

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

KPB File No.	2021-20
Planning Commission Meeting:	June 28, 2021
Applicant	Jennifer Coghill
Mailing Address	275 S Kobuk St Soldotna, AK 99669
Legal Description	T 7N R 11W SEC 3 SEWARD MERIDIAN KN 0780171 LAKERIDGE SUB LOT 12 BLK 3
Physical Address	51475 Dragonfly St
KPB Parcel Number	01309217

Project Description

A Conditional Use Permit is sought pursuant to KPB 21.18 for the installation of a boat ramp, removing overburden and re-grading the area between house and lake, placing approximately 15 cubic yards of sand, and planting grass on a parcel within the 50-foot Habitat Protection District of Daniels Lake, as established in KPB 21.18.040.

Project Details within the 50-foot Habitat Protection District

1. Installation of a 12 by 40-foot boat launch.
2. Grade approximately 60 by 50-foot area to remove stumps and overburden, and reduce the steep angle currently creating a safety hazard.
3. In the graded area, deposit up to 15 cubic yards of sand and plant grass.

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 to the habitat protection district, an increase in ground or surface water pollution, or damage to riparian wetlands and ecosystems;
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;
3. The development of the use or structure shall not physically damage the adjoining property;
4. The proposed use or structure is water-dependent;
5. Applicant and/or owner must be in compliance with other borough permits and ordinance requirements.

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)(12), private boat launches may be permitted on anadromous lakes that have no public boat launch within the habitat protection district under a conditional use permit.
3. Pursuant to KPB 21.18.081(D), staff finds that the proposed project meets the five general standards above.
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. Pursuant to KPB 21.18.071(A)(5), within the habitat protection district adjacent to a lake, and within 10 feet of the shoreline, no more than 25% of native vegetation shall be removed. This proposed development will remove up to 18% of native vegetation from the habitat protection district. Mitigation measures shall be provided to help offset the loss of vegetation, including reserving the remaining riparian area vegetation.
7. 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.
8. 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."
9. The River Center found the application complete and scheduled it for public hearing on June 28, 2021.
10. Agency review was distributed on June 2, 2021. No comments or objections have been received from resource agencies to date.
11. KPB 21.11.030 requires that public notice be mailed to all property owners within a 300-foot radius of the project. A total of eight (8) notices were sent on June 15, 2021.
12. Pursuant to KPB 21.11.020, public notice was published in the Peninsula Clarion on June 17, 2021 and June 24, 2021.

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 Daniels Lake.
2. The permittee shall minimize damage to all vegetation and shall revegetate all disturbed areas with native vegetation.
3. 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.
4. Storage or use of fuel is prohibited within 50 feet of any open water.
5. The River Center shall be notified at least 3 days prior to the start of the project.
6. 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.
7. The permittee shall be held responsible for the actions of the contractors, agents, or others who perform work to accomplish the approved plan.
8. The construction or installation phase of this Conditional Use Permit must be completed within one calendar year 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)).

9. 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).
10. 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.
11. 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)).

Attachments

Multi-Agency Application

Draft Resolution 2021-20

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 2020-27.

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