

Request:

Conditional use permit request for a natural resource extraction (rock quarry) and mining support facilities.

Zoning District: GI

Front: none

Rear: none

Side: none

Meeting Flow

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Comment period closed - brought back to the board

- Motions

Tonight's Motions

- A motion recommending approval is suggested
- Move to approve findings in support of recommended approval or denial

S & S General Contractors Conditional Use Request – Rock Quarry

Lot 15 and 16 Kasiana Island

July 6, 2010

The quarry is back on the agenda for review.

Several pieces of correspondence have come in including, 1) detailed materials from Hugh Bevan contained in the notebook included with your packet, 2) a memo from the Municipal Engineer evaluating the latest Bevan submittal and, 3) a June 1st letter from Sitka Tribe of Alaska that was received after the last time the Planning Commission considered the matter.

We have also included in your packet correspondence from STA, Alaska Fish and Game, and, Tim Eddy from the file from the 2004 Kasiana Island major subdivision process. These materials were located in response to concerns about the residential character of the island and concerns raised about Herring habitat. Staff attempted to contact Fish and Game to see if they had any current comments. At the time this staff report was written, we had not heard back from the agency.

The Municipal Engineer considers the applicant's submittal to be a substantial improvement over what was provided earlier. The submittal answers most of the technical concerns. The question that remains for the Planning Commission is whether or not full detailed topography should be required at this point.

The most salient issue for the Planning Commission is the ability to mitigate impacts on nearby properties. There will likely be differing points of view both on the part of the applicant, public and within the Planning Commission.

After hearing another round of public testimony, it will be useful to hear how the Board feels about the mitigation issue.

The Planning Commission can either consider motions Tuesday night or hold off on taking action until July 20th.

Staff will have a motion recommending approval ready for Tuesday's meeting with a number of recommending conditions. The motion can be modified by as the board sees fit.

At the appropriate juncture, we can go over the four pages of required findings.

S & S General Contractors Conditional Use Request – Rock Quarry

Lot 15 and 16 Kasiana Island

June 1, 2010

More information has been submitted by S&S General Contractors. The Municipal Engineer has reviewed the responses and provided the attached memo.

The details that have been provided by the applicant are not sufficient to warrant a Planning Commission recommendation to the Assembly at this time.

The Board is encouraged to review both the applicant's most recent submittal and compare it with Mr. Weatherman's memo. A request to the applicant that further materials be provided is in order. The request should include the information requested by the Municipal Engineer and any other information Planning Commissioners consider to be necessary. Examples of the materials that Board members may request, over and above the materials asked for by the Municipal Engineer, are:

- Details on exactly how the quarry will operate
- For how long it will operate
- Details on the barge landing
- What steps will be taken to mitigate the impacts that will be felt by nearby property owners

S & S General Contractors Conditional Use Request – Rock Quarry

Lot 15 and 16 Kasiana Island

May 18, 2010

S & S General Contractors is requesting a conditional use permit for a natural resource extraction (rock quarry) and mining support facilities on Lot 15 and 16 Kasiana Island. The property is owned by Tim Eddy and John R. Sudnikovich (Roger).

The applicant can fill in the blanks that are not covered in his request. It would be helpful to get his general ideas on how a quarry at that location would operate.

The required items that the Board needs to address are attached. These sections are identical to the code compilation that the Planning Office prepared for Dove Island. Commissioners are encouraged to go through them as they prepare for the meeting.

A formal motion outlining the Board's position is then suggested. Discussion as to why, or why not, the board thinks the proposal is a good idea should proceed or follow the vote on the recommendation.

Follow up motions on findings can follow with the assistance of Planning Staff.