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DATE: 2/25/15

TO: Jesse Kiehl, Chair Assembly Lands Committee

FROM: Rorie Watt, P.E., Director 

SUBJECT: Landfill Planning Update

At the COW on 1/26, the Assembly asked for an update on prior CBJ efforts regarding the planning for a second solid waste landfill. I have also been asked whether or not this study is germane to consideration of the proposed Hidden Valley Subdivision, and for that reason I am including this information in the Lands Committee packet.

In 1993 CBJ commissioned the attached report. I did not find any evidence indicating that the report had been adopted by the Assembly, and the possible landfill sites were not given a formal designation in the CBJ's Land Management Plan. Further refinement of the siting of a future landfill was not pursued. The report identified two potential landfill sites in Lemon Creek, referred to as upper (#3) and lower (#2)

Since this report was written, a number of changes have occurred that likely affect the Community's thinking about a future landfill.

Gravel Mining: In the 90's, it was anticipated that once the gravel resource in the Costco/Home Depot area was exhausted that the upper (#3) Lemon Creek site would be a good place to start a new gravel mining operation. This location is accessible by haul road, and gravel mining would not be inconsistent with a possible future land fill site. However in around 2000, CBJ faced many problems with the storage of impounded cars and built a bridge across Lemon Creek, built the CBJ impound lot adjacent to the jail and began mining gravel behind the jail (similar to site #2). The bridge and the gravel mining at the lower site perhaps alter the relative merits of the two sites, increasing the favorability the lower site.

City Land Planning:

Lands near the jail have been considered for residential development as part of the Switzer Creek development study areas. Some of these lands are near to the lower #2 landfill site. Additional residential development in this area would obviously reduce the attractiveness of the lower site as a landfill.

Solid Waste Planning:

In the 2007 WIH plan, recommendations were made to continue using the Waste Management landfill. The draft plan made no recommendation about resuming planning for a

future land fill site, presumably because it was not as high a priority as other solid waste planning activities.

Summary:

Tonight, the Lands Committee is considering issues with the proposed Hidden Valley property, and needs to understand the import of the attached report. It is possible that a modern day planning effort would select the upper Lemon Creek site as the location of a future municipal landfill, but it remains far from a confirmed conclusion for the following reasons:

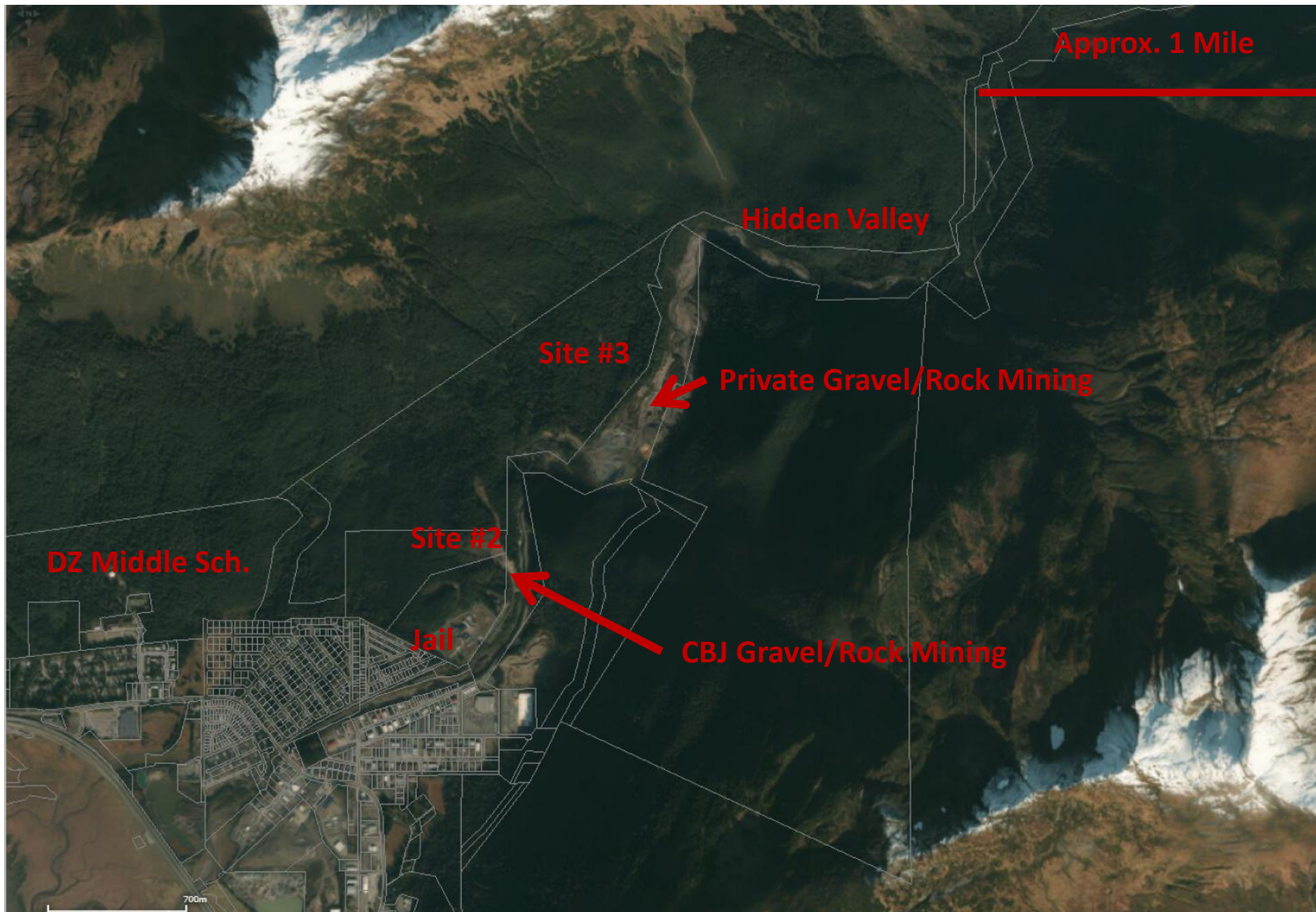
1. Currently, there is no public access through the existing gravel mining and rock quarrying areas. The route is long and not publicly maintained, upgrading to an appropriate road standard would be very costly.
2. Explosives used for construction activities are currently stored along the access route.
3. Millions of yards of sand and gravel would have to be mined from the upper Lemon Creek site (note that this also true for the lower site), representing more than a decade and perhaps several decades of gravel mining.
4. Landfill permitting issues remain unknown.
5. Landfill construction costs remain unknown.
6. Other landfill sites may prove more favorable.
7. Transport of MSW out of town may prove more favorable, local landfilling may eventually be restricted to construction and demolition waste.

Attached to this memorandum are some graphical images of the land parcels discussed. Property lines are overlaid on the aerial photos and are not exactly accurate, but are sufficiently accurate for this discussion.

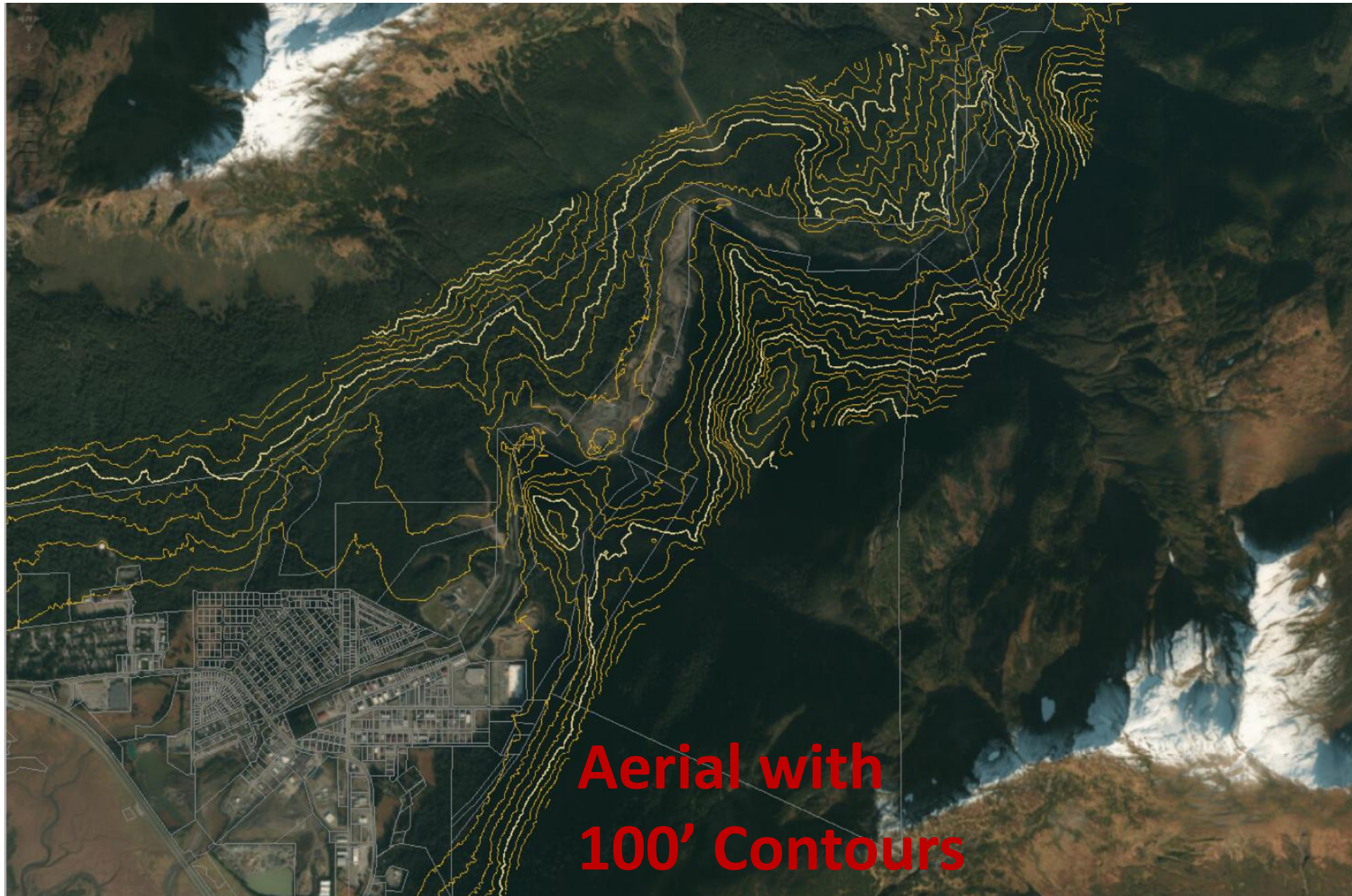


**Lemon Creek Aerial + Approx. Property Lines**









**Aerial with  
100' Contours**





## Switzer Creek Lands Study Areas