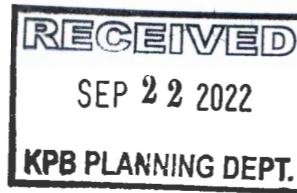


DESK PACKET

(ITEMS THAT CAME IN AFTER MEETING PACKET WAS POSTED)

3. Conditional Land Use Permit For Materials Processing
PC Resolution 2022-44
Applicant: Tutka, LLC
Landowner: Alaska Department of Natural Resources
Location: Northeast of the Lawing Airport, Seward, AK
Parcel ID 125-324-13
Moose Pass Area

Blair Martin, Planning Commission Chairman
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, AK 99669



September 18, 2022

Chairman Martin:

I reside on property adjacent to the DNR property identified in the Planning Dept. notice of gravel pit extension as parcel #125-324-13. My husband and I own and have resided on the adjacent Ptarmigan Lake Subdivision Tracts, Tax parcel #125-140-22 for over 35 years. We fear our home and property will be harmed because of our experiences, listed below, from the current blasting work in the primary site so far. Expansion will only increase our risk. The lack of information on any further expansion provided to neighboring residents and the Moose Pass Advisory Planning Committee add to these concerns.

At this point I request that the Planning Commission deny indefinitely this conditional use permit to Tutka LLC, that would allow expansion for materials extraction on parcel #125-324-13, until those of us who will be harmed can understand the full impact to our community and have input to the decision.

Our experiences with the materials extraction so far are as follows:

1. Insufficient warning of planned blasting
2. Blasting causing our house windows to rattle, which no earthquake has caused, raising concern about foundation integrity and damage to our well and water quality
3. Debris from activities rolling downhill onto our property (includes 55-gallon metal drum)

Our experiences due to lack of oversight and unauthorized use of gravel pits:

1. Garbage dumping, especially of household appliances and vehicles
2. Shooting of guns, especially loud, semi-automatics late at night
3. Fires and partying with potential risks of wildfires

Potential damage to property values if expansion occurs due to:

1. Visual eyesore due to location adjacent to our property and on scenic highway
2. Potential water/well damage (turbidity, contamination, water table damaged),
3. Diversion of surface water drainage

Again, I request that the KPB Planning Commission vote no, and deny the permit for materials extraction on Parcel #125-324-13 at the location "Northeast of the Lawing Airport". I also request more detailed information including geological and hydrological information on possible negative environmental impacts, that you surely would have obtained before making this decision.

I look forward to your responses.

Sincerely,

Ellen O'Brien

33749 Solar Mountain Road, Mile 24 & ¼ Seward Highway
Seward, Alaska 99664

Cc: Moose Pass Advisory Planning Commission, Jason Aigeldinger

From: [Jason Aigeldinger](#)
To: [Raidmae, Ryan](#)
Subject: <EXTERNAL-SENDER>Public comment statement regarding conditional land use permit application, materials extraction, parcel number 125-324-13
Date: Friday, September 23, 2022 6:12:49 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 Ryan Raidmae,
Below is my family's statement regarding the proposed materials extraction project slated for the Crown Point area.
Please share this statement with the planning commission and our expectation is that it be added to the public record.
Thank you,
The Aigeldinger Family

To: Planning Comission Chairman
144 N Binkley St.
Soldotna, Ak 99669

From: Jason and Laura Aigeldinger
31010 Trail River Road
Moose Pass, Ak 99631

Our written statement in response to the conditional land use permit application for materials extraction submitted by Tutka LLC situated on parcel # 125-324-13.

Chairman,

Both my wife and I have concerns regarding the above application that you and your planning commission colleagues will approve on Monday September 26, 2022.

Our main concern is how the longer term, larger, expanded operation at the quarry site situated less than a 1/2 mile from our home will effect our building foundations and we worry that five years of blasting at the quarry site may cause turbidity in the aquifer we pull our water from via the well on our property. We worry that the potential increased turbidity as a result of frequent and long term blasting operations may degrade or eliminate our ability to draw water from our well.

It is our expectation that if you ideed approve the application on Monday September 26, that the quarrying operations will not cause damage to our structures or impede our ability to access or compromise the quality of our drinking water.

It is unclear if the Kenai Peninsula Borough, Alaska Department of Natural Resources or Tutka LLC would assume the liability if our above expectations are negatively altered as a result of Tutka LLC's

expanded, multi year operation on DNR land enabled to be carried out with the approval of the Kenai Peninsula Borough Planning Commission.

It is unclear which government entity, either DNR or KPB is tasked with insuring that

the blasting operations are carried out in compliance with the Federal Office of Surface Mining guidelines which stipulate that ground vibration must not exceed 1.0 inch per second, and airblast (an audible increase in air pressure) must not exceed 133 decibels at any dwelling.

Those federal guidelines are in place to insure that blasting operations do not damage structures or compromise access to subsurface drinking water to properties in close proximity to areas where blasting operations are occurring.

In summary, both my wife and I are very concerned that our personal property and access to subsurface potable water run the risk of being negatively altered as a result of Tutka LLC's expanded, longer duration material extraction and processing operations at the site here Crown Point.

We're also concerned because the KPB Code 21.25 as well as 21.29 do not address adherence to Federal Office of Surface Mining guidelines concerning blasting operations or set out protocols to insure water quality will not be effected as a result of operations carried out on material sites adjacent to or in close proximity to occupied private properties situated in the Borough.

For the record, we'd like to note as Borough residents and taxpayers that we feel strongly that this project is being pushed through with alarming speed. We, as a family are concerned that the burden of haste will fall on us.

KPB Code, in relation to our concerns associated with the proposed project, does not safeguard our family's property assets which we pay annual tax on to the Borough. The Borough tax we pay on our property should insure that the preservation of our privately owned structures and on site, accessible potable water not be jeopardized by an expanded operation slated to be carried out on non Borough public lands by a limited liability corporation.

Liability. Who is to assume it? Who is to be at fault if material extraction operations your commission is slated to approve effect my daily activities or degrade my property, thus decreasing its value. I guess we are all forced to hope for the best. Thank you for your time and attention concerning this matter.

Sincerely,
The Aigeldinger Family
Crown Point, Ak