

Public Comments received regarding Concrete Batch Plant proposal to be discussed 2/21/2024

2/15/2024

Name:

Nick VanderHoff

Email Address:

nvanderhoff@yahoo.com

Subject:

Concrete batch plant lease in Cooper Landing

Message:

I am writing to comment on the proposed lease for a concrete batch plant operation at the Snug Harbor Road material site in Cooper Landing.

This site is not a good place for a concrete batch plant. Concrete trucks running up and down Snug Harbor Road, negotiating two intersections along the Sterling Highway, plus crossing the bridge during summer traffic, for the next five years with additional one year lease extensions....no thank you. Locating the concrete batch plant somewhere along or very near the project site is where it should be.

2/15/2024

Name:

Glen parker

Email Address:

Gleneparker@yahoo.com

Subject:

Batch plant Snug Harbor Rd

Message:

This batch plant makes no sense for location in reference to bridge. Project has more than enough area and water to facilitate a batch plant.

If on snug harbor will destroy the road with concrete trucks at full capacity, and deliveries of cement. This should be on project site!

2/16/2024

Name:

Kay Thomas and Ken Green

Email Address:

Qenqay@arctic.net

Subject:

Davis Block batch plant

Message:

We are opposed to having a batch plant at the organic fill on Snug Harbor Road. Heavy truck traffic on Snug Harbor endangers residents and foot traffic along this residential corridor. It will also negatively affect the highway corridor that accesses the post office and emergency services. There should be other locations closer to the by-pass they will be serving

2/19/2024

Name:

Heather Pearson

Email Address:

heather@mightykenai.com

Subject:

Davis Block lease

Message:

I oppose the proposed ordinance granting Davis Block a lease at the Snug Harbor materials site. A concrete batch plant operation makes more sense to be located in closer proximity to the project. The impacts of 2-4 concrete trucks hauling daily loads through a residential area are of concern. There will also be safety and traffic impacts to the Sterling hwy, particularly during peak summer traffic.

2/21/2024

Name:

Jean Ann & Alan Nierenberg

Email Address:

nchoppin@att.net

Subject:

Lease for Concrete Plant in Cooper Landing

Message:

CLAPC Members;

We regret we will be unable to attend the Special Meeting this evening, however, we wanted to provide the following comments for consideration by CPALC in forming their position to the Kenai Assembly;

Location of Concrete Plant/Traffic in Cooper Landing - The entire lease package appears to lack consideration as to proposed the location of the concrete plant and the negative impact of added truck traffic in Cooper Landing during the summer for a multi-year period. The location of the lease and concrete plant is remote from the Juneau Creek Bridge. Have other locations closer to the Juneau Creek Bridge been considered, as alternatives should be required for the siting of any such facility?? If bulk materials are coming from David Block in Soldotna, then the concrete plant should be on the West side of CL, i.e. in the area of the highway construction access just West of Resurrection Pass with access then up to Juneau Creek. No need to enter CL. If bulk materials are coming from the East, then the plant should be at the existing highway construction access just to the east of Wildmans opposite David Rhodes. Again, no need to enter CL. Under any scenario, it is irresponsible to site the the concrete plant in the proposed location with all the unnecessary added traffic in/out of CL on a multi-year basis, especially Snug Harbor Road which which will see all inboard/outboard trucks both on loaded and unloaded runs.

Noise Control - The entire lease package lacks any consideration of added noise from the increased truck traffic and the continuous operation of the diesel generator. Added trucks in compliance with existing regulations (whatever they may be) are an inadequate basis to accept the added noise that will generated throughout the narrow roads of CL for a multi-year period by numerous trucks making multiple runs per day. The diesel generator must be specified to be fitted with Level 3, or equivalent, sound attenuating enclosure and operated with doors closed - see for reference -

https://www.generatorsource.com/Sound_Attenuated_Generator_Enclosure_Levels_Explained.aspx

Dust Control - The entire lease package lacks any mention of dust control at the lease site, specifically the silos during bulk material transfer. Assuming that existing state or federal environmental regulations will be applicable or adequate is a huge mistake. The lease must have a specific requirement for Best Available Technology (BAT) in dust suppression be applied

to all components at the lease site.

Traffic Control/AST Presence - The added truck traffic (if the proposed location is unwisely approved) demands Trooper presence to assist with traffic control and to be close at hand for the inevitable incidents which will occur. It is irresponsible for the Borough to endorse this level of added activity with no consideration of public safety. [Probably not to be focus of argument, but we recall it was a Davis Block truck involved in the fatal accident last fall just below Sportmans - CLES can probably confirm]

This is a half-ass poorly considered lease and I would hope the sentiment of Cooper Landing residents is unified in opposition on this issue.

If you all have any questions on the above in advance of the CLAPC meeting, please don't hesitate to call - see you all soon.

Jean Ann & Al Nierenberg
PO Box 743
Cooper Landing, AK 99572
813 503 1694

From: [Dan Osborn](#)

Sent: Wednesday, February 21, 2024 12:37 PM

To: degernes.apc@gmail.com

Subject: Snug Harbor cement plant

Good afternoon

I am writing to show my opposition to the KPB proposal for placing a concrete plant at the Snug Harbor materials site. I think that this proposal has numerous public safety concerns as well as unneeded damage to snug harbor road, sterling highway and bean creek road. It seems logical to me to have the plant up near the bridge construction site instead a location that the travel route passes through multiple residential areas that have consistent pedestrian traffic, numerous uncontrolled driveway entrances and road surfaces that are failing with current use let alone loaded concrete trucks. The traffic congestion that will occur with loaded trucks turning on and off the sterling highway will directly affect all traffic using the sterling highway and may lead to a catastrophic vehicle accident with an already congested roadway. I feel the only perceived benefit is the borough making a few thousand dollars per year at the risk of residents and all users of the sterling highway.

Respectfully,

Dan Osborn

37886 Snug Harbor Rd

Cooper Landing