

# **DESK PACKET**

**(MATERIALS SUBMITTED AFTER MEETING PACKET PUBLICATION)**

## **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**

TO: Kenai Peninsula Borough Planning Commission

RE: Conditional Use Permit Request under KPB 21.18.081

Date: 12/30/2023

From: Mrs. Jane Eveland, resident of Coal Creek Subdivision, neighbor to Proposed Old Kasilof Landing Drift boat retrieval facility

Please accept this letter as public comment regarding the Conditional Use Permit that Alaska Department of Natural Resources-State Parks is seeking.

1. The project is located in our subdivision, and State Parks is requesting to “Renovate a public use facility.” However, there is nothing to renovate. There is not a facility in the Habitat Protection District of the Kasilof River. There is a river bank. Renovation, to my understanding means to fix, repair or replace an existing facility. Why did such false terminology go into the request?
2. From Parks, we have been given, and examined the site plan many times, with many meetings between the Director and Superintendent of Parks, Borough authorities, and our current and former State of Alaska Senators and Representatives. We, as neighbors, have always voiced our opposition regarding fish cleaning stations. Director Geise, and then Superintendent Blackwell agreed, and reassured us there would be no fish cleaning stations in the facility. They stressed the fact that they want to be a “good neighbor.” Our neighborhood consists of 30 full-time, year-round Kenai Peninsula Borough residents. Our fear is that any fish cleaning station will attract bears. Can you imagine the mess, and appalling smell, that will be enticing to the hungry animals into our residential neighborhood? Why was is this even being proposed when Parks stressed the importance of being a “Good Neighbor”?
3. We have examined the facility site plan many times. There is no room in this area to develop anything other than the proposed retrieval. The pull out will be full of fishermen trying to pull in, others backing their trucks to pick up their drift boat, and fishermen/fisherwomen getting into and out of their boats. It is a very small facility for all the traffic that will be descending upon our subdivision.
4. There are no fish cleaning stations at the mouth of the Kasilof River. Dipnetters from the Kasilof Dipnet Fishery will be lined up waiting to clean their fish at these proposed stations. If this permit is approved it will create even more congestion and pedestrian traffic at this site and in our residential subdivision. I can’t even imagine what the bank will become with just the foot traffic if this is allowed.
5. Gravel pad. What is this for? Again, this is not on any of the site plans we have been given. Will this be for parking? This area is all tidal. Vehicles will be under water. Also, no gravel pad will survive with the large tides we have in the spring and falls. Why wasn’t it put on the plans? Is this a way to throw something in so they can open up the facility as its being built? Sounds very sketchy to me.

I appreciate the opportunity to voice my concern to you, the members of the Kenai Peninsula Borough Planning Commission. Our neighborhood has always been against this project, and we remain committed. This facility will do irreparable harm to our neighborhood, the Kasilof River, and to the banks of the Kasilof River. This facility should not be developed here, but instead be moved to the mouth of the Kasilof River where the DNR has land to develop a wonderful boat launch and pull out. Funding for this operation has been secured for a drift boat retrieval facility only. However, with today's increased costs, and additional "bells and whistles" Parks is trying to put into the facility, the State will ultimately be on the hook to cover additional construction and operating costs.

TO: Kenai Peninsula Borough Planning Commission

RE: Conditional Use Permit Request under KPB 21.18.081

Date: 01/01/24

From: Mrs. Jane Eveland, resident of Coal Creek Subdivision, neighbor to Proposed Old Kasilof Landing Drift boat retrieval facility

ADDENDUM TO PREVIOUS LETTER DATED 12/30/23

Please accept this letter with additional comments after review of public notice:

1. Item #1, Under introduction: "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."
  - a. Senate Finance Committee Meeting minutes from 3-14-2011 and 3-2-2012. Appropriation was approved in 2011/2012 for development of a public drift boat takeout ONLY.
    1. Legislators approved a drift boat take out only. No appropriations for "interpretive and day-use amenities."
2. Item #2, Second paragraph of introduction: "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."
  - a. We have lived in this neighborhood on Old Kasilof Road for 43 years. We have seen that area flood from large tidal floods in the spring and fall. Landowners at the time managed to regulate that area. "Earthen Embankment" did little to protect that area.
3. Item #3, Continuation of second paragraph: "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."
  - a. Neighbors to the north of said facility have a steep bank that borders with the facility where a proposed earth mound will be attempted. Directly below that bank is a shed/garage. How will those neighbors be protected from erosion due to disturbance with the construction, or ongoing disturbances from increased traffic?
  - b. Neighbors to the south of facility have their home located right next to property line. Plans calling for a south barrier fence. However, that will not provide enough privacy.
  - c. Single Vaulted toilet by Pedestrian Staging Area is in the tidal area and will flood during high tides.
4. Where is the boat retrieval? Looking over the plans, there is no mention of the actual retrieval area. How will these boats be pulled out? The mud in this location is very thick, and given the changing tides, vehicles and Pedestrians will get caught in this mud.
5. What is the purpose of the gravel pad? Are the fish cleaning stations part of this? If so, there is no room to retrieve a boat. A gravel pad may work in non-tidal area, but this won't be the case.

Please consider the above concerns and my hopes that you will deny the Permit.

**From:** [Donna Bartman](#)  
**To:** [Planning Dept.](#)  
**Cc:** [Kenai River Center](#),  
**Subject:** <EXTERNAL-SENDER>state parks improvements within 50-ft HPD Kasilof River  
**Date:** Thursday, January 4, 2024 5:19:49 PM

---

---

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

---

**From:** Donna Bartman  
**Subject:** Public comment on Old Kasilof Landing Site conditional use permit

I have concerns about the Alaska Dept of Natural Resources/State Park request to renovate a public use facility (really a historically privately owned drift boat takeout known as Trujillo's, which my husband and I used many times) and the proposed addition of three fish cleaning stations within the 50-foot HPD of the Kasilof River.

I think the fish cleaning stations, which will be located in a residential area, will be an attractive nuisance for bears, flies, and stinging yellow jackets. Fish cleaning stations are inherently unsanitary and would negatively affect the cleanliness of the riverbank.

Also, after looking at the maps provided online, I foresee a highly congested area at these cleaning tables, which could conflict with drift boat trailer traffic at the ramp and present a safety hazard to pedestrians. Thank you.

Donna Bartman  
Kasilof, Alaska

**From:** [jacob.kay](#)  
**To:** [Kenai River Center](#); [Planning Dept.](#)  
**Subject:** <EXTERNAL-SENDER>Old Kasilof Landing Use Permit  
**Date:** Monday, January 1, 2024 10:14:13 PM

---

---

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

---

To whom it may concern,

I reside immediately adjacent to the proposed boat takeout in Kasilof. In case you haven't heard, our whole neighborhood is adamantly opposed to the project. It will completely destroy our neighborhood. The proposed launch will bring increased vehicle traffic resulting in safety hazards for our kids and pets. The road, which the state refuses to pave if they put in the takeout, will be washboarded and runneled. The noise of construction, traffic, and anglers/guides at all hours of the early morning and evening will also disrupt our peaceful neighborhood. State recreation areas also typically draw in illegal activities including drugs, dumping, theft, and vandalization. The state land currently also is home to an abundance of wildlife including moose, owls, snowshoe hares, weasels and more. Developing the parcel will effectively cut off this section of the critical river corridor. Lastly, the project will undoubtedly decrease our home values and make the neighborhood a less desirable place to live as a whole.

Throughout the process, the state has been anything but transparent. They claimed to have sent out surveys to residents in the neighborhood when selecting the site, which nobody received. They say that they listen to our written and spoken comments, and yet not a single one of our concerns has been addressed. We feel as though we have been absolutely steamrolled by the state.

Point in case...fish cleaning stations. There has been no mention to any of us at any of the meetings, proposals, or in person communications of fish cleaning stations. We were even told that fish cleaning would not be allowed at the site to decrease the amount of waste and subsequent odors and scavengers that it would attract. Now all the sudden they are asking to put in fish cleaning stations, and of course they do it behind the back of the public, as we were repeatedly told there would not be fish cleaning at the site. This is a chance for the borough to stand up for its residents and not let the state overpower our community and destroy our neighborhood. We ask that you please not approve the states permit to add fish cleaning stations, a gravel pad, and to renovate the buildings there. There are so many better locations on the Kasilof to put a boat take out that will not affect local residents. Yet they blindly insist on our neighborhood, even as the task of putting the takeout has been passed on from person to person in the DNR, since nobody actually wants to do it. Help end this project once and for all, and at least let them know that you listen to and support your constituents. Thanks for your time.

Jacob Kay  
25925 Williamson Lane  
Kasilof AK 99610

**From:** [David Kitzman](#)  
**To:** [Planning Dept.](#)  
**Subject:** <EXTERNAL-SENDER>Fish cleaning stations at the Old Kasilof Landing  
**Date:** Thursday, January 4, 2024 8:26:58 PM

---

---

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

---

To the members of the KPB assembly.

My name is David Kitzman. My wife and I live and own a house in the Coal Creek Country estates near the proposed Old Kasilof boat landing.

It is my understanding that State Parks has applied for a conditional use permit to construct 3 fish cleaning stations and a gravel pad at the landing.

Please deny that permit. As you know we in the neighborhood have been against this landing from the beginning. Adding the fish cleaning stations would add insult to injury. There would be more traffic because some of the dipnetters from the mouth of the river would come here to clean their fish. There would be the smell of the fish waste. That smell would attract bears. Almost all of us in the neighborhood have young children or pets. If the gravel pad is to be around and under fish cleaning stations it would just serve to hold the smell and fish waste.

Work on this was supposed to start last year, but was held up because of lack of funds. Here they are spending more money they don't have. Poor planning from the beginning and that hasn't changed. ( I would be really happy if this never went in.)

It seems the state of Alaska and some assembly members value the guides more than they do the homeowners. That's wrong. Some of the guides that are pushing for this aren't even residents. Some are, but it is easy to push for this when somebody else has to live next door to it, and it seems that is us.

You have heard it all before. Thank all of you who supported our efforts in this matter in the past. To all please deny this permit!!

Thank you, David Kitzman

**From:** [Russ Lane](#)  
**To:** [Planning Dept.](#)  
**Subject:** <EXTERNAL-SENDER>OKL Conditional use application  
**Date:** Friday, January 5, 2024 11:49:42 AM

---

---

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

---

KPD Planners, we respectfully ask that you deny the request for this permit, based on several factors. The river and adjacent habitat will suffer damage that will never be returned to its natural state. The amount of foot and vehicle traffic at the fish cleaning sites will be overwhelmingly detrimental to the health of the bank, and river. State Parks Director has stated the State does not have a budget for maintenance, this could cause a safety issue. With no funding available to clean the area and haul the dumpsters, this could be a messy stinky situation that will attract insects and bears, putting users and neighbors in a bad situation. Please do what's best for the river.

Thank you  
Russell and Leah Lane  
Sent from my iPhone



**From:** [Mark Rowley](#)  
**To:** [Planning Dept.](#)  
**Cc:** [Melonie Chapman](#); [Liz Burck](#); [sundanz@ptialaska.net](mailto:sundanz@ptialaska.net)  
**Subject:** <EXTERNAL-SENDER>Coal Creek Sub. Boat Retrieval project  
**Date:** Friday, January 5, 2024 11:42:37 AM

---

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

---

Hello, My wife and I are homeowners in the neighborhood,

We have a couple of questions regarding the operation of this facility. We hope the Board can provide response at the Zoom meeting on this topic scheduled for Monday January, 8<sup>th</sup>.

1. Will overnight RV Parking and camping be allowed on this property?
2. Will there be receptacles for trash and will they be reasonably maintained?
3. Will the area available for use for dip netting on the property be expanded? The bank on either side is muddy and drops off quickly into the river. These areas seem (IMO) to be ecologically sensitive as well as dangerous for use by people who will be fishing from the bank. A good solution would be to restrict dip netting downstream to the area around the mouth of the Kasilof River.
4. Will there actually be enforcement of the rules or will the SOA continue its current practice to "look the other way" (Or not show up at all)?
5. As I understand it, the intent is for boats coming from upstream to retrieve at this location. Currently, the line for the use of motors is at this site. Will the existing No Motor rule be changed? Currently, we observe the typical practice by Guides on the river is to start their motor far upstream of the existing line. Will this everyday practice be adopted into a modified rule?

Thank you.

Mark Rowley

**From:** [Planning Dept.](#)  
**To:** [Aldridge, Morgan](#); [Lopez, Samantha](#)  
**Subject:** FW: <EXTERNAL-SENDER>Coal Creek Sub. Boat Retrieval project  
**Date:** Friday, January 5, 2024 11:59:43 AM

---

---

**From:** Mark Rowley <MRowley@pacifictower.com>  
**Sent:** Friday, January 5, 2024 11:42 AM  
**To:** Planning Dept, <planning@kpb.us>  
**Cc:** Melonie Chapman <MChapman@pacifictower.com>; Liz Burck <lizburck@gmail.com>; sundanz@ptialaska.net  
**Subject:** <EXTERNAL-SENDER>Coal Creek Sub. Boat Retrieval project

---

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

---

Hello, My wife and I are homeowners in the neighborhood,

We have a couple of questions regarding the operation of this facility. We hope the Board can provide response at the Zoom meeting on this topic scheduled for Monday January, 8<sup>th</sup>.

1. Will overnight RV Parking and camping be allowed on this property?
2. Will there be receptacles for trash and will they be reasonably maintained?
3. Will the area available for use for dip netting on the property be expanded? The bank on either side is muddy and drops off quickly into the river. These areas seem (IMO) to be ecologically sensitive as well as dangerous for use by people who will be fishing from the bank. A good solution would be to restrict dip netting downstream to the area around the mouth of the Kasilof River.
4. Will there actually be enforcement of the rules or will the SOA continue its current practice to "look the other way" (Or not show up at all)?
5. As I understand it, the intent is for boats coming from upstream to retrieve at this location. Currently, the line for the use of motors is at this site. Will the existing No Motor rule be changed? Currently, we observe the typical practice by Guides on the river is to start their motor far upstream of the existing line. Will this everyday practice be adopted into a modified rule?

Thank you.

Mark Rowley