

☒ Culverts

☒ Bridges

☐ Stairs

☒ Gates & Bollards

☒ Hardening

☒ New Trails

TRAIL ADMINISTRATION

☒ Competitions/Sponsored Events

☒ Grants

☒ Signage

☒ Equipment Storage Facilities

TRAIL ACTIVITIES

Motorized:

☒ ATV

☒ Snow Machines

Non-Motorized:

☒ Dog Sleds

☒ Skiing

☒ Snowshoeing

☒ Skijoring

☒ Sledding

☒ Hiking

☒ Biking

☒ Walking/Running

☐ Biathlon

☒ Horses

☒ Pet Friendly

☒ Other:

Water Access

☐ Landing Area

Narrative description of the activities, operations, and scope:

Snomads Inc. works to guarantee Backcountry Access and protect existing Alaska recreational trails within the Kenai Peninsula Borough (KPB) Caribou Hills South (CHS) Trail System Area by establishing and maintaining legal public access for all, and for generations to come. Further, to responsibly develop and maintain and groom these trails to a sustainable level so that they can be used year round by the public. The Snomads Vision is to protect our CHS Trail System recreational trails with legally established easements and with permits/agreements acquired from all landowners. CHS Trail System groomed trails shall be uniformly marked, under one coordinated management authority, and, where appropriate, maintained by local clubs or organizations. Snomads has previously held LMD's 08-02 & 07-03, CTMA 2101-01 Trail Mgmt Agreements with the KPB.

History of the organization, membership size, accomplishments:

The origin of Snomads Inc. dates back to the mid 1980's when the organization was founded as the Homer Snow Roamers, a group of dedicated Winter Snowmachine enthusiasts. The Club was incorporated in March 1992, and the name was changed to Snomads 23 Feb 2002 and established as a Non-Profit 501(c4). Snomads has grown over the years and now has approximately 500 Members, comprised of individuals, families and businesses. Snomads has been active over the years to establish, rehabilitate and maintain CHS Area Trails, including the building of roads and parking lots to access those trails. We typically organize, host and support seasonal activities like: The Snomads Fun Run, Group Trail Rides, an area Search & Rescue, Children's Snowmachine Safety Events, as well as supporting other Outdoor Recreation Events on our Trail System like the Tustumena 200 Dog Sled Race and the Homer EPIC (bike, ski, run) Race. Snomads Inc. is an advocacy organization for Responsible Public Access to the Alaskan Backcountry, for all user groups, including Hunters and Fishermen. Snomads frequently cooperates with other local organizations like the Homer Soil & Water Conservation District (HSWCD), Homer Cycling Club, (HCC), Kachemak Ski Club (KSC, the Kachemak Nordic Ski Club (KNSC) on a number of area projects, where our interests and objectives align.

Summary of proposed activities:

Snomads intends to continue its operations with the KPB for the CHS Trail System by rehabilitating, maintaining, marking and grooming our trails, trailheads and parking lots for year round use. We have an aggressive trails management program and agenda in the coming years, raising funds with grants and private funding sources to secure trail permits and easements, construct trail reroutes around native lands, and harden our trails from a USDA Forest Service Tier 1 to a Tier 3 level. We accomplish our activities with a balance of both contracted services and volunteer work. Typical Sources of funding for our operations come from Snomads Gaming, KPB CAP Grants, RTP Grants, SnowTRAC Grooming Grants, Pittman-Robertson Grants, Other Grants, Membership Dues, Event Fundraising & Donations. Both Snomads & HSWCD operations and management of CHS Trails and Trailheads (Parking) are intended to be covered under this CTMA.

Means and methods for maintenance, erosion control, and trash pick-up:

All trail clearing and trail maintenance work that the Snomads undertake is performed to written standards. Work is supervised by a Snomads assigned Trails Committee Chairman, and task completion reports that are captured in the monthly Board of Director or Membership Meeting Minutes. Weather conditions largely dictate when trail maintenance tasks can be performed throughout the year. Trail clearing with heavy construction equipment will be employed only when the ground is firm enough to support the weight of the equipment used. This is typically in the Fall or Spring, when the ground is frozen, but also in the summer when there are dry periods that will support the weight of the equipment without significantly degrading subsurface soils and vegetation. Erosion Control Measures such as ditching and water dispersion are incorporated into Parking and Trail design and maintenance operations, and rehabilitation projects are undertaken where deemed necessary. Erosion Control effectiveness is gauged on a continual basis. Winter Snow Grooming operations will be undertaken when snow conditions permit and are performed to the standards detailed herein.

Snomads is careful to employ environmental best practices during maintenance operations, such as the use of spill containment berms under stored fuel and idle equipment. Trash is routinely cleared from Trailheads and Trails by Snomads Members, as part of ongoing and continuous operations. Detailed design and construction plans, as well as major rehabilitation of trail segments will be coordinated with KPB Land Management Division (LMD), and approved (in writing or via email) prior to the start of any major work. Normal brushing, clearing of vegetation and timber within established Trail Clearing Limits, as well as routine or “spot” maintenance to Trail Bed/Tread or drainage do not constitute major work, and permission will not be sought. However, Snomads will notify KPB LMD of any major spot maintenance conducted so that it can be tracked. Snomads will also immediately notify KPB LMD if any petroleum spills from heavy equipment operation used in trail maintenance/construction were to occur.

- Heavy Equipment to be employed in Parking Lot & Trail Construction/Maintenance:

Skid Steer, Mid-Sized Excavator, Small Bulldozer, Agriculture Tractor-up to 200 hp, Front End Loader, Forestry Mulcher, various heavy equipment attachments, Support Trailers and other all-terrain vehicles, up to 20 ton Snow Groomer

Snomads has published and adhere's to the following Multiuse Trail Clearing, Construction & Maintenance Standards:

Snomads Inc. - Caribou Hills South (CHS) Recreation Area
Multiuse Trail Clearing, Construction & Maintenance Standards

Snomads generally adheres to USDA-USFS standards, set forth in US Forest Service Handbook 2309.18: Trails Management Handbook, CHAPTER 20 – TRAIL DEVELOPMENT, 23.23 – Design Parameters for Four-Wheel Drive Vehicles Greater Than 50 Inches in Width. Pages, Pages 30 – 32, for Trail Class 3 ** Worst Case Std. for Public Multiuse Trail Traffic

Snomads Multiuse Trail Clearing, Construction & Rehabilitation Prescriptions in addition to USFS Trail Class 3 Standards for: Hunters, Hikers, Bikers, Horse Riders, Snowshoe'ers, Skiers, Dog Sledders & Off Road Recreational Vehicle users

1. **For Summer Only & Year Round CHS Multiuse Trails:** outside of ADF&G Critical Habitat Areas (CHA) shall be constructed and maintained to USFS Trail Class 3 Standards for Four-Wheel Drive Vehicles, which is generally incorporates all use cases.
 - a. DNR & ADF&G Vehicle weight and width restrictions apply on CHS Multiuse Trails within respective Special or General Use Permits, KPB Agreements & Easements on Public Lands.
 - b. USFS Trail Class 3, Trail Bed shall be constructed and maintained to a width of 96 inches, and support a hardened and crowned Trail Tread of no greater than 72 inches. Certain ADF&G CHA Special Area Permits restrict Trail Tread width to 60 inches. Trail Passing or Stopping Segments shall be incorporated at prudent intervals and are double the aforementioned widths with lengths not to exceed 30 feet each.
 - c. Trail Clearing Limits for generally flat Trail Segments are extended to 20 feet in height to accommodate higher speed Motorized Winter Traffic as a safety measure to ensure adequate Line of Sight. Uphill/Downhill Clearing Limits are extended to 35 feet in height.
 - d. Ground disturbances for erosion control measures may be required for proper trail drainage, outside the Trail Bed, and up to the limit of the Trail Corridor Width or Easement.
 - e. Trail Drainage: as per best construction practice in an environmentally friendly manner.
 - f. Limits for Trail Obstacles ($\leq 6''$), Protrusions ($\leq 3''$), and except where trail locations are already fixed, Radius ($\geq 15'$), Slope ($\leq 10^\circ$) and Slide Slope ($\leq 5^\circ$)
 - g. Winter Trails may track on existing Year Round Trails, but where they deviate and are Winter Only Trails, no Trail Bed or Tread may be constructed or maintained. The Winter Only 'Trail Clearing Width' is no greater than 24 feet and restricted to a height of no less than 12 inches above ground level, for the entire width of the trail (24 ft).

h. Wetland Trail Construction, Maintenance & Rehabilitation Standards: Case by Case Basis using the following primary references: Alaska State Parks Trail Management Handbook, May 2015; Wetland Trail Design & Construction, USDA, 2007 Edition; Managing Kenai Peninsula Wetlands, Homer Soil & Water Conservation District, Dec 2014.

Snomads will coordinate and consult with the following organizations and agencies for Trail Corridors that transit Wetlands within the CHS Trail System: the U.S. Army Corps of Engineers, U.S. Fish & Wildlife Service, State of Alaska Departments of Natural Resources (DMLW) and Fish & Game, HWSCD, and the KPB LMD.

i. Finish grade on Flat Terrain: 1 to 3 inches above surrounding ground level for drainage

2. CHS Multiuse Trail Clearing Limits and Trail Feature Widths:

Trail Corridor Width: 60 ft (or 66' where an easement of such a size exists)

Trail Clearing Width: 24 ft (restricted to 12" above the soil surface, outside of Trail Bed)

Vertical Trail Clearing Limit, Flat Terrain: up to 20 ft in height **motorized Winter Traffic

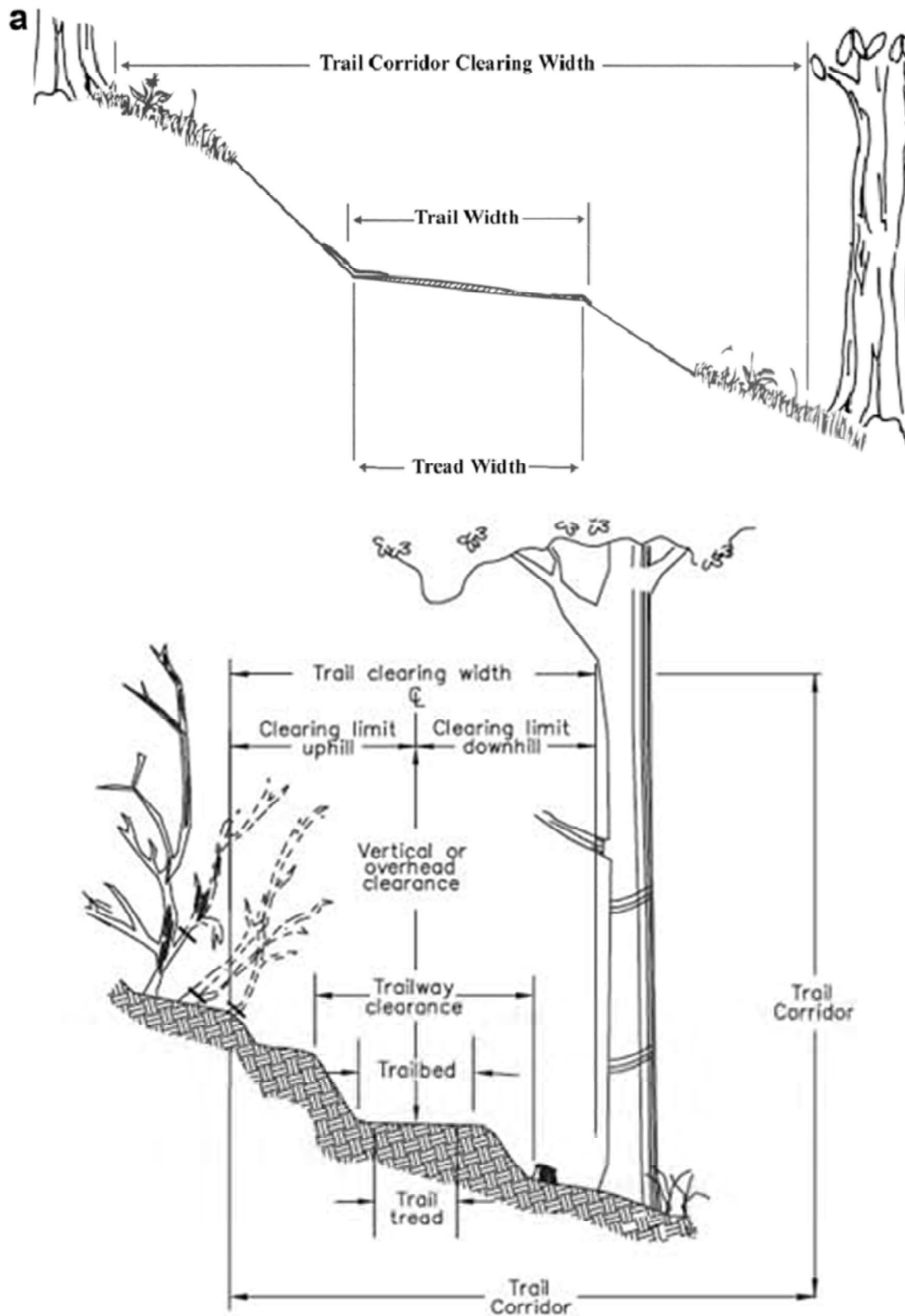
Vertical Trail Clearing Limit Uphill/Downhill: up to 35 ft in height **motorized Winter Traffic

Trail Tread Width: 6 ft (hardened Trail Surface, crowned and cleared to ground level), finish grade is desirable to be 1 to 3 inches above surrounding ground level for proper drainage

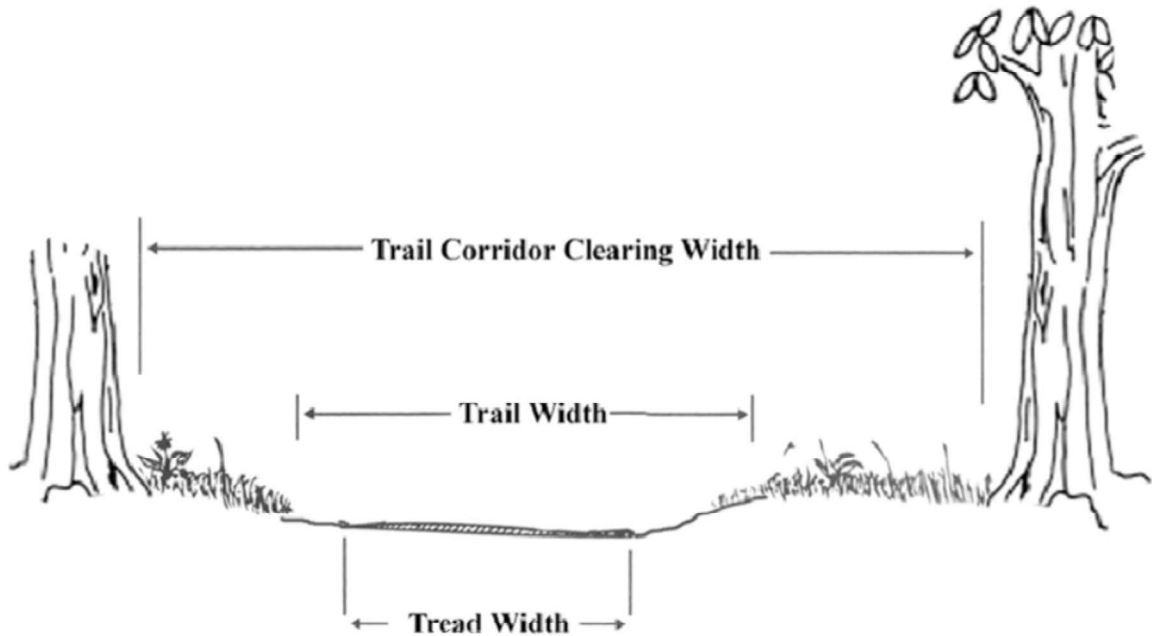
Trail Bed Width: generally 8 ft on grade, or slightly raised for proper drainage, cleared to ground level (except in areas where the Trail Bed needs to be raised above the surrounding terrain and a 3/1 ratio of taper width is required for persistent drainage or proper trail leveling)

Winter Snow Grooming Width: up to 18 ft, and may be groomed with as little as six inches of snow depth. ** Winter Only Trails are restricted to a Clearing Limit of no less than 12 inches above ground level, for the entire width of the Trail Clearing Width of 24 ft.

Illustrations:



b



Illustrations of Trail Corridor, Trail, and Trail Width for (a) Constructed Sidehill or Bench Trails (aligned close to the contour), and (b) Constructed Fall-Aligned or Generally Flat Terrain Trails (fall-aligned perpendicular to the contour).

Measures of performance, timeframes, ownership of improvements & reclamation:

Trail Markers, Trail Kiosks, Signage, bridges and any “moveable” objects or structures placed on KPB lands by Snomads Inc are the sole property of Snomads. Parking Lots, access drives and other “immoveable” improvements would remain upon termination of the Agreement for any reason. Reclamation of “moveable” objects or structures would be undertaken by Snomads if this agreement were to be terminated. Although none are present to date, Snomads reserves the right to place and maintain Public Outhouses and other permit structures (as detailed in individually KPB approved Detailed Project Plans) on KPB lands at Trailheads (Parking Lots) or along Trail Corridors.

Estimated value of proposed structures and facilities: Not applicable at this time

Any Short-Term and Long-Range Goals:

Snomads is in the planning process on several Grant Proposals for projects on KPB Lands. KPB acceptance of this amendment Authorizes & Approves Land Use for the following: (Para 1a-1c)

1. **Short-Term Goals:** Snomads Projects on KPB Lands either have, or will have, detailed Project Plans approved by the KPB LMD prior to construction.

- a. **Construction of a Reroute of the Watermelon Trail:** around Native (CIRI) Lands within 1 to 2 years (as funding permits). HSWCD has the lead on this project within the Anchor River/Fritz Creek Critical Habitat Area (ARFCCHA). The Watermelon Reroute traverses ADNR Parcels that are known to be 'KPB Select' parcels (16523008, 16523009). The reroute has been surveyed by Snomads is slated to begin construction of the reroute Summer 2022. Ref: KPB Resolution 2014-062
See attachment A - Watermelon Trail Survey

- b. **Watermelon Trail Public Outdoor Rec Parking Area Expansion (5.68 acres):** expansion to accommodate additional and diverse use. Snomads, as the responsible organization, and in cooperation with HSC, is slated to begin expansion construction of the Watermelon Trail Parking Lot located on **KPB Parcel ID's: 17113141, 17113106**. Its current size is **1.82 acres**, and with the previously specified expansion of the parking lot as detailed in the original CMTA 2101-01 Apr 21, will add **3.86 acres** to the West of the current parcel, for a total of **5.68 acres**. Snomads will share construction and management costs/responsibilities with HSC. Cooperation between Snomads and HSC is intended solve a capacity issue for both organizations, providing some 65 ea. single vehicle parking spaces, and 35 spaces for vehicles with trailers. Uses/Facilities Planned: Fee for Use Parking, Bathrooms, and Pavilion.
**On-Site Survey conducted by Snomads on 2 Apr 2022
See Attachment B: Initial Site Plan – Watermelon Trail Public ODR Parking Lot

- c. **East End Road Public Outdoor Rec Parking- Event-Ag Complex:** This project replaces the Snomads Private Jones Parking Lot on East End Rd with a larger East End Road Public Outdoor Recreation Parking and Event Complex on KPB (Borough Select **Parcel ID: 18515101**) that will accommodate expanded Motorized and Non-Motorized, Multiuse Outdoor Recreation users as well as Agriculture (Dual Use). This is intended to be revenue producing to help fund trail maintenance operations. This is intended to be a multiyear buildout (5+) starting in 2022.
**On-Site Survey conducted by Snomads on 2 Apr 2022
See Attachment C: Initial Site Plan – East End Rd Public ODR Parking Lot/Ag
 - i. **Parking/Event Area:** **13.23 acres** (Potential Uses: Fee for Parking, Canteen, Bathrooms, Snomads Maintenance & Storage Facilities, Fuel Sales, Self-Storage (ORRV/other), Event Hosting, Cabin and Long Term Parking/Rental.
 - ii. **Parking/Ag & Trail Area 1:** **48.95 acres** Parking/Event Area resides within Parking/Ag & Trail Area 1. Ag would be Timothy Hay production. North Side of East End Rd. Ag/Trail Area-1 hosts Events and Trails.

- iii. Ag & Trail Area 2: 34.94 acres, South side of East End Road. Ag would be Timothy Hay Production area leasing (to a local farmer). Snomads is cooperating with the HCC and Friends of Kachemak Bay State Park to host Cycling, Hiking Trails and other Outdoor Recreation activities on this parcel, as well as supporting Parking (in the Parking/Event Area listed above) as a lead in to access the Kachemak Bay State Park. Trails here are intended to be Non-Motorized, but Snomads reserves the right to expand use.
2. **Long Range Goals:** As per Agreements, Partnerships and Easements, Snomads seeks to inform KPB of its plans and intentions. KPB acceptance of this amendment does not Authorize and Approve Land Use for the following: (Para 2a, 2b)
- a. Construct, Install and Maintain some 28 ea. Standardized Trail Bridges (up to 4 ea. of which on KPB lands) within the CHS Trail System that will support a Trail Groomer and ORRV traffic for year round use. 'CHS Standardized Trail Bridges' is a Snomads Pilot Project in partnership with HSWCD & US Fish & Wildlife. Plans are still being developed but the first two pilot project bridges are planned to be installed on KPB lands (Dry Hole Trail, KPB Parcel ID: 18515046) over two separate branches near the headwaters of the Anchor River. Multiagency Permitting (including Army Corps of Engineers) will be required.
 - b. Apply for and obtain Easements for each and every Parking Lot and Trail in the CHS Trail System, with the KPB listed as the 'Grantee'. Currently, most of the CHS Trails merely have DNR issued ADL's. An ADL is a DNR file number for a temporary and revocable descriptive status of any piece or parcel of State Land. Snomads recognizes the importance of establishing a permanent legal status for trails in the form of permanent Easements, to ensure that access and the resource is available for generations to come. When we apply for Trail Use Permits or Easements, DNR requires the applicant to do the work, and pay the fees, and in the case of Easements, issues it to themselves as the 'Grantee', on behalf of the public. The current arrangement does not empower the local user groups. Local groups do all of the maintenance and management, without the legal authority to properly manage the resource. Snomads will continue to request that our in-process and future Easement Applications submitted to DNR have KPB LMD be listed as the Grantee. This can be total, or part, so that the KPB CTMA can be used for actively and timely management of the CHS Trail System. KPB is also a survivable Government Public Trust Entity.

Conceptual Site Plan: See 'CHS Winter Groomed Trails Map' and 'CHS Trails Map-Land Ownership' depictions for Trails traversing KPB lands.

Caribou Hills South Rec Area:

Anchor Point | Homer | Fritz Creek | Fox River

Winter Groomed Trails Map

Total Trails Length: 90.66 miles



CTMA 2101-01
Amd-1, Apr 22

Homer

Ohlson Mountain

Watermelon Parking

Snomads

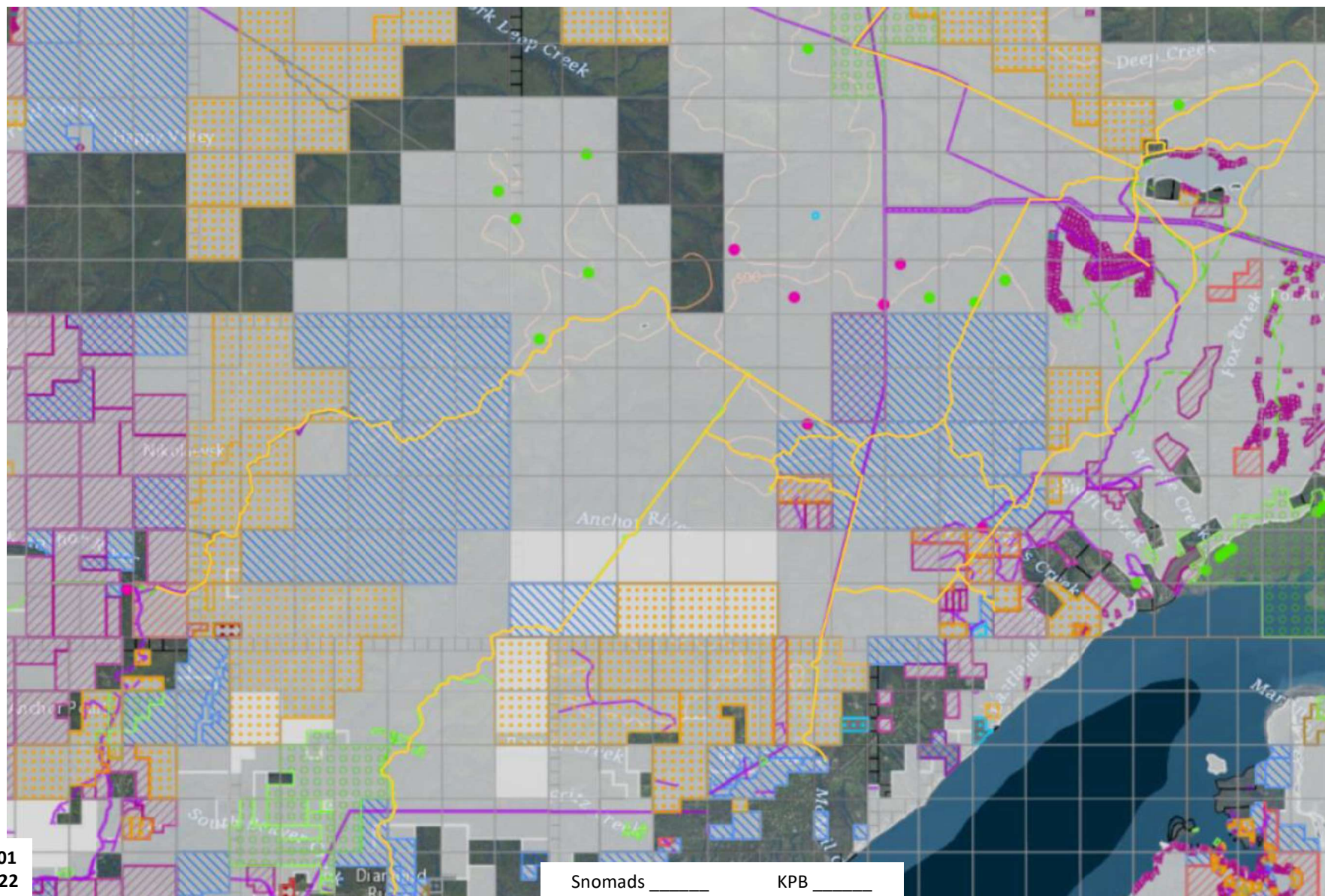
KPB

CHS Trail Map
Land
Ownership

KPB Lands



CTMA 2101-01
Amd-1, Apr 22



Location of trail improvements and buffers: As per Snomads Detailed Project Plans

Property lines, right-of-ways, easement, access: No known conflicts

Location of wetlands, water bodies, anadromous stream crossing and major topography: The CHS Trail System is replete with Wetlands, Lakes, Anadromous Stream Crossings. Snomads maintains a database of some 28 stream or significant water drainage crossing locations (in .kml format) that require either full bridging or Winter snow bridges. These are in various stages of maintenance or planned construction. Snomads continuously interacts with U.S. Fish and Wildlife and the Homer Soil & Water Conservation District and location Land Owners for ORRV trail traffic impact on these area that directs construction and maintenance operations.

Detailed Plans:

Snomads includes Site Surveys, Surveys for Record, Detailed Project Plans, Project Progress Reports, Annual Reports, Project Proposal and Proposed Amendments in its communication and interaction with the Borough. Detailed Project Plans, Project Status updates and Project completion reports will be forwarded to KPB in a timely manner.

Plans for specific improvement including architectural or engineering designs, when Applicable:

Snomads will contact KPB LMD for any improvements that are planned, and where applicable, will submit detailed project plans and amendment proposals to the CTMA and obtain requisite approval in the planning stages of projects.

Grant proposals, when applicable: Snomads will inform KPB LMD of all Grant Proposal plans or application that directly or indirectly impact KPB lands.

Trail Usage Restrictions:

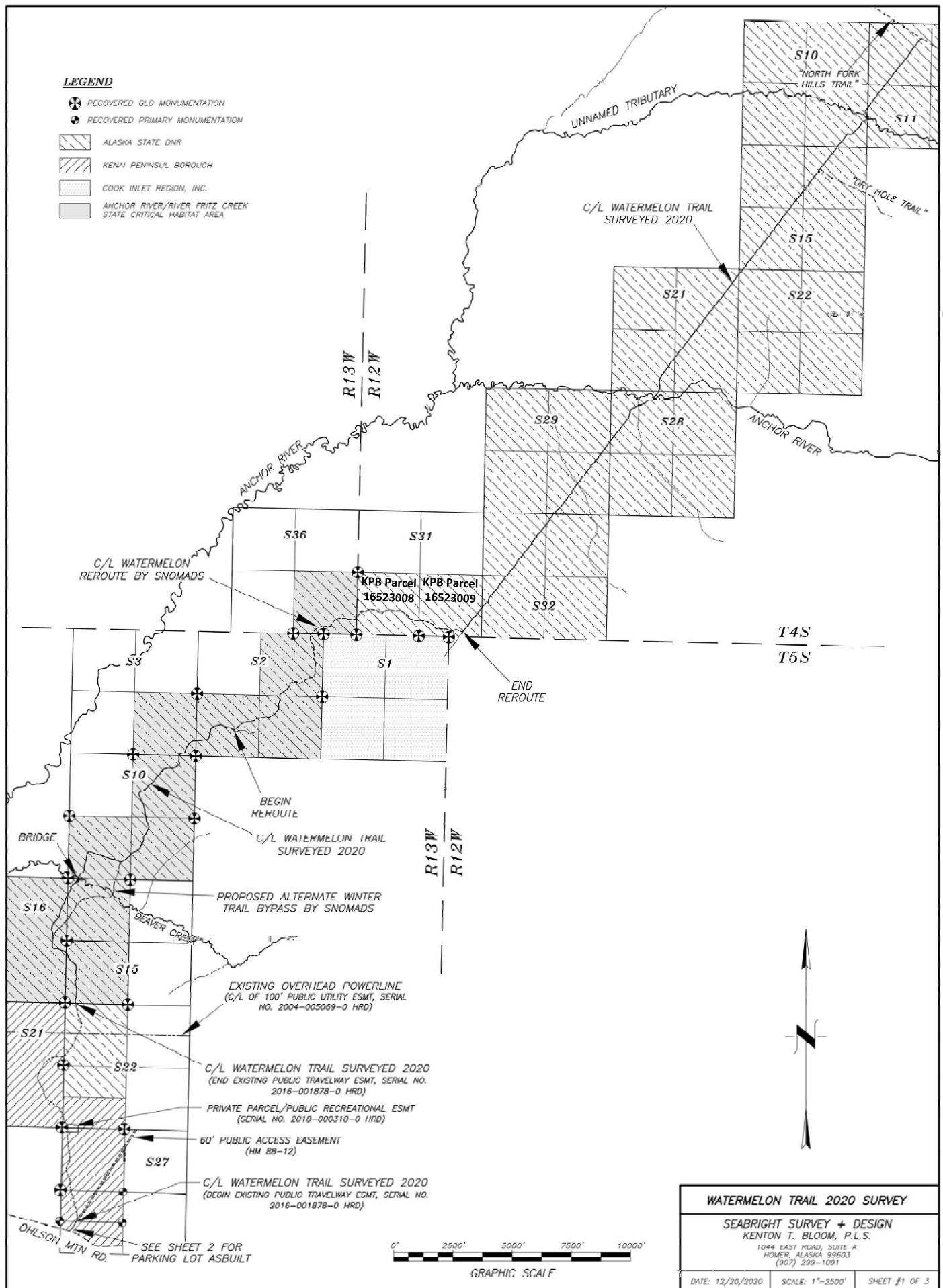
Wheeled ATV/UTV or any motorized Off Road Recreational Vehicle (ORRV) are authorized on Winter Groomed Snomads Managed CHS trails during the Winter Months, so long as they leave no greater than a 1' deep depression in the Trail. This is not only a safety measure to protect higher speed ORRV users, but also protects the significant investment in Trail Grooming the Snomads incurs every year. Wheeled Fat Tire bikes are permitted on CHS groomed Trails.

List of KPB Parking Lots & CHS Trail System Trails that traverse KPB Parcels:

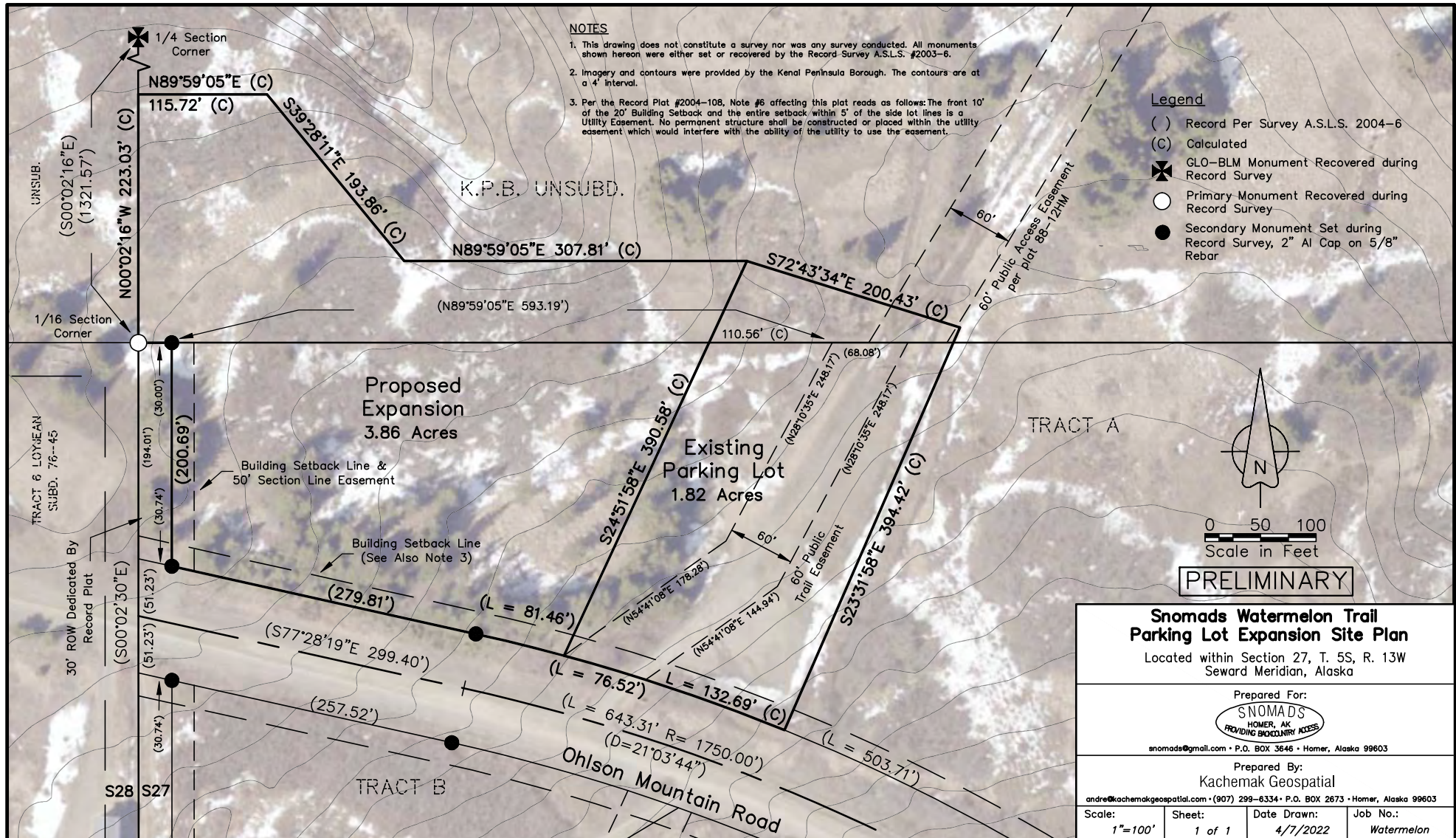
Note: Designation of 'Winter Groomed' may not denote that the entire trail is groomed, and all trails listed typically have some type of public user traffic 365 days per year. Snomads will maintain & provide KPB LMD updated .kml and .shp area boundary and trail line files for GIS Mapping Operations, upon request.

- a. **Watermelon ODR Parking Lot:** KBP Parcel ID's: 17113141, **17113106 (Amd-1)
- b. **Watermelon Trail/Ohlson Mtn Trail (Winter Groomed):** KBP Parcel ID's: 17113141, 17113106, 17113133, 17113102, 17110117, 17112015, 17109028, (& Borough Select Parcels: 16523008 & 16523009)
- c. **North Fork Hills Trail and **Deviations (Winter Groomed):** KBP Parcel ID's: **16521013, **16521006, **16512005, **16513003, 16513005, 16513007, 16505006, 16505007, 18515017, 18515046
- d. **Garcia Hill Trail:** KBP Parcel ID: 16513007 **Note: not cleared as of Arp 2022
- e. **McNeil Power Line Trail (Winter Groomed):** KBP Parcel ID's: 17231166 (added to LMD 08-02), 17205213, 18515046, 18515017
- f. **Dry Hole Trail (Winter Groomed):** KBP Parcel ID's: 18515046, 16515006
- g. **Blue Trail (Winter Groomed):** KBP Parcel ID's: 18515046, 18515017, 18515018
- h. **McNeil Canyon Trail (Winter Groomed):** 17201726, 18521055, 18521056
- i. **Matthews Hill/Gravel Pit Trail (Winter Groomed):** KBP Parcel ID's: 18521053, 18515046, 18515018
- j. **Hidden Hills Trail:** KBP Parcel ID's: 17104022, 17104018, 17137114, 1652002, 16513003, 16513007
- k. **Eagle Lake Trail (Winter Groomed):** KBP Parcel ID's: 18521050, 18521053
- l. **Moosehorn Lake Trail (Winter Groomed):** KBP Parcel ID: 18515018
- m. **Diamond Ridge Connector Trail:** KBP Parcel ID's: 17110201 17106038, 17110117 (added to LMD 08-02), **Note: Surveyed but, not cleared or constructed
- n. **Jones Connector Trail:** KBP Parcel ID: 18515101
- o. **East End Road Public ODR Parking Lot- Event-Ag Complex:** KBP Parcel ID: **18515101

Attachment A - Watermelon Trail Survey



Attachment B: Initial Site Plan – Watermelon Trail Public ODR Parking Lot

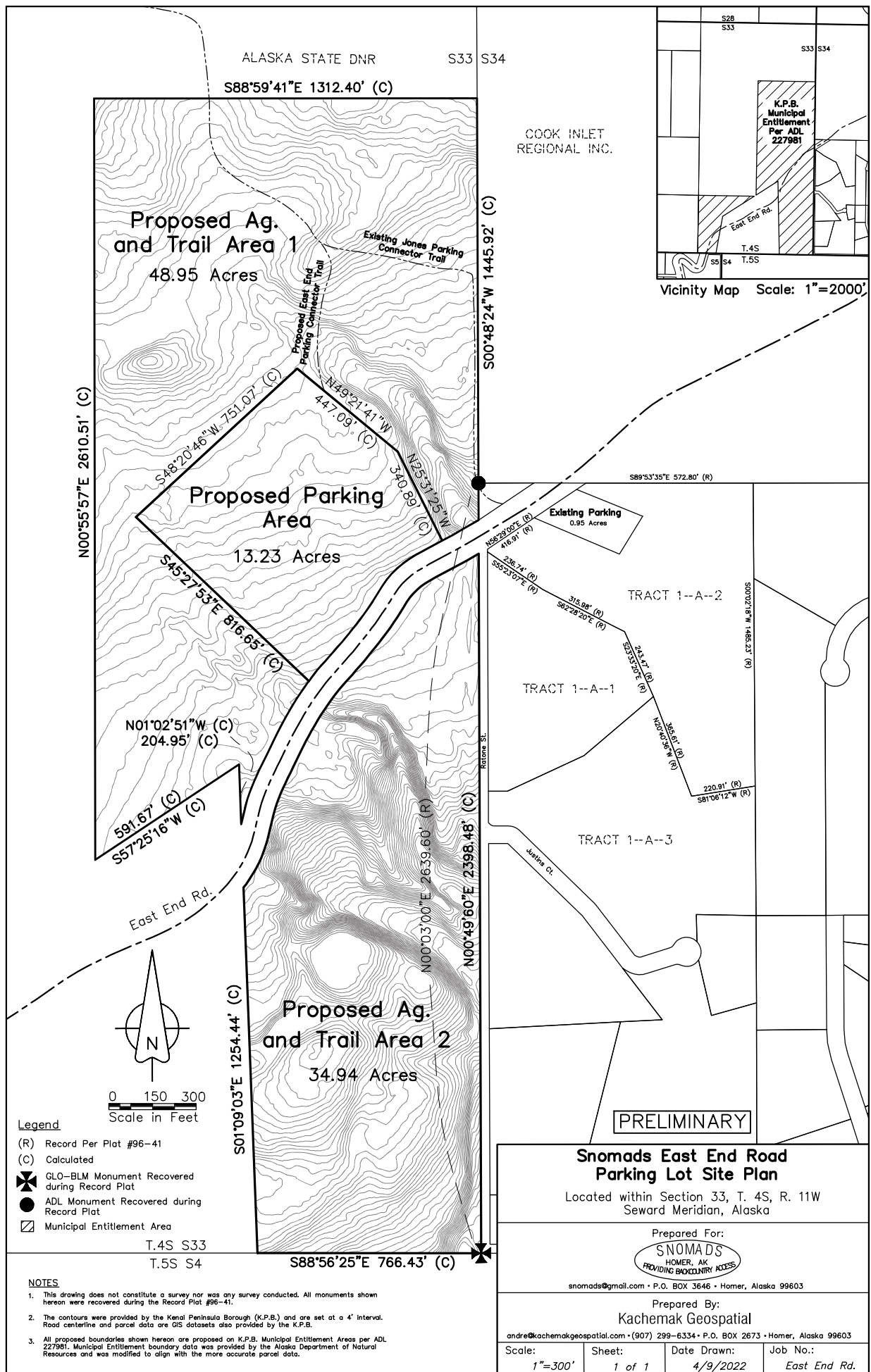


CTMA 2021-01 Amd-1, Apr 22

Snomads _____ KPB _____

pg. 15

Attachment C: Initial Site Plan – East End Rd Public ODR Parking Lot/Ag





SnoMads Bridge



Project Area

KPB Parcel(s):

16523007

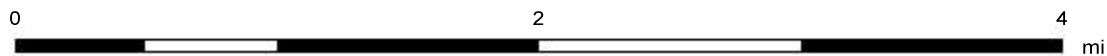
Project Description:

recreational use access bridge

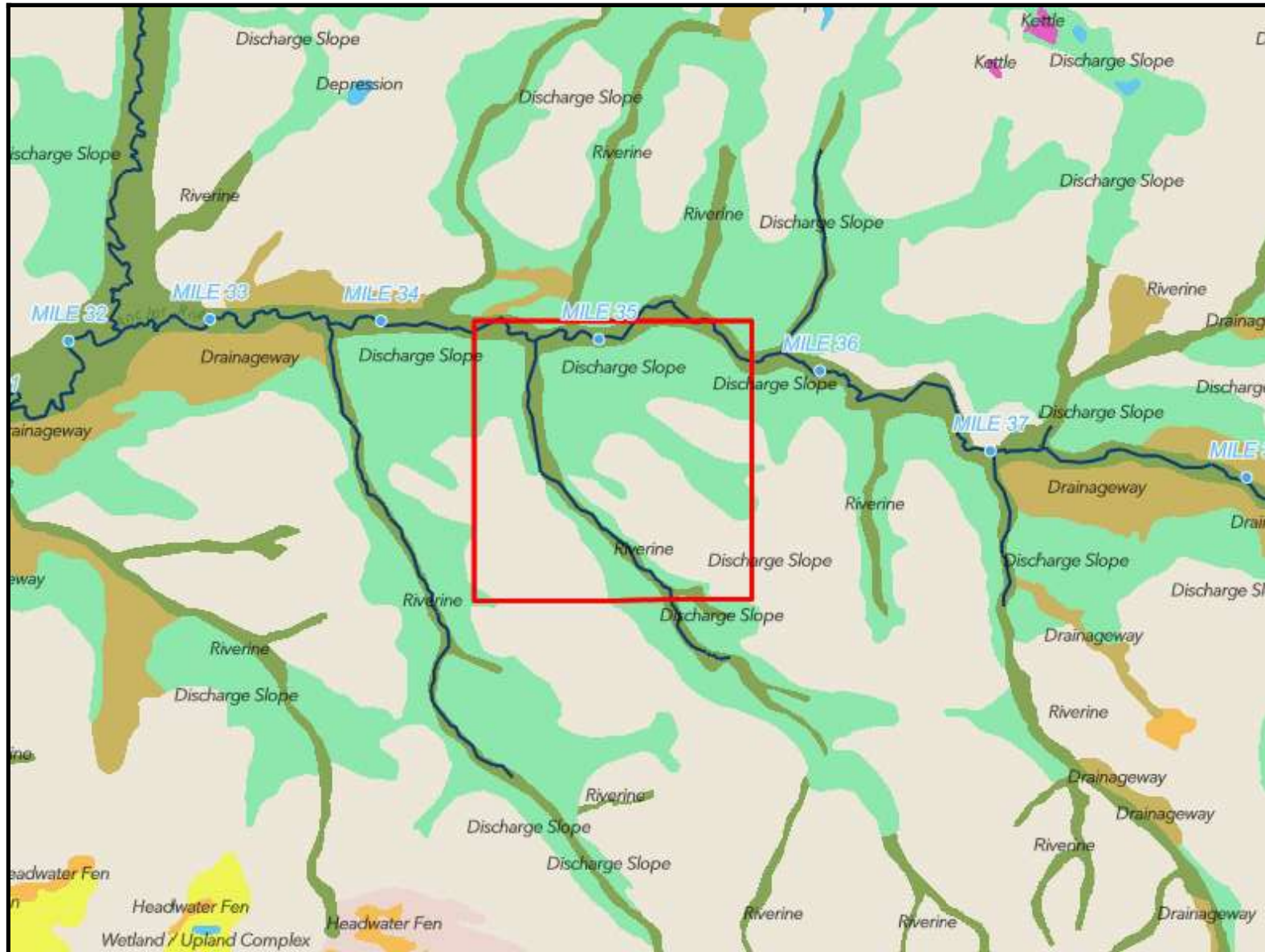
Vicinity: Remote



Map created by Aldridge, Morgan
Tuesday, June 17, 2025



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

KPB Parcel(s):

16523007

Regulatory

KPB 21.18 Anadromous Waters

KPB 21.18 Anadromous Lakes
and Areas

- Exempt
- Managed
- Unregulated
- n/a

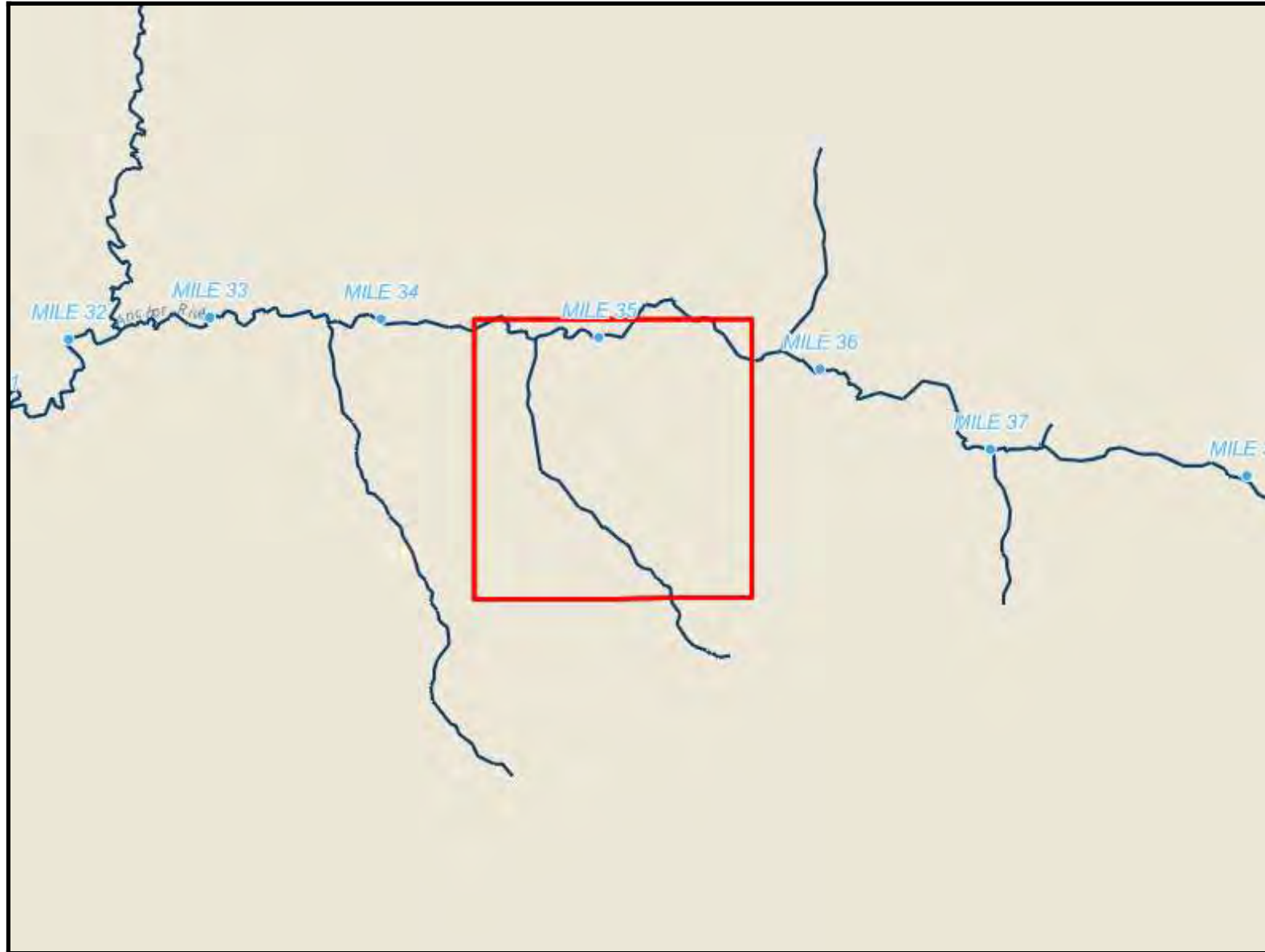
Landcover Features

KWF Wetlands Assessment

- Disturb
- Depression
- Discharge Slope
- Drainageway
- Floating Island
- Headwater Fen
- Kettle
- Lake
- Lakebed

Map created by Aldridge, Morga
Tuesday, June 17, 2025





 **Project Area**


KPB Parcel(s):

16523007

Regulatory

KPB 21.18 Anadromous Waters

KPB 21.18 Anadromous Lakes
and Areas

 Exempt

 Managed

 Unregulated

 n/a

Map created by Aldridge, Morga
Tuesday, June 17, 2025





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

PC Res No.	2025-10
Planning Commission Meeting:	Monday, July 14, 2025
Applicant	SnoMads
Mailing Address	PO Box 3646 Homer, AK 99603
Legal Description	T 4S R 12W SEC 28 SM HM ALL OF SEC 28
KPB Parcel Number	16523007

Project Description

A Conditional Use Permit is sought pursuant to KPB 21.18 for the construction of two bridges within the 50-foot Habitat Protection District of the waterbodies, as established in KPB 21.18.040.

Background Information

Per the Snomads trail agreement, this is a portion of the trails system that is being updated in accordance with their trail plan to include a 40 foot bridge across the Anchor River and an unnamed tributary.

Project Details within the 50-foot Habitat Protection District

On the Anchor River, the installation of a 40 foot bridge, construction of 2- eight foot wide sections with wooden plank tops, concrete abutments and up to 64 cubic yards of rock fill. On the unnamed tributary, the installation of a 40 foot bridge, construction of a single 8 foot wide section lined with wooden planks, concrete abutments and up to 32 cubic yards of rock fill.

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)(5), construction of transportation infrastructure may be approved as a conditional 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. The bridges will allow for clear fish passage as they meet the ADF&G standards for fish passage.
7. The bridges will allow for recreational use along the trail while also keeping the streams clear of vehicle traffic.
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 Monday, July 14, 2025.
11. Agency review was distributed on July 2, 2025. 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 July 2, 2025. A total of 2 mailings were sent.
13. Pursuant to KPB 01.08.180 (B) (1) (3), public notice was posted.
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 waterbodies.
2. The two bridges 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 one calendar year 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, 4-5 and Findings 1-2 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; **Condition 11 and Findings 2-5 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Condition 8 and Finding 8 appear to support this standard.**

4. The proposed use or structure is water-dependent; **Findings 1, 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements; **Conditions 10-11 and Finding 14 appear to support this standard.**

Attachments

Multi-Agency Application
Draft Resolution 2025-10

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 2025-10.

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 2025-10

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE CONSTRUCTION OF BRIDGES ACROSS THE ANCHOR RIVER AND AN UNNAMED TRIBUTARY WITHIN THE 50-FOOT HABITAT PROTECTION DISTRICT.

- 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 posted as provided in Section 01.08.180 (B) (1) (3); and
- WHEREAS,** public testimony was received at the Monday, July 14, 2025 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

On the Anchor River, the installation of a 40 foot bridge, construction of 2- eight foot wide sections with wooden plank tops, concrete abutments and up to 64 cubic yards of rock fill. On the unnamed tributary, the installation of a 40 foot bridge, construction of a single 8 foot wide section lined with wooden planks, concrete abutments and up to 32 cubic yards of rock fill.

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)(5), construction of transportation infrastructure 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. The bridges will allow for clear fish passage as they meet the ADF&G standard for fish passage.
7. The bridges will allow for recreational use along the trail while also keeping the streams clear of vehicular traffic.
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 Monday, July 14, 2025.
11. Agency review was distributed on July 2, 2025. 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 July 2, 2025. A total of 2 mailings were sent.
13. Pursuant to KPB 01.08.180 (B) (1) (3), public notice was posted.
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 waterbodies.
2. The installation of the 40 foot bridges 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 one calendar year 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, 4-5 and Findings 1-2 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; **Condition 11 and Findings 2-5 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Condition 8 and Finding 8 appear to support this standard.**
4. The proposed use or structure is water-dependent; **Findings 1 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements. **Conditions 10-11 and Finding 14 appears to support this standard.**

THIS CONDITIONAL USE PERMIT EFFECTIVE ON _____ DAY OF _____, 2025.

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.