
MEMORANDUM

To: Wells Williams, Planning Director
From: Stephen Weatherman, P.E. Municipal Engineer
Date: 6/22/10
Subject: Baranof Island Housing Authority (BIHA) Conditional Use
Permit Application for Rock Quarry

Pursuant to City and Borough of Sitka (CBS) General Code **22.16.110 I industrial district** a Rock Quarry (natural resource extraction) is listed as an expected use. The site had a 10 year conditional use permit issued for the rock quarry in 1995 which expired in 2005. This submission includes the following items supporting the conditional use application;

- Quarry location survey
- Overhead aerial photo of current site
- Topographic Survey of development (1995)
- Original Topographic Survey (with cross-sectional reference)
- Cross-sectional detail
- Overburden and storm water containment site map.
- Quarry benching Detail
- Letter of approval from ADEC – Permit #AKR050000
- U.S. EPA 8/25/09 notice of intent
- CBS November 27, 1995 Rezoning and Conditional Use permit notification
- CBS November 7, 1995 Assembly meeting item L minutes
- CBS November 1, 1995 Wells Williams, Planning Director Memorandum

The current plan includes 100 foot buffers on the north and south sides and 150 foot buffers on the east and west sides. The site is accessed from Indian River Road and Yaw Drive via a gravel road. The project includes plans for benching the rock removal based on the original 1995 topographic survey.

Recommendations for additional information required for the Planning commission to evaluate the conditional use permit.

1. Current topography addressing the current state of material removed and overburden storage of the site from the previous conditional use permit.
2. Onsite parking for employees.
3. Information concerning any buildings, utilities and sanitary facilities for employees at the site.
4. More detail concerning the reclamation – re-vegetation plan.
5. Corp of Engineers Permit if required and a current Storm Water Pollution Prevention Plan (SWPPP)
6. Access easement from Yaw Drive to the Industrial property the rock quarry is located on.

Public Works requirement;

1. A tire cleaning pad at the access road – Yaw Drive interface to remove mud from the tires of the rock trucks so it is not tracked onto the Public Roads. This is typically part of a SWPPP.

Supporting zoning information

22.16.110 I industrial district.

A. Intent. The industrial district is intended for industrial or heavier commercial uses including warehousing, wholesale and distribution operations, manufacturing, natural resource extraction, contractors' yards and other such uses that require larger property or larger water and sewer services.

(Ord. 02-1683 § 4 (part), 2002.)

Parking

13. Industrial or manufacturing: one space for each four hundred square feet of gross floor area or for every three employees, depending upon the nature of the establishment and necessity for loading or other facilities.

Conditional Use

The applicant may be required to consult with agencies that are responsible for certain portions of the project review. These agencies may include but not be limited to public works and engineering for sewer/water utilities; state DOT/PF; State Department of Environmental Conservation; Army Corps of Engineers; Sitka fire department; local telephone utility; cable television utility; electric department.

Written Documentation

- Legal description of all properties involved in the project;
- Statement of the objectives expected to be achieved by the project;
- Detailed description of all aspects of the project, including land use, building types and sizes, population density, parking and traffic circulation, building coverage and other information which the applicant feels would assist in decision making;
- All comments received from each of the agencies and utilities reviewing the project and a statement by the applicant on how the applicant will resolve or meet any problems or anticipated adverse conditions noted by the utility or agency, the statement to list any unresolved problems or adverse conditions.

Site Plan and Supporting Drawings

- As determined by the administration, details of the proposed project showing land use layout, building locations, vehicular and pedestrian circulation, open space and recreation areas, parking layout, schematic water and sewer layout, and any other information necessary to adequately describe the project;
- Preliminary subdivision plat layout if required;
- Site grading and drainage plan including present and proposed topography;
- Conceptual drawings of proposed buildings, signs, and other features that may be required by the administrator.