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Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Kelly Cooper, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor JCB

FROM: Max Best, Planning Director MB

DATE: October 24, 2019

RE: Ordinance 2019-30, Amending KPB 21.29, KPB 21.25, and KPB 21.50.055 Regarding Material Site Permits, Applications, Conditions, and Procedures (Mayor)

KPB 21.25.040 requires a permit for the commencement of certain land uses within the rural district of the Kenai Peninsula Borough. KPB Chapter 21.29 is the material site permit code.

Approximately 253 registered prior existing use material sites and approximately 99 conditional land use permits for material sites have been granted since 1996. The planning commission and planning department received comments expressing concerns about dust, noise, and aesthetics. The planning department receives numerous complaints regarding unreclaimed parcels registered as nonconforming prior existing material sites which have not been regulated by KPB.

The assembly established a Material Site Work Group (MSWG) by adoption of resolution 2018-004 (Substitute) to engage in a collaborative discussion involving the public and industry to make recommendations regarding the material site code. The MSWG submitted a final report to the assembly recommending the majority of code changes found in this ordinance. In addition, the borough's planning commission recommended changes, most of which are contained in this ordinance. The ordinance places certain additional conditions on material site permits that would facilitate a reduction in the negative secondary impacts of material sites, e.g. dust, noise, and unsightliness of material sites.

Your consideration of this ordinance is appreciated.