

DESK PACKET

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E. NEW BUSINESS

3. Conditional Land Use Permit: PC RES 2023-11
Applicant/Landowner: Coalaska Inc. - QAP

May 18, 2023

Via Email Transmission

Planning Commission Chairman
Attn: Ryan Raidmae (rraidmae@kpb.us)
144 N. Binkley St.
Soldotna, AK 99669

Subject: 31825 Herman Leirer Road, Seward, Alaska 99664 – Parcel Number 144-030-72

Dear Chairman Raidmae,

My name is Fernando Salvador, I am the Vice President and General Manager of CATC Alaska Tourism Corporation (“CATC”) the owners of the Seward Windsong Lodge (“SWL”) which is located very near to the site being proposed for material processing as further described in the Notice of Public Hearing received on May 8, 2023.

In addition to the Seward Windsong Lodge, CATC owns and operates Kenai Fjords Tours boat company, the Kenai Fjords Wilderness Lodge, as well as The Talkeetna Alaskan Lodge, and The Denali Cabins. You can see all our experiences here at www.pursuitcollection.com

CATC is deeply involved in and supports tourism in Alaska along with serving as a responsible employer of choice (by investing in our team members and facilities,) and providing excellent quality jobs for Alaskans.

I write this letter on behalf of CATC in strong opposition of the proposed conditional land use application. Our reasons for opposing the application are as follows:

- The guest experience at Seward Windsong Lodge will be dramatically impacted in the form of lower air quality, noise, visual impacts, odor, and material particles (dust, silt etc.) by virtue of having a material processing site so nearby.
- Our staff that work at Seward Windsong Lodge have become accustomed to walking on that side of the river and for all the above-mentioned reasons, that will soon become untenable.
- CATC does not feel this is a step in the right direction for Seward as a town that bases its livelihood on tourism. This would have impacts not just on CATC but on the broader tourism community.
- This will impact the revenue and guest service scores of Seward Windsong Lodge, one of Seward’s premier hotels, and we anticipate it will drive business down now and in the future.
- Even currently the area has poor aesthetic appeal and permitting this application will no doubt only decrease the aesthetics.

For the above-listed reasons, CATC would urge the Planning Commission to reject the land use application.

If you would like to discuss this matter at any time, please feel free to reach out to me via email at fsalvador@pursuitcollection.com or by cell phone at 907-529-9881.

Sincerely,



Fernando Salvador
Vice President
CATC Alaska Tourism Corporation

Raidmae, Ryan

From: Kris Lillemo <kklillemo@gmail.com>
Sent: Wednesday, May 10, 2023 7:55 PM
To: Raidmae, Ryan
Subject: <EXTERNAL-SENDER>CLUP for QAP in Seward

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.

Good evening,

I am writing you in response to the CLUP for Coalska-QAP on parcel number 144-030-72. My wife and I live about a quarter mile from this gravel pit.

We don't have a problem with this permit as far as gravel operations are concerned. We drive on roads. Roads need repair.

What concerns us is the asphalt plant. A few years ago the City of Seward did a major street repaving project. The asphalt plant for that project was located about a half mile away.

During the operation of this plant it filled the ENTIRE Resurrection Bay bowl area with heavy blue smoke. The smell was terrible. People with respiratory issues had to curtail their activities or stay inside. Some residents had to be admitted to the hospital for treatment.

It was reported to the DEC who apparently contacted the contractor and was told that's normal!

This can't be allowed to happen again. KPB should put conditions in place to prevent a repeat of this problem. The contractor should be mandated to monitor air quality in various places around the permit area and insure their equipment is operating properly.

KPB should have someone on-site to verify this is being done. The cost of monitoring should be born by the contractor and not the borough taxpayer.

The last thing I want to point out is the access to this gravel pit is Herman Leirer Road which is also the access to Exit Glacier. This is a busy road in the summer with tourists and RV's. The speed limit from the pit entrance to Seward Highway is 25 mph. There is a speed transition from 40mph to 25mph right as the haul trucks will be entering and exiting.

Please ask the contractor to make his drivers aware of the speed limit and ask them to have patience when entering and exiting the pit.

Thank you for your time and consideration,
Kris Lillemo and Kim Strehlow

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Kris Lillemo
612-922-2044