

# **KENAI PENINSULA BOROUGH**

## ***Coastal Management Program***

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**JOHN J. WILLIAMS  
BOROUGH MAYOR**

March 12, 2007

Mr. Tom Atkinson, Project Review Supervisor  
Alaska Department of Natural Resources  
Office of Project Management and Permitting  
550 West 7<sup>th</sup> Avenue, Suite 705  
Anchorage, Alaska 99501

Subject: Quiet Creek Park Subdivision AK 0612-01AA

Dear Mr. Atkinson:

Kenai Peninsula Borough Coastal Management Plan (KPBCMP) staff received a project proposal for review submitted by Travis/Peterson Environmental Consulting on behalf of the applicant, Tony Neal, to the Alaska Coastal Management Program (ACMP) seeking a consistency determination for construction activity in wetlands in the City of Homer, Alaska north of Kallman Road, within the southeast quarter of Section 17, Township 6S, Range 13W. Based on our review of the project we propose to concur with the applicant's Certification of Consistency, based on applicant's amended project plan, and offer the following comments.

### Project Description

The project developer sought a permit to discharge 28,570 cubic yards of excavated material and imported gravel fill into approximately 2.75 of the 11.2 acres of wetlands in a subdivision designed on 38-acres to accommodate 87 single-family residential houses. Thirty-three of the proposed 15,000 square foot residential lots contain wetlands. The fill footprints for the typical house, garage and yard are estimated to be 4,400 square feet and the driveway fill at approximately 1,000 square feet.

The applicant's typical house pad and driveway fill in wetlands calls for 575 cubic yards per lot. Excavation and fill around the rear and side of buildings would be limited to 10 feet beyond the building perimeter. Excavated material would be incorporated into onsite fills and have lawns that are constructed by tilling existing soil.

Typical filled driveway surfaces would be 1,000 square feet. Vegetation in front yards would be disturbed by trenching 3' – 9' deep to connect underground city water, city sewer, telephone, electric and video utilities.

Access roads would be 26' wide across the top. Culverts would be placed at 3 intermittent, non-anadromous stream crossings and three minor drainage crossings. Wetland fill, with 6,375 cy of useable excavation, type II gravel, type III gravel, leveling course and asphalt pavement, would be required to place culverts, estimated to be 24", 48" and 60" in diameter, necessary to construct West Aurora Ave. Constructing East Aurora Ave. would require filling wetlands with 3,220 cubic yards of similar materials to place culverts with estimated diameters of 24" and 60". Nelson Rd. (connecting the subdivision to East Hill Rd.) would require filling about 0.44 acres of wetlands with 2,245 cubic yards of similar materials.

Storm water management measures, in the original proposal, included both immediate and long-term erosion and sedimentation protection for all fills, stockpiles, and exposed slopes containing materials finer than gravel. Each lot (both uplands and wetlands) would include two 2,250-gallon retention ponds to contain surface run-off. Three conservation easements or dedicated parks, located on six of the platted lots (13, 28, 39,44, 45 and 81), would preserve 1.45 acres of wetlands and 2.4 acres of upland buffers adjacent to the stream channels. Five 10-foot wide trail easements, three 10-foot wide greenbelt easements, and a 30-foot wide greenbelt/drainage easement, together encompassing approximately 0.8 wetland acres, would further preserve wetlands. Quiet Creek Park LLC would provide signs notifying the public of protected wetland areas.

### Project Discussion

Subsequent to the initiation of the ACMP review the applicant revised the development plan to avoid and minimize impacts to wetlands and provided a more comprehensive scheme of on-site water retention. As a result, the impact to wetlands has been reduced by 0.59 acres to 2.16 acres of unavoidable wetland impacts,

The applicant modified the design of the project to minimize water run-off by providing retention basins on lots 13, 45 and 39. A 450' x 10' swale along the southern property margin extending from lot 59 through 52 is designed to intercept and retard sheet flow from the central portion of the project. The total water retention capacity is 22,800 cubic feet. The calculated run-off due to hardened surfaces is approximately 20,000 cubic feet based on a 10-year, 3-hour storm event. The final drainage plan will be submitted to the City of Homer for approval.

The applicant proposes to use Best Management Practices to minimize the escapement of sediment as a result of excavating the site.

### Findings

Kenai Peninsula Borough Coastal Zone Management Program (KPBCZMP) enforceable policy 2.4, Dredging and Filling, 2.5, Disposal of Dredged Material, the KPCZMP requires that dredging and filling in wetlands shall limit the area of disturbance to as small an area as possible; minimize sediment flowing away from the dredge site and maintain the circulation and drainage patterns in the area of the fill.

## Evaluation

The project, as revised, still causes a loss of wetland habitat. The applicant has sought to minimize the loss by reducing the impact to wetlands by an additional 21%. As mitigation measure the applicant will dedicate three areas totaling 2.4 acres of the 11.2 acres of wetlands in a conservation easement. In addition 5, 10-foot wide trail easements, 3, 10-foot wide greenbelt easements and a 30-foot wide greenbelt/drainage easement totaling 0.81 acres will be protected from development.

The applicant proposes Best Management Practices in the containment of sediment during construction and proposes to maintain natural drainage systems on-site.

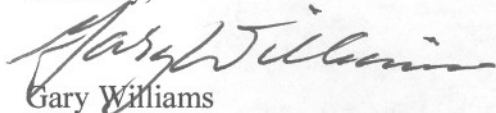
KPBZMP enforceable policy 2.7, Cumulative Impacts, requires that proposed new and existing development consider the cumulative effects of such activity on ambient air and water quality and coastal habitats. The development will cause substantial run-off due to hardened surfaces throughout the site. The cumulative impact to downstream properties due to increased water volume is a substantial concern on the Homer bench.

## Evaluation

The developer has utilized a modest 10-year, 3-hour storm event to calculate the amount of water retention area required to maintain the current rate of discharge from the site in its natural state. While we recommend that calculations should be based on a 10-year 6-hour event to generate a more conservative water retention capacity, the City of Homer has previously expressed confidence in the 10-year, 3-hour scenario. We defer to the City's standard.

Thank you for the opportunity to comment.

Sincerely,



Gary Williams  
Kenai Peninsula Borough  
Coastal Management Program Coordinator