



Material Site Work Group Agenda

March 28, 2018

2:00 PM

Assembly Chambers
George A. Navarre Kenai Peninsula
Borough Administration Building

Committee Members: Norm Blakeley, Tom Clark, Stacy Crouse, Jim Isham, Brent Johnson, Wayne Ogle, Robert Ruffner, Larry Smith

Staff Support: Holly Montague, Deputy Borough Attorney, Max Best, Planning Director, Bruce Wall, Planner, Johni Blankenship, Borough Clerk, Randi Broyles, Borough Clerk Assistant

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

- 1. March 14, 2018 Material Site Work Group..... 1

E. NEW BUSINESS

- 1 Reclamation
- 2. Insurance
- 3. Prior Existing Use (PEU's)

F. OLD BUSINESS

- 1. Quality of Life for Home Owners – Tabled at February 28th meeting. KPB Assessor Les Crane will discuss home assessments with nearby gravel pit.

G. OTHER

1. Reference Materials

- a. Public Comments Previously Submitted..... 5

H. UPCOMING MEETING AND HEARING ANNOUNCEMENTS

- 1. April 5, 2018 Public Hearing Meeting 6:00 PM
 Assembly Chambers, Soldotna, Alaska
- 2. April 7, 2018 Public Hearing Meeting 1:00 PM
 Champan School, Anchor Point, Alaska
- 3. April 11, 2018 Material Site Work Group 2:00 PM
 Assembly Chambers, Soldotna, Alaska

I. ADJOURNMENT



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A. CALL TO ORDER

The meeting was called to order by Chair Ruffner at 2:00 p.m.

B. ROLL CALL

C.

The following members were present

Norm Blakeley	Brent Johnson
Wayne Ogle	Jim Isham
Tom Clark	Larry Smith
Stacy Crouse	Robert Ruffner

Also in attendance were

Bruce Wall, Borough Planner
Karyn Noyes, Borough Resource Planner
Michele Turner, Deputy Borough Clerk
Randi Broyles, Borough Clerk Assistant

D. APPROVAL OF AGENDA

MOTION: Clark
SECOND: Isham

The motion to approve the agenda was approved by unanimous consent

E. APPROVAL OF MINUTES

MOTION: Clark
SECOND: Isham

The motion to approve the minutes was approved by unanimous consent

F. NEW BUSINESS

Wall gave informed group that Mr. Palmer from DEC would not be calling in for the meeting as previously thought. Once any draft changes are created he would like to give input but does not it feel necessary at this point.

1. Peat Extraction

Wall gave brief overview on what peat is and why it would be discussed by group. Peat is currently regulated like other materials. However, there are significant differences between peat and gravel. There have been requests for peat regulations. There is a difference between water quantity through peat vs gravel. Peat is very dense and heavy. Peat extraction typically happens during winter months as it is easier to extract and as it thaws allows water to drain. Peat lives in water table, therefore when extracting peat, the water table is disturbed. Karyn Noyes, Kenai Peninsula Borough Resource Planner was in attendance as a wetlands expert. Current code states if water table is disturbed, a one-year monitor period must take place before extraction can take place. This is problem some for operators however beneficial to wetlands to ensure minimal damage. Group discussed peat facilities across peninsula. Clark and Johnson both stated many uses for peat and why it is beneficial to the community. Canada and Finland both have done extensive studies on the uses and benefits of peat. Isham asked the question if KPB should monitor how peat is harvested. Clark discussed regeneration of peat and requirements under 21.29 and 21.26. If there is already an operating material site, it would be easier for them to harvest peat vs. a brand new operation due to code changes. The group discussed anadromous streams and the effect peat extraction could have on them. The group asked what concerns the River Center had with peat extraction. Noyse stated the Borough does not have jurisdiction over the wetlands. However, the size of the operation could be a concern as would be the

pits proximity to an anadromous stream. Removing peat changes the temperature, flow and density of the stream. Johnson would like to have some answers regarding peat prior to the public hearings. Wall stated the Borough has received very little public comments regarding peat. Peat is not often mixed with other materials on site as it is taken to a secondary location for mixing. Isham requested peat operators come talk to group. Wall will look into peat presenters. The group discussed the option of separate regulations if the operator was going to extract peat only.

2. Water Quality and Quantity

Wall gave brief overview on proposed changes to water quality and quantity areas of code. Currently there are no requirements for wells if there is no ground water found. However, if ground water is found the operator must dig three test holes over a year long period to look at depth of water over time. An engineer must determine and certify the water direction, flow rate and water elevation for each hole dug during the year. The Borough has not had public complaints due to a material site affecting their water wells. The group engaged in a dewatering discussion. There is a lot of discussion in the industry as to what dewatering actually is. Borough code briefly discusses dewatering but it must be approved by planning commission. Group discussed seasonal high water and peat water tables. Water tables around the peninsula change over time. Group engaged in water table discussion. Rain water in the fall plus late snow in the spring can effect water tables. Not typically right away which may be problematic for the solution. Ogle was pleasantly surprised there was not any water quantity issues with the public. Wall stated the borough has not done pre and post water monitoring test on neighborhoods surrounding gravel pits. Ruffner stated the planning commission does look at potential water issues that may be caused by a material site but if a water quality/quantity issue is going to arise, it will happen over an extended period of time. In reference to a question regarding arsenic, Ruffner stated arsenic in water in wells around peninsula does not have anything to do with material sites in the area.

H. ANNOUNCE NEXT MEETING DATE AND TIME

The next meeting of the Material Site Work Group will be held on March 28, 2018 at 2:00 p.m. in the Assembly Chambers, Soldotna, Alaska

I. ADJOURNMENT

Johnson Moved for adjournment

Seeing no objection, the meeting was adjourned at 3:39 p.m.

DRAFT

03/23/2018

Page 1 of 2

Monica Griffin
PO Box 3235
Soldotna, AK 99669



KPB Planning Dept.
Material Site Workgroup

Thank you for asking for my input on updating long overdue changes to material site codes and permit process. Here are my suggestions.

- 1 We need "local option zones" for my area due to an elementary school, two colleges, and dorms, as well as our neighborhood safety for our children. Our neighborhood roads are taking a beating. There are not set up to handle all the heavy truck traffic. Extend Bonita out to K-Beach and make all trucks use that entrance and exit. Keep them out of the neighborhood. The trucks are overloaded and don't stop at the intersections. And the dirt tracks onto our roads and makes even more dust.
- 2 We need "crusher noise restrictions". Between the hours of 6am to 6pm.
- 3 We need to address "dust abatement". 50 – 75% of the time the dirt road Bonita has been watered to help with dust. That needs to be 100% when trucks are using it. That should also include any other dirt roads they use.
- 4 "Asphalt plants restrictions" need to be addressed not only because of noise but contamination of ground and water and air as well.
- 5 "Water contamination" is always a concern with oil and diesel fuels on sites as well as the site users not staying out of the water table.
- 6 "The lack of regular site inspections" is just not acceptable. Please address this.

- 7 Expand "buffer zones" between existing homes. It's just not OK to put a gravel pit/material site right behind/beside homes.
- 8 "Hours of operation" need to be set and enforced for the gravel pit/material sites to be in any neighborhood.
- 9 All new rules/regulations/restrictions/zoning/compliances/ect. Need to be applied "retroactive to all existing and new material sites". No exceptions. Older material sites think they are exempt and grandfathered in, so they get into the water table and run the hours and make noise and create dust as they please. This needs to be addressed.

Thank you for your time and listening to neighborhood and taxpayer input. Please let me know what comes out of this.

Sincerely,

A handwritten signature in cursive script that reads "Monica Griffin". The signature is written in black ink and is positioned above the printed name.

Monica Griffin

Our property (44035 Frontier Ave) is next door to the North Star pit. What is happening with the property between us and the pit? Last summer the lot was cleared of most of the trees, now we have a ton of dust, smell and noise.

Can we have a buffer (Dirt berm) put in to help keep our property protected from the pit? Currently there is a dirt burn on all sides of the pit except the side that butts up to our land.

Sara Kaona
907-394-2574

3/13/18

Name

Arne Hanson

Email

aruarne19@gmail.com

Subject

Public hearing

Message

What changes are being proposed for the code change regarding the gravel pit on Anna Ln. in Sterling. I own property near the pit .I received a Public Hearing notice about changes to the site code. What is being requested in changing the code to allow what ?

Thank you,

Arne Hanson

3/12/18

Name

Walter Page

Email

akwinkle@yahoo.com

Subject

Gravel Pits etc.

Message

Hello Group Members. I live on Beaver Loop (West end) and have many comments to share with this Group Membership. Is there a phone # I could call to voice my opinion and ideas? I am currently out of State and will not be available to attend the meetings. Thank you, Wally Page.

3/8/18

Name

Paul Whitney

Email

padrepublic@ci.net

Subject

Material Site Comments

Message

In the mineral extraction rewrite could something be included setting noise level standards on the equipment. In other words the maximum decibels would be X and the operator would have to keep a log. The Borough would do spot checks and if the level was exceed the operation would be shut down until the level is brought into compliance. This would help alleviate neighborhood concerns about excessive noise in a residential area.

From: Kenai Peninsula Borough [mailto:webmaster@borough.kenai.ak.us]
Sent: Sunday, March 04, 2018 1:04 PM
To: Blankenship, Johni <JBlankenship@kpb.us>
Cc: Broyles, Randi <rbroyles@kpb.us>
Subject: New Public Comment to Material Site Working Group Members

Name

Tricia Waggoner

Email

triciawaggoner@hotmail.com

Subject

Material site

Message

I purchased my home at mile 131. At that time i was made aware of a non working material site across the highway from me. With hilcorp expansion near ninilchik the gravel pit was reopened without notice as well as the site on the adjoining property. During pad construction i have had yo deal with trucks running from 5 in the morning till near midnight for weeks (over 3 weeks) during a haul. As the sites are eithin a few miles of the site the trucks are continuous. I have also had to deal with hilcorp regarding noise from their pad. This is my retirement home and was a nice quiet area, within 5 years of purchase i am now dealing with noise from two material sites, associated trucking and an active oil & gas operation.

Noise limits for operations and trucking should be implemented as well as operational hours.

Thank you for your consideration.