



**CITY AND BOROUGH OF SITKA**  
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out **completely**. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

**APPLICATION FOR:**     VARIANCE                       CONDITIONAL USE  
                                   ZONING AMENDMENT             PLAT/SUBDIVISION

**BRIEF DESCRIPTION OF REQUEST:** Request Conditional Use Permit to install and operate a mobile redi-mix concrete batch plant at Granite Creek Lease Area 7 industrial site.

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**PROPERTY INFORMATION:**

CURRENT ZONING: Industrial                      PROPOSED ZONING (if applicable): \_\_\_\_\_  
 CURRENT LAND USE(S): Material Production                      PROPOSED LAND USES (if changing): \_\_\_\_\_

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**APPLICANT INFORMATION:**

PROPERTY OWNER: CBS  
 PROPERTY OWNER ADDRESS: 100 Lincon St Sitka AK, 99835  
 STREET ADDRESS OF PROPERTY: 400 Granite Creek #7 Sitka AK, 99835  
 APPLICANT'S NAME: Colaska dba Secon  
 MAILING ADDRESS: 1836 Anka Street Juneau AK 99801  
 EMAIL ADDRESS: [REDACTED]                      DAYTIME PHONE: [REDACTED]

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<u>Cropley</u>	<u>4/13/2026</u>	<u>400 Granite Creek #7</u>
Last Name	Date Submitted	Project Address

**REQUIRED SUPPLEMENTAL INFORMATION:**

For All Applications:

- Completed General Application form
- Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- Site Plan showing all existing and proposed structures with dimensions and location of utilities
- Floor Plan for all structures and showing use of those structures
- Proof of filing fee payment
- Other: \_\_\_\_\_

For Marijuana Enterprise Conditional Use Permits Only:

- AMCO Application

For Short-Term Rentals and B&Bs:

- Renter Informational Handout (directions to rental, garbage instructions, etc.)
- Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

**CERTIFICATION:** I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.


\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

  
\_\_\_\_\_  
Applicant (If different than owner)

4/13/2026  
\_\_\_\_\_  
Date

Maller

4/13/2026

400 Granite Creek #7

Last Name

Date Submitted

Project Address



**CITY AND BOROUGH OF SITKA**  
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 SUPPLEMENTAL APPLICATION FORM  
 CONDITIONAL USE PERMIT

**APPLICATION FOR ALL OTHER CONDITIONAL USE PERMITS**  
 (EXCLUDING SHORT-TERM RENTAL AND BED & BREAKFAST)

**CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E)** *(Please address each item in regard to your proposal)*

- Hours of operation: Monday - Saturday 7:00am to 5:00 pm Sundays and after hours as needed

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- Location along a major or collector street: 1/4 mile off HPR at the end of Granite Creek road

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- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
Minimum of three (3) Mixer trucks and one (1) pump truck may operate out of this site. We do  
not anticipate impacts on nearby land uses as this is already an industrial area.

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- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: No cut-through traffic is anticipated. Site access is limited to existing  
Granite Creek Road.

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- Effects on vehicular and pedestrian safety: Minimal safety effects from controlled site access, due  
to use of qualified CDL drivers and Colaska's robust internal safety program.

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- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Yes, This site  
has the ability for the police, fire, and EMS personnel to respond to on-site emergency calls.

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- Describe the parking plan & layout: See attached Google Earth image of Lease Area 7 with batch  
plant area identified within existing site.

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- Proposed signage: No off-site signage is proposed. On-site signage will be updated to comply  
with internal safety program for traffic patterns.

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Maller

4/13/2026

400 Granite Creek #7

Last Name

Date Submitted

Project Address

- **Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:**

Lease Area7 has existing natural vegetated buffers surrounding the site

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- **Amount of noise to be generated and its impacts on neighbors:** Minimal noise generation expected  
from concrete batch plant. No impact anticipated to neighbors.
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- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**

Concrete operations do not generate significant odor. Existing security measures employed at Lease Area 7 will continue. Materials will be stored and handled in accordance with standard industry practices. Waste materials will be managed in compliance with applicable regulations and best management practices.

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We will adhere to the Colaska Mission Statement: To safely construct the vital infrastructure that powers our economy, supports families, and strengthens our state.

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- **Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)**

Concrete batch plant activities will be added to the existing Multi-Sector General Permit (MSGP) swppp for Granite Creek Lease Areas 2, 3, & 7 for stormwater compliance.

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The site will be managed using standard operational practices intended to minimize off-site impacts.

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**REQUIRED FINDINGS (SGC 22.30.160(C):**

1. The city may use design standards and other elements in this code to modify the proposal. A **conditional use** permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed **conditional use** permit will not:

	Initial
a. Be detrimental to the public health, safety, and general welfare;	TC
b. Adversely affect the established character of the surrounding vicinity; nor	TC
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.	TC
2. The granting of the proposed <b>conditional use</b> permit is consistent and compatible with the intent of the goals, objectives and policies of the <b>comprehensive plan</b> and any implementing regulation.	TC
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	TC
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.	TC
5. The <b>conditional use</b> 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.	TC
6. Burden of Proof. The <b>applicant</b> has the burden of proving that the proposed <b>conditional use</b> meets all of the criteria in subsection B of this section.	TC

**ANY ADDITIONAL COMMENTS** The proposed batch plant is a mobile low-profile unit with an integrated cement silo mounted directly on the plant structure, with cement supplied by sealed ISO containers and an additional silo planned to reduce delivery frequency and onsite handling. A portable boiler will be utilized to heat water for cold-weather concrete.

  
 \_\_\_\_\_  
 Applicant

4/13/2026  
 \_\_\_\_\_  
 Date

