



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Planning and Community Development Department

AGENDA ITEM

Case No: CUP 26-09
Proposal: Concrete Batch Plant
Applicant: Tyler Cropley on behalf of Colaska aba SECON
Owner: City and Borough of Sitka
Location: 400 Granite Creek Lease Area #7
Legal: Lot 1, U.S. Survey 3670
Zone: I - Industrial District
Size: 794.28 Acres
Parcel ID: 2-6004-000
Existing Use: Industrial
Adjacent Use: Industrial, Construction Debris Landfill, Bio-Solids Landfill, Quarry Operations, Golf Course
Utilities: Granite Creek Road
Access: Granite Creek Road

KEY POINTS AND CONCERNS

- Concrete batch plant to be located on leased City and Borough Sitka property
- On same lease site as an asphalt batch plant

ATTACHMENTS

Attachment A: Aerial
Attachment B: U.S. Survey 3670
Attachment C: Granite Creek Industrial Site Map
Attachment D: Area of Site
Attachment E: Photos
Attachment F: Applicant Materials

BACKGROUND/PROJECT DESCRIPTION

The applicant, SECON, is requesting to place a concrete batch plant at 400 Granite Creek Lease Area #7 in the Industrial District. A concrete batch plant is an industrial facility that combines raw aggregate materials to produce concrete. Batch plants serve as core equipment for efficient concrete production where the finished product is transported and then poured directly for construction. The facility will include cement silos, aggregate storage, and associated support structures. Currently there has been an asphalt batch plant in this location since 1996.

The proposed ready-mix operation will be conducted within the existing Granite Creek industrial lease site. Dust, stormwater, washout, and rack-out will be controlled through enclosed cement handling, designated containment areas, and routine site maintenance to prevent off-site impact. Operations will occur primarily during normal working hours with traffic, noise, and visual impacts maintained at levels consistent with established industrial use.

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.¹

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

The applicant expects three mixer trucks and one pump truck to operate out of the site. This area is industrial in nature and has high amounts of industrial traffic with dump trucks running quarry and landfill materials to and from the adjacent sites.

b. Amount of noise to be generated and its impacts on surrounding land use: Noise will be similar to other activities in the area. Noise sources can include mixing machinery, loader operations, and truck traffic.

c. Odors to be generated by the use and their impacts: Odors generated should be in-line with industrial uses. Concrete operations do not generate significant odors. Waste materials will be managed in compliance with applicable local, state, and federal regulations with best management practices. All municipal solid waste shall be disposed of in a municipal container and in accordance with SGC requirements.

d. Hours of operation: Year-round use. Monday – Saturday 7:00am – 5:00pm, Sundays and afterhours as needed.

e. Location along a major or collector street: Property is located on Granite Creek Road, a municipal right-of-way.

¹ § 22.24.010.E

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut-through traffic scenario: No cut through scenarios – Granite Creek Road is the only way to access the site. CBS landfills and other leased areas are secured by gates.

g. Effects on vehicular and pedestrian safety: Access to the leased areas of Granite Creek are controlled by a locked gate system. Gates in this area are only open during business hours. Colaska/SECON use qualified CDL drivers and have their own internal safety program to insure staff is trained in traffic and pedestrian safety.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Site is accessible to emergency services.

i. Logic of the internal traffic layout: The applicant manages the daily incoming/outgoing traffic to the leased site including the employee parking and equipment storage areas.

j. Effects of signage on nearby uses: No signage is proposed outside of required safety and traffic signage. All signs shall comply with Sitka General Code.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: The area is buffered by natural vegetation including large trees and bushes.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: The application is consistent with comprehensive goals including LU 6.2, *“Prevent future incompatible land use between residential, light commercial, heavy commercial and industrial uses”* by locating industrial equipment and operations in the Industrial zone and in an area that is well distanced and buffered from other non-industrial uses.

m. Other criteria that surface through public comments or planning commission review:

Staff reviewed a few other areas of possible impacts to the vicinity including impacts of dust and to the municipal stormwater systems. The applicant plans to control dust using standard industry practices such as water trucks to keep dust at acceptable levels. The applicant will be required to update their Stormwater Pollution Prevention Plan (SWPPP) which is monitored and enforced by the State of Alaska Department of Conservation (DEC) to ensure impacts to water quality are minimal.

RECOMMENDATION

Staff recommends approval of the request for a concrete batch plant at 400 Granite Creek Lease Area #7 subject to the attached conditions of approval.

CONDITIONS OF APPROVAL

1. The applicant must apply for, receive, and comply with all required local, state, and federal permits relating to the concrete batch plant.
2. The facility shall be operated consistent with the application, narrative, and plans that were submitted with the request.
3. The Planning Commission, at its discretion, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties upon receipt of meritorious complaint or evidence of violation of conditions of

approval.

4. Failure to comply with any of the above conditions may result in revocation of the conditional use permit.

Motions in favor of approval

1. **“I move to approve the conditional use permit for a concrete batch plant at 400 Granite Creek Lease Area #7 in the I - Industrial District subject to the attached conditions of approval. The property is also known as Lot 1, U.S. Survey 3670. The request is filed by Tyler Cropley on behalf of Colaska aba SECON. The owner of record is City and Borough of Sitka.”**
2. **“I move to adopt and approve the required findings for conditional use permits as listed in the staff report.”**

The Planning Commission shall not approve a proposed development unless it first makes the following findings and conclusions:²

1. The city may use design standards and other elements in this code to modify the proposal. A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed conditional use permit will not:
 - a. Be detrimental to the public health, safety, and general welfare;
 - b. Adversely affect the established character of the surrounding vicinity; nor
 - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; *because the property will be monitored by the applicant in accordance with local, state, and federal law to ensure that there are no resulting impacts or disturbances that would negatively affect health, safety, welfare, neighborhood character, or properties in the surrounding vicinity. Further, the use is consistent with the existing character of the area which contains heavy industrial uses.*
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation; *specifically, Land Use action 6.2, “Prevent future incompatible land use between residential, light commercial, heavy commercial and industrial uses” by locating industrial equipment and operations in the Industrial zone and in an area that is well distanced and buffered from other non-industrial uses.*
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced; *through additional permitting processes administered by various CBS departments as well as the applicant’s lease agreement with CBS, through the Planning Commission’s retained ability to revoke this conditional use permit should issues arise, through the Storm Water Pollution Prevention Plan (SWPPP) that is monitored and enforced through the State of Alaska DEC, and all other state and federal regulatory requirements.*
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard; *no hazardous conditions are expected from*

² §22.30.160(C)—Required Findings for Conditional Use Permits

the use of this property for a mobile concrete batch plant, and adherence to the SWPPP will include regular monitoring, reporting, and requirements for corrective action should such hazards be discovered.

5. The conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services; *The property is located on municipal property and served by municipal road and utilities designed for heavy industrial use - no adverse impacts on such facilities or services are expected.*

6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section. *The applicant has met the burden of proof through information provided in their application packet.*