

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 a Bulk Fuel Facility

Date: October 1, 2013

The Sitka Planning Commission is unanimously recommending approval, with conditions, of a conditional use permit for a bulk fuel facility at 5309 Halibut Point Road. The property is adjacent to the Sitka Ferry Terminal and is zoned Waterfront district. The property is owned by Samson Tug and Barge Inc. The bulk fuel facility will be operated by Delta Western Inc. The board's recommendation followed a public hearing on September 17, 2013.

This parcel is currently used as a shipping and storage yard. This use will remain on the northeast portion of the property. Structures will be removed to house the bulk fuel facility on the southwest portion of the property and a fence will separate the two. Delta Western Inc. will be leasing a portion of the parcel in which four tanks (each 30 feet diameter by 33 feet tall) containing unleaded motor and diesel fuel will be stored. A truck loading facility and shared office building will also be on this site. The site will be secured by gates at both entrances. The facility will be used to store and distribute gasoline, aviation fuels, diesel and heating oil to residential and commercial locations.

A conditional use permit was granted in May of 2011, but expired prior to activation. While the previous conditional use permit was strictly for a bulk fuel facility, the current proposal defines the range of retail fuel and fuel distribution operations.

In reviewing the request, the Planning Commission received comments from Senior Engineer Dan Tadic and the Sitka Ranger District. The Building Department also provided information to the applicant. Those comments contributed to the preparation of the conditions that were recommended by the Planning Commission.

The Planning Commission held two public hearings on the request. A third Planning Commission meeting was held to focus on proposed conditions and findings. While there were not any public comments on the proposal at the meetings, representatives from Samson Tug and Barge Inc., and Delta Western Inc. participated.

The Planning Commission's recommendation includes the conditions below and follow up findings. The conditions also require a follow up annual review by the Planning Commission.

Conditions:

1. The project be completed in conformance with the plans submitted in the conditional use application to the Planning Commission;
2. Prior to the activation of the conditional use permit, the operator of the facility shall certify to the Municipality, in writing, that all necessary permits have been received including but not limited to:
 - a. State of Alaska driveway permits for the configuration shown in the application;
 - b. All Alaska Department of Environmental Conservation permits;
 - c. State Fire Marshall approval;
 - d. City and Borough of Sitka Building permits;
 - e. Any other permits considered necessary by the Planning Department;
3. In addition, prior to the activation of the conditional use permit, the Planning Director shall indicate, in writing, that all permits have been received that the municipality considers necessary;
4. The applicant recognizes that other permits, not specifically mentioned by the municipality, may be required by state or federal agencies;
5. The applicant shall provide a narrative on the status of the operations nine months after the activation of the conditional use permit;
6. The Planning Commission has an annual review of the first nine to twelve months of operation of the facility within one year of the activation of the conditional use permit. The purpose of the annual review is to determine what, if any impacts of the operation need to be mitigated. The Planning Commission, by its own motion, may undertake a second annual review if the board considers it to be necessary;
7. The Assembly, at its discretion, may complete an annual review if any issues are not satisfactorily resolved at the Planning Commission level.
8. That the project will be completed in conformance to the plans submitted; and
9. That the project be operated in conformance with the narrative;
10. The applicant shall provide by September 27, 2013, a narrative that clarifies the request and includes; an updated timetable, list of the range of uses for the fuel facility, and amended to add that fuel distribution will be to a range of residential and commercial locations;
11. The municipality recognizes the offices for the facility will be shared with Samson Tug and Barge, Inc. in a facility that is not shown on the site plan.

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

Findings:

1. The Planning Commission finds that the site topography is suitable for the project as proposed and that the necessary slope and soil stability issues have or will be taken into account by the mandatory permitting;
 2. That the conditions are in place to ensure that adequate utilities for the proposed use will be in place;
 3. The lot characteristics including the size are suitable for the proposed conditional use permit;
 4. That the proposed operation of the facility will be sufficient to ensure that adjacent uses are adequately protected;
 5. Community appearance and screening is handled by the layout of the proposed use;
-
1. That the proposed use will not be detrimental to public health or welfare;
 - a. That the proposed use will not adversely affect the established character of the surrounding vicinity;
 - b. That the proposed use will not be injurious to adjacent improvements;
 - c. That the granting of the proposed conditional use permit is consistent and compatible with the goals and policies of the Sitka 2007 comprehensive plan 2.1.1 *The City and Borough of Sitka will strive to contribute to a stable, long-term, local economic base* and 2.5.2 *That encourages commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas and encourages sensitive master planning*;
 2. That all conditions necessary to lessen impacts of the conditional use are in the conditions and are monitored and forced specifically by permits by agencies that governs the use and the requirement for at least one annual review by the Planning Commission;
 3. That the proposed use will not adversely affect hazardous conditions that cannot be mitigated and that those proposed conditions will be monitored though the Department of Environmental Conservation and other building codes;
 4. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; specifically the presence of the proposed facility being adjacent to Halibut Point Road;
 5. That the Applicant has met the burden of proof;
-
1. That the Planning Commission further finds that the following criteria have been considered in determining the impacts of the proposed bulk fuel facility on adjacent properties:
 - a. The Planning Commission has considered the amount of vehicular traffic to be generated and that amount of traffic was covered in the narrative;
 - b. The Planning Commission has considered the amount of noise to be generated and the impact of adjacent land uses and

- anticipates that amount of noise to be generated by the facility to be fairly moderate in to the adjacent waterfront uses;
- c. The Planning Commission recognizes that some odors may be generated by the facility but that those will be regulated by the Alaska Department of Conservation and the building code;
 - d. The Planning Commission has recognized that the facility will be operated during business hours;
 - e. The Planning Commission has considered the location of the facility along a major collector street and has specifically required in the condition the driveway DOT permit;
 - f. The potential use is not adjacent to a substandard street;
 - g. It is not anticipated to have effect on vehicular or pedestrian safety;
 - h. It is the finding of the Planning Commission that there is adequate ability of the police, fire, EMS personnel to respond to emergency calls on site since the property is located adjacent to the State highway;
 - i. The Planning Commission has reviewed the traffic layout and considers it to be adequate;
 - j. The Planning Commission recognizes that there the signs on the property with the sign ordinance section of the Sitka Zoning Code;
 - k. The Planning Commission recognizes that there are going to be buffers on site provided in the outline plan and described in the narrative;
 - l. The Planning Commission has previously addressed the relationship to the Comprehensive Plan in the conditional use permit and that there have not been any public comments that have surfaced.

**Sitka Tank Farm Conditional Use
Review Narrative
September 2013**

Request for Approval

We are requesting Conditional Use Plan Approval for the bulk fuel facility. A bulk fuel facility in a waterfront district requires a conditional use plan review per the Zoning Ordinance of the City and Borough of Sitka Alaska (Sitka Code) 22-24.010.

Site and Project Description

The proposed project is a new bulk fuel facility to be constructed and operated by Delta Western, Inc. The property is located north of Halibut Point Highway on Portion Lot 5, U.S.S. 3670 in the City and Borough of Sitka (Plat No. 84-7). The address point is listed at 5309 Halibut Point Highway (parcel J.D. number 26025000). The property is zoned as a Waterfront district and is owned by Samson Tug and Barge.

The facility will be used to store and distribute gasoline, aviation fuels, diesel, and heating oil to both residential and commercial locations. The distribution to these locations will be by truck delivery.

The proposed facility is located adjacent to the Ferry Terminal. The site is currently used as a shipping and storage yard for containers loaded onto and unloaded from barges docked at the adjacent terminal. The shipping operations will remain on the northeast portion of the site. The two uses will have separate entrances onto the property and will be separated by a fence. Both facilities operate during regular business hours.

The proposed fuel facility consists of tanks capable of containing unleaded motor and diesel fuels, Aviations gasoline, and Jet fuel, a truck loading facility, the required containment for both, and a small office building to house monitoring equipment and emergency wash facilities. There will be four tanks at full build-out. The first phase of construction is slated for October. The tanks have a 30-foot diameter and are 33 feet in height. The tanks must be separated from one another by a distance of 10 feet, from a building or public way by a distance of 25 feet, and 15 feet from a property line according to National Fire Protection Association (NFPA) 30 *Flammable and Combustible Liquids Code* and NFPA 30A *Code for Motor Fuel Dispensing Facilities and Repair Garages*. The truck loading facility must be separated from the tanks, building, public way, and property lines by a distance of 25 feet for Class I liquids (unleaded motor fuel) and 15 feet for Class II liquids (diesel fuel).

The exterior of the tanks will be painted dark forest green, to be less obtrusive to neighbor's views. Existing vegetation will be retained between the roadway and the containment walls to help buffer views as well.

The containment area floor will be a ballasted membrane liner. The containment area walls are concrete and six feet in height. Containment for the truck loading will be concrete and will have an overflow drain into the tank containment area.

Traffic to the bulk fuel facility will increase traffic demands on Halibut Point Highway by approximately four round-trips per day. Fuel trucks will be provided by Delta Western. No vehicles will be stored on-site. Once a month, the facility will receive fuel from a barge moored at the adjacent terminal. Fuel transfer to/from the barge to/from the tanks will require shut down of shipping yard.

The proposed facility will be secured by gates at both entrances. Pedestrian access will not be necessary as employees and users will arrive in vehicles. The facility is for truck loading so parking will be provided for employees only.

A lease agreement between Samson Tug and Barge and Delta Western, Inc. is completed. The property will not be re-platted as part of the project work.

See the site plan for more information.

Schedule

A preliminary schedule is as follows:

Task Description	Start Date	Completion Date
Conditional Use Permitting	08/01/2013	10/7/2013
Survey and Geotechnical Investigation	Complete	
Design	Complete	
Earthwork and Paving	10/8/2013	12/30/2013
Tanks and Piping Work	11/1/2013	1/31/2014
Commissioning and Painting	Spring 2014	Spring 2014
System Operation	2/1/2014	2/7/2014

Consistency with the Goals, Policies, and Land Use Designations of the Comprehensive Plan

The 2001 City and Borough of Sitka Comprehensive Plan does not specifically address development of the proposed site. The property is zoned waterfront. Waterfront district uses are intended, whenever possible, to be water-dependent or water-related with particular emphasis on commerce, tourism, commercial or industrial enterprises which derive major economic or social benefit from a waterfront location. The bulk fuel facility is a commercial/industrial enterprise and does require a waterfront location. However, all fuel for the facility will be received by barge and barges are moored at the adjacent dock. Fuel operations would not be possible without access to the dock and the barges.

The facility is consistent with the following goals and objectives:

- *Diversifies local job base.* Bulk fuel is currently provided and marketed solely by one supplier. A new bulk fuel facility introduces competition. It also utilizes other local services, such as trucking, which will all be provided by a local third-party.
- *Access to resources necessary for community growth and well-being.* Fuels are necessary to a community's growth, providing jobs and necessary goods.
- *Provides goods and services locally.* The bulk fuel facility will provide fuel solely for use by the local community.
- *Complements existing economic activities.* A new bulk fuel facility introduces competition in the bulk fuels market, and eliminates the risks of having a single supplier.

Conformance to Title 22 Land Use Requirements

1. Lot Requirements

The minimum lot requirements in a waterfront district are a width of 60 feet and an area of 6,000 square feet (SF) (22.20.030). Portion Lot 5 exceeds the 60-foot minimum width requirements and has an area of approximately 83,635 square feet. The lease area for the bulk fuel facility will be approximately 150 feet by 180 feet, and 27,000 SF. The minimum lot requirements are met.

2. Yard Setbacks

The minimum yard requirements in a waterfront district are a front yard of twenty feet, a side yard of 10 feet, and a rear yard of 5 feet. Bulk fuel facility setback requirements exceed the minimum waterfront yard requirements. As such, the minimum yard requirements are met.

3. Lot Coverage

The maximum lot coverage allowed in a waterfront district is unrestricted, except for setback areas (22.20.030). The existing facility exceeds the required setback areas so the maximum lot coverage requirement is met.

4. Maximum Height

The maximum height allowed in a waterfront district for a principal structure is 40 feet and for an accessory structure is 16 feet (22.20.030). The tanks are 33 feet in height. The truck loading facility will have a canopy that is approximately 20 feet in height. The single-story office building will be less than 16 feet in height. As such, the maximum height requirements are met.

5. Parking

Parking is to be provided per 22.20.100 requirements. For industrial uses, one space is required for each four hundred square feet of gross floor area or for every three employees, depending on the nature of the establishment and the necessity for loading or other facilities (22.20.1 OO.G.13).

Truck loading requires two employees. The total required parking is one space; two spaces are provided. As such, the parking and circulation requirements have been met for the site.

6. Loading

A loading berth is not required based on the nature of the facility. Fuels are stored in above-ground tanks. Fuel will be transferred from a barge moored at the adjacent dock with barge provided hoses. No other materials are stored on or required for the facility.

7. Landscaping/Fences

No landscaping is required. However, existing vegetation will be retained along Halibut Point Road to provide a buffer.

Fences in public, commercial, and industrial districts may be no greater than 20 feet in height (22.20.070). There is no height limitation listed for fences in a waterfront district. The fence around the bulk fuel facility will be 8-foot high chain link.

8. Paving and Drainage

The driveway connections to Halibut Point Highway will be paved. The rest of the drives will be gravel (D-1). Provisions shall be made to prevent contamination of the domestic water supply, adjacent lands, and nearby water bodies.

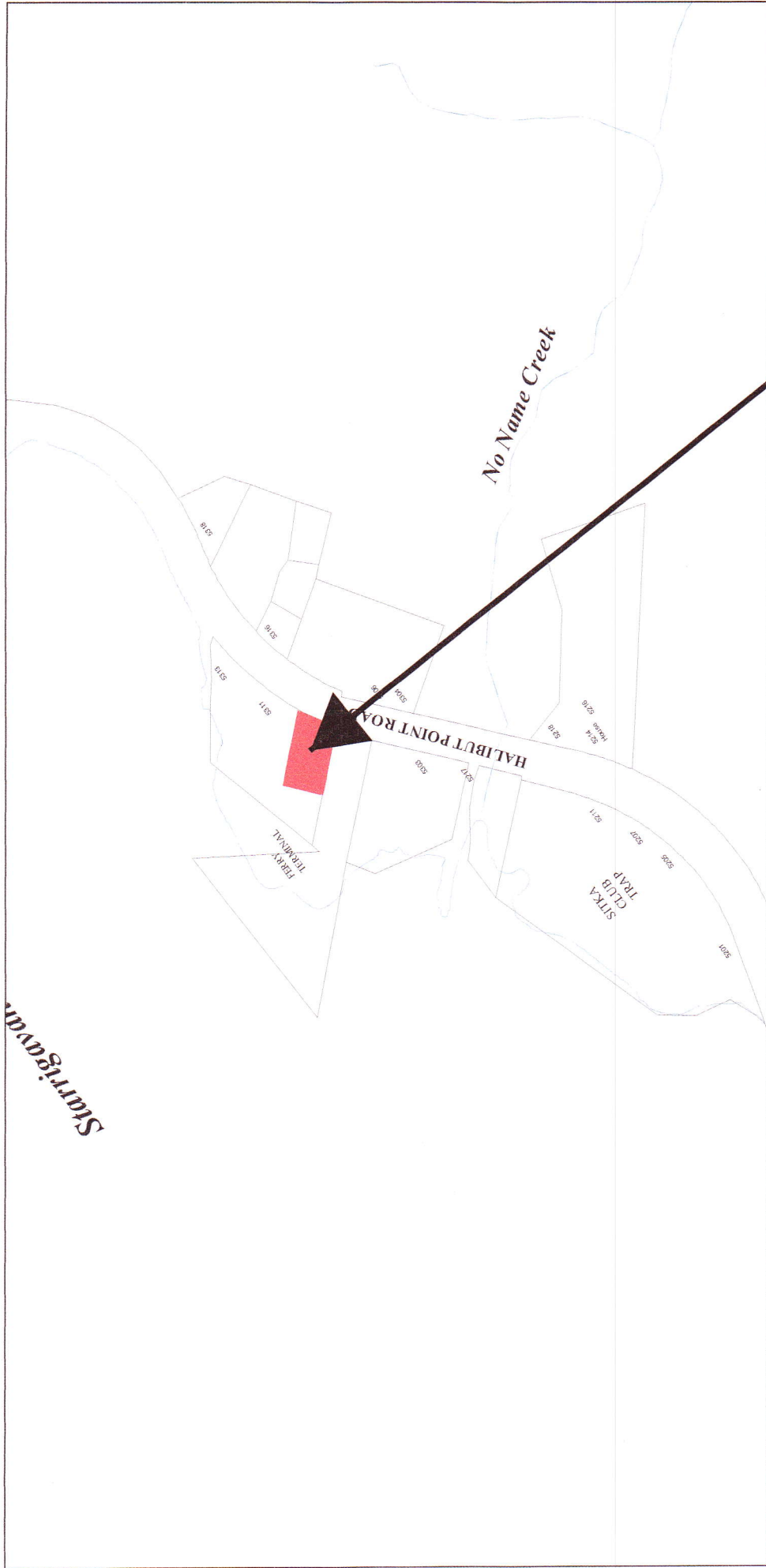
The truck loading area will be concrete. The rest of the site will be gravel. Containment areas are provided per NFPA 30 and 30A to protect against spills or leaks. Therefore, it is not anticipated that the project site would contaminate any domestic water supply, adjacent property, or nearby water body.

Effects on the Area Surrounding the Site

The proposed bulk fuel storage facility is not anticipated to have any adverse effect on the area surrounding the site. The proposed land use and the facility design are compatible with the adjacent uses and land use plans for the area. The site is located within/around other industrial uses.

- **Pedestrian and vehicular traffic circulation and safety.** The proposed facility is not expected to generate high levels of traffic due to the relatively small staff and the nature of the facility. Access to the site will be off of Halibut Point Highway, the same as existing traffic patterns.
- **The demand for and availability of public services and facilities.** Public water and sewer are available adjacent to the site and will be extended to the small office building. The facility's demand for water and sewer are not expected to adversely impact municipal water supplies or sewer treatment capacity.
- **Noise, air, water, or other forms of environmental pollution.** The facility is not expected to generate noise emissions that would adversely affect surrounding land uses. There could be vapors released during barge lightering and truck loading operations. These vapors will be minimized by the pressure vacuum installed on the tanks. Site drainage is contained and infiltrated on site. Existing vegetation will be retained along Halibut Point Highway to provide a buffer. Access is from Halibut Point Highway only, as stated above. The site has been designed to be compatible with the surrounding development in the vicinity.
- **Maintenance of compatible and efficient development patterns and land use intensities.** A bulk fuel storage facility is compatible with the surrounding development because it is located near other industrial uses. The adjacent uses are not attracting pedestrian traffic, which is consistent with the use of the bulk fuel storage facility. There is a demand for the use.

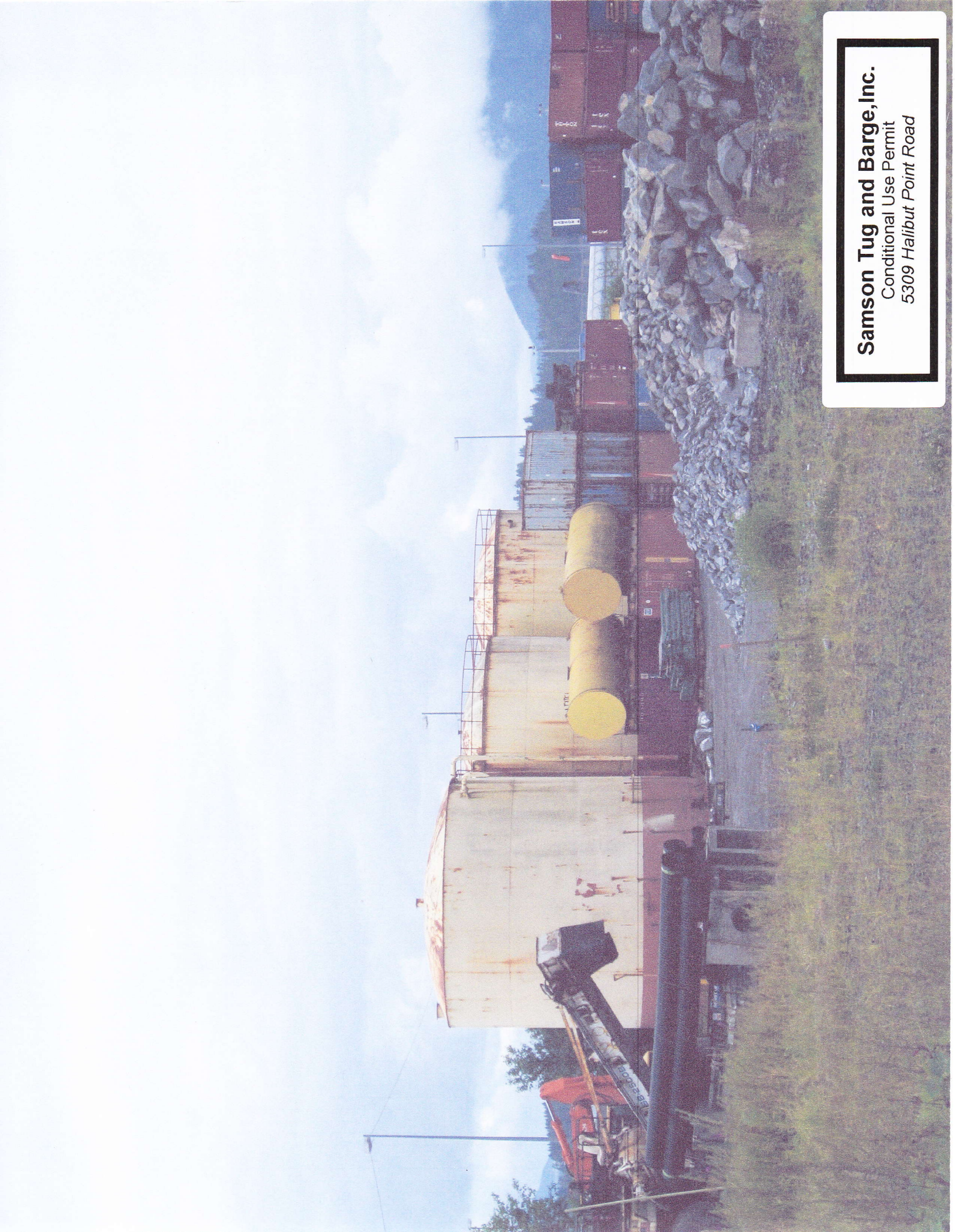
Overall, the proposed facility is compatible with the surrounding area and complies with the design guidelines developed for a bulk fuel storage facility.



Samson Tug and Barge, Inc.
Conditional Use Permit
5309 Halibut Point Road



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Conditional Use Permit
5309 Halibut Point Road

Maegan Bosak

From: Davis, Clay R -FS [clayrdavis@fs.fed.us]
Sent: Tuesday, August 27, 2013 4:30 PM
To: maegan@cityofsitka.com
Subject: Samson Tug and Barge, Inc. and Delta Western Inc.

Dear Maegan:

Thank you for including the Forest Service in the consultative process for the conditional use permit requested by Samson Tug and Barge, Inc. for a new bulk fuel facility to be constructed and operated by Delta Western, Inc. at 5309 Halibut Point Road.

We have reviewed the application and narrative sent to District Ranger Carol Goularte. The Tongass National Forest, Sitka Ranger District has no comments or concerns regarding this project.

Thanks, Clay

CLAY R. DAVIS
Lands, Minerals, Special Uses
Sitka Ranger District
Office: (907) 747-4225
Fax: (907) 747-4253
clayrdavis@fs.fed.us

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Maegan Bosak

From: Dan Tadic [dantadic@cityofsitka.com]
Sent: Monday, August 05, 2013 4:32 PM
To: maegan@cityofsitka.com
Subject: Delta Western Bulk Fuel

Hi Maegan,

I offer the following comments on the conditional use permit application submitted by Delta Western for a bulk fuel facility at 5309 HPR.

1. Narrative, Site and Project Description, 3rd Paragraph - Missing text. "The first phase of construction is slated for....."
2. Narrative, Schedule - This section references a geotechnical investigation has been completed. Can PW receive a copy of the associated report?
3. Narrative, Schedule - Earthwork is scheduled to begin Aug 1, however no grading permit has been applied for as of yet. A grading permit is required prior to any work onsite.
4. Narrative, Paving and Drainage - this section references the availability of water and sewer utilities in HPR and that services will be installed to service the office building. Utility connection permits must be obtained from Public Works prior to any associated utility work.

Thanks,

Dan Tadic, P.E.
Senior Engineer
City and Borough of Sitka
Department of Public Works
100 Lincoln Street
Sitka, AK 99835
P (907) 747-1807
F (907) 747-3158

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: Samson Tug & Barge, Inc.
PHONE NUMBER: 907-747-8559
MAILING ADDRESS: 329 Harbor Drive, Sitka, AK 99835

OWNER'S NAME: Samson Tug & Barge
(If different from applicant)
PHONE NUMBER: _____
MAILING ADDRESS: _____

PROJECT ADDRESS: 5309 Halibut Point Highway (Plat 84-7)
LEGAL DESCRIPTION Lot: Portion Lot 5 Block: _____
Subdivision: U.S.S. 3670
U.S. Survey: _____ Zoning Classification: Waterfront

List specific request: See attached narrative

State all reasons for justifying request: See attached narrative


List all features and details of request: See attached narrative

State the schedule and timing of request: See attached 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:  Date: 7/23/13
SIGNATURE OF OWNER: _____ Date: _____
(If different from the applicant)

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

Samson Tug and Barge, Inc.
Conditional Use Permit
5309 Halibut Point Road

**Sitka Tank Farm Conditional Use
Review Narrative
July 2013**

Request for Approval

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The proposed fuel facility consists of tanks capable of containing unleaded motor and diesel fuels, Aviations gasoline, and Jet fuel, a truck loading facility, the required containment for both, and a small office building to house monitoring equipment and emergency wash facilities. There will be four tanks at full build-out. The first phase of construction is slated for. The tanks have a 30-foot diameter and are 33 feet in height. The tanks must be separated from one another by a distance of 10 feet, from a building or public way by a distance of 25 feet, and 15 feet from a property line according to National Fire Protection Association (NFPA) 30 *Flammable and Combustible Liquids Code* and NFPA 30A *Code for Motor Fuel Dispensing Facilities and Repair Garages*. The truck loading facility must be separated from the tanks, building, public way, and property lines by a distance of 25 feet for Class I liquids (unleaded motor fuel) and 15 feet for Class II liquids (diesel fuel).

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Conditional Use Permit
5309 Halibut Point Road

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Consistency with the Goals, Policies, and Land Use Designations of the Comprehensive Plan

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The facility is consistent with the following goals and objectives:

- *Diversifies local job base.* Bulk fuel is currently provided and marketed solely by one supplier. A new bulk fuel facility introduces competition. It also utilizes other local services, such as trucking, which will all be provided by a local third-party.
- *Access to resources necessary for community growth and well-being.* Fuels are necessary to a community's growth, providing jobs and necessary goods.
- *Provides goods and services locally.* The bulk fuel facility will provide fuel solely for use by the local community.
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Conformance to Title 22 Land Use Requirements

1. Lot Requirements

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3. Lot Coverage

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4. Maximum Height

The maximum height allowed in a waterfront district for a principal structure is 40 feet and for an accessory structure is 16 feet (22.20.030). The tanks are 33 feet in height. The truck loading facility will have a canopy that is approximately 20 feet in height. The single-story office building will be less than 16 feet in height. As such, the maximum height requirements are met.

5. Parking

Parking is to be provided per 22.20.100 requirements. For industrial uses, one space is required for each four hundred square feet of gross floor area or for every three employees, depending on the nature of the establishment and the necessity for loading or other facilities (22.20.100.G.13).

Truck loading requires two employees. The total required parking is one space; two spaces are provided. As such, the parking and circulation requirements have been met for the site.

6. Loading

A loading berth is not required based on the nature of the facility. Fuels are stored in above-ground tanks. Fuel will be transferred from a barge moored at the adjacent dock with barge provided hoses. No other materials are stored on or required for the facility.

7. Landscaping/Fences

No landscaping is required. However, existing vegetation will be retained along Halibut Point Road to provide a buffer.

Fences in public, commercial, and industrial districts may be no greater than 20 feet in height (22.20.070). There is no height limitation listed for fences in a waterfront district. The fence around the bulk fuel facility will be 8-foot high chain link.

8. Paving and Drainage

The driveway connections to Halibut Point Highway will be paved. The rest of the drives will be gravel (D-1). Provisions shall be made to prevent contamination of the domestic water supply, adjacent lands, and nearby water bodies.

The truck loading area will be concrete. The rest of the site will be gravel. Containment areas are provided per NFPA 30 and 30A to protect against spills or leaks. Therefore, it is not anticipated that the project site would contaminate any domestic water supply, adjacent property, or nearby water body.

Effects on the Area Surrounding the Site

The proposed bulk fuel storage facility is not anticipated to have any adverse effect on the area surrounding the site. The proposed land use and the facility design are compatible with the adjacent uses and land use plans for the area. The site is located within/around other industrial uses.

- **Pedestrian and vehicular traffic circulation and safety.** The proposed facility is not expected to generate high levels of traffic due to the relatively small staff and the nature of the facility. Access to the site will be off of Halibut Point Highway, the same as existing traffic patterns.
- **The demand for and availability of public services and facilities.** Public water and sewer are available adjacent to the site and will be extended to the small office building. The facility's demand for water and sewer are not expected to adversely impact municipal water supplies or sewer treatment capacity.
- **Noise, air, water, or other forms of environmental pollution.** The facility is not expected to generate noise emissions that would adversely affect surrounding land uses. There could be vapors released during barge lightering and truck loading operations. These vapors will be minimized by the pressure vacuum installed on the tanks. Site drainage is contained and infiltrated on site. Existing vegetation will be retained along Halibut Point Highway to provide a buffer. Access is from Halibut Point Highway only, as stated above. The site has been designed to be compatible with the surrounding development in the vicinity.
- **Maintenance of compatible and efficient development patterns and land use intensities.** A bulk fuel storage facility is compatible with the surrounding development because it is located near other industrial uses. The adjacent uses are not attracting pedestrian traffic, which is consistent with the use of the bulk fuel storage facility. There is a demand for the use.

Overall, the proposed facility is compatible with the surrounding area and complies with the design guidelines developed for a bulk fuel storage facility.

DELTA WESTERN SITKA FUEL FACILITY

509 WEST 3rd Ave., Ste 101
ANCHORAGE, AK 99501

REV	DATE	BY	DESCRIPTION
1/2	11/23	MM	MISCELLANEOUS/CONTROL REVISIONS
2	02/29	MM	MISCELLANEOUS/CONTROL REVISIONS



ENTERPRISE ENGINEERING, INC.
509 WEST 3RD AVENUE, STE 101
ANCHORAGE, AK 99501
TEL: (907) 562-2800 FAX: (907) 562-2810

DWG NO.	C10	DATE	07/12
PLOT NO.	5686	SHEET	OF

ABBREVIATIONS

- APPROXIMATE
- ASPHALT CONCRETE
- ALASKA DEPARTMENT OF CONSTRUCTION
- BANKING
- BOTTOM OF GRADE STORAGE TANK
- BOTTOM OF PIPE
- CENTERLINE
- CONTROL JOINT
- EAST IRON PIPE
- CEILING
- CONCRETE
- CONDUIT
- DIAMETER
- EXISTING
- ELECTRICAL
- FINISHED FLOOR ELEVATION
- FLEXIBLE MEMBRANE LINER
- HORIZONTAL
- INVERT
- JET FLOW LINE
- LINE ELEVATION
- MATCH LINES
- MINIMUM
- NOT TO SCALE
- ON CENTER
- PORTLAND CEMENT CONCRETE
- POST INDUCED VALUE
- RAISED CURB
- ROOF
- STORM DRAIN
- STORM DRAINAGE CATCH BASIN
- STORM DRAINAGE MARKER
- SQUARE
- TEMPORARY BENCHMARK
- TOP BACK OF CURB
- TOP OF CURB
- TYPICAL

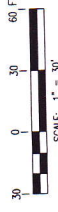
PROPERTY & SURVEY DATA

LOCAL PORTION OF LOT 5 U.S. 5070
LOCATED WITHIN SECTION 3, TOWNSHIP 33 NORTH, RANGE 63
WESTERN ALASKA
ACRES 1.924 ACRES
CORNER BASED ON ALASKA DOT PROPOSED EAST TERRY
TERMINAL 2000, PROJECT #19341, U.S.S. BENCHMARK NO. 16
1941, ELEVATION = 203.6 ABOVE MULLIN ON THE 1950-1978
MULLIN DATUM WITH TEMPORARY BENCHMARK (TBM) SET UP AS
FOLLOWS:
TBM1: 2" BRASS CAP MARKED "2007/1941 SPT-1 2000, WITH A
CROSS IN THE CENTER, CORNER POINT OF THE PROJECT ELEVATION =
217.40 ABOVE MULLIN
BENCHMARKS ARE BASED ON A.S. 1571, PLAT NO. 2005-17 IN THE
NORTHWEST CORNER OF LOT 5, U.S.S. 5070.
DATE OF SURVEY: MAY 2011 BY SONEX SURVEYING LLC.

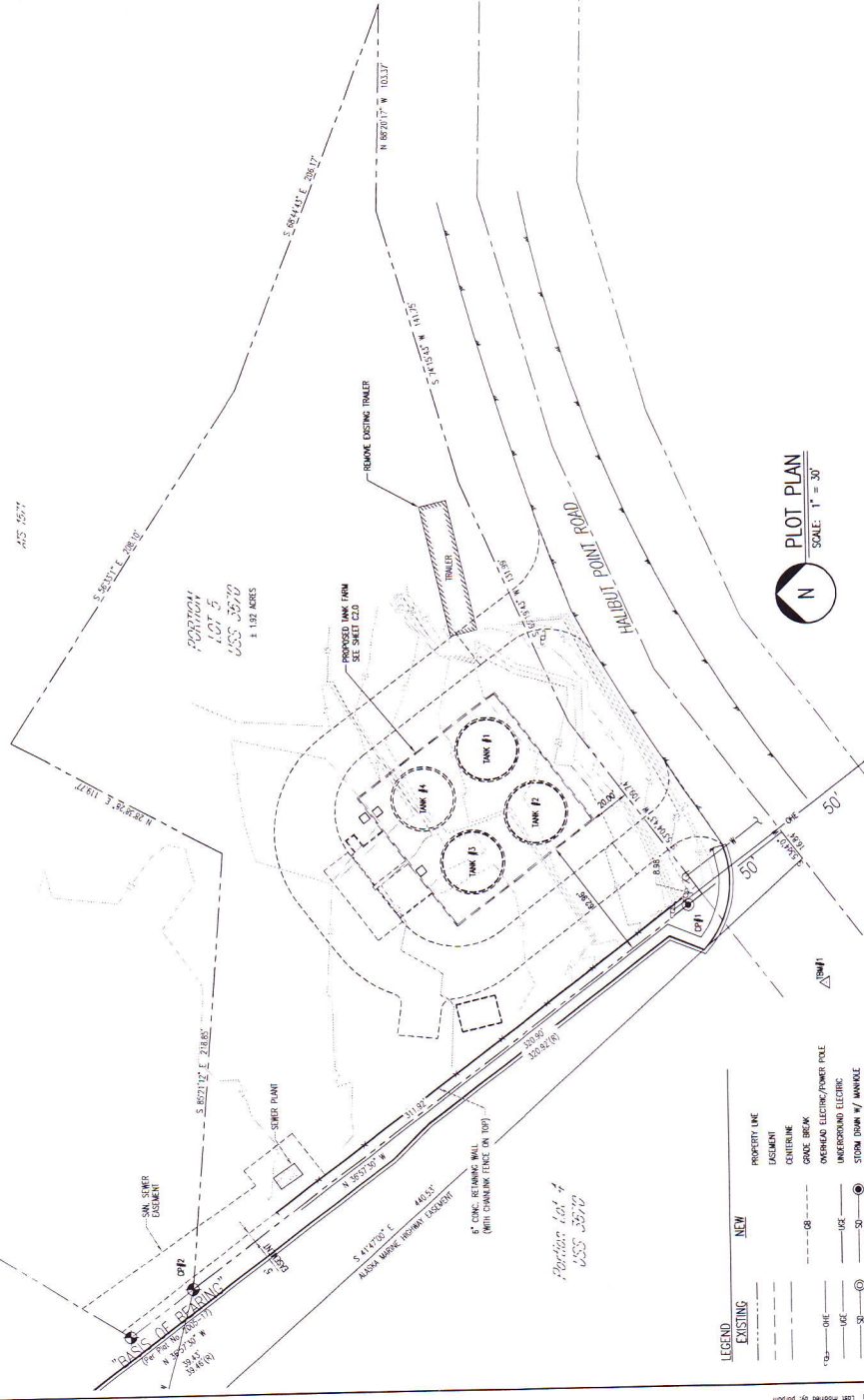
SURVEY NOTES

- SURVEY BENCHMARK WAS LOCATED AS PORTION OF LOT 5, U.S.S. 5070, AS SHOWN ON A.S. 1571 (PLAT NO. 2005-17)
- RIGHT OF WAY OF HALIBUT POINT ROAD CREATED FROM RECORDED INFORMATION PER A.S. 1571 (PLAT NO. 2005-17)
- THERE ARE ADJACENT RIGHT OF WAY LINES GREATLY MARKED BOTH IN STAKES AND EMBELDED BY THE ALASKA PARKING & TRUCKING ASSOCIATION AND TALKING WITH A NUMBER OF SURROUNDING NEIGHBORS. THESE LINES DO NOT MATCH THE ALASKA PARKING & TRUCKING ASSOCIATION'S A.S. 1571 (PLAT NO. 2005-17) WHICH MATCHES A LEASE PLAT SURVEYED BY MR. NICK F. STAMBERG (PLAT NO. 2007-17) FROM THIS CENTERLINE INFORMATION WE HAVE OFFSET THE 50' RIGHT OF WAY TO THE NORTHERLY RIGHT OF WAY.

GRAPHIC SCALES



IF SHEET IS LESS THAN
IT IS A REPRODUCED PRINT -
SCALE REDUCED ACCORDINGLY



ID	N	E
CP1-1	4755.78	5005.34

ID	N	E	DESCRIPTION
CP1	4684.20	4953.63	FOUND ALUMINUM CAP 8" BR. RW OF SOUTH PROPERTY CORNER
CP2	4913.44	4765.08	FOUND ALUMINUM CAP AT PROPERTY CORNER
TBM1	4955.98	4813.54	BRASS CAP IN CONCRETE GROUND

ID	N	E
CP3-1	4771.72	4977.38
CP3-2	4773.62	4992.46
CP3-3	4774.01	4992.46
CP3-4	4768.06	4992.21
CP3-5	4762.05	4985.27
CP3-6	4758.85	4985.27
CP3-7	4758.82	4979.87
CP3-8	4758.88	4983.35
CP3-9	4759.40	4983.35
CP3-10	4763.78	4994.33
CP3-11	4769.39	4992.28
CP3-12	4775.33	4992.28
CP3-13	4783.71	4995.02
CP3-14	4794.82	4995.02
CP3-15	4798.56	4995.02
CP3-16	4798.56	4991.00
CP3-17	4798.03	4986.45

ID	N	E
CP2-1	4739.75	5001.43
CP2-2	4745.37	5015.46
CP2-3	4740.06	5016.21
CP2-4	4734.06	5015.81
CP2-5	4729.06	5012.25
CP2-6	4725.27	5007.45
CP2-7	4724.48	5001.81
CP2-8	4725.58	4995.75
CP2-9	4728.81	4990.77
CP2-10	4733.71	4987.40
CP2-11	4739.58	4986.15
CP2-12	4745.42	4987.23
CP2-13	4750.43	4995.48
CP2-14	4755.79	4995.27
CP2-15	4755.04	5001.20
CP2-16	4753.97	5007.06
CP2-17	4752.20	5012.10

ID	N	E
CP1-1	4763.81	5033.39
CP1-2	4771.71	5048.49
CP1-3	4783.59	5048.23
CP1-4	4795.24	5045.69
CP1-5	4798.23	5043.28
CP1-6	4798.20	5035.68
CP1-7	4798.36	5029.79
CP1-8	4795.49	5025.36
CP1-9	4795.66	5020.54
CP1-10	4795.47	5018.29
CP1-11	4795.42	5015.43
CP1-12	4792.80	5011.04
CP1-13	4792.80	5007.51
CP1-14	4795.81	5002.51
CP1-15	4798.51	5001.57
CP1-16	4798.68	5001.06
CP1-17	4796.11	5002.46

CONTROL POINT TABLE

SEE 5010 FOR CONTROL POINT LOCATIONS.

LEGEND

- PROPERTY LINE
- EXISTING
- NEW
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC/POWER POLE
- GRADE BREAK
- CEILING
- STORM DRAIN W/ MANHOLE
- WHOLENE W/ W/ MANHOLE
- ELEVATION CONTOUR
- EDGE OF ASPHALT
- FENCE LINE
- SMILE
- EAST BUILDING
- CONCRETE
- CURB & GUTTER
- SPOT ELEVATION
- CONTROL JOINT IN SUB
- RECORDED 3-1/4" ALUM. CAP WORKMANT
- RECORDED 2" ALUM. CAP
- TEMPORARY BENCH MARK
- SECTION LETTER / DETAIL NUMBER

Samson Tug and Barge, Inc.
Conditional Use Permit
5309 Halibut Point Road

DELTA WESTERN SITKA FUEL FACILITY

509 WEST 3rd Ave., Ste 101
ANCHORAGE, AK 99501

REV	DATE	DESCRIPTION
1	07/19	MISCELLANEOUS REVISIONS
2	07/19	STORM DRAIN PIPE CLARIFICATION
3	11/2	MISCELLANEOUS/CONTROL REVISIONS



ENTERPRISE ENGINEERING, INC.
 5 800th STREET
 2500 CABELL STREET
 ANCHORAGE, AK 99503
 (907) 562-1100
 (907) 562-1101
 (907) 562-1102

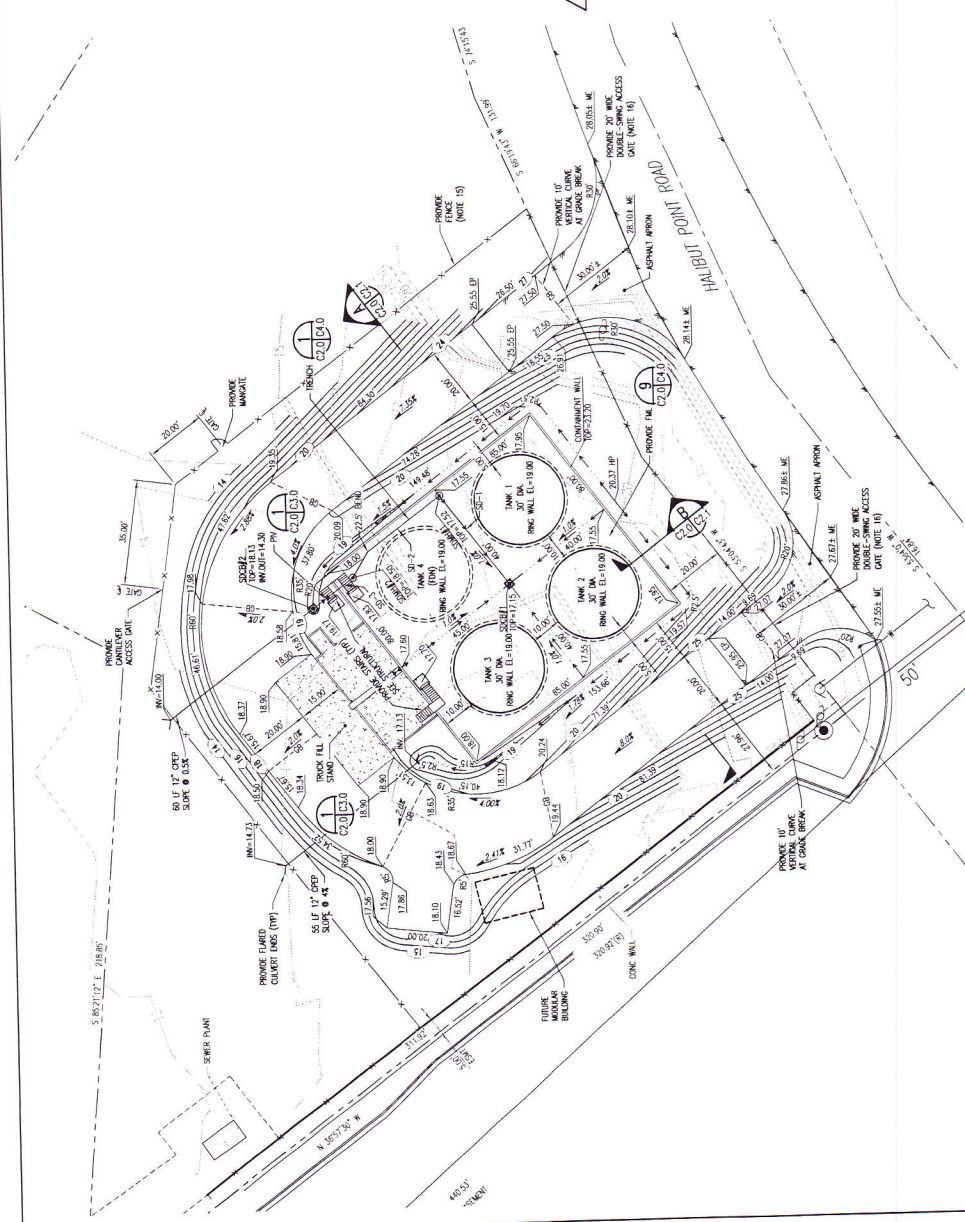
SITE AND GRADING PLAN

DATE	07/19
DWG NO.	C2.0
PLOT GRID	SHEET
5686	OF

- GENERAL NOTES**
- CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY AND BOROUGH OF SITKA, ALASKA STANDARD SPECIFICATIONS, 2002.
 - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS BY OBTAINING UTILITY LOCATES PRIOR TO BEGINNING CONSTRUCTION.
 - SOILS INFORMATION WAS DETERMINED FROM SOILS INVESTIGATION PERFORMED BY ENTERPRISE ENGINEERING, INC. AT THE PROJECT LOCATION. CONTRACTOR SHALL VERIFY SOILS INFORMATION AND SOILS SHALL BE TO BACK OF CURB OR FACE OF FOUNDATION, EDGE OF DRIVEWAY, AND BASE OF FOUNDATION UNLESS INDICATED OTHERWISE.
 - GRAVEL OR GRADE BREAK UNLESS INDICATED OTHERWISE.
 - NEW ELEVATIONS ARE TO TOP OF CONCRETE, PAVERMENT OR PARTWORK FINISH GRADE UNLESS INDICATED OTHERWISE.
 - ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION DENSITY PER ASTM D1557.
 - PROVIDE PASSING COMPACTION TESTS FOR ALL FILL AND BASTUL PLACED AT A RATE OF ONE TEST PER 1000 SQ. FT. PER 1 FT. LAYER. COMPACTION TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY. TESTING AND UNDERSTANDING SHALL CONFORM TO ASHA 101.01 AND ASHA 102.01 PER 10301.
 - PROVIDE A FINISH TO ALL EXTERIOR CONCRETE SURFS.
 - SET DRAINAGE SHALL CONFORM TO ASTM D-7116-05 AND BE ACCURATE FOR EXPANSION JOINTS.
 - GEOMEMBRANE LINER SHALL BE 30/30 OR 5 ON APPROVED EQUAL AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS UNLESS INDICATED OTHERWISE.
 - GEOMEMBRANE SHALL BE IMPROVED, IMPROVED EQUAL, 8 MILS THICK NON-WOVEN POLYETHYLENE TEREPHTHALATE (PET) OR 10 MILS THICK POLYPROPYLENE (PP).
 - CONTRACTOR SHALL IMPLEMENT A SITE SPECIFIC DESIGN AND SOLOMENT CONTROL PLAN (SSCP) UTILIZING BEST MANAGEMENT PRACTICES DURING CONSTRUCTION.
 - ALL DRAIN PIPE SHALL BE 4" - 50' DUCTILE IRON PIPE (DIP).
 - PROVIDE NEW 4" HIGH CHAINLINK FENCE WITH 3" STAINLESS STEEL WIRE, FENCE POSTS, AND TOWERLINGS.
 - CENTERING OF DOUBLE-SWING GATE SHALL MATCH CENTERLINE OF ACCESS DRIVE.

STORM DRAIN PIPE

ID	DIA.	LENGTH	SLOPE	INLET STRUCTURE	INV. AT INLET	OUTLET STRUCTURE	INV. AT OUTLET
SD-1	6"	37.50'	1.5%	500H(F)	15.15	500H(F)	14.59
SD-2	6"	40.00'	1.5%	500H(F)	14.53	500H(F)	13.83
SD-3	6"	16.42'	1.5%	500H(F)	13.87	500H(F)	13.62



SITE AND GRADING PLAN
 SCALE: 1" = 20'

DELTA WESTERN SITKA FUEL FACILITY

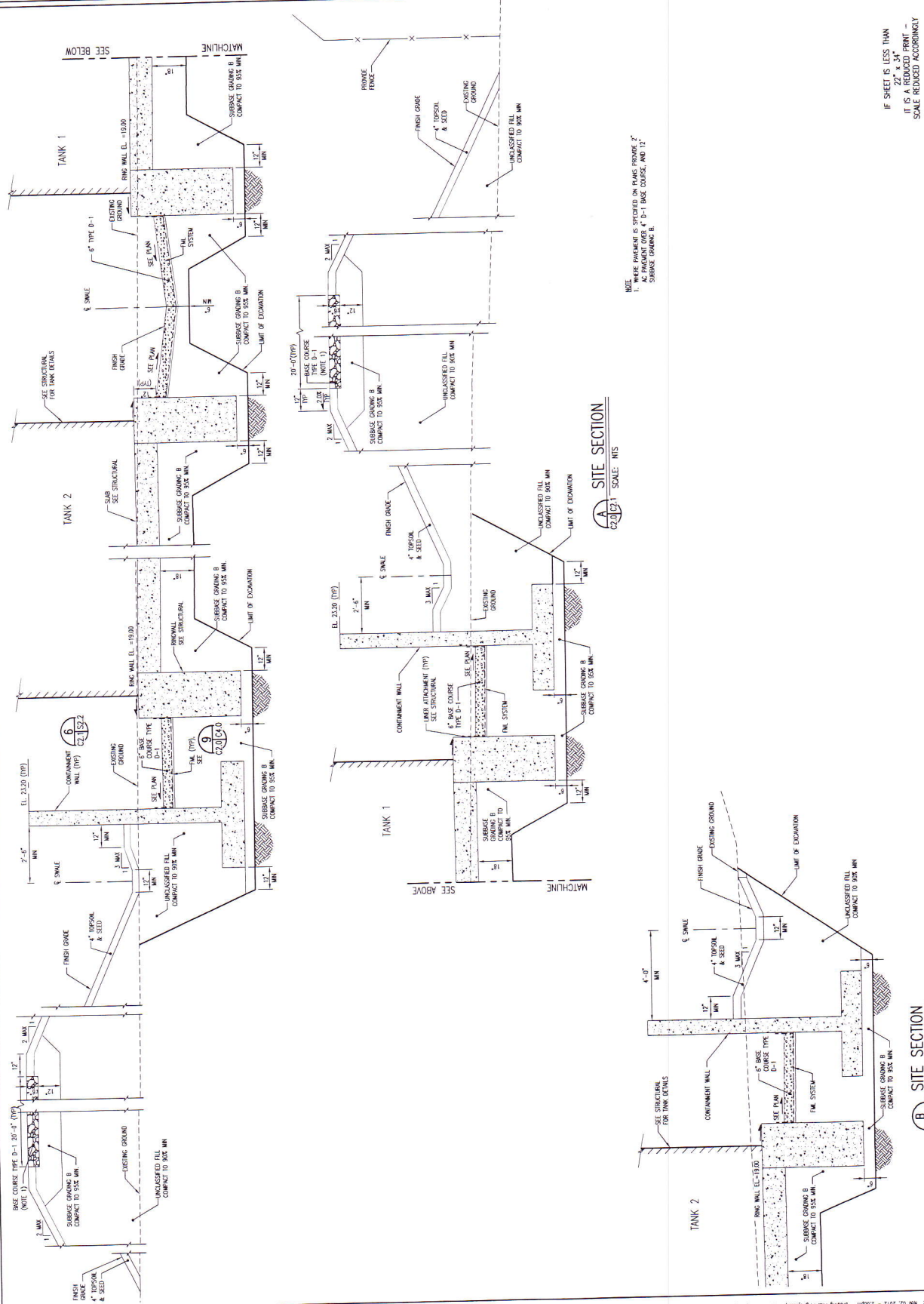
509 WEST 3rd Ave, Ste 101
ANCHORAGE, AK 99501

REV	DATE	DESCRIPTION
1	11/2	MISCELLANEOUS/CONTROL REVISIONS
2	02/2	MISCELLANEOUS/CONTROL REVISIONS
3	02/2	MISCELLANEOUS/CONTROL REVISIONS
4	02/2	MISCELLANEOUS/CONTROL REVISIONS
5	02/2	MISCELLANEOUS/CONTROL REVISIONS
6	02/2	MISCELLANEOUS/CONTROL REVISIONS
7	02/2	MISCELLANEOUS/CONTROL REVISIONS
8	02/2	MISCELLANEOUS/CONTROL REVISIONS
9	02/2	MISCELLANEOUS/CONTROL REVISIONS
10	02/2	MISCELLANEOUS/CONTROL REVISIONS



ENTERPRISE ENGINEERING, INC.
 5 WEST STREET
 205 BARRELL STREET
 FORTY-NINE AVENUE
 ANCHORAGE, AK 99503
 TEL: (907) 561-8800 FAX: (907) 561-3817

DESIGN: SEA	DRAWING TITLE
CHECKED: VM	SECTION
APPROVED: [Signature]	
SCALE:	



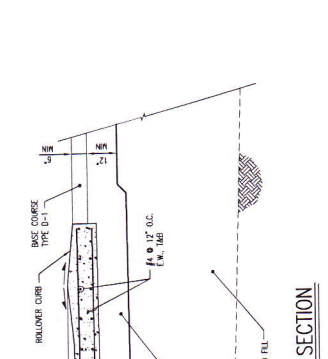
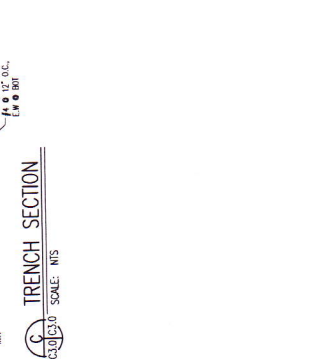
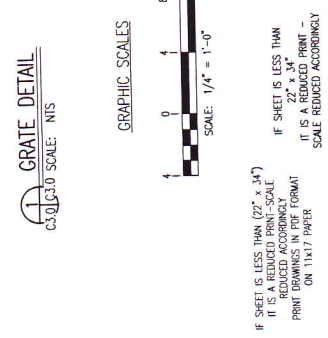
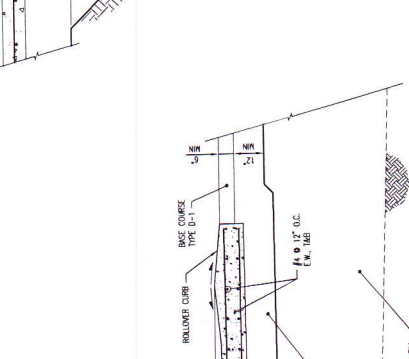
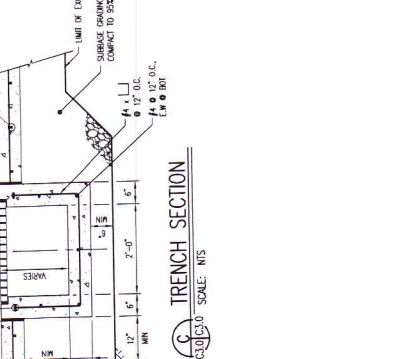
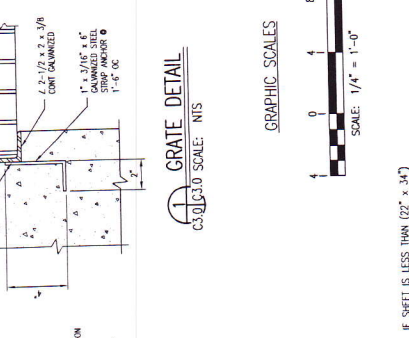
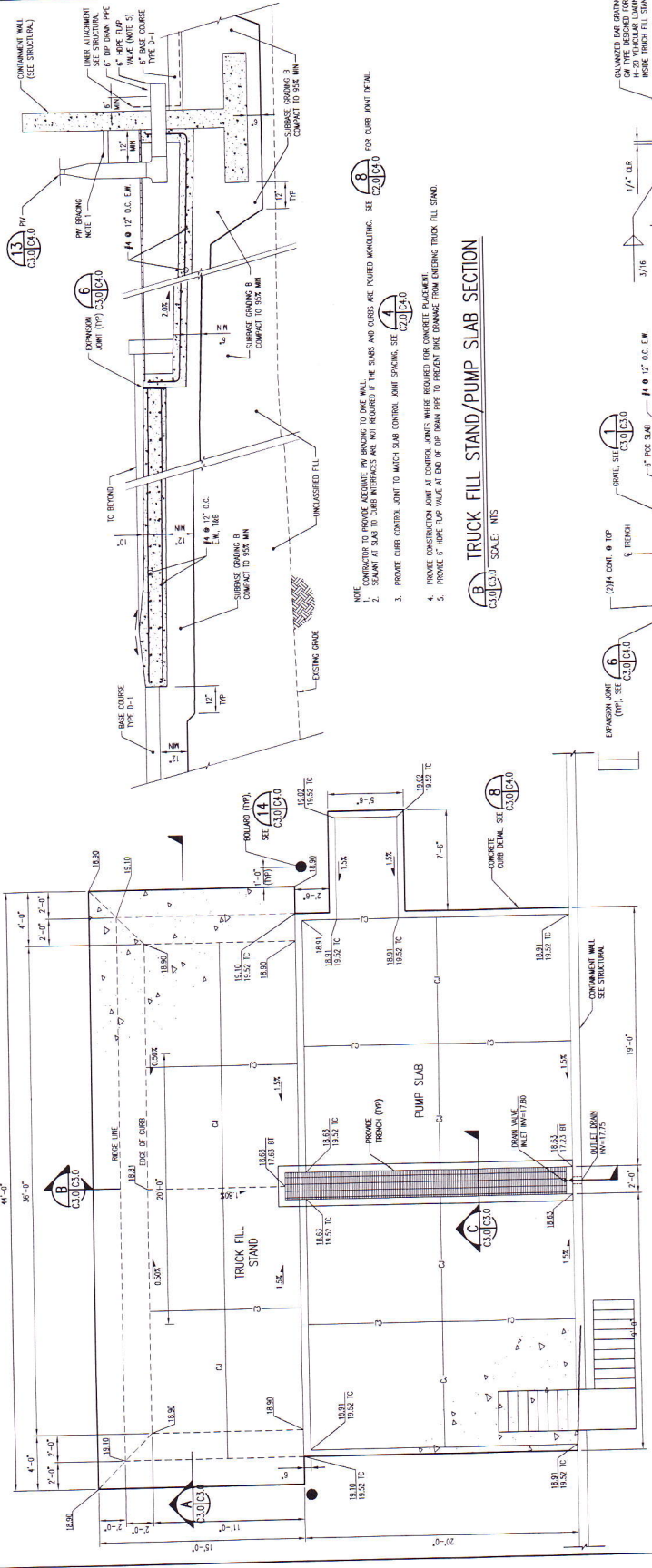
**DELTA WESTERN
SITKA FUEL FACILITY**
509 WEST 3rd Ave., Ste 101
ANCHORAGE, AK 99501

REVISION	DATE	BY	DESCRIPTION
1	11/2	RPP	MISCELLANEOUS/CONTROL REVISIONS
2	02/3	NJH	MISCELLANEOUS REVISIONS

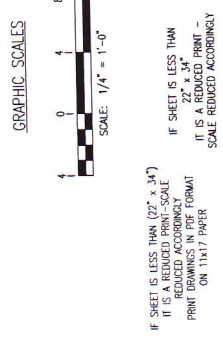


**ENTERPRISE
ENGINEERING, INC.**
5000 STREET
SUITE 200
ANCHORAGE, AK 99503
TEL: (907) 562-8815 FAX: (907) 562-3817

DWG NO.	C30
DATE	04/27/12
PRI	GRID
SHEET	5686
OF	



- PROVIDE CONSTRUCTION JOINT AT CONTROL JOINTS. PROVIDE FOR CONCRETE PLACEMENT.
- SEALANT AT SLAB TO CURB INTERFACES ARE NOT REQUIRED IF THE SUBS AND CURBS ARE POURED MONOLITHIC. SEE C2.0(C4.0) FOR CURB JOINT DETAIL.
- PROVIDE CURB CONTROL JOINT TO MATCH SUB CONTROL JOINT SPACING. SEE C2.0(C1.0)
- PROVIDE CONSTRUCTION JOINT AT CONTROL JOINTS. PROVIDE FOR CONCRETE PLACEMENT.
- PROVIDE 6" HOPE TOP FACE AT END OF SPAN PIPE TO PREVENT THE DRAINAGE FROM ENTERING TRUCK FILL STAND.



**DELTA WESTERN
SITKA FUEL FACILITY**
509 WEST 3rd Ave., Ste 101
ANCHORAGE, AK 99501

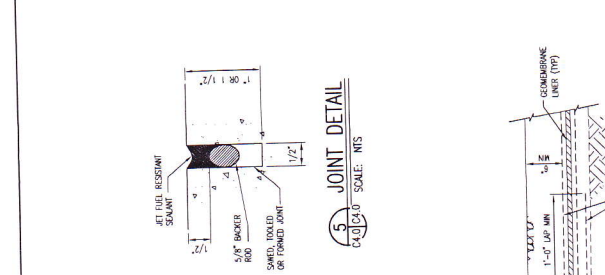
DESIGN:	SEAN WILSON
DRAWN:	WM
CHECK:	
APPROV:	
SCALE:	
DATE:	6/20/2011
BY:	NH
DESCRIPTION:	MISCELLANEOUS REVISIONS



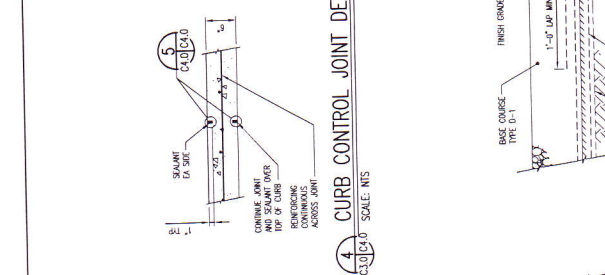
**ENTERPRISE
ENGINEERING, INC.**
500 WEST STREET
ANCHORAGE, AK 99501
TEL: (907) 561-8000 FAX: (907) 561-8017

DRAWING TITLE:
DETAILS

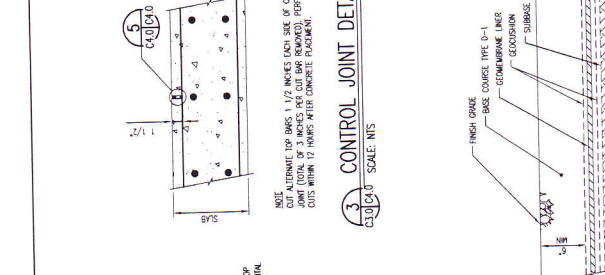
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P/N: C4.0
SHEET: 5686
OF: 1



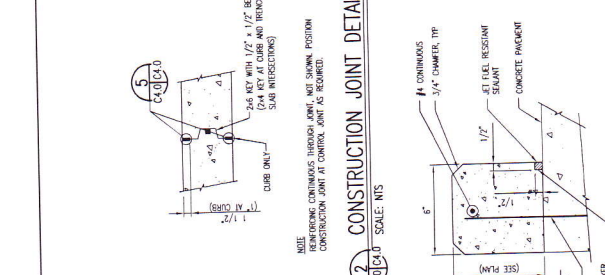
1 TYPICAL TRENCH DETAIL
SCALE: NTS



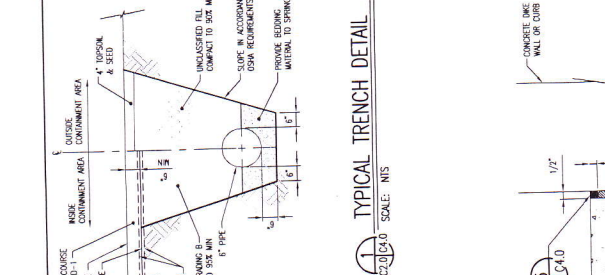
2 CONSTRUCTION JOINT DETAIL
SCALE: NTS



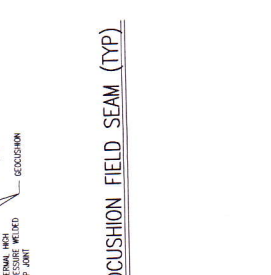
3 CONTROL JOINT DETAIL
SCALE: NTS



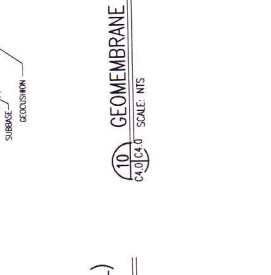
4 CURB CONTROL JOINT DETAIL
SCALE: NTS



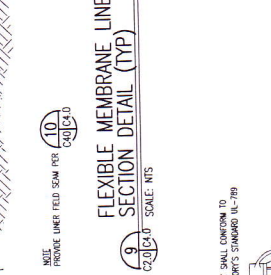
5 JOINT DETAIL
SCALE: NTS



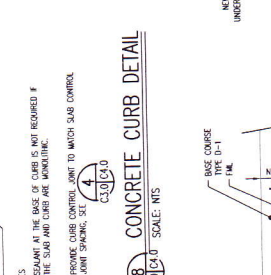
6 EXPANSION JOINT DETAIL
SCALE: NTS



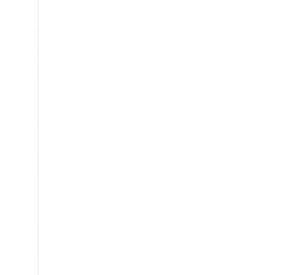
7 CONCRETE CURB DETAIL
SCALE: NTS



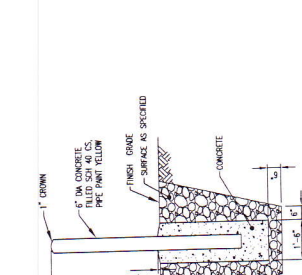
8 FLEXIBLE MEMBRANE LINER (FML) SECTION DETAIL (TYP)
SCALE: NTS



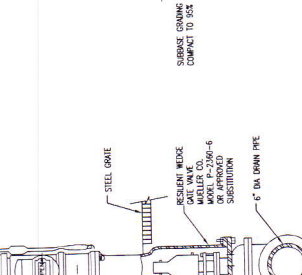
9 GEOMEMBRANE & GEOCUSHION FIELD SEAM (TYP)
SCALE: NTS



10 POST INDICATOR VALVE
SCALE: NTS



11 BOLLARD DETAIL
SCALE: NTS



12 CONTAINMENT SYSTEM CATCH BASIN/MANHOLE
SCALE: NTS

NOTES:
1. PROVIDE WATER TIGHT, FLEXIBLE IMP. SEALS, GUT-IN-PLACE, AT MANHOLE PIPE PENETRATIONS.
2. CONCRETE (TYP) FROM BOTTOM TO LINER SEAM SHALL BE LAPPED A MINIMUM OF 12\"/>
3. PROVIDE LOW AHSO SERIES 24\"/>

NOTES:
1. FINISH GRADE AT THE BASE OF CURB IS NOT REQUIRED IF THE SLAB AND CURB ARE JOINTLESS.
2. PROVIDE CURB CONTROL JOINT TO MATCH SLAB CONTROL JOINT SPACING, SEE 4.
3. CONTINUOUS 3/4\"/>

NOTES:
1. PROVIDE WATER TIGHT, FLEXIBLE IMP. SEALS, GUT-IN-PLACE, AT MANHOLE PIPE PENETRATIONS.
2. CONCRETE (TYP) FROM BOTTOM TO LINER SEAM SHALL BE LAPPED A MINIMUM OF 12\"/>
3. PROVIDE LOW AHSO SERIES 24\"/>

NOTES:
1. PROVIDE WATER TIGHT, FLEXIBLE IMP. SEALS, GUT-IN-PLACE, AT MANHOLE PIPE PENETRATIONS.
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3. PROVIDE LOW AHSO SERIES 24\"/>

NOTES:
1. PROVIDE WATER TIGHT, FLEXIBLE IMP. SEALS, GUT-IN-PLACE, AT MANHOLE PIPE PENETRATIONS.
2. CONCRETE (TYP) FROM BOTTOM TO LINER SEAM SHALL BE LAPPED A MINIMUM OF 12\"/>
3. PROVIDE LOW AHSO SERIES 24\"/>

DELTA WESTERN SITKA FUEL FACILITY

509 WEST 3rd Ave, Ste 101
ANCHORAGE, AK 99501

REV	DATE	BY	DESCRIPTION
1	11/2012	DAS	FOUNDATION REVISIONS

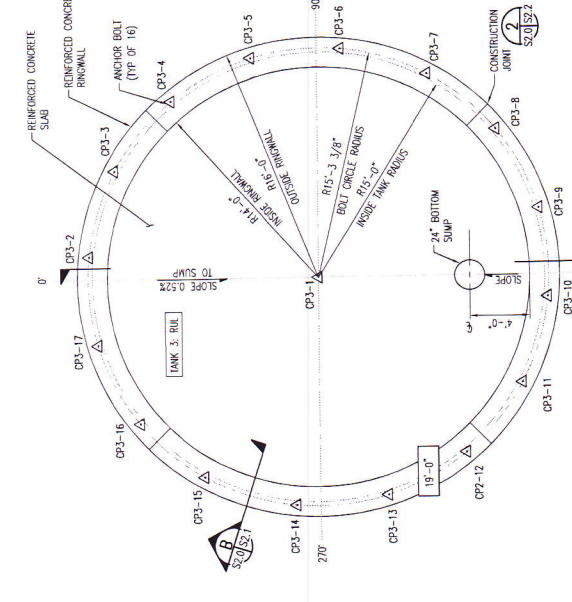
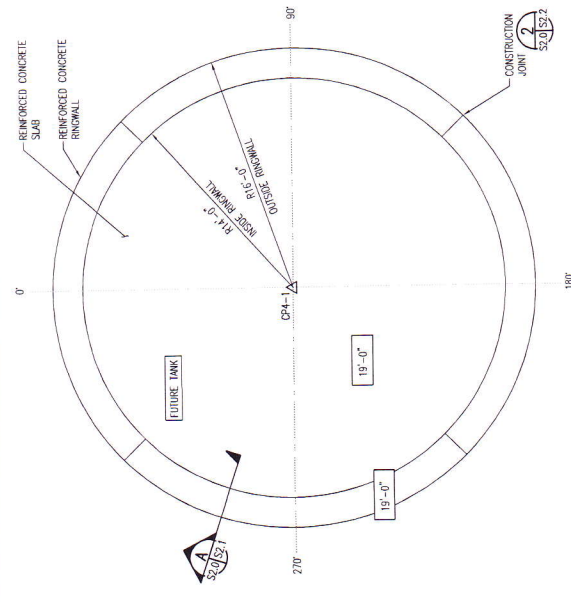
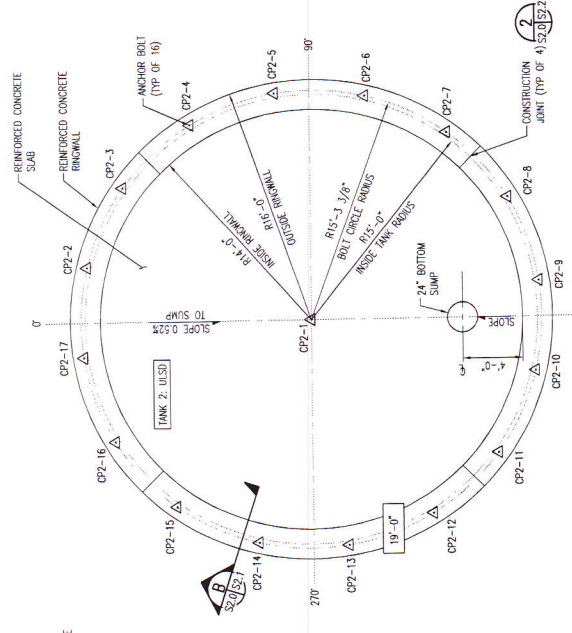
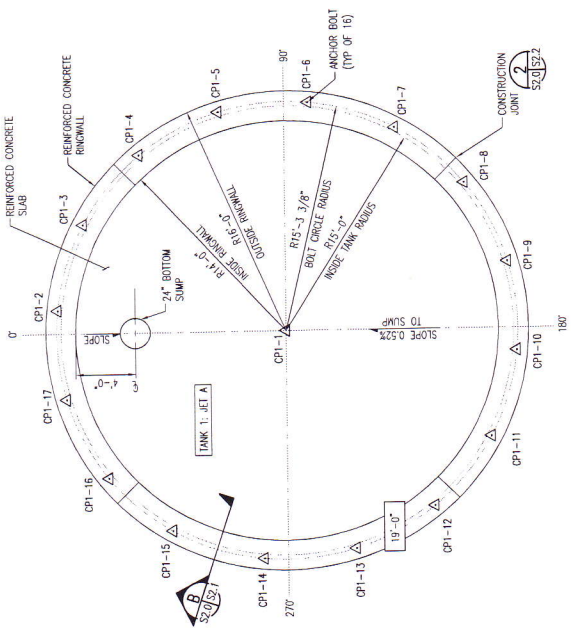
DESIGNER: SEAL
CHECKED: SPH
APPROVED:
SCALE: AS NOTED

ENTERPRISE ENGINEERING, INC.
 5000 STREET
 200 BARRELL STREET
 ANCHORAGE, AK 99503
 (907) 561-1111
 FAX (907) 561-3817

DRAWING TITLE
TANK FOUNDATION PLAN

DWG NO:	S2.0
DATE:	10/27/12
PLOT:	GRID: SHEET
11-5686	X OF -

- NOTES**
- SEE CIVIL FOR CONTROL INFORMATION
 - FINISH SLAB ELEVATION = DATUM.
 - TOP OF CONCRETE NOTED THIS X-X
 - REINFORCE INFL SLAB W/2 LAYERS OF #4 BARS @ 10" O.C.E.W.
 - SEE 1 FOR VERTICAL JST ANCHORS.
 - FOR TYPICAL SLAB JOINT DETAILS, SEE 2



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

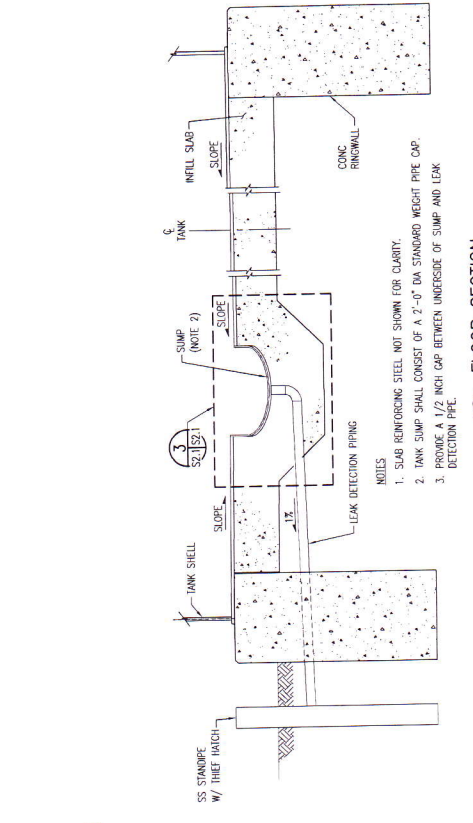
REV	DATE	BY	DESCRIPTION
1	11/2	DAS	FOUNDATION REVISIONS

DESIGN: SEAL
CHECKED: SPH
APPROVED: [Signature]
SCALE: AS NOTED

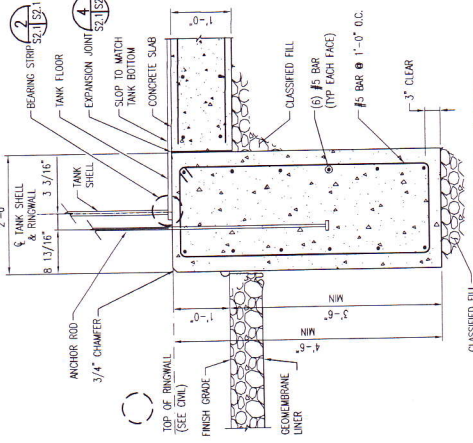
ENTERPRISE
ENGINEERING, INC.
5000 S. BERT STREET
SUITE 200
ANCHORAGE, AK 99503
TEL: (907) 561-3811
FAX: (907) 561-3812

DRAWING TITLE
FOUNDATION DETAILS

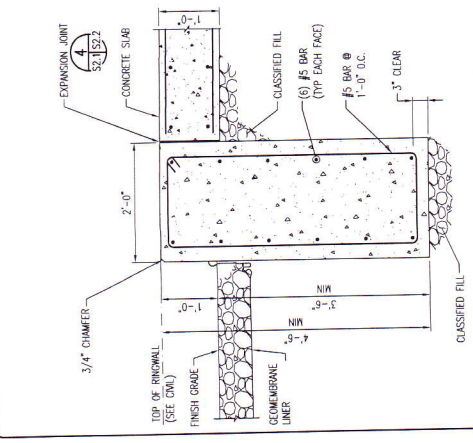
DWG NO: S2.1	DATE: 10/27/12
P/N: 11-5686	SHEET: X OF -



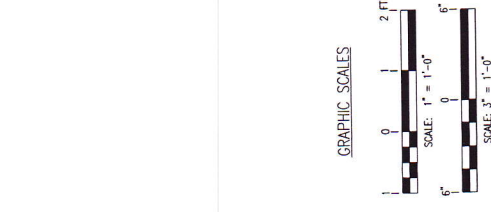
(C) FLOOR SECTION
SCALE: 1" = 1'-0"



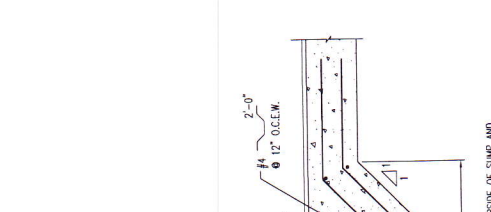
(B) CONCRETE RINGWALL SECTION
SCALE: 1" = 1'-0"



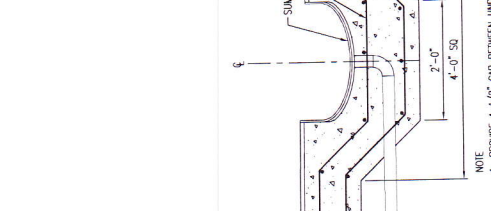
(A) CONCRETE RINGWALL SECTION
SCALE: 1" = 1'-0"



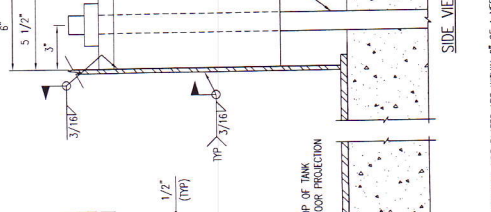
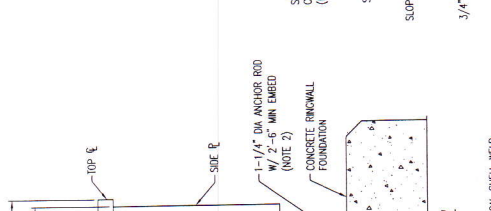
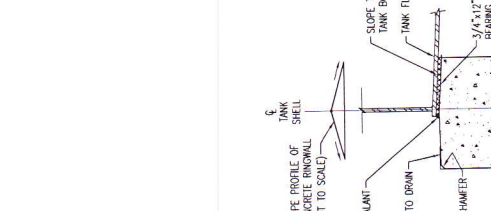
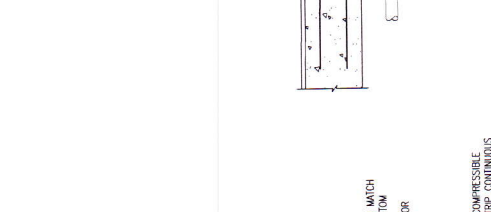
(3) SLAB AT SUMP
SCALE: 1" = 1'-0"



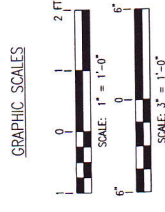
(2) BEARING STRIP DETAIL
SCALE: 1" = 1'-0"



(1) ANCHOR CHAIR (TYP)
SCALE: 3" = 1'-0"



(1) ANCHOR CHAIR (TYP)
SCALE: 3" = 1'-0"



(3) SLAB AT SUMP
SCALE: 1" = 1'-0"

(2) BEARING STRIP DETAIL
SCALE: 1" = 1'-0"

(1) ANCHOR CHAIR (TYP)
SCALE: 3" = 1'-0"

**DELTA WESTERN
SITKA FUEL FACILITY**
509 WEST 3rd Ave., Ste 101
ANCHORAGE, AK 99501

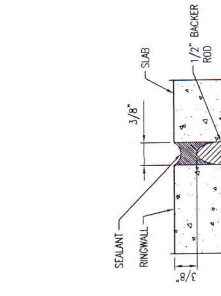
REV	DATE	BY	DESCRIPTION
1	11/2	DAS	FOUNDATION REVISIONS

DESIGN: SEAL
DRAWN: SPH
CHKD:
APPRD:
SCALE:
AS NOTED

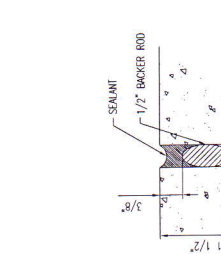
ENTERPRISE
ENGINEERING, INC.
5 BAYVIEW STREET
ANCHORAGE, AK 99501
TEL: (907) 561-8000
FAX: (907) 561-8017

DRAWING TITLE
FOUNDATION DETAILS 2

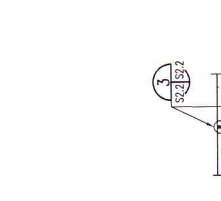
DWG NO: S2.2
DATE: 10/22/12
P/N: 11-5686
SHEET: X OF -



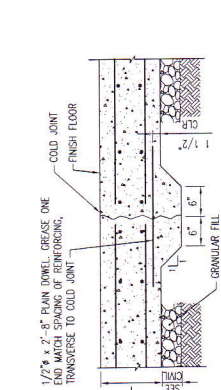
1 TYPICAL EXPANSION JOINT
S2.0/S2.2 SCALE: NTS



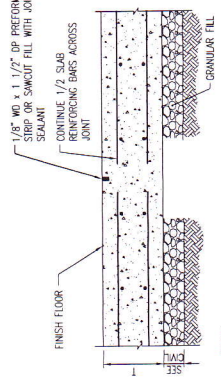
2 TYPICAL JOINT DETAIL
S2.0/S2.2 SCALE: NTS



3 RINGWALL JOINT DETAIL
S2.0/S2.2 SCALE: NTS



4 CONSTRUCTION JOINT
S2.0/S2.2 SCALE: NTS



5 TYPICAL SLAB ON GRADE DETAILS
S2.0/S2.2 SCALE: NTS

NOTES
1. SEE PLAN FOR "T".
2. CUT ALTERNATE REINFORCING BARS 1 1/2" EACH SIDE OF CONTROL JOINT.
3. MAKE SAW CUTS WITHIN 12 HOURS AFTER CONCRETE PLACEMENT.

IF SHEET IS LESS THAN
IT IS A REDUCED PRINT -
SCALE REDUCED ACCORDINGLY

**CITY AND BOROUGH OF SITKA
Planning Commission
Minutes of Meeting
September 17, 2013**

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

Members of the Public: Shannon Haugland (Sitka Setinel), Cory Baggen, Kirk Payne

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

Roll Call:

PRESENT: 5 – Parmelee, Windsor, Spivey, Westover, Pohlman

Consideration of the Minutes from the September 3, 2013 meeting:

MOTION: M/S SPIVEY/WINDSOR moved to approve the meeting minutes for September 3, 2013

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

The evening business:

**VARIANCE REQUEST
LOT 4, HOLT SUBDIVISION
TOM CRANE FOR RONALD HANDERSON**

Public hearing and consideration of a variance request filed by Tom Crane at 108 Oceanview Street. The request is for a reduction in the rear setback from 10 feet to 6 feet for a new construction deck. The property is also known as Lot 4, Holt Resubdivision. The owner of record is Ronald Handerson and Kari Lundgren.

Planner I Bosak reviews the variance request. New deck will be 6 feet 10 in wide by 17 feet long. After a staff site visit, request seems straightforward. No concerns from staff. Williams describes different findings that apply as there is a lower threshold for small structures such as this deck.

APPLICANT: Tom Crane of Crane Construciton steps forward on behalf of the owner. Describes deck project and use for relaxation and bbq. Backyard is very long and narrow, a deck like this is the only option.

COMMISSIONER DELIBERATION: No Commissioner questions. No public comments received.

MOTION: M/S SPIVEY/WINDSOR moved to approve the variance request filed by Tom Crane at 108 Oceanview Street. The request is for a reduction in the rear setback from 10 feet to 6 feet for a new construction deck. The property is also known as Lot 4, Holt Resubdivision. The owner of record is Ronald Handerson and Kari Lundgren.

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

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

1. The Municipality finds that the necessary threshold for granting this variance should be lower than thresholds for variances involving major structures or major expansions.
2. The granting of the variance is not injurious to nearby properties or improvements.
3. The granting of the variance furthers an appropriate use of the property.

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

Williams reminds Crane that variance will take effect in 10 days.

**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.

Williams reviews conditional use permit application and process thus far. This meeting is to review the plan with the applicant, hear of any changes and proceed with conditions, a motion and findings. There have been no additional comments.

APPLICANT: Cory Baggen, Samson Tug and Barge, and Kirk Payne, Delta Western, come forward to report no changes to the plan. Payne lets commissioners know that DEC permits are not issued until construction is completed. They will do a full inspection. The permit will be granted prior to use as a fuel facility.

PUBLIC COMMENT: No public comment.

COMMISSIONER DELIBERATION: No additional questions from Commissioners.

MOTION: M/S SPIVEY/WINDSOR moved to recommend approval of conditional use permit to Assembly for a bulk fuel facility at 5309 Halibut Point Road by Samson Tug and Barge Inc. and Delta Western, Inc. with the following conditions:

1. The project be completed in conformance with the plans submitted in the conditional use application to the Planning Commission;
2. Prior to the activation of the conditional use permit, the operator of the facility shall certify to the Municipality, in writing, that all necessary permits have been received including but not limited to:
 - a. State of Alaska driveway permits for the configuration shown in the application;
 - b. All Alaska Department of Environmental Conservation permits;
 - c. State Fire Marshall approval;
 - d. City and Borough of Sitka Building permits;
 - e. Any other permits considered necessary by the Planning Department;

3. In addition, prior to the activation of the conditional use permit, the Planning Director shall indicate, in writing, that all permits have been received that the municipality considers necessary;
4. The applicant recognizes that other permits, not specifically mentioned by the municipality, may be required by state or federal agencies;
5. The applicant shall provide a narrative on the status of the operations nine months after the activation of the conditional use permit;
6. The Planning Commission has an annual review of the first nine to twelve months of operation of the facility within one year of the activation of the conditional use permit. The purpose of the annual review is to determine what, if any impacts of the operation need to be mitigated. The Planning Commission, by its own motion, may undertake a second annual review if the board considers it to be necessary;
7. The Assembly, at its discretion, may complete an annual review if any issues are not satisfactorily resolved at the Planning Commission level.
8. That the project will be completed in conformance to the plans submitted; and
9. That the project be operated in conformance with the narrative;
10. The applicant shall provide by September 27, 2013, a narrative that clarifies the request and includes; an updated timetable, list of the range of uses for the fuel facility, and amended to add that fuel distribution will be to a range of residential and commercial locations;
11. The municipality recognizes the offices for the facility will be shared with Samson Tug and Barge, Inc. in a facility that is not shown on the site plan.

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

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

1. The Planning Commission finds that the site topography is suitable for the project as proposed and that the necessary slope and soil stability issues have or will be taken into account by the mandatory permitting;
 2. That the conditions are in place to ensure that adequate utilities for the proposed use will be in place;
 3. The lot characteristics including the size are suitable for the proposed conditional use permit;
 4. That the proposed operation of the facility will be sufficient to ensure that adjacent uses are adequately protected;
 5. Community appearance and screening is handled by the layout of the proposed use;
1. That the proposed use will not be detrimental to public health or welfare;
 - a. That the proposed use will not adversely affect the established character of the surrounding vicinity;
 - b. That the proposed use will not be injurious to adjacent improvements;
 - c. That the granting of the proposed conditional use permit is consistent and compatible with the goals and policies of the Sitka 2007 comprehensive plan 2.1.1 *The City and Borough of*

Sitka sill strive to contribute to a stable, long-term, local economic base and 2.5.2 That encourages commercial and industrial developments of a quality that does not adversely impact any adjacent recreational and residential areas and encourages sensitive master planning;

2. That all conditions necessary to lessen impacts of the conditional use are in the conditions and are monitored and forced specifically by permits by agencies that governs the use and the requirement for at least one annual review by the Planning Commission;
 3. That the proposed use will not adversely affect hazardous conditions that cannot be mitigated and that those proposed conditions will be monitored though the Department of Environmental Conservation and other building codes;
 4. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; specifically the presence of the proposed facility being adjacent to Halibut Point Road;
 5. That the Applicant has met the burden of proof;
1. That the Planning Commission further finds that the following criteria have been considered in determining the impacts of the proposed bulk fuel facility on adjacent properties:
 - a. The Planning Commission has considered the amount of vehicular traffic to be generated and that amount of traffic was covered in the narrative;
 - b. The Planning Commission has considered the amount of noise to be generated and the impact of adjacent land uses and anticipates that amount of noise to be generated by the facility to be fairly moderate in to the adjacent waterfront uses;
 - c. The Planning Commission recognizes that some odors may be generated by the facility but that those will be regulated by the Alaska Department of Conservation and the building code;
 - d. The Planning Commission has recognized that the facility will be operated during business hours;
 - e. The Planning Commission has considered the location of the facility along a major collector street and has specifically required in the condition the driveway DOT permit;
 - f. The potential use is not adjacent to a substandard street;
 - g. It is not anticipated to have effect on vehicular or pedestrian safety;
 - h. It is the finding of the Planning Commission that there is adequate ability of the police, fire, EMS personnel to respond to emergency calls on site since the property is located adjacent to the State highway;
 - i. The Planning Commission has reviewed the traffic layout and considers it to be adequate;
 - j. The Planning Commission recognizes that there the signs on the property with the sign ordinance section of the Sitka Zoning Code;
 - k. The Planning Commission recognizes that there are going to be buffers on site provided in the outline plan and described in the narrative;

- I. The Planning Commission has previously addressed the relationship to the Comprehensive Plan in the conditional use permit and that there have not been any public comments that have surfaced.

ACTION: Motion **PASSED** unanimously **5-0** on a voice vote.

PLANNING DIRECTOR'S REPORT: Didrickson's variance will be back on agenda at the next meeting. Williams asks one member of commission to be present at Assembly meeting for BIHA map amendment and conditional use permit. Parmelee can be there. Westover suggests moving meeting time to 6 pm for the winter. Pohlman has conflicting schedule. Menendez day care annual review will be at next meeting.

ADJOURNMENT:

MOTION: M/S WESTOVER/POHLMAN moved to adjourn at 7:44 pm.

ACTION: Motion **PASSED** unanimously **5-0** on a voice vote.

Richard Parmelee, Chair

Maegan Bosak, Secretary

**CITY AND BOROUGH OF SITKA
Planning Commission
Minutes of Meeting
September 3, 2013**

Present: Richard Parmelee (Chair), Darrell Windsor (Member), Chris Spivey (Member), Cheryl Westover (Member), Debra Pohlman (Member), Maegan Bosak (Planner I)

Members of the Public: Shannon Haugland (Sitka Setinel), Dave Longtin (CBS Senior Engineer), Mike Johnson

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

Roll Call:

PRESENT: 5 – Parmelee, Windsor, Spivey, Westover, Pohlman

Consideration of the Minutes from the August 20, 2013 meeting:

MOTION: M/S SPIVEY/WESTOVER moved to approve the meeting minutes for August 20, 2013

ACTION: Motion **PASSED unanimously 5-0** on a voice vote.

The evening business:

**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.

Planner I Bosak reviews conditional use permit application and process thus far. This meeting is to review the plan with the applicant, hear of any changes and take public comment. Application will be on the agenda for the September 17th meeting for conditions, motion and findings. Bosak shares email from Sitka Ranger District stating they have no comments or concerns regarding this project.

APPLICANT: Mike Johnson, Delta Western representative, steps forward to state there are no changes to the plan. Commissioners ask him to describe residential services and any impacts on truck traffic of Halibut Point Road. Johnson believes that traffic will be accurate and describes how deliveries make many stops on one outing – doesn't come back to refuel between every delivery.

COMMISSIONER DELIBERATION: Commissioners discuss residential delivery. Spivey wants to make sure the application includes both commercial and residential delivery not just a fueling station. Commissioners believe it should be clarified. Questions as to if this will change the number of trucks on Halibut Point Road. Commissioners believe application should be amended

to say four or more round trips per day. Pohlman discusses permitting and making sure that applicant gains the necessary permits. Bosak explains that permitting is a condition for the approval of the conditional use.

PUBLIC COMMENT: No public comment.

Request will come back before the board on September 17th.

PLANNING DIRECTOR'S REPORT: BIHA Zoning map change will be on agenda for next Assembly meeting. Boyd Didrickson's variance request for 428 Kaagwaantaan will be heard at next P&Z Commission meeting as it was not activated and has to go through the process again.

ADJOURNMENT:

MOTION: M/S WESTOVER/SPIVEY moved to adjourn at 7:19 pm.

ACTION: Motion **PASSED** unanimously 5-0 on a voice vote.

Richard Parmelee, Chair

Maegan Bosak, Secretary

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.
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.

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.

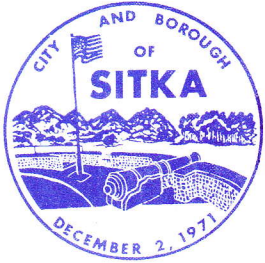
ADJOURNMENT:

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

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 Monday, October 7, 2013 on the following items:

- a) 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.

Please see the hearing description on back of page. The Assembly may take action on October 7, 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 Conditional Use Permit for a Bulk Fuel Facility:

Applicant is applying for a conditional use permit to allow a bulk fuel facility at 5309 Halibut Point Road. Delta Western will be operating on the Samson Tug and Barge, Inc. property next to the ferry terminal. The facility will consist of four fuel tanks (30 ft diameter by 33 ft high), containment areas and small office shared with Samson Tug and Barge. The fuel facility will be used to store and distribute gasoline, aviation fuels, diesel, and heating oil. Delta Western will be delivering to both commercial and residential locations. Truck traffic on Halibut Point Road is expected to increase.



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Anchorage, AK 99501

ALLEN PROPERTIES, LLC
ALLEN PROPERTIES, LLC
P.O. BOX 1049
SITKA AK 99835

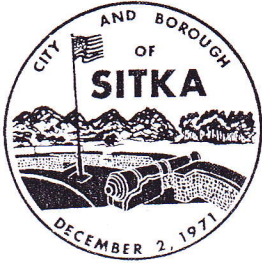
STATE OF ALASKA
FERRY TERMINAL
STATE OF ALASKA
6860 GLACIER HWY
JUNEAU AK 99801

SAMSON TUG & BARGE CO.,INC
SAMSON TUG & BARGE CO.
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SITKA AK 99835

ARYEH/KAY LEVENSON
LEVENSON, ARYEH, L./KAY, L.
3141 LEGACY DR.
ANCHORAGE AK 99516

Assembly Notice
Mailed 9/27/13

Samson Tug and Barge, Inc.
Conditional Use Permit
5309 Halibut Point Road



City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

Coast Guard City, USA

Sitka Planning Commission Agenda - Revised

Tuesday, September 17, 2013

Held at **Sitka Fire Hall**

209 Lake Street, Sitka, Alaska

7:00pm

- I. CALL TO ORDER AND ROLL CALL
- II. CONSIDERATION OF THE MINUTES FROM September 3, 2013
- III. THE EVENING BUSINESS
 - A. 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.
 - B. Public hearing and consideration of a variance request filed by Boyd Didrickson at 428 Kaagwaantaan Street. The request is for a reduction in the front setback from 20 feet to 10 feet, reduction in side setbacks from 8 feet to 4 feet, **PULLED** increase in lot coverage to approximately 50% and reduction of the parking spaces from 2 spaces to 1 space. The property is also known as South portion of Lot 47 Block 2 of the Sitka Indian Village. This request is for the construction of a new two-story house.
 - C. Public hearing and consideration of a variance request filed by Tom Crane at 108 Oceanview Street. The request is for a reduction in the rear setback from 10 feet to 6 feet for a new construction deck. The property is also known as Lot 4, Holt Resubdivision. The owner of record is Ronald Handerson and Kari Lundgren.
- 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: September 11, September 13

Providing for today ... preparing for tomorrow

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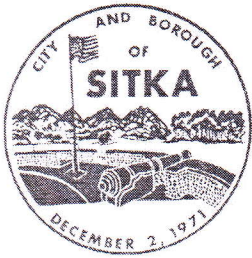
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Planning and Zoning - Third Mailing
September 6, 2013

Samson Tug and Barge, Inc.

Conditional Use Permit
5309 Halibut Point Road



City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

Coast Guard City, USA

Sitka Planning Commission Agenda

Tuesday, September 3, 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 20, 2013
- III. THE EVENING BUSINESS

- A. 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 26, August 28

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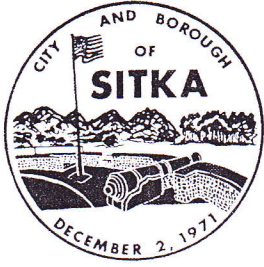
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Planning and Zoning - Second Mailing
August 23, 2013

Samson Tug and Barge, Inc.
Conditional Use Permit
5309 Halibut Point Road



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

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ALLEN PROPERTIES, LLC
ALLEN PROPERTIES, LLC
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STATE OF ALASKA
FERRY TERMINAL
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JUNEAU AK 99801

SAMSON TUG & BARGE CO., INC
SAMSON TUG & BARGE CO.
P.O. BOX 559
SITKA AK 99835

Planning and Zoning - First Mailing
August 9, 2013

Samson Tug and Barge, Inc.

Conditional Use Permit
5309 Halibut Point Road