

From: Vanessa Brown
To: [Ogren, Eric](#)
Subject: <EXTERNAL-SENDER>Permit for sand and gravel extraction
Date: Tuesday, February 8, 2022 4:28:56 PM

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To whom it may concern,

I am reaching out regarding Parcel number 063-047-04. Owner: AM&T Vantage point
Location: 36280 Robinson Loop Rd. Permit for sand and gravel extraction.

My property is 39606 Valley View Rd

Please understand that allowing this to proceed would cause disruption of everyday life to the residents. The noise pollution and increased truck traffic would negate the idea of living here. Many residents chose this location to be away from traffic and noise pollution. Many of the residents in this area are retired and plan to live their lives out in the home they reside in. Please do not proceed with allowing the sand and gravel extraction project to proceed.

Thank you for your time,

Vanessa Brown

From: John Baldridge
To: [Ogren, Eric](#)
Cc: Baldridgejohnd@gmail.com; [Sheilah Baldridge](#); [David Albright](#)
Subject: <EXTERNAL-SENDER>KPD 3934, CLUP application 36820 Robinson Loop Road
Date: Wednesday, February 9, 2022 8:11:54 AM

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Dear Mr Ogren and Planning Commission Members,

My wife Sheilah and I live at 38950 Leilani Street, approximately 500 feet from the SW corner of the property described in the CLUP submitted by Nathan Verba - AM&T Vantage Point.

I encourage you to disapprove the requested permit for several reasons. First of all, the requested permit is incomplete. If you review the map included with Verba's permit you will see several drinking water wells nearby. However, not all have been identified including our drinking water well. I also know of at least five additional wells adjacent to the Verba property that are not identified. Extracting massive volumes of sand and gravel in this area has a high potential for ground water disturbance and impacts to residential drinking water.

Additionally, if you look at the larger map of this area, you will notice that the closest haul route to get the gravel the several miles out to the Sterling highway is through residential areas containing several churches and finally through the Sterling Elementary school zone. Assuming that this proposed gravel pit is actually economic, the Planning Commission should consider the safety implications of hundreds, if not thousands of heavy trucks transiting this area annually.

Finally, the last thing this neighborhood needs is another gravel pit. If you look at the Borough GIS showing material sites in a five mile radius, they will see dozens of sites. Some active, some inactive and some improperly and unsafely abandoned. While it is true that significant amounts of gravel and aggregate will be required for the proposed Sterling highway road project, there are numerous sites adjacent to the highway project that can and will economically provide the material needed, without near the potential detrimental impacts to the public and adjacent property owners as will this proposed Robinson Loop site.

I urge the Planning Commission to not approve the CLUP submitted by Nathan Verba - AM&T Vantage Point.

Sincerely,
John Baldridge

From: [Ogren, Eric](#)
To: [Shirnberg, Ann](#)
Cc: [Aeschliman, Melanie](#)
Subject: FW: <EXTERNAL-SENDER>Conditional Land Use Permit - Material Extraction Applicant: AM&T Vantage Point, LLC KPB-3934
Date: Thursday, February 10, 2022 12:52:15 PM
Attachments: [image002.png](#)

Hello Ann,

Would you be able to make this a laydown item? It is a comment on the AM&T LLC CLUP application.

Eric D. Ogren
Code Compliance Officer/Acting KPB Planner
Ph: (907) 714-2209
Fx: (907) 714-2378



From: David Albright <DavidAlbrightAK@hotmail.com>
Sent: Thursday, February 10, 2022 12:41 PM
To: Ogren, Eric <eogren@kpb.us>
Cc: Marilyn Albright <marilynalbrightak@hotmail.com>; John Baldrige <baldrigejohnd@gmail.com>; Jennifer Howell <thmarine1@yahoo.com>
Subject: <EXTERNAL-SENDER>Conditional Land Use Permit - Material Extraction Applicant: AM&T Vantage Point, LLC KPB-3934

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Dear Mr. Ogren and Planning Commission Members,

I'm writing this email in response to KPB-3934 CLUP application for 36820 Robinson Loop Road, Sterling, Alaska, submitted by Nathan Verba - AM&T Vantage Point LLC. I'm unable to participate in the February 14, 2022 planning commission meeting. Please accept this email as my public comment for the record.

My name is David Albright, and my wife Marilyn and I live at 36539 Robinson Loop Rd in Sterling, Alaska. Our property is Lot 1A Leilani Subdivision Albright addition. Our mailing address is PO Box 848, Sterling, Alaska. Our East property line borders on the subject's West border across Robinson Loop.

Let me first point out that I believe people who purchase property should be able to use that property as they see fit. Conversely, those property owners have a responsibility to not interfere with their neighbor's way of living as they use the property to their own pursuits.

We have owned this property since 1982 and have recently subdivided our acreage into

two parcels, one of which is where we currently live (PID 06379011). I bring this information as a background to the nature of the surrounding neighborhood. There are other gravel pits in the area, some functional, others unused. We do have dump trucks running in the summer on Robinson Loop. We were aware of this when we purchased the property.

Our neighborhood is mostly residential with a few vacation rentals in the area. According to the plat, there are 19 parcels that border the subject parcel. Of those nineteen, twelve are labeled residential, one is an accessory building, and six are undeveloped. I do take exception that our lot is labeled as undeveloped – driveway, gravel pads, electricity, well, telephone, garage shed, storage shed, kitchen shed and a travel trailer. So let's make it thirteen residential parcels. All of these owners were here before the proposed gravel pit. A working pit across the street of residential lots was not perceived and we are not happy about it.

As you well know, Material Site ordinance 2021-41 was tabled by the assembly on 2/2/22 with an agreement to go back and revisit the revisions in working groups. Since the ordinance was first introduced 12/2021, and the applicant for the parcel applied in 12/2021, his intent would be to follow the new standards. As a conditional use permit, the applicant should be required to follow the new standards when they are passed. I think it will be a travesty if this CLUP is grandfathered in with the old standards.

One other issue of concern is the exit/ingress to the proposed gravel pit. Whereas the rules just state a legal access and the applicant notes that he has a ROW permit to Robinson Loop, I don't believe the SOA would have approved the ROW for a gravel pit to exit directly onto the State Highway and would have insisted on egress from the KPB road Valley View, where dump truck traffic current enters the highway. Of course, I don't know this for a fact.

I don't think it would be in the best interest of the surrounding landowners to have another debris laden approach to this state highway. Valley View road already has this issue during the summer months. I'm biased because now I'll have to listen to up shifting/down shifting dump trucks accessing the gravel pit so close to my lot. This is not something that I ever expected in my retirement years, and I'm sure my neighbors didn't expect a working gravel pit to interrupt their summers and degrade their property values.

I appreciate the time and consideration of the commission to address my concerns. Please note under the KPB Planning Commission Resolution 2022-09 Items #14, the name of the highway should be corrected from Kenai Spur Highway to Robinson Loop Rd.

Regards,
David Albright

PO Box 848 Sterling, Alaska 99672 907.262.5817

From: [Ogren, Eric](#)
To: [Shirnberg, Ann](#)
Subject: FW: <EXTERNAL-SENDER>Gravel Pitt at 36280 Robinson Loop Road
Date: Friday, February 11, 2022 12:41:54 PM

Hello Ann,

Yet another comment for the AM&T for Monday's PC meeting, Is it too late to add to the packet? If so can we have it a lay down item.

Eric D. Ogren
Code Compliance Officer/Acting KPB Planner
Ph: (907) 714-2209
Fx: (907) 714-2378

-----Original Message-----

From: Mary Ellen Ashton <maryellenashton@gmail.com>
Sent: Friday, February 11, 2022 12:39 PM
To: Ogren, Eric <eogren@kpb.us>
Subject: <EXTERNAL-SENDER>Gravel Pitt at 36280 Robinson Loop Road

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I own a home on Weaver Lane Sterling within 2640 feet of the proposed gravel Pitt. I oppose the borough granting the conditional use permit to AM&T Vantage Point LLC for the following reasons:
This is a primarily residential and small farm area and a gravel pit is an inconsistent use in the area. Robinson Loop Road will suffer damage from trucks carrying sand and gravel and other vehicles on the road will be damaged.
AM&T is a brand new business with no record of operating within compliance for this type of business. Sterling is currently a growing residential area, not suiting for large scale mineral extraction operations. Any extraction should have a real remediation plan financed in advance.
MaryEllen Ashton
Sent from my iPad

From: [Ogren, Eric](#)
To: [Shirnberg, Ann](#)
Subject: FW: <EXTERNAL-SENDER>Gravel pit
Date: Friday, February 11, 2022 12:50:21 PM
Attachments: [image002.png](#)

Hello Ann here is another

Eric D. Ogren
Code Compliance Officer/Acting KPB Planner
Ph: (907) 714-2209
Fx: (907) 714-2378



From: Kenai Fly Fish <kenaflyfish@gmail.com>
Sent: Friday, February 11, 2022 12:49 PM
To: Ogren, Eric <eogren@kpb.us>
Subject: <EXTERNAL-SENDER>Gravel pit

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Thank you,

Ian McDonald

(907) 301-6957

Kenaflyfish@gmail.com

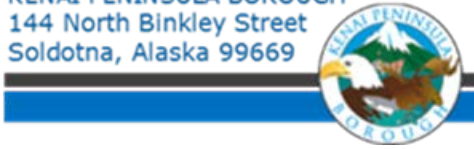
Kenaflyfish.com

From: [Ogren, Eric](#)
To: [Shirnberg, Ann](#)
Subject: FW: <EXTERNAL-SENDER>Fwd: Gravel Pitt at 36280 Robinson Loop Road
Date: Friday, February 11, 2022 12:51:09 PM
Attachments: [image002.png](#)

And Another.....

Eric D. Ogren
Code Compliance Officer/Acting KPB Planner
Ph: (907) 714-2209
Fx: (907) 714-2378

KENAI PENINSULA BOROUGH
144 North Binkley Street
Soldotna, Alaska 99669



From: fred dewey <deweyfred81@hotmail.com>
Sent: Friday, February 11, 2022 12:50 PM
To: Ogren, Eric <eogren@kpb.us>
Subject: <EXTERNAL-SENDER>Fwd: Gravel Pitt at 36280 Robinson Loop Road

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Subject: Fwd: Gravel Pitt at 36280 Robinson Loop Road

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for the following reasons:

This is a primarily residential and small farm area and a gravel pit is an inconsistent use in the area. Robinson Loop Road will suffer damage from trucks carrying sand and gravel and other vehicles on the road will be damaged. AM&T is a brand new business with no record of operating within compliance for this type of business.

Sterling is currently a growing residential area, not suiting for large scale mineral extraction operations. Any extraction should have a real remediation plan financed in advance. The "corporation" can simply dissolve, [after leaving a mess, contaminated water, and a giant hole] or declare bankruptcy - and "viola" no liability, no responsibility, just a ruined neighborhood. I would like to see individual indemnification for restoration by this "private" limited corporation, unlike every Matsu gravel pit which digs and leaves.