

PC Reso 24-06

HANDOUT

From: [sabrieta holland](#)
To: [Peggy Horton](#); [sabrieta holland](#)
Subject: Jim Psenak Construction LLC conditional use permit
Date: Wednesday, May 1, 2024 2:43:03 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

As an owner of several nearby businesses and homes in the area, I have concerns about this permit that I hope can be addressed.

First, noise is a major issue in this area. From traffic on the highway as well as from constant low flying small aircraft in the summer. To the point that I often have to stop talking to customers and wait for the low flying aircraft or loud trucks to be gone before I can finish our discussion. As well as the occasional odd booms from blasting in this gravel pit already. We do tend to tolerate the booms similar to tolerating occasional gunfire that happens here often. We have gotten used to it although our AirBnB customers are sometimes concerned about it.

The second concern I have is traffic safety. That intersection of Back Acres Road/Bodenburg Loop/Old Glenn Highway is treacherous right now as it is. Christa Russell was a lovely young lady who was tragically killed at that intersection, by a dump truck. She is buried at the cemetery beside my home. And I know of at least 2 others. Not to mention the multiple bus stops that are located at that intersection. When I owned the property on the corner, now owned by Polyseal, I offered to DOT as much of that lot as necessary in order to install a traffic light....they declined.

That intersection is on a curve. When people slow down to turn, the people behind them go ahead and pass them even when there is oncoming traffic! And there is already a double yellow line there that is either ignored in the summer, worn off from people ignoring the lines, or you can't see it because of snow. It's a terrible intersection with a history of deaths. And now it's going to be worse with more dump trucks. Seriously a terrible idea!

And in addition to these traffic concerns, one of my growing businesses results in many slow-moving horse trailers entering the highway. That particular intersection has a large banking to the curve such that it is tricky to get over the bank and get turned while there is significant traffic. It can be very difficult to judge how fast the highway traffic is going and it can be icy such that you find out too late that you can't get moving as fast as you thought...with a loaded horse trailer. There is also a bike path that is well-used at this intersection. There are also many atvs and horses using the paths along and on all 4 roads that are at this intersection. I have asked for signs before ahead of this intersection for horses and atvs but was declined.

Lastly, it has been a major thorn in the past that gravel pits exist in the general vicinity of our homes and yet we do not have access to the products for construction and renovations of the very homes that have to endure a gravel pit nearby.

I propose for solutions:

- 1) DOT establish signs for no jake brakes in the suggested vicinities from the curve at North Bridge Road to South Marth Road And Weiland's Road to S Falk Lane
- 2) traffic light at this intersection
- 3) road divider to prevent following traffic from passing
- 4) right turn lane for Bodenbug Loop
- 5) wider Bodenbug approach so the usual giant annual pothole can be prevented there
- 6) that the hours of the pit be limited to 8 am to 5 pm during the work week only
- 7) the permit be either limited to 1 year to begin with or be reevaluated at 1 year to assure compliance has happened
- 8) the gravel pit offer product to local homeowners for the same prices and convenience as they sell it to their contractors for.

Thank you for taking community input. I understand the need for natural resources in the form of gravel for the booming community. I hope these proposed resolutions will make the gravel pit an improvement to the community. Attached please find a picture of the intersection with the memorial sign for Christa Russell.

Sabrieta Holland

Knik River Veterinary Services LLC

Knik River Ranch Services LLC and AirBnB

Knik River Ranch LLC

PLEASE
DRIVE
SAFELY

IN MEMORY OF
CHRISTA RUSSELL



Polysseal
Insulation
NS SEAL

WESQUIK



Groundwater Test Hole

RECEIVED
APR 30 2024

Mat-Su Borough
Development Services

7 feet



Scalehouse



RECEIVED
APR 30 2024

Mat-Su Borough
Development Services

Driveway



7 feet



From: jim.hunt
To: [Peggy Horton](mailto:Peggy.Horton)
Subject: Jim Psenak Construction LLC Conditional Use Permit Application
Date: Friday, May 3, 2024 10:11:41 AM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

My name is James Hunt, address: 16405 E. Marilyn Drive, Palmer

Description of properties:

- 1- Township 17N Range 2E Section23 Lot A31
- 2- Fraggie Rock Est Block2 Lot 1

I have continuously lived at this address for 28 years. I own a total of about 45 acres near the proposed Jim Psenak Conditional Use Permit for Earth Extraction site.

I recently retired and spend most of my time at my residence and the surrounding acreage.

I was sincerely expecting to spend the rest of my life finally being able to enjoy the beautiful area surrounding my home and its unique serenity. The propose Conditional Use Permit has me questioning

the viability of enjoying the peace and quiet that I have been expecting in retirement and the possible serious financial

impacts that it may have on my property values should I ever need to sell in order to support me and my wife as we age.

I am most concerned about the level of noise that may be produced by approval of this permit.

My property is especially impacted by noise as almost all of it is on high ground, above all the surrounding trees that are mentioned

as noise mitigation for the project .In my case, most of the noise produced by extraction activities will not be blocked from me.

Sound also travels upwards and out, not just laterally, and it will be directly heard at my house and on my property.

If not mitigated to the utmost extent, me and other like homeowners, will not be able to to enjoy the homes and land that all

have worked so hard to pay for, and expected to be able to fully enjoy.

I am proposing the following ideas to be considered as part of a final approval of the project should you proceed to approve:

1- No Rockcrushing allowed on the site. None was mentioned in the application and if approval moves forward, the conditions of the permit should specifically state that that none is allowed.

2- Reduce blasting to a predetermined 3 days per week. (ex. Mon.-Tues.-Wed.) This would allow area homeowners to have 4 days per week of much less noise and be able to plan activities accordingly.

3- It appears that there are no noise buffers to help attenuate the noise produced by blasting in the extreme southwest portions of phase 2 and 3.

This area most directly impacts me and other homeowners. Please have this problem clarified or that area removed from the approval area.

Your consideration of my point of view and my suggestions is greatly appreciated.

Respectfully,

James Hunt

[Sent from Yahoo Mail for iPad](#)

PC Reso 24-06

HANDOUT 2

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From: [Shannon Bodolay](#)
To: [MSB Planning Commission](#); [Peggy Horton](#)
Subject: Please provide these comments to the commissioners for the May 6th meeting on resolution 24-06
Date: Monday, May 6, 2024 6:23:29 AM
Attachments: [Comment PC reso 24-06 May 6 2024 mtg page 1.pdf](#)
[Comment PC reso 24-06 May 6 2024 mtg page 2.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Please provide these comments for consideration at the meeting tonight on resolution 24-06.

Thank you,

Shannon

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To the Planning Commission for the May 6, 2024 Meeting

Re: Resolution 24-06

I have been a resident of Alaska since 2002, and the Matanuska Susitna Valley since 2003. I live with my family in a subdivision off of Knik River Road. We started building our house in the valley 20 years ago. I spend a lot of time in the Butte area, and my drive to work and the things I do in the Butte are reasons I love living in the Valley so much.

I drive the Old Glenn Highway almost every day to work or to take my children to school. I try to hike the Butte at least once a week all year long, which is very close to the proposed facility. My kids literally learned how to ride bikes on the bike path on the Old Glenn Highway. In the summer my children and I ride our bikes down the bike path of the Old Glenn Highway, including past the intersection of the Back Acres road, to Palmer as often as the weather and our schedules allow. In the past, I have ridden horses at two different riding facilities in the Butte area, and hope to do that more in the future if I am lucky.

I am writing because I am concerned about the impacts of the community to Resolution 24-06 to our property, and the impacts to the community.

I am specifically concerned about the following:

Blasting activities nor the type of blasting material to be used appear to be described in the application. What does that mean? What material will they use? Is it dynamite? If so, how much will be used, and how often? It is difficult to determine the noise implications of a proposed use if it is surrounded by mountains; for instance, the property at issue here and the use is proposed in a flat area that is located between (and its noise will be influence by) the Butte, Lazy Mountain and Pioneer Peak. That means that noise could impact more than adjacent properties and could travel far. The difficulty of determining the noise implications of a proposed use is particularly complicated if the type of activities, and materials to be used for them, are not described. It is also difficult to determine if they are operating consistent with a permit if an activity, such as blasting, is not well defined.

I am concerned that the blasting application proposes to allow blasting at any time "at their discretion" rather than set days. While the application suggests that blasting will not occur much, it is not proposed to be so restricted by the resolution. The proposed resolution appears to allow it every weekday for the next 20 years. Determining that the impacts of a blasting operation are consistent with the value, spirit, character and integrity of an area that includes residences, a nearby public bike trail, and a nearby public trail head is very different if blasting will occur once a week or once a month than if it is permitted to occur *every weekday of the year*.

I am concerned about the sound from the operation and that the proposed permit does not adequately protect the nearby public trails, bike or hiking trails.

At a minimum, I request you please take the following action:

- (1) include the proposed language from MSB 17.28.060(a)(5)(a) as a condition of approval to restrict noise from the operation as follows:

no sound resulting from the earth materials extraction activities shall create a sound level that exceeds the limits set forth for the existing receiving land use category in Table 1 when measured at or within the property boundary of the receiving land use:

Table 1. Sound Levels by Receiving Land Use

Receiving Land Use Category	Time	Sound Level Limit (dB(A))
Residential Use	7 a.m. - 10 p.m.	60
	10 p.m. - 7 a.m.	50
Commercial Use	7 a.m. - 10 p.m.	70
	10 p.m. - 7 a.m.	60
Industrial Use or Undeveloped Land	At all times	80

- (2) Modify proposed Condition #16 to refer to MSB 17.28.060(a)(5)(a) instead of just MSB 17.28.060. That would make it consistent with proposed finding of fact #11. (Compare #11 and #16).
- (3) Consider whether that proposed use (with the above proposed requirement) is even sufficient to protect the community members who use the public bike path on the Old Glenn Highway and those who use the public Butte hiking trail nearby.
- (4) At a minimum, with the above noise restrictions limit blasting activities to Tuesday through Thursday 10 am – 5 pm.
- (5) Limit the permit to 5 or 10 years in light of the population growth of the Valley over the last decade and the lack of information in the packet that explains the requested time frame of the permit.

Thank you for your consideration.

Shannon Bodolay

PO Box 1466

Palmer, Alaska 99645

