

**City and Borough of Sitka
Planning and Zoning Commission
Minutes of Meeting
July 20, 2010**

Present: Jeremy Twaddle (Vice-Chairman), Tom Rogers (Member), William Stortz (Member), Wells Williams (Planning Director), Melissa Henshaw (Planner) and Crystal Duncan (Contract Secretary).

Members of the Public: Jenny Blankenship, Tim Hoyt, Jessika Hudson, Bart Meyer, Conner Nelson, Laurie Poitra, Bart Meyer, Betty Richter, Cliff Richter, James Swift, Steven Weatherman.

Vice-Chairman Twaddle called the meeting to order at 7:00 p.m.

Consideration of the Minutes from the July 6, 2010 and July 8, 2010 meeting:

MOTION: M/S PARMELEE/ROGERS moved to approve the meeting minutes with the following correction to page four of the July 6, 2010 meeting minutes: change 150 cubit feet to 150 cubic yards.

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

This evening's business:

**CONDITIONAL USE PERMIT REQUEST
RESOURCE EXTRACTION (ROCK QUARRY) AND MINING SUPPORT FACILITIES
BARANOF ISLAND HOUSING AUTHORITY
TRACT B, US SURVEY 407**

Public hearing and consideration of a conditional use permit for natural resource extraction (rock quarry) and mining support facilities. The location area is 10 acres of land on a Portion of Tract B, US Survey 407. The request is filed by Baranof Island Housing Authority.

Mr. Williams stated that based on a written request from the Municipal Engineer, Steven Weatherman, the applicant provided additional information since the last meeting as part of their application. The rock quarry was previously approved but with a sunset limit of ten years, the permit expired in the '90's. The Baranof Island Housing Authority (BIHA) submitted the plans previously approved with the original conditional use permit updated as needed. He concluded by sharing planning staff recommends approval of the permit request with conditions.

Vice-Chairman Twaddle called Mr. Weatherman forward. Mr. Weatherman stated that after reviewing the additional information submitted, he found that the applicants addressed all of the issues of concern noting a recommendation of a tire tracking pad as part of the conditions for approval.

Vice-Chairman Twaddle called the applicant forward. The Executive Director of BIHA, Mr. Meyer was present to answer questions. He began by stating that he had no

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additions to what was presented by city staff. He did however have one question pertaining to the tire cleaning mechanism. He explained that at present there is a quarter-mile gravel road between the access road and the rock quarry which in his opinion was a cost effective natural tire cleaner. Mr. Williams shared that specifics on the tire cleaning pad would be worked out at the Assembly level should the Commission move to recommend approval of the conditional use permit request.

MOTION: M/S TWADDLE/PARMELEE moved to recommend to the assembly approval for natural resource extraction located on 10 acres of land on a Portion of Tract B, US Survey 407 with the following conditions:

1. Materials that were submitted with the application be binding on the request;
2. Quarry be operated consistent as with the prior approval – as outlined by request;
3. Quarry complies with conditions outlined by the Municipal Engineer including the installation of a tire cleaning pad at the juncture of quarry and the paved access road; and
4. Quarry is operated in conformance with the requirements of the Army Corps of Engineers and other agencies with jurisdiction.

ACTION: Motion PASSED unanimously on a voice vote.

Staff recommended findings in support of the conditional use permit:

MOTION: M/S PARMELEE/ROGERS moved to approve the following findings in support of the recommendation of a conditional use permit for a rock quarry with the following findings:

1. A conditional use permit with conditions will not be detrimental to the public health, safety, and general welfare;
2. The granting will not adversely affect the established character of the vicinity as demonstrated through a revegetation plan;
3. The quarry will not be injurious to the uses, property, or improvements adjacent to, and in the vicinity as evidenced by the requirement that Army Corps of Engineers and other agency approvals as appropriate be met;
4. Granting is consistent and compatible with the economic goals of the comprehensive plan. Also aforementioned conditions that are necessary to lessen any impacts of proposed use can be monitored and enforced;
5. The granting will not introduce hazardous conditions at the site that cannot be mitigated in the vicinity of health;
6. A conditional use permit will not adversely affect the necessary public facilities and services;
7. That the general approval criteria in the General Code 22.160.C. has been met;
8. The Commission has examined criteria outlined in 22.24.010 A-M (*conditional uses*) prior to approval.

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

Mr. Williams stated that the request for a conditional use permit will be reviewed by the City Assembly on Tuesday, August 10, 2010. Since Mr. Williams will be out of town, he will participate via telephone or Ms. Henshaw will attend on the planning department's behalf.

ADJOURNMENT

MOTION: M/S ROGERS/PARMELEE moved to adjourn at 7:55 p.m.

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

Don Alexander, Chair

Crystal Duncan, Secretary