



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Memorandum

TO: Jim Dinley, Municipal Administrator
Mayor Scott McAdams and Members of the Assembly

FROM: Wells Williams, Planning Director

SUBJECT: Conditional Use Permit for Natural Resource Extraction – Upland of Sawmill Cove Industrial Park

DATE: September 8, 2010

The Sitka Planning Commission is recommending approval of a conditional use permit for natural resource extraction at the Sawmill Cove Industrial site. The proposed quarry would be on the upland side of Sawmill Creek Road across from the former pulp dock warehouse and the main dock. The board's recommendation, with conditions, was made on December 16, 2008. The vote on the recommendation was 4-1 with Mr. Twaddle opposed.

Agency comments came from Alaska Department of Transportation Engineer Fred Thorsteinson. DOT indicated there were not any objections as long as accesses were constructed to DOT's design standards. There were not any public comments at either of the two Planning Commission meetings when the issue was considered.

The board's recommendation included the following conditions:

1. That the quarry operations within the Sawmill Creek Road right-of-way receive prior approval by the Alaska Department of Transportation.
2. That the quarry be operated consistent with the standard municipal lease terms.
3. That the operation of the quarry be conducted so that it limits interference with traffic on the Sawmill Creek Road right-of-way.
4. That the quarry be operated consistent with the EPA multi-sector general permit.

The Planning Commission minutes, that include a follow up motion making the necessary findings, are attached.

RECOMMENDED ACTION:

Approve the conditional use request with the conditions recommended by the Planning Commission.

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