

## **E. NEW BUSINESS**

### **3. Conditional Use Permit; PC Resolution 2024-01**

**Applicant: AK Dept. of Natural Resources – State Parks**

**Request: to renovate a public use facility, add a gravel pad and three fish cleaning stations within the Habitat Protection District of the Kasilof River. Location: 26035 Williamson Lane; PIN 13332039**

**Kasilof Area**



THE STATE  
of **ALASKA**

GOVERNOR MICHAEL J. DUNLEAVY

**Department of Natural Resources**

DIVISION OF PARKS AND OUTDOOR RECREATION  
DESIGN AND CONSTRUCTION

550 West 7<sup>th</sup> Avenue, Suite 1340

Anchorage, AK 99501-3561

Main: 907.269-8731

Fax: 907-269-8917

November 29, 2023

River Center  
514 Funny River Road  
Soldotna, AK 99669

Re: Old Kasilof Landing SRS Site Development Project

River Center:

The Alaska Department of Natural Resources Division of Parks and Outdoor Recreation Design and Construction (DNR-DPOR D&C) is proposing to develop the Old Kasilof Landing State Recreation Site (SRS) located near Kasilof (Sections 12 & 13, Township 3 North, Range 12 West, Seward Meridian; Sheet 1). This project is intended to provide an established public drift boat retrieval site on the downstream end of the Kasilof River, including interpretive and day-use amenities. This project will likely involve the use of an excavator, grader, dump truck, and other heavy equipment- as well as various hand tools- to perform the work.

The Old Kasilof Landing SRS was formerly two private parcels with developed structures, utilities, and existing boat launch. An existing gravel pad and parking area was located along the Kasilof River adjacent to the boat launch and protected by an earthen embankment. This project will focus on developing the upland property to accommodate access to and development of a boat retrieval system in the future. No in-water work will occur from this project. Ground disturbance will include the removal of existing structures, vegetative clearing, grading and paving of the facility road and parking area, as well as the installation of various facility amenities including toilets and signage. All disturbed soils will be topsoiled and seeded to achieve final stabilization at the site.

Please direct any comments or questions to me at the address above, by telephone at 907-269-8506, or by e-mail at [chester.fehrmann@alaska.gov](mailto:chester.fehrmann@alaska.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Chet Fehrmann".

Chet Fehrmann  
Environmental Impact Analyst  
ADNR-DPOR D&C

Enclosures    Multi-Agency Permit Application  
                    Sheet 1. Location and Vicinity Map  
                    Sheet 2. Quantities Worksheet  
                    Old Kasilof Landing SRS Site Development Project Planset

# Multi-Agency Permit Application



514 Funny River Road, Soldotna, AK 99669 • (907) 714-2460 • KenaiRivCenter@kpb.us

## **Applicant Information:** (must be a landowner)

Name: ADNR-DPOR  
Mailing: 550 W 7th Ave., Suite 1340  
Anchorage, AK 99501  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

## **Agent Information:** (if applicable)

Name: Chester Fehrmann  
Mailing: Same  
Phone: 907-269-8506  
Email: chester.fehrmann@alaska.gov

## **Project Location:**

KPB Parcel ID: 13332039 / 13354004  
Physical Address: 25951 / 26035 Williamson Ln.  
Kasilof, AK  
Subdivision: T 5N R 11W Section 16  
Lot: 5-10 Block: \_\_\_\_\_ Addition/No.: \_\_\_\_\_

## **Waterbody Information:**

Waterbody: Kasilof River  
Riverbank: (*looking downstream*) ☒ Left ☐ Right  
River Mile: 4

## **KPB Permit Fees:** (select one)

☐ \$50 - KPB Habitat/Floodplain Permit

☐ \$300 - KPB Conditional Use/Floodway Permit

## **Project Information:** ☒ New **OR** ☐ Extension/Amendment to **RC#** \_\_\_\_\_

*Please select all activities that apply to your project:*

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Bank Stabilization                           | <input type="checkbox"/> Fish & Wildlife Management          | <input checked="" type="checkbox"/> Road Construction     |
| <input type="checkbox"/> Boat Launch                                  | <input type="checkbox"/> Floating Dock                       | <input checked="" type="checkbox"/> Structure (Accessory) |
| <input type="checkbox"/> Bridge                                       | <input type="checkbox"/> Fuel Storage Green Infrastructure   | <input type="checkbox"/> Structure (Residential)          |
| <input type="checkbox"/> Coir Logs                                    | <input type="checkbox"/> In-Stream Structures (Weir)         | <input type="checkbox"/> Spruce Tree Revetment            |
| <input checked="" type="checkbox"/> Culvert                           | <input type="checkbox"/> Oil & Gas                           | <input type="checkbox"/> Stream Crossing                  |
| <input type="checkbox"/> ELP Structures                               | <input checked="" type="checkbox"/> On-Site Utilities        | <input checked="" type="checkbox"/> Utility Line/Easement |
| <input type="checkbox"/> Equipment Stream Crossing                    | <input checked="" type="checkbox"/> Prior-Existing Structure | <input type="checkbox"/> Veg Mat                          |
| <input checked="" type="checkbox"/> Excavation, Dredging, and/or Fill | <input checked="" type="checkbox"/> Revegetation             | <input checked="" type="checkbox"/> Vegetation Removal    |
| <input checked="" type="checkbox"/> Fence Installation                | <input type="checkbox"/> Root Wads                           | <input type="checkbox"/> Water Withdrawal                 |
|   |  | <input type="checkbox"/> Other: _____                     |

## **Project Description:** *Provide a detailed description of your project; attach additional pages if necessary.*

**Project Purpose:** The purpose of the proposed project is to provide a public boat retrieval facility along the Kasilof River. Project components include: Demolish/removal of existing structures, clearing/grubbing/earthwork of road and parking lot, paving/stripping/signing new parking lot, Installing 2 single vaulted toilets, ADA compliant interpretive pathways and panels, seeding/stabilizing exposed soils, and installing pedestrian fencing.

## **Cost-Share:** Is this project funded by the Cost-Share Program? ☐ Yes ☒ No

**KPB Tax Credit Program:** The Borough provides a tax credit as partial reimbursement for new habitat protection and restoration projects within 150 feet of anadromous streams. If you would like to pre-qualify for this credit, please provide your estimated project cost(s) below. Do not include grants or other funding assistance:

|  |          |
|--|----------|
| <b>Elevated Light Penetrating Structures</b> | \$ _____ |
| <b>Habitat Restoration &amp; Protection</b>  | \$ _____ |
| <b>Green Infrastructure</b>                  | \$ _____ |
| <b>Other Activities</b>                      | \$ _____ |

**Project Questions:**

1. Start date: May 1, 2024 End date: November 1, 2024 Estimated Days of Construction: 130
2. Is any portion of the work already complete? If yes, please describe: ☐ Yes ☒ No  
N/A

**Ordinary High Water (OHW) and Mean High Water (MHW):**

3. Is the project located within 50 feet of OHW or MHW a waterbody? ☒ Yes ☐ No
4. Does any portion of the project extend below the OHW or MHW of the waterbody? ☐ Yes ☒ No
5. Does any portion of the project cantilever or extend over the MHW of the waterbody? ☐ Yes ☒ No
6. Will anything be placed below OHW or MHW of the waterbody? ☐ Yes ☒ No

**Regulatory Floodplains:**

7. Is the property where the project is taking place near or within a regulatory floodplain? ☒ Yes ☐ No
- a. Is this project within or adjacent to a regulatory floodway? ☒ Yes ☐ No
- b. Is this project within or adjacent to a coastal high hazard zone? ☐ Yes ☒ No
- c. For new buildings and/or additions, list all project costs (labor, materials, etc.): \$

**Excavation, Dredging, and Fill:**


8. Will material be excavated or dredged from the site? ☒ Yes ☐ No
- a. Type of material(s): SUnclassified In-Situ material
- b. Area to be dredged below OHW or MHW:  
Length: N/A (ft) Width: N/A (ft) Depth: N/A (ft) Total Cubic Yards: N/A
- c. Area to be excavated above OHW or MHW:  
Length: varies (ft) Width: varies (ft) Depth: varies (ft) Total Cubic Yards: 5,075
- d. Location materials will be deposited: On-site or at contractor dependent location off-site.
9. Will any material (including soils, debris, and/or overburden) be used as fill? ☒ Yes ☐ No
- a. Type of material(s): Borrow, D-1, asphalt, topsoil (See Sheet 2)
- b. Is this fill permanent or temporary? ☒ Perm ☐ Temp
- c. Area to be filled above OHW or MHW:  
Length: varies (ft), Width: varies (ft), Depth: varies (ft), Total Cubic Yards: See Sheet 2
- d. Area to be filled below OHW or MHW:  
Length: N/A (ft), Width: N/A (ft), Depth: N/A (ft), Total Cubic Yards: N/A

**Motorized Equipment:**

10. Will you be using motorized equipment for this project? If yes, please list all equipment: ☒ Yes ☐ No  
Excavator, bulldozer, dump trucks, grader, and paver, and other like equipment dependent on the contractor.
- a. Will you be crossing a stream or waterbody? ☐ Yes ☒ No
- b. How long will equipment be used below OHW or MHW? N/A

**Signature & Certification:**

This application is hereby made requesting permit(s) to authorize the work described in this application form. I certify the information in this application is complete and accurate to the best of my knowledge and that my site plans or drawings are attached. If applying for a tax credit, I certify that I have not begun construction of the project and that the project will be constructed to the standards in KPB 5.12 Real Property and Personal Property Taxes, KPB 5.14 Habitat Protection Tax Credit, and other applicable federal, state, and local regulations.

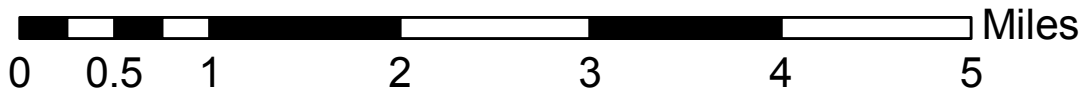
  
\_\_\_\_\_  
Applicant Signature (required)

11/29/2023  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent Signature (if applicable)

\_\_\_\_\_  
Date





Old Kasilof  
State Recreation Site

Kasilof

KALIFORSKY BEACH ROAD

STERLING HIGHWAY

Project  
Vicinity

Anchorage

Kenai

Homer

**Name:** ADNR-DPOR DC  
**Project:** Old Kasilof State Recreation Site  
**Location:** Sections 12 and 13, Township 3 North, Range 12 West, Seward Meridian, USGS QUAD Kenai B-4  
**Waterbody:** Kasilof River, Cook Inlet  
**Sheet:** 1 of 2  
**Date:** 11/28/2023  
**Location and Vicinity Map**



**Sheet 2:**  
**Quantities Worksheet**

|                              |      |
|------------------------------|------|
| Excavation (Unclassified Ex) |      |
| Area, (Acres):               | 6.5  |
| Volume (CY):                 | 5075 |

|                            |      |
|----------------------------|------|
| Fill (Borrow)              |      |
| Area, (Acres):             | 4.6  |
| Volume, (CY):              | 6384 |
| Fill (Surface Course, D-1) |      |
| Area, (Acres):             | 4.0  |
| Volume, (CY):              | 1216 |
| Fill (Hot Mix Asphalt, B)  |      |
| Area, (Acres):             | 3.3  |
| Volume, (CY):              | 608  |
| Fill (Topsoil)             |      |
| Area, (Acres):             | 4.2  |
| Volume, (CY):              | 2261 |

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF PARKS  
AND  
OUTDOOR RECREATION

OLD KASILOF LANDING SRS:  
SITE DEVELOPMENT

PROJECT NO.  
73032-1

Vicinity Map

INDEX

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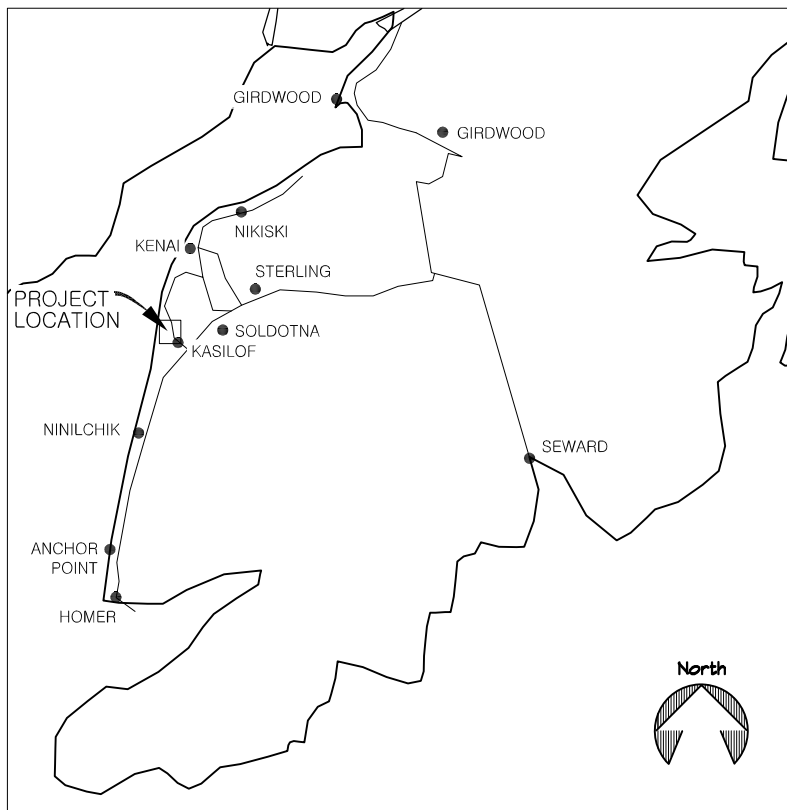
Plans developed by:  
**STATE OF ALASKA**  
Department of Natural Resources  
Division of Parks & Outdoor Recreation  
550 W 7th Ave. Suite 1340, Anchorage, AK 99501  
Recommended:

Rys Miranda, P.E. \_\_\_\_\_ Date \_\_\_\_\_  
Chief, Design and Construction

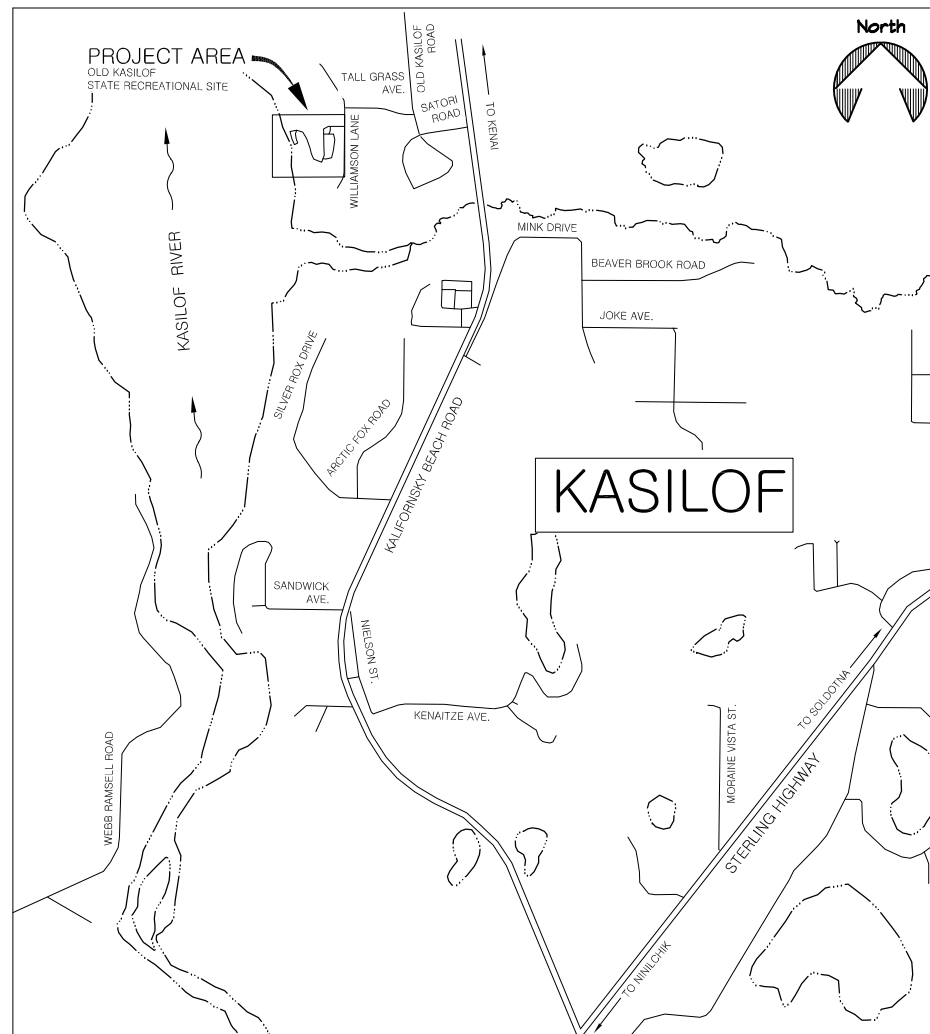
Approved: \_\_\_\_\_

Ricky Gease \_\_\_\_\_ Date \_\_\_\_\_  
Director, Alaska State Parks

The following Division of Parks & Outdoor Rec. standard drawings apply to this project: G-1, G-2, P-6, R-1, S-1, S-3C, S-10, and S-12A.  
The following D.O.T.(Highways) standard drawings apply to this project: D-01.02, D-04.21, D-06.10, D-09.00, S-00.11, S-01.01, S-05.01 and S-30.04



1 PROJECT LOCATION  
2 DETAIL



2 PROJECT AREA  
2 DETAIL

STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES  
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION  
550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

OLD KASILOF LANDING SRs:  
SITE DEVELOPMENT  
PROJECT No. 73032-1

VICINITY MAP



PREPARED: DKM  
DRAWN: RCS  
REVIEWED: RCS  
DATE: 09/2022

SHEET

2

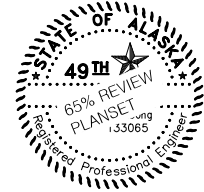
OF 36 SHEETS

| ESTIMATE OF QUANTITIES |  |       |           |
|------------------------|--|-------|-----------|
| ITEM NO.               | ITEM DESCRIPTION                                       | UNIT  | QUANTITY  |
| 201.0001.0000          | CLEARING AND GRUBBING                                  | ACRE  | 3.75      |
| 202.0001.0000          | REMOVAL STRUCTURES AND OBSTRUCTIONS                    | L.S.  | ALL REQ'D |
| 202.2012.0000          | GROUND WATER WELL DECOMMISSIONING                      | EACH  | 2         |
| 203.0003.0000          | UNCLASSIFIED EXCAVATION                                | C.Y.  | 2,500     |
| 203.0005.000A          | SELECTED MATERIAL, TYPE A                              | C.Y.  | 6,300     |
| 301.0001.0001          | AGGREGATE BASE COURSE, GRADING D-1                     | TON   | 2,500     |
| 401.0001.200B          | HOT MIX ASPHALT, TYPE II, CLASS B                      | TON   | 1,250     |
| 505.0005.0006          | FURNISH 6 INCH STRUCTURAL STEEL PILE                   | L.F.  |           |
| 505.0006.0006          | DRIVE 6 INCH STEEL PILE                                | EACH  |           |
| 603.0001.0024          | 24 INCH CSP  | L.F.  | 200       |
| 603.0003.0024          | END SECTIONS FOR 24 INCH CSP                           | EACH  | 12        |
| 603.0003.0024          | BARRIER FENCE  | L.F.  | 1,200     |
| 607.0005.000DE         | DRIVE GATE, DOUBLE ENTRANCE                            | EACH  | 1         |
| 607.0005.000SE         | DRIVE GATE, SINGLE ENTRANCE                            | EACH  | 2         |
| 615.0001.0000          | STANDARD SIGN  | S.F.  | 200       |
| 618.0002.0000          | SEEDING  | POUND | 175       |
| 620.0001.000B          | TOPSOIL, CLASS B                                       | S.Y.  | 18,500    |
| 622.2014.0000          | SPOTTING SCOPE   | EACH  | 2         |
| 622.2015.000A          | ELP WALKWAY W/ STAIRS                                  | S.F.  |           |
| 622.2015.000B          | ELP WALKWAY W/STAIRS                                   | EACH  |           |
| 622.2016.0000          | CONCRETE PARKING BUMPER                                | EACH  | 64        |
| 622.2017.0000          | BARRIER ROCK   | EACH  | 65        |
| 622.2018.0000          | LARGE PICNIC SHELTER                                   | EACH  | 1         |
| 622.2019.0000          | ENTRANCE SIGN  | EACH  | 1         |
| 622.2020.0000          | ORIENTATION KIOSK                                      | EACH  | 1         |
| 622.2021.000E          | INTERPRETIVE PANEL, TYPE D                             | EACH  | 6         |
| 622.2024.0000          | KIDS DON'T FLOAT KIOSK                                 | EACH  | 1         |
| 622.2025.0000          | FISH PROCESSING TABLES                                 | EACH  | 3         |
| 630.0001.0003          | GEOTEXTILE, SEPARATION, CLASS 3                        | S.Y.  | 14,000    |
| 640.0001.0000          | MOBILIZATION AND DEMOBILIZATION                        | L.S.  | ALL REQ'D |
| 641.0001.0000          | EROSION, SEDIMENT AND POLLUTION CONTROL ADMINISTRATION | L.S.  | ALL REQ'D |
| 641.0002.0000          | EROSION, SEDIMENT AND POLLUTION CONTROL                | L.S.  | ALL REQ'D |
| 641.0006.0000          | WITHOLDING   | C.S.  | ALL REQ'D |
| 642.0001.0000          | CONSTRUCTION SURVEYING                                 | L.S.  | ALL REQ'D |
| 642.0003.0000          | THREE PERSON SURVEY PARTY                              | HOURL | 20        |
| 642.0006.0000          | AS-BUILT SURVEY  | L.S.  | ALL REQ'D |
| 643.0002.0000          | TRAFFIC MAINTENANCE                                    | L.S.  | ALL REQ'D |
| 647.0006.0000          | HYDRAULIC EXCAVATOR, 1 C.Y., 100 HP MIN.               | HOURL | 40        |
| 653.0001.0000          | BOAT RETRIEVAL SYSTEM                                  | L.S.  | ALL REQ'D |
| 654.0001.0000          | SINGLE VAULTED TOILET                                  | EACH  | 2         |
| 670.0001.0000          | TRAFFIC MARKINGS                                       | L.S.  | ALL REQ'D |

| ABBREVIATIONS |                                       |
|---------------|---------------------------------------|
| Ø             | DIAMETER                              |
| CL            | CENTERLINE                            |
| A             | ALUMINUM                              |
| AC            | ASPHALT CONCRETE                      |
| B             | BRASS                                 |
| BOP           | BEGINNING OF PROJECT                  |
| BVCS          | BEGINNING OF VERTICAL CURVE STATION   |
| BVCE          | BEGINNING OF VERTICAL CURVE ELEVATION |
| C.S.          | CONTINGENT SUM                        |
| CS            | CAMP SITE                             |
| CSP           | CORRUGATED STEEL PIPE                 |
| E             | EAST                                  |
| ELEV.         | ELEVATION                             |
| EDP           | END OF PROJECT                        |
| EVCS          | ENDING VERTICAL CURVE STATIONING      |
| EVCE          | ENDING VERTICAL CURVE ELEVATION       |
| GAL.          | GALVANIZED                            |
| INV           | INVERT                                |
| L.S.          | LUMP SUM                              |
| LB/LBS        | POUND/POUNDS                          |
| LVC           | LENGTH OF VERTICAL CURVE              |
| MP            | MILEPOST                              |
| M.E.          | MATCH EXISTING                        |
| N             | NORTH                                 |
| NE            | NORTHEAST                             |
| NO.           | NUMBER                                |
| NW            | NORTHWEST                             |
| OC            | ON CENTER                             |
| OHW           | ORDINARY HIGH WATER                   |
| PCC           | PORTLAND CEMENT CONCRETE              |
| PUA           | PUBLIC USE AREA                       |
| PVI           | PROFILE VERTICAL CURVE INTERSECTION   |
| REQ'D         | REQUIRED                              |
| ROW           | RIGHT-OF-WAY                          |
| S             | STEEL                                 |
| SE            | SOUTHEAST                             |
| S.F.          | SQUARE FOOT                           |
| SNF           | SEARCH NOT FOUND                      |
| STA.          | STATION                               |
| SW            | SOUTHWEST                             |
| SWPPP         | STORM WATER POLLUTION PREVENTION PLAN |
| S.Y.          | SQUARE YARD                           |
| TYP.          | TYPICAL                               |
| W             | WEST                                  |

| EXISTING | PROPOSED | LEGEND                      |
|----------|----------|-----------------------------|
|          |          | EDGE OF AC PAVEMENT         |
|          |          | EDGE OF VEGETATION          |
|          |          | EDGE OF WATER               |
|          |          | MAJOR CONTOUR LINE          |
|          |          | MINOR CONTOUR LINE          |
|          |          | EDGE OF GRAVEL ROAD/PARKING |
|          |          | CULVERT                     |
|          |          | SURVEY CONTROL MONUMENTS    |
|          |          | GOVT. SURVEY MONUMENT       |
|          |          | BARRIER ROCK                |
|          |          | SIGN                        |
|          |          | LIMITS OF CUT SLOPE         |
|          |          | LIMITS OF FILL SLOPE        |
|          |          | HORIZONTAL CURVE TAG        |
|          |          | HORIZONTAL LINE TAG         |

| TABLE OF ESTIMATING FACTORS |                                    |          |          |
|-----------------------------|------------------------------------|----------|----------|
| ITEM NO.                    | ITEM DESCRIPTION                   | UNIT     | QUANTITY |
| 203.0006.0000               | SELECTED MATERIAL, TYPE A          | LBS/C.F. | 142      |
| 611.0002.0002               | AGGREGATE BASE COURSE, GRADING D-1 | LBS/C.F. | 146      |
| 401.0001.0001               | HOT MIX ASPHALT, TYPE II, CLASS B  | LBS/C.F. | 151      |



**STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES**  
**PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION**  
**550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731**

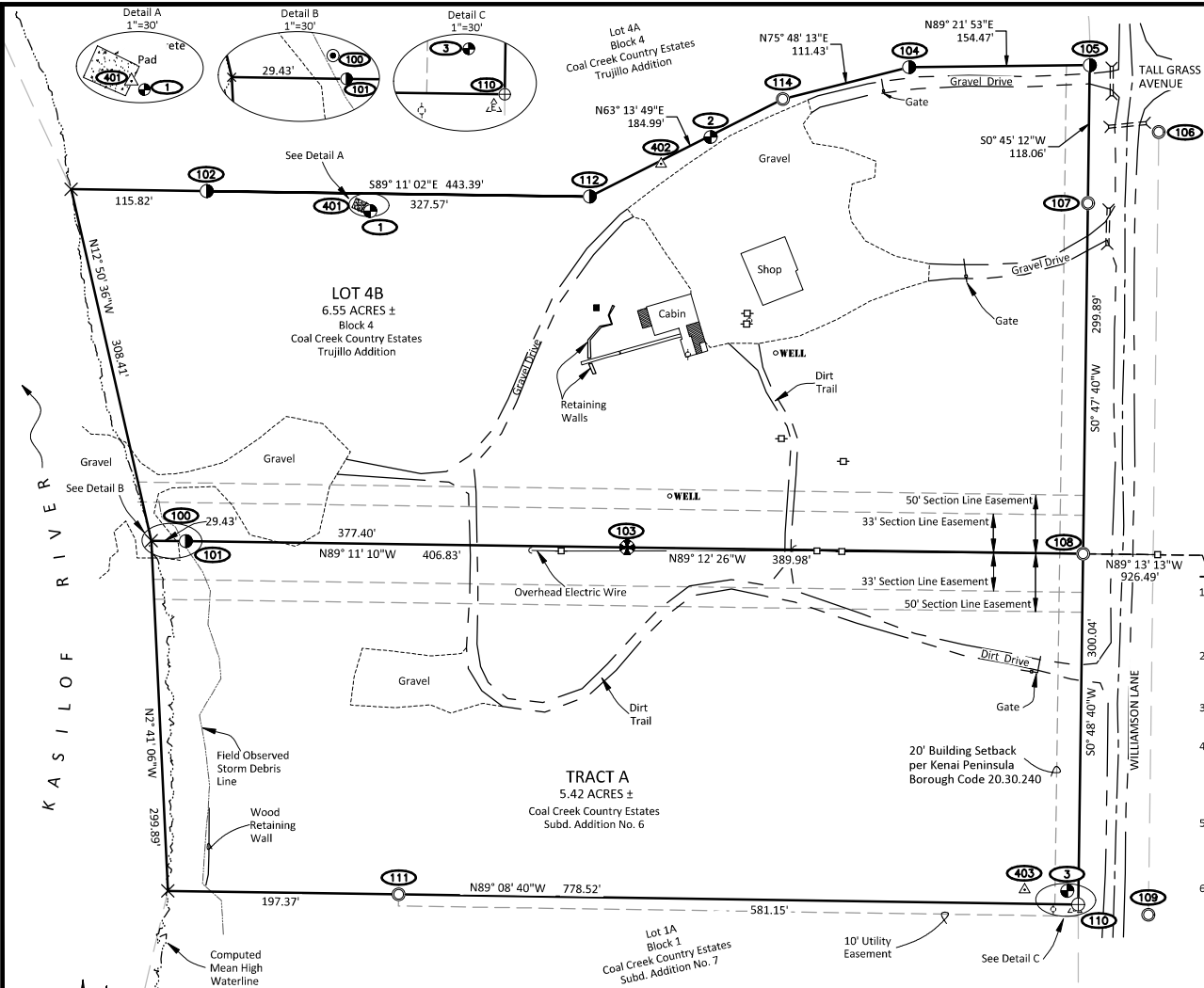


PREPARED: DKM  
DRAWN: RCS  
REVIEWED: RCS  
DATE: 06/2022

SHEET  
**3**  
OF 34 SHEETS

ESTIMATE OF QUANTITIES, LEGEND,  
ABBREVIATIONS & TABLE OF ESTIMATING  
FACTORS  
OLD KASLOF LANDING SRS:  
SITE DEVELOPMENT  
PROJECT No. 73032-1

PRELIMINARY



LEGEND

|   |                                  |      |
|---|----------------------------------|------|
| ○ FOUND 3-1/2" BRASS CAP                      | ○ WELL                           | WELL |
| ⊕ FOUND 2-1/2" GLO BRASS CAP                  | ■ BOLLARD                        |      |
| ● FOUND 1-1/2" PLASTIC CAP                    | ≡ 15" CMP CULVERT                |      |
| ⊕ FOUND 1" ALUMINUM CAP                       | — GATE                           |      |
| ○ FOUND REBAR, NO CAP                         | — PROPERTY LINES                 |      |
| ⊗ COMPUTED CORNER (NOT SET)                   | --- SURVEY TIE LINE              |      |
| ⊕ SET 3-1/4" ALUMINUM CAP                     | --- ADJACENT PROPERTY LINES      |      |
| △ SET ANCHOR BOLT / NAIL FOR VERTICAL CONTROL | --- EASEMENT                     |      |
| ### POINT NUMBER                              | --- ROAD CENTERLINE              |      |
| ⊕ POWER/UTILITY POLE                          | ----- GRAVEL EDGE                |      |
| ⊕ GUY ANCHOR                                  | --- EDGE OF ROAD                 |      |
| △ ELECTRIC PEDESTAL                           | --- COMPUTED MEAN HIGH WATERLINE |      |
| ⊕ ELECTRIC METER                              | --- FIELD OBSERVED DEBRIS LINE   |      |

| POINT | NORTHING   | EASTING    | ELEVATION |
|-------|------------|------------|-----------|
| 1     | 2325183.80 | 1408729.15 | 18.49     |
| 2     | 2325247.12 | 1409020.10 | 66.11     |
| 3     | 2324602.36 | 1409325.17 | 68.49     |
| 100   | 2324907.39 | 1408567.86 | 20.89     |

SURVEY NOTES

1. THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THE ALASKA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF MINING, LAND AND WATER, FROM OCTOBER 8-11, 2019. THE FIELD CREW INCLUDED KEVIN BOV, PLS, KIMRA WIDMER, PLS, AND VALFEREE BRECHTEL.
2. THIS PLAT REPRESENTS A BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 4B, BLOCK 4, COAL CREEK COUNTRY ESTATES SUBD., TRUJILLO ADDITION AND TRACT A, COAL CREEK COUNTRY ESTATES SUBD. ADDITION NO. 6 IN SECTIONS 12/13, T3N, R12W, SM.
3. THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION FOR THE IMPROVEMENT OF OLD KASLOF LANDING SITE.
4. THE COORDINATE SYSTEM FOR THIS PROJECT IS ALASKA STATE PLANE ZONE 4, NAD83(2011), IN US SURVEY FEET. THE BASIS OF COORDINATES IS MONUMENT NUMBER 100 "LOF 1980" BASED ON A GPS OPUS SOLUTION PERFORMED ON OCTOBER 8, 2019. COORDINATES OF OTHER SURVEY CONTROL POINTS WERE COMPUTED BY A GPS STATIC NETWORK, HOLDING MONUMENT "LOF 1980" AS CONTROL.
5. ALL BEARINGS SHOWN ARE ALASKA STATE PLANE ZONE 4, NAD83(2011) GRID BEARINGS BASED UPON GPS OBSERVATIONS. ALL DIMENSIONS SHOWN ARE ALASKA STATE PLANE ZONE 4 GRID DISTANCES IN US SURVEY FEET. TO CONVERT TO GROUND DISTANCES SCALE BY THE COMBINED SCALE FACTOR OF 1/0.99995921.
6. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 (OPUS DERIVED FROM GEOID 12B). THE BASIS OF VERTICAL CONTROL IS MONUMENT NUMBER 100 "LOF 1980", HAVING AN ORTHOMETRIC HEIGHT OF 20.69', BASED ON A GPS OPUS DERIVED SOLUTION PERFORMED ON OCTOBER 8, 2019. HEIGHTS OF OTHER SURVEY CONTROL POINTS WERE COMPUTED BY A GPS STATIC NETWORK HOLDING MONUMENT "LOF 1980" AS CONTROL. VERTICAL CONTROL ELEVATIONS SHOWN TO 1 DECIMAL PLACE WERE DERIVED AND COMPUTED BY A COMBINATION OF RTK GPS AND OPTICAL LEVELING AND WERE RUN BETWEEN SELECT CONTROL POINTS FOR REDUNDANCY.
7. SURVEY BOUNDARY LINES ARE SHOWN FOR REFERENCE ONLY.
8. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
9. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.900(5)(A).
10. THE NATURAL MEANDERS OF THE MEAN HIGH WATERLINE FORM THE TRUE BOUNDS OF LOT 4B AND TRACT A. THE COMPUTED MEAN HIGH WATERLINE AS SHOWN IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE LOT CORNERS BEING ON THE EXTENSION OF THE LOT SIDE LINES AND THEIR INTERSECTION WITH THE TRUE NATURAL MEANDERS.
11. COMPUTED MEAN HIGH WATERLINE WAS OBSERVED WITH A TRIMBLE 57 TOTAL STATION ON OCTOBER 9, 2019, AND BASED ON TIME-COORDINATED TIDAL OBSERVATIONS. COMPUTATIONS WERE BASED ON NOAA TIDE STATION "CHINULNA POINT, COOK INLET, AK", STATION ID NUMBER 9455735.

SURVEYOR'S CERTIFICATE

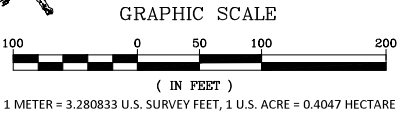
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

KIMRA L. WIDMER  
REGISTERED LAND SURVEYOR, PLS #103145

DATE



PRELIMINARY



STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES  
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION  
550 W 7TH AVE, SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

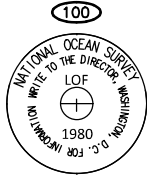


PREPARED: K LW  
DRAWN: K LW  
REVIEWED: P JH/KJB  
DATE: 01/12/2021

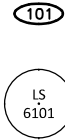
S-1  
SHEETS: 1 OF 3

EXISTING SITE PLAN  
OLD KASLOF LANDING SRS  
SITE DEVELOPMENT  
PROJECT No. 73032-1

# PRELIMINARY



FOUND 3-1/2" DOMED BRASS CAP  
SET IN 4-1/2" DIAMETER PVC  
CONCRETE FILLED TUBE  
PROJECTING 0.10' ABOVE GRADE  
SET ORANGE WITNESS  
POST 1' WEST  
GOOD CONDITION



FOUND 1-1/2" YELLOW PLASTIC CAP  
ON 5/8" REBAR PROJECTING 0.10'  
ABOVE GRADE  
GOOD CONDITION



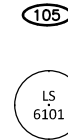
FOUND 1-1/2" RED PLASTIC CAP  
ON 5/8" REBAR PROJECTING  
0.50' ABOVE GRADE  
NO STAMPING REMAINING  
GOOD CONDITION



FOUND 2-1/2" BRASS CAP LAYING BY  
1" CONCRETE-FILLED IRON POST,  
FLUSH WITH GRADE.  
CAP IS IN GOOD CONDITION  
BUT HAS BEEN HIT, WITH SLIGHT  
DAMAGE TO BRASS AND BROKEN OFF  
IRON POST 1' BELOW BOTTOM OF CAP



FOUND 1-1/2" RED PLASTIC CAP  
ON 5/8" REBAR PROJECTING  
0.50' ABOVE GRADE  
GOOD CONDITION



FOUND 1-1/2" RED PLASTIC CAP  
ON 5/8" REBAR PROJECTING  
0.80' ABOVE GRADE  
GOOD CONDITION



FOUND 1/2" REBAR  
NO CAP  
FLUSH WITH GRADE  
GOOD CONDITION  
LOOSELY SET IN GROUND



FOUND 1/2" REBAR  
NO CAP  
FLUSH WITH GRADE  
GOOD CONDITION  
LOOSELY SET IN GROUND



FOUND 3/4" REBAR  
NO CAP  
FLUSH WITH GRADE  
GOOD CONDITION



FOUND 1/2" REBAR  
NO CAP  
FLUSH WITH GRADE  
GOOD CONDITION



FOUND 1" ALUMINUM CAP  
ON 1/2" IRON PIPE  
FLUSH WITH GRADE  
NO STAMPING REMAINING  
MONUMENT HAS BROKEN OFF  
APPROX. 6" BELOW CAP BUT  
STEM IS VERTICAL



FOUND 1/2" REBAR  
NO CAP  
FLUSH WITH GRADE  
GOOD CONDITION



FOUND 1-1/2" RED PLASTIC CAP  
ON 5/8" REBAR PROJECTING 3"  
ABOVE GRADE  
GOOD CONDITION



FOUND 2-1/2" BRASS CAP ON  
CONCRETE-FILLED 2" IRON POST  
PROJECTING 6" ABOVE GRADE  
HAS BEEN HIT WITH SLIGHT DAMAGE TO  
BRASS AND LEANING 10° NNW AND SLIGHTLY  
LOOSELY SET IN GROUND, GOOD CONDITION  
A METAL FENCEPOST WITH ATTACHED METAL  
SIGN IS LOCATED ALONGSIDE THE IRON POST



RESET 5/8" REBAR  
NO CAP  
FLUSH WITH GRADE  
(REBAR WAS FOUND IN  
DISTURBED CONDITION AND WAS  
RESET IN ITS ORIGINAL POSITION)

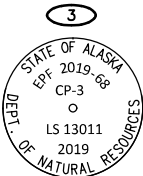


SET 3-1/4" ALUMINUM CAP  
ON 2-1/2" X 30" ALUMINUM POST  
FLUSH WITH GRADE  
SET ORANGE CARSONITE WITNESS  
POST 1' NORTH



SET 3-1/4" ALUMINUM CAP  
ON 2-1/2" X 30" ALUMINUM POST  
FLUSH WITH GRADE  
SET ORANGE CARSONITE WITNESS  
POST 1' NORTH

| POINT | NORTHING   | EASTING    | ELEVATION |
|-------|------------|------------|-----------|
| 1     | 2325183.80 | 1408728.15 | 18.49     |
| 2     | 2325247.12 | 1409020.10 | 66.11     |
| 3     | 2324602.36 | 1409325.17 | 68.49     |
| 100   | 2324907.39 | 1408567.86 | 20.89     |
| 101   | 2324901.42 | 1408571.33 | 19.93     |
| 102   | 2325200.89 | 1408588.16 | 19.96     |
| 103   | 2324896.06 | 1408948.69 | 60.11     |
| 104   | 2325306.87 | 1409189.89 | 68.10     |
| 105   | 2325308.58 | 1409344.35 | 65.26     |
| 106   | 2325251.40 | 1409403.25 | 65.87     |
| 107   | 2325190.53 | 1409342.79 | 67.21     |
| 108   | 2324890.66 | 1409338.64 | 66.73     |
| 109   | 2324581.85 | 1409394.42 | 69.62     |
| 110   | 2324590.65 | 1409334.39 | 68.14     |
| 111   | 2324599.33 | 1408753.30 | 46.89     |
| 112   | 2325196.22 | 1408916.70 | 55.86     |
| 113   | 2324878.05 | 1410265.04 | 101.47    |
| 114   | 2325279.54 | 1409081.86 | 62.00     |



SET 3-1/4" ALUMINUM CAP  
ON 2-1/2" X 30" ALUMINUM POST  
FLUSH WITH GRADE



USED 1 CM DIA. ANCHOR BOLT IN  
CONCRETE PAD ON CENTER OF  
THE EASTERN EDGE



SET 10" SPIKE IN 18" DIAMETER  
COTTONWOOD TREE 1 FOOT  
ABOVE GRADE



SET 8" SPIKE IN 12" DIAMETER  
COTTONWOOD TREE 1.5 FEET  
ABOVE GRADE



## LEGEND

CAP DAMAGE  
(UNREADABLE)

| POINT | NORTHING  | EASTING   | ELEVATION |
|-------|-----------|-----------|-----------|
| 401   | 2325186.0 | 1408725.8 | 20.8      |
| 402   | 2325224.1 | 1408977.8 | 68.6      |
| 403   | 2324603.3 | 1409288.6 | 70.9      |

SURVEY NOTE: Vertical control shown to 1 decimal  
place was derived and computed by a combination  
of RTK GPS and optical levels. Shown for  
redundancy only

STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES  
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION  
550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

OLD KASLOF LANDING SRS  
SITE DEVELOPMENT  
PROJECT No. 73032-1

MONUMENTATION

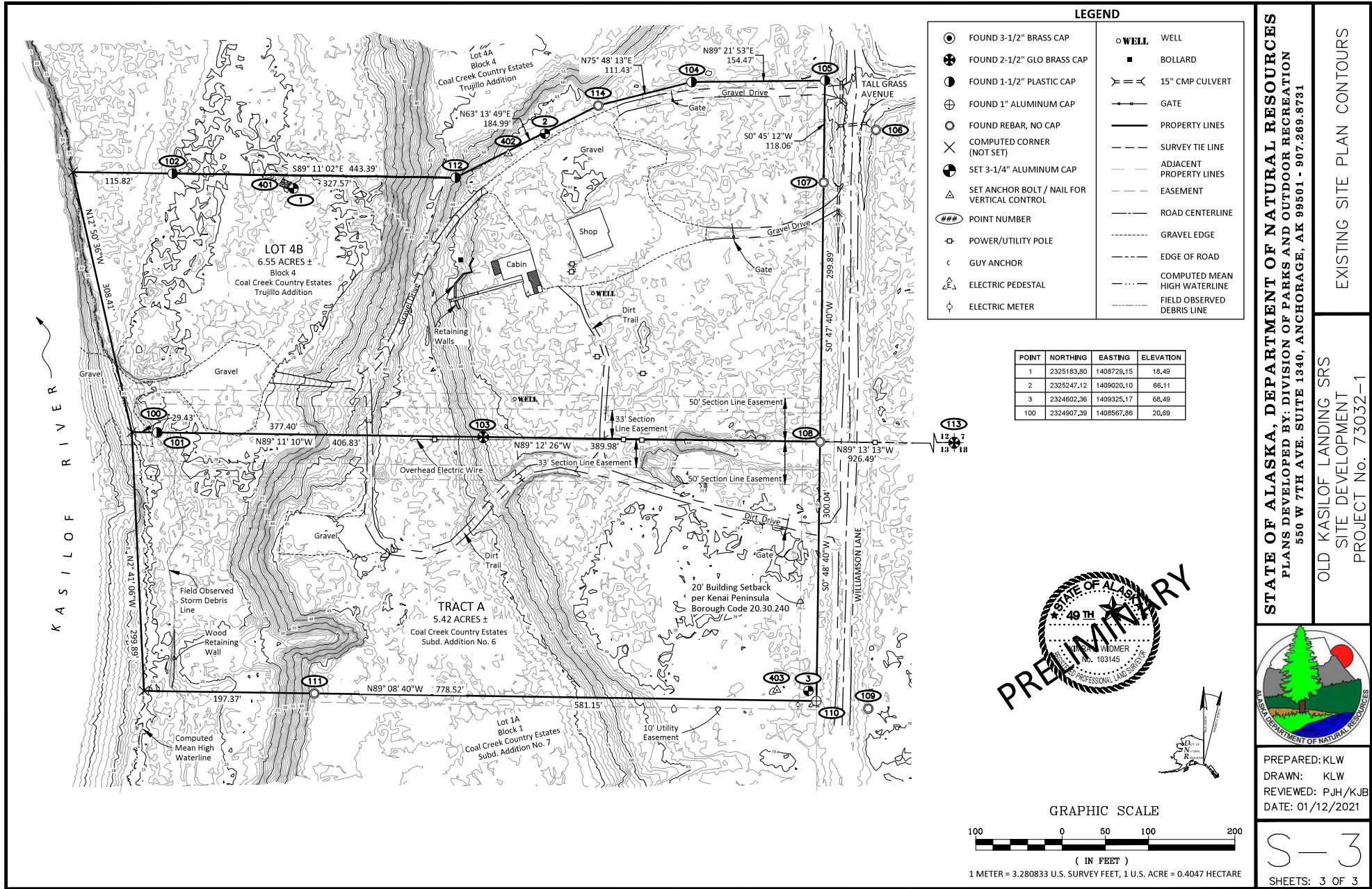


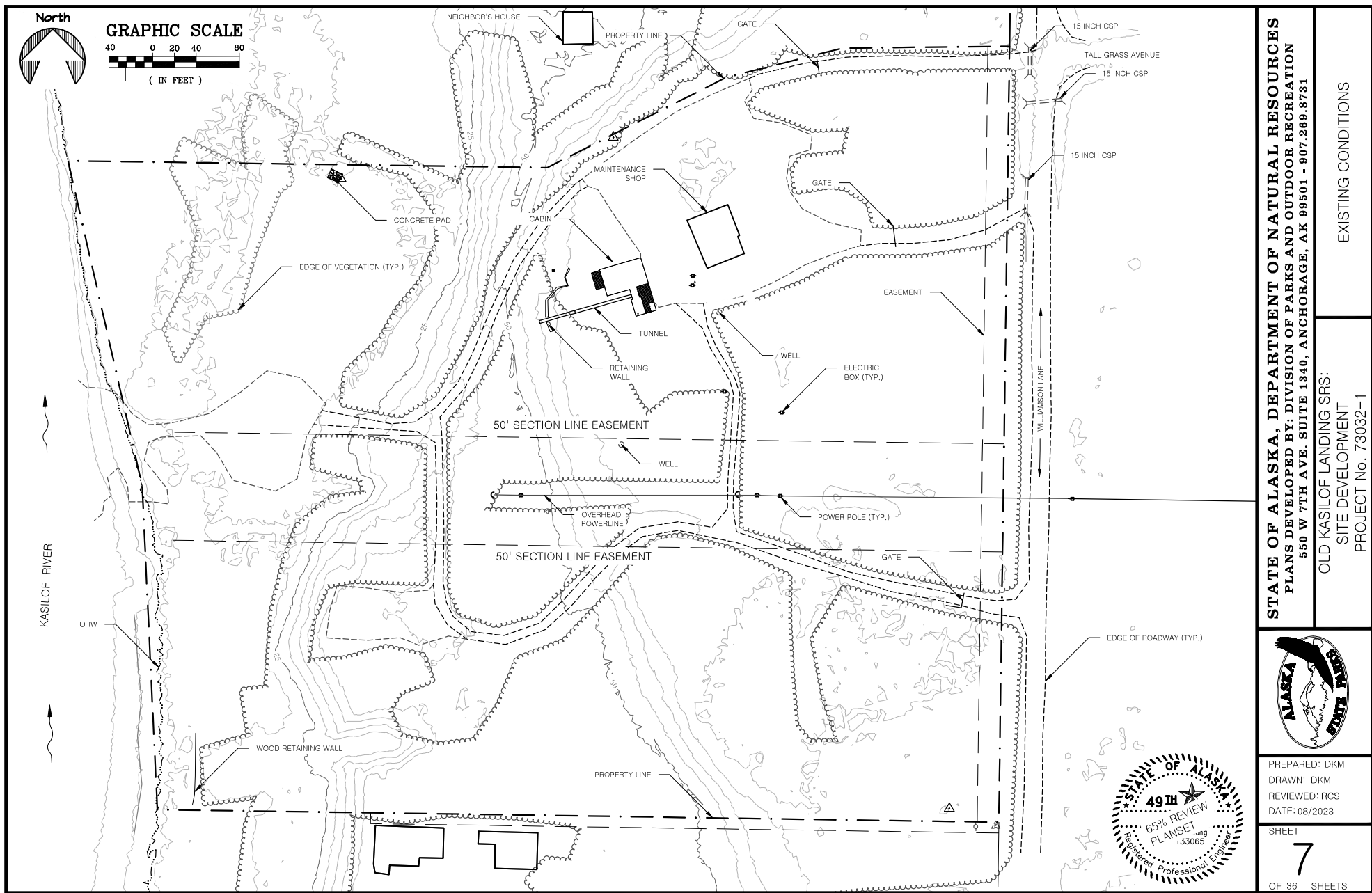
PREPARED: KLV  
DRAWN: KLV  
REVIEWED: PJH/KJB  
DATE: 01/12/2021

S-2  
SHEETS: 2 OF 3



# PRELIMINARY





STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES  
PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION  
550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

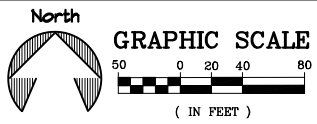
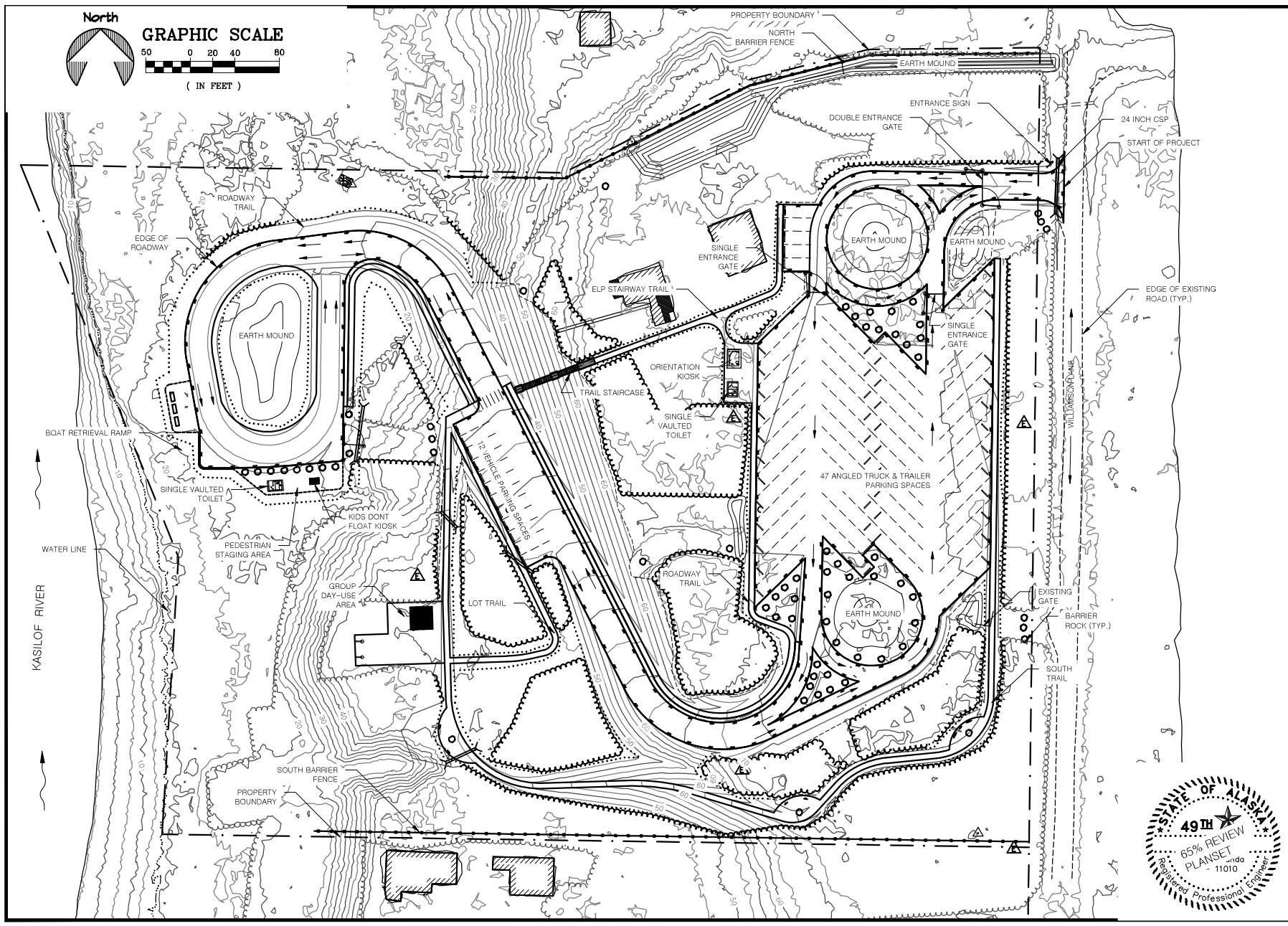


PREPARED: DKM  
DRAWN: DKM  
REVIEWED: RCS  
DATE: 08/2023

SHEET  
7  
OF 36 SHEETS

EXISTING CONDITIONS  
PROJECT No. 73032-1





**STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES**  
**PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION**  
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731



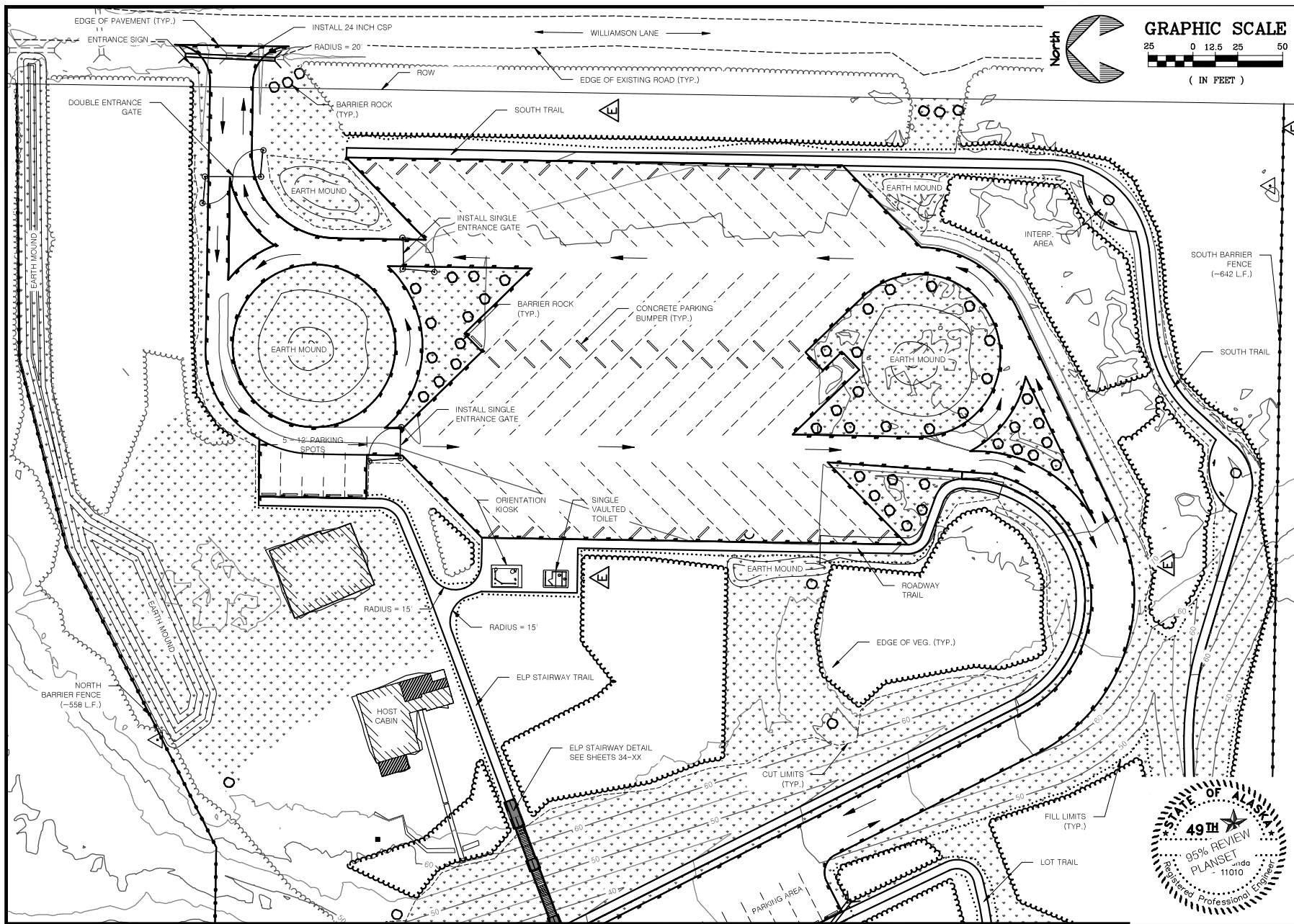
PREPARED: DKM  
 DRAWN: DKM  
 REVIEWED: RCS  
 DATE: 11/2023

SHEET  
**9**  
 OF 36 SHEETS

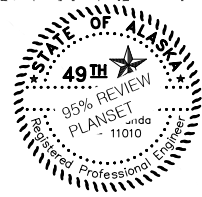
OLD KASLOF LANDING SRS  
 SITE DEVELOPMENT  
 PROJECT No. 73032-1

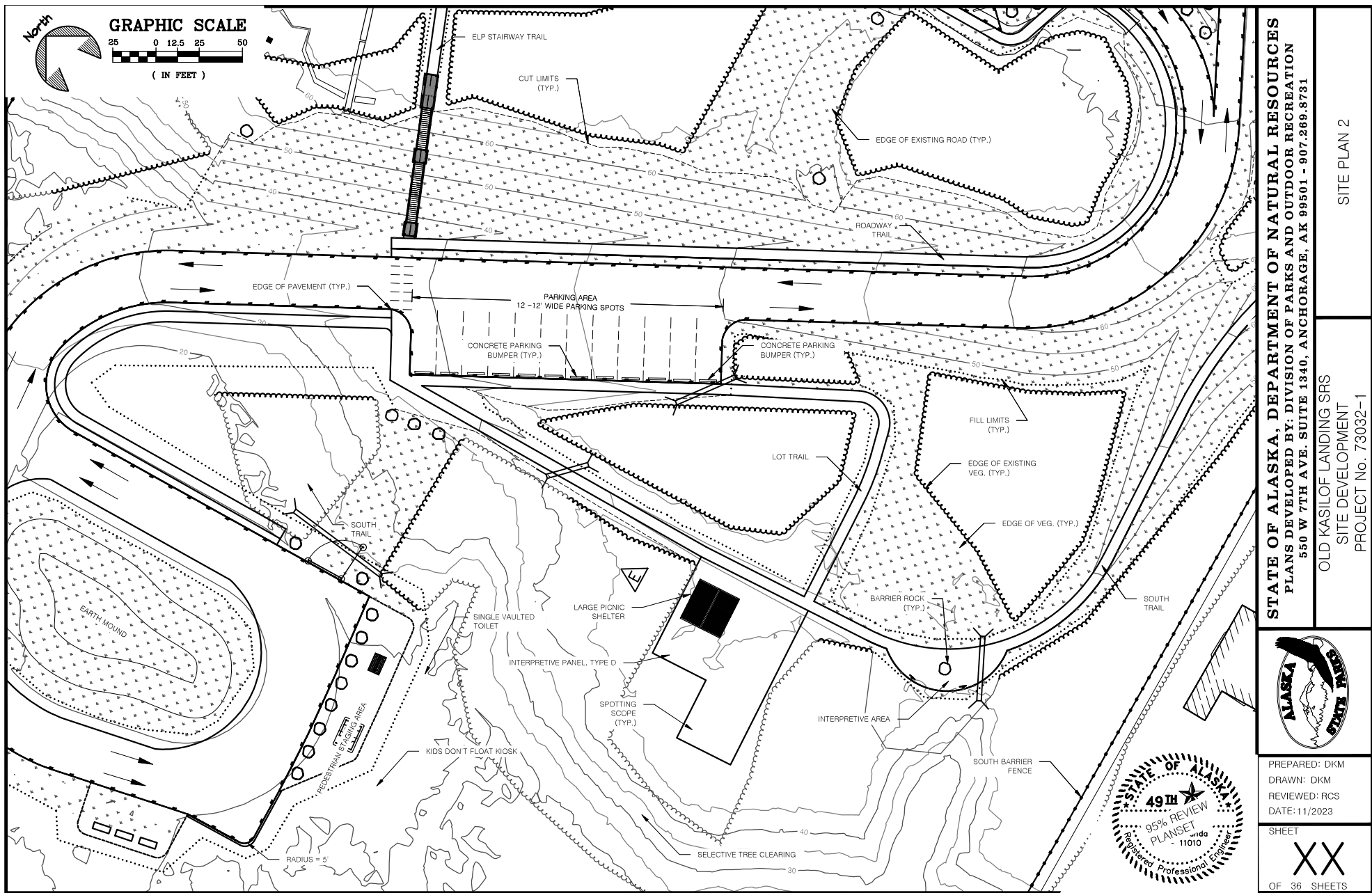
SITE PLAN OVERVIEW





|  |             |
|--|-------------|
| <b>STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES</b><br>PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION<br>550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731 |             |
| OLD KASLOF LANDING SRS<br>SITE DEVELOPMENT<br>PROJECT No. 73032-1  | SITE PLAN 1 |
|  |             |
| PREPARED: DKM<br>DRAWN: DKM<br>REVIEWED: RCS<br>DATE: 11/2023  |             |
| SHEET<br><div style="font-size: 2em; font-weight: bold; text-align: center;">XX</div> OF 36 SHEETS   |             |





**STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES**  
 PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION  
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

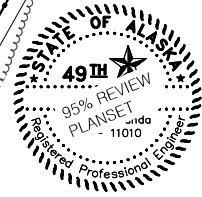


PREPARED: DKM  
 DRAWN: DKM  
 REVIEWED: RCS  
 DATE: 11/2023

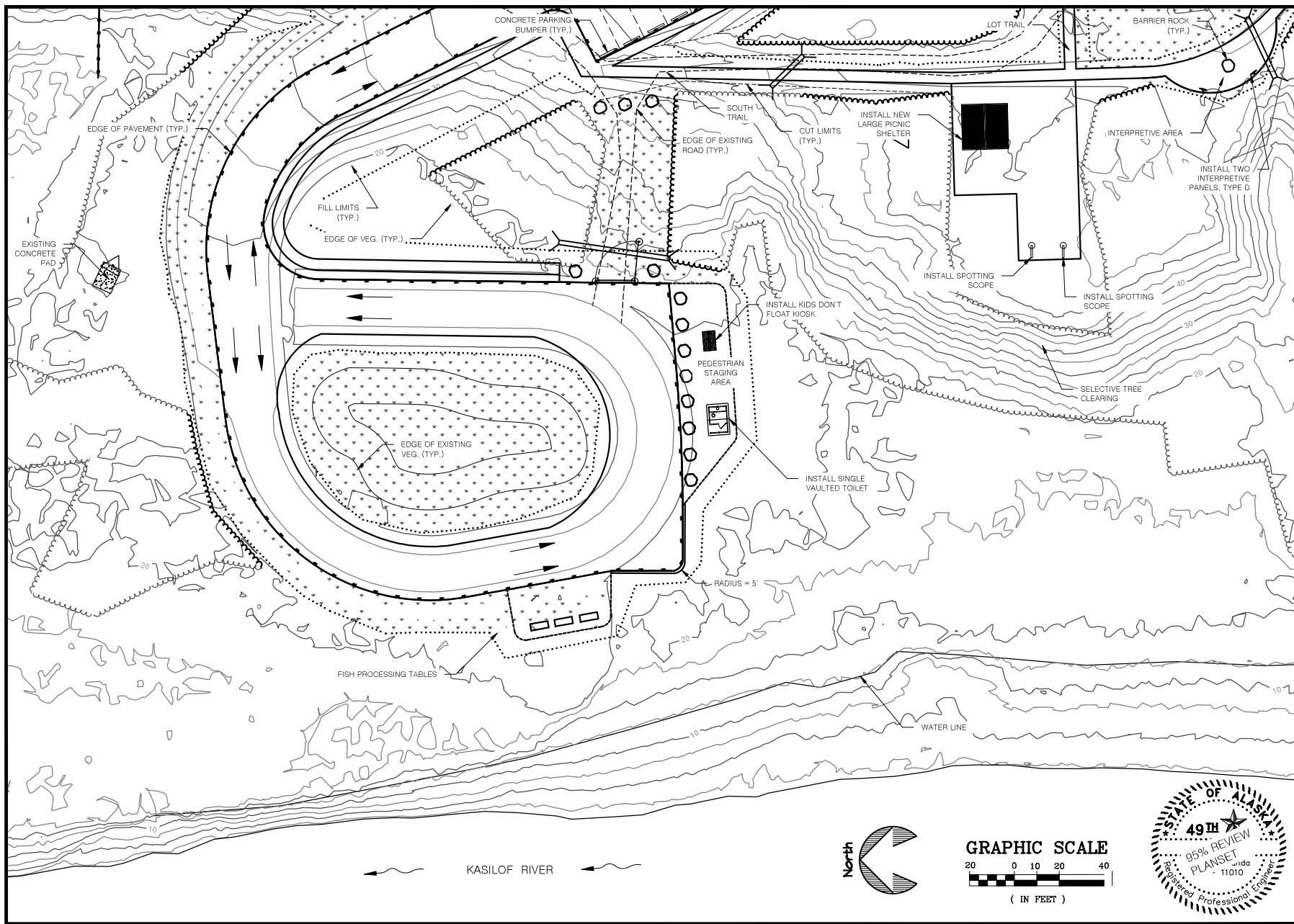
SHEET  
 XX  
 OF 36 SHEETS

OLD KASLOF LANDING SRS  
 SITE DEVELOPMENT  
 PROJECT No. 73032-1

SITE PLAN 2







**STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES**  
**PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION**  
 550 W 7TH AVE, SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

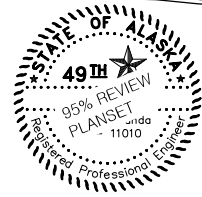
**OLD KASLOF LANDING SRS**  
**SITE DEVELOPMENT**  
 PROJECT No. 73032-1

SITE PLAN 3



PREPARED: DKM  
 DRAWN: DKM  
 REVIEWED: RCS  
 DATE: 11/2023

SHEET  
**XX**  
 OF 36 SHEETS



**Sheet 2:**  
**Quantities Worksheet**

**OVERALL TOTALS**

|                              |      |
|------------------------------|------|
| Excavation (Unclassified Ex) |      |
| Area, (Acres):               | 6.5  |
| Volume (CY):                 | 5075 |

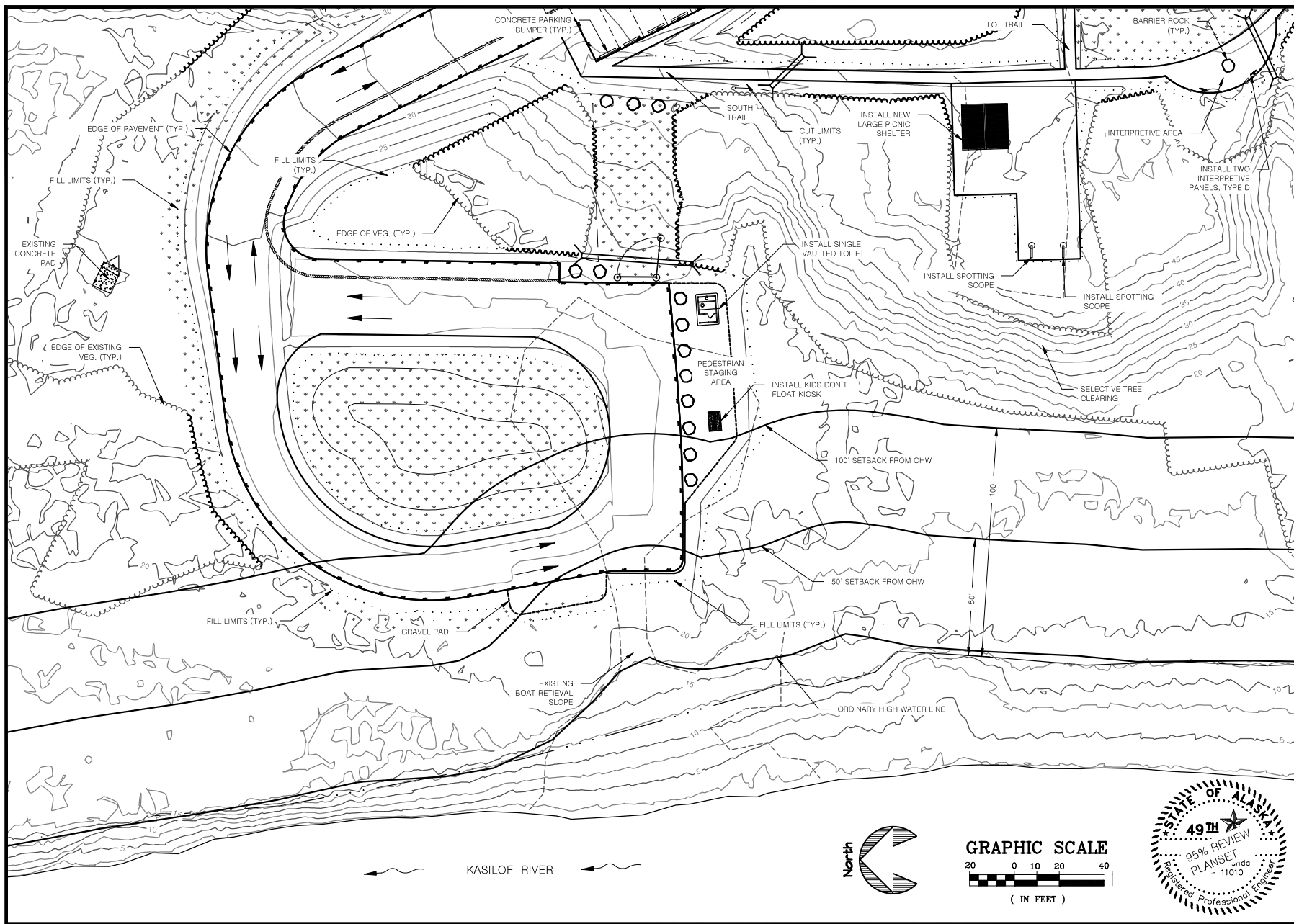
|                            |      |
|----------------------------|------|
| Fill (Borrow)              |      |
| Area, (Acres):             | 4.6  |
| Volume, (CY):              | 6384 |
| Fill (Surface Course, D-1) |      |
| Area, (Acres):             | 4.0  |
| Volume, (CY):              | 1216 |
| Fill (Hot Mix Asphalt, B)  |      |
| Area, (Acres):             | 3.3  |
| Volume, (CY):              | 608  |
| Fill (Topsoil)             |      |
| Area, (Acres):             | 4.2  |
| Volume, (CY):              | 2261 |

**Within 50-Foot of OHW/MHW**

|                              |     |                |
|------------------------------|-----|----------------|
| Excavation (Unclassified Ex) |     |                |
| Area, (SY):                  | 4.2 | .0008678 acres |
| Volume, (CY):                | 6.6 |                |

|                            |       |                |
|----------------------------|-------|----------------|
| Fill (Borrow)              |       |                |
| Area, (SY):                | 145.3 | .0300207 acres |
| Volume, (CY):              | 77.9  |                |
| Fill (Surface Course, D-1) |       |                |
| Area, (SY):                | 93.9  | .0194008 acres |
| Volume, (CY):              | 18.7  |                |
| Fill (Hot Mix Asphalt, B)  |       |                |
| Area, (SY):                | 51.1  | .0105579 acres |
| Volume, (CY):              | 7.3   |                |
| Fill (Topsoil)             |       |                |
| Area, (SY):                | 51.4  | .0105579 acres |
| Volume, (CY):              | 5.7   |                |





**STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES**  
**PLANS DEVELOPED BY: DIVISION OF PARKS AND OUTDOOR RECREATION**  
 550 W 7TH AVE. SUITE 1340, ANCHORAGE, AK 99501 - 907.269.8731

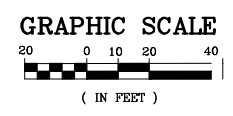
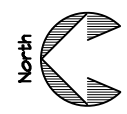
**OLD KASLOF LANDING SRS**  
 SITE DEVELOPMENT  
 PROJECT No. 73032-1

**SITE PLAN - BOAT RETRIEVAL AREA**



PREPARED: DKM  
 DRAWN: DKM  
 REVIEWED: RCS  
 DATE: 12/2023

SHEET  
**12**  
 OF 36 SHEETS



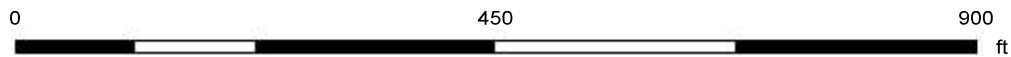


Project Overview and Vicinity Map

**Old Kasilof Boat Launch remodel**

 **Project Area**

DNR to repair and renovate the current existing launch with upgrades.

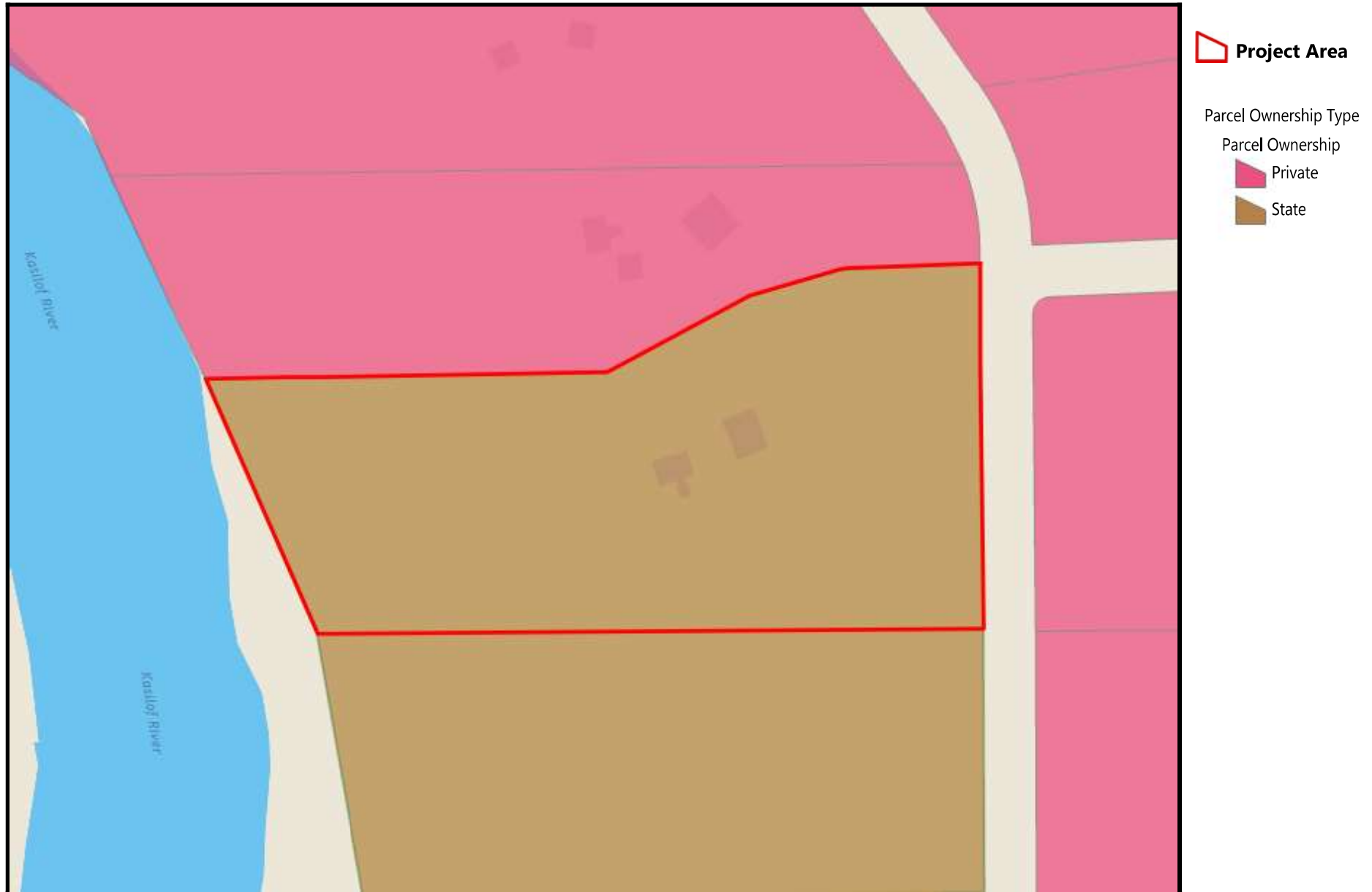


**Vicinity**

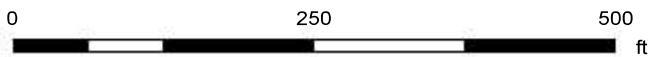


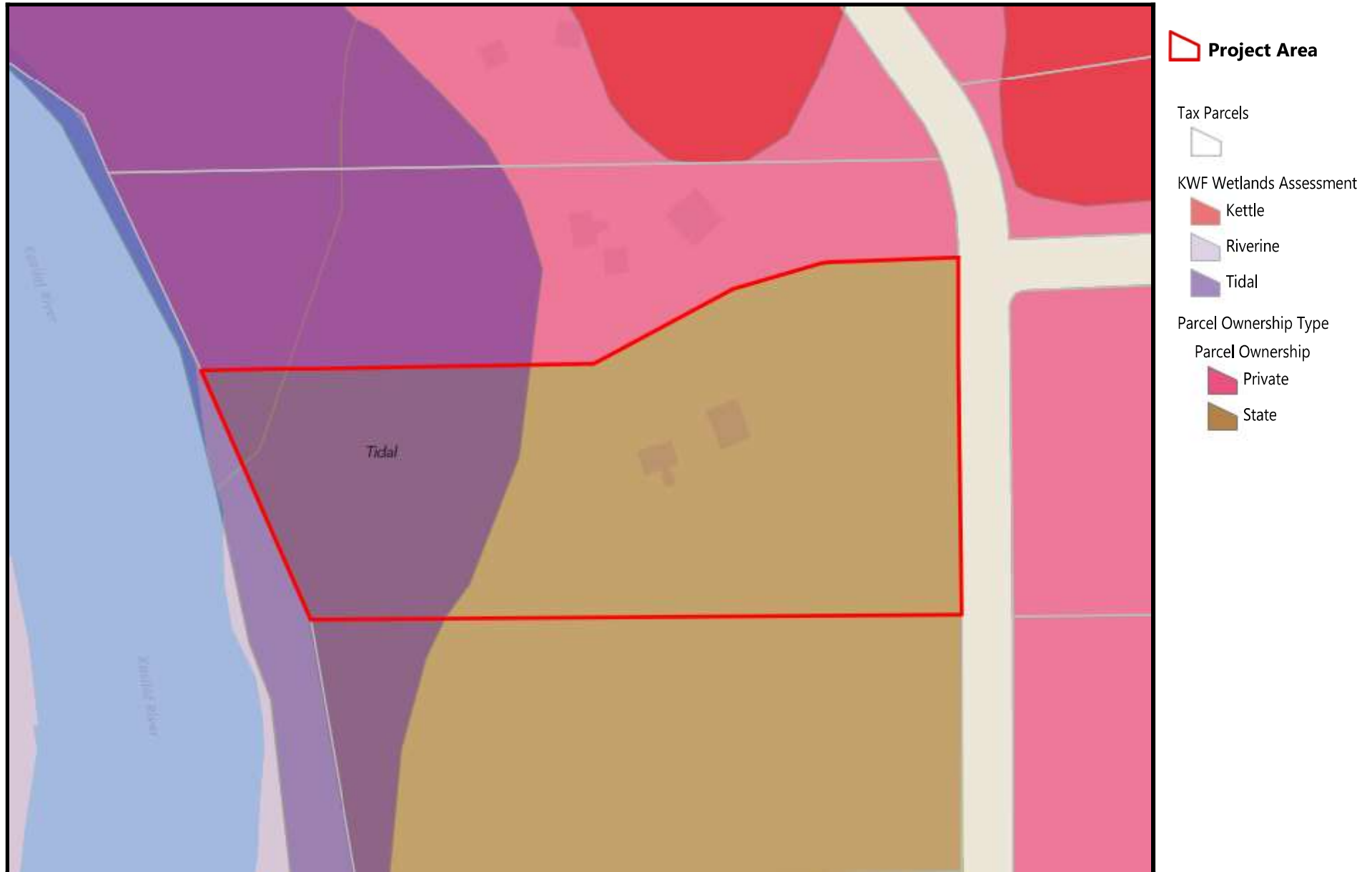
Map created by Aldridge, Morgan

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

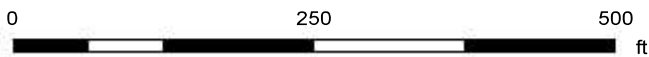


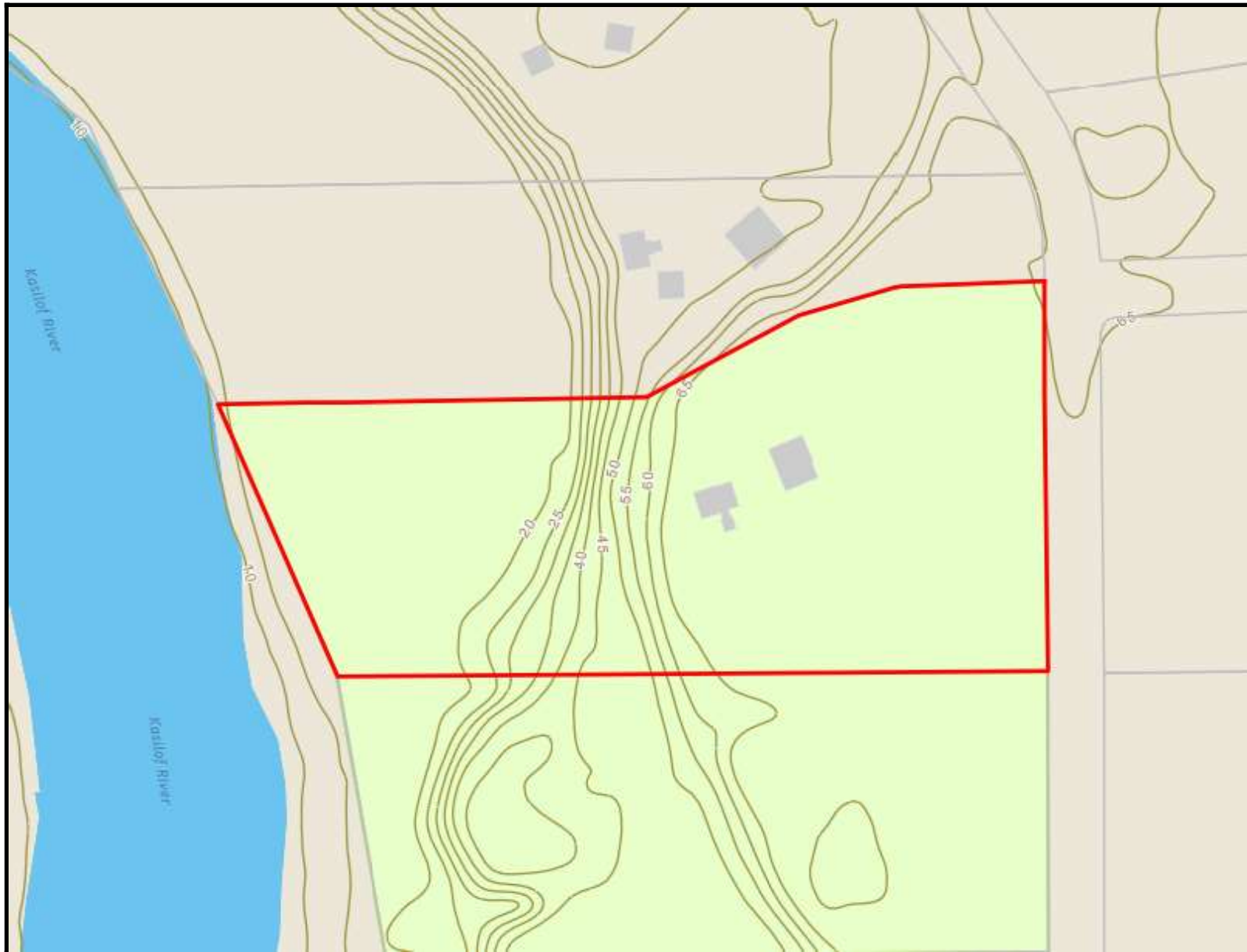
Map created by Aldridge, Morga  
Tuesday, December 12, 2023





Map created by Aldridge, Morga  
Tuesday, December 12, 2023





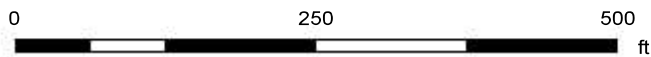
 **Project Area**

Tax Parcels



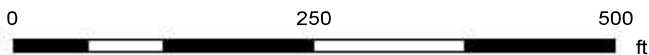
Map created by Aldridge, Morga

Tuesday, December 12, 2023

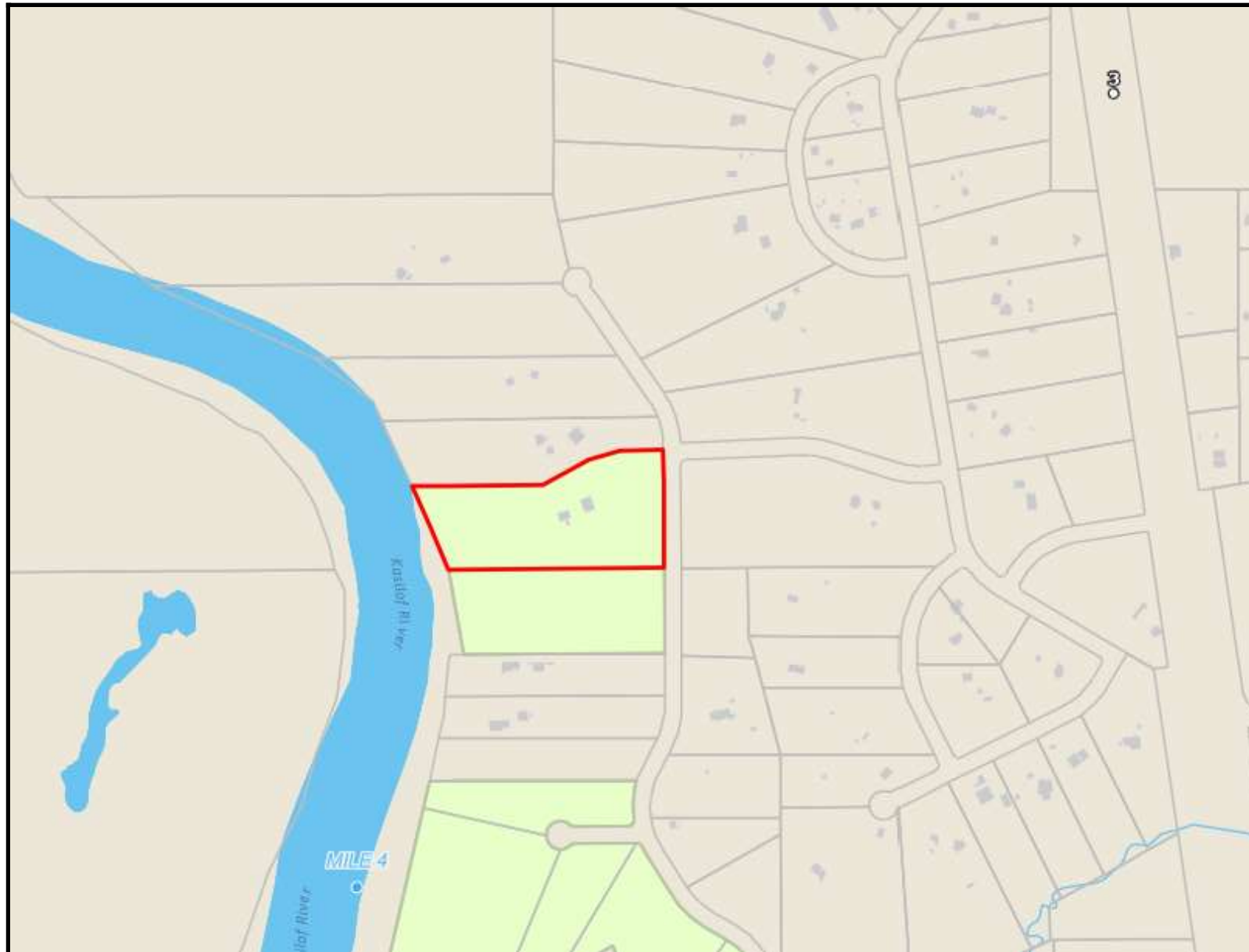




Map created by Aldridge, Morga  
Tuesday, December 12, 2023







 **Project Area**

River Miles

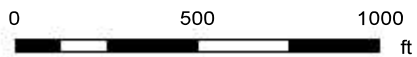


Tax Parcels



Map created by Aldridge, Morga

Tuesday, December 12, 2023





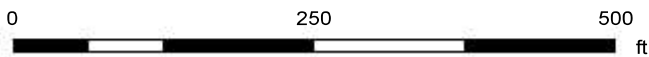


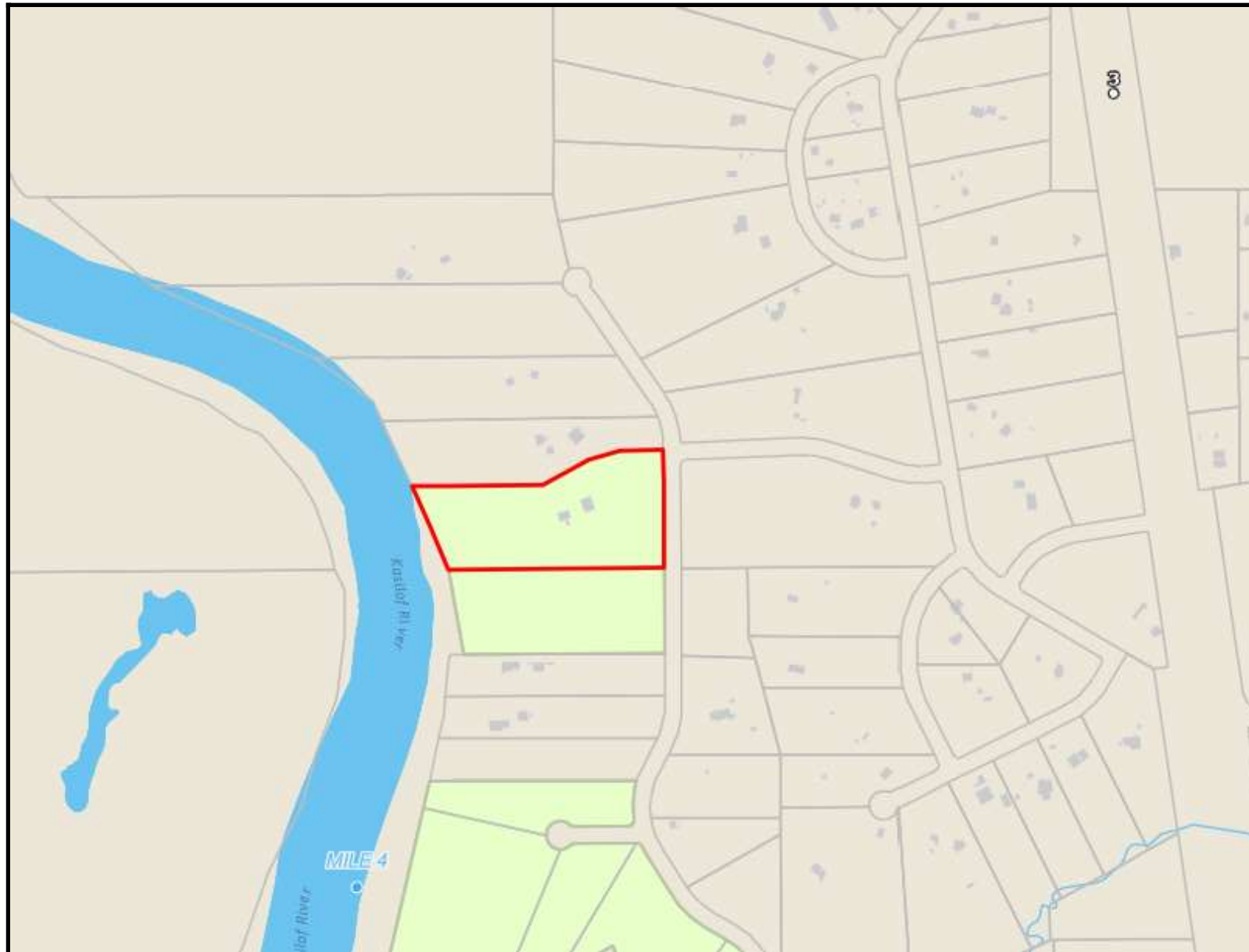
 **Project Area**

Tax Parcels



Map created by Aldridge, Morga  
Tuesday, December 12, 2023





 **Project Area**

River Miles

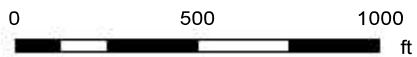


Tax Parcels



Map created by Aldridge, Morga

Tuesday, December 12, 2023





# Donald E. Gilman River Center

514 Funny River Road, Soldotna, Alaska 99669 • (907) 714-2460 • (907) 260-5992 Fax

*A Division of the Planning Department*

Peter A. Micciche  
Borough Mayor

## KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The Kenai Peninsula Borough received an application for a Conditional Use Permit under KPB 21.18.081 for a project within the 50-foot Habitat Protection District (HPD) of the Kasilof River. This project has been scheduled for a public hearing before the Kenai Peninsula Borough Planning Commission.

### **Why are you receiving this notice?**

Per code, property owners within 300 feet of the proposed project must receive notice of the public hearing. This project is located at 26035 Williamson Lane, Kasilof, Alaska, Parcel ID 13332039. Our records indicate that you are a property owner within 300 feet of that parcel.

### **Project Description:**

Alaska Department of Natural Resources - State Parks is requesting to renovate a public use facility and proposes to add a gravel pad and three fish cleaning stations within the 50-foot HPD of the Kasilof River.

### **How can you look at the application?**

The meeting packet will be posted the week prior to the meeting. Once it has been posted it can be viewed at <https://kpb.legistar.com/Calendar>.

### **How do you attend the Planning Commission meeting?**

**When:** Monday, January 8, 2024 at 7:30 p.m.  
**Where:** This meeting will only be held electronically via Zoom.  
**Zoom:** Meeting ID 907 714 2200  
<https://us06web.zoom.us/j/9077142200>  
1-888-788-0099 or 1-877-853-5247

### **How do I comment on the project?**

You can provide verbal comment at the meeting (see information above). You may also submit written comments. **Written comments must be received by 1:00 pm Friday, January 5, 2024.**

#### Mail comments to:

Donald E. Gilman River Center  
514 Funny River Road  
Soldotna, Alaska 99669

#### Email comments to:

[planning@kpb.us](mailto:planning@kpb.us)  
[KenaiRivCenter@kpb.us](mailto:KenaiRivCenter@kpb.us)

For additional information, please contact Morgan Aldridge at [maldridge@kpb.us](mailto:maldridge@kpb.us) or (907) 714-2465.

**Conditional Use Permit  
Anadromous Waters Habitat Protection District  
Staff Report**

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|-------------------------------------|--|
| <b>KPB File No.</b>                 | <b>2024-01</b>   |
| <b>Planning Commission Meeting:</b> | <b>January 8, 2024</b>   |
| <b>Applicant</b>                    | <b>Alaska Department of Natural Resources Division of<br/>Parks and Recreation</b>         |
| <b>Mailing Address</b>              | <b>550 W 7<sup>th</sup> Ave, Suite 1340<br/>Anchorage, AK 99501</b>                        |
| <b>Legal Description</b>            | <b>T 3N R 12W SEC 12 SM KN 0960083 COAL CREEK<br/>COUNTRY ESTATES TRUJILLO ADDN LOT 4B</b> |
| <b>Physical Address</b>             | <b>26035 Williamson Lane</b>   |
| <b>KPB Parcel Number</b>            | <b>133-320-39</b>  |

**Project Description**

A Conditional Use Permit is sought pursuant to KPB 21.18 for the construction of placement of fill and three fish cleaning tables within the 50-foot Habitat Protection District of the Kasilof River, as established in KPB 21.18.040.

**Background Information**

Alaska Department of Natural Resources is in the process of renovating and restoring the Old Kasilof River Launch area. This project is designed to address public safety and pedestrian/vehicle needs of the site while also protecting the wetland and riparian habitats. Part of the project is repairing the turn around and launch driveway. A portion of the pad will be within the 50-foot HPD. The placement of fill in this area will stabilize the pad and allow for more area for staging. Three fish cleaning stations will be placed within the HPD as well to facilitate the processing progress and expedite movement of users while preventing foot traffic erosion in the area.

**Project Details within the 50-foot Habitat Protection District**

1. Placement of 110 cubic yards of gravel fill.
2. Removal of a minimum amount of vegetative material.
3. Placement of three fish cleaning tables

**Findings of fact pursuant to KPB 21.18.081 Conditional Use Permit**

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(4), construction of construction of public owned facilities, parks, campgrounds, and their related uses and structures may be approved as a conditional structure/use within the habitat protection district.
3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.

4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. Additional gravel area will allow for easier movement of vehicles through the facility.
7. Additional fish cleaning tables will encourage proper care of fish and keep facility cleaner.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Kenai Peninsula Borough Planning Commission Resolution 2015-35 defines water-dependent as:  
*"...a use or structure located on, in or adjacent to water areas because the use requires access to the waterbody. The definition is applicable to facilities or activities that must be located at or near the shoreline and within the 50-foot buffer. An activity is considered water dependent if it is dependent on the water as part of the intrinsic nature of its operation. Examples of water dependent facilities may include, but are not limited to, piers, boat ramps, and elevated walkways."*
10. The River Center found the application complete and scheduled a public hearing for January 8, 2024.
11. Agency review was distributed on December 22, 2023. No comments or objections have been received from resource agencies to date.
12. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on December 22, 2023. A total of 8 mailings were sent.
13. Pursuant to KPB 21.11.020, public notice was published in the Peninsula Clarion on December 28, 2023 and January 3, 2024.
14. The applicant is currently in compliance with Borough permits and ordinances.

### **Permit Conditions**

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Kasilof River.
2. The gravel pad must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within three calendar years from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).
10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).

11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

### **General Standards**

**Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:**

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1-3 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Findings 1-4, 8-13 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Finding 8 appears to support this standard.**
4. The proposed use or structure is water-dependent; **Findings 4 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements; **Finding 14 appears to support this standard.**

### **Attachments**

Multi-Agency Application  
Draft Resolution 2024-01

### **Recommendation**

Based on the findings, staff finds that the proposed project meets the five general standards of KPB 21.18.081. The Planning Commission could consider additional permit conditions to mitigate for any habitat loss if it chooses.

Staff recommends the Planning Commission grant a Conditional Use Permit for the proposed project details subject to adopted conditions as set forth in 2024-01.

**Note: An appeal of a decision of the Planning Commission may be filed to the Hearing Officer, in accordance with the requirements of the Kenai Peninsula Borough Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.**

**END OF STAFF REPORT**

**KENAI PENINSULA BOROUGH PLANNING COMMISSION**

**RESOLUTION 2024-01**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PURSUANT TO KPB 21.18 FOR THE  
CONSTRUCTION OF FILL WITHIN THE 50-FOOT HABITAT PROTECTION DISTRICT OF THE  
KASILOF RIVER.**

- WHEREAS,** Chapter 21.18 provides for the approval of Conditional Use Permits for certain activities within the habitat protection district; and
- WHEREAS,** KPB 21.18.081 provides that a conditional use permit is required for construction not meeting the standards of KPB 21.18.071; and
- WHEREAS,** KPB 21.18.091 provides for mitigation measures by the planning department staff to address impacts to the Habitat Protection District from a proposed, ongoing, or completed project; and
- WHEREAS,** public notice was sent to all property owners within a 300-foot radius of the proposed activity as provided in Section 21.11.030; and
- WHEREAS,** public notice was published in the Peninsula Clarion on December 28, 2023 and January 3, 2024 as provided in Section 21.11.020; and
- WHEREAS,** public testimony was received at the January 8, 2024 meeting of the Kenai Peninsula Borough Planning Commission;

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

That the Planning Commission makes the following findings of fact pursuant to KPB 21.18:

**Section 1. Project Details Within the 50-foot Habitat Protection District**

1. Placement of 110 cubic yards of gravel fill.
2. Removal of a minimum amount of vegetative material.
3. Placement of three fish cleaning tables.

**Section 2. Findings of fact pursuant to KPB 21.18.081**

1. Portions of this proposed project are within the 50-foot habitat protection district as defined by KPB 21.18.040.
2. Pursuant to KPB 21.18.081(B)(4), construction of public owned facilities, parks, campgrounds, and their related uses and structures may be approved as a conditional structure/use within the habitat protection district.
3. Pursuant to 21.18.081(D) General Standards, staff finds that the proposed project meets the five general standards.



4. Pursuant to KPB 21.18.020(A), this chapter was established to protect and preserve the stability of anadromous fish through controlling shoreline alterations and disturbances along anadromous waters and to preserve nearshore habitat.
5. Pursuant to KPB 21.18.20(B)(5), one purpose of this chapter was established to separate conflicting land uses.
6. Additional gravel area will allow for easier movement of vehicles through the facility.
7. Additional fish cleaning tables will facilitate proper care of fish and keep area cleaner.
8. Pursuant to KPB 21.06.081(D)(3), the proposed work will occur on the applicant's property and shall not have an adverse effect on adjoining properties.
9. Kenai Peninsula Borough Planning Commission Resolution 2015-35 defines water-dependent as:  
*"...a use or structure located on, in or adjacent to water areas because the use requires access to the waterbody. The definition is applicable to facilities or activities that must be located at or near the shoreline and within the 50-foot buffer. An activity is considered water dependent if it is dependent on the water as part of the intrinsic nature of its operation. Examples of water dependent facilities may include, but are not limited to, piers, boat ramps, and elevated walkways."*
10. The River Center found the application complete and scheduled a public hearing for January 8, 2024.
11. Agency review was distributed on December 22, 2023. No comments or objections have been received from resource agencies to date.
12. Pursuant to KPB 21.11.030, public notice was mailed to all property owners within a radius of 300 feet of the project on December 22, 2023. A total of 8 mailings were sent.
13. Pursuant to KPB 21.11.020, public notice was published in the Peninsula Clarion on December 28, 2023 and January 3, 2024.
14. The applicant is currently in compliance with Borough permits and ordinances.

### **Section 3. Permit Conditions**

1. Construction techniques and best management practices shall be utilized to ensure that land disturbing activities do not result in runoff or sedimentation to the Kasilof River.
2. The placement of fill must be designed and installed to meet KPB floodplain requirements.
3. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
4. For each tree removed, two seedlings less than 5.5-feet tall of a species native to the region will be planted within the 50-foot HPD.
5. Storage or use of fuel is prohibited within 50-feet of any open water.
6. The River Center shall be notified at least 3 days prior to the start of the project.
7. If changes to the approved project described above are proposed prior to or during its siting, construction, or operation, the permittee is required to notify the River Center to determine if additional approval is required.
8. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
9. The construction or installation phase of this Conditional Use Permit must be completed within three calendar years from the date of the permit's issuance, or the Conditional Use Permit shall expire unless the Planning Commission finds that more time is necessary to effectuate the purposes of this chapter, in which case the commission may extend the deadline for a maximum of six years from the date of issuance. Prior to its expiration date and upon written request, the

Planning Director may grant a Conditional Use Permit extension for 12 months (KPB 21.18.081 (H)).

10. In addition to the penalties provided by KPB 21.18.110, and pursuant to KPB 21.50, the permit may be revoked if the permittee fails to comply with the provisions of this chapter or the terms and conditions of a permit issued under this chapter. The Borough Clerk shall provide at least 15 day's written notice to the permittee of a revocation hearing before the hearing officer (KPB 21.18.082).
11. The permittee shall comply with the terms, conditions and requirements of the Kenai Peninsula Borough Code of Ordinances Chapter 21.18, and any regulations adopted pursuant to this chapter.
12. The permittee is responsible for abiding by all other federal, state, and local laws, regulations, and permitting requirements applicable to the project (KPB 21.18.081 (G)).

**Section 4. Pursuant to 21.18.081(D) General Standards, the following standards shall be met before conditional use approval may be granted:**

1. The use or structure will not cause significant erosion, sedimentation, damage within the habitat protection district, an increase in ground or surface water pollution, and damage to riparian wetlands and riparian ecosystems; **Conditions 1-3 appear to support this standard.**
2. Granting of the conditional use shall be consistent with the purposes of this chapter, the borough comprehensive plan, other applicable chapters of the borough Code, and other applicable planning documents adopted by the borough; **Findings 1-4, 8-13 appear to support this standard.**
3. The development of the use or structure shall not physically damage the adjoining property; **Finding 8 appear to support this standard.**
4. The proposed use or structure is water-dependent; **Findings 4 and 9 appear to support this standard.**
5. Applicant's or owner's compliance with other borough permits and ordinance requirements. **Finding 14 appears to support this standard.**

THIS CONDITIONAL USE PERMIT EFFECTIVE ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Jeremy Brantley, Chairperson  
Planning Commission

ATTEST:

\_\_\_\_\_  
Ann Shirnberg  
Administrative Assistant

**Note: An appeal of a decision of the Planning Commission may be filed to the hearing officer, in accordance with the requirements of the KPB Code of Ordinances, Chapter 21.20.250. An appeal must be filed with the Borough Clerk within 15 days of date of the notice of the decision using the proper forms and be accompanied by the filing and records preparation fee.**