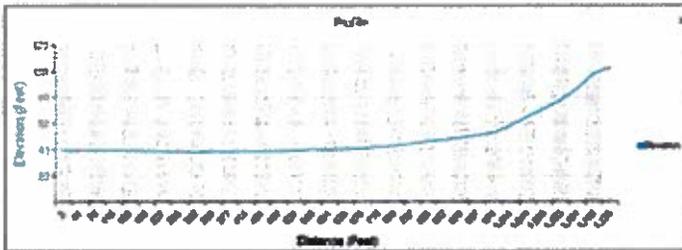
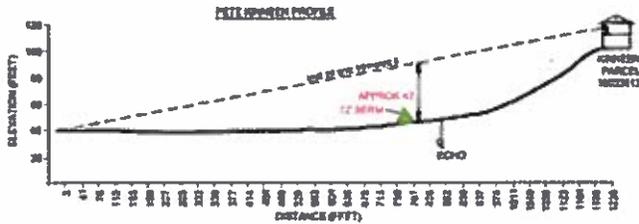


Blankenship, Johni

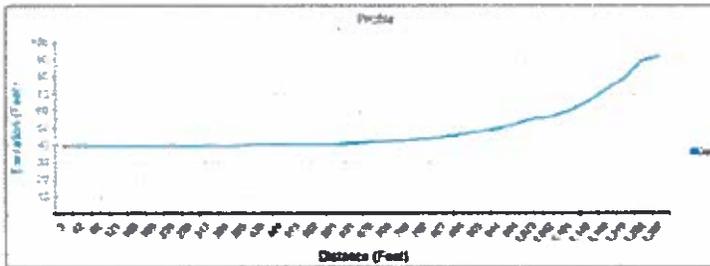
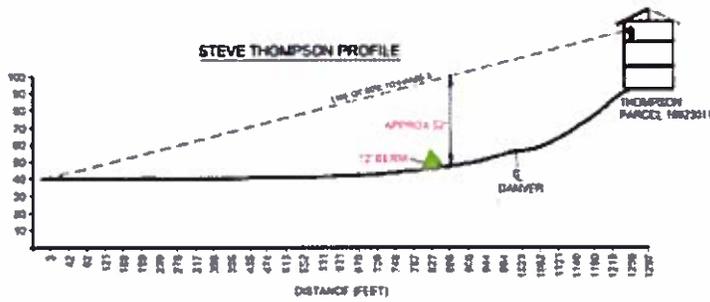
From: Hans Bilben <catchalaska@alaska.net>
Sent: Monday, December 02, 2019 2:49 PM
To: Blankenship, Johni
Subject: <EXTERNAL-SENDER> another try...This probably doesn't print as 8 pages???

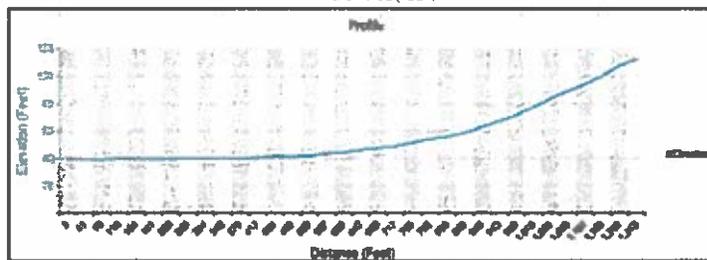
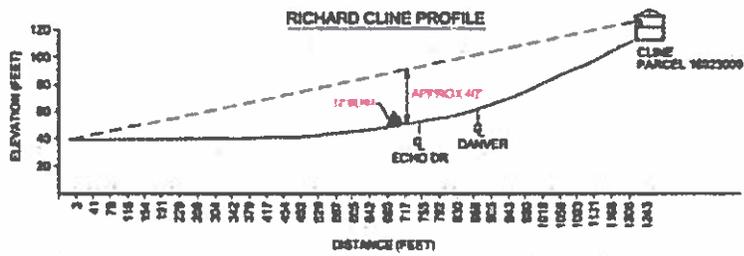
CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.



100 foot buffer zone

Depicts 100 foot buffer zone using KPB GIS technology





When is a Gravel Mine Really in the Best Interests of the Borough and Neighboring Properties???

The KPB assessed valuation for **land only** on 45 Properties (59.17 acres) surrounding the Beachcomber property (proposed gravel mine) near Danver Street in Anchor Point is \$1,738,000, which works out to an average value of **\$29,373 per acre**. Some of this land is unimproved—raw land, and much is residential. The 41.72 acres of Beachcomber land—with ocean frontage—is assessed at \$301,400 which means an average value as per KPB assessment of just **\$7,224 per acre!**

Neighbors are assessed at an average of \$29,373 per acre for 45 of their properties versus \$7,224 per acre for the land that they all live next to!

The KPB assessed value (**including improvements**) for our 45 properties is \$7,813,200 and the total assessed value for Beachcomber is \$305,700. If this mine becomes a reality, appraisers have told neighbors we can expect our property values to drop by 30% to 40%. Using the low (30%) number, KPB should expect a drop in assessed valuation of \$2,343,960 for the 45 neighbors, not to mention what we all lose when its time to move on! The Beachcomber mine will remain forever as raw land which is taxed at the lowest level, in this case \$7,224 per acre.

Benefit to the borough if this mine is permitted is a **potential loss of \$2,343,960** in taxable property value, **plus** what the Beachcomber property might have generated over time if it were properly developed.

For example: The site is just under 42 acres of prime, desirable real estate in the heart of the Anchor River State Recreation Area.. Using the average KPB assessed value from the rest of the neighborhood at \$29,373 per acre, the land should be assessed today at **\$1,233,666** (not \$301,400 as it is). If it was divided into four high dollar ocean front lots and the remaining 27 acres into nine three acre lots, with improvements to the land (**houses etc.**) which could conservatively be \$250,000 per lot, that equates to another \$3,250,000.

Potential assessed value for Beachcomber land and improvements is \$4,483,666.

Potential loss in KPB assessed value in the neighborhood is conservatively \$6,521,926 if this mine is permitted. And the Benefit is??????? Maybe the Borough should add this number to the assessed value of the mine....

Not Substantial Evidence according to KPB Planning Department!!!



Motion to replace 21.29.055 DECISION with:

The planning commission or planning director, as applicable, shall approve permit applications whereby mandatory standards under KPB 21.29.040 have been met through implementation of imposed and volunteered conditions set forth in KPB 21.29.050, or shall disapprove or modify applications when the imposed and volunteered conditions do not meet the mandatory standards. The decision shall include written findings detailing how the imposed and

volunteered conditions under KPB 21.29.050 meet, or do not meet the mandatory standards set forth in KPB 21.29.040 and substantial evidence to support those findings.

Justification for Replacement

The **Standards** in 21.29.040 are the protections for neighboring properties. As stated in 21.29.040 (A) “***Only the conditions set forth in KPB 21.29.050 may be imposed to meet these standards***”. By referencing only the **conditions** in the proposed (21.29.055 Decision), this paragraph would render the **Standards** meaningless. It is absurd to have conditions meeting conditions when the code says that conditions are imposed to **meet** Standards.

Original Proposal from KPB Staff for Buffer Zone changed to a **minimum** 50 foot vegetated buffer instead of just a 50 foot vegetated buffer. This, along with GIS vector and profile drawings would allow the Planning department and the Planning Commission latitude to design accurate and objective buffer zones that meet the standards in KPB 21.29.040

May 23, 2018 - Proposed Changes to Material Site Ordinance

#	Code Section	Current Language	Staff Proposed Language	Reason
1	21.29.010. - Material extraction exempt from obtaining a permit. (A)	Material extraction which disturbs an area of less than one acre that is not in a mapped flood plain or subject to 21.29.010(B), does not enter the water table, and does not cross property boundaries, does not require a permit. There will be no excavation within 20 feet of a right-of-way or within ten feet of a lot line.		
2	21.29.030. - Application procedure. (A)	In order to obtain a counter permit or CLUP, an applicant shall first complete and submit to the borough planning department a permit application, along with the fee listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees. The planning director may determine that certain contiguous parcels are eligible for a single permit. The application shall include the following items: ...		
3	21.29.050. - Permit conditions. (A2a)	Buffer zone. A buffer zone shall be maintained around the excavation perimeter or parcel boundaries. Where an easement exists, a buffer shall not overlap the easement, unless otherwise conditioned by the planning director or planning commission. a. The buffer zone shall provide and retain a basic buffer of: i. 50 feet of undisturbed natural vegetation, or ii. A minimum six-foot earthen berm with at least a 2:1 slope, or or iii. A minimum six-foot fence.	<i>Buffer zone. A buffer zone shall be maintained around the excavation perimeter or parcel boundaries. Where an easement exists, a buffer shall not overlap the easement, unless otherwise conditioned by the planning director or planning commission. a. The buffer zone shall provide and retain a buffer of: i. A minimum of 50 feet of undisturbed natural vegetation to mitigate dust, noise and visual impacts, or ii. A minimum six-foot earthen berm that is no steeper than a 2:1 slope to mitigate noise and visual impacts, or iii. A minimum six-foot fence to mitigate noise and visual impacts.</i>	The purpose of the buffers is the 50 foot natural vegetation requirement rather than a

02019-30

Blankenship, Johni

From: 3fires@ptialaska.net
Sent: Tuesday, December 03, 2019 9:13 AM
To: Johnson, Brent
Cc: G_Notify_AssemblyClerk
Subject: <EXTERNAL-SENDER>gravel pit/material site considerations

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.

Mr. Brent Johnson,

My name is Brian Brott. I live on Cabin Ave in Kasilof. I've been wanting to get in touch with you, being you are this area's borough assembly member, to discuss gravel pit operations, and ask if it might be possible for the assembly to consider some ordinance(s) to better protect residents' quality of life. And then I was just reading in the Clarion that something is in the works already, and that it is nearly complete. So, at this point it looks like I'm too late, but would still like to pass on a couple thoughts to you.

As I said, I live on Cabin Ave in Kasilof. Have been at this property since I purchased it in 1992. Built my house and my family here. I'm sure you are aware of the gravel pits on Cabin Ave, and the operations that took place in them over the last two construction seasons. My property is diagonally across the road from the current eastern end of the pits. During the 2018 season, among many other activities, they were crushing, screening, whatever they were doing to build large stock piles of material for the upcoming asphalt work. The equipment ops during this operation were quite noisy and disturbing at my residence, but at least it stopped by 10 pm and didn't start until 6 or 7am. Spending time outside that summer was not enjoyable anymore, it was sickening. No more peace and quiet. And this year it got worse...and not just a little worse, but to where we were at our breaking point. Let me explain.

The asphalt plant was positioned at the east end of those pits, actually quite close to my residence, I'm guessing a distance within 700 ft. The plant was operated mostly at night, and when running, it actually rattles the windows in my house. I obtained a calibrated dosimeter and recorded a session (from my front porch) between roughly 03:30 and 05:00 the morning of July 26. The printed report that I still have from this recording session shows sustained readings in the mid to upper 60's decibel range during asphalt plant operation, and mid 30's when they shut down. I also have the NIOSH SLM (Sound Level Meter) app downloaded on my iphone, and have a video I recorded at 04:30 on Aug 24th. It registered 42 - 45 db from inside my house, and 62 - 68 db from my front porch. If those numbers don't mean anything to anyone, they should really listen to this recording. I would like to meet the person who would not find this intrusive and offensive. Normal middle of the night sound level inside my house is approx 20 db. My wife, my kids, all of us struggled this summer with the seemingly endless lack of sleep and interrupted sleep. And forget about enjoying the back yard or sitting on the deck. The noise is simply too much. And on several occasions, when the air movement was just right (wrong), the smell from that asphalt plant didn't just stink, it burned your throat. This was not the norm, but did in fact happen several times. Can't imagine that can be good for you.

And then there's the never-ending back up alarms from the loaders all summer long. Why they can't

use the white noise alarms is beyond me. And the never ending flow of side dumps, end dumps, jake brakes at all hours of the day and night, and dozer noise. And what about the water hole that's been dug in the pit? Doesn't seem like there should be loads of old broken up asphalt dumped so close to that ground water source as they've done. And before the snow came, you could see the spill over, left overs, whatever it might be from the hydro-seeding operation...covering the ground within 20 ft of the same water source. Is there any effort taken or required to protect the water table?

Don't know what your material site committee has come up with for new regulations, but I would certainly hope that as far as noise considerations go, not only rock crushers, but asphalt plant operations are addressed as well. I have not done the research to verify, but I've been told by someone who I tend to believe is credible, that when he worked at a material site within Anchorage, the requirement was that noise had to be kept to less than 52 db at the property line...and he said they were able to achieve that, albeit they had to get creative muffling some of the noise from the asphalt plant. Hopefully in the future, the residents of this borough will have some protection from these sometimes intrusive and disturbing operations, when located close to private residences.

I am working night shift this week, but would be happy to talk to you or answer any questions you might have about this.

Brian Brott