

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: BARANOK ISLAND HOUSING AUTHORITY  
PHONE NUMBER: 747-5088  
MAILING ADDRESS: PO BOX 517, SITKA, AK 99835

OWNER'S NAME: \_\_\_\_\_

(If different from applicant)

PHONE NUMBER: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PROJECT ADDRESS: BOX QUARRY (INDIAN RIVER: YAW DRIVE ACCESS)  
LEGAL DESCRIPTION Lot: 5 Block: 10 ACRE QUARRY  
Subdivision: SHELDON JACKSON COLLEGE SUBD PLAT  
U.S. Survey: 407 TRACT B Zoning Classification: I 2008-9

List specific request: SEE FOLLOWING SUPPORTING DOCUMENTATION

State all reasons for justifying request: SEE FOLLOWING SUPPORTING DOCUMENTATION

List all features and details of request: SEE FOLLOWING SUPPORTING DOCUMENTATION

State the schedule and timing of request: SEE FOLLOWING SUPPORTING DOCUMENTATION

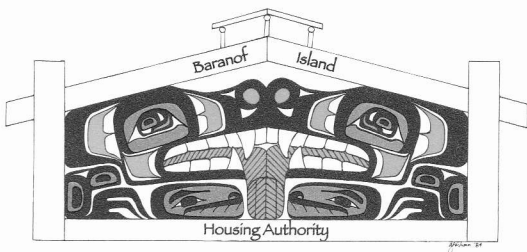
Please attach drawings, maps, and additional narrative as appropriate.

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: [Signature] Date: 6/21/10  
SIGNATURE OF OWNER: EXECUTIVE DIRECTOR Date: \_\_\_\_\_  
(If different from the applicant)

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



# Baranof Island Housing Authority

P.O. Box 517

Sitka AK 99835

(907) 747-5088 • fax (907) 747-5701

## Baranof Island Housing Authority Rock Quarry Conditional Use Permit Application

### Supporting Documentation

#### *List Specific Request:*

BIHA is requesting approval to operate the Indian River Uplands rock quarry and overburden site that was previously permitted to Sheldon Jackson College November 17, 1995.

Approval requested is for ten years, with opportunities for one-year extensions.

#### *State all reasons for justifying request:*

BIHA has need for rock for use in future development activities planned for the Indian River Uplands area on nearby land purchased in 2009 from Sheldon Jackson College. Additionally, BIHA recognizes the need for rock for other community development activities and desires the opportunity to provide rock to meet that need.

The rock quarry and overburden site operation will be a continuation of a previous permitted quarry operation. The previous operation resulted in clearing of the quarry site, construction of the storm water runoff containment system, development of the access road, and extraction of approximately 46,000 cubic yards of rock.

An estimated 250,000 cubic yards of rock remains available for extraction in the developed quarry.

List all features and details of request:

1. The 18.8 acres is zoned industrial - see attached:  
Quarry location survey.  
Overhead photo of current development.
2. The quarry and overburden site will continue to consist of 10 acres with an additional 8.8 acres of buffer zones. See attached:  
Topographical survey of development as of July 7, 2005.
3. The buffer zones are 100 feet on the north and south sides and 150 feet on the east and west sides.
4. The following quarry development plans remain as originally permitted - see attached:

Original topography survey (with cross-sectional references).

Cross-sectional details.

Overburden and storm water containment site map.

Quarry benches are same as previously permitted - see attached:

Benching detail.

Water runoff will be controlled as outlined in the current Stormwater Pollution Prevention Plan - see attached:

Letter of approval from Alaska Department of Environmental Conservation - Permit # AKR050000.  
U.S. Environmental Protection Agency 08/25/09  
Notice of Intent acknowledgement with coverage authorization beginning 09/24/2009.

5. Hours of operation will be 7:00am to 7:00pm Monday through Saturday with truck traffic on Indian River Road limited to 7:00am to 6:00pm.

State the schedule and timing of request:

As stated previously, BIHA requests a conditional use permit for ten years, with the opportunity for one year extensions.

BIHA intends to maintain a lease agreement with a qualified quarry operator such that rock is available to meet BIHA and community development needs as they arise.

BIHA anticipates developing subdivisions and related infrastructure, periodically on an approximate three year cycle. Significant permitting requirements for each development must be completed before the initial developments can occur, thus, it is difficult to project an initial year for quarry rock production for BIHA needs.

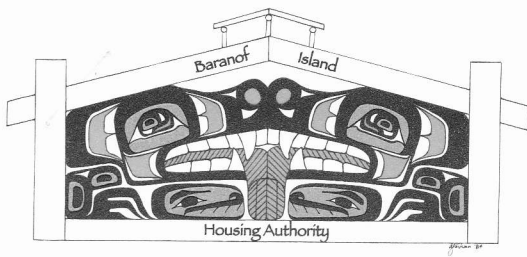
Quarry rock production in response to community needs will vary. However, BIHA intends to allow the quarry operator to respond as opportunities arise.

Additional information for your deliberations is as follows:

November 27, 1995 City and Borough of Sitka notification of approval of rezoning of 18.8 acres to Industrial and approval of Sheldon Jackson College/Winnop's Excavation conditional use permit, with conditions.

November 7, 1995 Regular Assembly Meeting Item L, minutes.

November 1, 1995 Wells Williams, Planning Director Memorandum re. Conditional Use Request for a Quarry and Overburden Area on 18.8 Acres of Sheldon Jackson Property in the Indian River Area.



# Baranof Island Housing Authority

P.O. Box 517

Sitka AK 99835

(907) 747-5088 ■ fax (907) 747-5701

July 14, 2010

Wells Williams  
Planning Department  
City & Borough of Sitka  
100 Lincoln Street  
Sitka, AK 99835

**SUBJECT: Conditional Use Permit for BIHA Uplands Rock Quarry  
Additional Information**

Dear Mr. Williams:

The purpose of this letter is to provide additional information for consideration of BIHA's Conditional Use Permit Application for a rock quarry located in the BIHA's Uplands property at the end of Yaw Drive. This response is based on a written request from CBS Municipal Engineer, Stephen Weatherman, P.E., dated 06/22/10. A copy of his letter is attached with this response.

**Item #1 – Current topography addressing the current state of material removed and overburden storage of the site from the previous conditional use permit.**

RESPONSE: It is my understanding that a current topographic survey will not be required by the Planning Department. It is also my understanding from the quarry operator, Mick Tisher, that the 07/07/05 survey included with the original permit application (Page 7) is very similar to the existing conditions of the site.

**Item #2 – Onsite parking for employees.**

RESPONSE: Parking for five (5) vehicles has been designated in the east corner of the property as labeled on the attached drawing, Exhibit A. The proposed parking area is labeled with a "P" and located in a stable location and at a safe distance from the area of work.

**Item #3 – Information concerning any buildings, utilities and sanitary facilities for employees at the site.**

RESPONSE: No permanent structures or utilities of any kind presently exist or are proposed for the site at this time. A "port-a-john" toilet will be provided by the quarry operator for use by quarry employees, if required.

**Item #4 – More detail concerning the reclamation – revegetation plan.**

RESPONSE: Upon completion of all quarry operations (rock extraction), all benches per the Quarry Benching Detail (Page 11 of original submittal) will be restored with native soils and vegetative materials. Soils and overburden removed for rock excavation will be conserved for re-use as landscaping berms. A minimum depth of 18" of soils and organic materials will be placed on the rock benches to form the landscaping berms, which will then be seeded and fertilized for purposes of beautification, stabilization and erosion control. Native trees such as alders, hemlock, spruce and cedars may be added to facilitate the revegetation effort.

**Item #5 – Corp of Engineers Permit (COE) if required and a current Storm Water Pollution Prevention Plan (SWPPP).**

RESPONSE: Applicable COE permitting will be obtained prior to any operation of the quarry. The SWPPP shall be prepared, approved and implemented per State and Federal law.

**Item #6 – Access easement from Yaw Drive to the industrial property the rock quarry is located on.**

RESPONSE: An access easement shall be provided if required for approval of the Conditional Use Permit.

Please contact Bart Meyer, BIHA's Executive Director, or myself at 747-5088 with any additional questions or concerns you may have. We will be in attendance at the Planning Commission's next regular meeting on 07/20/10. Thank you for your consideration of this request.

Sincerely,



Cliff Richter, P.E.  
Development Coordinator

**Attached:** - Exhibit 'A' (Parking Plan)  
- Copy of Municipal Engineer's Memo dated 06/22/10