

Ordinance 2024-04
eComments

Cynthia Dawson

Location:

Submitted At: 6:39pm 02-26-24

I have a home on Snug Harbor Road and I oppose authorizing the concrete operations on Snug Harbor Road. Snug Harbor Road is not conducive for the additional heavy traffic that will result from these operations--both the drop off of aggregate from the Sterling Highway and the carrying of concrete onto the Sterling Highway. It will cause damage to our peaceful enjoyment of our property in our so-loved summer months, it will cause damage to the roadway itself, it is not hard to imagine a potential injury to person or pets from trucks moving at a high rate of speed (it has a 25MPH speed limit and is treated as if it is a normal highway), and the oh-so-important Cooper Landing Emergency Services will have to compete with access to the Sterling Highway when there is a back-up of traffic from the cement trucks and dump trucks (double length) when there is a summer emergency on the Sterling Highway. This proposal was rushed through to say the least and I have no facts as to what other locations were considered. PLEASE VOTE NEGATIVE ON THIS ORDINANCE!

Alison Neeld

Location:

Submitted At: 4:00pm 02-26-24

Please reconsider placement of the cement batch plant from Snug Harbor Road to another location.

Cooper Landing residents are hopeful and supportive of many actions taken to complete this bypass project, but we are running out of safe spaces in our community. For many years, I've been a daily walker of Bean Creek Road. After having rocks and gravel bruise my face, rocks hit dogs I've been walking, and nearly being hit by large vehicles, I had to switch my route to Quartz Creek Road which is also no longer an option with bridge work and constant construction traffic. Now we are losing our last road, Snug Harbor.

Houses and gardens are covered constantly in dust and gravel from these large trucks. Our kids and dogs are no longer allowed to play freely in yards. Even with all of the promises of limited traffic, we all know that it is in any business's best interest to maximize profit out of any location they lease. No guarantees can be made about limiting the numbers of trucks or days the road is used.

From the AL APC Meeting this week, it sounds like a majority of the traffic is planned for July. This is also our biggest traffic month from increased recreational traffic on this road. We have asked Troopers for assistance during this time period in our community and repeatedly been

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told it is not possible with current staffing and budget issues. We have long delays at the busy intersection of Snug Harbor Road and the Highway and the line builds up in front of our Cooper Landing Emergency Services and Fire Hall.

Our roads in Cooper Landing are falling apart with the increased traffic already. The state and Burrough have given no solutions to fixing the existing problems. Having these trucks tearing up another road that is not already a part of the current construction traffic seems wasteful and unnecessary. Please consider use of Dave Creek Gravel Pit, or a space along the Bypass cut.

I understand it is in the best interest of the cement company to be centrally located between both access points of the bypass. It saves them time and money. I feel that this comes at the expense of Cooper Landing residents once again.

We are being priced out of our town by temporary construction workers inflating rent, losing local recreating spaces, and now, all of our roads will be filled with construction traffic.

Please help to keep Cooper Landing a livable town.

Thank you,

Alison Neeld
Cooper landing Resident

Heidi Wood

Location:

Submitted At: 11:07am 02-24-24

As a frustrated homeowner in Cooper Landing, I am writing to let you know I too, feel blindsided with the proposed batch plant ordinance being placed down Snug Harbor Road. I am STRONGLY opposed to this and believe the borough needs to consider and listen to their taxpayers before deciding on this issue. Why you would chose an area that affects its residents, an area where people actually live and reside in, instead of an area where there are no residents, is beyond me?

Obviously, the added noise and airborne pollution from the trucks, speeding of the heavy and large vehicles (because that is never enforced), and wear on the road from the heavy equipment will definitely affect our families. Many of us have cabins directly off of Snug Harbor and this, along with the added traffic it will create will only further the congestion problem of getting onto and off of the Sterling Highway. It will also add increased difficulty with the home owners who have property right off the road getting our boats and vehicles parked back onto our properties after a day of fishing, biking, or other day to day activities. We are near a blind corner and just getting onto the road now is often dangerous.

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Another huge issue I have with this are the ENVIRONMENTAL concerns for residents, as well stated in other letters. (i.e. NOx, sulfur dioxide, and carbon monoxide). The smell alone directly affects me, as I get migraines from the emissions of diesel trucks. I have also seen your lack of environmental concerns when you repaved and widened the small section of road tearing away a whole mountainside due to erosion problems and now creating a lot of drainage issues on our property that you have chose to ignore (we have brought to your attention numerous times). This is an area directly by the lake- does this not concern you?

Please reconsider and listen to what your community is saying and come up with area away from where a large number of your resident homes reside. The most logical and reasonable area would be where it does not affect the a large number of your Cooper Landing residents every day.

Heidi Wood
Cooper Landing Home owner.

Thomas Wanat, Jr

Location:

Submitted At: 4:58pm 02-23-24

I just learned about the proposal to put a cement batch plant 2 miles up Snug Harbor Rd. Once again I'm completely blindsided by such an important issue that I didn't have the luxury of any time to digest or comment on, the first being the Snug Harbor road widening fiasco several years ago. It's sad how we dutifully pay our property taxes yet have no say in important matters that affect us so.

The obvious noise, speeding traffic, and airborne pollution will unquestionably be significant. We already tried fighting 'city hall' with the increased traffic and speeds of that traffic that we saw with the aforementioned road improvements. The posted 25 mph does NOTHING to curb speeders...even some of the residents of the Senior Center fly by at 50 and laugh when I gesticulate to slow down (hear this little old guy in your sporty red convertible)! Those of us who jockey our boats onto and off of our property and those of us with children and grandchildren particularly feel the danger. Will it take a fatality before KPB understands our plight?! And now we'll be faced with cement materials coming in and heavily loaded finished cement trucks going out, none of which will be driving 25mph.

The dust and pollutants generated by a cement operation are also significant concerns for respiratory health. The cement manufacturing industry was an Environmental Protection Agency New Source Review/Prevention of Significant Deterioration (NSR/PSD) national enforcement initiative in fiscal years 2008-2010 and was continued as a Reducing Air Pollution from the Largest Sources national enforcement initiative for fiscal years 2011-2013. The cement sector is

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the third largest industrial source of pollution, emitting more than 500,000 tons per year of sulfur dioxide, nitrogen oxide, and carbon monoxide. Beginning in 2008, EPA has pursued a coordinated, integrated compliance and enforcement strategy to address Clean Air Act New Source Review compliance issues at the nation's cement manufacturing facilities.

Health and Environmental Effects of Cement Plant Emissions Cement plants are a significant source of sulfur dioxide, nitrogen oxide and carbon monoxide, which are associated with the following health and environmental impacts:

- * Nitrogen oxide (NO_x) can cause or contribute to a variety of health problems and adverse environmental impacts, such as ground-level ozone, acid rain, global warming, water quality deterioration, and visual impairment. Affected populations include children, people with lung diseases such as asthma, and exposure to these conditions can cause damage to lung tissue for people who work or exercise outside.
- * Sulfur dioxide (SO₂) in high concentrations can affect breathing and may aggravate existing respiratory and cardiovascular disease. Sensitive populations include asthmatics, individuals with bronchitis or emphysema, children, and the elderly. SO₂ is also a primary contributor to acid deposition, or acid rain.
- * Carbon monoxide (CO) can cause harmful health effects by reducing oxygen delivery to the body's organs and tissues, as well as adverse effects on the cardiovascular and central nervous systems. CO also contributes to the formation of smog (ground-level ozone), which can cause respiratory problems.

Please review your plan for this batch plant location. It seems as though a location closer to the point of need would make more sense. I've seen how much clearing has been done beyond the Bean Creek Trailhead. Maybe that's a more logical location?

Tom Wanat
Snug Harbor Rd
907-854-7297

Alec Lamberson

Location:

Submitted At: 3:07pm 02-23-24

I am writing to express my strong opposition to the proposed concrete batch plant in our residential area. As a concerned member of this community, I believe that this project poses significant risks and drawbacks that could adversely affect the well-being and quality of life for the residents. Not to mention a significant safety to current traffic and pedestrians already using this area. This plant would add unnecessary heavy truck traffic to an already congested road. I believe this last-minute notification has violated borough ordinance 17.10.110. - Notice of disposition. Which is governed by 17.10.100. - Methods of disposition. Paragraph I. Issues not

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addressed completely at any meetings or any of the lease documents I have seen so far: Noise and Air Pollution: Batch plants are known for generating considerable noise and emitting airborne particles. The constant noise from the machinery and the dust produced during the concrete mixing process could have severe consequences for the tranquility and health of our community. Traffic Congestion: The influx of heavy vehicles associated with the transportation of raw materials and the delivery of concrete can lead to increased traffic congestion in our already quiet streets. This not only poses safety hazards but also disrupts the peaceful flow of our neighborhood. Health Concerns: The emissions from a concrete batch plant may contain pollutants such as particulate matter, volatile organic compounds, and other hazardous substances. These pollutants can have adverse effects on respiratory health and overall well-being, especially for vulnerable populations such as children and the elderly. Environmental Impact: Concrete batch plants may have a negative impact on the local environment, affecting soil, water quality, and nearby ecosystems. Our community values sustainability and environmental responsibility, and this project goes against those principles.

A mere \$3500 per year of revenue for the borough is not worth the disturbance caused by the heavy truck traffic on Snug Harbor Rd. or Bean Creek Rd. Snug Harbor Rd. was paved and a bike path added to address the safety issue on the road in the first place. A bike path that was cut short and is not complete in my opinion. From a logistical point of view, this location adds to travel time for delivering materials to final locations. Whether it be raw materials or concrete. Why would you send this type of traffic through 4 miles (round trip, including Snug Harbor and Bean Creek) of residential roads with 25 mph speed limits? There is a bypass being built already, use those areas for this type of project. I respectfully urge you to reconsider the decision to locate the concrete batch plant in our residential area. I believe that there are more suitable locations for such industrial activities that do not compromise the well-being and harmony of a community.

Alternate locations:

Parcel ID:11930026

Parcel ID:11912417

Parcel ID:11907133

Mile 53 of the Sterling Hwy., an area already being utilized for the project.

I'm sure that there are reasons these obvious locations were not selected. In the end we have to make wise choices and just do what makes logical sense. We are already cutting a swath through the wilderness for the bypass. Any reason not to choose a location other than a location that needs access via a residential area for a batch plant makes no sense.

Sincerely,

Alec Lamberson

Cooper Landing resident

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907-406-0681

alecontheslope@gmail.com

Katie Feichtinger

Location:

Submitted At: 3:01pm 02-23-24

I write to show my opposition to the lease with Davis Block and Concrete for the Batch Plant at the Snug Harbor materials site. I feel that through either disorganization or willful intentions the borough planning department presented this plan to the Cooper Landing APC one day after their regularly scheduled meeting and therefore a special meeting was required. This short notice did not allow for adequate public comment on the proposed ordinance and at the time of this comment I have not seen any public comments supporting this ordinance to the Cooper Landing APC or Borough. The initial request for lease by Davis Block was presented to the Borough in July of 2023 for consideration. My concerns for this locations are as follows: 1. The paved section of Snug Harbor road is already showing surface damage and having a long duration of trucks of aggregate and loaded concrete will further exacerbate this damage. 2. The increased heavy truck traffic along Snug Harbor and Bean Creek road places pedestrians at increased risk of disastrous impacts with heavy commercial vehicles. 3. The fugitive dust lofted by the trucks along the roads may potentially cause long term health problems of residents that reside along the haul route. 4. Access/Egress of emergency responders and vehicles at the Cooper Landing Emergency Services has already proven difficult during times of heavy summer traffic up and down the Sterling Highway corridor without the addition of heavy trucks turning in and out of said intersection. 5. Access to the Cooper Landing Post Office will cause additional congestion. 6. For the summer of 2024 at a minimum the concrete trucks will be access the highway project through the Bean Creek road access and this road with very limited shoulders also has a high volume of pedestrian traffic generated by residents, Cooper Landing Community club as well as the Kenai Princess Lodge. 7. The site proposed at the Snug harbor materials site consists of overburden that was removed from other construction projects around town and I have concerns with its stability for supporting a batch plant with its high percentage of unorganized clay and organic materials especially in the event of an earthquake. 8. The noise pollution created by trucks going through a relatively hilly stretch of road will cause impacts to residents living as close as 40 feet from the road surface. To my best knowledge many of these concerns would be eliminated or reduced with the installation of the concrete plant at the existing work pads along the highway cut. I understand that the Borough may make up to \$3500 dollars per year and have the slash disposal managed for the duration of this lease. Are these few dollars worth the potential risks to residents, along the haul corridor in short and long term health impacts, all Kenai Peninsula residents and visitors that will experience traffic delays of additional heavy trucks moving at less than posted speed limits turning on and off the Sterling Highway?

Daniel Osborn/Katie Feichtinger, Cooper Landing