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MAY 15 2024



**MATANUSKA-SUSITNA BOROUGH** Mat-Su Borough  
Development Services

**Planning and Land Use Department**

**Development Services Division**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

Email: [permitcenter@matsugov.us](mailto:permitcenter@matsugov.us)

**APPLICATION FOR A CONDITIONAL USE PERMIT FOR  
EARTH MATERIALS EXTRACTION – MSB 17.30**

*NOTE: Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Borough staff will not process incomplete applications.*

**Application fee must be attached, check one:**

\$1000 for Administrative Permit (Less than two years or less than 7,000cy annually)

\$1,500 for Conditional Use Permit (More than two years and more than 7,000cy annually)

**Required Attachments:**

Site plan as detailed on Page 2

Narrative with operational details and all information required on Page 2

Reclamation Plan

**Subject Property:**

MSB Tax Account ID#(s): 118N01E27D002, 118N01E27D001, 118N01E27A002

Street Address: 7955 E Bogard Rd., 3182 N. Trunk Rd., 7801 E Glade Ct., Palmer, AK

Facility/Business Name: Central Gravel Products

**Name of Property Owner**

See Owner's Document (attached)

Mailing: \_\_\_\_\_

Phone: Cell \_\_\_\_\_

Wk \_\_\_\_\_ Hm \_\_\_\_\_

E-mail: \_\_\_\_\_

**Name of Agent / Contact for application**

Dan Steiner, PE

Mailing: 5900 W. Dewberry Dr.

Wasilla, AK 99623

Phone: Cell 907-715-7704

Wk 907-357-5609 Hm \_\_\_\_\_

E-mail: dsteiner@mtaonline.net

<b>Attach a narrative describing the proposed extraction activities.</b>	<b>Attached</b>
Describe the types of material being extracted.	✓
Provide total acreage of all parcels on which the activity will occur.	✓
Provide total acreage of earth material extraction activity.	✓
Provide total cubic yards to be extracted.	✓
Provide the estimated final year extraction will occur.	✓
Provide seasonal start and end dates.	✓
Provide hours of operation.	✓
Provide days of the week operations will take place.	✓
Provide proposed peak hour and traffic volume at the peak hour	✓
Provide estimated end date of extraction.	✓
Provide estimated end date of reclamation.	✓
Describe all other uses occurring on the site.	✓
Describe methods used to prevent problems on adjacent properties, such as lateral support (steep slopes), water quality, drainage, flooding, dust control, and maintenance of roads.	✓
Describe how the operation will monitor the seasonal high water table.	✓
Provide quantity estimates and topographical information such as cross section drawings depicting depth of excavation, slopes, and estimated final grade.	✓
Provide Reclamation Plan in accordance with MSB 17.28.063 and 17.28.067.	✓

<b>Submit a detailed site plan, <u>drawn to scale</u>. Drawings under the seal of an engineer or surveyor are recommended but not required.</b>	<b>Attached</b>
Identify location of permanent and semi-permanent structures on the site for verification of setback requirements. Include wells and septic systems.	✓
Depict buffer areas, driveways, dedicated public access easements, noise buffers (such as fences, berms or retained vegetated areas), and drainage control such as ditches, settling ponds, etc.	✓
Identify the entire area intended for gravel/material extraction activity.	✓
Identify the property boundary containing the operation.	✓
Identify ADEC Drinking Water Protection Areas wherever proposed project area boundaries fall within drinking water protection area buffer zones.	✓ See Narrative
Identify areas used for past and future phases of the activity.	✓
Provide road and access plan that includes anticipated vehicle routes and traffic volumes. If the level of activity exceeds the minimum levels specified in MSB 17.61.090, Traffic Standards, a traffic control plan consistent with state regulations may be required.	✓
Provide detailed description of the proposed visual screening.	✓ See Narrative
Provide measures to mitigate or lessen noise impacts on surrounding properties.	✓ See Narrative
Provide proposed lighting plan.	✓ See Narrative

Submit documentation showing compliance with borough, state, and federal laws.	Applied for (list file #)	Attached (list file #) or N/A
Submit mining permit as required by the Alaska State Department of Natural Resources (ADNR) if extraction activities are to take place on state land.		N/A
Provide reclamation plan as required by ADNR, pursuant to AS 27.19. Provide copy of reclamation financial assurance filed with the State of Alaska (If exempt, provide qualifying documents for exemption).	A reclamation plan has been submitted to ADNR. It is included with this submittal.  Also included is the financial assurance information.	
Provide Notice of Intent (NOI) for construction general permit or multi-sector general permit and storm water pollution prevention plan, and other associated permits or plans required by the Environmental Protection Agency (EPA) pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements.	SWPPP has been prepared and is included with this submittal. An NOI will be filed once the project is approved.	
Provide United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act, 33 U.S.C. 1344, if material extraction activity is to take place within wetlands, lakes, and streams.	See Narrative	N/A - See narrative.
Provide any other applicable permits, such as driveway/access permits; list as appropriate.	See narrative.	

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Staff will provide applicant with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation at the public hearing.

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**OWNER'S STATEMENT:** I am owner or authorized agent of the following property:

MSB Tax Account ID #(s) \_\_\_\_\_ and, I hereby apply for approval of conditional use permit for earth material extraction activities on the property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.28, MSB 17.30, and with all other applicable borough, state, and federal laws, including but not limited to, air quality, water quality, and use and storage of hazardous materials, waste and explosives, per MSB 17.30.055.

I understand that other rules such as local, state, and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorizations may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety, and welfare, and ensure the compatibility of the use with other adjacent uses.

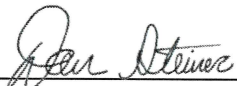
I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to operators on this property, and to the buyer when I sell the land. Additionally, I agree to comply with MSB 17.30.120, Transfer of Conditional Use Permit, in the event this permit is transferred to a subsequent property owner.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

See Attached

Signature: Property Owner	Printed Name	Date
	Dan Steiner	5/10/2024
Signature: Agent	Printed Name	Date

**MATANUSKA-SUSITNA BOROUGH**  
**Planning and Land Use Department**  
**Development Services Division**

**APPLICATION FOR A CONDITIONAL USE PERMIT FOR  
EARTH MATERIALS EXTRACTION – MSB 17.30**

**Facility/Business Name: Central Gravel Products**

**NAME OF PROPERTY OWNER:**

Lot A2 and Lot D2, Section 27 T18N, R1E Seward Meridian

Name: Bob Havemeister

Address: P.O. Box 467 Palmer, AK 99645

Phone Number: 907-232-0628

Email: *Havemeistertrucking@gmail.com*

**OWNER'S STATEMENT:** I am owner or authorized agent of the following property:

MSB Tax Account ID #(s) Lot A2 and Lot D2, Section 27 T18N, R1E Seward Meridian and, I hereby apply for approval of conditional use permit for earth material extraction activities on the property as described in this application.

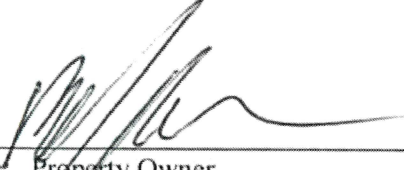
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I understand that other rules such as local, state, and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorizations may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety, and welfare, and ensure the compatibility of the use with other adjacent uses.

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Signature: Property Owner

*Bob Havemeister*  
Printed

*5/2/24*  
Name Date

**MATANUSKA-SUSITNA BOROUGH**  
**Planning and Land Use Department**  
**Development Services Division**

**APPLICATION FOR A CONDITIONAL USE PERMIT FOR  
EARTH MATERIALS EXTRACTION – MSB 17.30**

**Facility/Business Name: Central Gravel Products**

**NAME OF PROPERTY OWNER:**

Lot D1, Section 27, T18N, R1E, Seward Meridian

Name: Ralph Kircher

Address: 3182 N. Trunk Road Palmer, AK 99645

Phone Number: 253-850-9570

Email: *preciousralph@aol.com*

**OWNER'S STATEMENT:** I am owner or authorized agent of the following property:

MSB Tax Account ID #(s) Lot D1, Section 27, T18N, R1E, Seward Meridian and, I hereby apply for approval of conditional use permit for earth material extraction activities on the property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.28, MSB 17.30, and with all other applicable borough, state, and federal laws, including but not limited to, air quality, water quality, and use and storage of hazardous materials, waste and explosives, per MSB 17.30.055.

I understand that other rules such as local, state, and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorizations may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety, and welfare, and ensure the compatibility of the use with other adjacent uses.

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I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance. The information submitted in this application is accurate and complete to the best of my knowledge.

*Ralph O. Kircher*      **RALPH O. KIRCHER**      *5/2/2024*  
Signature: Property Owner      Printed      Name Date

5900 W. Dewberry Dr  
Wasilla, AK 99623

# SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609  
Fax: (907) 357-5608

RECEIVED  
AUG 12 9 2024  
Mat-Su Borough  
Development Services

August 9, 2024

Peggy Horton  
Planning and Land Use Department  
Development Services Division  
Matanuska-Susitna Borough (MSB)  
350 E. Dahlia Ave.  
Palmer, AK 99645-6488

Re: Conditional Use Permit Application – Request for Additional Information  
SDCS Responses

Ms. Horton,

Thank you for your review comments. Below are your comments with my responses in red.

1. The southeast corner of the property boundary is shown incorrectly on the index sheet and sheets C0.1 and C0.2.  
*Corrected. Updated sheet included with this letter.*
2. The site plan contains some misspellings that could be confusing.
  - a. On sheet C1.0, Note 2, line 1, replace “being” with begin.
  - b. On sheet C1.2, Note 1, remove the first instance of “are.”
  - c. On sheet C1.2, Note 3, replace “ares” with areas and “move” with more.  
*Typos corrected.*
3. The site plan, Sheet C1.0, has an extra internal line that clutters the sheet; please remove it. I’ve attached a redlined copy.  
*The extra line has been removed. Updated sheet included with this letter.*
4. In the narrative section titled Site Access, Bogard Road should replace Trunk Road within this section. Within the Demand for Gravel Pits, first paragraph, last line, gravel is missing the r.  
*Corrected. Updated narrative is included with this submittal.*
5. On the site plan, there is a proposed driveway off of E Bogard Road. However, the 10-foot-high visual screening soil berm may be blocking the entrance to the extraction area. Clarify how vehicles will enter the gravel extraction area using this driveway.  
*Soil berm changed to show there is room for access. Updated sheet included with this letter.*

6. Will the extraction area be visible from Bogard or Engstrom during any of the phases? If so, visual berms may be required to meet MSB 17.28.060(A)(4).

If it is determined that the existing buildings, existing vegetation, and the proposed screening berms do not meet the MSB requirements, additional screening berms will be constructed

7. The site plan, Sheet C1.0, is missing the symbols for the cross-section lines A and B.

Corrected. Updated sheet included with this letter.

8. Please verify with the operator whether water trucks will be used to remove tracked soil from adjacent roadways. Most earth material excavation applications include this.

Water trucks and sweepers will be used as needed.

9. Where is the water obtained for filling the water trucks?

If water trucks are needed, a filling pit will be excavated and groundwater near the surface will be pumped to fill the trucks. If this is needed, the appropriate AK-DNR permits will be obtained.

10. Provide quantity estimates; annual extraction amounts will suffice for this.

The estimated volume of material extracted per year is 230,000 cubic yards or less.

11. Provide a separate reclamation plan meeting the standards of MSB 17.28.063 & 17.28.067. Staff will not extract the information from the DNR reclamation application material. Address each item under MSB 17.28.063 and 17.28.067.

Notes have been added to the reclamation plan that addresses the items in the sections referenced. See Sheet C3.0

12. Permanent and semi-permanent structures include screening plants, wash plants, crushers, conveyor belt operations, etc. The site plan should show where these types of processing equipment will be on the property to ensure MSB 17.55 setback requirements are met.

All the processing equipment will be moved as areas are reclaimed and additional areas developed for extraction. The following note has been added to the site plan, Sheet C1.0: ALL PROCESSING EQUIPMENT (SCREENING PLANTS, CRUSHERS, CONVEYOR BELTS, ETC.), PERMANENT AND TEMPORARY STRUCTURES, AND MATERIAL PILES ARE TO BE PLACED +40' AT ALL TIMES FROM ALL PERIMETER PROPERTY LINES.

13. Often, the operation keeps the processing equipment in the same location for all the phases. Is this the case for this operation?

The plan is to have 10 acres disturbed at a time. Once the 10 acres is done, an additional 10 acres will be developed, and the previous 10 acres will be reclaimed. The processing equipment will be moved to the new 10 acres each time.

14. Are there any ditches, settling ponds, wash pit ponds, etc. proposed?

No. There will be no washed products at this pit. No ditches, ponds, etc. will be needed.



15. Have you written confirmation from DEC regarding your discussions with them about the Drinking Water Protection Areas?

No. It was all verbal. ADEC did not want us to submit anything and so there is nothing for them to respond to in writing.

16. The expectation for asking about anticipated vehicle routes is the route trucks will take after leaving the site and the route the trucks will take coming back to the site.

There will be two access points into the gravel pit. An “in only” driveway off Engstrom Road and one off Bogard Road. Vehicles can only exit from the Bogard Road driveway. Currently, the Bogard Road driveway is both left and right out.

Of course, the gravel pit has no control over the route that the trucks of their customers take, but they anticipate that most trucks will travel along Bogard Road and Trunk Road to and from the gravel pit. Some traffic will be from Engstrom Road, but it is anticipated that this will be minimal traffic. Trucks will be encouraged to avoid residential areas as much as possible. Central Gravel Products has three vehicles that it uses to deliver gravel products. They always have their drivers use main roads to their destination and will not send trucks along Engstrom later than 4:00 PM. With the location of this gravel pit, most traffic should be able to use the higher volume roads to get close to their destinations (Bogard, Trunk, Palmer Fishhook, Wasilla-Fishhook, Palmer-Wasilla Highway).

With a peak hourly traffic volume of 12 trucks per hour (12 in, 12 out), no other mitigation is needed to provide access to and from the proposed gravel pit.

Please note that the start and stop movements through residential areas discourage large trucks from traveling through residential areas. The starts and stops take a lot longer and even if that route is a shorter distance, is usually much better for trucks to take the main roads.

17. In our previous meetings, Mr. Laughlin mentioned additional voluntary traffic restrictions that he currently follows, such as avoiding operation during morning rush hours or when school buses are running. Will this information be included in the application?

It is planned that the proposed gravel pit will be operated in the same manner as the current gravel pit. The hours of operation are 8:00 AM to 5:30 PM, Monday through Saturday. They don't open before 8:00 AM to avoid rush hour traffic and traffic associated with Colony High School and Middle School starting in the morning. The plan is to have the same hours of operation at the new gravel pit.

18. How was the peak hour and traffic volume at the peak hour determined?

Central Gravel Products has kept detailed records of how many trucks per day they serve for the life of their current pit. They plan on operating the proposed gravel pit in the same manner. This information was used to determine the peak hour traffic volume. The number that was submitted (12 in and 12 out) is from the busiest days they have recorded.

19. Lighting Plan. MSB 17.28.060(A)(6) requires exterior lights to be directed downward and shielded to mitigate light spillage. Include this in your narrative.

Done. Attached is an updated narrative. See page 3.

20. This property is located in the Core Planning Area of the Borough. The SWPPP indicates the possible presence of a fuel tank on site. Can you provide information on the size of the fuel tank? Please note that a Core Area Conditional Use Permit is necessary for the processing, manufacturing, or storage of hazardous materials weighing 10,000 lbs. or more (MSB 17.61.100).

The on-site fuel tank will 500 gallons or less than

21. Provide a proposed timetable for the phases.

Each phase will be approximately 2 years.

22. What is the proposed end use of the property, after extraction is completed?

The use of the property after extraction has not been finalized. It may be developed as a residential subdivision.

23. On page 2 of the SWPPP, you list Jade Laughlin as the owner. Is this correct since he is not the owner of the property?

It will work for the SWPPP since he is the one developing the lot and will be implementing the SWPPP.

24. Provide evidence of ADNR's acceptance of the reclamation plan and payment of financial assurance. If payment will be made after permit approval, we can list this as a condition of approval prior to operating.

Pending. Please make payment a condition of approval.

25. Staff will recommend a condition of approval that the NOI be received prior to operating the earth material excavation operation.

Noted.

26. Since the USACE has not issued the jurisdictional determination yet, can you include in your narrative that earth materials excavation will not occur within 100 linear feet of a lake, river, stream, or other water body, including wetlands, to comply with MSB 17.28.060(A)(7)?

Since this submittal, the USACE has issued the jurisdictional determination. The USACE has determined that they do not have jurisdiction over the wetlands. A copy of the jurisdictional determination is included with this submittal.

27. Provide the driveway permit issued by ADOT&PF for access to E. Bogard Road. The permit may include conditions inconsistent with the current application responses.

I am still working on this.

28. Provide the driveway permit issued by MSB for access onto N. Engstrom Road.

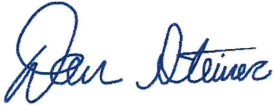
I am still working on this.

Planning and Land Use Department  
Development Services Division  
Central Gravel Products – Gravel Pit - Application for Condition Use  
Response to MSB Comments

Page 5 of 5

Please let us know if you have any questions or need additional information. Thank you for your help with this project.

Sincerely,



Dan Steiner, P.E.  
Manager

des  
encl.

5900 W. Dewberry Dr  
Wasilla, AK 99623

# SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609  
Fax: (907) 357-5608



August 12, 2024

Planning and Land Use Department  
Development Services Division  
Matanuska-Susitna Borough (MSB)  
350 E. Dahlia Ave.  
Palmer, AK 99645-6488

Re: Central Gravel Products – Gravel Pit - Application for Condition Use  
T18N, R1E, Section 27, Lots D1, D2, and A2  
Engineering Narrative

To Whom it May Concern,

As part of the MSB “Earth Materials Extraction” application, the following information is provided as required on the “**APPLICATION FOR A CONDITIONAL USE PERMIT FOR EARTH MATERIALS EXTRACTION – MSB 17.30**”:

### **Narrative Describing the Proposed Extraction Activities**

- Types of material being extracted: This gravel pit will extract sand and gravel material to be used in construction. Some of the material will be processed and/or crushed to be used as sewer rock and road section material. Also, stockpile of soil, processing topsoil.
- Total acreage of gravel pit (all three parcels): 235 acres.
- Total acreage of earth material extraction activity: 153 acres.
- Total cubic yards to be extracted: 7,500,000 CY (This volume can change based on where groundwater is detected.)
- Estimated final year extraction will occur: 2054
- Seasonal Start and End dates: Start on May 1 and end on November 1.
- Hours of operation: 8:00 am – 5:30 pm.
- Days of operation: Monday – Saturday

- Proposed peak hour and traffic volume at the peak hour: Peak hour – 11:00 AM 24 (12 trips in, 12 trips out).
- Estimated End Date of Extraction: November 1, 2054
- Estimated End Date of Reclamation: November 1, 2055
- Other uses occurring on site: There are areas of the three parcels that will not be developed for material extraction. There are existing residential structures on the site. These structures will remain and the areas around them will be unchanged.

- Problem prevention:

Lateral Support: Final slopes will be 3h:1v or flatter.

Water Quality: A SWPPP will be implemented as part of this project.

Drainage: This action will create a low spot on the site. No runoff is anticipated to leave the site.

Dust Control: Dealt with the site vegetative buffer. Water truck to sprinkle site if needed.

Maintenance of Road: Site operator has needed equipment to maintain on site roads.

Flooding: No part of the soil extraction area is within the 100-year flood zone. No flooding is anticipated.

- Monitoring of the Seasonal High Water Table: Monitoring wells be will installed in the areas where material extraction is taking place. The wells will be lowered as the soil is extracted to insure that extraction is not closer than 4' to groundwater. See detail for well on sheet C1.0.

#### **Detailed Site Plan**

- Identify ADEC Drinking Water Protection Areas: There is one drinking water protection area. It is for a site that obtains its drinking water adjacent to Wasilla Creek. This site is approximately one mile southwest of this site.

I have discussed this project with ADEC. The only contaminate that they were concerned with was turbidity. Since the project will maintain a large vegetative buffer along the creek and the existing and finish topography of the developed areas drain away from the creek, ADEC is not concerned and said that no action is required.

- Visual Screening: Visual screening will be provided by either a 10' high soil berm, existing vegetation, or topography. See the included plans for locations of all the visual screening.
- Noise Mitigation: Noise mitigation will be provided by the hours of operation and maintaining equipment used on site. All the heavy equipment (excavators, loaders, etc.) and processing/crushing equipment will maintain all required mufflers and noise dampeners. Material extraction will also start near the middle of the site and at a lower elevation from the surrounding property. As work progresses, the extraction will continue to be at a lower elevation. Also, this type of production has strict OSHA regulations for noise that are strictly followed.
- Lighting Plan: The only exterior lights will be mounted on the proposed shop and scale house. These lights will be directed downward and will include shields, as needed, to prevent light spillage on to adjacent properties.

#### **Borough, State, and Federal Laws**

- ADNR Reclamation Plan: A reclamation plan has been submitted to the ADNR. A copy of the plan has been included with this submittal.
- Reclamation Financial Assurance: A copy of the reclamation financial assurance that was filed with the State of Alaska will be delivered to the MSB as soon as DNR determines what the fee will be and it has been paid.
- United States Army Corps of Engineers: There is a small area that has been identified as a wetland within the project parcels (see Sheet C0.2). No material extraction will take place in or near this area and the wetland will not be disturbed. As a precaution, a Jurisdictional Determination (JD) has been requested from the United States Army Corps of Engineers. Their response is that these wetlands do not require a Department of Army (DA) permit. The entire response is included with this submittal.

### **Additional Information**

#### Drifting Snow Along Engstrom Road

In our discussion with the MSB, the MSB expressed concern about drifting snow along Engstrom Road and the increase in drifting that a 10' high soil berm would cause. With the existing topography and the plan to begin material extraction at the lower elevations of the site, a 10' high soil berm along Engstrom Road will not be needed. See section D/C2.1 for visual explanation.

As a result, this project should not increase drifting snow and should, as the gravel pit is developed, reduce the volume of snow that drifts onto Engstrom Road.

#### Site Access

Access to the proposed gravel pit will be at two locations. Refer to Sheet C1.0 for the access points. The primary access will be off of Bogard Road adjacent to the common property line of Lot D1 and D2. Bogard Road is State of Alaska right-of-way. SDCS is in the process of applying for a driveway permit from ADOT.

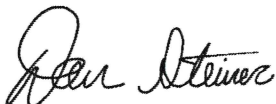
A secondary access is located off of Engstrom Road, across from Sebastian Drive. This will be an "in only" access. Engstrom Road is MSB right-of-way. SDCS is in the process of applying for a driveway permit from the MSB.

#### Demand for Gravel Pits

Central Gravel Products is anxious for this new gravel pit to be developed. There is a high demand for the soil products that will be produced. Central Gravel Products is concerned about the depletion of gravel pits in the Matanuska-Susitna Valley and knows that this proposed gravel pit will help meet the demand for gravel for many years to come.

Please let us know if you have any questions or need additional information. Thank you for your help with this project.

Sincerely,



Dan Steiner, P.E.  
Manager

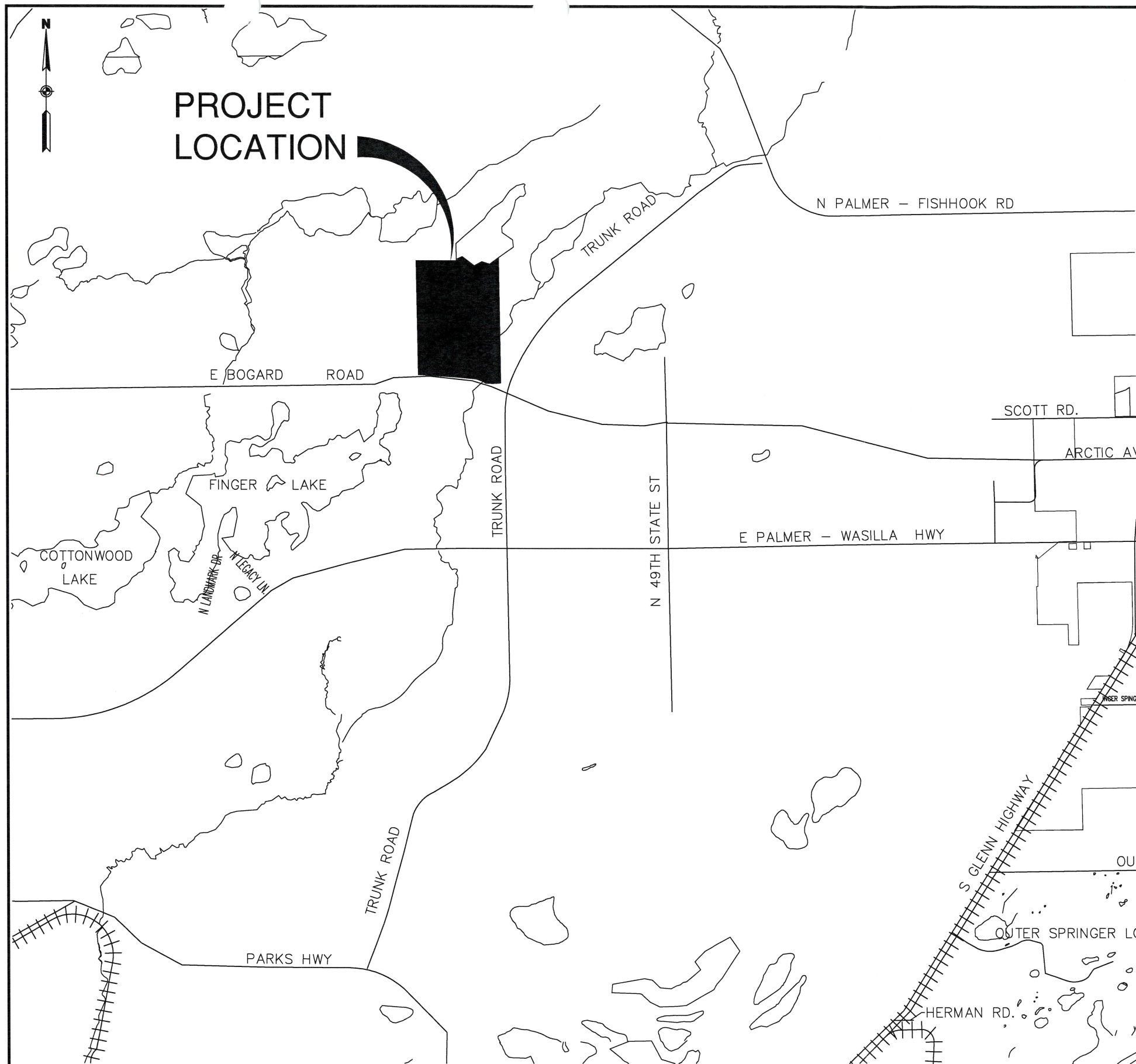
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# CENTRAL GRAVEL PRODUCTS GRAVEL PIT DEVELOPMENT

LOTS A2, D1, D2,  
TOWNSHIP 18N RANGE 1E SECTION 27  
PALMER, AK

## SHEET INDEX

- C0.0 - COVER SHEET
- C0.1 - LOCATION MAP, NOTES
- C0.2 - WATERBODIES AND WETLANDS
- C1.0 - SITE PLAN
- C1.1 - TOPO PLAN
- C1.2 - PHASING PLAN
- C1.3 - DRIVEWAY PLAN AND PROFILE
- C2.0 - SITE SECTIONS - A, B, C
- C2.1 - SITE SECTIONS - D, E, F
- C3.0 - RECLAMATION PLAN



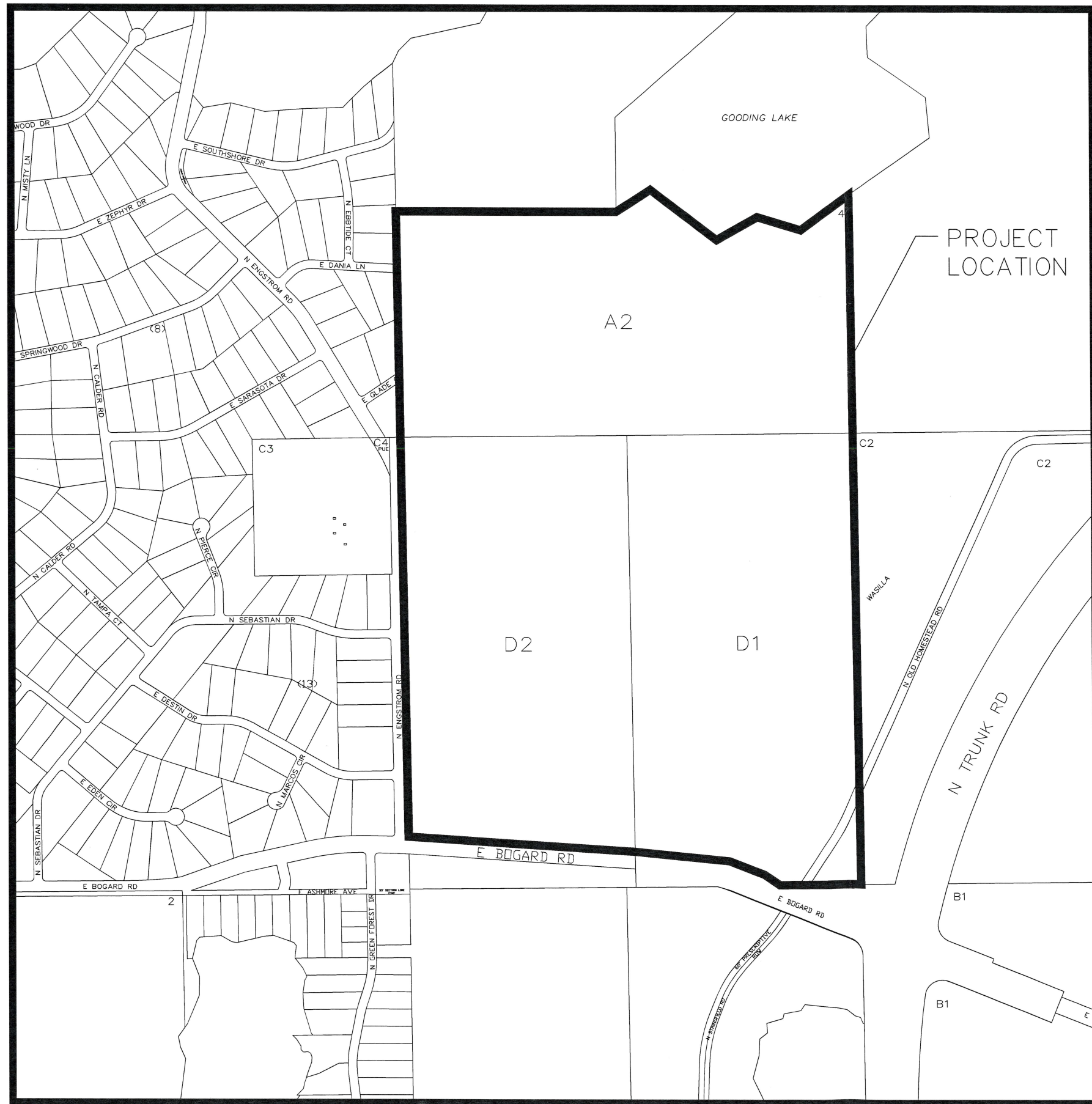
VICINITY MAP

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WASILLA, AK 99623 FAX: (907) 357-5608










PLAN SET DATE: 8/9/2024





LOCATION MAP

LEGEND

-  PROPERTY LINE
-  EASEMENT LINE
-  EDGE OF VEGETATION
-  EDGE OF GRAVEL DRIVEWAY
-  EDGE OF PAVED DRIVEWAY
-  CMP CULVERT WITH END SECTIONS
-  AREA TO REMAIN UNDEVELOPED
-  10' HIGH SOIL BERM
-  AREA WHERE 10' HIGH SOIL BERM IS NOT NEEDED

SURVEY NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF THE HORIZONTAL AND VERTICAL CONTROL USED.
2. SURVEY PERFORMED BY KEYSTONE SURVEYING.

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**CALL BEFORE YOU DIG**  
 The Contractor shall notify all area utility companies prior to commencement of excavation. The following is a partial list:  
 ALASKA DIG LINE (907) 278-3121, (800) 478-3121



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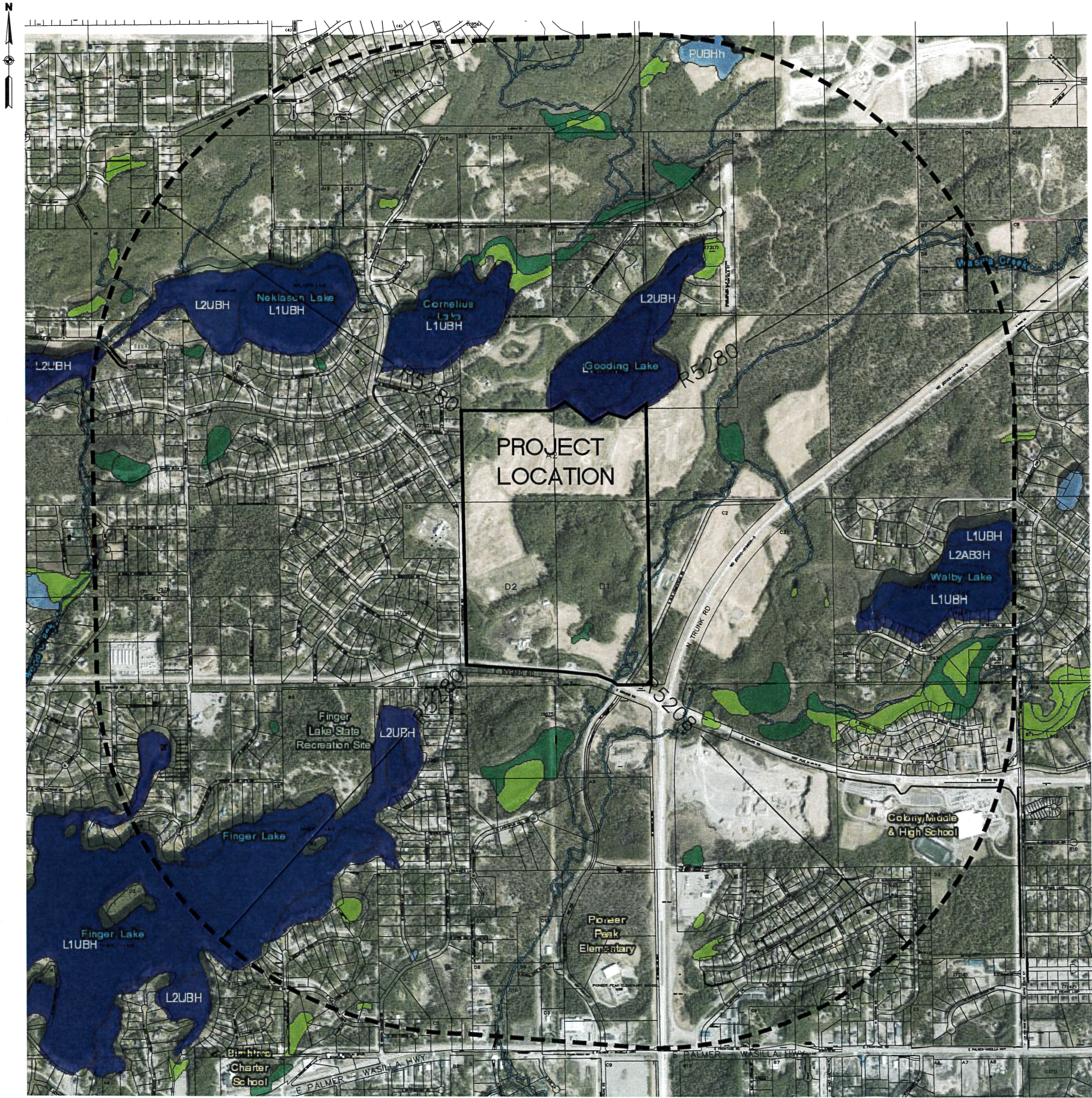
**CENTRAL GRAVEL PRODUCTS**  
**GRAVEL PIT DEVELOPMENT**  
 LOTS A2, D1, D2, TOWNSHIP 18N RANGE 1E SECTION 27

BY	DATE	REVISIONS

JOB NO.: 23-016  
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SHEET TITLE  
 LOCATIONS MAP  
 LEGEND  
 CONSTRUCTION NOTES

SHEET  
 C0.1



- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



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**CENTRAL GRAVEL PRODUCTS**  
**GRAVEL PIT DEVELOPMENT**  
 LOTS A2, D1, D2, TOWNSHIP 18N RANGE 1E SECTION 27

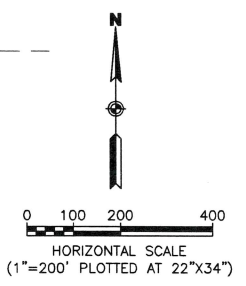
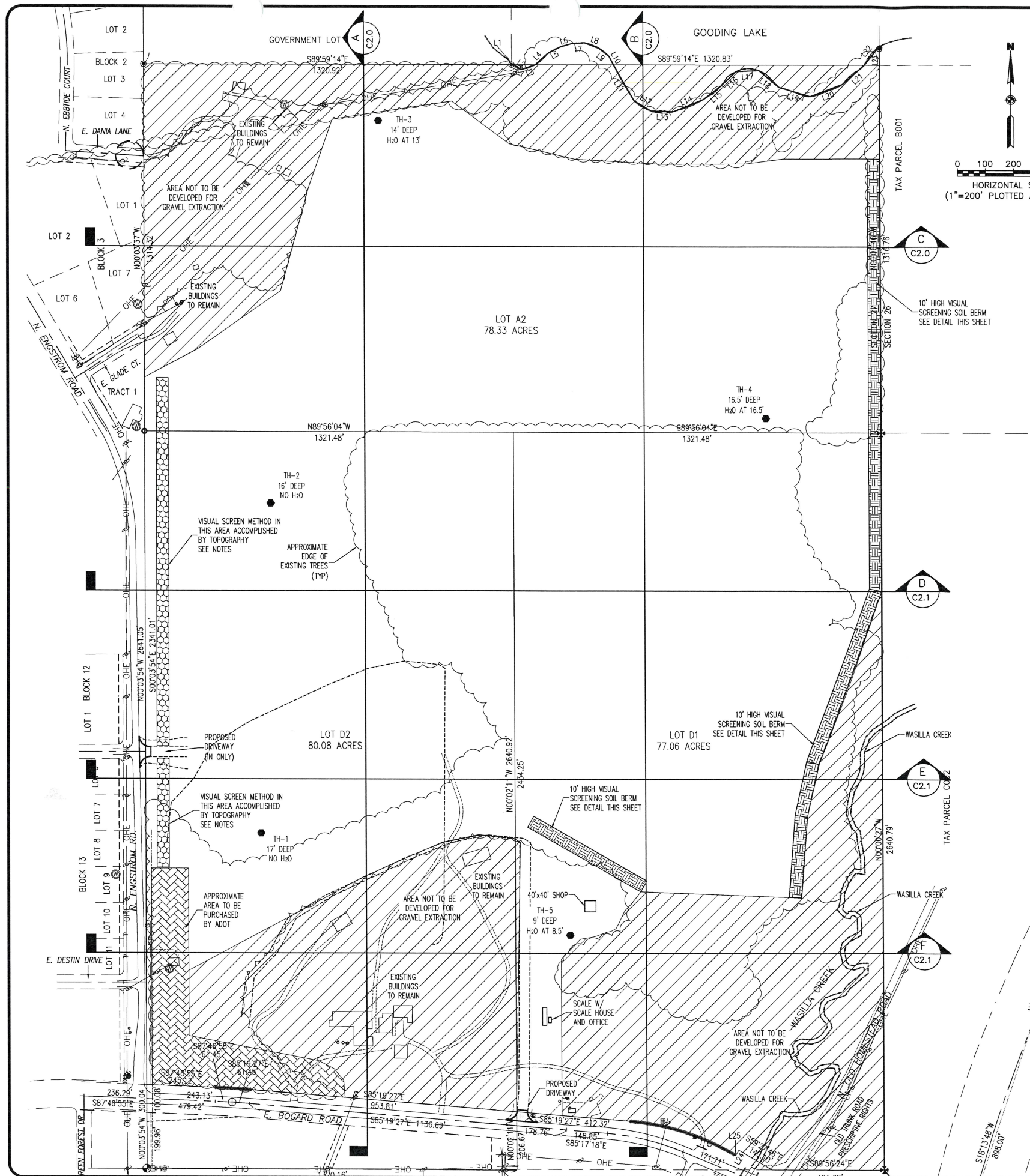
BY	DATE	REVISIONS

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SHEET TITLE  
 WATERBODIES  
 AND  
 WETLANDS

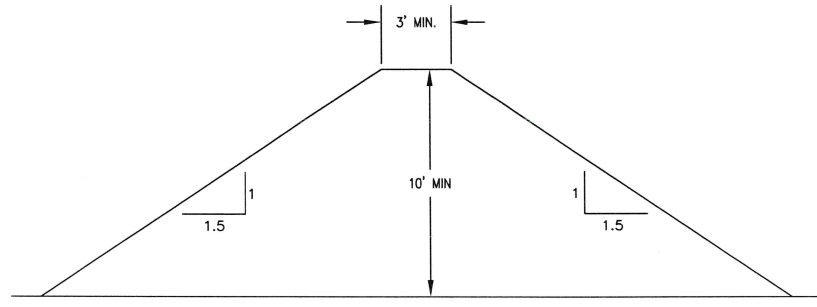
SHEET  
 C0.2

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**NOTES**

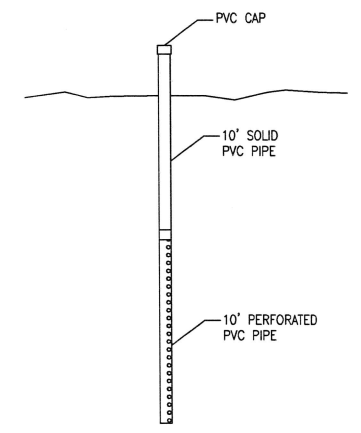
1. LOCATION OF 10' HIGH VISUAL SCREENING BERM TO BE ADJUSTED AS NEEDED.
2. MATERIAL EXTRACTION TO BEGIN IN THE LOWER ELEVATION AREAS AND MOVE OUT FROM THERE. AS A RESULT, THE FINISH GRADE TOPOGRAPHY ALONG ENGSTROM ROAD WILL ALWAYS BE AT LEAST 10' LOWER THAN THE PROPERTY LINE. THIS WILL ACT AS VISUAL SCREENING AND NO ADDITIONAL BERM WILL BE NEEDED. SEE SECTION D/C2.1.
3. ALL PROCESSING EQUIPMENT (SCREENING PLANTS, CRUSHERS, CONVEYOR BELTS, ETC.), PERMANENT AND TEMPORARY STRUCTURES, AND MATERIAL PILES ARE TO BE PLACED +40' AT ALL TIMES FROM ALL PROPERTY LINES.



**1 10' HIGH SOIL BERM**  
C1.0 SCALE: NOT TO SCALE

**NOTES**

1. INSTALL MONITORING WELLS AT THE PERIMETER OF THE AREA WHERE MATERIAL IS BEING EXTRACTED.
2. WHEN SOIL IS EXTRACTED TO TOP OF PERFORATED PIPE, REMOVE WELL AND RELOCATE IT AT A DEEPER ELEVATION.



**2 GROUND WATER MONITORING WELL**  
C1.0 SCALE: NOT TO SCALE

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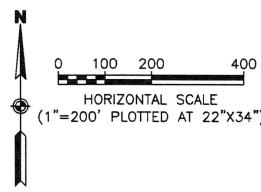
**CENTRAL GRAVEL PRODUCTS  
GRAVEL PIT DEVELOPMENT**  
LOTS A2, D1, D2, TOWNSHIP 18N RANGE 1E SECTION 27

BY	DATE	REVISIONS

JOB NO.: 23-016  
DATE: 8/12/2024  
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REVIEWED: DES

SHEET TITLE  
**SITE PLAN**

SHEET  
**C1.0**



**NOTES**

1. FINISH GRADE IS SHOWN WITH FINAL CONTOURS. FINAL FINISH GRADE MAY CHANGE DEPENDING ON WHAT SOILS AND GROUNDWATER IS ENCOUNTERED AS MATERIAL EXTRACTION TAKES PLACE.



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**CENTRAL GRAVEL PRODUCTS**  
**GRAVEL PIT DEVELOPMENT**  
 LOTS A2, D1, D2, TOWNSHIP 18N RANGE 1E SECTION 27

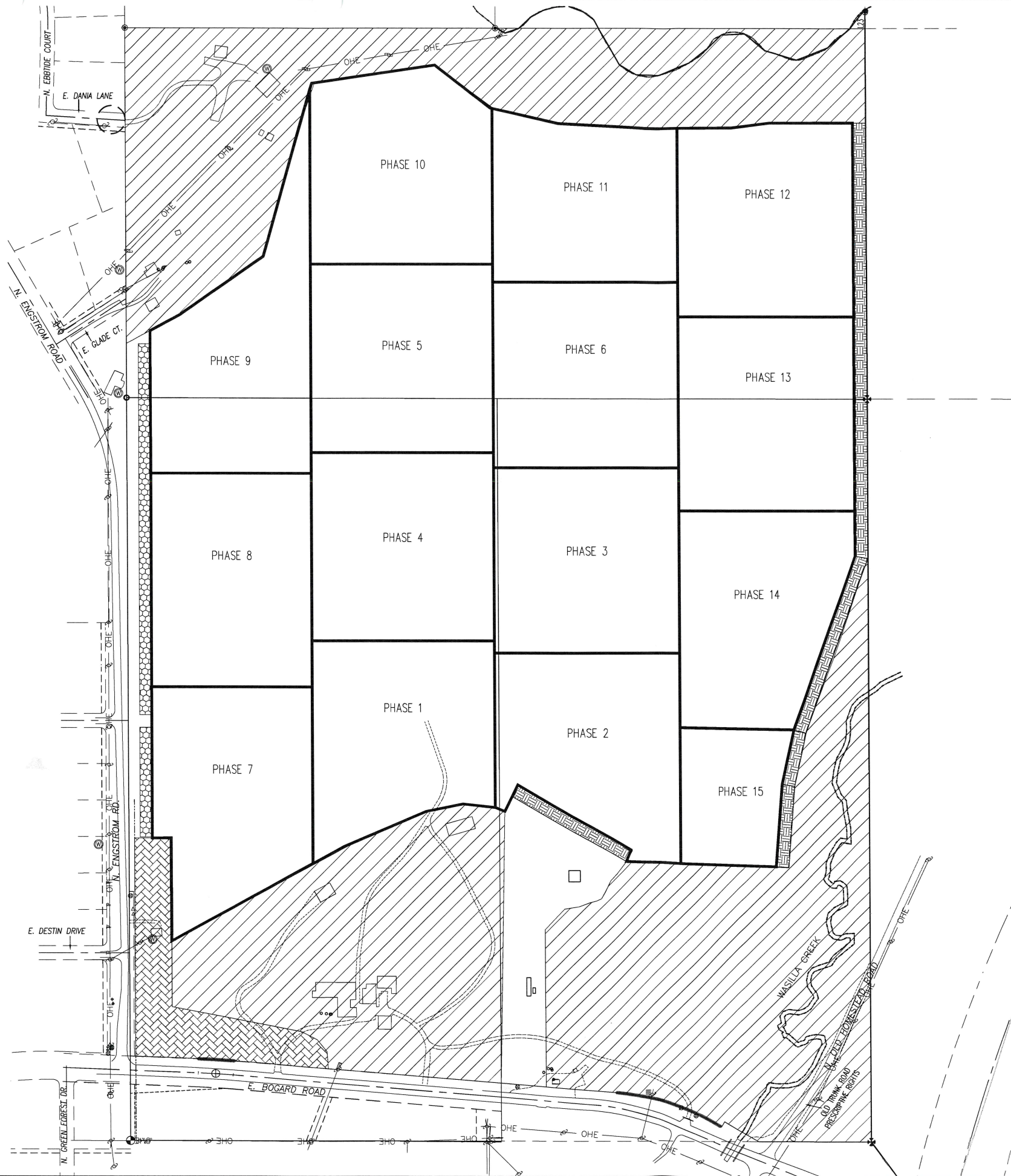
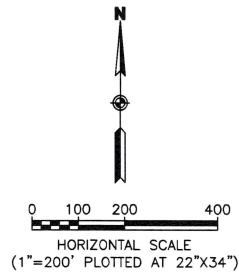
BY	DATE	REVISIONS

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SHEET TITLE  
 TOPO PLAN

SHEET  
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**NOTES**

1. THE PHASES SHOWN ARE 10 ACRES OR LESS.
2. NO MORE THAN 10 ACRES ARE DEVELOPED AT ONE TIME FOR MATERIAL EXTRACTION.
3. AS MORE ADDITIONAL AREA IS DEVELOPED, PREVIOUS DEVELOPED AREAS WILL BE RECLAIMED SO THAT NO MORE THAN 10 ACRES AT A TIME ARE DEVELOPED.
4. PHASES SHOWN ARE AN ESTIMATE. FUTURE EVENTS WILL IMPACT THE PHASING, BUT THE AREA DEVELOPED WILL ALWAYS BE 10 ACRES OR LESS.



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**CENTRAL GRAVEL PRODUCTS  
 GRAVEL PIT DEVELOPMENT**

LOTS A2, D1, D2, TOWNSHIP 18N RANGE 1E SECTION 27

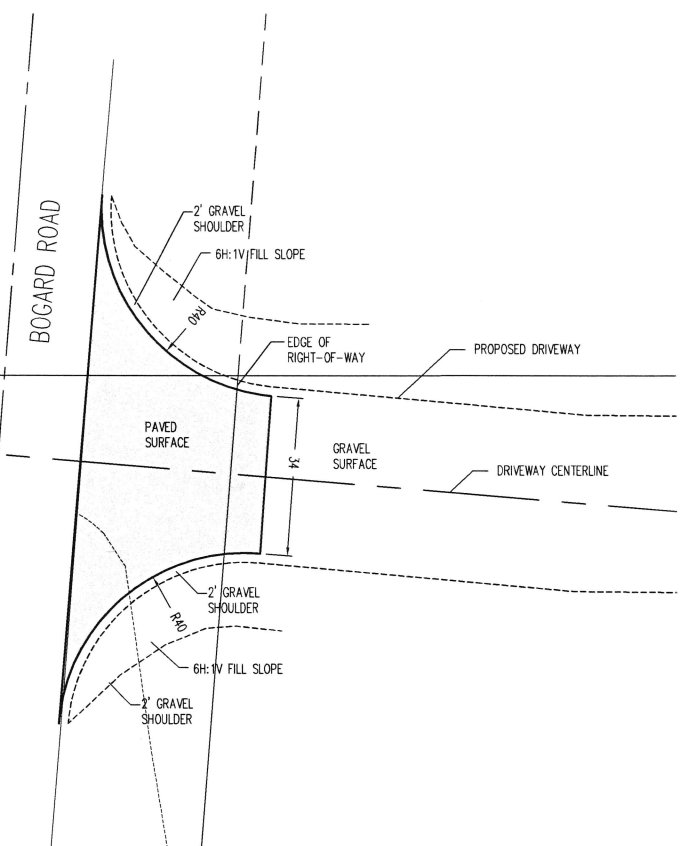
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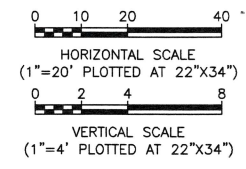
SHEET TITLE  
 PHASING PLAN

SHEET  
 C1.2

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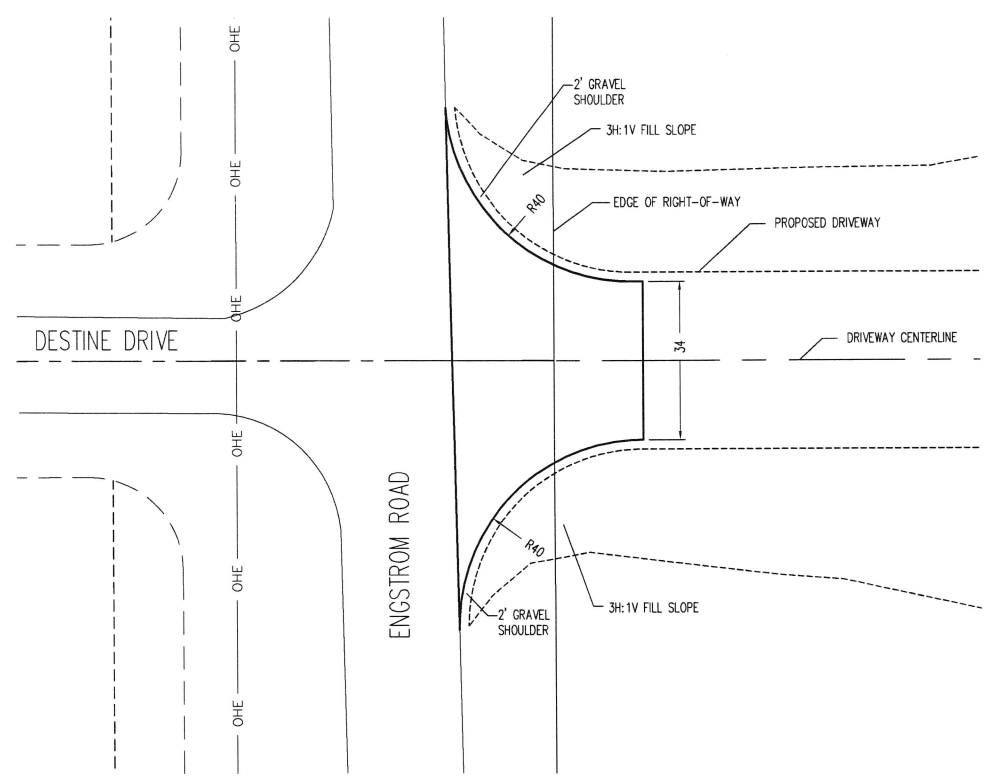


PLAN VIEW  
BOGARD ROAD DRIVEWAY  
(STATE OF ALASKA)

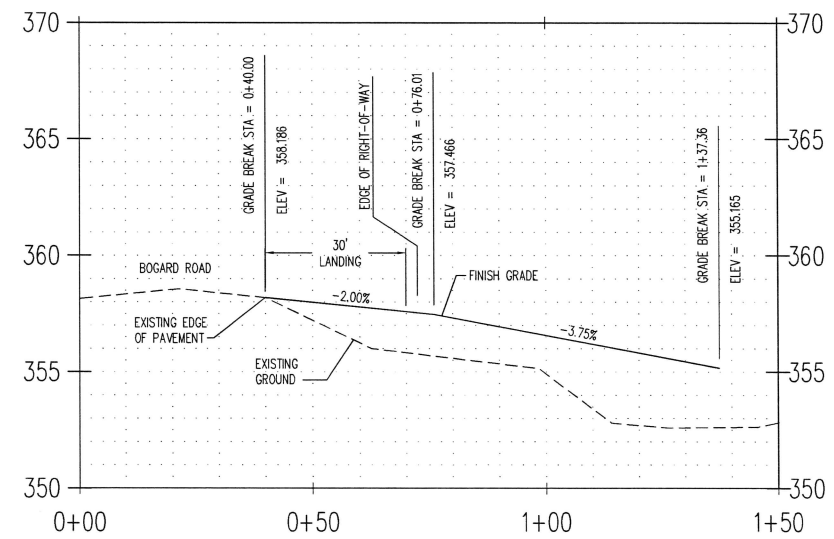


NOTES

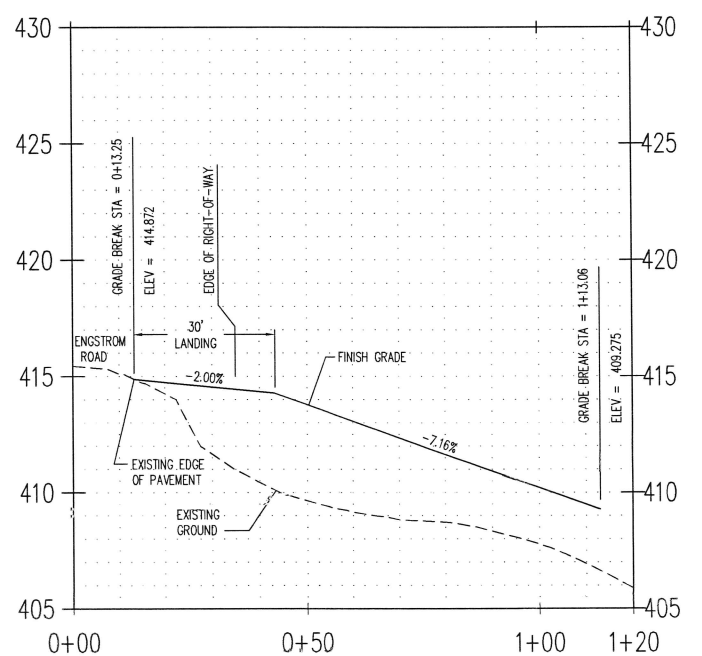
1. ALL WORK IN STATE OF ALASKA RIGHT-OF-WAY TO CONFORM TO THE ADOT DRIVEWAY PERMIT.
2. ALL WORK IN MSB RIGHT-OF-WAY TO CONFORM TO THE MSB DRIVEWAY PERMIT.
3. ALL DRIVEWAYS TO BE PAVED WITHIN PUBLIC RIGHT-OF-WAY.
4. ENGSTROM ROAD DRIVEWAY TO BE IN ONLY.
5. DUE TO EXISTING TOPOGRAPHY, NO CULVERTS ARE NEEDED IN EITHER DRIVEWAY.



PLAN VIEW  
ENGSTROM ROAD DRIVEWAY  
(MSB)



PROFILE VIEW  
BOGARD ROAD DRIVEWAY  
(STATE OF ALASKA)



PROFILE VIEW  
ENGSTROM ROAD DRIVEWAY  
(MSB)



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GRAVEL PIT DEVELOPMENT  
LOTS A2, D1, D2, TOWNSHIP 18N RANGE 1E SECTION 27

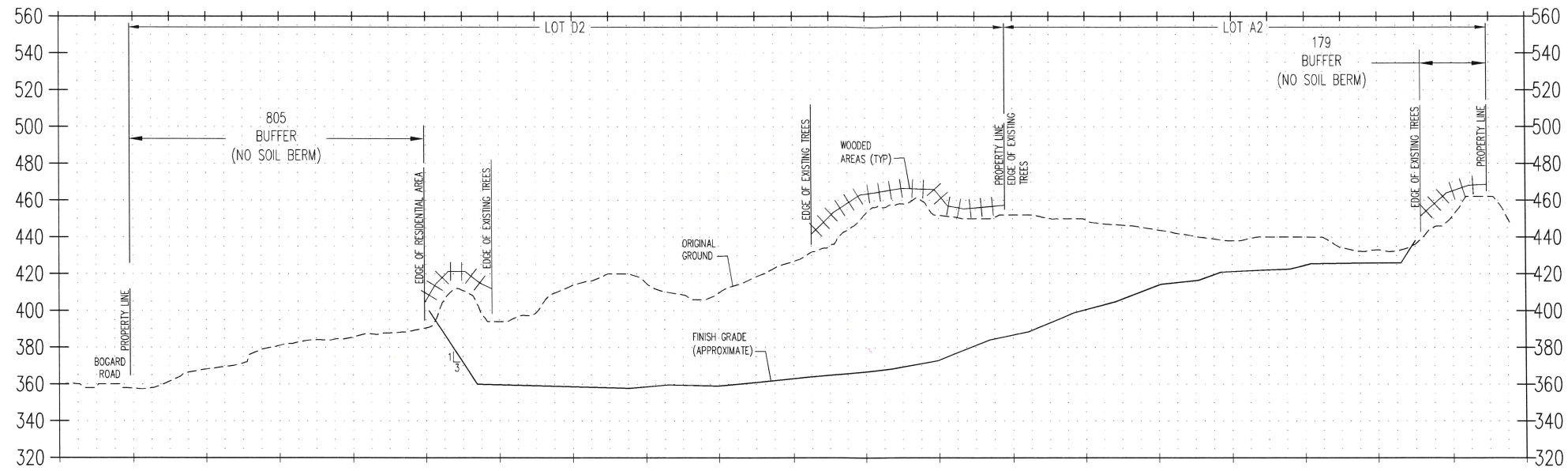
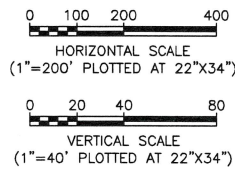
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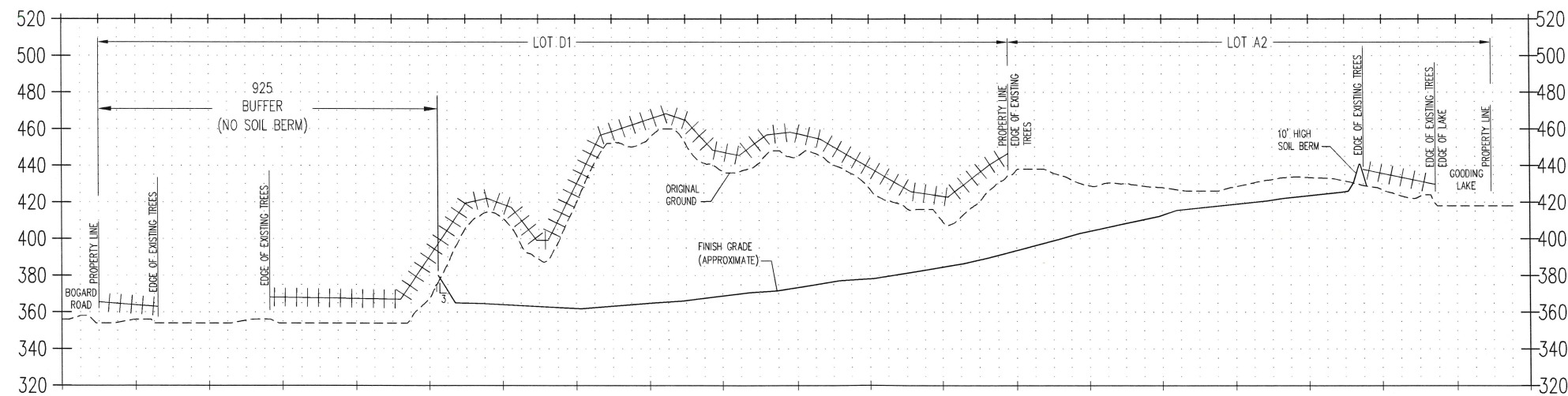
SHEET TITLE  
DRIVEWAY  
PLAN & PROFILE

SHEET  
C1.3

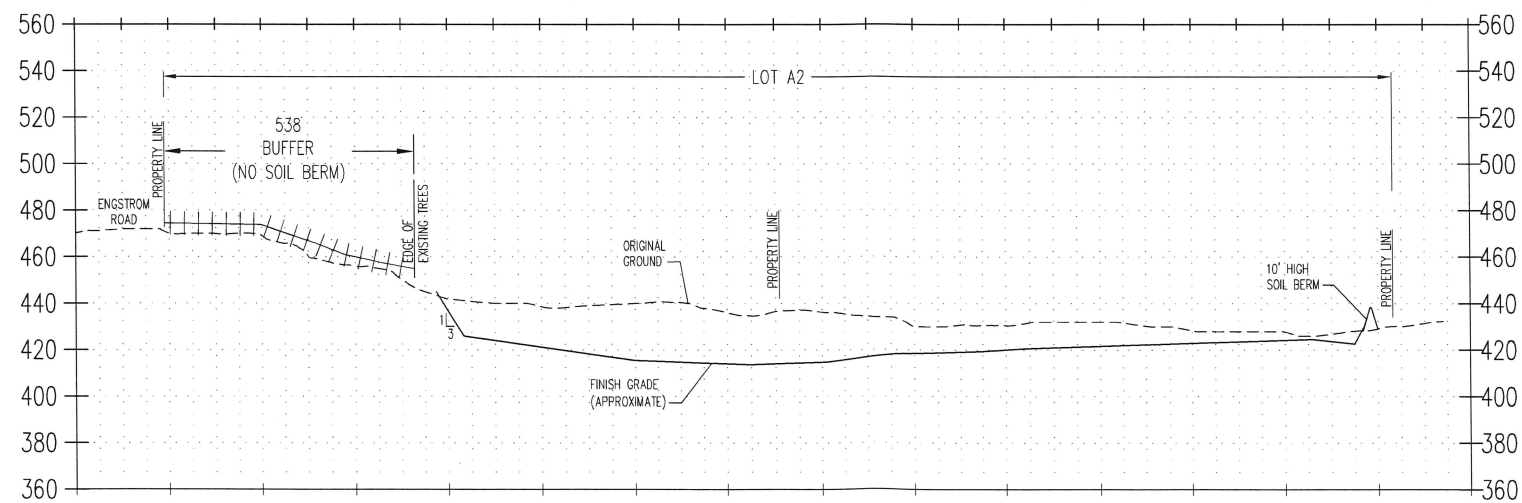




SECTION A



SECTION B



SECTION C



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CENTRAL GRAVEL PRODUCTS

GRAVEL PIT DEVELOPMENT

LOTS A2, D1, D2, TOWNSHIP 18N RANGE 1E SECTION 27

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SHEET TITLE  
 SITE SECTIONS  
 A, B, C

SHEET  
 C2.0

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CENTRAL GRAVEL PRODUCTS

GRAVEL PIT DEVELOPMENT

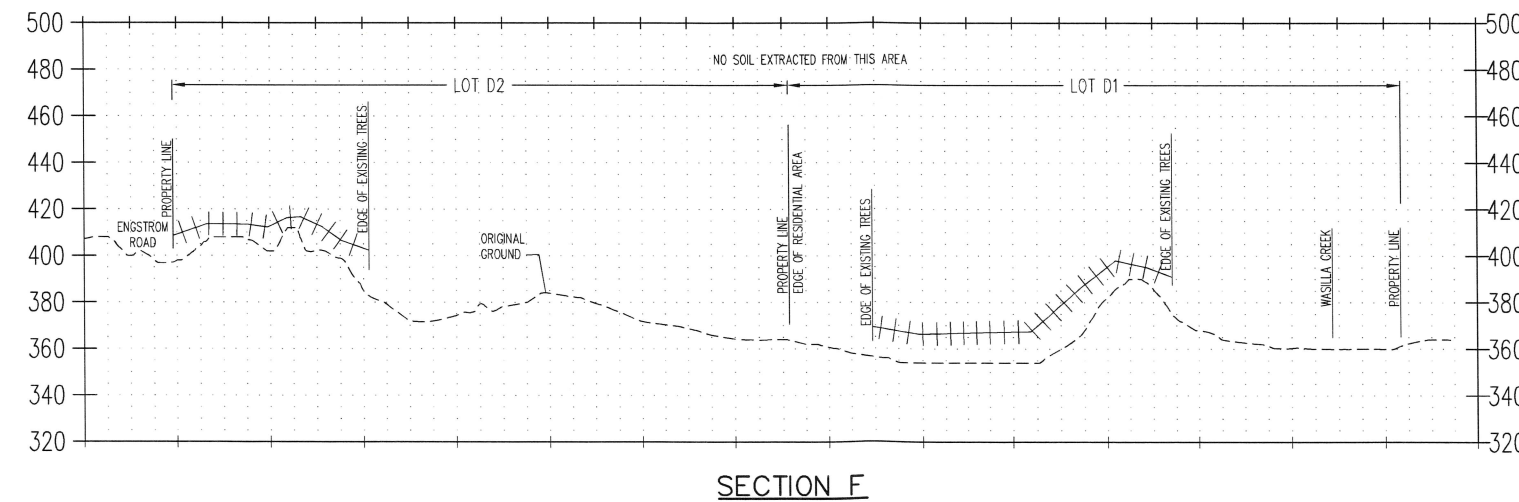
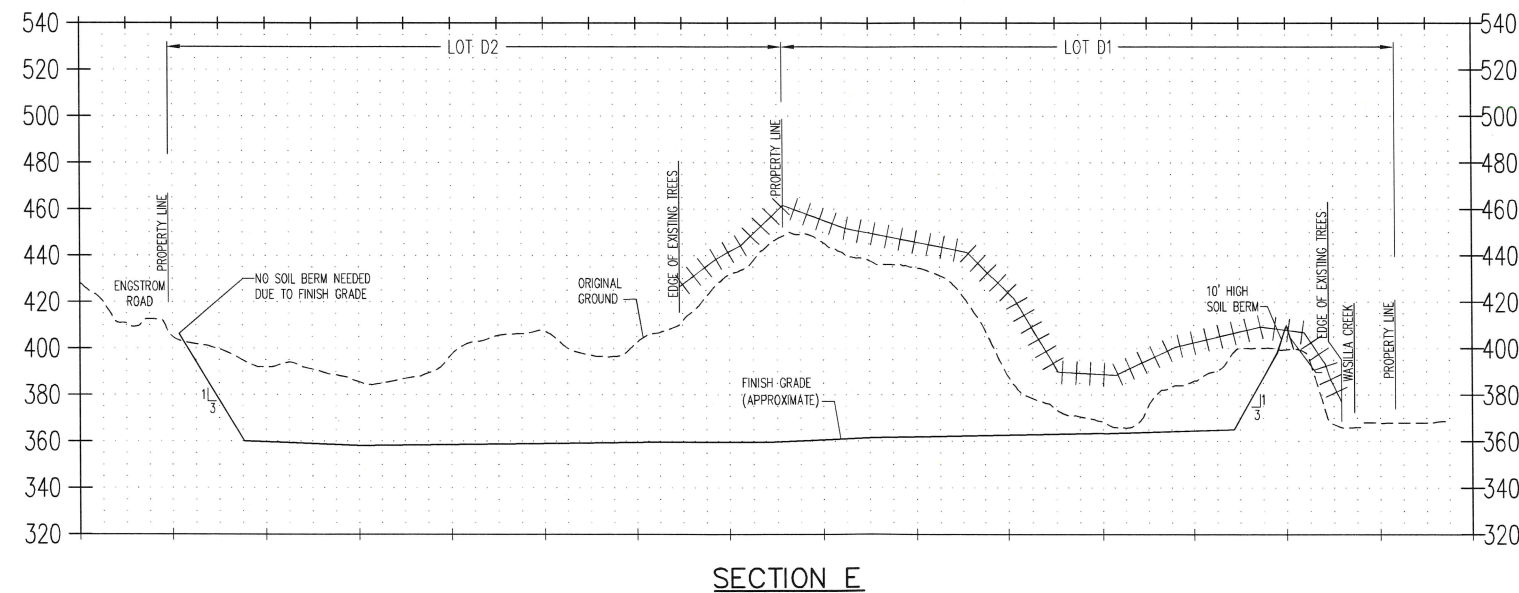
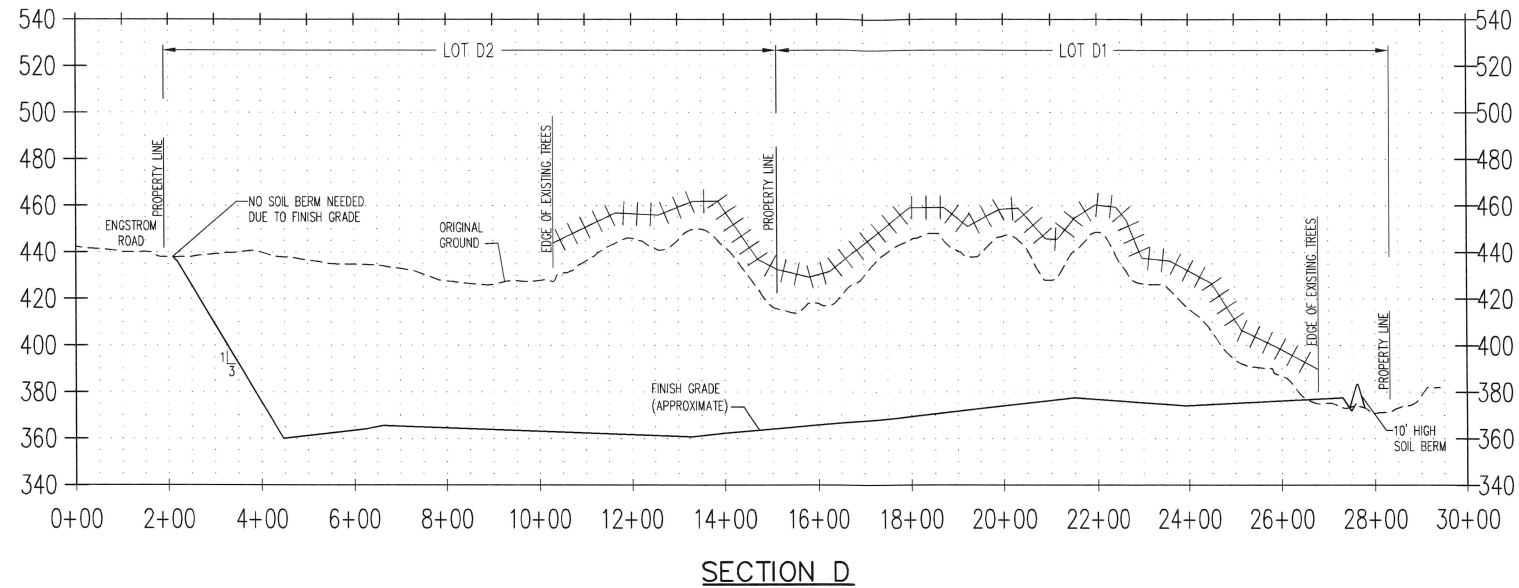
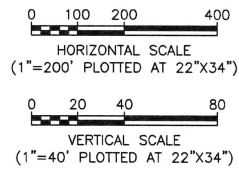
LOTS A2, D1, D2, TOWNSHIP 18N RANGE 1E SECTION 27

BY	DATE	REVISIONS

JOB NO.: 23-016  
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SHEET TITLE  
 SITE SECTIONS  
 D, E, F

SHEET  
 C2.1



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0 100 200 400  
HORIZONTAL SCALE  
(1"=200' PLOTTED AT 22"x34")

**NOTES**

1. THE PLAN IS TO HAVE APPROXIMATELY 10 ACRES BEING WORKED AT ONE TIME. AS MORE AREA IS OPENED FOR MATERIAL EXTRACTION, THE PREVIOUSLY OPENED AREAS WILL BE RECLAIMED.
2. FINISH SLOPES WILL BE TRACK WALKED WITH TRACK EQUIPMENT AND COVERED WITH 4" OF TOPSOIL AND SEED.
3. ROOT/ORGANIC DEBRIS WILL EITHER BE BURNED, BURIED, OR LEVELED AND COVERED WITH TOPSOIL.
4. RECLAMATION PLAN MAY CHANGE AS OTHER DEVELOPMENT OPPORTUNITIES BECOME AVAILABLE. THE OWNER WILL UPDATE THE RECLAMATION PLAN AS NEEDED TO REPRESENT ANY CHANGES TO THE PLAN.
5. JUNK VEHICLES, JUNK VEHICLE PARTS, AND TRASH SHALL BE REMOVED IN ACCORDANCE WITH MSB 8.50.
6. SLOPES SHALL NOT BE STEEPER THAN 2H:1V OR THE NATURAL STABILIZED ANGLE OF REPOSE OF THE EXISTING EARTH MATERIAL.
7. SITE SOILS MORE SUSCEPTIBLE TO EROSION OR LIQUEFACTION REQUIRE A SLOPE ADEQUATE TO ENSURE STABILIZATION.
8. SLOPES SHALL BE GRADED TO BLEND WITH THE SURROUNDING UNDISTURBED TOPOGRAPHY.
9. SURFACE WATER QUALITY SHALL BE PROTECTED BY IMPLEMENTING APPLICABLE BEST MANAGEMENT PRACTICES DESCRIBED IN THE CURRENT PUBLICATION OF THE STATE OF ALASKA'S USER MANUAL BEST MANAGEMENT PRACTICES FOR GRAVEL PITS.
10. ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM COMPACTION DEPTH OF FOUR INCHES OF TOPSOIL STRIPPED AND STOCKPILED DURING INITIAL DEVELOPMENT ACTIVITIES. IN CASES WHERE THERE IS INSUFFICIENT TOPSOIL ON SITE TO PROVIDE THIS MINIMUM COVERAGE, ALL AVAILABLE TOPSOIL SHALL BE RETAINED FOR RECLAMATION.
11. NATURAL SUBSTANCES AND ORGANIC MATERIALS THAT HAVE WATER AND NUTRIENT HOLDING CAPACITY CONDUIVE TO PLANT GROWTH MAY BEUSED AS A SUBSTITUTE FOR TOPSOIL.
12. ALL SURFACE AREAS SHALL BE STABILIZED AND PROTECTED AGAINST EROSION.
13. A VEGETATIVE COVER SHALL BE ESTABLISHED AND MAINTAINED OVER ALL DISTURBED AREAS ON THE MATERIAL EXTRACTION SITE IN CONFORMANCE WITH THE CURRENT ALASKA STATE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF AGRICULTURE, REVEGETATION MANUAL FOR ALASKA.
14. SIXTY PERCENT LIVE PLANT COVER OF THE ENTIRE RESTORED AREA SHALL BE ACHIEVED BY THE END OF THE FOURTH GROWING SEASON AFTER THE PHASE IS COMPLETED.
15. RESEEDING OF RECLAIMED AREAS SHALL UTILIZE CERTIFIED SEED SUITABLE FOR ALASKA CONDITIONS THAT IS FREE OF NOXIOUS WEEDS OR UNDESIRABLE PLANT SPECIES IDENTIFIED IN 11 AAC 34.020, PROHIBITED AND RESTRICTED NOXIOUS WEEDS.
16. AREAS COVERED BY BUILDINGS, PAVED DRIVEWAYS, PAVED ROADS, AND PAVED PARKING LOTS AND AREAS WHERE FUTURE UTILITY EASEMENTS AND SEPTIC SYSTEMS WILL EXIST ARE EXEMPT FROM THE RECLAMATION STANDARDS OUTLINED IN SUBSECTIONS (F) THROUGH (H) OF THIS SECTION.



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**CENTRAL GRAVEL PRODUCTS  
GRAVEL PIT DEVELOPMENT**  
LOTS A2, D1, D2, TOWNSHIP 18N RANGE 1E SECTION 27

BY	DATE	REVISIONS

JOB NO.: 23-016  
DATE: 8/12/2024  
DRAWN: DES  
REVIEWED: DES

SHEET TITLE  
RECLAMATION PLAN

SHEET  
C3.0

## **Peggy Horton**

---

**From:** dsteiner@mtaonline.net  
**Sent:** Thursday, September 12, 2024 12:46 PM  
**To:** Peggy Horton  
**Subject:** FW: LAS35179 Reclamation Bond/Application

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

Peggy,

This is to let you know that they have completed the DNR stuff for the gravel pit.

Dan Steiner, PE  
**SDCS, LLC**  
(wk) 907-357-5609  
(cell) 907-715-7704

---

**From:** Newcomb, Grace R (DNR) <grace.newcomb@alaska.gov>  
**Sent:** Thursday, September 12, 2024 12:32 PM  
**To:** Central Gravel <centralgravelproducts@hotmail.com>  
**Cc:** 'Dan Steiner (dsteiner@mtaonline.net)' <dsteiner@mtaonline.net>; Micelotta, Cinnamon A (DNR) <cinnamon.micelotta@alaska.gov>  
**Subject:** RE: LAS35179 Reclamation Bond/Application

Hello,

Thank you, we have received your signed bond document, and your letter of approval is now under review.

Best,

**Grace Newcomb**

*Natural Resource Specialist*

Department of Natural Resources  
Division of Mining, Land, and Water  
Material Sales Program  
550 W 7th Ave Ste 900c  
Anchorage, AK 99501-3577

**Ph: (907) 269-8560**

**F: (907) 269-8913**



**From:** Central Gravel <[centralgravelproducts@hotmail.com](mailto:centralgravelproducts@hotmail.com)>  
**Sent:** Wednesday, September 11, 2024 12:27 PM  
**To:** Newcomb, Grace R (DNR) <[grace.newcomb@alaska.gov](mailto:grace.newcomb@alaska.gov)>  
**Cc:** 'Dan Steiner ([dsteiner@mtaonline.net](mailto:dsteiner@mtaonline.net))' <[dsteiner@mtaonline.net](mailto:dsteiner@mtaonline.net)>; Micelotta, Cinnamon A (DNR) <[cinnamon.micelotta@alaska.gov](mailto:cinnamon.micelotta@alaska.gov)>  
**Subject:** LAS35179 Reclamation Bond/Application

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Grace,

I just spoke with Lincoln regarding payment.

Attached please find the bond paperwork and most recent Biennial Report confirming my status as 50/50 member of the LLC that owns our gravel pit business.

If you have any questions please don't hesitate to contact me via email or on my cell (907) 223-5306.

Central Gravel Products  
(907) 745-4044  
<https://www.facebook.com/Central-Gravel-Products-1399354943638372/>

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5900 W. Dewberry Dr  
Wasilla, AK 99623

# SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609  
Fax: (907) 357-5608

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Mat-Su Borough  
Development Services

May 10, 2024

Colleen Lowe  
State of Alaska Department of Natural Resources  
Division of Mining, Land, and Water  
550 West 7<sup>th</sup> Ave., Suite 900C  
Anchorage, AK 99501-3577

Re: Central Gravel Products – Gravel Pit – Reclamation Plan for a New Gravel Pit  
T18N, R1E, Section 27, Lots D1, D2, and A2  
Reclamation Plan Narrative

Ms. Lowe,

Central Gravel Products is developing portions of the above referenced lots into a gravel pit. This gravel pit will produce pit run material and some processed soil (leveling course, sewer rock, etc.). The total acreage of these lots is 230 acres. There are some existing residential structures on these lots. These areas will not be developed as part of the gravel pit. The area that will be used for soil extraction is approximately 150 acres.

This letter is to serve as supplement information to the Material Site Reclamation Plan. The sections where the following information applies will be listed.

#### 4. Description of the Reclamation Operation

- a. The current plan is to develop 10 acres at a time. When additional areas are opened up for material extraction, previous areas will be reclaimed.
- b. The following type of equipment will be used on site and as part of the reclamation process:
  - Track type excavator.
  - Large rubber wheeled loader.
  - Skid-steer type loader.
  - Track type dozer.
  - Motor grader.
  - Rock Truck
  - Dump Truck

Time Schedule for Reclamation Measures - The initial 10 acres will be developed for soil extraction. When these 10 acres near depletion, a portion of the area will be reclaimed and additional area developed so that no more than 10 acres is disturbed at one time.

There will not be a stream channel diversion as part of this project.

No part of this development is in a flood plain.

## 6. Attachments

Central Gravel Products is leasing the land from the owners. They are:

Lot A2, Section 27, T18N, R1E, Seward Meridian

Name: Bob and Franci Havemeister

Address: P.O. Box 467 Palmer, AK 99645

Phone Number: 907-232-0628

Lot D1, Section 27, T18N, R1E, Seward Meridian

Name: Ralph Kircher

Address: 3182 N. Trunk Road Palmer, AK 99645

Phone Number:

Lot D1, Section 27, T18N, R1E, Seward Meridian

Name: Bob and Jean Havemeister

Address: P.O. Box 2349 Palmer, AK 99645

Phone Number:

Attached are maps showing the location of the parcels to be developed. They are not USGS maps but have more detail than the USGS maps would have.

Attached are plans for the development, however, it is us unknown right now where stockpiles, overburden disposal sites, etc. will be located.

The following equipment will be used for reclamation:

- Track type excavators. (1)
  - Large rubber wheeled loader. (1)
  - Skid-steer type loader. (1)
  - Track type dozer. (1)
  - Motor grader. (1)
  - Rock Truck. (1)
  - Dump Truck. (1)
- The exact dates for reclamation are not yet known.

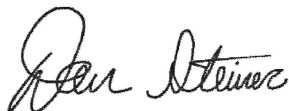
Ms. Colleen Lowe  
State of Alaska Department of Natural Resources  
Reclamation Plan Narrative

Page 3 of 3

- Included with this submittal are notarized letters from the owners authorizing developer (Central Gravel Products) to proceed with this work.
- An annual reclamation statement will be provided each year.
- The reclamation measures listed will be used.

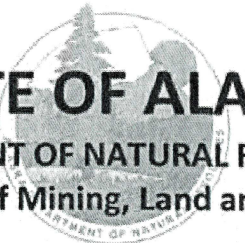
Please let me know if you have any questions or need additional information. Thank you for your help with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Steiner". The signature is written in a cursive, flowing style.

Dan Steiner, P.E.  
Manager

des  
encl.



**STATE OF ALASKA**  
**DEPARTMENT OF NATURAL RESOURCES**  
**Division of Mining, Land and Water**

Northern Regional Land Office  
 3700 Airport Way  
 Fairbanks, AK 99709-4699  
 (907) 451-2740  
[nro.lands@alaska.gov](mailto:nro.lands@alaska.gov)

Southcentral Regional Land Office  
 550 West 7<sup>th</sup> Ave, Suite 900C  
 Anchorage, AK 99501-3577  
 (907) 269-8503  
[dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

Southeast Regional Land Office  
 P. O. Box 111020  
 Juneau, AK 99811-1020  
 (907) 465-3400  
[sero@alaska.gov](mailto:sero@alaska.gov)

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

**MATERIAL SITE RECLAMATION PLAN OR**  
**LETTER OF INTENT/ANNUAL RECLAMATION STATEMENT**  
**AS 27.19.030 – 27.19.050**

In accordance with Alaska Statute 27.19, reclamation is required of all mining operations, including sand and gravel extraction. Completion of this form will meet the law's requirements for a **reclamation plan** (see below for filing requirements; due date: at least 45 days before mining is proposed to begin; requires approval by the Division of Mining, Land and Water). Completion of this form will also serve as a **letter of intent** for operations exempt from the plan requirement (due date: before mining begins). No approval is required for a letter of intent, but a miner who files a letter of intent must, before December 31, file an **annual reclamation statement** (Section 8 of this form).

Check applicable box:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>A. RECLAMATION PLAN</b> (REQUIRED if the operation will disturb five or more acres this year, OR 50,000 cubic yards, OR if the operation has a cumulative disturbed area of five or more acres)<br><input type="checkbox"/> <b>B. RECLAMATION PLAN-VOLUNTARY</b> (for an operation below the limits shown in Box A but wanting to qualify for the statewide bonding pool) | <input type="checkbox"/> <b>C. LETTER OF INTENT</b> (less than five acres to be disturbed AND less than 50,000 cubic yards AND less than five acres unreclaimed area) <b>NOTE:</b> A miner who files a letter of intent is also required to file an annual reclamation statement at the end of the year. |
|--|--|

THIS RECLAMATION PLAN/LETTER OF INTENT IS FOR CALENDAR YEAR 2024-2054  
 (If you checked either box a or b above and propose a multi-year plan, state all years covered.)

1. **MINER INFORMATION** (If there is more than one miner, attach a list of the names, addresses, and telephone numbers of all other owners, operators, or leaseholders of the mining operation)

Jade Laughlin and Kelly Heck

Name of miner who will serve as agent for notice purposes

Mailing = P.O. Box 800 Palmer, AK 99645 Home/Office = 2151 N Hemmer Road Palmer, AK

Address (notify the department of any later change of address)

Palmer AK 99645 907-841-7270

City State Zip code Telephone

See attached information for property owners.

Name of landowner (if other than miner) or public land management agency

Attached are notarized signatures of the owners of the three lots being developed.

Federal or state casefile number (if any) assigned to the site

2. LEGAL DESCRIPTION OF PROPOSED MINING SITE

Lots D1, D2, and A2 of Section 27	18N	1E	Seward
Legal Subdivision/Section/Quarter-Section	Township	Range	Meridian

3. DESCRIPTION OF THE MINING OPERATION (if you checked box a or b on p. 1 of this form and are proposing a multi-year reclamation plan, attach separate sheets as needed showing acreage to be mined, volume to be mined, and existing acreage of mined area for each year covered by the plan)

- a. 10 Total acreage to be mined or disturbed during the year.
- b. 230,000 CY Estimated total volume to be mined or disturbed, including overburden.
- c. sand, gravel, topsoil Type of material (sand, gravel, peat, etc.).
- d. 0 Existing acreage of mined area (disturbed area that has not yet been reclaimed, but counting only acreage disturbed after October 15, 1991).

4. DESCRIPTION OF THE RECLAMATION OPERATION

- a. The total acreage that will be reclaimed during the year (or each year, if for a multi-year reclamation plan) is: 10 acres
- b. Provide a list of equipment (type and quantity) to be used during the reclamation operation.
- c. A time schedule of reclamation measures shall be included as part of the plan.

The following measures must be considered in preparing and implementing the reclamation plan. Please mark those measures appropriate to your reclamation activity:

- Topsoil that is not promptly redistributed to an area being reclaimed will be separated and stockpiled for future use. This material will be protected from erosion and contamination by acidic or toxic materials and preserved in a condition suitable for later use.
- The area will be backfilled, graded and recontoured using strippings, overburden, and topsoil to a condition that allows for the reestablishment of renewable resources on the site within a reasonable period of time. It will be stabilized to a condition that will allow sufficient moisture to be retained for natural revegetation.
- Stockpiled topsoil will be spread over the reclaimed area to promote natural plant growth that can reasonably be expected to revegetate the area within five years.
- Stream channel diversions will be relocated to a stable location in the flood plain.
- Exploration trenches or pits will be backfilled. Brush piles, vegetation, topsoil, and other organics will be spread on the backfilled surface to inhibit erosion and promote natural revegetation.
- All buildings and structures constructed, used, or improved on land owned by the State of Alaska will be removed, dismantled, or otherwise properly disposed of at the completion of the mining operation.
- Any roads, airstrips or other facilities constructed to provide access to the mining operation shall be reclaimed (unless otherwise authorized) and included in the reclamation plan.
- Peat and topsoil mine operations shall ensure a minimum of two inches of suitable growing medium is left or replaced on the site upon completion of the reclamation activity.
- If extraction occurs within a flood plain, the reclamation activity shall reestablish a stable bed and bank profile such that river currents will not be altered and erosion and deposition patterns will not change.

NOTE: If you propose to use reclamation measures other than those shown above, or if the private landowner or public land manager of the site requires you to use stricter reclamation measures than those shown above, attach a list of those measures to this plan.



**5. ALTERNATE POST-MINING LAND USE**

The mining site is public land. The land management agency's land use plan (if any) for post-mining land use is:  
N/A

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The mining site is public land. As allowed by AS 27.19.030(b), I propose to reclaim it to the following post-mining land use:  
N/A

---

The mining site is private property. The private landowner plans to use it for the following post-mining land use:  
Residential Subdivision

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**6. ATTACHMENTS**

If the mining operation has additional owners, operators, or leaseholders not shown on p. 1 of this form, attach a list of their names, addresses, and telephone numbers.

Attach a USGS map at a scale no smaller than 1:63,360 (inch to the mile) showing the general vicinity of the mining operation and the specific property to be mined. Option: If you checked Box C on the first page of this form and the mining site is adjacent to an airport or public highway, state the name of the airport or the name and milepost of the public highway.

Attach a diagram of the mined area (this term includes the extraction site, stockpile sites, overburden disposal sites, stream diversions, settling ponds, etc.) and the mining operation as a whole (this term includes the roads you plan to build, your power lines, support facilities, etc.). Show and state the number of acres to be mined during the year. (If you checked Box A or B on the first page of this form and your plan covers more than one year, show each year's work.) Show the location corners or property boundaries of the site in relation to the reclamation work and any other areas affected by the operation.

Attach a list of the equipment (type and quantity) to be used during the reclamation activity.

A time schedule of events must be attached that includes dates and activities related to this reclamation plan.

If the site is private land not owned by the miner, attach a signed, notarized statement from the landowner indicating the landowner's consent to the operation. The landowner may also use the consent statement to notify the department that the landowner plans a post-mining land use incompatible with natural revegetation and therefore believes that reclamation to the standard of AS 27.19.020 is not feasible.

For those miners that are required to file an annual reclamation statement, attach photographs and/or videotapes dated and described as to location of the reclamation activity that was completed.

If you propose to use reclamation measures other than those listed on this form, or if the private landowner or public land manager of the site requires you to use stricter reclamation measures, attach a list of those measures.

7. RECLAMATION BONDING (REQUIRED ONLY IF YOU CHECKED BOX A or B ON THE FIRST PAGE OF THIS FORM)

The total acreage of my mining operation that is subject to the bonding requirement for the current year is

10 acres (add acreages stated in Section 3(a) and 3(d) of this form).

The per-acre bond amount is \$750/acre or a total bond amount of \$ 7,500

Please check the appropriate bonding method that you will apply toward this reclamation plan:

- Participation in the statewide bonding pool.
- Posting a corporate surety bond.
- Posting a personal bond accompanied by a letter of credit, certificate of deposit, or a deposit of cash or gold.
- Posting a bond or financial guarantee with another government agency that has jurisdiction over the mining operation, as allowed by a cooperative management agreement between that agency and the Division of Mining, Land and Water.
- Posting a general performance bond with a state agency that meets the requirements of 11 AAC 97.400(4).

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The above reclamation plan/letter of intent and all attachments are correct and complete to the best of my knowledge.



Signature of Miner

5/10/2024

Date

AS 27.19.030 and AS 27.19.050 require a miner either to file a reclamation plan for approval or to file a letter of intent followed by an annual reclamation statement. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original. In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division.



**State of Alaska Department of Natural Resources**  
Division of Mining, Land, and Water

**MATERIAL SITE RECLAMATION PLAN**

**AUTHORIZATION OF PROPERTY OWNER FOR GRAVEL PIT DEVELOPMENT**

**NAME OF PROPERTY OWNER:**

Lot D1, Section 27, T18N, R1E, Seward Meridian

Name: Ralph Kircher

Address: 3182 N. Trunk Road Palmer, AK 99645

Phone Number: 253-850-9570

Email: ~~PRECIOUSRALPH@AOL.COM~~ PRECIOUSRALPH@AOL.COM

We, Ralph Kircher, owner of the above referenced property, authorized Central Gravel Products to develop the above referenced property as needed for material extraction (gravel pit). Central Gravel Products is responsible for following all federal, state, and local regulations including the reclamation plan associated with this submittal as required by the Alaska Department of Natural Resources, AS 27.19-030 – 27.19-050.

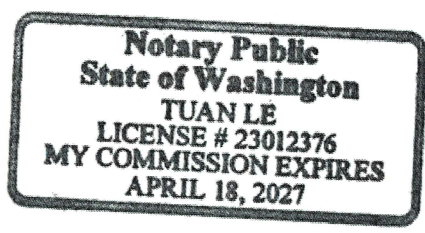
Ralph O. Kircher                      RALPH O. KIRCHER                      5/2/2024  
Signature: Property Owner                      Printed Name                      Date

This is to certify that on the 02 day of May, before me, the undersigned, a Notary Public, duly commissioned and sworn as such, personally appeared

Ralph O. Kircher and acknowledged the above instrument  
(Printed Name of signer)

was signed and sealed as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal.



[Signature]  
Notary Public in and for ~~Alaska~~ WASHINGTON  
My Commission Expires 04/18/2027

**State of Alaska Department of Natural Resources**  
Division of Mining, Land, and Water

**MATERIAL SITE RECLAMATION PLAN**

**AUTHORIZATION OF PROPERTY OWNER FOR GRAVEL PIT DEVELOPMENT**

**NAME OF PROPERTY OWNER:**

Lot A2, Section 27, T18N, R1E, Seward Meridian

Name: Bob and Franci Havemeister

Address: P.O. Box 467 Palmer, AK 99645

Phone Number: 907-232-0628

Email: *Havemeistertrucking@gmail.com*

We, Bob or Franci Havemeister, owners of the above referenced property, authorized Central Gravel Products to develop the above referenced property as needed for material extraction (gravel pit). Central Gravel Products is responsible for following all federal, state, and local regulations including the reclamation plan associated with this submittal as required by the Alaska Department of Natural Resources, AS 27.19-030 – 27.19-050.

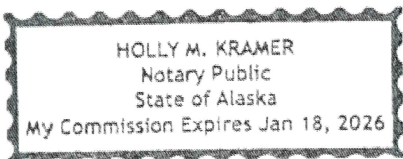
*[Signature]* \_\_\_\_\_ *Bob Havemeister* \_\_\_\_\_ *5/24/24*  
Signature: Property Owner Printed Name Date

This is to certify that on the 2 day of May, 2024, before me, the undersigned, a Notary Public, duly commissioned and sworn as such, personally appeared

Bob G. Havemeister and acknowledged the above instrument  
(Printed Name of signer)

was signed and sealed as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal.



*[Signature]*  
Notary Public in and for Alaska  
My Commission Expires 01/18/2026



DEPARTMENT OF THE ARMY  
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS  
REGULATORY DIVISION  
P.O. BOX 6898  
JBER, AK 99506-0898

June 21, 2024

RECEIVED  
AUG 12 2024  
Mat-Su Borough  
Development Services

Regulatory Division  
POA-2024-00081

Dan Steiner  
SDCS, LLC  
5900 W. Dewberry Dr.  
Wasilla, AK 99623

Dear Mr. Steiner:

This is in response to your letter requesting a Department of the Army (DA) Jurisdictional Determination (JD) for an area in the parcel of land located within Section 27, T. 18 N., R. 1 E., Seward Meridian; Latitude 61.61605° N., Longitude 149.24436° W.; Matanuska-Susitna Borough, Lot D1; 3182 N Trunk Rd., in Palmer, Alaska.

Based on our review of information available to our office and the information you provided, we have determined that the subject parcel contains wetlands that are not a water of the U.S., under the U.S. Army Corps of Engineers (Corps) regulatory jurisdiction. The wetlands on your property are isolated, intrastate, non-navigable, and have no connection to interstate or foreign commerce. Therefore, pursuant to the federal guidance on the Solid Waste Agency of Northern Cook County versus U.S. Army Corps of Engineers consistent with Sackett, a DA permit is not required for any activities that may occur in the review area.

A copy of the Approved Jurisdictional Determination (AJD) form is available at: <https://www.poa.usace.army.mil/Missions/Regulatory/Jurisdictional-Determinations/Issued-Approved-Jurisdictional-Determinations/> under June 2024, under your file number. It is also enclosed for your records.

This AJD does not establish any precedent with respect to any other JD under Section 404 of the Clean Water Act.

The wetlands on your parcel were reviewed pursuant to Section 404 of the Clean Water Act which requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including wetlands, prior to conducting the work (33 U.S.C. 1344).

For regulatory purposes, the Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

This AJD is valid for a period of five (5) years from the date listed on the AJD form, unless new information supporting a revision is provided to us before the expiration date. Also enclosed is a Notification of Administrative Appeals Options and Process and Request for Appeal form regarding this AJD (see section labeled "Approved Jurisdictional Determination").

Nothing in this letter excuses you from compliance with other federal, state, or local statutes, ordinances, or regulations.

Please contact me via email at [Emily.N.Vullo@usace.army.mil](mailto:Emily.N.Vullo@usace.army.mil), by mail at the address above, by phone at (907) 753-2704, or toll free from within Alaska at (800) 478-2712, if you have questions. For more information about the Regulatory Program, please visit our website at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sincerely,



Emily Vullo  
Project Manager

Enclosures



DEPARTMENT OF THE ARMY  
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS  
REGULATORY DIVISION  
P.O. BOX 6898  
JBER, AK 99506-0898

CEPOA-RDS-SS

29 May 2024

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023),<sup>1</sup> POA-2024-00081, MFR 2 of 2<sup>2</sup>

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.<sup>3</sup> AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.<sup>4</sup> For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),<sup>5</sup> the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of "waters of the United States" found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 "Revised Definition of 'Waters of the United States,'" as

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<sup>1</sup> While the Supreme Court's decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

<sup>2</sup> When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, interstate water, or territorial seas that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

<sup>3</sup> 33 CFR 331.2.

<sup>4</sup> Regulatory Guidance Letter 05-02.

<sup>5</sup> USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.



CEPOA-RDS-SS

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), POA-2024-00081

amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable in this state due to litigation.

1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).
  - i. Wetland 1; non-jurisdictional

2. REFERENCES.

- a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).
- b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).
- c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)
- d. *Sackett v. EPA*, 598 U.S. \_\_\_, 143 S. Ct. 1322 (2023)
- e. 2008 Rapanos Guidance: List of Resources
- f. 2003 SWANCC Guidance: List of Resources

3. REVIEW AREA. The area of review is located at Lot D1, T18N, R1E, Section 27, Seward Meridian, 3182 N Trunk Rd. Palmer, AK and consists of a 3.16-acre area bound on the east side by Old Homestead Road and bound on the south side by East Bogard Road. There is a small creek (Wasilla Creek) outside of the review area to the east in-between the review area and Old Homestead Road. The area of review is contained within a parcel owned by Ralph Kircher. The northern portion of the lot is currently undeveloped and is uplands. The southern portion of the lot (surrounding the review area) and the lot to the west is developed as farmland. The approximate center of the area of review is located at latitude 61.61605° North, longitude 149.24436° West. No other AJDs have been done in the general vicinity.

CEPOA-RDS-SS

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), POA-2024-00081

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. The nearest TNW is Knik Arm, which is part of the territorial seas.<sup>6</sup>

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS  
Wasilla Creek flows directly into Knick Arm, which is part of the territorial seas. However, Wetland 1 is not connected to Wasilla Creek or another TNW via a continuous surface connection. Available LiDAR and satellite imagery indicate that Wetland 1 is contained within a depression that is entirely surrounded by uplands. Neighboring vegetation is dominated by vegetation signatures that are indicative of upland communities.

Additionally, no surface connection is indicated by the National Hydrography Dataset (NHD) nor National Wetland Inventory (NWI) or the Cook Inlet Wetlands Mapper. Satellite imagery, spanning several years and different seasons, shows no signs of surface water or hydrology patterns between the review wetland and a TNW, nor did Google Earth Street View. There are some aerial images which show a "path," but they have been confirmed to be ATV tracks and are not present on recent aerial imagery.

6. SECTION 10 JURISDICTIONAL WATERS<sup>7</sup>: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.<sup>8</sup> N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme

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<sup>6</sup> This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

<sup>7</sup> 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

<sup>8</sup> This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

CEPOA-RDS-SS

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), POA-2024-00081

Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

- a. TNWs (a)(1): N/A
- b. Interstate Waters (a)(2): N/A
- c. Other Waters (a)(3): N/A
- d. Impoundments (a)(4): N/A
- e. Tributaries (a)(5): N/A
- f. The territorial seas (a)(6): N/A
- g. Adjacent wetlands (a)(7): N/A

#### 8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").<sup>9</sup> Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. N/A
- b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance.

Wetland 1 (0.47-acres) is not adjacent to or abutting a jurisdictional water and therefore would not be considered jurisdictional. The nearest jurisdictional water, Wasilla Creek, is about 0.1 miles (170 meters) southeast of the review area and

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<sup>9</sup> 51 FR 41217, November 13, 1986.

CEPOA-RDS-SS

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), POA-2024-00081

is separated due to changes in topography. The wetland is in a depression. No culverts are present to facilitate a continuous surface connection to Wasilla Creek. Given the lack of reasonable proximity or hydrologic connection, the review wetlands are unlikely to have more than a speculative or insubstantial effect on the chemical, physical, and/or biological integrity of Wasilla Creek or Knik Arm.

- c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A
- d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A
- e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in "SWANCC," would have been jurisdictional based solely on the "Migratory Bird Rule." Include the size of the aquatic resource or feature, and how it was determined to be an "isolated water" in accordance with SWANCC.

Wetland 1 (0.47-acre) is a non-navigable intrastate water that does not have a nexus to interstate or foreign commerce. It is located on private property and is not accessible to the public. Wetland 1 is not currently being used for commercial navigation, has not historically been used for commercial navigation, nor is susceptible to being used in the future for commercial navigation, including commercial water-borne recreation as they contain no open water. The wetlands are not adjacent to or abutting a jurisdictional water and therefore would not be considered jurisdictional. Hydrologic connectivity to jurisdictional waters is broken by uplands and lack culverts to support a continuous surface or subsurface connection. Given the absence of reasonable proximity or hydrologic connection to a jurisdictional water and the lack of a nexus to interstate or foreign commerce, the review wetland is considered an isolated water. This wetland would only have been jurisdictional based on the Migratory Bird Rule.

- f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime

CEPOA-RDS-SS

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), POA-2024-00081

consistent with the Supreme Court's decision in *Sackett* (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Wetland 1 is not a TNW or tributary to a TNW. The non-tidal wetland is a combination of palustrine scrub shrub (PSS) and palustrine emergent (PEM) wetlands and does not have a continuous surface water connection to a jurisdictional water as discussed in 8 (b) and 8 (e) above. Therefore, the review wetlands are considered non-jurisdictional.

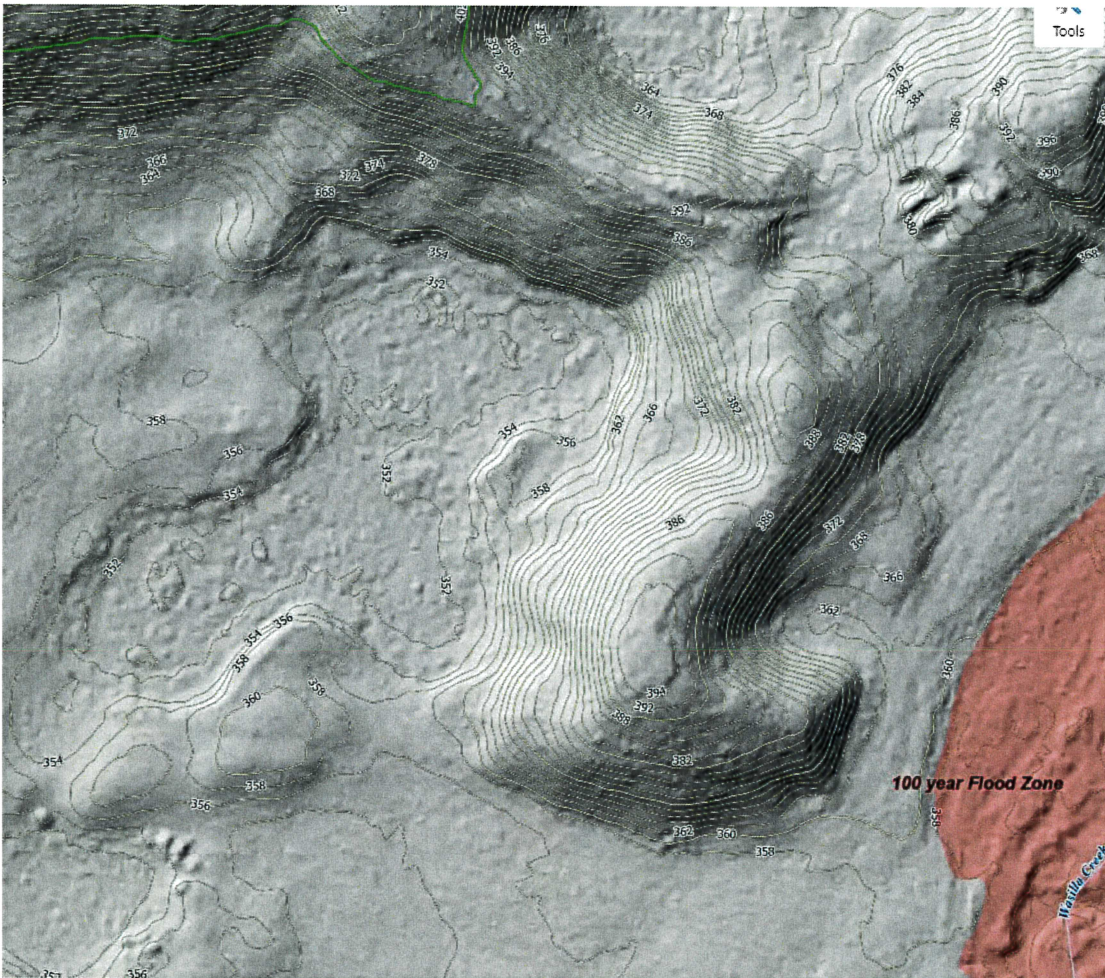
9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.
  - a. U.S. Fish and Wildlife Service. 2023. National Wetlands Inventory website. U.S. Department of the Interior, Fish, and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>; accessed April 2024
  - b. USDA Soil Mapper; <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey>; accessed April 2024
  - c. Cook Inlet Wetland Mapper; <https://msb.maps.arcgis.com/apps/webappviewer/index.html?id=15658472427f459ab6d73b1d3ca5ab77>; accessed April 2024
  - d. Matanuska-Susitna Borough Mapper, 2019 USGS LiDAR Contours and Imagery; [https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB\\_Parcel\\_View er](https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB_Parcel_View er); accessed May 29, 2024
10. OTHER SUPPORTING INFORMATION. The on-site wetland is not adjacent to or abutting a TNW and therefore cannot be considered jurisdictional. The wetland is bordered by uplands. The nearest RPW that flows into a TNW, Wasilla Creek, is over 0.1-mile east of the review area. As described in Sections 8 (b), (e), and (f) above, there is no continuous surface water connection between the review area wetland and an RPW or a TNW. Given the lack of reasonable proximity or hydrologic connection to a jurisdictional water, the review wetlands are considered non-jurisdictional.
11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be

CEPOA-RDS-SS

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), POA-2024-00081

subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.



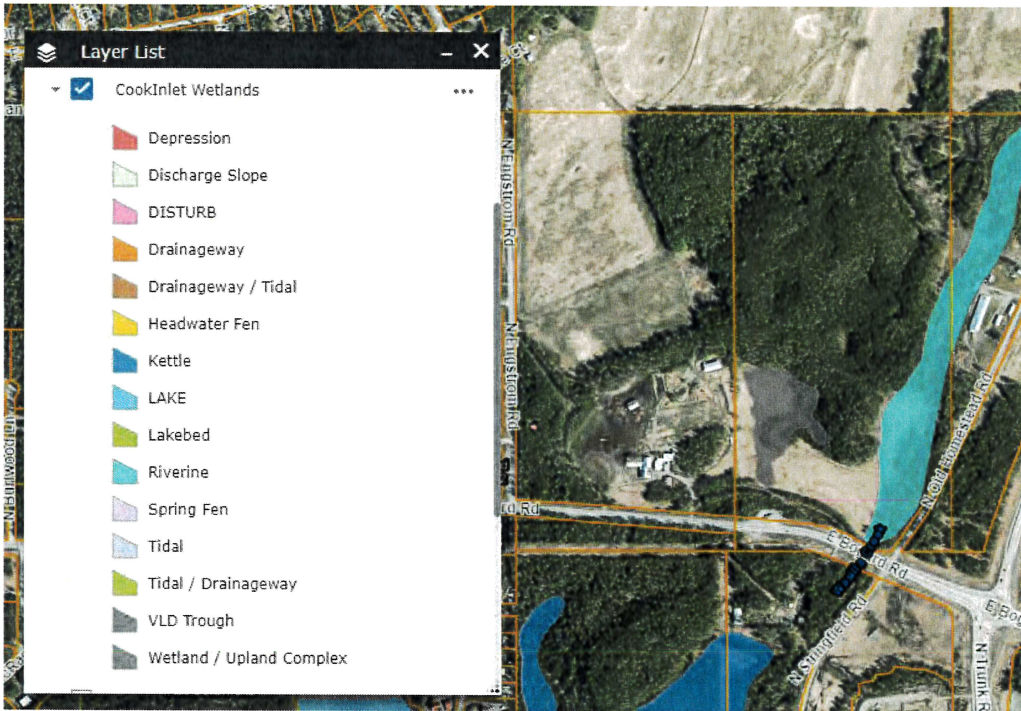


2019 Matanuska-Susitna Borough Mapper, 2019 USGS LiDAR Hillshade and Contours

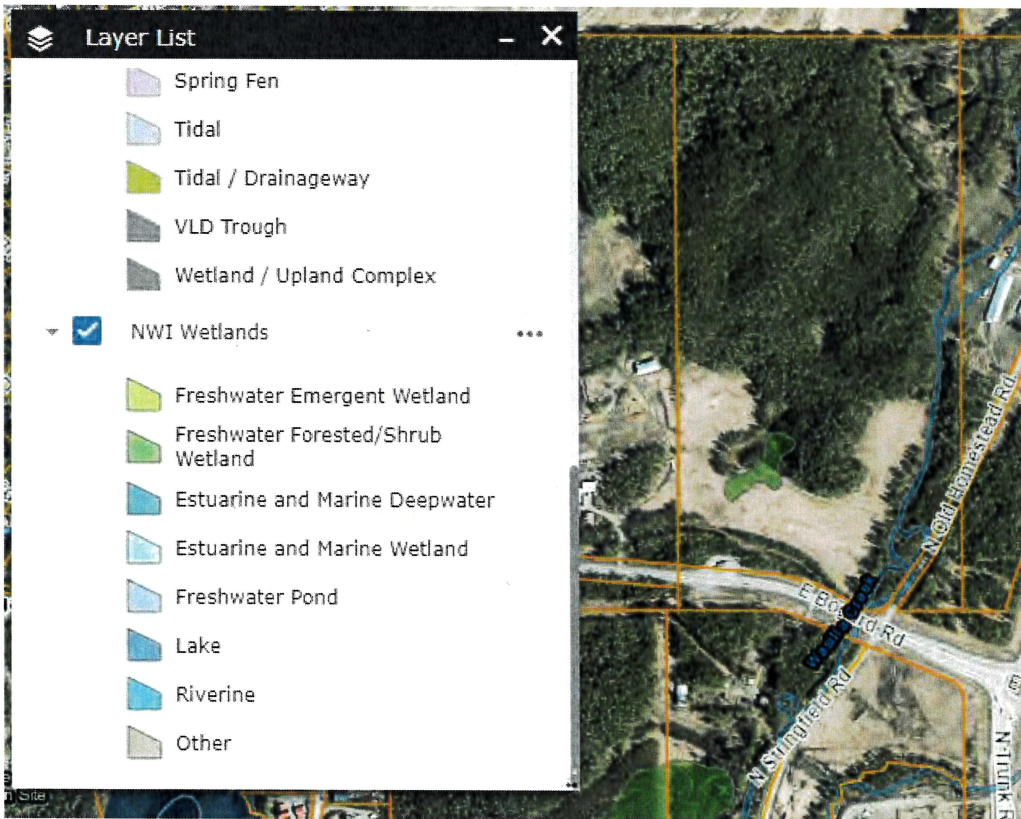


Wetland 1





Cook Inlet Wetlands



NWI Wetlands



2022 imagery



2021 imagery



2019 imagery



2017 imagery

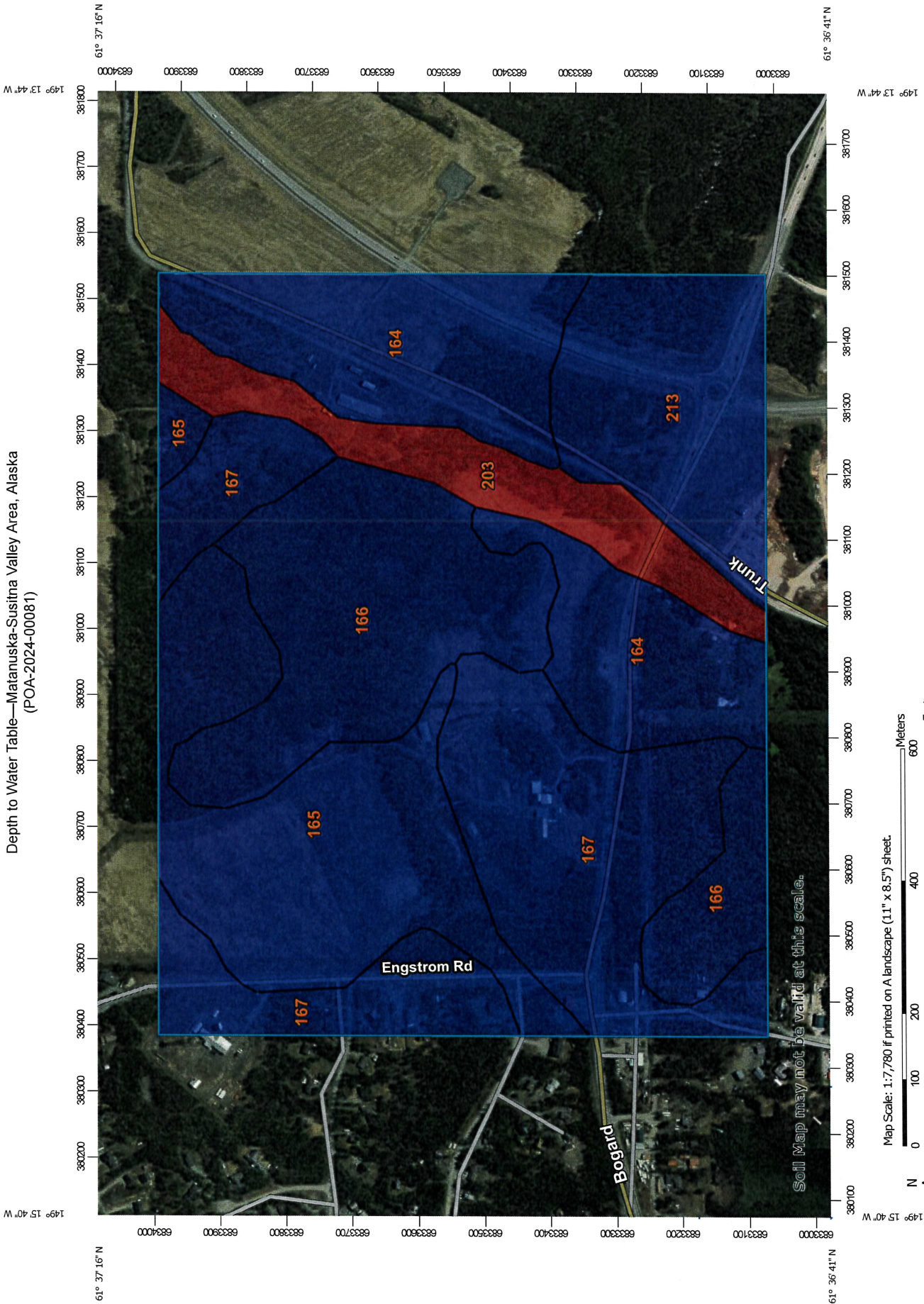


2016 imagery
































2011 imagery

Depth to Water Table—Matanuska-Susitna Valley Area, Alaska  
(POA-2024-00081)





## MAP LEGEND

 Area of Interest (AOI)	 Not rated or not available
<b>Soils</b>	<b>Water Features</b>
 0 - 25	 Streams and Canals
 25 - 50	<b>Transportation</b>
 50 - 100	 Rails
 100 - 150	 Interstate Highways
 150 - 200	 US Routes
 > 200	 Major Roads
 Not rated or not available	 Local Roads
<b>Soil Rating Lines</b>	<b>Background</b>
 0 - 25	 Aerial Photography
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	
 Not rated or not available	
<b>Soil Rating Points</b>	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Matanuska-Susitna Valley Area, Alaska  
Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 25, 2015—Oct 19, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
164	Knik silt loam, 0 to 3 percent slopes	>200	50.2	19.0%
165	Knik silt loam, gently sloping and moderately steep	>200	49.0	18.6%
166	Knik silt loam, steep and sloping	>200	50.7	19.2%
167	Knik silt loam, undulating	>200	64.8	24.6%
203	Typic Cryaquents, 0 to 2 percent slopes	23	19.5	7.4%
213	Yensus silt loam, sloping and moderately steep	>200	29.7	11.2%
<b>Totals for Area of Interest</b>			<b>264.0</b>	<b>100.0%</b>

### Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

### Rating Options

*Units of Measure:* centimeters

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Lower

*Interpret Nulls as Zero:* No

*Beginning Month:* January

*Ending Month:* December

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
REQUEST FOR APPEAL**

Applicant: Dan Steiner		File Number: POA-2024-00081	Date: June 21, 2024
Attached is:			See Section Below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
<input type="checkbox"/>	PERMIT DENIAL	C	
<input checked="" type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D	
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/CECW/Pages/reg\\_materials.aspx](http://www.usace.army.mil/CECW/Pages/reg_materials.aspx) or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:

Emily Vullo  
Alaska District Corps of Engineers  
CEPOA-RD-S  
P.O. Box 6898  
JBER, AK 99506-0898  
907-753-2704  
Emily.N.Vullo@usace.army.mil

If you only have questions regarding the appeal process you may also contact:

Ms. Kate Bliss  
Regulatory Program Manager  
U.S. Army Corps of Engineers, Pacific Ocean Division  
CEPOD-PDC, Bldg. 525  
Fort Shafter, HI 96858-5440  
(808) 835-4626  
Kate.M.Bliss@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

\_\_\_\_\_  
Signature of appellant or agent.

Date:

Telephone number: