

**AUGUST 26, 2026
PLANNING & ZONING COMMISSION MEETING
ADDITIONAL MATERIAL/REVISIONS**

REQUESTED ADDITIONS TO THE PACKET

<u>ACTION</u>	<u>ITEM</u>	<u>REQUESTED BY</u>	<u>PAGE</u>
Add Item G.3, G.4, & G.7	Public Comment	Planning Director	1-4

1/N3

From: Curt Wilcox curtwilcox@gmail.com
Subject: Cone Pit on Beaver Loop excessive noise and Jake brakes
Date: Aug 11, 2026 at 11:27:49 AM
To: lfrey@kenai.city, tporter@colaska.com

Hello Mr. Frey, Mr. Porter

I'm writing to you because Mr. Frey's name was on the page regarding Intent to Award QAP the contract for the Kenai Airport Rehabilitation project, 02L/20R. Mr Porter is on the SWPPP document page 4 as Area of Control "Day-to-day operational control of those activities at a site which are necessary to ensure compliance with a SWPPP or other permit conditions. QAP. is authorized to direct workers at the site to carry out activities required by this SWPPP and the permit conditions for all areas of work discussed in this plan. QAP will also be responsible for installing, maintaining and inspecting all erosion and sediment control measures."

There is excessive noise in the pit involved with that project on approximately 2851 Beaver Loop Road due to loud back up alarms and Jake braking. QAP agreed to limit the noise and not use Jake braking. I've enclosed some screen shots taken off the City of Kenai's documents for reference. In other documents there's been references to "white noise" alarms being available to limit the volume of backup alarms. I'm respectfully asking you to limit the present excessive noises by implementing this feature. Jake braking should not be allowed as well, the contract agreed to these items as a condition of their conditional use permit with the city and the contractor should honor it.

Sincerely, Curt Wilcox

AS OF TODAY'S DATE

8/25/26

NOTHING HAS CHANGED

REQUEST TO MAKE
THE CONDITION "WILL
LIMIT NOISE DISTURBANCES"
MORE SPECIFIC AS SEEN
IN KPB PLANNING COMM.
RESOLUTION 2025-33

3/13

No. 2, located at 695 Gravel Street, Kenai, Alaska 99611

MOTION:

Commissioner Askin **MOVED** to approve Resolution No. PZ2019-17 and Commissioner Springer **SECONDED** the motion.

City Planner Appleby reviewed the staff report provided in the packet noting the Conditional Use Permit would be for surface extraction of gravel in a parcel adjacent to parcels already being utilized for the same purpose and, based on the review of criteria, found that the permit could be approved with the following conditions:

- Applicant must comply with all federal, State of Alaska, and local regulations;
- The applicant will properly store fuel oil and hazardous materials away from wetlands or other sensitive areas of the landscape;
- The applicant will not store fill materials, such as concrete and construction waste, in or near areas with an exposed water table;
- REPLACE • The applicant will limit noise disturbances, and not use compression release engine brakes;
- The applicant will ensure the gate that can be used to block access from Cone Avenue is in working order;
- A vegetated buffer of a minimum of six feet high will be constructed on the north and west boundaries of the extraction;
- Applicant shall file an annual report for the Conditional Use Permit as set forth in Kenai Municipal Code 14.20.155;
- The applicant will meet with City staff for on-site inspections when requested;

WITH
THE APPLICANT MUST INSTALL MULTI FREQUENCY
(WHITE NOISE) BACK UP ALARMS ON ALL EQUIPMENT
~~THAT HAVE~~ AND VEHICLES THAT HAVE EXISTING
STATE OR FEDERAL BACK UP ALARM REQUIREMENTS

1/B2

KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2025-33
KENAI RECORDING DISTRICT

A resolution granting approval of a conditional land use permit to operate a sand, gravel, or material site under a Type I Endorsement for the parcel described as T 5N R 9W SEC 3 SEWARD MERIDIAN KN - RS W1/2 SW1/4 SW1/4 & SW1/4 NW1/4 SW1/4, Kenai Recording District, Third Judicial District, State of Alaska.

- WHEREAS,** KPB 21.25 allows for land in the rural district to be used as a sand, gravel, or material site once a permit has been obtained from the Kenai Peninsula Borough; and
- WHEREAS,** KPB 21.29 provides that a conditional land use permit (CLUP) is required for material extraction which includes a Type I Endorsement— for material extraction over 5 acres; and
- WHEREAS,** on October 15, 2025, QAP submitted to the Borough Planning Department a CLUP application on KPB Parcel 06304702, which is located within the rural district; and
- WHEREAS,** public notice of the application was mailed on November 19, 2025, to the 76 landowners or leaseholders within 1000 feet of the subject parcel pursuant to KPB 21.25.060; and
- WHEREAS,** public notice of the project was posted in accordance with KPB 21.25.060; and
- WHEREAS,** a public hearing was held at the Monday, December 8, 2025, meeting of the Kenai Peninsula Borough Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

- Section 1.** That the land use and operations are described and shall be conducted on KPB Parcel Number(s) 06304702, T 5N R 9W SEC 3 SEWARD MERIDIAN KN - RS W1/2 SW1/4 SW1/4 & SW1/4 NW1/4 SW1/4. The total area to be disturbed under this activity is approximately 24.3 acres.

REQUEST QAP'S RESOLUTION PZ2019 SECTION 2 #15
REPLACE
[THE TRANSFEREE WILL LIMIT NOISE DISTURBANCES AND NOT USE
COMPRESSION RELEASE BRAKES (JAKE BRAKES)]
TO KENAI PENINSULA BOROUGH PLANNING COMMISSION
RESOLUTION 2025-33 THAT APPROVED GRAVEL EXTRACTION
AT QAP'S GRAVEL PIT IN STERLING, AK
#36. [THE PERMITTEE MUST INSTALL MULTI-FREQUENCY
(WHITE NOISE) BACK UP ALARMS ON ALL EQUIPMENT AND VEHICLES
THAT HAVE ~~ADDITION~~ EXISTING STATE OR FEDERAL BACK
UP ALARM REQUIREMENTS]

2/B2

Surface and Groundwater Protection

- 32. Surface and groundwater protection measures are not required for this site as there are no wetlands or surface waters within, or adjacent to, the property boundaries.
- 33. The permittee must not excavate in a way that causes off-site dewatering.

Street-Level Screening

- 34. The permittee will be installing a 10-foot earthen berm along the north and west parcel boundaries. Along the east boundary, a combination of a minimum 10-foot earthen berm, or where enough vegetation exists to provide street-level dust and noise screening, a minimum 50-foot vegetated buffer will be utilized. On the southern boundary, a minimum 50-foot vegetated buffer will be used. The permittee must construct the base of the berm at the site's pre-existing elevation prior to its excavation as a PEU material site.

Public Campgrounds

- 35. There are no public campgrounds within 1,000 feet of the site operations, and therefore no added conditions apply.

Added Conditions

- 36. The permittee must install multi-frequency (white noise) back-up alarms on all equipment and vehicles that have existing state or federal back-up alarm requirements.
- 37. At the time of CLUP renewal, 5 years after approval, a public hearing will be required according to KPB 21.29.070(C), in which the Planning Commission will hear the renewal application.