

Request:

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

Zoning District: Industrial

Front: 20 feet
Rear: 10 feet
Side: 5 feet

Meeting Flow

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

- Motions

Tonight's Motions

- A motion recommending approval of a quarry upland of the former mill site is suggested. Depending on the results of the vote, the board can then describe why the proposal is, or is not, a good idea.

**Conditional Use Permit Request
Natural Resource Extraction (Rock Quarry) and Mining Support Facilities
Sawmill Cove Industrial Park – Sawmill Cove Industrial Park Resubdivision No. 1
December 16, 2008**

Back before the board is the conditional use permit request for the rock quarry on Lot 3 Block 3 of the Sawmill Cove Industrial Park Resubdivision.

At the November 18th Planning Commission meeting the board wanted to see what the State Department of Transportation would say on some issues of this location for a rock quarry. There were questions on the accessibility of this site such as a driveway access and questions on the possibility of the waterline and damage to that.

The email from Fredrik Thorsteinson with DOT is included in your packet, please take time to read through it.

Dan Jones, Municipal Engineer, will be present Tuesday night.

If board members get a chance, it would be helpful if folks could drive by the property and think about conditions for approval.

**Conditional Use Permit Request
Natural Resource Extraction (Rock Quarry) and Mining Support Facilities
Sawmill Cove Industrial Park – Sawmill Cove Industrial Park Resubdivision No. 1
November 18, 2008**

A conditional use permit request is being processed for natural resource extraction (rock quarry) and mining support facilities on Lot 3 Block 3 of the Sawmill Cove Industrial Park Resubdivision No. 1 subdivision.

As you may know, the Sitka zoning ordinance treats uses at the Sawmill Cove site differently from uses in other zones. Uses that are not retail or business uses can be approved by the Assembly by simple motion. The code framework is covered in the enclosed excerpt from the zoning regulations. Nevertheless, the Assembly would likely ask the Planning Commission to comment on this proposal. We've provided that opportunity for Planning Commission comment in a process that parallels the conditional use process.

Dan Jones, Municipal Engineer, will be present Tuesday night to explain the concept. He is expected to say that the specifics of any quarry operation on the site will be governed by a detailed lease that has to be approved by the Sawmill Cove Board of Directors and the Assembly.

The Planning Commission is encouraged to carefully explore the proposal with Mr. Jones. He can fill in the blanks that are not covered in his request. It would be helpful to get his general ideas on how a quarry at that location could operate.

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