

E. NEW BUSINESS

3. Conditional Land Use Permit

Materials Extraction & Processing; PC Resolution 2023-XX

Applicant: Colaska Inc. – QAP

Landowner: Kenai Peninsula Borough

**Location: Approximately 0.5 miles due North of Milepost 53
of the Sterling Highway**

KPB Parcel ID: 119-010-30

Cooper Landing Area / Cooper Landing APC

Conditional Land Use Permit for a Material Site

STAFF REPORT

PC MEETING: June 12, 2023

Applicant: Colaska INC - QAP
Landowner: Kenai Peninsula Borough
Parcel Number: 119-010-30
Legal Description: T 5N R 4W SEC 25 26 27 SEWARD MERIDIAN SW W1/2 NW1/4 & NW1/4 SW1/4 IN SEC 25 & N1/2 & N1/2 S1/2 IN SEC 26 & N1/2 & N1/2 S1/2 IN SEC 27
Location: Approximately 0.5 miles due North of Milepost 53 of the Sterling Highway, Cooper Landing, Alaska 99572

BACKGROUND INFORMATION: The applicant wishes to obtain a Conditional Land Use Permit for material extraction and processing on a portion of the parcel listed above. Material from this site is planned to be used on adjacent Alaska Department of Transportation projects. Once the project is completed the material site will be maintained by the Kenai Peninsula Borough for future use.

The submitted site plan indicates that the material haul route will utilize a United States Forest Service Pioneer Road that intersects the Sterling Highway just after Mile Post 53 (Approx. MP 53.2). The Sterling Highway is a State of Alaska maintained facility.

The site plan and application proposes the following buffers:

North: Greater than 50-foot native vegetation
South: Greater than 50-foot native vegetation
East: Greater than 50-foot native vegetation
West: Greater than 50-foot native vegetation

The subject property is bordered on all sides by lands owned by the United States Forest Service.

The site plan completed by McLane Consulting Inc., claims ground water is deeper than 18 feet below the existing surface based on 13 test holes. Water was not recorded in any of the test holes and no monitoring wells were installed. The application states that the proposed depth of material excavation will equal 18-feet. Plan notes state that there are no wet lands or surface waters within the property boundaries. Material Processing is not expected to take place at this time, but a 300-foot buffer has been established in case it is necessary. Native vegetation will provide surface water protection by way of phytoremediation, according to the McLane report. The site plan also indicates that there are no wells located within 100 or 300 feet from the proposed use area.

Plan notes state that reclamation will include recontouring using strippings and overburden to a condition that allows for establishment natural vegetation. Graded slopes will not exceed 2:1 and will be seeded.

The applicant estimates using the material site for approximately 1 year and the annual quantity to be extracted will be about 40,000 cubic yards. This amount of material will make the site eligible for a Small Operation Exemption pursuant to AS 27.19.050 and therefore will not require bonding.

PUBLIC NOTICE: Public notice of the application was mailed on May 26, 2023 to the 5 landowners or leaseholders of the parcels within 1/2 mile of the subject parcel. Public notice was also sent to the postmaster covering the Cooper Landing area and requested that the notice be placed in the nearest Post Office.

KPB AGENCY REVIEW: Application information was provided to pertinent KPB staff and other agencies

on May 15, 2023.

ATTACHMENTS

- Conditional Land Use Permit - application and associated documents
- Aerial map
- Area Land Use map
- Ownership map
- Liar map

FINDINGS OF FACT

1. KPB 21.25 allows for land in the rural district to be used as a sand, gravel or material site once a permit has been obtained from the Kenai Peninsula Borough.
2. KPB 21.29 governs material site activity within the rural district of the Kenai Peninsula Borough.
3. On May 15, 2023 the applicant, Colaska INC - QAP, submitted a conditional land use permit application to the Borough Planning Department for KPB Parcel 119-010-30, which is located within the rural district.
4. KPB 21.29 provides that a conditional land use permit is required for material extraction that disturbs more than 2.5 cumulative acres or processes material.
5. The proposed cumulative disturbed area within the parcel is approximately 6 acres.
6. To meet material site standard 21.29.040(A)(1), the proposed activity must protect against lowering of water sources serving other properties by complying with required permit conditions KPB 21.29.050(A)(4), Water Source Separation; KPB 21.29.050(A)(5), Excavation in The Water Table; KPB 21.29.050(A)(6), Waterbodies.
7. The application indicates that the seasonal high-water table is unknown, but test holes were dug to a depth of 18 feet and ground water was not encountered.
8. The applicants intended depth of excavation will be 18 feet.
9. If water is encountered the applicant is required to maintain a 2-foot vertical separation from the seasonal high-water table.
10. The applicant is required not to dewater either by pumping, ditching or some other form of drainage.
11. The site plan indicates that there are no wells located within 100 or 300 feet of the proposed excavation area.
12. The application states that work is not anticipated to be completed in the water table.
13. The site plan states that there are no wetlands or surface waters within the proposed excavation area.
14. To meet material site standard 21.29.040(A)(2), the proposed activity must be conducted in a manner to protect against physical damage to adjacent properties by complying with the required permit conditions of KPB 21.29.050 (A)(1), Parcel Boundaries; KPB 21.29.050(A)(2), Buffer Zone; KPB 21.29.050(A)(7), Fuel Storage.
15. The site plan indicates the property boundaries were not flagged due to the 310-foot distance

between the property boundary and proposed excavation limits. The excavation area has been delineated with GPS by the applicant.

16. The site plan and application propose the following buffers:
 - North: Greater than 50-foot native vegetation.
 - South: Greater than 50-foot native vegetation.
 - East: Greater than 50-foot native vegetation.
 - West: Greater than 50-foot native vegetation.These buffers shall not overlap an easement.
17. The applicant is required to store fuel containers larger than 50 gallons in impermeable berms and basins capable of retaining 110 percent of storage capacity. Fuel storage containers 50 gallons or smaller shall not be placed directly on the ground, but shall be stored on a stable impermeable surface.
18. To meet material site standard 21.29.040(A)(3), the proposed activity must be conducted in a manner which minimizes the off-site movement of dust by complying with required permit condition KPB 21.29.050(10), Dust Control.
19. The applicant is required to provide dust control by the use of water and calcium chloride.
20. The site plan indicates that the material haul route will utilize a United States Forest Service Pioneer Road that intersects the Sterling Highway just after Mile Post 53 (Approx. MP 53.2). The Sterling Highway is a State of Alaska maintained facility.
21. To meet material site standard 21.29.040(A)(4), the proposed activity must be conducted in a manner which minimizes noise disturbance to other properties by complying with required permit conditions KPB 21.29.050(2), Buffer Zone; KPB 21.29.050(3), Processing; and KPB 21.29.050(11), Hours of Operation.
22. The site plan and application propose the following buffers:
 - North: Greater than 50-foot native vegetation.
 - South: Greater than 50-foot native vegetation.
 - East: Greater than 50-foot native vegetation.
 - West: Greater than 50-foot native vegetation.These buffers shall not overlap an easement.
23. The applicant indicates that material processing may take place on the property. Any equipment used for processing, screening and sorting of riprap materials will be operated at least 300 feet from all property lines. Any equipment used for crushing rock or other materials will not be operated between 10:00 p.m. and 6:00 a.m., to minimize noise disturbance to other properties.
24. To meet material site standard 21.29.040(A)(5), the proposed activity must be conducted in a manner which minimizes visual impacts by complying with the permit condition KPB 21.29.050(2), Buffer Zone.
25. The site plan and application propose the following buffers:
 - North: Greater than 50-foot native vegetation.
 - South: Greater than 50-foot native vegetation.
 - East: Greater than 50-foot native vegetation.
 - West: Greater than 50-foot native vegetation.These buffers shall not overlap an easement.
26. To meet material site standard 21.29.040(A)(6), the proposed activity must be conducted in a manner which provides for alternate post-mining land uses by complying with the permit condition KPB 21.29.050(12).

27. The applicant has submitted a reclamation plan consistent with KPB 21.29.050(12)(a).
28. The bonding requirement of KPB 21.29.050(12)(b) will not apply to this material site if extraction in any one year does not exceed 50,000 cubic yards of material.
29. A public hearing of the Planning Commission was held on June 12, 2023 and notice of the meeting was published, posted, and mailed in accordance with KPB 21.25.060 and KPB 21.11.

STAFF RECOMMENDATION

In reviewing the application staff has determined that the six standards contained in KPB 21.29.040 will be met and recommends that the Planning Commission approve the conditional land use permit with listed conditions, and adopt the findings of fact subject to the following:

1. Filing of the PC Resolution in the appropriate recording district after the deadline to appeal the Planning Commission's approval has expired (15 days from the date of the notice of decision) unless there are no parties with appeal rights.
2. The Planning Department is responsible for filing the Planning Commission resolution.
3. The applicant will provide the recording fee for the resolution to the Planning Department.
4. Driveway, roadway and entry permits must be acquired from either the state or borough as appropriate prior to the issuance of the material site permit.

PERMIT CONDITIONS

1. The permittee shall cause the boundaries of the subject parcel to be staked at sequentially visible intervals where parcel boundaries are within 300 feet of the excavation perimeter.
2. The permittee shall maintain the following buffers around the excavation perimeter or parcel boundaries as shown in the approved site plan:
 - North: Greater than 50-foot native vegetation.
 - South: Greater than 50-foot native vegetation.
 - East: Greater than 50-foot native vegetation.
 - West: Greater than 50-foot native vegetation.These buffers shall not overlap an easement.
3. The permittee shall maintain a 2:1 slope between the buffer zone and pit floor on all inactive site walls. Material from the area designated for the 2:1 slope may be removed if suitable, stabilizing material is replaced within 30 days from the time of removal.
4. The permittee shall not allow buffers to cause surface water diversion which negatively impacts adjacent properties or water bodies.
5. The permittee shall operate all equipment which conditions or processes material at least 300 feet from the parcel boundaries.
6. The permittee shall not extract material within 100 horizontal feet of any water source existing prior to issuance of this permit.
7. The permittee shall maintain a 2-foot vertical separation from the seasonal high-water table.
8. The permittee shall not dewater either by pumping, ditching or any other form of draining unless an exemption is granted by the planning commission.
9. The permittee shall maintain an undisturbed buffer, and no earth material extraction activities shall take place within 100 linear feet from a lake, river, stream, or other water body, including riparian wetlands and mapped floodplains.
10. The permittee shall ensure that fuel storage containers larger than 50 gallons shall be contained in impermeable berms and basins capable of retaining 110 percent of storage capacity to minimize the potential for uncontained spills or leaks. Fuel storage containers 50 gallons or smaller shall not be placed directly on the ground, but shall be stored on a stable impermeable surface.
11. The permittee shall conduct operations in a manner so as not to damage borough roads as required by KPB 14.40.175, and will be subject to the remedies set forth in KPB 14.40 for violation of this condition.

12. The permittee shall notify the planning department of any further subdivision or return to acreage of this parcel. The planning director may issue a written exemption from the permit amendment requirement if it is determined that the subdivision is consistent with the use of the parcel as a material site and all original permit conditions can be met.
13. The permittee shall provide dust suppression on haul roads within the boundaries of the material site by application of water or calcium chloride.
14. The permittee shall not operate rock crushing equipment between the hours of 10:00 pm and 06:00 am.
15. The permittee shall reclaim the site as described in the reclamation plan for this parcel and approved by the planning commission.
16. The permittee is responsible for complying with all other federal, state and local laws applicable to the material site operation, and abiding by related permits. These laws and permits include, but are not limited to, the borough's flood plain, coastal zone, and habitat protection regulations, those state laws applicable to material sites individually, reclamation, storm water pollution and other applicable Environmental Protection Agency (EPA) regulations, clean water act and any other U.S. Army Corp of Engineer permits, any EPA air quality regulations, EPA and ADEC water quality regulations, EPA hazardous material regulations, U.S. Dept. of Labor Mine Safety and Health Administration (MSHA) regulations (including but not limited to noise and safety standards), and Federal Bureau of Alcohol, Tobacco and Firearm regulations regarding using and storing explosives.
17. The permittee shall post notice of intent on parcel corners or access, whichever is more visible if the permittee does not intend to begin operations for at least 12 months after being granted a conditional land use permit. Sign dimensions shall be no more than 15" by 15" and must contain the following information: the phrase "Permitted Material Site" along with the permittee's business name and a contact phone number.
18. The permittee shall operate in accordance with the application and site plan as approved by the planning commission. If the permittee revises or intends to revise operations so that they are no longer consistent with the original application, a permit modification is required in accordance with KPB 21.29.090.
19. This conditional land use permit is subject to annual review by the planning department to ensure compliance with the conditions of the permit. In addition to the penalties provided by KPB 21.25.090, the planning commission may revoke a permit issued pursuant to this chapter if the permittee fails to comply with the provisions of this chapter or the conditions of the permit. The planning director shall provide at least 30 days written notice to the permittee of a revocation hearing before the planning commission.
20. Once effective, this conditional land use permit is valid for five years. A written request for permit extension must be made to the planning department at least 30 days prior to permit expiration, in accordance with KPB 21.29.070.

NOTE: Any party of record may file an appeal of a decision of the Planning Commission in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances, Chapter 21.20.250. A "party of record" is any party or person aggrieved by the decision where the decision has or could have an adverse effect on value, use, or enjoyment of real property owned by them who appeared before the planning commission with either oral or written presentation. Petition signers are not considered parties of record unless separate oral or written testimony is provided (KPB Code 21.20.210.A.5b1). An appeal must be filed with the Borough Clerk within 15 days of the notice of decision, using the proper forms, and be accompanied by the \$300 filing and records preparation fee. (KPB Code 21.25.100)

END OF STAFF REPORT

KPB 21.29

Conditional Land Use Permit Application

For a new or modified Sand, Gravel or Material Site

I. APPLICANT INFORMATION

☒ New☐ Modification

Applicant Colaska Inc. DBA QAP c/o Bryan Gallagher

Landowner Kenai Peninsula Borough

Address 240 W 68th Avenue

Address 144 North Binkley Street

City, State, Zip Anchorage, Alaska 99518

City, State, Zip Soldotna, Alaska, 99669

Telephone 907-230-3904

Cell _____

Telephone 907-235-8840

Cell _____

Email bgallagher@colaska.com

Email _____

II. PARCEL INFORMATION

KPB Tax Parcel ID# 11901030

Legal Description T 5N R 4W SEC 25 26 27 SEWARD MERIDIAN SW

W1/2 NW1/4 & NW1/4 SW1/4 IN SEC 25 & N1/2 & N1/2 S1/2 IN SEC 26 & N1/2 & N1/2 S1/2 IN SEC 27

If permit is not for entire parcel, describe specific location within parcel to be material site, e.g.; "N1/2 SW1/4 NE1/4 – 10 acres", or "5 acres in center of parcel".

6 acres in Northeast portion of parcel adjacent to existing USFS road.

III. APPLICATION INFORMATION

☒

"Check" boxes below to indicate items included.

☒ \$1,000.00 permit processing fee payable to: Kenai Peninsula Borough. (Include Parcel # on check comment line.)

☒ Site Plan, to scale, prepared by a professional surveyor (licensed and registered in Alaska) showing, where applicable:

☒ parcel boundaries

☐ location of boundary stakes within 300 ft. of excavation area (to be in place at time of application)

☒ proposed buffers, or requested buffer waiver(s)

☒ proposed extraction area(s), and acreage to be mined

☐ proposed location of processing area(s)

☒ all encumbrances, including easements

☒ points of ingress and egress

☐ anticipated haul routes

☐ location/depth of testholes, and depth to groundwater, if encountered

☐ location of all wells within 300 ft. of parcel boundary

☐ location of water bodies on parcel, including riparian wetlands

☐ surface water protection measures

☒ north arrow and diagram scale

☒ preparer's name, date and seal

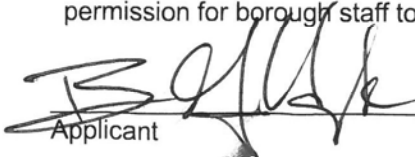
☒ Site Plan Worksheet (attached)

☒ Reclamation Plan (attached) and bond, if required. Bond requirement does not apply to material sites exempt from bonding requirements pursuant to AS 27.19.050

Please Note: If a variance from the conditions of KPB 21.29 is requested, a variance application must be attached. (A variance is NOT the same thing as a waiver.)

IV. CERTIFICATION STATEMENT

The information contained on this form and attachments are true and complete to the best of my knowledge. I grant permission for borough staff to enter onto the property for the purpose of processing the permit application.


Applicant

5.15.23
Date

Landowner (required if not applicant)

Date

Site Plan Worksheet for Conditional Land Use Permit Application

Use additional space provided on next page, if necessary. Indicate item # next to comments.

Applicant Colaska, Inc. DBA QAP Owner Kenai Peninsula Borough

KPB Tax Parcel ID # 11901030 Parcel Acreage 1080

1. Cumulative acres to be disturbed (excavation plus stockpiles, berms, etc.) ≤ 6 acres
2. Material to be mined (check all that apply): ☒ gravel ☒ sand ☐ peat ☐ other(list) _____
3. Equipment to be used (check all that apply): ☒ excavation ☐ processing ☐ other _____
4. Proposed buffers as required by KPB 21.29.050.A.2 (check all types and directions that apply):

- ☒ 50 ft. of natural or improved vegetation
☐ minimum 6 ft. earthen berm
☐ minimum 6 ft. fence
☐ other _____

- | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> N | <input checked="" type="checkbox"/> S | <input checked="" type="checkbox"/> E | <input checked="" type="checkbox"/> W |
| <input type="checkbox"/> N | <input type="checkbox"/> S | <input type="checkbox"/> E | <input type="checkbox"/> W |
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| <input type="checkbox"/> N | <input type="checkbox"/> S | <input type="checkbox"/> E | <input type="checkbox"/> W |

5. Proposed depth of excavation: 18 ft. Depth to groundwater: $>18'$ ft.
6. How was groundwater depth determined? Test holes excavated by applicant to 18' depth
7. A permit modification to enter the water table will be requested in the future: ___ Yes X No
8. Approx. annual quantity of material, including overburden, to be mined: +/- 40,000 cubic yards
9. Is parcel intended for subdivision? ___ Yes X No
10. Expected life span of site? ≥ 1 years
11. If site is to be developed in phases, describe: the excavation acreage, anticipated life span, and reclamation date for each phase: (use additional space on page 4 if necessary)

See attached narrative

12. Voluntary permit conditions proposed (additional buffers, dust control, limited hours of operation, etc.)

- A. _____
- B. _____
- C. _____

Material Site Reclamation Plan for Conditional Land Use Permit Application

1. All disturbed land shall be reclaimed upon exhausting the material on-site, so as to leave the land in a stable condition.
2. All revegetation shall be done with a "non-invasive" plant species.
3. Total acreage to be reclaimed each year: ≤ 6 _____ acres
4. List equipment (type and quantity) to be used in reclamation:

Loader, dozer, excavator, hydroseeder

5. Describe time schedule of reclamation measures:

Reclamation will be completed before the growing season ends (September). Seeding will be applied

as necessary each season to areas that are depleted, are not being utilized as staging or processing, and achieve final stabilized grade in order to minimize erosion and dust.

6. The following measures must be considered in preparing and implementing the reclamation plan, although not all will be applicable to every plan – ☒ ***"check" all that apply to your plan.***

☒ Topsoil that is not promptly redistributed to an area being reclaimed will be separated and stockpiled for future use. This material will be protected from erosion and contamination by acidic or toxic materials and preserved in a condition suitable for later use.

☒ The area will be backfilled, graded and recontoured using strippings, overburden, and topsoil to a condition that allows for the reestablishment of renewable resources on the site within a reasonable period of time. It will be stabilized to a condition that will allow sufficient moisture for revegetation.

☒ Sufficient quantities of stockpiled or imported topsoil will be spread over the reclaimed area to a depth of four inches to promote natural plant growth that can reasonably be expected to revegetate the area within five years. The applicant may use the existing natural organic blanket representative of the project area if the soil is found to have an organic content of 5% or more and meets the specification of Class B topsoil requirements as set by Alaska Test Method (ATM) T-6. The material shall be reasonably free from roots, clods, sticks, and branches greater than 3 inches in diameter. Areas having slopes greater than 2:1 require special consideration and design for stabilization by a licensed engineer.

☒ Exploration trenches or pits will be backfilled. Brush piles and unwanted vegetation shall be removed from the site, buried or burned. Topsoil and other organics will be spread on the backfilled surface to inhibit erosion and promote natural revegetation.

☐ Peat and topsoil mine operations shall ensure a minimum of two inches of suitable growing medium is left or replaced on the site upon completion of the reclamation activity (unless otherwise authorized).

☐ Ponding will be used as a reclamation method. (Requires approval by the planning commission.)

ADDITIONAL APPLICATION COMMENTS

(Please indicate the page and item # for which you are making additional comments.)

See attached narrative.

KPB 21.29 Conditional Land Use Permit Application

Site Development Plan Narrative

Supplement to Application Page 4 Additional Application Comments

Purpose and Need

QAP is proposing to utilize 6-acres of the 1,080-acre parcel (KPB PID 11901030) as a support site for the Alaska DOT&PF's adjacent Sterling Highway MP 45-60: Phase 3 & 4 Early Works Project.

The purpose of this application is to utilize the property as Borrow A source. This material would be used for bedding and backfill of minor structures throughout the project.

Subsurface exploration has been performed and suitable sand and gravel materials have been found up to 18 feet in depth with no groundwater present. Test hole data and modeling have indicated that there is approximately 81,500 CY of available Borrow A within the 6-acre footprint. The project requires 15,000 CY of material and it is estimated that up to 6 acres of the site would be disturbed to extract this quantity. Approximately 66,500 CY will remain for KPB use after the required project quantity is extracted.

Beginning in June of 2023, QAP anticipates clearing the property leaving a vegetative buffer between the disturbed area and existing USFS roadway. The organics and sand layer will be excavated and stockpiled within the source footprint for future reclamation efforts.

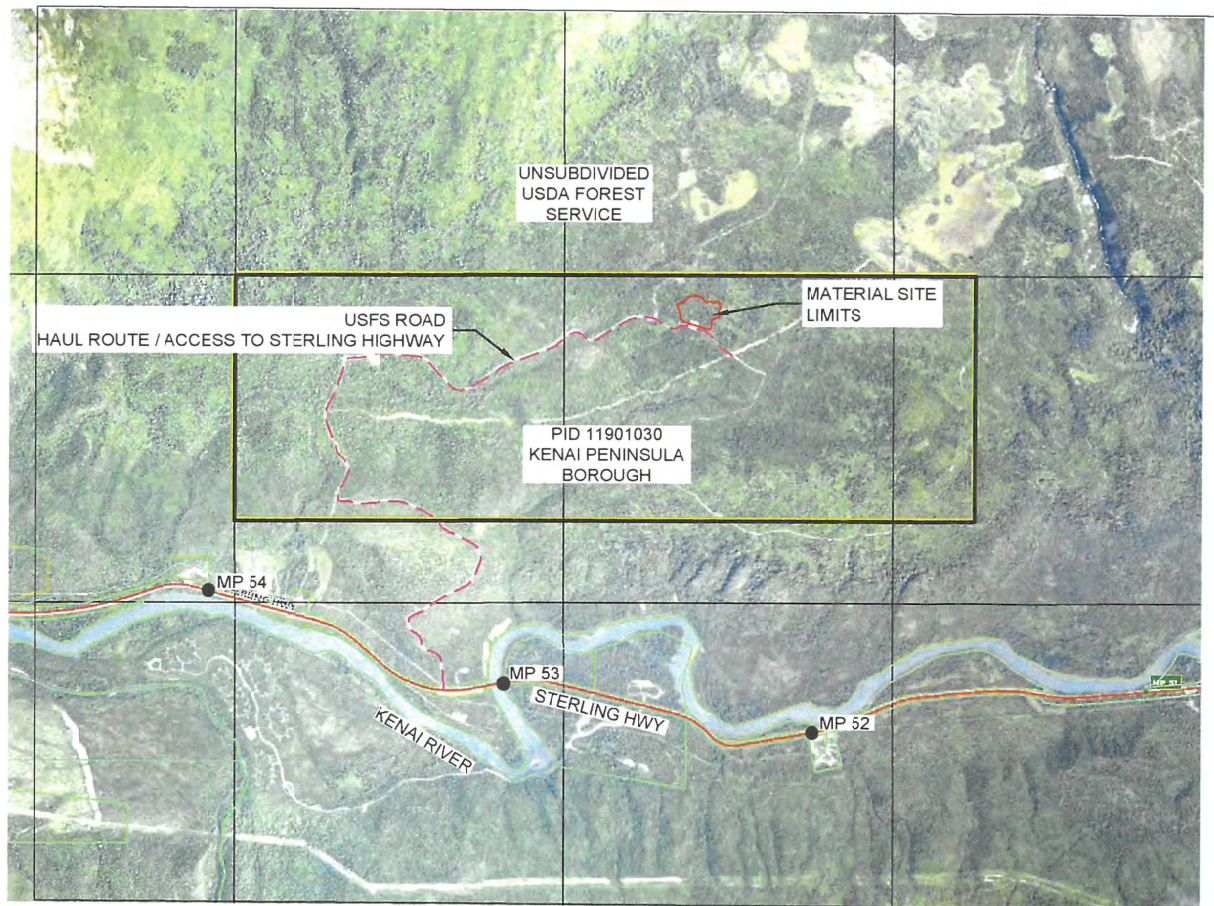
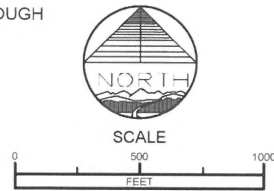
Following completion of Borrow A extraction, QAP will reclaim the material source in accordance with the Reclamation Plan. Any material not utilized in the reclamation process will be stabilized at the site for future use by others.

A Stormwater Pollution Prevention Plan (SWPPP) will be developed and implemented for the site along with a Hazardous Material Control Plan (HCMP). Stormwater, sediment, and dust will be controlled using best management practices in conjunction with the work. The site will be shutdown seasonally, stabilized, and gated for security and safety during non-work hours.

CONDITIONAL LAND USE PERMIT FOR MATERIAL SITE

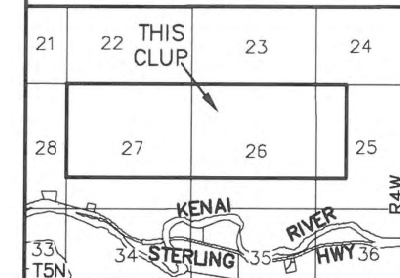
APPLICANT:
COLASKA INC. DBA QAP
240 W. 68TH AVE
ANCHORAGE AK, 99518

PROPERTY OWNER:
KENAI PENINSULA BOROUGH
144 N BINKLEY STREET
SOLDOTNA, AK 99669

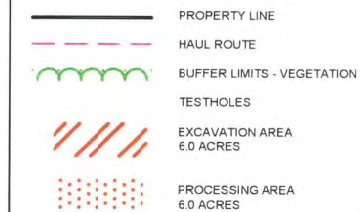


VICINITY MAP

Scale 1" = 1 Mile



LEGEND



CLUP DEVELOPMENT NOTES

1. THIS PERMIT APPLICATION IS FOR KPB PARCEL 11901030, LOCATED IN SECTIONS 25-27, TOWNSHIP 5 NORTH, RANGE 4 WEST, SEWARD MERIDIAN.
2. THE PROPOSED MATERIAL EXTRACTION AREA IS 6 ACRES LOCATED IN NE 1/4 NW 1/4 SECTION 26.
3. THIS PARCEL IS OWNED BY THE KENAI PENINSULA BOROUGH AND UNDER A USE AGREEMENT WITH COLASKA INC. dba QAP.
4. THIS SITE IS BEING PERMITTED AS AN EXTRACTION, PROCESSING, STORAGE, AND LAYDOWN FACILITY TO BE UTILIZED DURING AN ALASKA DOT SEWARD HIGHWAY PROJECT.
5. THE PROPOSED AREA OF THE PROPERTY IS UNDEVELOPED AND COVERED IN HEAVY NATIVE VEGETATION.
6. INGRESS/EGRESS IS US FOREST SERVICE ROAD TO STERLING HIGHWAY NEAR MILEPOST 532.
7. THE PREFERRED BUFFERS ARE 50' (OR GREATER) NATIVE VEGETATION ON ALL SIDES.
8. THERE ARE NO WELLS LOCATED WITHIN 100' OR 300' OF THE CLUP USE AREA. EXCAVATION BELOW WATER TABLE IS NOT PROPOSED.
9. THERE ARE NO WETLANDS OR SURFACE WATERS WITHIN OR IMMEDIATELY ADJACENT TO THE MATERIAL SITE.
10. NATIVE VEGETATION WILL PROVIDE SURFACE WATER PROTECTION OF ANY SITE RUN-OFF BY WAY OF PHYTOREMEDIATION.
11. TEST HOLES FOUND SUITABLE GRAVELS TO A DEPTH OF 18'. PROPOSED DEPTH OF EXCAVATION DOES NOT EXCEED 18' DEPTH.
12. GROUNDWATER DEPTH IS NOT KNOWN; IT EXCEEDS THE 18' PROPOSED EXCAVATION DEPTH. MONITOR WELLS HAVE NOT BEEN INSTALLED.
13. RECLAMATION WILL INCLUDE RECONTOURING USING STRIPPINGS AND OVERBURDEN TO A CONDITION THAT ALLOWS FOR ESTABLISHMENT OF NATURAL VEGETATION. GRADE SLOPES NOT TO EXCEED 2:1 AND SEED.
14. A CENTRAL PROCESSING AREA WILL BE MAINTAINED. THIS PROCESS AREA IS GREATER THAN 300' FROM ALL PROPERTY LINES.
15. THE PROPERTY LINES HAVE NOT BEEN FLAGGED AS THE EXCAVATION AREA IS GREATER THAN 300' FROM THE PARCEL BOUNDARY, AS SHOWN ON THE EXHIBIT. THE EXCAVATION AREA HAS BEEN DELINEATED WITH GPS BY THE APPLICANT.



| REV | DATE | DESCRIPTION | BY | CHKD |
|-----|------|-------------|----|------|
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|-----------------|--------------|-----------------------------|
| QAP | PID 11901030 | CONDITIONAL LAND USE PERMIT |
| JOB NO. 234018 | N/A | FIELD BOOK NO. |
| FIELD WORK DATE | N/A | |



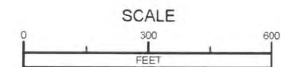
ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3285
WWW.MCLANECO.COM

DRAWN BY: BBS/GMD
CHECKED BY: JAH
HORZ SCALE: 1" = 2000'
VERT SCALE: N/A
SHEET

CONDITIONAL LAND USE PERMIT FOR MATERIAL SITE

APPLICANT:
COLASKA INC. DBA QAP
240 W. 68TH AVE
ANCHORAGE AK, 99518

PROPERTY OWNER:
KENAI PENINSULA BOROUGH
144 N BINKLEY STREET
SOLDOTNA, AK 99669



LEGEND

| | |
|--|------------------------------|
| | PROPERTY LINE |
| | HAUL ROUTE |
| | BUFFER LIMITS - VEGETATION |
| | TESTHOLES |
| | EXCAVATION AREA 6.0 ACRES |
| | PROCESSING AREA 6.0 ACRES |

CLUP DEVELOPMENT NOTES

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3. THIS PARCEL IS OWNED BY THE KENAI PENINSULA BOROUGH AND UNDER A USE AGREEMENT WITH COLASKA INC. dba QAP.
4. THIS SITE IS BEING PERMITTED AS AN EXTRACTION, PROCESSING, STORAGE, AND LAYDOWN FACILITY TO BE UTILIZED DURING AN ALASKA DOT SEWARD HIGHWAY PROJECT.
5. THE PROPOSED AREA OF THE PROPERTY IS UNDEVELOPED AND COVERED IN HEAVY NATIVE VEGETATION.
6. INGRESS/EGRESS IS US FOREST SERVICE ROAD TO STERLING HIGHWAY NEAR MILEPOST 53.2.
7. THE PREFERRED BUFFERS ARE 50' (OR GREATER) NATIVE VEGETATION ON ALL SIDES.
8. THERE ARE NO WELLS LOCATED WITHIN 100' OR 300' OF THE CLUP USE AREA. EXCAVATION BELOW WATER TABLE IS NOT PROPOSED.
9. THERE ARE NO WETLANDS OR SURFACE WATERS WITHIN OR IMMEDIATELY ADJACENT TO THE MATERIAL SITE.
10. NATIVE VEGETATION WILL PROVIDE SURFACE WATER PROTECTION OF ANY SITE RUN-OFF BY WAY OF PHYTOREMEDIATION.
11. TEST HOLES FOUND SUITABLE GRAVELS TO A DEPTH OF 18'. PROPOSED DEPTH OF EXCAVATION DOES NOT EXCEED 18' DEPTH.
12. GROUNDWATER DEPTH IS NOT KNOWN; IT EXCEEDS THE 18' PROPOSED EXCAVATION DEPTH. MONITOR WELLS HAVE NOT BEEN INSTALLED.
13. RECLAMATION WILL INCLUDE RECONTOURING USING STRIPPINGS AND OVERBURDEN TO A CONDITION THAT ALLOWS FOR ESTABLISHMENT OF NATURAL VEGETATION. GRADE SLOPES NOT TO EXCEED 2:1 AND SEED.
14. A CENTRAL PROCESSING AREA WILL BE MAINTAINED. THIS PROCESS AREA IS GREATER THAN 300' FROM ALL PROPERTY LINES.
15. THE PROPERTY LINES HAVE NOT BEEN FLAGGED AS THE EXCAVATION AREA IS GREATER THAN 300' FROM THE PARCEL BOUNDARY, AS SHOWN ON THE EXHIBIT. THE EXCAVATION AREA HAS BEEN DELINEATED WITH GPS BY THE APPLICANT.



| REV | DATE | DESCRIPTION | BY |
|-----|-----------|---------------|-----|
| 1 | 2/15/2023 | CLIENT REVIEW | QAP |

| | | | |
|----------------|--------------|-----------------------------|----------------|
| QAP | PID 11901030 | CONDITIONAL LAND USE PERMIT | JOB NO. 234018 |
| FIELD BOOK NO. | N/A | FIELD WORK DATE | N/A |



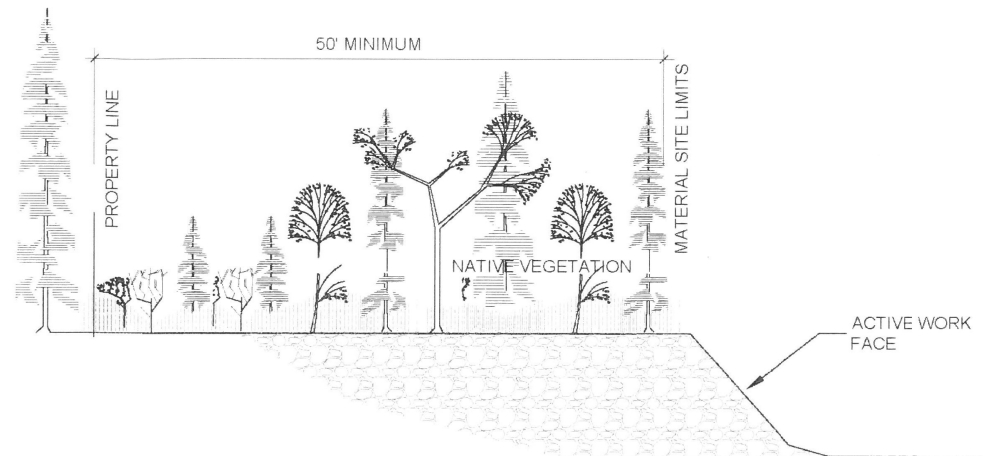
ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 458
SOLDOTNA, AK 99666
VOICE: (907) 283-4218
FAX: (907) 283-3286
WWW.MCLANECGS.COM

| | |
|---------------|-----------|
| DRAWN BY: | BGB/GMD |
| CHECKED BY: | JAH |
| HORIZ. SCALE: | 1" = 300' |
| VERT. SCALE: | N/A |
| SHEET | P2 of 3 |

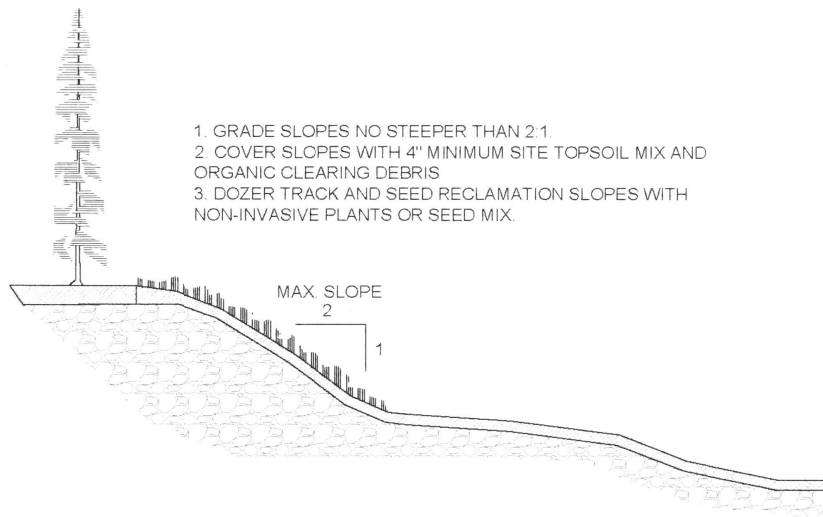
CONDITIONAL LAND USE PERMIT FOR MATERIAL SITE

APPLICANT:
COLASKA INC. DBA QAP
240 W. 68TH AVE
ANCHORAGE AK, 99518

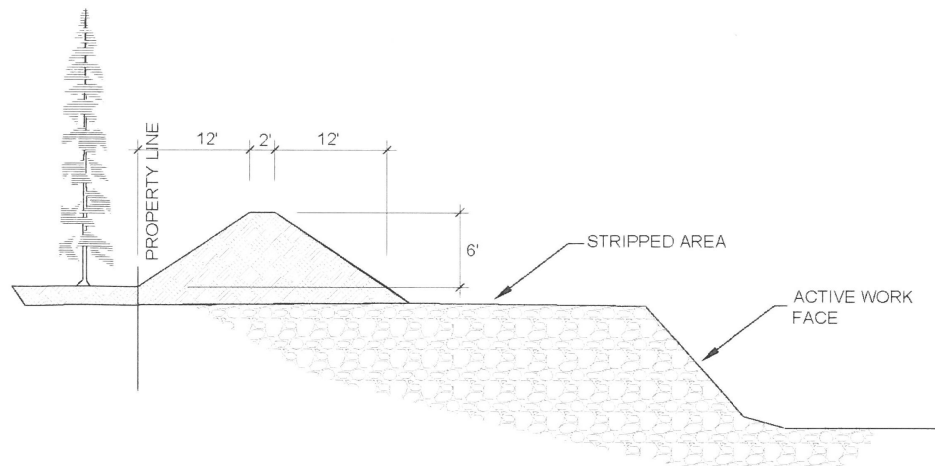
PROPERTY OWNER:
KENAI PENINSULA BOROUGH
144 N BINKLEY STREET
SOLDOTNA, AK 99669



A
3 VEGETATION BUFFER
SCALE: 1" = 10 FT.



B
3 RECLAMATION SLOPE
SCALE: 1" = 10 FT.



C
3 EARTHEN BERM BUFFER
SCALE: 1" = 10 FT.

| REV | DATE | DESCRIPTION | BY |
|-----|------------|---------------|-----|
| 1 | 10/02/2023 | CLIENT REVIEW | JAH |

QAP
PID 11901030
CONDITIONAL LAND USE PERMIT

FIELD BOOK NO. N/A

FIELD WORK DATE N/A



DRAWN BY: SGB/MD
CHECKED BY: JAH
HORIZ SCALE: 1" = 10'
VERT SCALE: N/A
SHEET

**KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2023-16
SEWARD RECORDING DISTRICT**

A resolution granting approval of a conditional land use permit to operate a sand, gravel, or material site for a parcel T 5N R 4W SEC 25 26 27 SEWARD MERIDIAN SW W1/2 NW1/4 & NW1/4 SW1/4 IN SEC 25 & N1/2 & N1/2 S1/2 IN SEC 26 & N1/2 & N1/2 S1/2 IN SEC 27, Kenai Recording District., Third Judicial District, State of Alaska.

- WHEREAS,** KPB 21.25 allows for land in the rural district to be used as a sand, gravel or material site once a permit has been obtained from the Kenai Peninsula Borough; and
- WHEREAS,** KPB 21.29 provides that a conditional land use permit is required for material extraction which disturbs more than 2.5 cumulative acres; and
- WHEREAS,** on May 15, 2023 the applicant, Colaska Inc - QAP, submitted to the Borough Planning Department a conditional land use permit application for a portion of KPB Parcel 119-010-30, which is located within the rural district; and
- WHEREAS,** public notice of the application was mailed on or before May 26, 2023 to the 5 landowners or leaseholders within ½ mile of the subject parcel pursuant to KPB 21.25.060; and
- WHEREAS,** public notice was sent to the postmaster in the Cooper Landing area requesting that it be posted at the local Post Office; and
- WHEREAS,** public notice of the application was published in the June 1, 2022 and June 8, 2023 issues of the Peninsula Clarion; and
- WHEREAS,** a public hearing was held at the June 12, 2023 meeting of the Kenai Peninsula Borough Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the Planning Commission makes the following findings of fact pursuant to KPB 21.25 and 21.29:

FINDINGS OF FACT

1. KPB 21.25 allows for land in the rural district to be used as a sand, gravel or material site once a permit has been obtained from the Kenai Peninsula Borough.
2. KPB 21.29 governs material site activity within the rural district of the Kenai Peninsula Borough.
3. On May 15, 2023 the applicant, Colaska INC - QAP, submitted a conditional land use permit application to the Borough Planning Department for KPB Parcel 119-010-30, which is located within the rural district.
4. KPB 21.29 provides that a conditional land use permit is required for material extraction that

5. disturbs more than 2.5 cumulative acres or processes material.
6. The proposed cumulative disturbed area within the parcel is approximately 6 acres.
7. To meet material site standard 21.29.040(A)(1), the proposed activity must protect against lowering of water sources serving other properties by complying with required permit conditions KPB 21.29.050(A)(4), Water Source Separation; KPB 21.29.050(A)(5), Excavation in The Water Table; KPB 21.29.050(A)(6), Waterbodies.
8. The application indicates that the seasonal high-water table is unknown, but test holes were dug to a depth of 18 feet and ground water was not encountered.
9. The applicants intended depth of excavation will be 18 feet.
10. If water is encountered the applicant is required to maintain a 2-foot vertical separation from the seasonal high-water table.
11. The applicant is required not to dewater either by pumping, ditching or some other form of drainage.
12. The site plan indicates that there are no wells located within 100 or 300 feet of the proposed excavation area.
13. The application states that work is not anticipated to be completed in the water table.
14. The site plan states that there are no wetlands or surface waters within the proposed excavation area.
15. To meet material site standard 21.29.040(A)(2), the proposed activity must be conducted in a manner to protect against physical damage to adjacent properties by complying with the required permit conditions of KPB 21.29.050 (A)(1), Parcel Boundaries; KPB 21.29.050(A)(2), Buffer Zone; KPB 21.29.050(A)(7), Fuel Storage.
16. The site plan indicates the property boundaries were not flagged due to the 310-foot distance between the property boundary and proposed excavation limits. The excavation area has been delineated with GPS by the applicant.
17. The site plan and application propose the following buffers:
 - North: Greater than 50-foot native vegetation.
 - South: Greater than 50-foot native vegetation.
 - East: Greater than 50-foot native vegetation.
 - West: Greater than 50-foot native vegetation.These buffers shall not overlap an easement.
18. The applicant is required to store fuel containers larger than 50 gallons in impermeable berms and basins capable of retaining 110 percent of storage capacity. Fuel storage containers 50 gallons or smaller shall not be placed directly on the ground, but shall be stored on a stable impermeable surface.
19. To meet material site standard 21.29.040(A)(3), the proposed activity must be conducted in a manner which minimizes the off-site movement of dust by complying with required permit condition KPB 21.29.050(10), Dust Control.
20. The applicant is required to provide dust control by the use of water and calcium chloride.
21. The site plan indicates that the material haul route will utilize a United States Forest Service

Pioneer Road that intersects the Sterling Highway just after Mile Post 53 (Approx. MP 53.2). The Sterling Highway is a State of Alaska maintained facility.

22. To meet material site standard 21.29.040(A)(4), the proposed activity must be conducted in a manner which minimizes noise disturbance to other properties by complying with required permit conditions KPB 21.29.050(2), Buffer Zone; KPB 21.29.050(3), Processing; and KPB 21.29.050(11), Hours of Operation.
23. The site plan and application propose the following buffers:
North: Greater than 50-foot native vegetation.
South: Greater than 50-foot native vegetation.
East: Greater than 50-foot native vegetation.
West: Greater than 50-foot native vegetation.
These buffers shall not overlap an easement.
24. The applicant indicates that material processing may take place on the property. Any equipment used for processing, screening and sorting of riprap materials will be operated at least 300 feet from all property lines. Any equipment used for crushing rock or other materials will not be operated between 10:00 p.m. and 6:00 a.m., to minimize noise disturbance to other properties.
25. To meet material site standard 21.29.040(A)(5), the proposed activity must be conducted in a manner which minimizes visual impacts by complying with the permit condition KPB 21.29.050(2), Buffer Zone.
26. The site plan and application propose the following buffers:
North: Greater than 50-foot native vegetation.
South: Greater than 50-foot native vegetation.
East: Greater than 50-foot native vegetation.
West: Greater than 50-foot native vegetation.
These buffers shall not overlap an easement.
27. To meet material site standard 21.29.040(A)(6), the proposed activity must be conducted in a manner which provides for alternate post-mining land uses by complying with the permit condition KPB 21.29.050(12).
28. The applicant has submitted a reclamation plan consistent with KPB 21.29.050(12)(a).
29. The bonding requirement of KPB 21.29.050(12)(b) will not apply to this material site if extraction in any one year does not exceed 50,000 cubic yards of material.
30. A public hearing of the Planning Commission was held on June 12, 2023 and notice of the meeting was published, posted, and mailed in accordance with KPB 21.25.060 and KPB 21.11.

SECTION 2. That based on the above findings, the Planning Commission concludes as a matter of law that the application has met all the requirements of KPB 21.25 and KPB 21.29, and through imposition of the conditions under KPB 21.29.050, the Planning Commission concludes as a matter of law that the application meets the six standards found in KPB 21.29.040:

CONCLUSIONS OF LAW

1. Material site standard 21.29.040(A)(1) is met because even though the seasonal high-water table is unknown, the applicant has excavated 13 test holes to a depth of 18 feet and water was not encountered. The applicant's intended depth of excavation is 18 feet below the existing grade, as set forth in Finding 8 and 9.
2. Material site standard 21.29.040(A)(2) is met because the permittee shall maintain a 50-foot

- buffer of native vegetation and shall not allow buffers to cause surface water diversion too negatively impact adjacent properties
3. Material site standard 21.29.040(A)(3) is met because the permittee will use water and calcium chloride on the driveways throughout the excavation area to minimize the movement of off-site dust.
 4. Material site standard 21.29.040(A)(4) is met because site plan indicates the following noise buffers:
 - North: 50-foot native vegetation
 - South: 50-foot native vegetation
 - East: 50-foot native vegetation
 - West: 50-foot native vegetation
 Material site standard 21.29.040(A)(4) is also met, because any equipment used for conditioning or processing materials will be operated at least 300 feet from all parcel boundaries. Any equipment used for crushing rock or other materials will not be operated between 10:00 p.m. and 6:00 a.m., to minimize noise disturbance to other properties.
 5. Material site standard 21.29.040(A)(5) is met because the site plan indicates the following visual screening buffers:
 - North: 50-foot native vegetation
 - South: 50-foot native vegetation
 - East: 50-foot native vegetation
 - West: 50-foot native vegetation
 6. Material site standard 21.29.040(A)(6) is met because the applicant has submitted a reclamation plan consistent with KPB 21.29.050(12)(a).

SECTION 3. That the land use and operations are described and shall be conducted as follows:

1. A portion of KPB Tax Parcel Number 119-010-30. The disturbed area within the parcel is approximately 6.0 acres;
2. Legal Description: **T 5N R 4W SEC 25 26 27 SEWARD MERIDIAN SW W1/2 NW1/4 & NW1/4 SW1/4 IN SEC 25 & N1/2 & N1/2 S1/2 IN SEC 26 & N1/2 & N1/2 S1/2 IN SEC 27**, Kenai Recording District., Third Judicial District, State of Alaska.
3. The applicant, Colaska Inc - QAP, proposes to:
 - a. Extract gravel and sand from the subject parcel;
 - b. Process materials on the subject parcel;
 - c. Reclaim the site to a stable condition upon depletion of material.

PERMIT CONDITIONS

1. The permittee shall cause the boundaries of the subject parcel to be staked at sequentially visible intervals where parcel boundaries are within 300' of the excavation perimeter.
2. The permittee shall maintain the following buffers around the excavation perimeter or parcel boundaries as shown in the approved site plan:
 - North: Greater than 50-foot native vegetation
 - South: Greater than 50-foot native vegetation
 - East: Greater than 50-foot native vegetation
 - West: Greater than 50-foot native vegetation
 These buffers shall not overlap an easement.
3. The permittee shall maintain a 2:1 slope between the buffer zone and pit floor on all inactive site walls. Material from the area designated for the 2:1 slope may be removed if suitable, stabilizing material is replaced within 30 days from the time of removal.
4. The permittee shall not allow buffers to cause surface water diversion which negatively impacts adjacent properties or water bodies.
5. The applicant indicates that material processing will take place on the property. Any equipment used for conditioning or processing materials will be operated at least 300 feet from all property boundaries.

6. The permittee shall not extract material within 100 horizontal feet of any water source existing prior to issuance of this permit.
7. The permittee shall maintain a 2' vertical separation from the seasonal high-water table.
8. The permittee shall not dewater either by pumping, ditching or any other form of draining unless an exemption is granted by the planning commission.
9. The permittee shall maintain an undisturbed buffer, and no earth material extraction activities shall take place within 100 linear feet from a lake, river, stream, or other water body, including riparian wetlands and mapped floodplains.
10. The permittee shall ensure that fuel storage containers larger than 50 gallons shall be contained in impermeable berms and basins capable of retaining 110 percent of storage capacity to minimize the potential for uncontained spills or leaks. Fuel storage containers 50 gallons or smaller shall not be placed directly on the ground, but shall be stored on a stable impermeable surface.
11. The permittee shall conduct operations in a manner so as not to damage borough roads as required by KPB 14.40.175, and will be subject to the remedies set forth in KPB 14.40 for violation of this condition.
12. The permittee shall notify the planning department of any further subdivision or return to acreage of this parcel. The planning director may issue a written exemption from the permit amendment requirement if it is determined that the subdivision is consistent with the use of the parcel as a material site and all original permit conditions can be met.
13. The permittee shall provide dust suppression on haul roads within the boundaries of the material site by application of water or calcium chloride.
14. The permittee shall not operate rock crushing equipment between the hours of 10:00 pm and 06:00 am.
15. The permittee shall reclaim the site as described in the reclamation plan for this parcel and approved by the planning commission.
16. The permittee is responsible for complying with all other federal, state and local laws applicable to the material site operation, and abiding by related permits. These laws and permits include, but are not limited to, the borough's flood plain, coastal zone, and habitat protection regulations, those state laws applicable to material sites individually, reclamation, storm water pollution and other applicable Environmental Protection Agency (EPA) regulations, clean water act and any other U.S. Army Corp of Engineer permits, any EPA air quality regulations, EPA and ADEC water quality regulations, EPA hazardous material regulations, U.S. Dept. of Labor Mine Safety and Health Administration (MSHA) regulations (including but not limited to noise and safety standards), and Federal Bureau of Alcohol, Tobacco and Firearm regulations regarding using and storing explosives.
17. The permittee shall post notice of intent on parcel corners or access, whichever is more visible if the permittee does not intend to begin operations for at least 12 months after being granted a conditional land use permit. Sign dimensions shall be no more than 15" by 15" and must contain the following information: the phrase "Permitted Material Site" along with the permittee's business name and a contact phone number.
18. The permittee shall operate in accordance with the application and site plan as approved by the planning commission. If the permittee revises or intends to revise operations so that they are no longer consistent with the original application, a permit modification is required in accordance with KPB 21.29.090.
19. This conditional land use permit is subject to annual review by the planning department to ensure compliance with the conditions of the permit. In addition to the penalties provided by KPB 21.25.090, the planning commission may revoke a permit issued pursuant to this chapter if the permittee fails to comply with the provisions of this chapter or the conditions of the permit. The planning director shall provide at least 30 days written notice to the permittee of a revocation hearing before the planning commission.
20. Once effective, this conditional land use permit is valid for five years. A written request for permit extension must be made to the planning department at least 30 days prior to permit expiration, in accordance with KPB 21.29.070.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON
THIS _____ DAY OF _____, 2022.

Jeremy Brantley, Chairperson
Planning Commission

ATTEST:

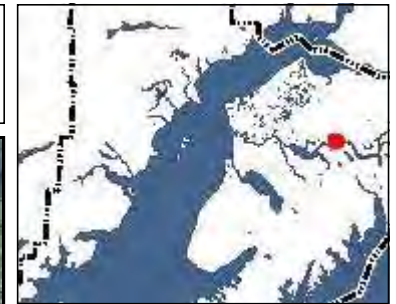
Ann Shirnberg
Administrative Assistant

PLEASE RETURN
Kenai Peninsula Borough
Planning Department
144 North Binkley St.
Soldotna, AK 99669

Aerial Map: 119-010-30



Area Land Use Map: 119-010-30



Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads**
 - Town Medium Volume
 - Town Low/Seasonal; Other
 - Proposed
- Parcels
- Material Sites**
 - Conditional Land Use Permit
 - Counter Permit
 - Dewatered Bar Exemption
 - Prior Existing Use
- Image**
 - Red: Red
 - Green: Green
 - Blue: Blue

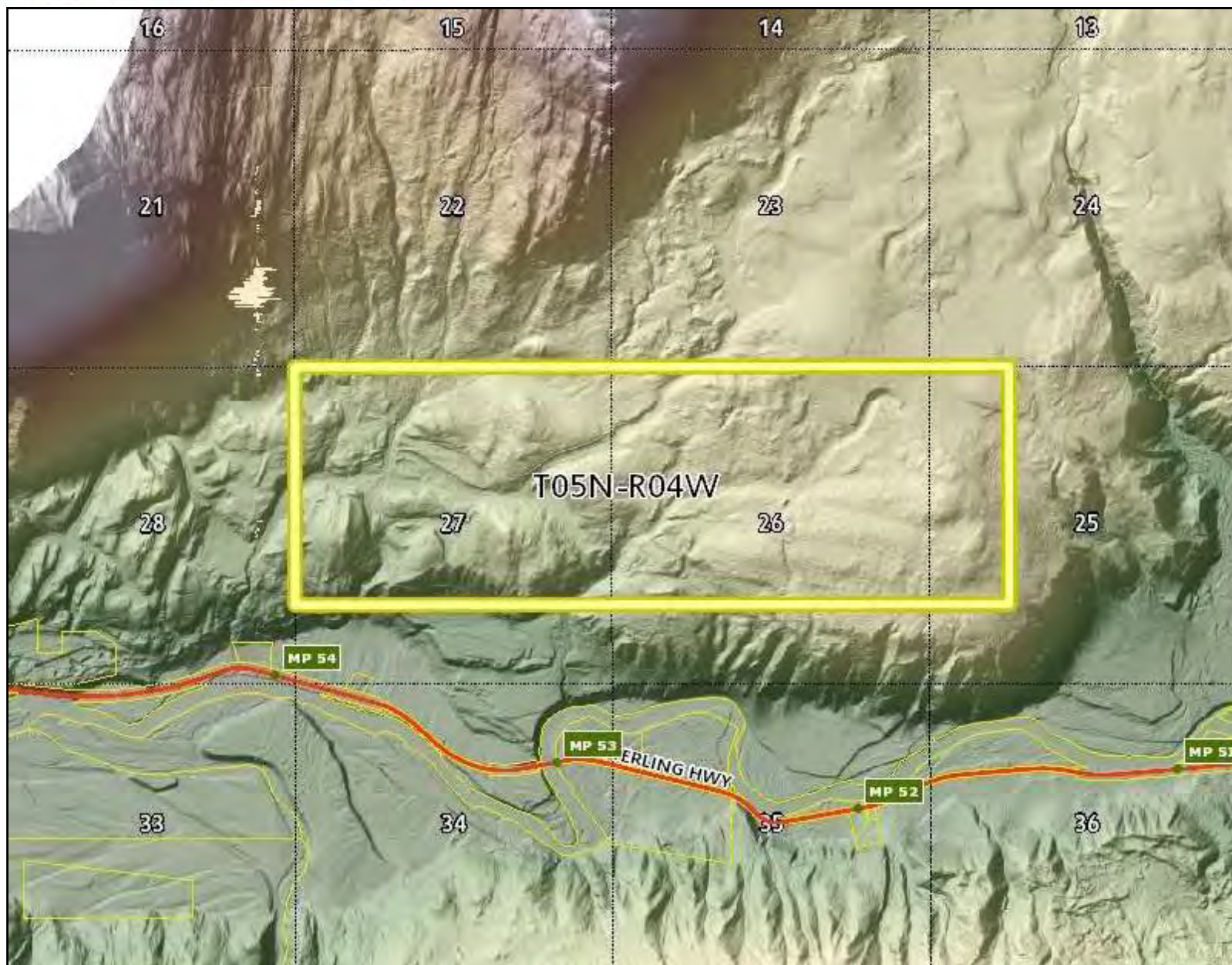
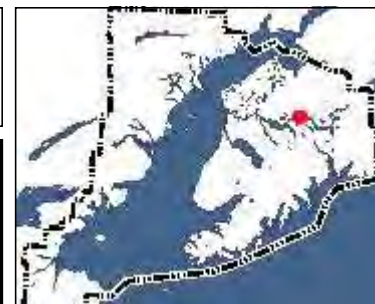


Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/30/2023

Lidar Map: 119-010-30



Legend

- Mileposts
- Major Roads
- Township Lines
- Section Lines
- Parcels

Click for LiDAR info - Seward

High : 2600

Low : 0

Click for LiDAR elevation info

High : 2600

Low : 0

Hillshade

High : 254

Low : 0

Hillshade Seward


High : 254

Low : 0

HillshadeEast

High : 254

Low : 0

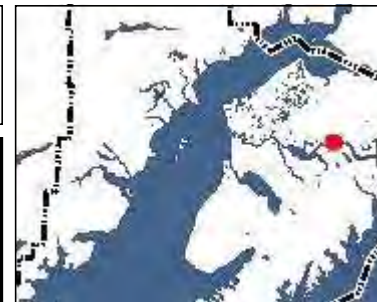


Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

DATE PRINTED: 5/30/2023

Ownership Map: 119-010-30



Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads**
 - Town Medium Volume
 - Town Low/Seasonal; Other
 - Proposed
- Ownership**
 - Borough
 - Federal
 - Municipal
 - Native
 - Native Allotment
 - Private
 - State
- Material Sites**
 - Conditional Land Use Permit
 - Counter Permit
 - Dewatered Bar Exemption
 - Prior Existing Use
- Image**
 - Red: Red
 - Green: Green
 - Blue: Blue



Notes

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DATE PRINTED: 5/30/2023



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Peter Micciche
Borough Mayor

«OWNER»
«ATTENTION»
«ADDRESS»
«CITY», «STATE» «ZIPCODE»

KENAI PENINSULA BOROUGH PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

Public notice is hereby given that a conditional land use permit application has been received for materials extraction on parcels in Cooper Landing area. This notice is being sent to landowners located within ½ mile of the subject property. All members of the public are invited to comment. The projects under consideration are described as follows:

Applicant: Colaska INC - QAP

Landowner: Kenai Peninsula Borough

Parcel Number: 119-010-30

Legal Description: T 5N R 4W SEC 25 26 27 SEWARD MERIDIAN SW W1/2 NW1/4 & NW1/4 SW1/4 IN SEC 25 & N1/2 & N1/2 S1/2 IN SEC 26 & N1/2 & N1/2 S1/2 IN SEC 27

Location: Approximately 0.5 miles due North of Milepost 53 of the Sterling Highway, Cooper Landing, Alaska 99572

Please turn over for map.

Proposed Land Use: The applicant wishes to obtain a permit for materials extraction and processing on a portion of the parcels listed above.

KPB Code: Conditional land use permit applications for materials extraction and processing are reviewed in accordance with KPB Code 21.25 and 21.29. Copies of these ordinances are available from the Planning Department or on the KPB website at: <https://www.kpb.us>

Notice Requirements: According to KPB Code 21.25.060, at the beginning of the notice period a copy of the notice shall be sent by regular mail to all owners and/or leaseholders of record of property located with a radius of one-half mile of the subject property. The notice shall contain a description of the proposed location, the type of proposed land use, the applicant's name, where written comments may be submitted, the last date for which written comments may be submitted, and the date, time and location of the public hearing.

Public Hearing: A hearing will be held by the Kenai Peninsula Borough Planning Commission to consider the application on **Monday June 12, 2023** commencing at 7:30 p.m., or as soon thereafter as business permits. The meeting will be held only on Zoom, **Meeting ID 907 714 2200**. To attend the Zoom meeting via computer, visit: <https://us06web.zoom.us/j/9077142200>. To attend by telephone call toll free **1-888-788-0099** or **1-877-853-5247**.

Public Comment: Those wishing to comment may attend the above meeting to give testimony or may submit a written statement addressed to: Planning Commission Chairman, 144 N Binkley St, Soldotna, AK 99669. A statement addressed to the chairman may also be emailed to: raidmae@kpb.us, or faxed to (907) 262-5992. **Written statements must be provided by 1:00 pm Friday, June 9, 2023.** Persons, who participate in the public hearing, either by written or oral statement, may appeal the Planning Commission's decision within 15 days of the date of notice of the decision.

Additional Information: For additional information about this application, please call the planning department at (907) 714-2200, or 1-800-478-4441 (toll free within the Kenai Peninsula Borough). You may also go to <https://kpb.legistar.com/Calendar.aspx> one week before the hearing to view/download documentation attached to the Planning Commission Agenda.

Ryan Raidmae, KPB Planner **Ph:** (907) 714-2462



Kenai Peninsula Borough

Parcels Within 1/2 Mile of Proposed CLUP

5/23/2023 4:50

