

MEMORANDUM

To: Jay Sweeney, Interim Municipal Administrator
Mayor McConnell and Members of the Assembly

From: Maegan Bosak, Planner I MB

Subject: Conditional Use Permit approval for Natural Resource Extraction

Date: September 16, 2013

The Sitka Planning Commission is recommending approval, with conditions, of a conditional use permit for natural resource extraction and mining support facilities for the quarry owned by Baranof Island Housing Authority. This new conditional use permit would allow for the expansion of the existing quarry from 18.8 acres to 36 acres and include use of a rock crusher. The quarry is on the former Sheldon Jackson College Indian River Valley parcel, located at the end of Yaw Drive. The board's recommendations, based on a unanimous vote, were made at the August 20th, 2013 meeting.

The expansion will include 25 acres of quarry and 11 acres of buffer zone or 100 to 150 feet of buffer zone around the perimeter. Also included is a new overburden site and drainage/filtration pond. BIHA is requesting the expansion in order to create safer benching topography as well as increase rock production. The applicant has described future plans to turn this area back into housing opportunities after the resource extraction is done.

To make sure the public was fully informed, the Planning Office with BIHA's consent, extended the process to include three public hearings and a forth meeting specifically for commissioners to review conditions and findings.

There was public comment received on the proposal. The comments that were received are included in the assembly packet for review.

The Planning Commission's recommendation includes the conditions below and follow up findings. The conditions are detailed with set hours for quarrying activities, truck traffic and the rock crusher. The conditions also require a follow up review by the Planning Commission after the expansion gets underway.

Conditions:

1. The permit is contingent upon the passage of the rezoning ordinance involving 36 acres,
2. The quarry and rock crusher shall operate consistent with the plans and narrative submitted with the application or as modified by the following conditions,
3. The buffers shown on the development plan shall be maintained and vegetation shall remain in the buffers to the fullest extent possible. Any rock removal within the buffers shall be limited to the minimum amount necessary to insure the safety of the operations,
4. The permit is for 20 years with opportunities for one-year extensions,
5. The plan for the benches included in the submittal shall be followed,
6. Approval will be obtained by the U.S. Corps of Engineers of wetland issues,
7. The Municipality to sign off on the drainage plan,
8. The Planning Office may allow for minor modifications of the site and operational plan. Land owners in the subdivisions along Yaw Drive and Indian River Road have appeal rights to the Planning Commission and the Assembly,
9. The rock crusher shall be located on the site in a manner that minimizes its ability to be heard in the Indian River Valley. The crusher shall be relocated, with that goal in mind as the quarry activity expands.
10. Quarrying activities, rock sorting, and vehicular movements in the quarry are limited to Monday through Saturday from 7:00 am to 7:00 pm. Loading and truck movements may occur on a limited basis on Sunday if necessary approved consistent with below.
11. The Planning Commission, following an advertised public hearing, may allow a short term expansion of quarry operations on Sunday between the hours of 10:00 am and 4:00 pm. That expansion of operations shall only be allowed for a 45 day period each year. Any expansion of the hours shall only be for a public project and shall only be made after a finding is made that nearby properties will not be adversely affected. Land owners in the subdivisions along Yaw Drive and Indian River Road may appeal any Planning Commission temporary extension to the Assembly within ten calendar days of the decision on the extension.
12. Truck traffic along Yaw Drive and Indian River Road is only allowed between the hours of 7:00 am and 6:00 pm Monday through Saturday.
13. The Planning Commission, following an advertised public hearing, may allow a short term expansion of truck traffic operations on Yaw Drive and Indian River Road on Sunday between the hours of 10:00 am and 4:00 pm. That expansion of operations shall only be allowed for a 45 day period each year. Any expansion of the hours shall only be for a public project and shall only be made after a finding is made that nearby properties will not be adversely affected. Land owners in the subdivisions along Yaw Drive and Indian River Road may appeal any Planning Commission temporary extension to the Assembly within ten calendar days of the decision on the extension.
14. The rock crusher shall only operate in the quarry between the hours of 8:00 am and 5:00 pm Monday through Friday.
15. The Planning Commission, following an advertised public hearing, may allow a short term expansion of crusher operations on Yaw Drive and Indian River Road on Sunday between the hours of 10:00 am and 4:00 pm. That expansion of operations shall only be allowed for a 45 day period each year. Any expansion of the hours shall only be for a public project and shall only be made after a finding is made that nearby properties will not be adversely affected. Land owners in the subdivisions along Yaw Drive and Indian River Road may appeal any Planning Commission temporary extension to the Assembly within ten calendar days of the decision on the extension.
16. The Planning Commission shall hold an advertised public hearing within 13 months of the expansion of operations, outside of the original 18.8 acres quarry approved in the earlier conditional use permit. The owner shall notify the Planning Office, in writing, within one month

of the expansion of quarry operations and shall file a written narrative, describing operations, within 11 months of the expansion of operations onto the additional area. The Planning Commission, at its discretion, may require as many additional annual reviews as it deems necessary. The purpose of the review is to develop strategies to minimize impacts on nearby properties.

17. In the event complaints arise about the operations of the quarry that cannot be resolved between Municipal staff and the owner, the Planning Commission is tasked with working to resolve the concerns with appeal opportunities by nearby property owners to the Assembly.

Recommended Action: Approve the request with the conditions and findings recommended by the Planning Commission.

Findings:

Required Findings for Conditional Use Permits

1. The Planning Commission finds that 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;
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 Sections 2.3.4, 2.3.6 and 2.5.2 of the comprehensive plan;
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced. Specifically the 17 conditions added to the conditional use permit;
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;
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. Specifically mitigate truck traffic on Yaw Drive;
6. Burden of Proof. The applicant has met the burden of proof;

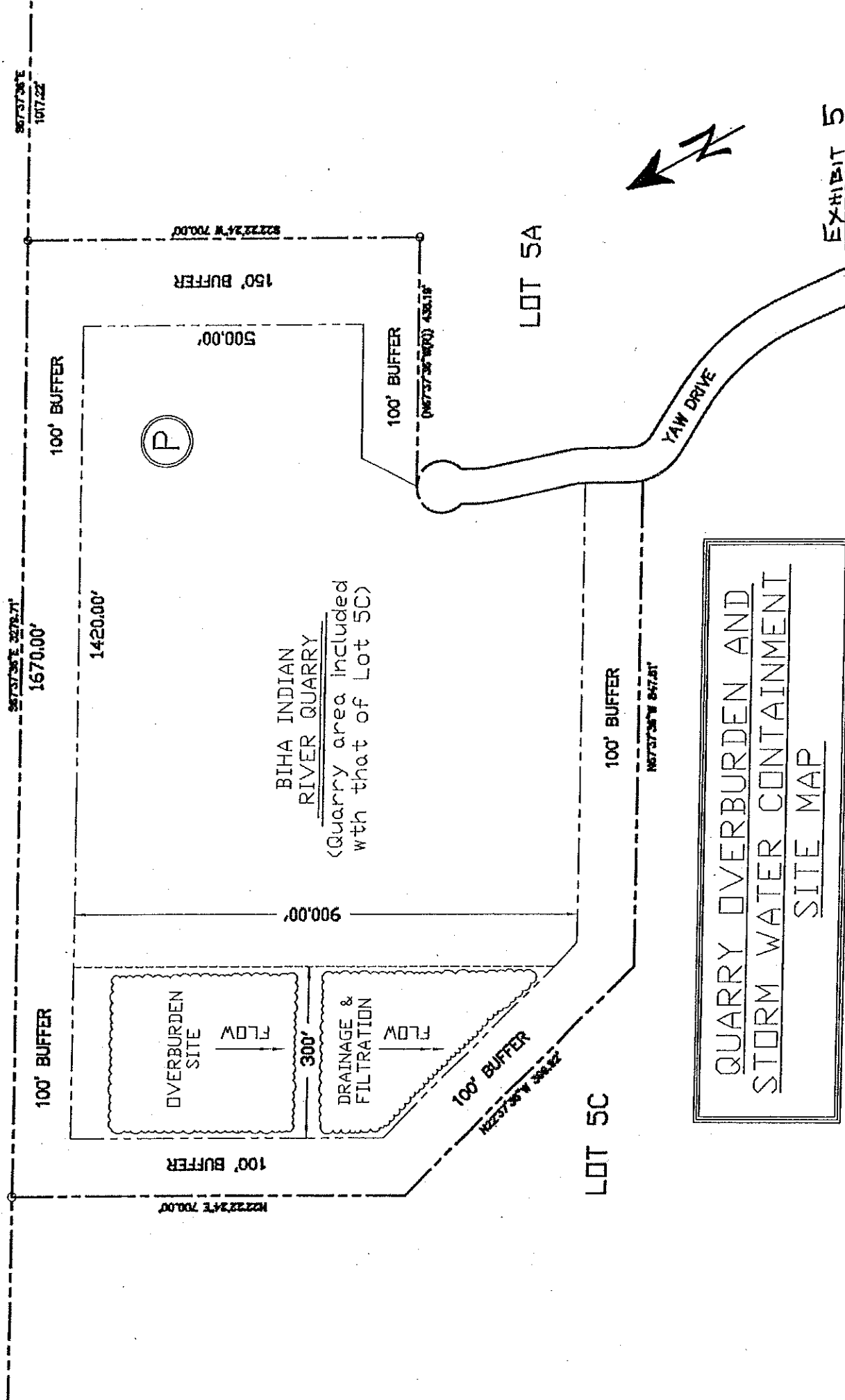
The requests supported by general approval criteria as follows:

1. Site topography, slope and soil stability, geophysical hazards such as flooding, surface and subsurface drainage and water quality, and the possible or probable effects of the proposed conditional use upon these factors;
2. Utilities and service requirements of the proposed use, including sewers, storm drainage, water, fire protection, access and electrical power; the assembly and planning commission may enlist the aid of the relevant public utility officials with specialized knowledge in evaluating the probable effects of the proposed use and may consider the costs of enlarging, upgrading or extending public utilities in establishing conditions under which the conditional use may be permitted. There is adequate road presence;
3. Lot or tract characteristics, including lot size, yard requirements, lot coverage and height of structures. Do not apply;
4. Use characteristics of the proposed conditional use that affect adjacent uses and districts, including hours of operation, number of persons, traffic volumes, off-street parking and loading characteristics, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and open space requirements. Specifically hours of operation limitations mitigate affects on adjacent properties;
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts;

1. The following criteria in Determining Impacts of Conditional Uses have been considered:

- a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses. Specifically recommended truck traffic regulations to mitigate impacts;
- b. Amount of noise to be generated and its impacts on surrounding land uses. Specifically quarry noise minimized through limited hours of operation and placement of rock crusher;
- c. Odors to be generated by the use and their impacts;
- d. Hours of operation. Adequate to minimize impacts;
- e. Location along a major or collector street. Adequate but not major or collector street;

- f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario;
- g. Effects on vehicular and pedestrian safety;
- h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site. Specifically through Yaw Drive;
- i. Logic of the internal traffic layout;
- j. Effects of signage on nearby uses. No signage proposed;
- k. Presence of existing or proposed buffers on the site or immediately adjacent the site. Buffers are sufficient and regulated;
- l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan. Specifically 2.3.4, 2.3.6 and 2.5.2
- m. Other criteria that surface through public comments or planning commission assembly review. Specifically request has been through three public hearings.



QUARRY OVERBURDEN AND
STORM WATER CONTAINMENT
SITE MAP

NOTE: PARKING AREA DESIGNATED BY SYMBOL P

EXHIBIT 5

Page 12 of 24

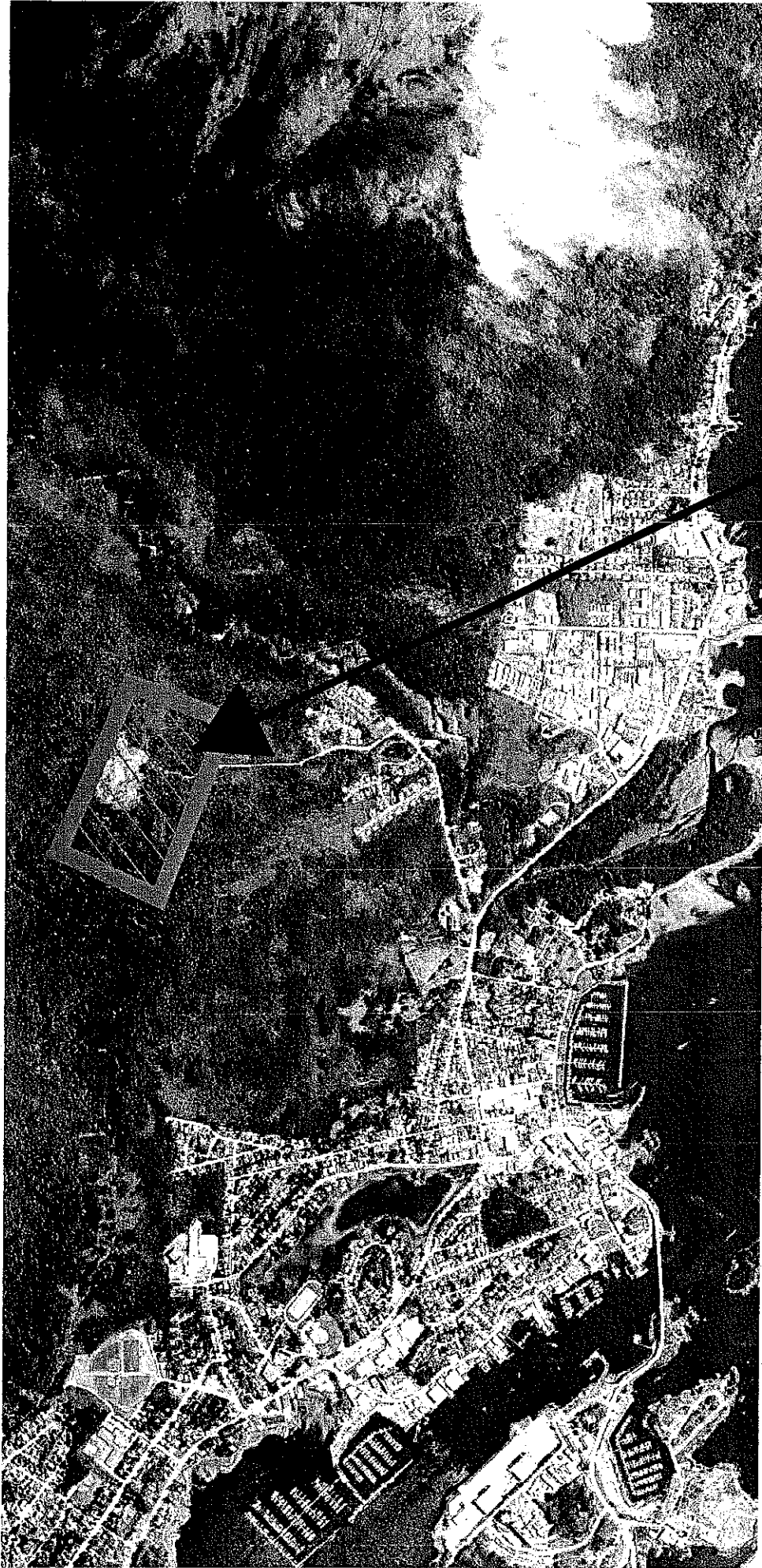
BIHA Indian River Quarry
 Conditional Use Permit

Vicinity Map
Not to scale.



BIHA
Conditional Use Permit
Portion of Lot 5C Dept of Public Safety Subdivision

Aerial Vicinity Map
Not to scale.



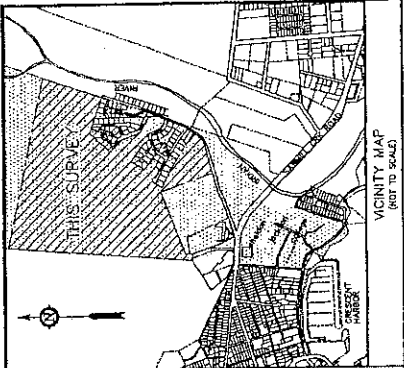
BIHA

Conditional Use Permit
Portion of Lot 5C Dept of Public Safety Subdivision

BIHA

Zoning Map Change

Portion of Lot 5C Dept of Public Safety Subdivision



GENERAL NOTES: The purpose of this plat is to subdivide Lot 5, UNSUBDIVIDED COLLEGE SUBDIVISION, as depicted on SHERIDAN JACKSON COLLEGE SUBDIVISION, recorded as Plat 402-15, 402-16, 402-17, 402-18, 402-19, 402-20, 402-21, 402-22, 402-23, 402-24, 402-25, 402-26, 402-27, 402-28, 402-29, 402-30, 402-31, 402-32, 402-33, 402-34, 402-35, 402-36, 402-37, 402-38, 402-39, 402-40, 402-41, 402-42, 402-43, 402-44, 402-45, 402-46, 402-47, 402-48, 402-49, 402-50, 402-51, 402-52, 402-53, 402-54, 402-55, 402-56, 402-57, 402-58, 402-59, 402-60, 402-61, 402-62, 402-63, 402-64, 402-65, 402-66, 402-67, 402-68, 402-69, 402-70, 402-71, 402-72, 402-73, 402-74, 402-75, 402-76, 402-77, 402-78, 402-79, 402-80, 402-81, 402-82, 402-83, 402-84, 402-85, 402-86, 402-87, 402-88, 402-89, 402-90, 402-91, 402-92, 402-93, 402-94, 402-95, 402-96, 402-97, 402-98, 402-99, 402-100.

DEPARTMENT OF PUBLIC SAFETY SUBDIVISION A SUBDIVIDED REVENUE TRACT B WITHIN U.S.S. COLLEGE SUBDIVISION

LOT 5, (UNSUBDIVIDED REVENUE TRACT B) WITHIN U.S.S. COLLEGE SUBDIVISION

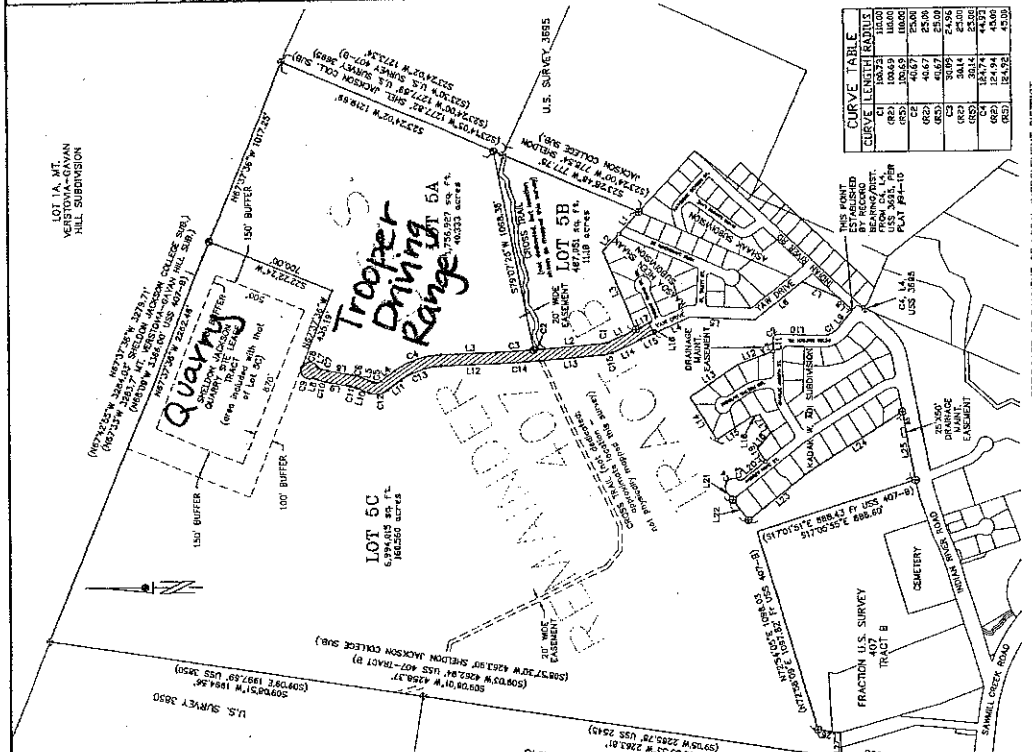
LOTS 5A, 5B, 5C LOT 5C DEPT OF PUBLIC SAFETY SUBDIVISION



STATE OF ALASKA

DEPARTMENT OF PUBLIC SAFETY SUBDIVISION

DATE: 12/15/2011 SHEET 1 OF 1



DATA FOR RIGHT-OF-WAY DEDICATED THIS PLAT/SURVEY. CURVE TABLE with columns for CURVE LENGTH, BEARING, and AREA.

LINE TABLE (Cont'd) with columns for LINE LENGTH, BEARING, and AREA.

LINE TABLE with columns for LINE LENGTH, BEARING, and AREA.

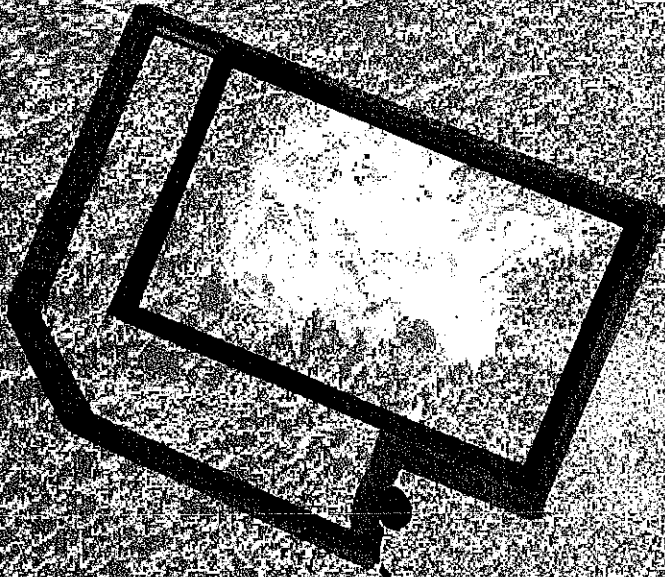
LEGEND: HORIZONTAL CENTERLINE, DEPARTMENT OF PUBLIC SAFETY, SECONDARY MONUMENT BY OTHERS, PRIMARY MONUMENT SET THIS SURVEY, SECONDARY MONUMENT BY OTHERS, PRIMARY MONUMENT SET THIS SURVEY, SECONDARY MONUMENT BY OTHERS, PRIMARY MONUMENT SET THIS SURVEY.

CERTIFICATE OF OWNERSHIP AND DEDICATION: I, the undersigned, being duly appointed and qualified, and duly sworn as director for the City and Borough of Seward, Alaska, do hereby certify that the records of the City and Borough of Seward, Alaska, do hereby certify that, according to the records of the City and Borough of Seward, Alaska, the following described property is owned by the State of Alaska, Department of Public Safety, and is hereby dedicated to the use of the State of Alaska, Department of Public Safety, for the purpose of a Trooper Driving Range.

CERTIFICATE OF APPROVAL BY THE ASSEMBLY: I, the undersigned, being duly appointed and qualified, and duly sworn as director for the City and Borough of Seward, Alaska, do hereby certify that, according to the records of the City and Borough of Seward, Alaska, the following described property is owned by the State of Alaska, Department of Public Safety, and is hereby dedicated to the use of the State of Alaska, Department of Public Safety, for the purpose of a Trooper Driving Range.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION: I, the undersigned, being duly appointed and qualified, and duly sworn as director for the City and Borough of Seward, Alaska, do hereby certify that, according to the records of the City and Borough of Seward, Alaska, the following described property is owned by the State of Alaska, Department of Public Safety, and is hereby dedicated to the use of the State of Alaska, Department of Public Safety, for the purpose of a Trooper Driving Range.

Vicinity Map
Not to scale.



YAW - DRIVE

CROSS ST

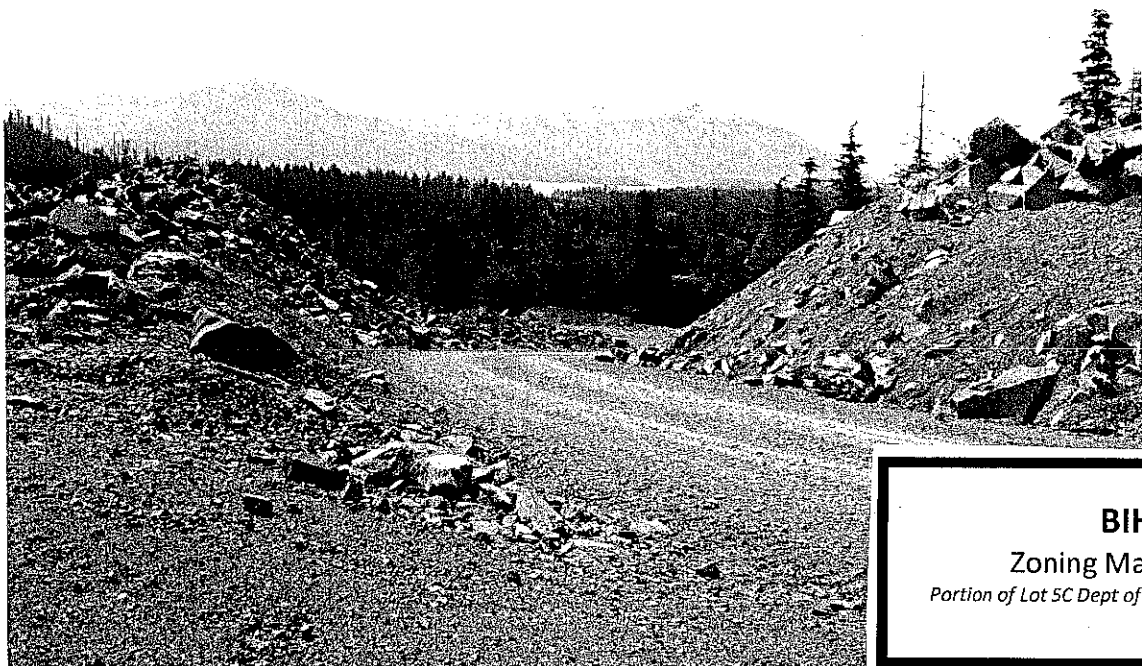
INDIAN RIVER ROAD

CURRENT QUARRY: 

PROPOSED QUARRY: 

BIHA
Zoning Map Change
Portion of Lot 5C Dept of Public Safety Subdivision

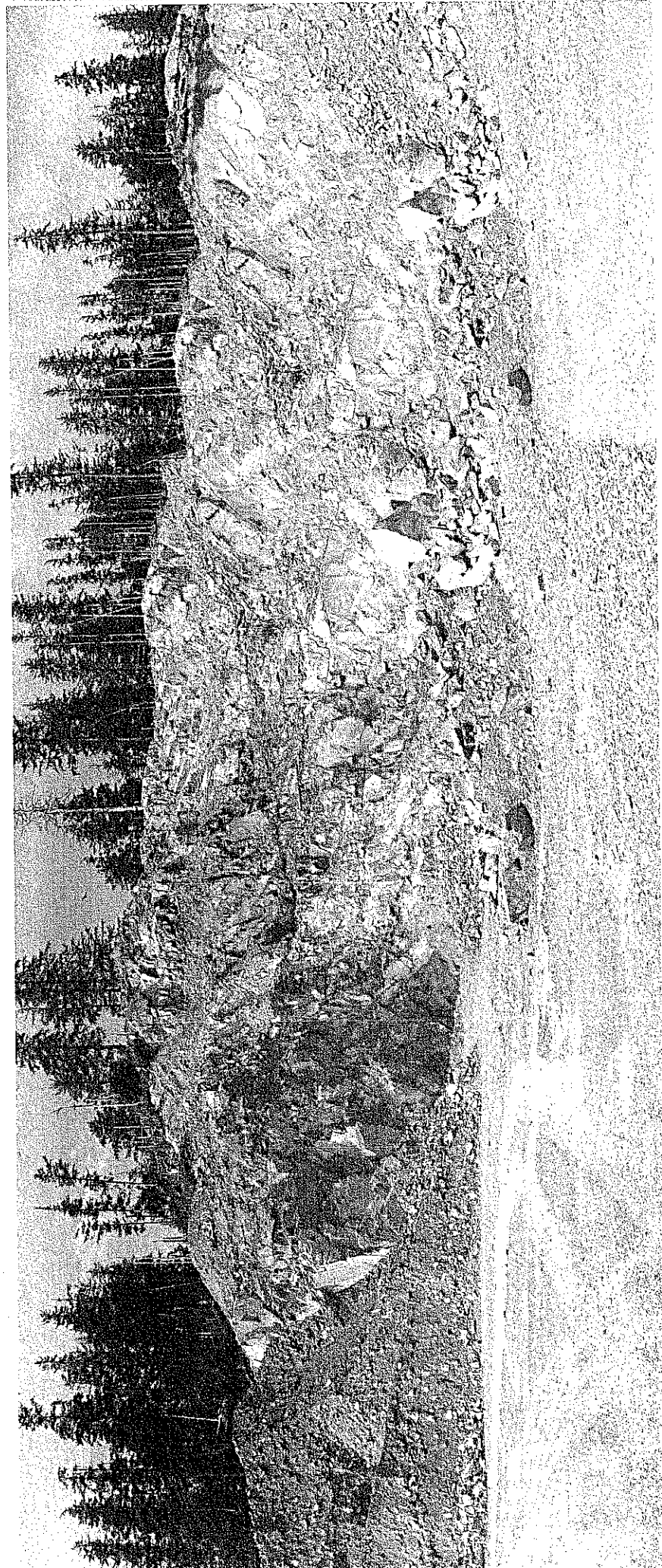
BIHA
Conditional Use Permit
Portion of Lot 5C Dept of Public Safety Subdivision



BIHA
Zoning Map Change
Portion of Lot 5C Dept of Public Safety Subdivision



BIHA
Conditional Use Permit
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Zoning Map Change

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BIHA

Conditional Use Permit

Portion of Lot 5C Dept of Public Safety Subdivision

Public Comment

Left at 6/18/13 Planning Commission Meeting
and emailed to Planner I at 6:57 pm on 6/18/13

Maegan

June 18, 2013

Dear Chairman Twaddle and Commission Members

Please correct one word in the first sentence of the Public Comment
by me in the minutes of June 4, 2013.

The word "fantastic" referred to the MEETING, not the "Plan".

I was stunned that Mr. Wells was allowing THREE meetings for
discussion. Not two quick ones before decision. I was indeed
"happy" to hear Ms. Westover propose going out to see the site itself.
Note my letter to the editor in November 2011 about my search for
where the "minor subdivision" boundaries were located, and where
the driving race track for the Police Academy was proposed.

For clarity, personally I find the quarry plan appalling, and the city's
minor subdivision code faulty. But two weeks ago I chose to try to be
positive about the Planning Commission and their responsibilities.

Thank you for changing the word "plan" to "meeting" in the Public
Comment.

Nancy Yaw Davis

Nancy Yaw Davis

BIHA

Conditional Use Permit

Portion of Lot 5C Dept of Public Safety Subdivision

BIHA

Zoning Map Change

Portion of Lot 5C Dept of Public Safety Subdivision

Maegan Bosak

From: Hugh [kbdsitka@gmail.com]
Sent: Friday, June 07, 2013 4:12 PM
To: maegan@cityofsitka.com
Subject: BIHA quarry

BIHA
Zoning Map Change
Portion of Lot 5C Dept of Public Safety Subdivision

BIHA
Conditional Use Permit
Portion of Lot 5C Dept of Public Safety Subdivision

June 7, 2013

Hello Maegan,

Please include my comments in the Planning Commission packet and in the packet that eventually reaches the Assembly.

I have personal, on the ground experience, working in the BIHA Indian River quarry and I offer the following comments:

1. I support the quarry expansion because the mining work will remove a stand-alone rock knob. The final condition of the quarry will not leave a permanent scar on an otherwise green mountainside. When the rock knob is removed the resulting flat area will provide excellent opportunities for other beneficial uses.
2. The quarry expansion may very likely be essential to completion of the Trooper Academy automobile driving range. There are no other active rock quarries in Sitka that have the capacity to provide sufficient rock to construct the driving range. Completion of the driving range further anchors the Trooper Academy in Sitka at a time when other communities are trying politically to have the Academy moved to their town. Keeping the Trooper Academy in Sitka is an important economic issue for this town.
3. BIHA has responsibly operated its quarry in the past. BIHA has closely monitored requirements of all local, State and Federal permits required of the quarry and has insisted that contractors operating in its quarry adhere to those requirements.
4. The CBS Conditional Use Permit for the original quarry was detailed and specific. The Permit conditions struck a good balance between the needs of the landowner (SJC and then BIHA) and the residential areas below the quarry. I encourage the Planning Commission to extend those conditions to the quarry expansion.
5. BIHA has demonstrated its community spirit by accommodating a re-location of the Sitka Cross Trail across BIHA land.

For these reasons I ask the Planning Commission and the Sitka Assembly to approve the BIHA requests for quarry expansion and the associated zoning modifications.

Hugh Bevan P.E.

Maegan Bosak

From: RALPH JOHNSON [jillj@gci.net]
Sent: Friday, June 07, 2013 11:11 AM
To: maegan@cityofsitka.com
Subject: Rock Quarry Indian River Road

I do not feel it is right to take a already zoned residential area and change it to a industrial zoned area. People built homes there planing on raising their families or retiring in a quite safe neighbor hood. We are already having to many people leave Sitka. We need to people ahead of business we already have rock quarry out HPR do we need to really need to go into residential area and destroy it.

BIHA
Zoning Map Change
Portion of Lot 5C Dept of Public Safety Subdivision

BIHA
Conditional Use Permit
Lot 5C Dept. of Public Safety Subdivision

**CITY AND BOROUGH OF SITKA
Planning Commission
Minutes of Meeting
August 20, 2013**

Present: Richard Parmelee (Chair), Darrell Windsor (Member), Chris Spivey (Member), Cheryl Westover (Member), Wells Williams (Planning Director), Maegan Bosak (Planner I)

Members of the Public: Shannon Haugland (Sitka Setinel), Michael Tisher, Cliff Richter, Adam Charlton, Cory Baggen, Kirk Payne, Stephen Weatherman (CBS Senior Engineer)

Chair Parmelee called the meeting to order at 7:01 p.m.

Roll Call:

PRESENT: 4 – Parmelee, Windsor, Spivey, Westover

Consideration of the Minutes from the August 6, 2013 meeting:

MOTION: M/S SPIVEY/WINDSOR moved to approve the meeting minutes for August 6, 2013

Westover adds one administrative change.

ACTION: Motion **PASSED unanimously 4-0** on a voice vote.

The evening business:

**CONDITIONAL USE PERMIT
A PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION U.S. SURVEY
407, TRACT B
BARANOF ISLAND HOUSING AUTHORITY**

Public hearing and consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive including use of a rock crusher during permitted hours. The location area is 36 acres of land also known as a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority.

Planning Director Williams reviews process thus far. Job of the board tonight is to make a motion recommending approval with conditions and findings. The board has no additional questions and is prepared to review conditions.

APPLICANT: Cliff Richter, BIHA, comes forward. There are no changes to the plan and they are in agreement with the conditions.

Williams goes through findings. Westover asks if U.S. Corps of Engineers condition should state "if necessary"? Windsor asks about the appeal process. Williams explains that conditional use permit process is in regards to nearby property owners. People don't know what projects trucks are coming from. Parmelee and Spivey have concerns over the number of trucks using Yaw Drive especially in the morning with school kids.

MOTION: M/S SPIVEY/WINDSOR moved to recommend approval of the conditional use permit for natural resource extraction (rock quarry) & mining support facilities with the following conditions. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive including use of a rock crusher during permitted hours. The location area is 36 acres of land also known as a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B. The request is filed by Baranof Island Housing Authority.

1. The permit is contingent upon the passage of the rezoning ordinance involving 36 acres,
2. The quarry and rock crusher shall operate consistent with the plans and narrative submitted with the application or as modified by the following conditions.
3. The buffers shown on the development plan shall be maintained and vegetation shall remain in the buffers to the fullest extent possible. Any rock removal within the buffers shall be limited to the minimum amount necessary to insure the safety of the operations,
4. The permit is for 20 years with opportunities for one-year extensions,
5. The plan for the benches included in the submittal shall be followed,
6. Approval will be obtained by the U.S. Corps of Engineers of wetland issues,
7. The Municipality sign off on the drainage plan,
8. The Planning Office may allow for minor modifications of the site and operational plan. Land owners in the subdivisions along Yaw Drive and Indian River Road have appeal rights to the Planning Commission and the Assembly,
9. The rock crusher shall be located on the site in a manner that minimizes its ability to be heard in the Indian River Valley. The crusher shall be relocated, with that goal in mind as the quarry activity expands.
10. Quarrying activities, rock sorting, and vehicular movements in the quarry are limited to Monday through Saturday from 7:00 am to 7:00 pm. Loading and truck movements may occur on a limited basis on Sunday if necessary approved consistent with below.
11. The Planning Commission, following an advertised public hearing, may allow a short term expansion of quarry operations on Sunday between the hours of 10:00 am and 4:00 pm. That expansion of operations shall only be allowed for a 45 day period each year. Any expansion of the hours shall only be for a public project and shall only be made after a finding is made that nearby properties will not be adversely affected. Land owners in the subdivisions along Yaw Drive and Indian River Road may appeal any Planning Commission temporary extension to the Assembly within ten calendar days of the decision on the extension.
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will not be adversely affected. Land owners in the subdivisions along Yaw Drive and Indian River Road may appeal any Planning Commission temporary extension to the Assembly within ten calendar days of the decision on the extension.

14. The rock crusher shall only operate in the quarry between the hours of 8:00 am and 5:00 pm Monday through Friday.

15. The Planning Commission, following an advertised public hearing, may allow a short term expansion of crusher operations on Yaw Drive and Indian River Road on Sunday between the hours of 10:00 am and 4:00 pm. That expansion of operations shall only be allowed for a 45 day period each year. Any expansion of the hours shall only be for a public project and shall only be made after a finding is made that nearby properties will not be adversely affected. Land owners in the subdivisions along Yaw Drive and Indian River Road may appeal any Planning Commission temporary extension to the Assembly within ten calendar days of the decision on the extension.

16. The Planning Commission shall hold an advertised public hearing within 13 months of the expansion of operations, outside of the original 18.8 acres quarry approved in the earlier conditional use permit. The owner shall notify the Planning Office, in writing, within one month of the expansion of quarry operations and shall file a written narrative, describing operations, within 11 months of the expansion of operations onto the additional area. The Planning Commission, at its discretion, may require as many additional annual reviews as it deems necessary. The purpose of the review is to develop strategies to minimize impacts on nearby properties.

17. In the event complaints arise about the operations of the quarry that cannot be resolved between Municipal staff and the owner, the Planning Commission is tasked with working to resolve the concerns with appeal opportunities by nearby property owners to the Assembly.

ACTION: Motion **PASSED unanimously 4-0** on a voice vote.

MOTION: M/S SPIVEY/WESTOVER moved to approve the following findings in support of the recommended conditional use permit:

Required Findings for Conditional Use Permits

1. The Planning Commission finds that 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;
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 Sections 2.3.4, 2.3.6 and 2.5.2 of the comprehensive plan;
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced. Specifically the 17 conditions added to the conditional use permit;
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;
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. Specifically mitigate truck traffic on Yaw Drive;
6. Burden of Proof. The applicant has met the burden of proof;

The requests supported by general approval criteria as follows:

1. Site topography, slope and soil stability, geophysical hazards such as flooding, surface and subsurface drainage and water quality, and the possible or probable effects of the proposed conditional use upon these factors;
2. Utilities and service requirements of the proposed use, including sewers, storm drainage, water, fire protection, access and electrical power; the assembly and planning commission may enlist the aid of the relevant public utility officials with specialized knowledge in evaluating the probable effects of the proposed use and may consider the costs of enlarging, upgrading or extending public utilities in establishing conditions under which the conditional use may be permitted. There is adequate road presence;
3. Lot or tract characteristics, including lot size, yard requirements, lot coverage and height of structures. Do not apply;
4. Use characteristics of the proposed conditional use that affect adjacent uses and districts, including hours of operation, number of persons, traffic volumes, off-street parking and loading characteristics, trash and litter removal, exterior lighting, noise, vibration, dust, smoke, heat and humidity, recreation and open space requirements. Specifically hours of operation limitations mitigate affects on adjacent properties;
5. Community appearance such as landscaping, fencing and screening, dependent upon the specific use and its visual impacts;

1. The following criteria in Determining Impacts of Conditional Uses have been considered:

- a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses. Specifically recommended truck traffic regulations to mitigate impacts;
- b. Amount of noise to be generated and its impacts on surrounding land uses. Specifically quarry noise minimized through limited hours of operation and placement of rock crusher;
- c. Odors to be generated by the use and their impacts;
- d. Hours of operation. Adequate to minimize impacts;
- e. Location along a major or collector street. Adequate but not major or collector street;
- f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario;
- g. Effects on vehicular and pedestrian safety;
- h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site. Specifically through Yaw Drive;
- i. Logic of the internal traffic layout;
- j. Effects of signage on nearby uses. No signage proposed;
- k. Presence of existing or proposed buffers on the site or immediately adjacent the site. Buffers are sufficient and regulated;
- l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan. Specifically 2.3.4, 2.3.6 and 2.5.2
- m. Other criteria that surface through public comments or planning commission assembly review. Specifically request has been through three public hearings.

ACTION: Motion PASSED unanimously 4-0 on a voice vote.

MINOR SUBDIVISION
LOT 13, U.S. SURVEY 3695
MICHAEL TISHER

Public hearing and consideration of a final plat for a minor subdivision at 205 Price Street. The request is filed by Michael Tisher. The property is also known as Lot 13, U.S. Survey 3695.

Planner Bosak reviewed the minor subdivision request and layout of the lots. Applicant addressed concerns regarding the property lines not matching the retaining walls. No public comment has been received.

APPLICANT: Applicant Michael "Mick" Tisher came forward to report no changes on the project.

COMMISSIONER DELIBERATION: No further questions.

PUBLIC COMMENT: No public comment.

MOTION: M/S SPIVEY/WESTOVER moved to approve the final plat for a minor subdivision at 205 Price Street. The request is filed by Michael Tisher. The property is also known at Lot 13, U.S. Survey 3695.

ACTION: Motion PASSED unanimously 4-0 on a voice vote.

CONDITIONAL USE PERMIT

A 1.92 ACRE PORTION OF LOT 5 U.S. SURVEY 3670

SAMSON TUG AND BARGE, INC. WITH DELTA WESTERN, INC.

Public hearing and consideration of a conditional use permit request for a bulk fuel facility at 5309 Halibut Point Road. The request is filed by Samson Tug and Barge, Inc. with Delta Western, Inc. The property is also known as a 1.92 acre portion of Lot 5 U.S. Survey 3670.

Planning Director Williams reviews past conditional use request. The permit was never activated so process has to be gone through again. All contingency's of the facilities need to be talked through and vetted through public hearings. Williams suggests two public comment meetings and then a motion with conditions and findings. Williams reviews site plan.

APPLICANT: Applicant Corey Baggen, Samson Tug and Barge, and Kirk Payne, Delta Western, come forward to answer Commissioners questions. Payne informs the board that there are no changes from the past permit. Site plan is identical. Williams says that he thought the last permit was only for marine fuel but now they are also including fuel trucks. Payne says they plan to distribute jet fuel, diesel fuel and gas for the community. Williams states that Delta Western recently acquired McGraw fuel dock. Payne responds that they will continue marine fuel sales but eventually some tanks may be deactivated. Westover asks is jet fuel is new, Payne responds that they have had a contract with Alaska Airlines and it's the same as the old permit. Williams asks about location of an office. Baggen says Delta Western will share space in the future Samson Tug and Barge office facility on site.

COMMISSIONER DELIBERATION: Westover asks if there is enough room on site. Baggen talks about the time schedule. Time is of the essence as Samson will have major barges coming in weekly in October. Payne and Baggen ask about the delay of the process. Williams lets them know there has been no delay in the process. It has to go through public hearings. Westover adds that there is a new political body that will need to approve it and Spivey adds that he wants to make sure the process is correct. Commissioners ask Planner I to pull together information from last application. Conditional Use Permit will go to Assembly for the first meeting in October.

PUBLIC COMMENT: No public comment.

Request will come back before the board on September 3rd.

PLANNING DIRECTOR'S REPORT: Benchlands has taken a considerable amount of staff work but the land sale will be going to the Assembly for approval at the next meeting. The zoning text amendment for Barnaby Dow will also be going through the Assembly.

PUBLIC COMMENT: Adam Troutman, owner of 111 Lillian Drive, complains about Brian Bickar. Bickar has items on Troutman's property. Troutman would like to build a fence and needs more information. Williams invites Troutman to come by the Planning Office to discuss.

ADJOURNMENT:

MOTION: M/S SPIVEY/WESTOVER moved to adjourn at 7:47 pm.

ACTION: Motion **PASSED** unanimously 4-0 on a voice vote.

Richard Parmelee, Chair

Maegan Bosak, Secretary

**CITY AND BOROUGH OF SITKA
Planning Commission
Minutes of Meeting
August 6, 2013**

Present: Richard Parmelee (Chair), Darrell Windsor (Member), Chris Spivey (Member), Debra Pohlman (Member), Wells Williams (Planning Director), Maegan Bosak (Planner I)

Members of the Public: Tom Heese (Sitka Setinel), Michael Tisher, Barnaby Dow, Evans and Kim Sparks, Pete Martin, Dan Tadic (CBS Senior Engineer)

Chair Parmelee called the meeting to order at 7:00 p.m.

Roll Call:

PRESENT: 4 – Parmelee, Windsor, Spivey, Pohlman

Consideration of the Minutes from the July 16, 2013 meeting:

MOTION: M/S SPIVEY/WINDSOR moved to approve the meeting minutes for July 16, 2013

ACTION: Motion **PASSED unanimously 4-0** on a voice vote.

The evening business:

**ZONING MAP AMENDMENT
A PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION U.S. SURVEY
407, TRACT B
BARANOF ISLAND HOUSING AUTHORITY**

Public hearing and consideration of a proposed zoning map amendment to rezone a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority. The property is located at the end of Yaw Drive.

Planning Director Williams reviews process and request. He describes information turned in by BIHA and explains how BIHA acquired land. Process is two step; first the map amendment and then the conditional use permit to expand the quarry site. This is the third public meeting for the zoning map amendment and conditional use permit. Williams suggests the Commission takes public comment for the last time this evening. Commission should make a recommendation on the map amendment and then wait until the next meeting for a recommendation on the conditional use permit and findings.

APPLICANT: Executive Director Bart Meyer, calls in, says he has no additional changes or suggestions just here for the continuation of the public process.

PUBLIC COMMENT: No public comment.

COMMISSIONER DELIBERATION: Commissioners feel that all questions/concerns have been answered in prior meetings.

MOTION: M/S SPIVEY/WINDSOR recommends approval of the requested zoning map amendment filed by BIHA to rezone a portion of Lot 5C, Department of Public Safety U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district increasing in size from 18.8 acres to 36 acres.

ACTION: Motion **PASSED unanimously 4-0** on a voice vote.

Staff recommended the following findings in support of the approved request:

MOTION: M/S SPIVEY/WINDSOR moved to approve the following findings in support of the recommended approval:

1. That the granting of such zoning map amendment will not adversely affect the comprehensive plan. Consistent with Comprehensive Plan 2.3.1 To guide the orderly and efficient use of private and public land in a manner that maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations without infringing on the rights of private landowners.
2. The zoning map change is consistent with the public purpose to facilitate expansion of rock sources.
3. No adverse effects on surrounding neighbors.

ACTION: Motion **PASSED unanimously 4-0** on a voice vote.

**CONDITIONAL USE PERMIT
A PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION U.S. SURVEY
407, TRACT B
BARANOF ISLAND HOUSING AUTHORITY**

Public hearing and consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive including use of a rock crusher during permitted hours. The location area is 36 acres of land also known as a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority.

Planning Director again reviews permit and shows exhibit A1-A3 to highlight proposed benching of site. Williams reminds Commissioners of the amended request to add use of a rock crusher on site. This meeting will conclude the public comment period. Next meeting will be for a motion, conditions and findings.

APPLICANT: Executive Director Bart Meyer says he is available for any questions.

COMMISSIONER DELIBERATION: No deliberation.

PUBLIC COMMENT: No public comment.

Public comment period is closed.

**MINOR SUBDIVISION
LOT 13, U.S. SURVEY 3695
MICHAEL TISHER**

Public hearing and consideration of a concept plat for a minor subdivision at 205 Price Street. The request is filed by Michael Tisher. The property is also known as Lot 13, U.S. Survey 3695.

Planner Bosak reviewed the minor subdivision request and explained the layout of the lots. Staff has concerns over property lines not matching proposed property lines as well as metal tank storage incorporated into retaining wall.

COMMISSIONER DELIBERATION: Commissioners also questioned retaining walls and asked applicant to step forward.

APPLICANT: Applicant Michael "Mick" Tisher came forward to address Commissioners concern for retaining walls and property lines. Proposed property line was placed behind retaining walls so new owner could remove metal tank as well as provide enough room for benching if desired.

PUBLIC COMMENT: No public comment.

Applicant will come back before the Commission for review of the final plat.

**VARIANCE REQUEST
LOT 4, CASCADE SUBDIVISION, A SUBDIVISION OF LOT 6, U.S. SURVEY 2417
EVANS AND KIMBERLY SPARKS**

Public hearing and consideration of a variance request filed by Evans and Kimberly Sparks at 100 Donna Drive. The variance request is for a reduction in the front setback from 20 feet to 8 feet to allow for an addition of an attached garage. The property is also known as Lot 4, Cascade Subdivision, a subdivision of Lot 6, U.S. Survey 2417.

Planner I reviewed variance request explaining that the lot is disadvantaged due to two front setbacks, difficult grades and a small stream.

APPLICANT: Evans Sparks Sr. came forward to describe the hardships of the lot specifically the stream and sloping grade. Looking for more room for nets and fishing materials.

COMMISSIONER DELIBERATION: Questions regarding the proposed garage measurements. Multiple drawings showing different marks. Asks applicant. Applicant says they would prefer a 6 foot setback. Planning Director Williams informs the board that if the applicant is asking for something different than what was on the application, they would need to resubmit and start the public process over. Applicant responds that he would like to leave the request as is and will alter the drawings to fit.

PUBLIC COMMENT: No public comment.

MOTION: M/S SPIVEY/WINDSOR moved to approve the variance request filed by Evans and Kimberly Sparks at 100 Donna Drive. The variance request is for a reduction

in the front setback from 20 feet to 8 feet to allow for an addition of an attached garage. The property is also known as Lot 4, Cascade Subdivision, a subdivision of Lot 6, U.S. Survey 2417.

ACTION: Motion **PASSED unanimously 4-0** on a voice vote.

Staff recommended the following findings in support of the approved request:

MOTION: M/S WINDSOR/SPIVEY moved to approve the following findings in support of the recommended approval:

1. That there are special circumstances to the intended use that do not apply generally to the other properties. Specifically that this property has two front setbacks and steep topography.
2. The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; Necessary to fully utilize the lot for a new addition.
3. That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure;
4. That the granting of such a variance will not adversely affect the comprehensive plan. Consistent with Comprehensive Plan 2.4.1 To encourage diverse housing types and densities, assure decent housing in all income groups.

ACTION: Motion **PASSED unanimously 4-0** on a voice vote.

ZONING TEXT AMENDMENT

SGC 22.20.038 ADDING SINGLE FAMILY ZONE AS CONDITIONAL USE TO THE RESIDENTIAL DEMOLITION GUARANTEE BARNABY DOW AND CHRISTINE MARIE

Public hearing and consideration of a proposed zoning text amendment on residential demolition guarantee SGC 22.20.038 to allow the SF single family zone as a conditional use. Proposed by Barnaby Dow and Christine Marie.

Bosak reviews the residential demolition guarantee and encourages Commissioners to ask questions as this hasn't come before the Board before.

APPLICANT: Applicant Barnaby Dow stepped forward to share his plans with the commission. Currently, his home is small and old and he would like to replace it. The residential demolition guarantee would allow owners to stay in old house while building new. Only change on property would be that a small shed might have to be torn down. He has spoken with many neighbors and everyone was fine with the idea.

COMMISSIONER DELIBERATION: Pohlman asks if building materials will be left out on the property. Dow says he plans to keep them neatly stacked and organized as they will still be living there.

PUBLIC COMMENT: No public comment.

MOTION: M/S POHLMAN/SPIVEY moved to recommend approval of the proposed zoning text amendment on residential demolition guarantee SGC 22.20.038 to allow the

SF single family zone as a conditional use. Proposed by Barnaby Dow and Christine Marie.

ACTION: Motion PASSED unanimously 4-0 on a voice vote.

Staff recommended the following findings in support of the approved request:

MOTION: M/S WINDSOR/SPIVEY moved to approve the following findings in support of the recommended approval:

1. That the granting of such zoning text amendment will not adversely affect the comprehensive plan. Consistent with Comprehensive Plan 2.4.2 To encourage quality residential areas which function as integral neighborhood units with adequate public facilities, and to: A. Encourage formation of neighborhood associations to develop concise plans. B. Encourage new developments that provide quality design and amenities, preserve or create habitat, and maintain open space. C. Encourage planned unit developments. D. Provide an adequate amount of housing that meets the need of Sitka's elderly and handicapped.
2. The zoning text change is integral in facilitating affordable housing in the single family zone.
3. No adverse comments from surrounding neighbors were received.

ACTION: Motion PASSED unanimously 4-0 on a voice vote.

PLANNING DIRECTOR'S REPORT: Planning staff attended meeting with FEMA, reviewing floodplain maps which will be updated in the next 3 years. From this meeting, we anticipate getting quality GIS data including contours layer. On the next agenda will be Delta Western conditional use permit. Staff plans to take a thorough approach and make sure the request is fully vetted through the public process.

ADJOURNMENT:

MOTION: M/S SPIVEY/WINDSOR moved to adjourn at 7:45 pm.

ACTION: Motion PASSED unanimously 4-0 on a voice vote.

Richard Parmelee, Chair

Maegan Bosak, Secretary

CITY AND BOROUGH OF SITKA
Planning Commission
Minutes of Meeting
June 18, 2013

Present: Jeremy Twaddle (Chair), Darrell Windsor (Member), Cheryl Westover (Member), Chris Spivey (Member), Wells Williams (Planning Director), Maegan Bosak (Planner I)

Members of the Public: Stephen Weatherman (CBS Municipal Engineer), Bart Meyer (BIHA), Cliff Richter (BIHA), Shannon Haugland (Sitka Setinel), Betty Richter, Nancy Yaw Davis, Joy Davis, Nancy Leclerc-Davidson, Amy Zanuzoski

Chair Twaddle called the meeting to order at 7:03 p.m.

Roll Call:

PRESENT: 4 – Twaddle, Windsor, Westover, Spivey

Consideration of the Minutes from the June 4, 2013 meeting:

MOTION: M/S SPIVEY/WESTOVER moved to approve the meeting minutes for June 4, 2013

ACTION: Motion **PASSED** unanimously on a voice vote.

The evening business:

**ZONING MAP AMENDMENT
PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION USS 407, TRACT
B
BARANOF ISLAND HOUSING AUTHORITY**

Public hearing and consideration of a proposed zoning map amendment to rezone a portion of Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority. The property is located at the end of Yaw Drive.

Planning Director Williams describes scope of the project and process of public hearings. Staff is encouraging the Commission to take as many meetings as possible to make sure public has the opportunity to respond. Williams suggests the final hearing be August 6th and the Commission come to a motion and findings on August 20th.

APPLICANT: Bart Meyer, Executive Director, and Cliff Richter, Development Coordinator, with BIHA come forward to report on project changes. No changes for zoning increase. Commissioner Westover, after visiting the quarry, thinks the applicant should ask for more quarry land as the need for rock is so high. Meyer doesn't anticipate a surplus of rock and thinks there is an opportunity for expansion. The proximity of quarry could be a cost advantage for a multitude of projects going on in community. Intention is to rezone the final quarry back to R-2 MHP. BIHA hasn't talked to staff regarding asking for more rezoning but wonders if it would be

easier to do it all at once. Williams advises that a motion could include possibility of expansion – that way no one would be surprised if additional expansion is requested.

Stephen Weatherman, Municipal Engineer, reviews the plan and comments on the reclamation plan. Weatherman states the expansion meets all the requirements.

PUBLIC COMMENT: Nancy Yaw Davis comes forward encouraging Commissioners to look beyond the rock. Davis expresses concerns over the public process. She does not approve of plans as they stand now and does not think it is the best use of the land.

**CONDITIONAL USE PERMIT FOR NATURAL RESOURCE EXTRACTION
PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION USS 407, TRACT
B
BARANOF ISLAND HOUSING AUTHORITY**

Public hearing and consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive. The location area is 36 acres of land also known as Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B. This request is filed by Baranof Island Housing Authority.

Planning Director Williams reviews permit request and informs Commission that he spoke with BIHA and explained that the current request does not include a rock crusher on site.

Planner Bosak read letter from BIHA amending Conditional Use Permit to include potential use of a rock crusher. The letter reflects limited hours of operation specific to the rock crusher: Monday through Friday 8 am to 5 pm.

Williams says that rock crusher request will now be included on agenda.

APPLICANT: Meyer and Richter come forward again to answer questions. Crusher will move backward in quarry as progression happens, gradually decreasing noise impact to surrounding property owners. Chair Twaddle confirms that rock crushing would not happen in buffer zone. BIHA plans buffer zone to be a screen and provide noise abatement. Commissioner Westover questions drainage runoff. Not a fixed standard.

Municipal Engineer Weatherman states that this plan meets all requirements and that a rock crusher is a typical request.

Chair Twaddle reads public comment included in Commissioners packets. 1 letter in support of rezone/expansion and 1 against

Commissioner Spivey asks for the distance from the quarry to an actual residence. Williams responds "at least a couple thousand feet."

PUBLIC COMMENT: No public comment.

Commissioners are happy new additions are being caught at early stage. Request will be back before the board on August 6th for an additional public comment opportunity.

**FINAL REPLAT
417 KATLIAN AVENUE**

SCOTT SALINE

Public hearing and consideration of a replat to combine Lot 31, Block 5, USS 2542 with adjacent deeded tidelands. The property is also known as 417 Katlian Avenue. The owner of record is Scott Saline.

Planner Bosak reviewed the history of the final plat. Plat combines deeded tidelands and recently purchased property into one lot. Williams adds leased tidelands not included in plat as Saline testified that he is not going to proceed with that aspect of the project.

APPLICANT: No applicant present.

PUBLIC COMMENT: No public comment.

MOTION: M/S SPIVEY/WESTOVER moved to approve the public hearing and consideration of a replat to combine Lot 31, Block 5, USS 2542 with adjacent deeded tidelands. The property is also known as 417 Katlian Avenue. The owner of record is Scott Saline.

ACTION: Motion **PASSED** unanimously on a voice vote.

**CONDITIONAL USE PERMIT FOR QUASI INSTITUTIONAL USE
701 INDIAN RIVER ROAD
SITKA COUNSELING AND PREVENTION SERVICES**

Public hearing and consideration of a conditional use permit for a quasi institutional use by Sitka Counseling and Prevention Services Inc. The conditional use permit would allow for the expansion of services by turning the 1st floor from office space to residential space and increase the maximum number of residents from eight to sixteen at 701 Indian River Road. The location area is Lot 8 Sheldon Jackson Subdivision and a Portion of Lot 2 USS 3695. The owner is Baranof Island Housing Authority and City and Borough of Sitka.

Planning Director describes split property pointing out that BIHA owns Lease Tract 1 and CBS owns Lease Tract 2. Both lease to SCPS. Building will not be changed. Current conditional use permit is for Men's program on the 2nd floor and office space on the 1st floor. Use is changing therefore a new conditional use permit is required. SCPS will convert the 1st floor office space into residential use for a women's program. Total number of patients will expand from 8 to 16.

APPLICANT: Amy Zanuzoski, Executive Director and Nancy Leclerc-Davidson, Controller, come forward to address request. Leclerc-Davidson points out that this request will reduce impact on the surrounding community as there will be less traffic. There will be staff on both floors at all times. A change from outpatient to residential care as patients may stay for extended months. BIHA is agreeable with request.

COMMISSIONER DELIBERATION: Westover states that the community has a huge need for these services since Bill Brady Healing House closed. Concern over males and females cohabiting in same building. SCPS reminds the Commission that staff will be present at all times.

PUBLIC COMMENT: No public comment.

MOTION: M/S WESTOVER/SPIVEY moved to recommend to the Assembly a motion to approve the conditional use permit provided an interior site plan is included prior to Assembly review.

ACTION: Motion **PASSED** unanimously on a voice vote.

Staff recommended the following findings in support of the approved request:

MOTION: M/S WESTOVER/SPIVEY moved to approve the following findings in support of the recommended approval:

1. That the conditional use permit will not be detrimental to public health, safety, and general welfare;
2. That the facility will not adversely affect the established character of the surrounding vicinity;
3. Nor be injurious to the uses, properties, or improvements adjacent to the operation;
4. That the granting of the proposed conditional use permit is consistent with Comprehensive Plan policies 2.3.4 To minimize and resolve conflicts, between residential, commercial, recreational and industrial land uses;
5. The Planning Commission finds that all conditions necessary to lessen the impact of the proposed use can be monitored and enforced;
6. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties in the vicinity and public health, safety, and welfare of the community;
7. That the conditional use permit is supported and will not adversely affect adequate public facilities and services and that conditions have been imposed to lessen any impact on any such facilities;
8. The applicant has met the burden of proof;
9. The Planning Commission has determined that the project can be supported by the site topography and there are no geophysical hazards present;
10. That the project is adequately served by utilities, fire protection and access to electrical power;
11. That the lot characteristics are adequate to support the proposed conditional use permit;
12. That the Planning Commission has evaluated the conditional use permit with regards to impact on adjacent uses and districts and has evaluated it with regard to hours of operation, numbers of clients, and off street parking;
13. That the Planning Commission has reviewed the presence of landscaping and buffers;
14. The Planning Commission has evaluated the proposed use in relationship to the amount of vehicular traffic to be generated and impacts on the adjacent properties and has not made any determination that traffic is an issue;
15. The Planning Commission has evaluated the conditional use permit with regards to noise and has not made any determination that noise is an issue;
16. The Planning Commission has determined that odors are not an issue and has not been raised as such during public testimony;

17. The Planning Commission through the conditions specific to hours of operation have evaluated and not made any determination that hours of operation are an issue as the facility will be staffed at all times;
18. The facility is along two major collector streets;
19. The uses for a cut through street traffic are considered not applicable as there is no access on substandard streets;
20. The Planning Commission has evaluated the conditional use permit with regards to vehicular and pedestrian safety and has not made any determination that vehicular and pedestrian safety effects are an issue;
21. There is adequate opportunity for police, fire, and EMS personnel to respond to emergency calls;
22. The Planning Commission has evaluated the conditional use permit with regards to internal traffic layout and has not made any determination that internal traffic layout is an issue as it is not changing;
23. The effects of signs on nearby uses is not considered an issue as signage is covered elsewhere in the Sitka General Code and signage is not proposed for the use;
24. Buffers to adjacent property owner(s) have been evaluated only in so far as necessary with regards to the buffer along the rear of site in the large trees;
25. The relationship to the comprehensive plan has been evaluated and referenced; and
26. The Planning Commission has evaluated and made conditions in response to public comments that have surfaced through the course of the extensive review of this process.

ACTION: Motion **PASSED unanimously** on a voice vote.

PLANNING DIRECTOR'S REPORT: July 2nd meeting is cancelled. South Benchlands RFP worksession, next Tuesday at 5 pm, featuring Adhoc group recommendations and Sound Development, LLC. representatives. Discussion regarding naming of Mountain View Subdivision right of way after Officer Barber. Barber was only officer in Sitka's history to be killed in the line of duty. Officer Barber naming will be recommended to Historic Preservation Commission for review. Vote on new Planning Commission Chair. Vice chair will be organized at next meeting.

MOTION: M/S WINDSOR/SPIVEY moved to appoint Richard Parmelee as chair of Planning Commission.

ACTION: Motion **PASSED unanimously** on a voice vote.

ADJOURNMENT:

MOTION: M/S SPIVEY/WESTOVER moved to adjourn at 8:34 pm.

ACTION: Motion **PASSED unanimously** on a voice vote.

Jeremy Twaddle, Chair

Maegan Bosak, Secretary

CITY AND BOROUGH OF SITKA
Planning Commission
Minutes of Meeting
June 4, 2013

Present: Jeremy Twaddle (Chair), Darrell Windsor (Member), Cheryl Westover (Member), Chris Spivey (Member), Richard Parmelee (Member) Wells Williams (Planning Director), Maegan Bosak (Planner I)

Members of the Public: Dan Tadic (CBS Employee), Nancy Yaw Davis, Bart Meyer (BIHA)
Cliff Richter (BIHA)

Chair Twaddle called the meeting to order at 7:01 p.m.

Consideration of the Minutes from the May 21, 2013 meeting:

MOTION: M/S SPIVEY/PARMELEE moved to approve the meeting minutes for May 21, 2013

ACTION: Motion **PASSED unanimously** on a voice vote.

The evening business:

FINAL PLAT FOR LAND ACQUISITION
200 BARANOF STREET
CITY AND BOROUGH OF SITKA

Public hearing and consideration of a final plat for a land acquisition of Oja Street right of way. The property is located at the corner of Oja Street and Baranof Street. The request is filed by the City and Borough of Sitka. The property is also known as Lot 1, Block 15 Sitka Townsite.

Planner I, Maegan Bosak updated the Commission on the final plat review. Having already raised concerns and questions at the concept plat stage, tonight is the last opportunity to address any other issues. All parties are in agreement.

APPLICANT: Dan Tadic, Senior Engineer, stepped forward to inform the board that there were no changes from the concept plat. Project has started on Baranof Street. Project should be complete by the time school starts.

PUBLIC COMMENT: No public comment.

MOTION: M/S SPIVEY/WESTOVER moved to approve the final plat for the corner of Baranof and Oja Street.

ACTION: Motion **PASSED unanimously** on a voice vote.

FINAL PLAT FOR LAND ACQUISITION
603 LINCOLN STREET
CITY AND BOROUGH OF SITKA

Public hearing and consideration of a final plat for a land acquisition of Etolin Street right of way. The property is located at the corner of Etolin Street and Baranof Street. The request is filed by City and Borough of Sitka. The property is also known as Lot 1 Gregory Subdivision.

Planner I Bosak reviews the final plat with the Commission, pointing out that this is the last opportunity to raise questions or concerns. Nothing has changed since the concept plat.

APPLICANT: Dan Tadic, Senior Engineer, comes forward without any project changes. As mentioned earlier, the Baranof Water and Sewer Phase II project is in the beginning stages.

PUBLIC COMMENT: No public comment.

MOTION: M/S PARMELEE/SPIVEY moved to approve the final plat for a land acquisition of Etolin Street right of way. The property is located at the corner of Etolin Street and Baranof Street. The request is filed by the City and Borough of Sitka. The property is also known as Lot 1 Gregory Subdivision.

ACTION: Motion **PASSED** unanimously on a voice vote.

VARIANCE REQUESTS
2406 HALIBUT POINT ROAD
JOEL AND ELLEN LUEDERS

Public hearing and consideration of a variance request filed by A. Joel and Ellen Lueders at 2406 Halibut Point Road. This is for a reduction in the front setback from 10 feet to 2 feet and a reduction in the rear setback from 10 feet to 2 feet for an addition to the existing structure. The property is also known as Lot C-7 Kuhnle Subdivision. Owner of record is Odis and Sandra Hurst.

Planner I Bosak reviewed the 2 variance requests before the board. The uniqueness of the lot was described as there are two fronts and two rears. Also the adjacent right of way is over 80 feet so the front HPR setback is reduced from 20 feet to 10 feet. The applicants plan to add on to the existing structure. After a site visit a number of hardships were noted, such as a year round stream and steep grade.

APPLICANT: Scott McArthur came forward to represent the owner. They are looking to add onto the house but not looking to extend any further into the front setback as it currently sits. The property is narrow and limits opportunities for expansion. McArthur feels this is a fair request.

COMMISSIONER DELIBERATION: Westover comments on the current speed limits on Halibut Point Road and the difficulty of maneuvering vehicles. She is happy that they are not requesting to go any further towards the front property line than what currently sits.

Windsor asks if the footprint painted on the ground will be the actual footprint of the addition. McArthur confirms. He also points out the utilities on the property and that there is a fire hydrant close to the driveway accessing Halibut Point Road. No concern with utilities.

Planning Director Williams adds that there is plenty of room between the residence and Halibut Point Road. The structure is well back from the road. Williams outlines proposed addition on aerial photo for commissioners.

PUBLIC COMMENT: No public comment.

Commissioner Twaddle brings up the requirement of two parking spaces. The addition of the garage will satisfy this.

Williams reviews memo from Building Official William Stortz regarding stricter building requirements due to the proximity to the property line.

MOTION: M/S PARMELEE/WESTOVER moved to approve a variance request filed by Joel and Ellen Lueders at 2406 Halibut Point Road. This is for a reduction in the front setback from 10 feet to 2 feet and a reduction in the rear setback from 10 feet to 2 feet for an addition to the existing structure. The property is also known as Lot C-7 Kuhnle Subdivision. Owner of record is Odis and Sandra Hurst.

ACTION: Motion **PASSED** unanimously on a voice vote.

Staff recommended the following findings in support of the approved request.

MOTION: M/S SPIVEY/WINDSOR moved to approve the following findings in support of the approved request.

1. There are special circumstances for the intended use that do not generally apply to other properties specifically the steep grade, two front setbacks and the width of Halibut Point Road;
2. The variance is necessary for the preservation of a substantial property right or use possessed by other properties but are denied to this parcel;
3. The granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure, specially Halibut Point Road right of way; and
4. That the granting of the variance will not adversely affect the Comprehensive Plan and supports 2.1.1 Contribute to a stable, long-term, local economic base.

ACTION: Motion **PASSED** unanimously on a voice vote.

**ZONING MAP AMENDMENT
PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION USS 407, TRACT
B
BARANOF ISLAND HOUSING AUTHORITY**

Public hearing and consideration of a proposed zoning map amendment to rezone a portion of Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority. The property is located at the end of Yaw Drive.

Planning Director Williams reviewed how items are listed on agenda and process moving forward. Williams went over technical aspects and public interest in quarries. BIHA is requesting an expansion of the quarry at the end of Yaw Drive. Expansion involves enlarging industrial district or map amendment and the conditional use permit being processed together. Williams suggests bringing up BIHA to walk us through the details. Items should be handled concurrently. Commission should take a minimum of three meetings on this. Introduction tonight, review and

ask questions at next meeting and motion/make recommendations to the Assembly at third meeting.

Twaddle asks Williams to clarify maps of current and proposed quarry. Maps are vicinity maps and used to give an idea of the location. Cross trail and new trooper driving range are in the area.

Commissioners would like to visit the site to get a better idea of the area. Planner I will arrange a visit.

APPLICANT: BIHA Executive Director Bart Meyer and Cliff Richter stepped forward to review details of the quarry. They expressed a need for a larger site for more rock production and eventually additional housing opportunities. Conditional use permit granted in 2005 and 2010 for quarry activity. Intention is to develop housing in the area over the long term. The existing plan for the final development of the pit is incompatible for the surrounding neighborhood. Pit floor will be for development activity. BIHA is not looking to sell the pit. Applicant feels this expansion request is an amendment to the original conditional use. Back wall of pit is approximately 140 feet tall. BIHA is concerned about safety and vegetation growth on benches. They hope to create a sloped wall face with greater benching. Buffers will still remain around the perimeters of the quarry site. Current development would create rock wall on three sides and be more suitable for housing. Existing plan not suitable for compatible use. Overburden site is not currently adequate; new overburden site would be in the northwestern corner. All buffers will be included in the industrial zone. The Commissioners could ask that a description of activities allowed in the buffer zone should be included in the conditional use permit. Overburden materials would be used in benching for landscaping and final pit flooring – overburden site will be kept fairly clean so it can be reused. Chair Twaddle points out that residential homes cannot be in an industrial zone. BIHA would reapply for a zoning map amendment, at the end of the quarry project, to rezone the area back to R-2 MHP making it more compatible with housing already in Indian River Valley. Planning Director Williams speaks to Planning Office's future concept of high density housing in the area. Condos or duplexes within the hillside would make good use of the view. BIHA turning this area into residential opportunities, would grant the ability to pay for the utility infrastructure going up Yaw Drive. This area will be offered to the community rather than only BIHA eligible. Buffer is and will continue to be an undisturbed natural vegetation area.

PUBLIC COMMENT: Nancy Yaw Davis came forward to say that plan is "fantastic". She is happy that commissioners are going to go and look at the "spectacular" land. Davis is concerned the maps do not showcase actual proposed acres. Ms. Davis is happy that parties are looking over the land longterm and broadly. She suggests that Commissioners contact information be available at the meeting. Planning Director Williams reminds her that information is available online. Ms. Davis shakes commissioners hands and reminds them that public doesn't know about the issues and don't know the Commissioners. The area is not flagged, the boundaries should be clear as a courtesy to neighbors. More "courteous" information is important.

Commissioners feel that they should get together and visit the site. Commissioners ask that comparison map be included in the next packets. Westover points out that Planning Commission Agenda is advertised many times prior to the meeting.

**CONDITIONAL USE PERMIT FOR NATURAL RESOURCE EXTRACTION
PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION USS 407, TRACT
B**

BARANOF ISLAND HOUSING AUTHORITY

Public hearing and consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive. The location area is 36 acres of land also known as Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B. This request is filed by Baranof Island Housing Authority.

Planning Director Williams says that the planning office has nothing further to add.

APPLICANT: Bart Meyer and Cliff Richter, BIHA, step forward to discuss items pertaining to item D. BIHA asked Planner I to refer to the parcel as "a portion of" as it does not encompass the entire lot. Commissioner Westover asks about rock potential and if more will be gained – rock is such a valuable resource. Westover asks applicant if there are more opportunities beyond what BIHA is requesting in conditional use permit. Meyer says there is. By moving westward on the ridge, more opportunities will open up. BIHA says amendment provides a community rock source, it's a centralized location and BIHA needs rock however there is community concern over size of the operation. BIHA feels that this quarry with the proposed amendment will generate more rock. However BIHA's main goal is to provide additional and affordable housing opportunities. Reclamation of the site will be required so it will be in BIHA's best interest to do it in steps. Westover asks why would reclamation be done during the project as continued expansion would ruin efforts. Meyer explains that reclamation throughout the project is necessary for drainage and stormwater runoff – would not be wasted effort. Benching would create an access road to upper area for additional opportunities. Chair Twaddle asks about buffer zone on property line shared with Mental Health Trust. Williams explains that mapping is satellite photography and lines might be off of surveyed parcels. Meyer explained that back property line was surveyed, blazed and clearly marked. Conditional Use permit is requesting to expand quarry and continue same operating schedule. No other changes in operating or permitting are being asked. Commissioner Windsor asks if BIHA does its own mining work or if it is farmed out. Mr. Meyer explains that they enter into contracts to negotiate a material sale. Currently they use rock for BIHA projects but don't enter into long term leases.

PUBLIC COMMENT: No public comment.

Planning Director reminds the board of the public interest and scrutiny and advises the board to not take action at the next meeting. Looking to avoid any concerns of not allowing enough opportunities for public comment. Planner I will set up a site visit.

PLANNING DIRECTOR'S REPORT: Mental Health Trust will be giving a presentation on proposed land trade at next Assembly meeting. Trade is with the Forest Service. The process, at a minimum, will take three years. Lots of opportunity for public comment. Sound Development, LLC will answer questions about SouthBenchlands proposal at next Assembly meeting. Mr. John Welsh came to the Planning Office and is now requesting to play music on sidewalks. Request was sent directly to Assembly.

ADJOURNMENT:

MOTION: M/S SPIVEY/WESTOVER moved to adjourn at 8:34 pm.

ACTION: Motion PASSED unanimously on a voice vote.

Jeremy Twaddle, Chair

Maegan Bosak, Secretary



City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

Coast Guard City, USA

Notice of Public Hearings

The Assembly of the City and Borough of Sitka will hold a public hearing during a regular meeting scheduled Tuesday, September 24, 2013 on the following items:

- a) Public hearing and consideration of a proposed zoning map amendment to rezone a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority. The property is located at the end of Yaw Drive.
- b) Public hearing and consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive including use of a rock crusher during permitted hours. The location area is 36 acres of land also known as a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B. The request is filed by Baranof Island Housing Authority.

Please see the hearing description on back of page. The Assembly may take action on September 24, 2013.

The Assembly meeting will begin at 6:00 pm in Harrigan Centennial Hall at 330 Harbor Drive in Sitka.

Interested residents are encouraged to make comments during the meeting and written comments can be submitted to the Municipal Clerk at 100 Lincoln Street.

a. Proposed Zoning Map Amendment Description:

Applicant is requesting that a portion of property, out Indian River Road at the end of Yaw Drive, be rezoned from R-2 MHP multi family and mobile home district to I industrial district. Currently there are 18.8 acres zoned I industrial and the applicant is proposing enlarging the zone to 36 acres. Applicant plans to rezone the site back to R-2 MHP after the quarry work is complete. The current use of a rock quarry will also expand proposed in the following conditional use permit request.

b. Proposed Conditional Use Permit for Natural Resource Extraction:

Applicant is applying for a conditional use permit to expand current rock quarry operations at the end of Yaw Drive. The quarry will expand from 18.8 acres to 36 acres. The permit is also asking for a rock crusher to be included in the site. There will be a 100 foot buffer zone around the proximity of the quarry and limited hours for quarry operations, rock crusher operations and truck traffic. BIHA is requesting approval of the expansion to enhance public safety by providing additional benching of the rock faces and increase the rock output in the quarry.

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NELSON, VALERIE
714 BIORKA ST.
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SIGURD/PAMELA SAMUELSON
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HEDRICK, BEAU & JACQUELINE
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CASEY/EMILY DEMMERT
DEMMERT, CASEY/EMILY
101 THOMAS YOUNG SR CIR
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THE ALASKA RAPTOR REHAB. CENTER
ALASKA RAPTOR REHAB CENTER
1000 RAPTOR WAY
SITKA AK 99835

Assembly Notice
Mailed 9/13/13

BIHA

Conditional Use Permit

Portion of Lot 5C Dept of Public Safety Subdivision



City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

Coast Guard City, USA

Sitka Planning Commission Agenda

Tuesday, August 20, 2013

Held in Harrigan Centennial Hall

330 Harbor Drive, Sitka, Alaska

7:00pm

- I. CALL TO ORDER AND ROLL CALL
- II. CONSIDERATION OF THE MINUTES FROM August 6, 2013
- III. THE EVENING BUSINESS
 - A. Planning Commission consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive including use of a rock crusher during permitted hours. The location area is 36 acres of land also known as a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B. The request is filed by Baranof Island Housing Authority.
 - B. Public hearing and consideration of a final plat for a minor subdivision at 205 Price Street. The request is filed by Michael Tisher. The property is also known as Lot 13, U.S. Survey 3695.
 - C. Public hearing and consideration of a conditional use permit request for a bulk fuel facility at 5309 Halibut Point Road. The request is filed by Samson Tug and Barge, Inc. with Delta Western Inc. The property is also known as a 1.92 acre portion of Lot 5 U.S. Survey 3670.
- IV. PLANNING DIRECTOR'S REPORT
- V. PUBLIC BUSINESS FROM THE FLOOR
- VI. ADJOURNMENT

NOTE: Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to maegan@cityofsitka.com, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish: August 12, August 14



City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

Coast Guard City, USA

Sitka Planning Commission Agenda

Tuesday, August 6, 2013

Held in Harrigan Centennial Hall

330 Harbor Drive, Sitka, Alaska

7:00pm

- I. CALL TO ORDER AND ROLL CALL
- II. CONSIDERATION OF THE MINUTES FROM July 16, 2013
- III. THE EVENING BUSINESS
 - A. **Public hearing and consideration of a proposed zoning map amendment to rezone a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority. The property is located at the end of Yaw Drive.**
 - B. **Public hearing and consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive including use of a rock crusher during permitted hours. The location area is 36 acres of land also known as a portion of Lot 5C, Department of Public Safety Subdivision U.S. Survey 407, Tract B. The request is filed by Baranof Island Housing Authority.**
 - C. Public hearing and consideration of a concept plat for a minor subdivision at 205 Price Street. The request is filed by Michael Tisher. The property is also known as Lot 13, U.S. Survey 3695.
 - D. Public hearing and consideration of a variance request filed by Evans and Kimberly Sparks at 100 Donna Drive. The variance request is for a reduction in the front setback from 20 feet to feet to allow for an addition of an attached garage. The property is also known as Lot 4, Cascade Subdivision, a subdivision of Lot 6, U.S. Survey 2417.
 - E. Public hearing and consideration of a proposed zoning text amendment on residential demolition guarantee SGC 22.20.038 to allow the SF single family zone as a conditional use. Proposed by Barnaby Dow and Christine Marie.
- IV. PLANNING DIRECTOR'S REPORT
- V. PUBLIC BUSINESS FROM THE FLOOR
- VI. ADJOURNMENT

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Publish: July 29, July 31

Providing for today ... preparing for tomorrow

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SITKA AK 99835

KEITH/MARGARET HARGER/AUSTIN
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MAUREEN O'HALLORAN
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103 PETER SIMPSON RD
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SIGURD/PAMELA SAMUELSON
SAMUELSON, SIGURD & PAMELA
101 PETER SIMPSON RD
SITKA AK 99835

BEAU/JACQUELINE HEDRICK
HEDRICK, BEAU & JACQUELINE
102 THOMAS YOUNG SR. CIRCLE
SITKA AK 99835

CASEY/EMILY DEMMERT
DEMMERT, CASEY/EMILY
101 THOMAS YOUNG SR CIR
SITKA AK 99835

KENNETH/ALICE CAMERON
CAMERON, KENNETH & ALICE
4307 HALIBUT POINT RD
SITKA AK 99835

ROBERT/ROSE GAMBLE
GAMBLE, ROBERT/ROSE
6511 SE COUGAR MOUNTAIN WAY
BELLEVUE WA 98006

CODY/MARLIE LOOMIS
LOOMIS, CODY/MARLIE
P.O. BOX 2222
SITKA AK 99835

KELLY/RACHAEL KIRBY
KIRBY, KELLY/RACHAEL
P.O. BOX 6555
SITKA AK 99835

EDWARD/SALLY KIMMEL
KIMMEL, EDWARD/SALLY
P.O. BOX 1881
SITKA AK 99835

JEREMY/DIANA TWADDLE
TWADDLE, JEREMY/DIANA
P.O. BOX 3075
SITKA AK 99835

DENNIS/SARA PETERSON
PETERSON, DENNIS, B./SARA, L.
112 HERB DIDRICKSON ST.
SITKA AK 99835

LESLEY PETERS
PETERS, LESLEY, A.
1421 CAROLYN CIR, APT D
ANCHORAGE AK 99503

EDWIN NEWBERG
NEWBERG, EDWIN, C.
P.O. BOX 3046
SITKA AK 99835

TAD/JILL KISAKA
TAD & JILL KISAKA
P.O. BOX 6398
SITKA AK 99835

JEROME MAHOSKEY
MAHOSKEY, JEROME
P.O. BOX 573
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BRENT/KARIN CUNNINGHAM
CUNNINGHAM, BRENT & KARIN
337 ELIASON LOOP
SITKA AK 99835

DANIEL LANDRY
LANDRY, DANIEL
BOX 875
SITKA AK 99835

PATRICK CLIFTON
CLIFTON, PATRICK
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IAN/SKYE WORKMAN
WORKMAN, IAN & SKYE
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SITKA AK 99835

TIMOTHY BERNARD
BERNARD, TIMOTHY
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SITKA AK 99835

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SWANSON, LLOYD
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ASHLAND WI 54891

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HELEM REV. TRUST, GERALD/MARY
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LIEUDELL/CARMIL GOLDSBERRY
GOLDSBERRY, LIEUDELL/CARMILL
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SITKA AK 99835

RICHELLE WHITSON
WHITSON, RICHELLE
694 INDIAN RIVER RD
SITKA AK 99835

THE ALASKA RAPTOR REHAB. CENTER
ALASKA RAPTOR REHAB CENTER
1000 RAPTOR WAY
SITKA AK 99835

P&Z Mailing
July 26, 2013

BIHA
Zoning Map Change
Portion of Lot 5C Dept of Public Safety Subdivision



City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

Coast Guard City, USA

Sitka Planning Commission Agenda

Tuesday, June 18, 2013

Held in Harrigan Centennial Hall

330 Harbor Drive, Sitka, Alaska

7:00pm

- I. CALL TO ORDER AND ROLL CALL
- II. CONSIDERATION OF THE MINUTES FROM June 4, 2013
- III. THE EVENING BUSINESS
 - A. Public hearing and consideration of a proposed zoning map amendment to rezone a Portion of Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority. The property is located at the end of Yaw Drive.
 - B. Public hearing and consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive. The location area is 36 acres of land also known as a Portion of Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B. The request is filed by Baranof Island Housing Authority.
 - C. Public hearing and consideration of a replat to combine Lot 31, Block 5, USS 2542 with adjacent deeded tidelands. The property is also known as 417 Katlian Avenue. The owner of record is Scott Saline.
 - D. Public hearing and consideration of a conditional use permit for a quasi institutional use by Sitka Counseling and Prevention Services Inc. The conditional use permit would allow for the expansion of services by turning the 1st floor from office space to residential space and increase the maximum number of residents from eight to sixteen at 701 Indian River Road. The location area is Lot 8 Sheldon Jackson Subdivision and a Portion of Lot 2 U.S.S 3695. The owner is Baranof Island Housing Authority and City and Borough of Sitka.
- IV. PLANNING DIRECTOR'S REPORT – July 2nd Planning Commission meeting cancelled.
- V. PUBLIC BUSINESS FROM THE FLOOR
- VI. ADJOURNMENT

NOTE: Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to maegan@cityofsitka.com, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish: June 10, June 12

Providing for today ... preparing for tomorrow

2nd Mailing - June 7, 2013

TIMOTHY/TERRY PIKE
PIKE, TIMOTHY/TERRY
706 BIORKA ST
SITKA AK 99835

JAMES/LESA WAY
WAY, JAMES, B./LESA, M.
712 BIORKA ST.
SITKA AK 99835

VALERIE NELSON
NELSON, VALERIE
714 BIORKA ST.
SITKA AK 99835

SCOTT/NIECHOLE ROBINSON
ATTN: JENNY
ROBINSON, SCOTT/NIECHOLE
315 SEWARD ST, STE B
SITKA AK 99835

STEVEN/SHIRLEY DALQUIST
DALQUIST, STEVEN, J./SHIRLEY, M.
P.O. BOX 45
SITKA AK 99835

JOHN/KAREN THIELKE
THIELKE, JOHN, F./KAREN, G.
19518 14TH AVE NW
SHORELINE WA 98177

MADELON MOTTET
MOTTET, MADELON
P.O. BOX 77
PORT EDWARD BC V0V1G0

ETHEL MAKINEN
MAKINEN, ETHEL, E.
717 BIORKA ST
SITKA AK 99835

DAVID PATT
PATT, DAVID, A.
715 BIORKA ST
SITKA AK 99835

MICHAEL/JACQUEL LA GUIRE
LA GUIRE, MICHAEL/JACQUELINE
P.O. BOX 6369
SITKA AK 99835

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LA GUIRE, MICHAEL/JACQUELINE
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SCOTT/CLEO BRYLINSKY
BRYLINSKY, SCOTT, D./CLEO, K.
709 BIORKA ST
SITKA AK 99835

MARTIN/ANNETTE BECKER
BECKER, MARTIN/ANNETTE
705 BIORKA ST.
SITKA AK 99835

PETER/ERIKA & K WEILAND/KNOX
WEILAND, PETER/KNOX, ERIKA/KARA
625 DEGROFF ST
SITKA AK 99835

FRANCES KNIGHT LIVING TRUST
KNIGHT LIVING TRUST, FRANCES I.
1870 W. DOVE WAY
AMADO AZ 85645

CHRISTINA WUERKER
WUERKER, CHRISTINA, L.
709 SAWMILL CREEK RD
SITKA AK 99835

DAVID/DYAN LOWRANCE/BESETTE
LOWRANCE, DAVID, M./BESETTE, DYAN
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DENTON/BRIAN PEARSON/HANSON
PEARSON, DENTON & HANSON, BRIAN
713-B SAWMILL CREEK RD
SITKA AK 99835

ANTHONY/CINDY GUEVIN/LITMAN
GUEVIN, ANTHONY/LITMAN, CINDY
715 SAWMILL CREEK RD
SITKA AK 99835

JOHN UPCRAFT
UPCRAFT, JOHN
216 SMITH ST, #B
SITKA AK 99835

BARBARA FRITZLER
FRITZLER, BARBARA
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BARANOF ISLAND HOUSING AUTHORITY
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SITKA AK 99835

STATE OF ALASKA
PUBLIC SAFETY ACADEMY
ALASKA, STATE OF
6860 GLACIER HIGHWAY
JUNEAU AK 99801

~~STATE OF ALASKA
PUBLIC SAFETY ACADEMY
ALASKA, STATE OF
6860 GLACIER HIGHWAY
JUNEAU AK 99801~~

SITKA ANB, INC.
SITKA ANB, INC.
P.O. BOX 72
SITKA AK 99835

RICHARD SCHEUMANN
SCHEUMANN, RICHARD
1290 NW ELFORD DR.
SEATTLE WA 98177

~~C/B OF SITKA
RECYCLING CENTER
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835~~

DEBORAH SONNENBURG
SONNENBURG, DEBORAH
103 KAASDA HEEN CIRCLE
SITKA AK 99835

WILLIAM/SHERYL LANTZ
LANTZ, WILLIAM, II/SHERYL, L.
105 KAASDA HEEN CIRCLE
SITKA AK 99835

MARGARET PARSONS
PARSONS, MARGARET, A.
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KEITH/MARGARET HARGER/AUSTIN
HARGER, KEITH/AUSTIN, MARGARET
104 KAASDA HEEN CIRCLE
SITKA AK 99835

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BAYNE, JARED/LAWRIE, ALLISON
100 KAASDA HEEN CIRCLE
SITKA AK 99835

MAUREEN O'HALLORAN
O'HALLORAN, MAUREEN
101 KAASDA HEEN CIRCLE
SITKA AK 99835

BILL EDWARDS
EDWARDS, BILL, A./BACKUS, STEPHANIE, L.
202 INDIAN RIVER RD.
SITKA AK 99835

ASBJORN/MARIT BO TRUST
BO, ASBJORN & MARIT
3291 FOSTER AVE
JUNEAU AK 99801

S.P.A.T.S.
S.P.A.T.S. LEASEHOLD
S.P.A.T.S.
701 INDIAN RIVER RD
SITKA AK 99835

JOHNNY SANI
SANI, JOHNNY, ARIMANI
101 RUDOLPH WALTON CIRCLE
SITKA AK 99835

ZACHARY FORST
FORST, ZACHARY
109 RUDOLPH WALTON CIRCLE
SITKA AK 99835

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WHITSON, WALLEEN
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MHARRIE ULEP
ULEP, MHARRIE
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SITKA AK 99835

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P.O. BOX 2465
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JOSEPH, FRANK & SHARON
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PADEN, RICARDO & KATHRYN
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PETERS, LESLEY, A.
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NEWBERG, EDWIN, C.
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MAHOSKEY, JEROME
P.O. BOX 573
SITKA AK 99835

BRENT/KARIN CUNNINGHAM
CUNNINGHAM, BRENT & KARIN
337 ELIASON LOOP
SITKA AK 99835

DANIEL LANDRY
LANDRY, DANIEL
BOX 875
SITKA AK 99835

PATRICK CLIFTON
CLIFTON, PATRICK
P.O. BOX 225
SITKA AK 99835

~~C/B OF SITKA
C/B OF SITKA
100 LINCOLN STREET
SITKA AK 99835~~

IAN/SKYE WORKMAN
WORKMAN, IAN & SKYE
716 INDIAN RIVER RD
SITKA AK 99835

TIMOTHY BERNARD
BERNARD, TIMOTHY
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SITKA AK 99835

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SWANSON, LLOYD
P.O. BOX 485
ASHLAND WI 54891

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GOLDSBERRY, LIEUEL/CARMILL
P.O. BOX 1462
SITKA AK 99835

RICHELLE WHITSON
WHITSON, RICHELLE
694 INDIAN RIVER RD
SITKA AK 99835

THE ALASKA RAPTOR REHAB. CENTER
ALASKA RAPTOR REHAB CENTER
1000 RAPTOR WAY
SITKA AK 99835

~~C/B OF SITKA
4A-2 PAR 18&2/TRACT 4B/LOT
C/B SITKA
100 LINCOLN ST
SITKA AK 99835~~

BIHA

Conditional Use Permit

Portion of Lot 5C Dept of Public Safety Subdivision

**P&Z Mailing
June 7, 2013**



City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

Coast Guard City, USA

Sitka Planning Commission Agenda

Tuesday, June 4, 2013

Held in Harrigan Centennial Hall

330 Harbor Drive, Sitka, Alaska

7:00pm

- I. CALL TO ORDER AND ROLL CALL
- II. CONSIDERATION OF THE MINUTES FROM May 21, 2013
- III. THE EVENING BUSINESS
 - A. Public hearing and consideration of a final plat for a land acquisition of Oja Steet right of way. The property is located at the corner of Oja Street and Baranof Street. The request is filed by City and Borough of Sitka. The property is also known as Lot 1, Block 15 Sitka Townsite.
 - B. Public hearing and consideration of a final plat for a land acquisition of Etolin Street right of way. The property is located at the corner of Etolin Street and Baranof Street. The request is filed by City and Borough of Sitka. The property is also known as Lot 1 Gregory Subdivision.
 - C. Public hearing and consideration of a variance request filed by A.Joel and Ellen Lueders at 2406 Halibut Point Road. This is for a reduction in the front setback from 10 feet to 2 feet and a reduction in the rear setback from 10 feet to 2 feet for an addition to the existing structure. The property is also known as Lot C-7 Kuhnle Subdivision. Owner of record is Odis and Sandra Hurst.
 - D. Public hearing and consideration of a proposed zoning map amendment to rezone Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district. This request is filed by Baranof Island Housing Authority. The property is located at the end of Yaw Drive.
 - E. Public hearing and consideration of a conditional use permit request for natural resource extraction (rock quarry) & mining support facilities. The conditional use permit would allow for the expansion of the existing quarry at the end of Yaw Drive. The location area is 36 acres of land also known as Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B. The request is filed by Baranof Island Housing Authority.
- IV. PLANNING DIRECTOR'S REPORT
- V. PUBLIC BUSINESS FROM THE FLOOR
- VI. ADJOURNMENT

NOTE: Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall, emailed to maegan@cityofsitka.com, or faxed to (907) 747-6138. Those with questions may call (907) 747-1814.

Publish: May 27, May 29

Providing for today ... preparing for tomorrow

1st mailing: Sent 5/24/13.

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SCHEUMANN, RICHARD
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SEATTLE WA 98177

C/B OF SITKA
RECYCLING CENTER
C/B OF SITKA
100 LINCOLN ST
SITKA AK 99835

DEBORAH SONNENBURG
SONNENBURG, DEBORAH
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LANTZ, WILLIAM, II/SHERYL, L.
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SITKA AK 99835

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PARSONS, MARGARET, A.
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KEITH/MARGARET HARGER/AUSTIN
HARGER, KEITH/AUSTIN, MARGARET
104 KAASDA HEEN CIRCLE
SITKA AK 99835

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PARSONS, MARGARET, A.
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BAYNE, JARED/LAWRIE, ALLISON
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SITKA AK 99835

MAUREEN O'HALLORAN
O'HALLORAN, MAUREEN
101 KAASDA HEEN CIRCLE
SITKA AK 99835

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EDWARDS, BILL, A./BACKUS, STEPHANIE, L.
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SITKA AK 99835

ASBJORN/MARIT BO TRUST
BO, ASBJORN & MARIT
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SANI, JOHNNY, ARIMANI
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SITKA AK 99835

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FORST, ZACHARY
109 RUDOLPH WALTON CIRCLE
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P.O. BOX 2465
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JOSEPH, FRANK & SHARON
108 CHARLIE JOSEPH ST.
SITKA AK 99835

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PADEN, RICARDO & KATHRYN
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MAKINEN, ETHEL, E.
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BRYLINSKY, SCOTT, D./CLEO, K.
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BECKER, MARTIN/ANNETTE
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WEILAND, PETER/KNOX, ERIKA/KARA
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KNIGHT LIVING TRUST, FRANCES I.
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AMADO AZ 85645

CHRISTINA WUERKER
WUERKER, CHRISTINA, L.
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DAVID/DYAN LOWRANCE/BESETTE
LOWRANCE, DAVID, M./BESETTE, DYAN
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GUEVIN, ANTHONY/LITMAN, CINDY
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JOHN UPCRAFT
UPCRAFT, JOHN
216 SMITH ST, #B
SITKA AK 99835

BARBARA FRITZLER
FRITZLER, BARBARA
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~~STATE OF ALASKA
PUBLIC SAFETY ACADEMY
ALASKA, STATE OF
6860 GLACIER HIGHWAY
JUNEAU AK 99801~~

SITKA ANB, INC.
SITKA ANB, INC.
P.O. BOX 72
SITKA AK 99835

EDWIN NEWBERG
NEWBERG, EDWIN, C.
P.O. BOX 3046
SITKA AK 99835

TAD/JILL KISAKA
TAD & JILL KISAKA
P.O. BOX 6398
SITKA AK 99835

JEROME MAHOSKEY
MAHOSKEY, JEROME
P.O. BOX 573
SITKA AK 99835

BRENT/KARIN CUNNINGHAM
CUNNINGHAM, BRENT & KARIN
337 ELIASON LOOP
SITKA AK 99835

DANIEL LANDRY
LANDRY, DANIEL
BOX 875
SITKA AK 99835

PATRICK CLIFTON
CLIFTON, PATRICK
P.O. BOX 225
SITKA AK 99835

~~C/B OF SITKA
C/B OF SITKA
100 LINCOLN STREET
SITKA AK 99835~~

IAN/SKYE WORKMAN
WORKMAN, IAN & SKYE
716 INDIAN RIVER RD
SITKA AK 99835

TIMOTHY BERNARD
BERNARD, TIMOTHY
P.O. BOX 711
SITKA AK 99835

LLOYD SWANSON
SWANSON, LLOYD
P.O. BOX 485
ASHLAND WI 54891

GERALD/MARY HELEM REVOCABLE TRUST
HELEM REV. TRUST, GERALD/MARY
P.O. BOX 1811
SITKA AK 99835

LIEUELL/CARMIL GOLDSBERRY
GOLDSBERRY, LIEUELL/CARMILL
P.O. BOX 1462
SITKA AK 99835

RICHELLE WHITSON
WHITSON, RICHELLE
694 INDIAN RIVER RD
SITKA AK 99835

THE ALASKA RAPTOR REHAB. CENTER
ALASKA RAPTOR REHAB CENTER
1000 RAPTOR WAY
SITKA AK 99835

~~C/B OF SITKA
4A-2 PAR 182/TRACT 4B/LOT
C/B SITKA
100 LINCOLN ST
SITKA AK 99835~~

P&Z Mailing
May 24, 2013

BIHA

Conditional Use Permit

Portion of Lot 5C Dept of Public Safety Subdivision

CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
CONDITIONAL USE PERMIT APPLICATION

Conditional Use Permit FEE \$100.00
plus current city sales tax

APPLICANT'S NAME: BARANOF ISLAND HOUSING AUTHORITY
PHONE NUMBER: 747-5088
MAILING ADDRESS: 245 KATLIAN STREET

OWNER'S NAME: <SAME>
(If different from applicant)
PHONE NUMBER: _____
MAILING ADDRESS: _____

PROJECT ADDRESS: Rock Quarry ~ Accessed from YAW DRIVE
LEGAL DESCRIPTION Lot: 5C Block: _____
Subdivision: DEPT. PUBLIC SAFETY SUBDIVISION
U.S. Survey: U.S.S. 407 Zoning Classification: I

List specific request: SEE FOLLOWING SUPPORT DOCUMENTATION.

State all reasons for justifying request: SEE FOLLOWING SUPPORT DOCUMENTATION, INCLUDING WRITTEN NARRATIVE.

List all features and details of request: SEE FOLLOWING SUPPORT DOCUMENTATION, INCLUDING WRITTEN NARRATIVE.

State the schedule and timing of request: SEE FOLLOWING SUPPORT DOCUMENTATION, INCLUDING WRITTEN NARRATIVE.

Please attach drawings, maps, and additional narrative as appropriate.

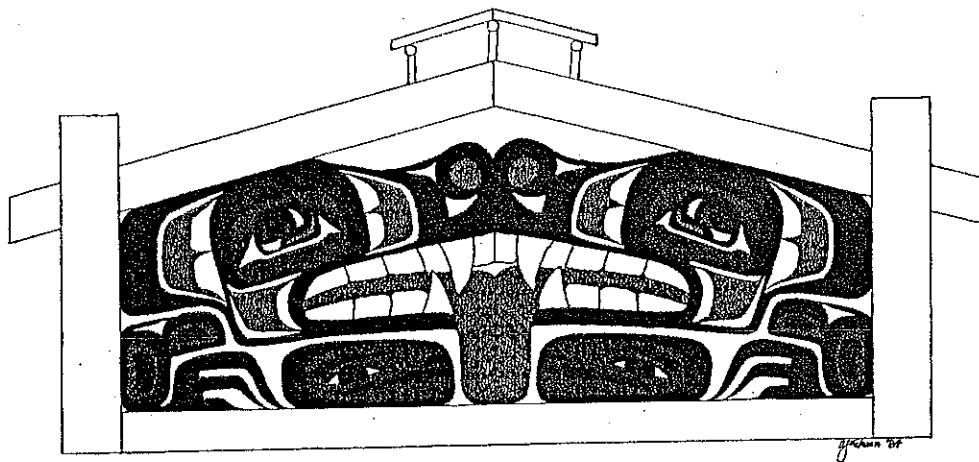
The applicant must verify, to the satisfaction of the Public Works Department, that utility lines and services are not under proposed structures.

In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.

SIGNATURE OF APPLICANT: [Signature] Date: 5/17/2013
SIGNATURE OF OWNER: [Signature] - BISHA Date: 5/17/2013
(If different from the applicant)

Approval will be based on plans submitted
or approved by the Planning Commission or Assembly

BIHA Indian River Uplands Quarry Conditional Use Permit Application



Baranof Island Housing Authority
May 2013

BIHA Indian River Uplands Quarry Conditional Use Permit Application

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CITY AND BOROUGH OF SITKA
PLANNING DEPARTMENT
CONDITIONAL USE PERMIT APPLICATION

Conditional Use Permit FEE	\$100.00
plus current city sales tax	

APPLICANT'S NAME: BARANOF ISLAND HOUSING AUTHORITY
PHONE NUMBER: 747-5088
MAILING ADDRESS: 245 KATLIAN STREET

OWNER'S NAME: (SAME)
(If different from applicant)
PHONE NUMBER: _____
MAILING ADDRESS: _____

PROJECT ADDRESS: Rock Quarry ~ Accessed from Yaw Drive
LEGAL DESCRIPTION Lot: 50 Block: _____
Subdivision: DEPT. PUBLIC SAFETY SUBDIVISION
U.S. Survey: U.S.S. 407 Zoning Classification: I
TRACT B

List specific request: SEE FOLLOWING SUPPORT DOCUMENTATION.

State all reasons for justifying request: SEE FOLLOWING SUPPORT DOCUMENTATION, INCLUDING WRITTEN NARRATIVE.

List all features and details of request: SEE FOLLOWING SUPPORT DOCUMENTATION, INCLUDING WRITTEN NARRATIVE.

State the schedule and timing of request: SEE FOLLOWING SUPPORT DOCUMENTATION, INCLUDING WRITTEN NARRATIVE.

Please attach drawings, maps, and additional narrative as appropriate.
The applicant must verify, to the satisfaction of the Public Works Department, that utility lines and services are not under proposed structures.

In applying for and signing this application, the property owner hereby grants permission to Municipal staff to access the property before and after Planning Commission's review for the purposes of inspecting the proposed and/or approved structures.

SIGNATURE OF APPLICANT: [Signature] Date: 5/17/2013
SIGNATURE OF OWNER: [Signature] - ISHA Date: 5/17/2013
(If different from the applicant)

Approval will be based on plans submitted or approved by the Planning Commission or Assembly

**Baranof Island Housing Authority
Rock Quarry Conditional Use Permit Application**

Written Narrative

List specific request:

Baranof Island Housing Authority (BIHA) is requesting approval to expand its 18.8-acre rock quarry located at the end of Yaw Drive. The new quarry shall consist of 25 acres of rock quarry and an additional 11-acre buffer zone. The total area of the quarry limits shall increase by 17.2 acres to a total of 36 acres.

The request is accompanied with a concurrent request to rezone the increased acreage from "R-2 MHP Zone" to "Industrial Zone".

BIHA received a Conditional Use Permit on August 30, 2010 for the existing 18.8-acre quarry, known as the Indian River Uplands Rock Quarry.

The 18.8-acre site was originally approved as a quarry to Sheldon Jackson College on November 17, 1995. The request is essentially an expansion of the existing rock quarry and designation of a new overburden site.

The proposal includes a 100' to 150' wide buffer zone around the perimeter of the quarry. The quarry plan includes a new overburden site on the west side of the parcel. The existing overburden site on the east side of the parcel shall remain in place.

Approval is requested for a period of ten years, with the opportunity for multi-year extensions.

State all reasons for justifying request:

The primary purpose of the request addresses long-term reclamation and conversion of the existing quarry site for future development. BIHA has determined that the existing quarry reclamation and benching plan is not achievable, nor does it result in a final reclaimed site that is safe and adequately reclaims the quarry walls by adequately screening from the mining activity.

The wall benches in the current plan are too narrow and the overall slope of the quarry walls is too steep. If the existing quarry was constructed as proposed it poses a danger to hikers and children playing in the area. Additionally, in terms of constructability, the benches are too narrow to be built properly. It would be extremely difficult to successfully

revegetate and, as such, beautify the fully excavated and benched quarry in accordance with previously approved plans.

BIHA desires to perform additional rock extraction to eliminate the steep rock walls surrounding the quarry floor and construct wider benches resulting in an overall flatter slope that would provide multiple benefits: a safer finished product, a more attractive property opening up more options for future redevelopment of the site, while, in the process, creating a rock source to help meet BIHA and the community's future project need.

BIHA has need for rock for use in future development activities planned for the adjacent Indian River Uplands area on approximately 160 acres of land owned by BIHA. Additionally, BIHA recognizes the need for rock for other community development activities and desires the opportunity to provide rock to meet existing and future needs.

The rock quarry and overburden site operation will be a continuation and expansion of a previous permitted quarry operation. The previous operation resulted in clearing of the quarry site, construction of the storm water runoff containment system, development of the access road and extraction of approximately 205,000 cubic yards of rock.

An estimated 95,000 cubic yards of rock (as of May 1, 2013) remains available for extraction in the existing quarry. Approval of this request would make available an estimated 300,000 cubic yards of additional rock for use on BIHA's affordable housing projects and other community construction projects.

List all features and details of the request:

1. The existing 18.8 acre quarry is zoned Industrial. A proposed 17.2 acres zoned as R-2 MHP would be added to the quarry limits and re-zoned Industrial.

See attached:

- Exhibit 1: Existing Quarry Limits;
- Exhibit 2: Overhead photo of current development (2010 aerial photography - from CBS GIS site);
- Exhibit 3: Existing Quarry overlaid with Nov. 2010 topographic survey.

2. The new quarry limits and overburden site will consist of 25 acres with an additional 11 acres of buffer zones. See attached:

- Exhibit 4: Proposed Quarry Limits;

3. The proposed buffer zones are 100 feet wide on all sides except for the east side, which shall remain at 150 feet in width.
4. The proposed quarry development plans are detailed on the attached drawings:
 - Exhibit 5: Proposed Quarry Overburden Site Map and designated parking areas.
 - Exhibit 6: Proposed Quarry Limits w/ existing topo
 - Exhibits 7-9: Proposed Quarry Cross-Sections

The quarry shall be operated in conformance with Department of Environmental Conservation and other agencies with jurisdiction. Water runoff will be controlled as outlined pursuant to a Storm Water Pollution Prevention Plan. Other required permits and approvals (i.e. Corps of Engineers, etc.) shall be obtained upon approval of the Conditional Use Permit. See attached:

- Exhibit 10: Letter of approval from Alaska Dept. of Environmental Conservation, Permit #AKR05DC63, dated 05/13/13.
5. Hours of operation will be 7:00am to 7:00pm Monday through Saturday with truck traffic on Indian River Road limited to 7:00am to 6:00pm.

State the schedule and timing of the request:

As stated previously, BIHA requests a conditional use permit for ten years, with the opportunity for multi-year extensions. BIHA intends to operate the quarry using force account employees and/or contract to have materials produced for its development needs.

BIHA anticipates using rock from the quarry as it develops subdivisions and related infrastructure, periodically on approximately three to five year cycles. Significant permitting requirements for each development must be completed before the initial construction can occur, thus it is difficult to project a schedule for quarry rock production.

Additionally, contractors bidding or contracting on community projects may occasionally have a desire to acquire rock from BIHA's quarry. Rock sales will be considered on a project-by-project basis by an agreement to purchase materials.

Long term, BIHA intends to convert the quarry parcel into a development project that is more compatible with the neighboring residential subdivisions within the Indian River valley. This development project would take place after all rock extraction and reclamation of the quarry benching has been completed.

LOT 1A, MT. VERSTOVIA-GAVAN HILL SUBDIVISION

(N67°42'55"W 3284.03' SHELDON JACKSON COLLEGE SUB.)
(N67°33'W 3283.7' MT. VERSTOVIA-GAVAN HILL SUB.)
(N68°09'W 3366.00' USS 407-B)

150' BUFFER

SHELDON JACKSON QUARRY SITE LEASE TRACT (area included with that of Lot 5C)

100' BUFFER

150' BUFFER

100' BUFFER

N67°37'36"W 2262.46'

S22°22'24"W 700.00'

N67°37'36"W

N67°37'36"W 435.19'

LOT 5C
6,994,015 sq. ft.
160.560 acres

C9 L8 C8
L8 L7 C7
C10 L6 C6
L9 L5 C5
C11 L4 C4
L10 L3 C3
C12 L2 C2
L11 L1 C1

YAW DRIVE

LOT 5A
1,756,927 sq. ft.
40.333 acres

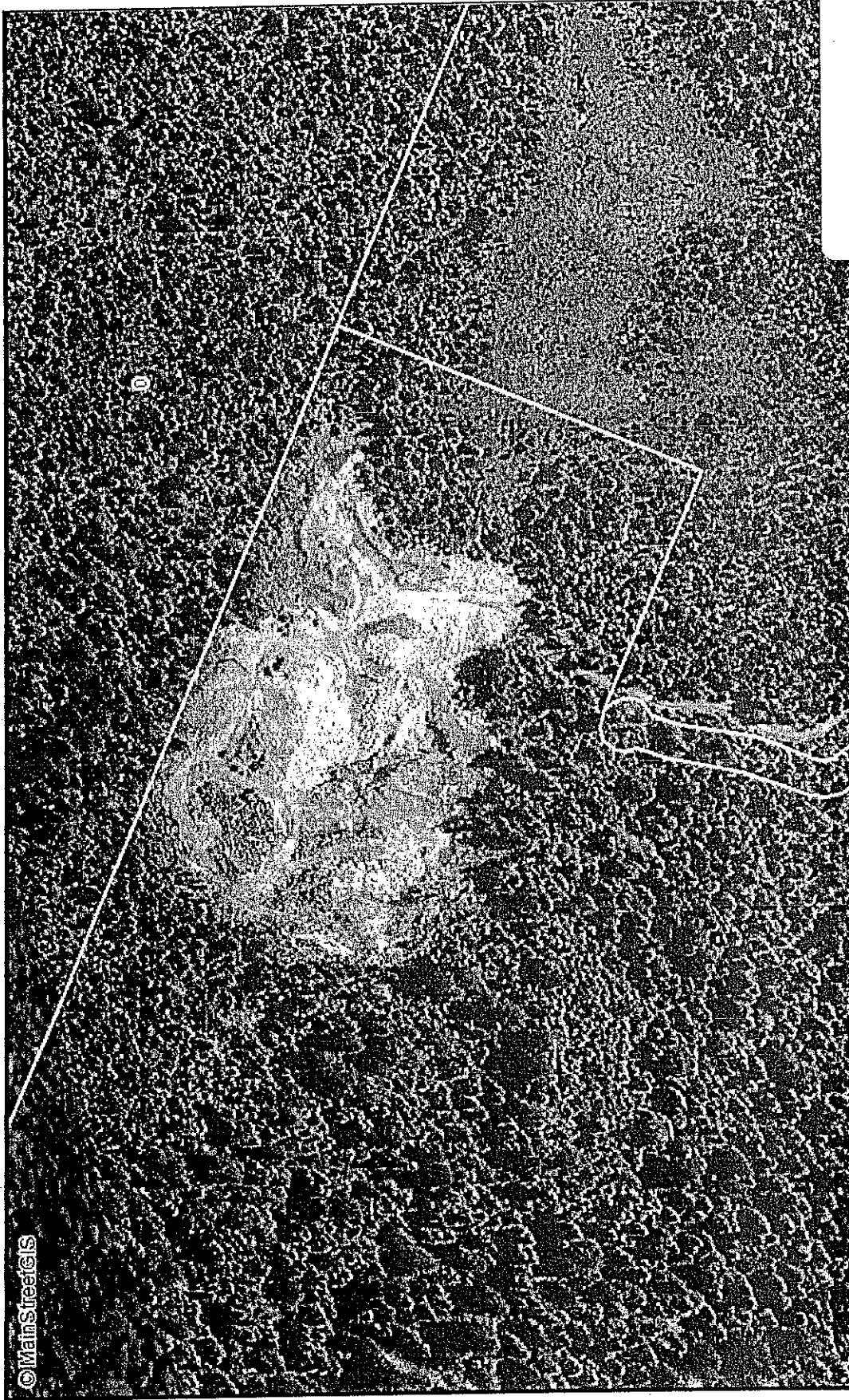
EXHIBIT 1
Existing Quarry

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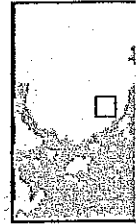
BIHA Indian River Quarry
Conditional Use Permit

20' WIL EASEME





©MainStreetGIS



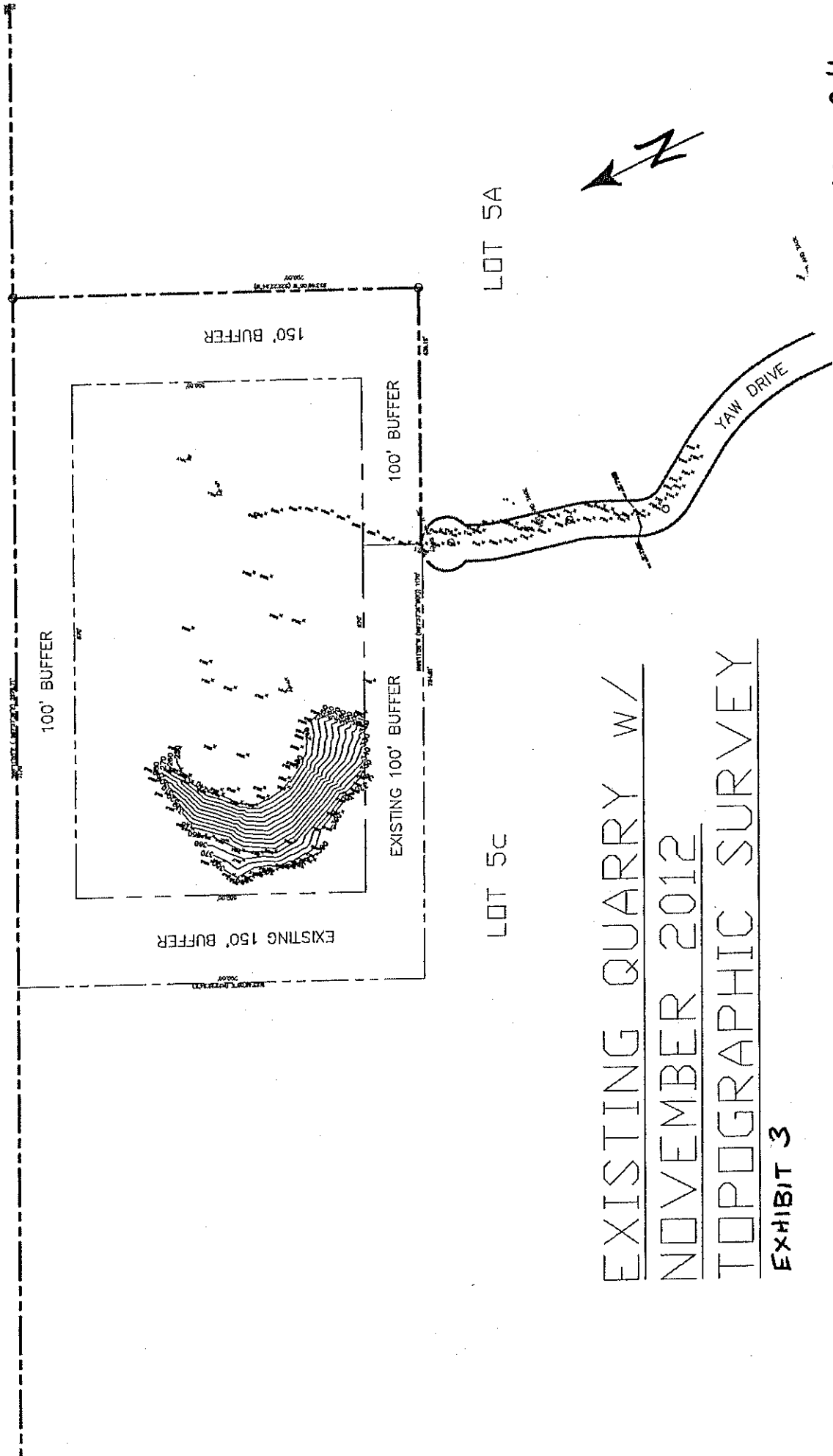
Printed on 1/30/2013

Last update: Property information 9/1/2012, GIS parcel lines 8/1/2012

This map is for informational purposes only. It is not for appraisal of, description

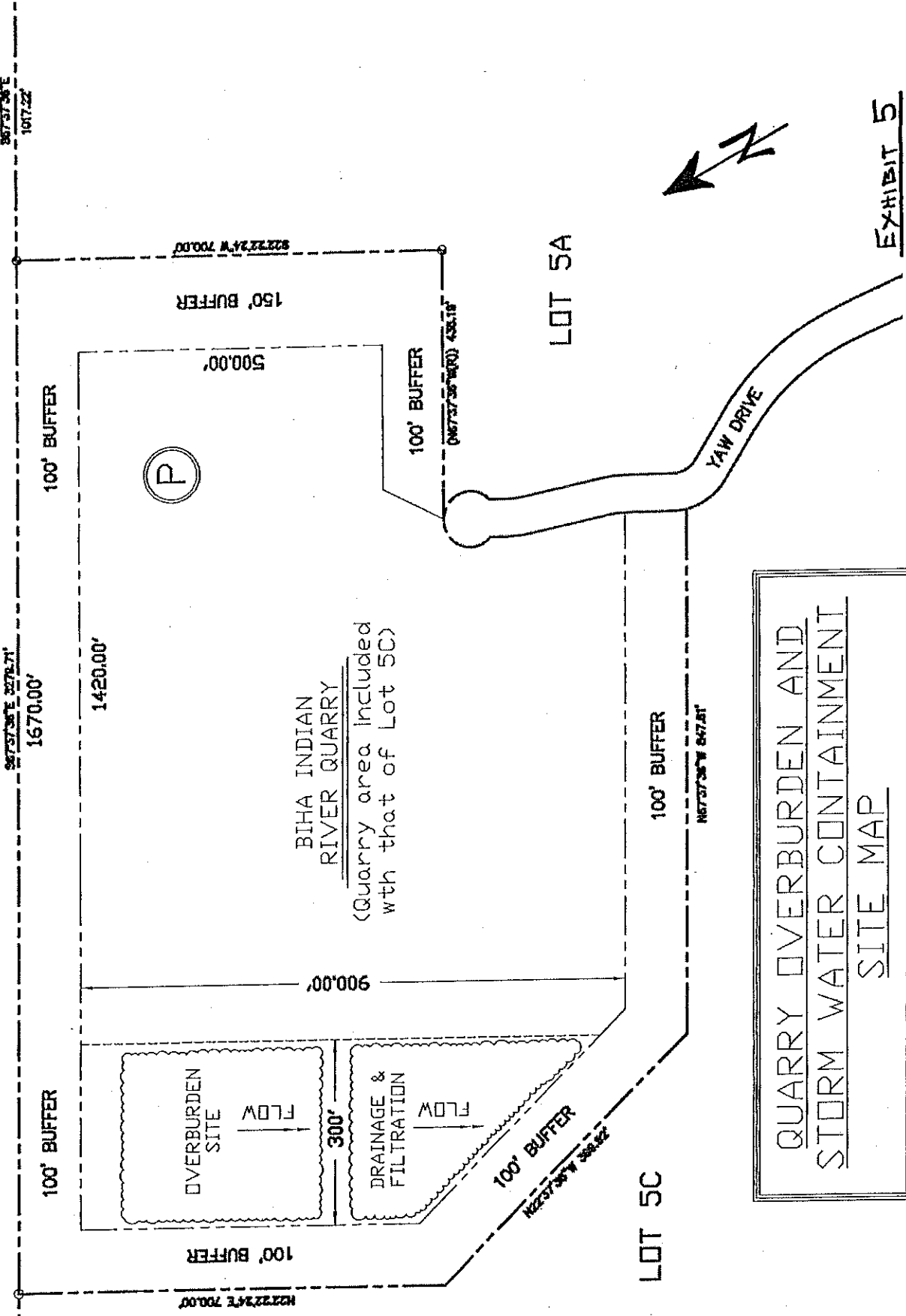
EXHIBIT 2

2010 Aerial Photo



EXISTING QUARRY W/
 NOVEMBER 2012
 TOPOGRAPHIC SURVEY

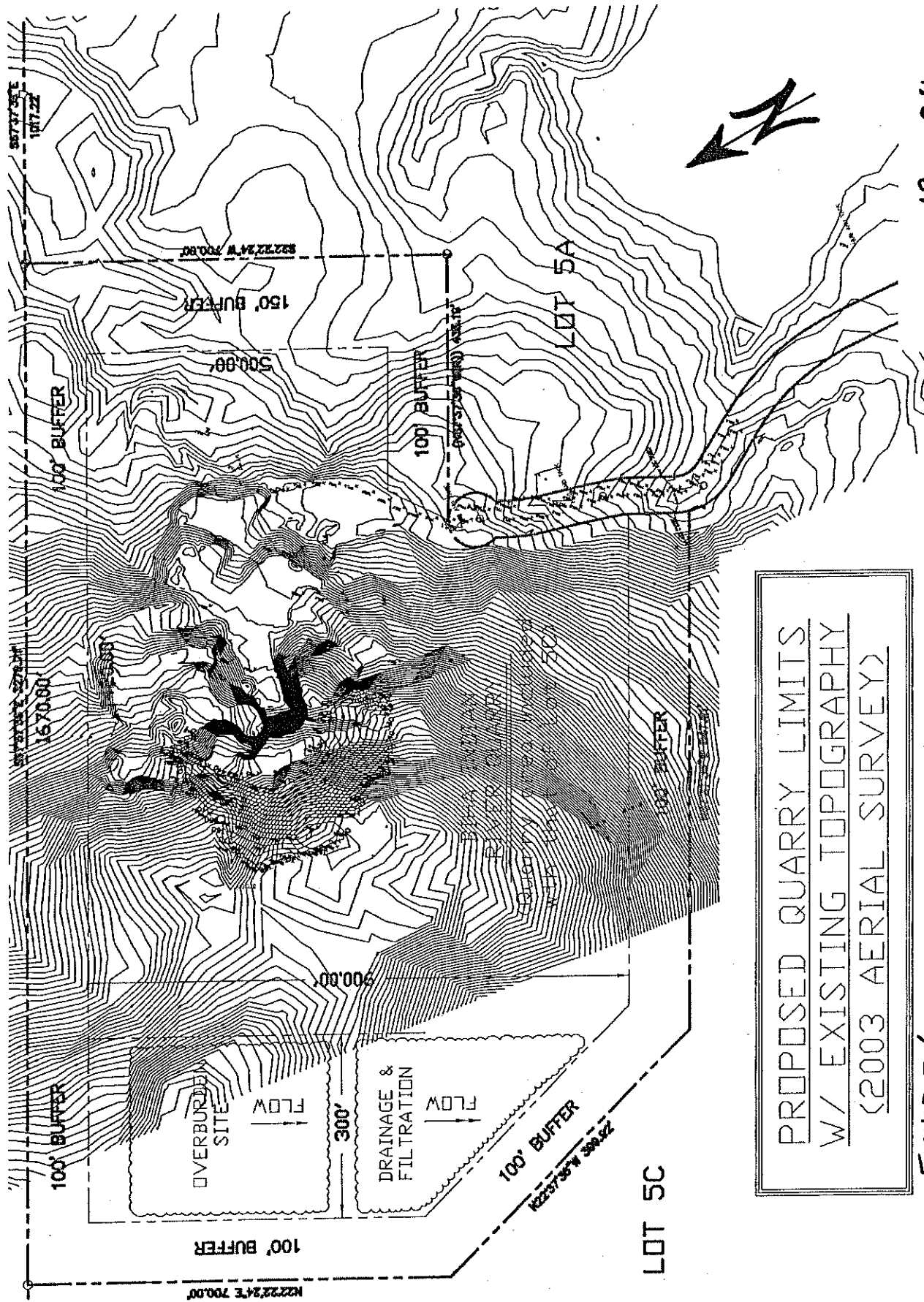
EXHIBIT 3



QUARRY OVERBURDEN AND
STORM WATER CONTAINMENT
SITE MAP

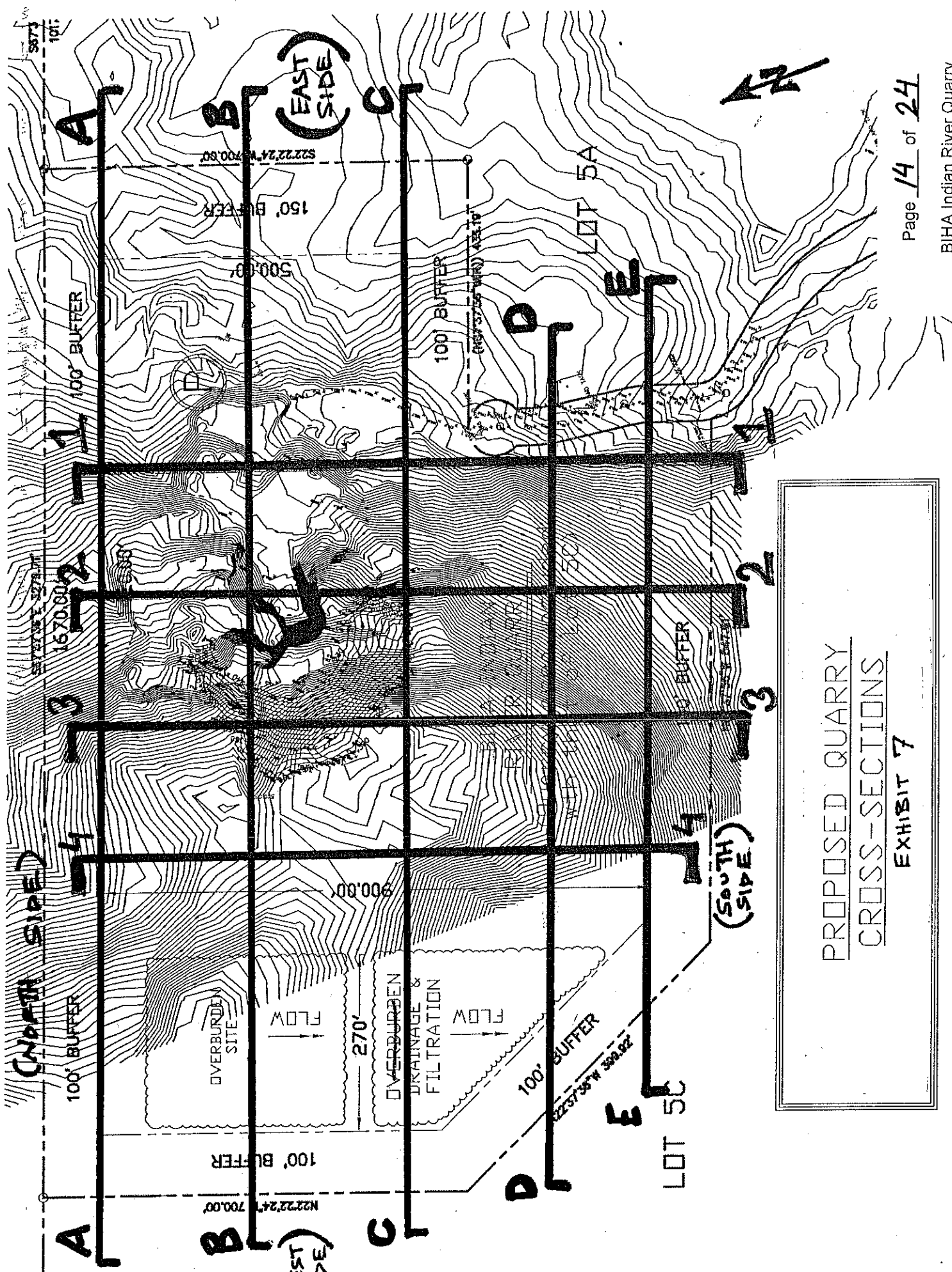
EXHIBIT 5

NOTE: PARKING AREA DESIGNATED BY SYMBOL (P)

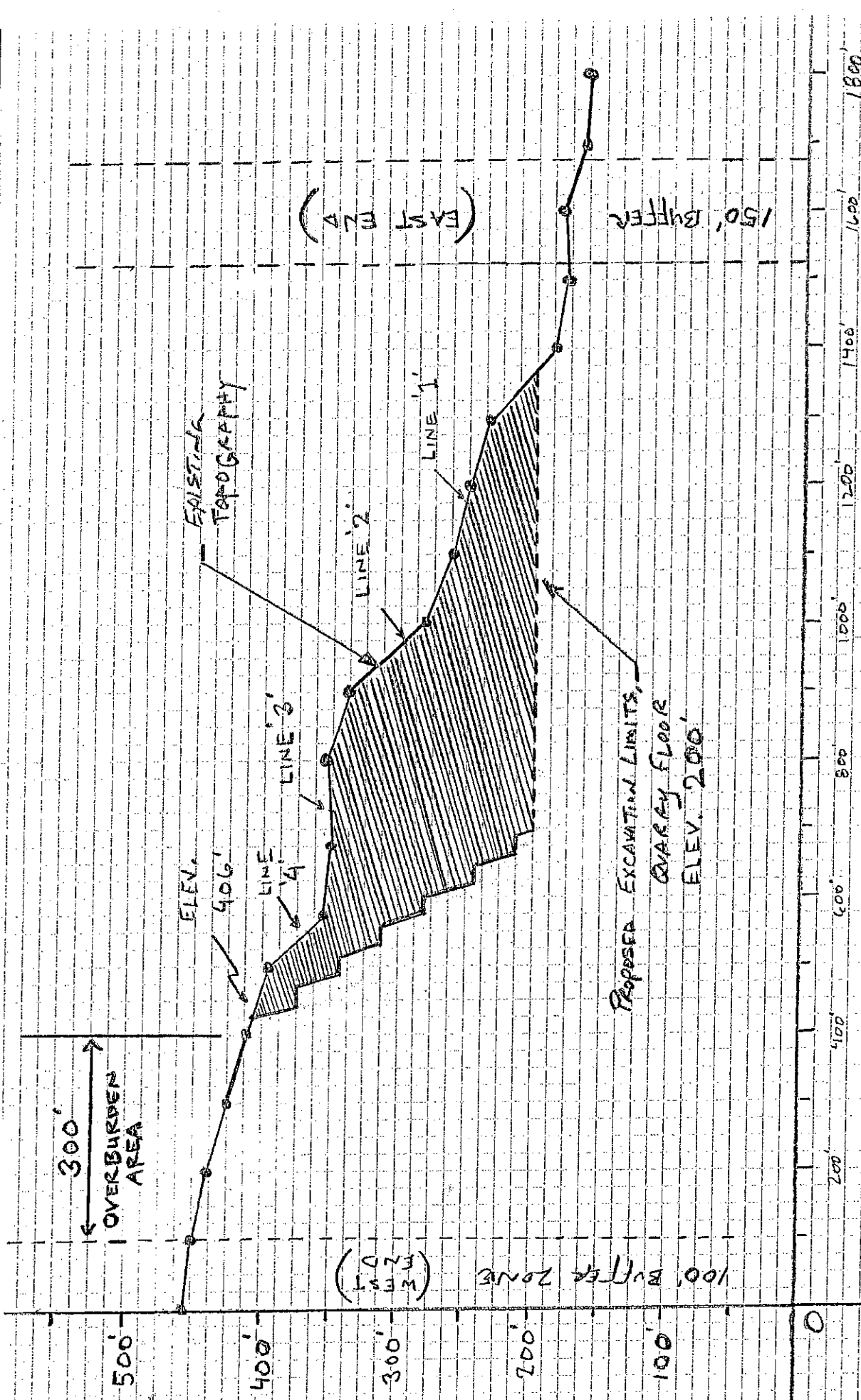


PROPOSED QUARRY LIMITS
 W/ EXISTING TOPOGRAPHY
 (2003 AERIAL SURVEY)

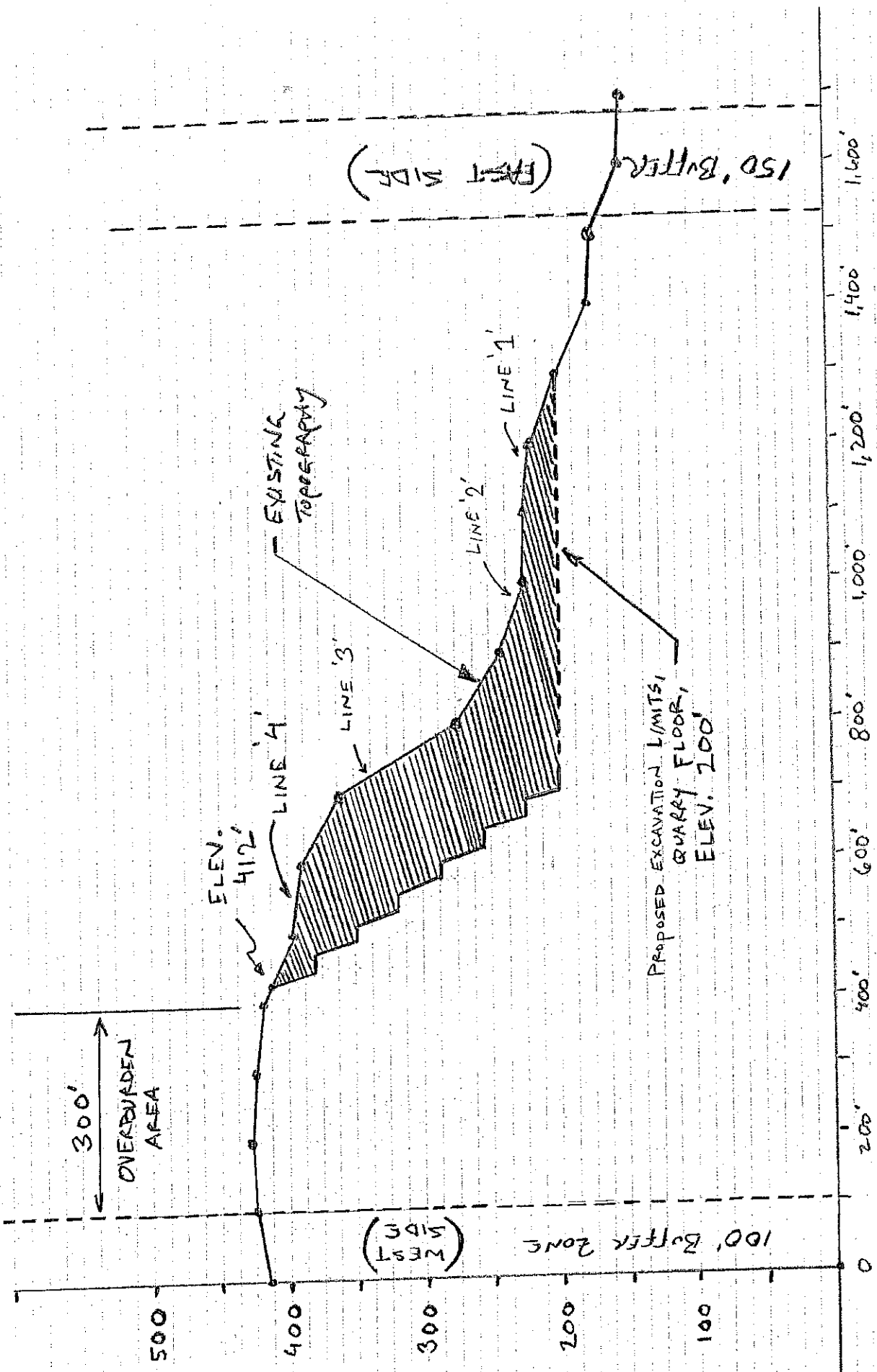
EXHIBIT 6



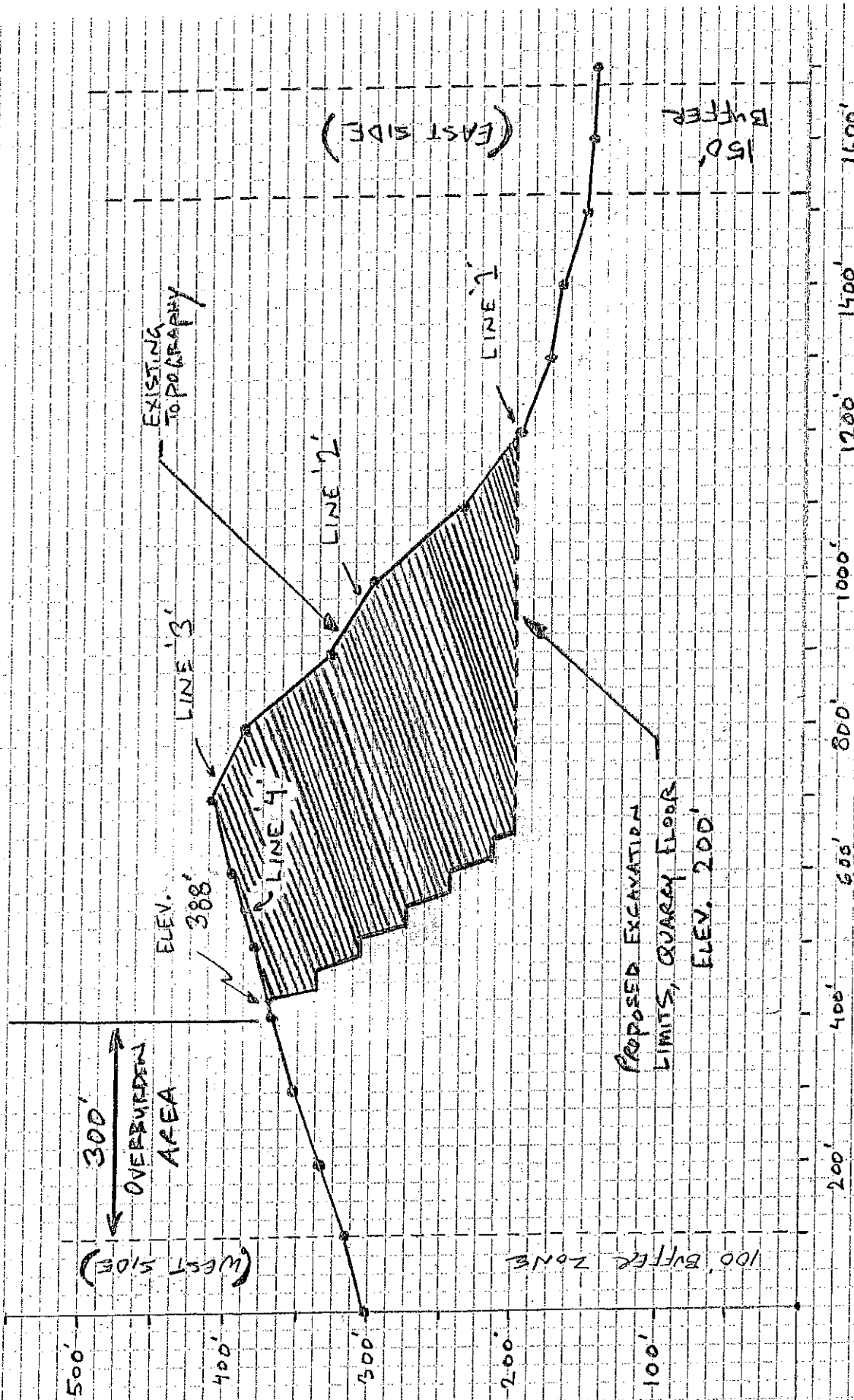
PROPOSED QUARRY
CROSS-SECTIONS
EXHIBIT 7



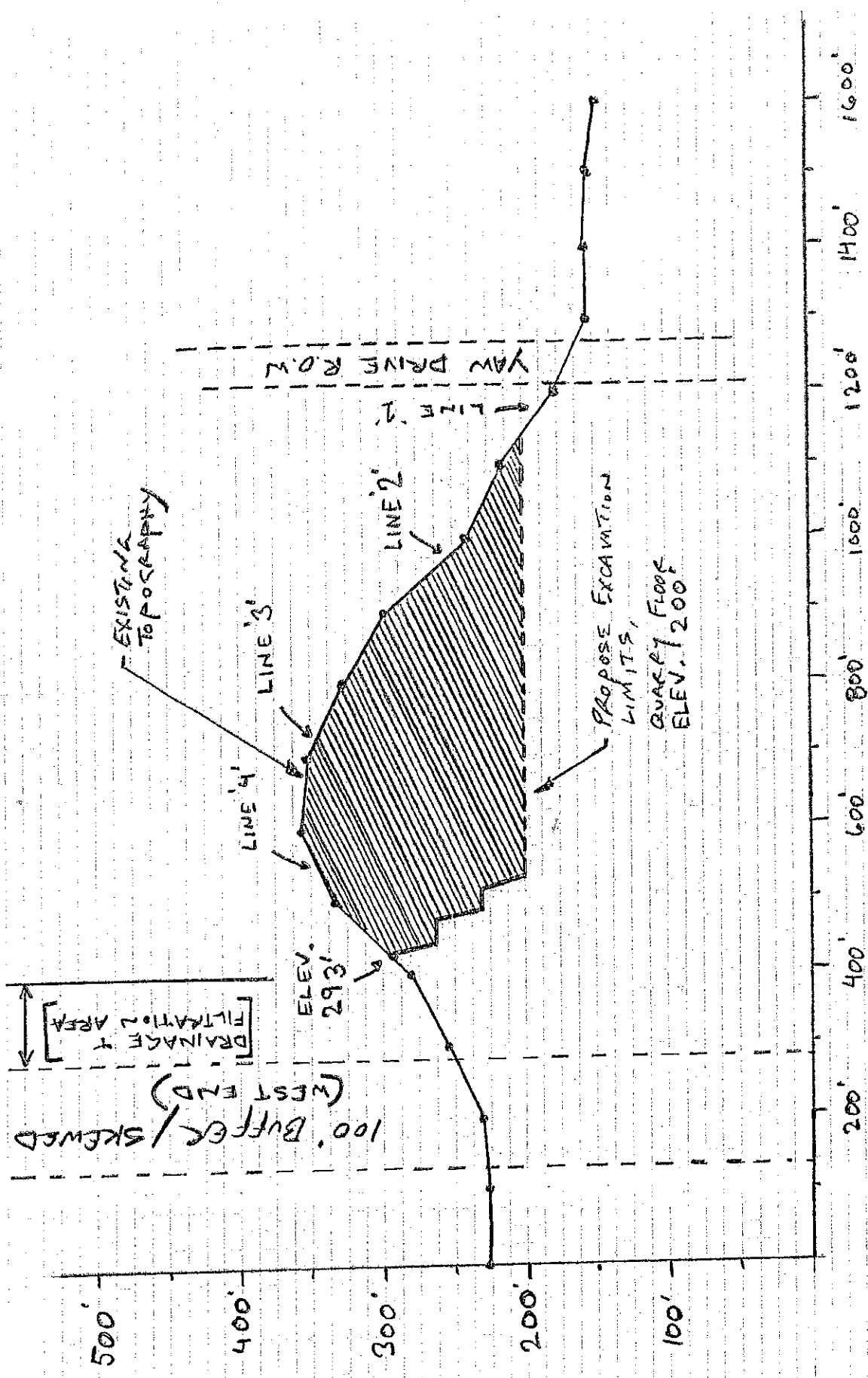
SECTION A-A



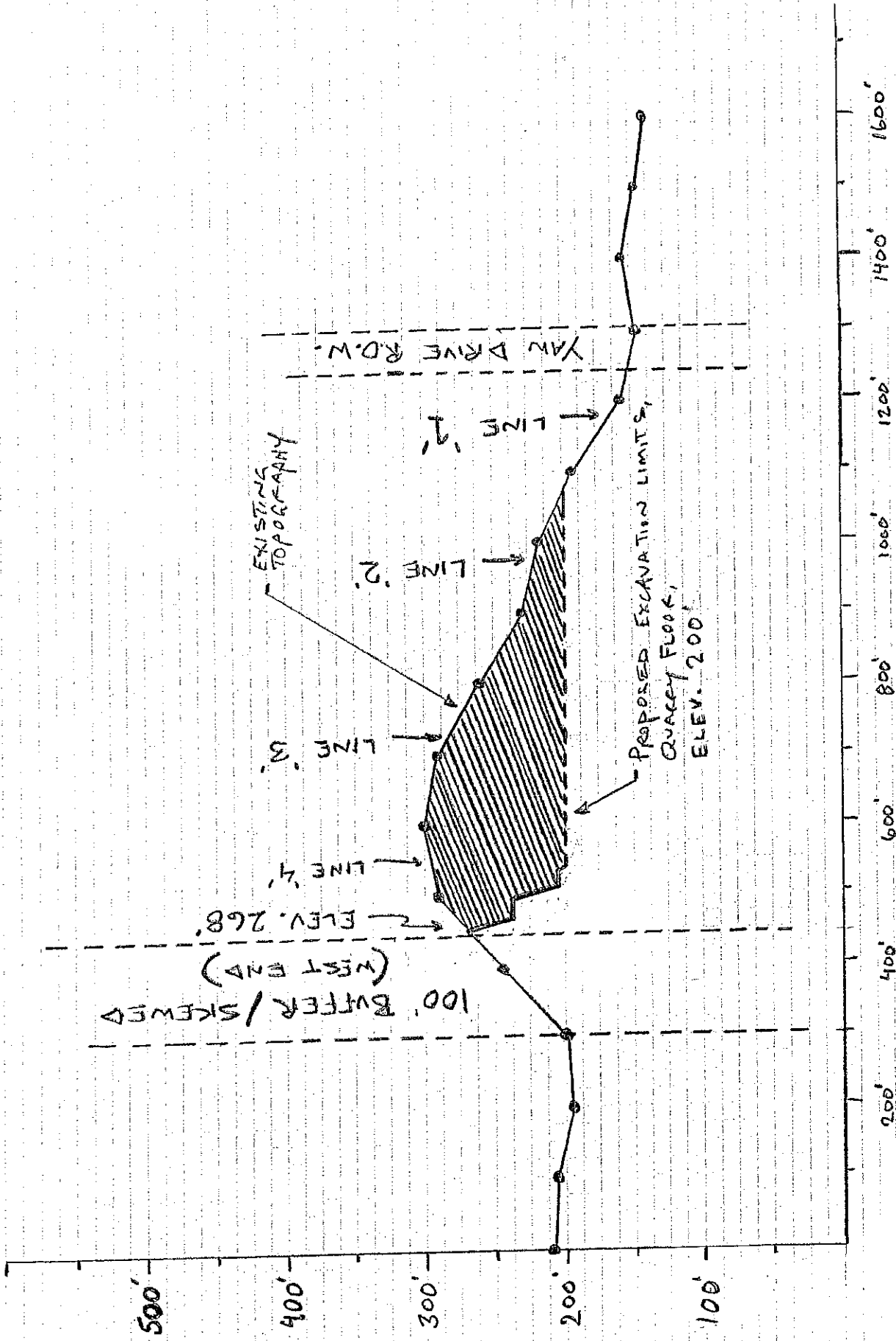
SECTION B-B



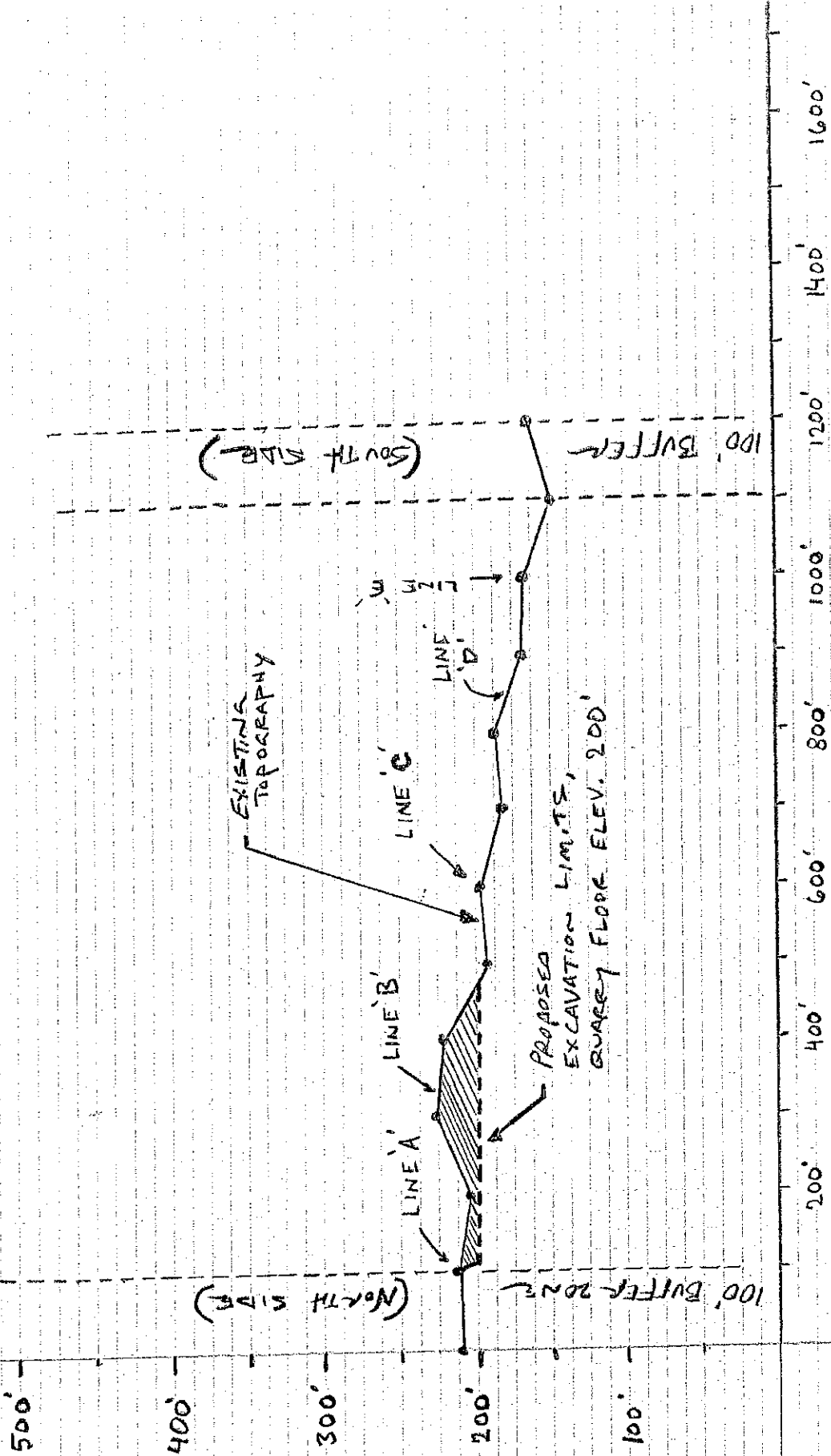
SECTION 'C-C'



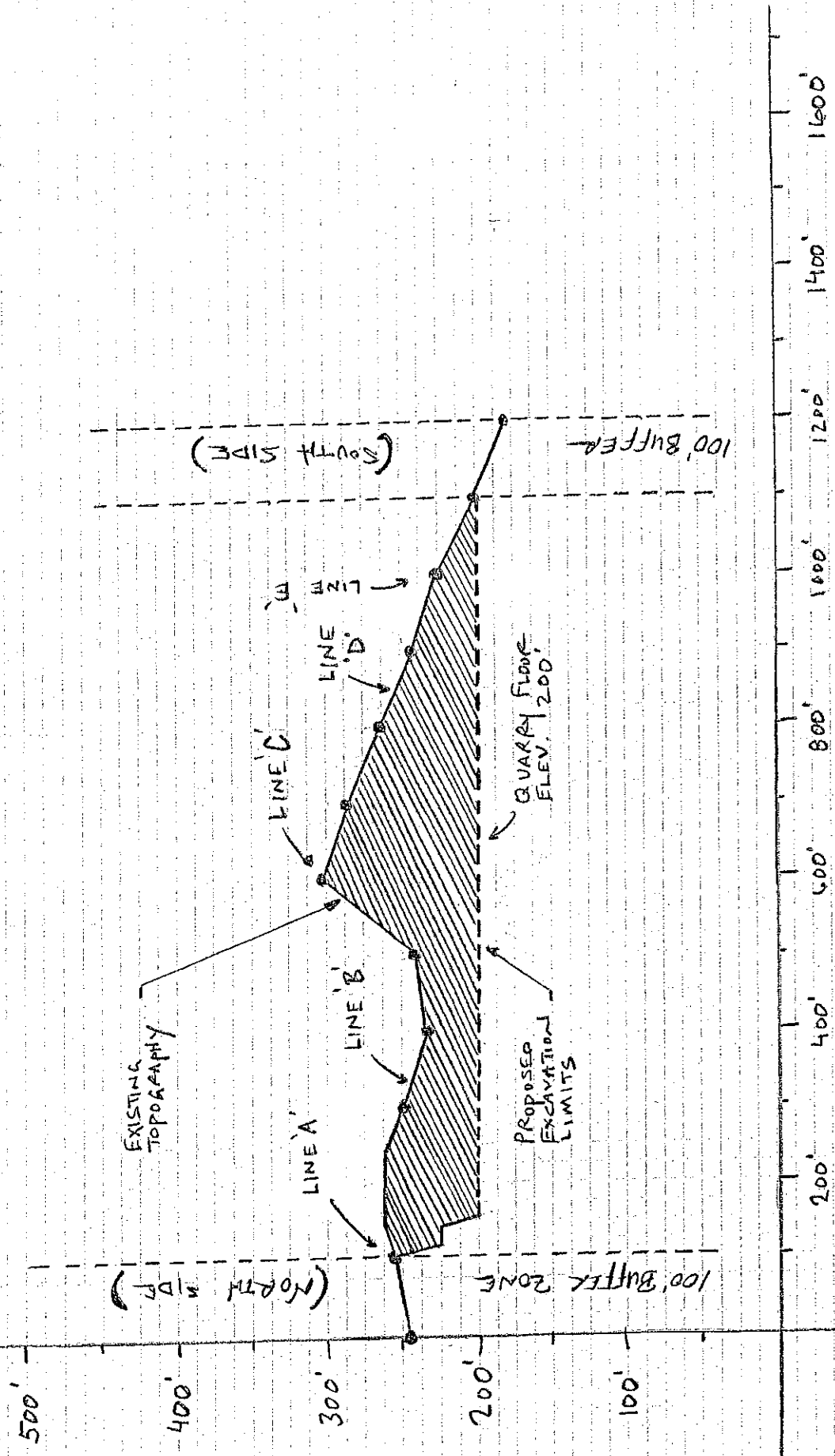
SECTION 'D-D'



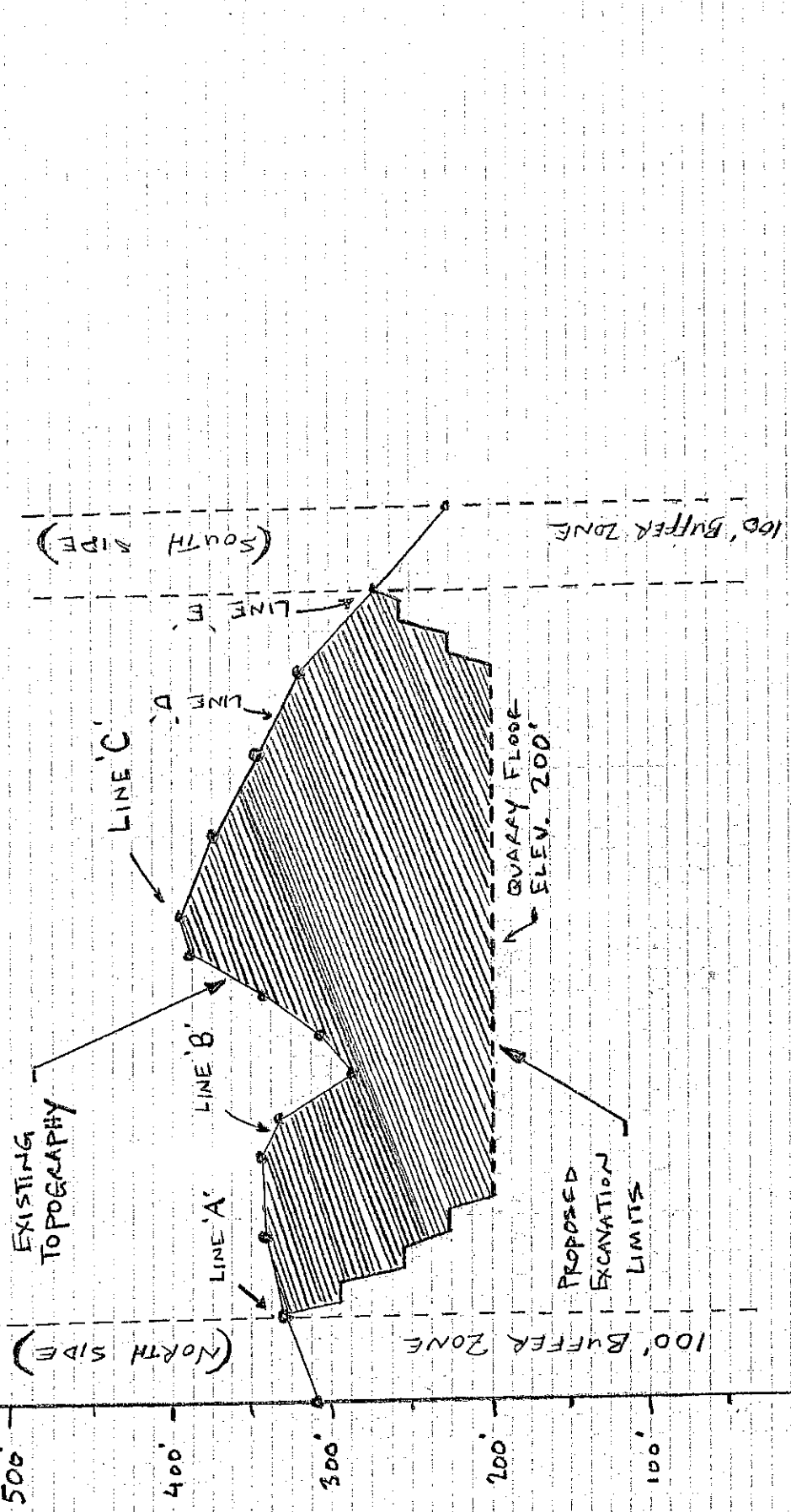
SECTION 'E-E'



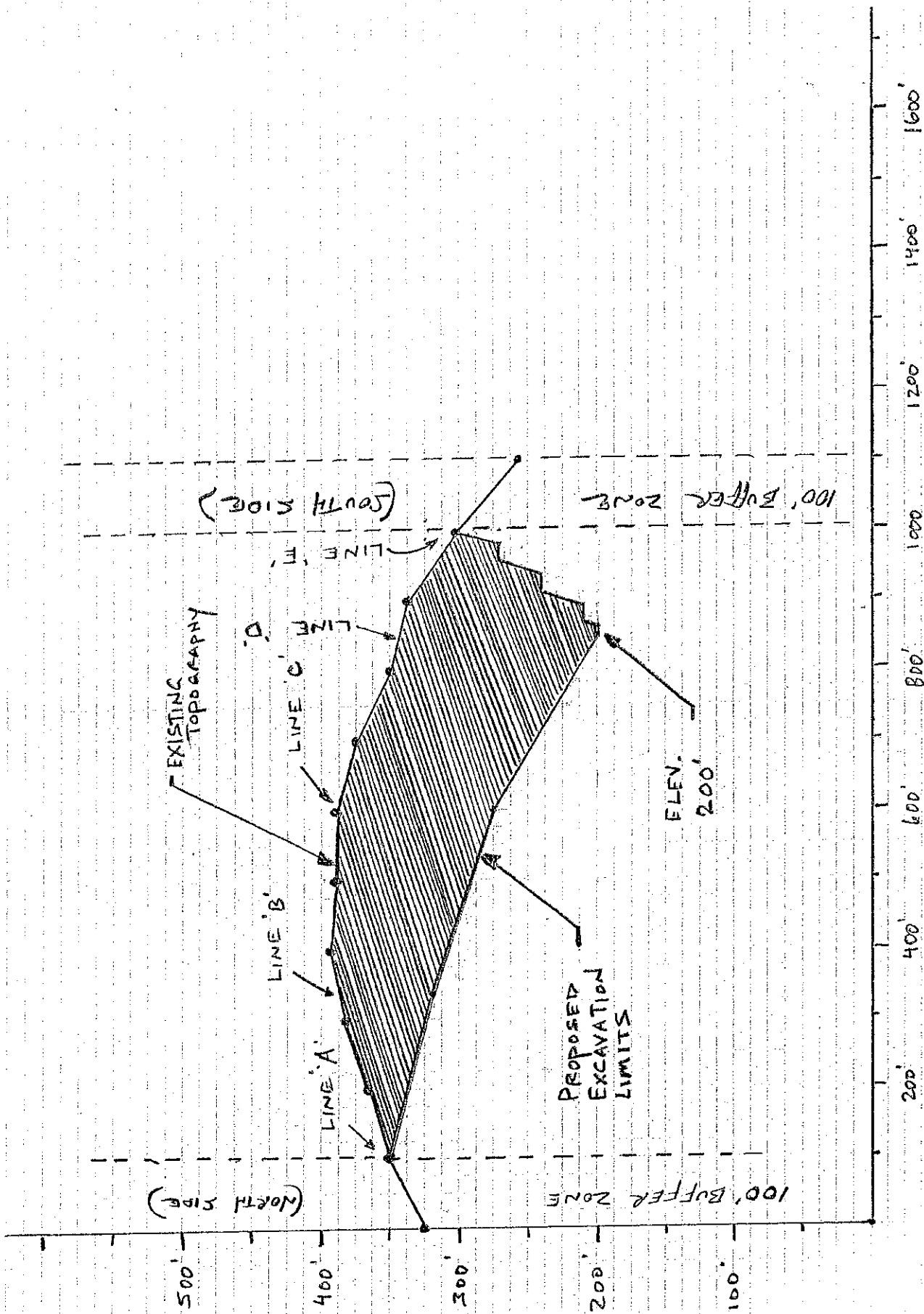
SECTION 1-1



SECTION '2-2'



SECTION '3-3'



SECTION '4-4'



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Environmental
Conservation

DIVISION OF WATER
Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
fax: 907.334.2415
www.dec.alaska.gov/water/wwdp

May 13, 2013

Company: Baranof Island Housing Authority
ATTN: Bart Meyer
245 Katlian Street
Sitka, AK 99835

Facility: BIHA Indian River Quarry
Yaw Drive
Sitka, AK 99835

Permit Number: AKR05DC63

This email/letter acknowledges that you have submitted a complete Notice of Intent form to be covered under the APDES General Permit for Storm water Discharges for Multi-Sector General Permit Activity (Multi-Sector General Permit). Coverage under this permit begins 30 days after DEC posts your NOI on its website, if you posted your SWPPP on the internet. Otherwise, coverage begins 60 days after DEC posts your NOI on its website.

As stated above, this letter acknowledges receipt of a complete Notice of Intent. However, it is not an ADEC determination of the validity of the information you provided. Your eligibility for coverage under the Permit is based on the validity of the certification you provided. Your signature on the Notice of Intent certifies that you have read, understood, and are implementing all of the applicable requirements. An important aspect of this certification requires that you correctly determine whether you are eligible for coverage under this permit.

As you know, the Multi-Sector General Permit requires you to have developed and begun implementing a Storm water Pollution Prevention Plan (SWPPP) and outlines important inspection and record keeping requirements. You must also comply with any additional location-specific requirements applicable to your state or tribal area. A copy of the Multi-Sector General Permit must be kept with your SWPPP. An electronic copy of the Permit and additional guidance materials can be viewed and downloaded at <http://www.dec.state.ak.us/water/swppspc/stormwater/index.htm>.

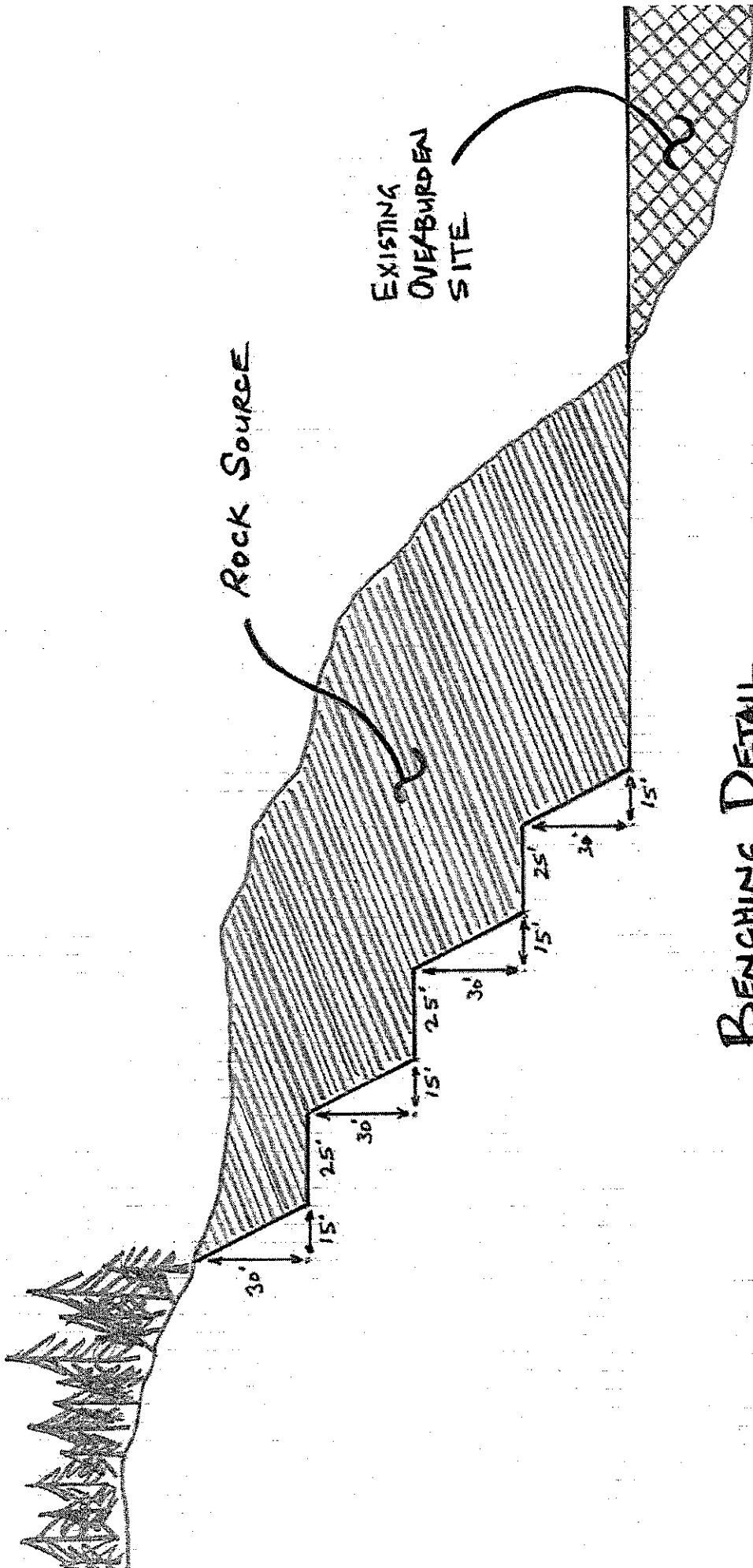
For tracking purposes, the following number has been assigned to your Notice of Intent Form:

If you have general questions regarding the storm water program or your responsibilities under the Multi-Sector General Permit, please call William Ashton (907) 269-6283.

EXHIBIT 10

Page 24 of 24

BIHA Indian River Quarry
Conditional Use Permit



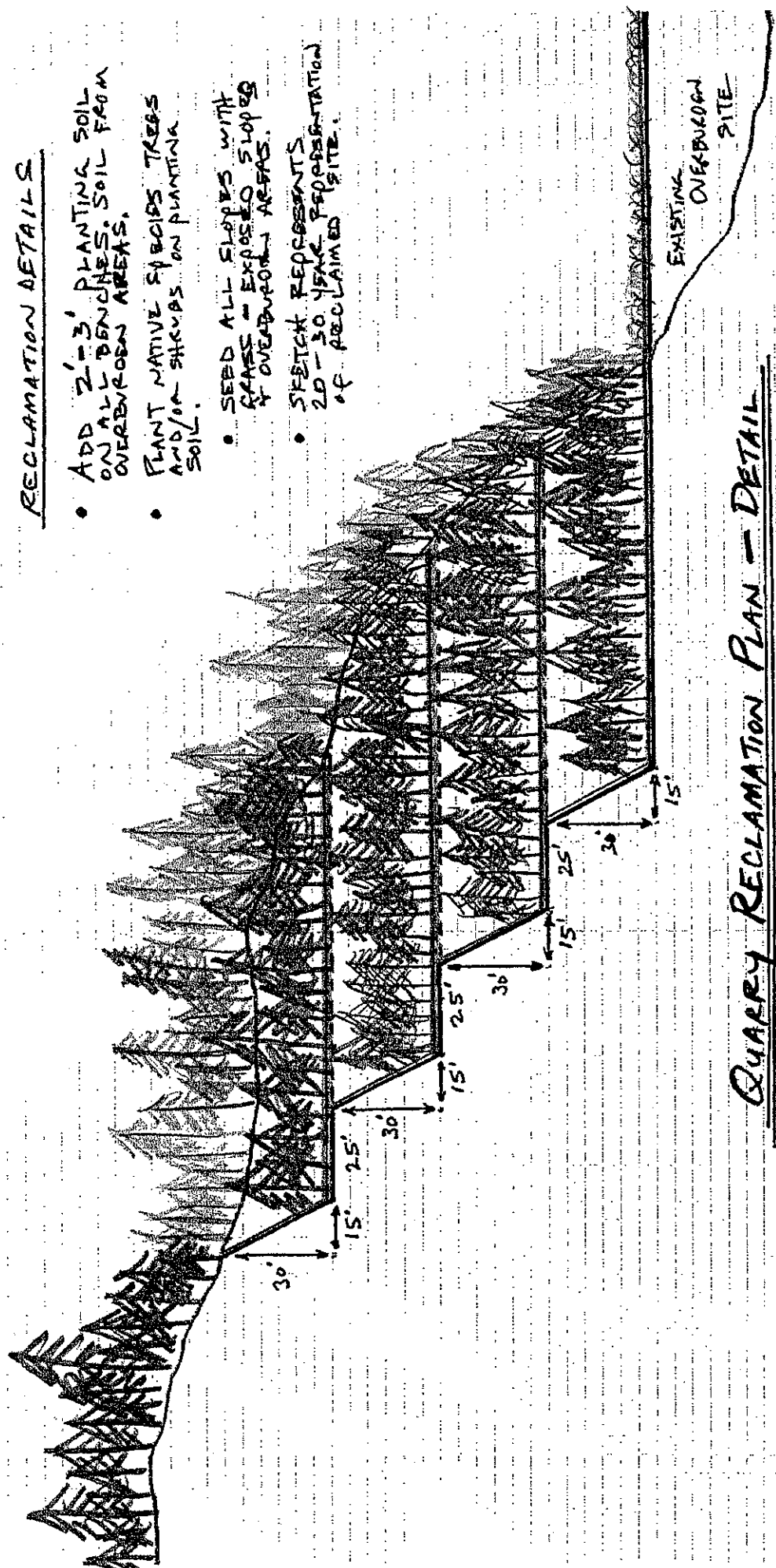
Rock Source

EXISTING
OVERBURDEN
SITE

BENCHING DETAIL
TYPICAL - NOT TO SCALE

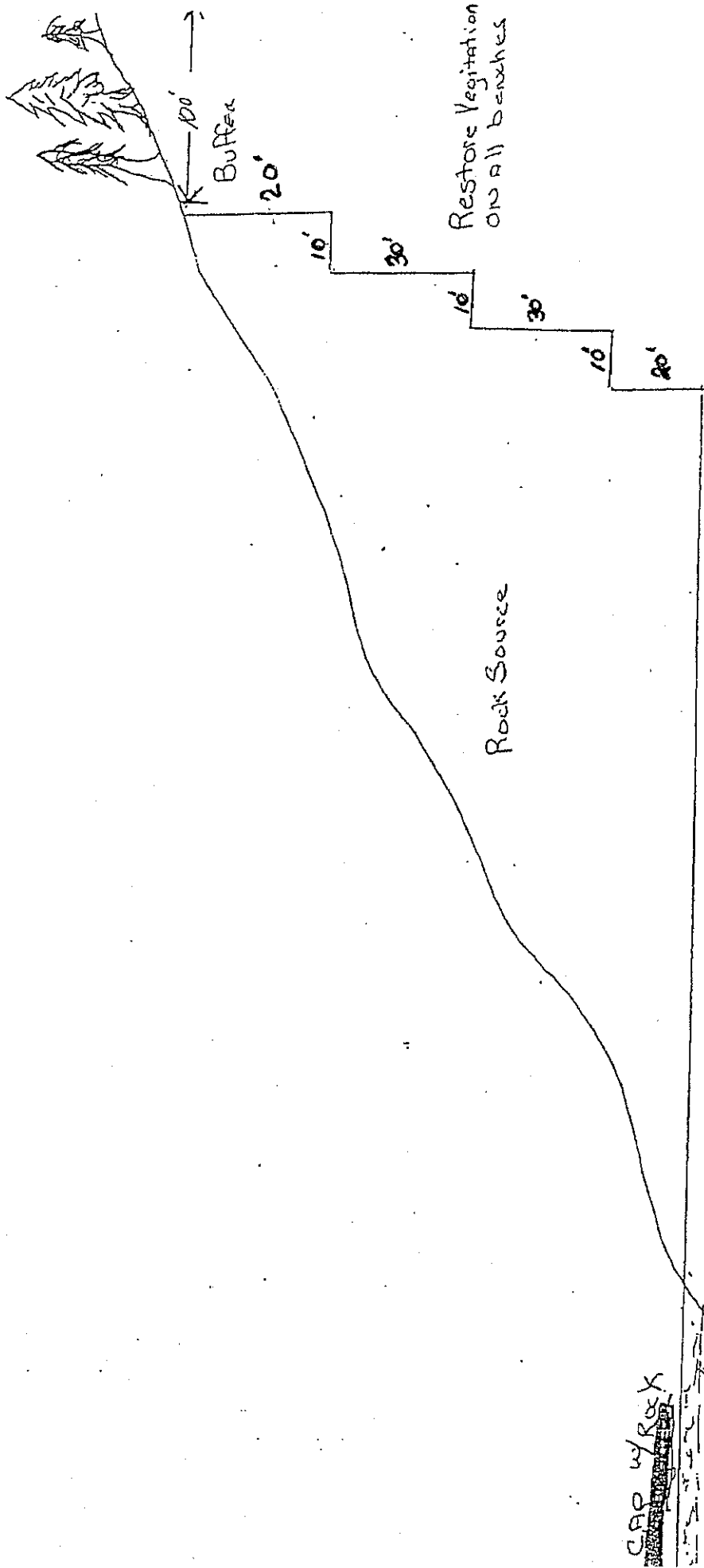
RECLAMATION DETAILS

- ADD 2'-3' PLANTING SOIL ON ALL BENCHES. SOIL FROM OVERBURDEN AREAS.
- PLANT NATIVE SPECIES TREES AND/OR SHRUBS ON PLANTING SOIL.
- SEED ALL SLOPES WITH GRASS - EXPOSED SLOPES & OVERBURDEN AREAS.
- SKETCH REPRESENTS 20-30 YEAR REGENERATION OF RECLAIMED SITE.



QUARRY RECLAMATION PLAN - DETAIL

TYPICAL - NOT TO SCALE



EXISTING QUARRY - BENCHING & RECLAMATION

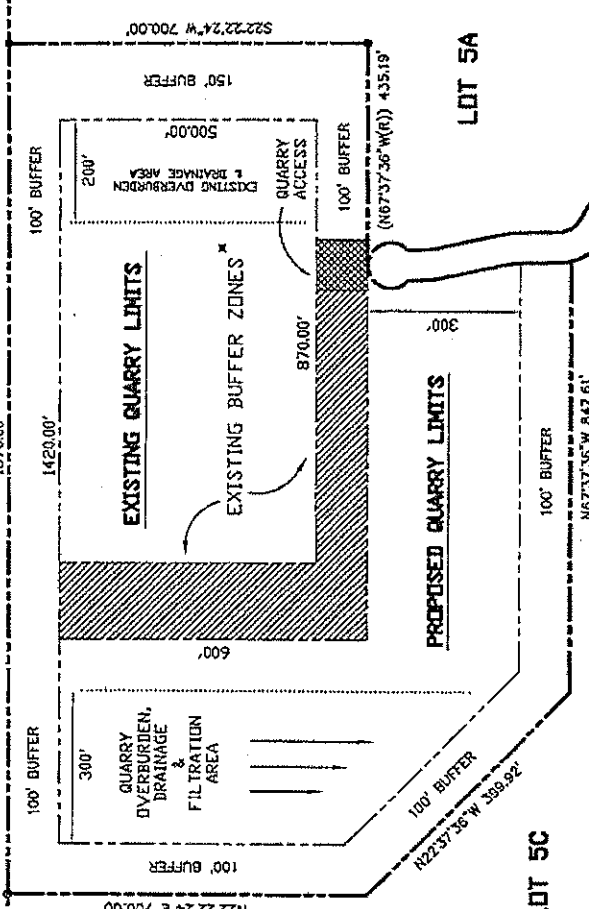
FROM ORIGINAL SHELDON JACKSON COLLEGE PLANS

S673735'E 3270.71'

1670.00'

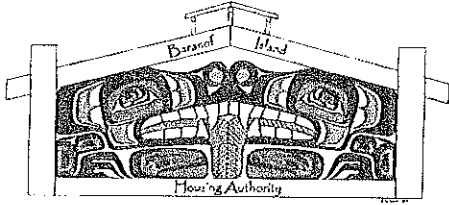
S873736'E
1017.22'

**PROPOSED BIHA
QUARRY LIMITS
SHOWN WITH
EXISTING
QUARRY LIMITS**



QUARRY AREAS, EXISTING & PROPOSED (in Acres)				
	QUARRY WORK AREA	OVERBURDEN AREAS	BUFFER ZONES	TOTAL AREA
EXISTING QUARRY	7.7 AC	2.3 AC	8.8 AC	18.8 AC
PROPOSED QUARRY	19.9 AC	7.2 AC	11.0 AC	35.8 AC
INCREASED BY	12.2 AC	4.9 AC	1.2 AC	17.0 AC

* NOTE: EXISTING INTERNAL BUFFER ZONES TO BE VACATED.



Baranof Island Housing Authority

245 Katlian Street

Sitka AK 99835

(907) 747-5088 • fax (907) 747-5701

June 18, 2013

Wells Williams
Planning Director
City & Borough of Sitka
100 Lincoln Street
Sitka, AK 99835

**SUBJECT: BIHA Indian River Uplands Rock Quarry
Conditional Use Permit Application - Amendment**

Mr. Williams:

As you are aware, BIHA has submitted to the CBS Planning Department an application for a Conditional Use Permit for a rock quarry to be operated at the end of Yaw Drive. It has come to my attention that the permitted use of the terms "quarry operations" and "rock extraction" do not include the operation of a "rock crusher", heavy equipment that is used to crush rock into smaller fragments. BIHA was not aware of this detail and would like to clarify and amend its Conditional Use Permit Request to include the potential use of a rock crusher at the proposed quarry site. BIHA proposes to limit the hours of operation of future rock crushing activities as follows: Monday through Friday, 8:00am to 5:00pm. Hours of operation for all other quarry operations will remain as proposed in the original permit application.

Please include this additional information with BIHA's application and share it with the members of the Planning Commission. If you have any questions, please contact Cliff Richter, BIHA's Development Coordinator, at 747-5088 or email cliff@bihasitka.org. Thank you for your cooperation.

Sincerely,

Bart Meyer
Executive Director