

## MEMORANDUM

**To:** Jay Sweeney, Interim Municipal Administrator  
Mayor McConnell and Members of the Assembly

**From:** Maegan Bosak, Planner I MB

**Subject:** Ordinance 2013-36 Zoning Map Amendment for BIHA

**Date:** August 29, 2013

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The Sitka Planning Commission is recommending approval of a zoning map amendment to rezone a Portion of Lot 5C, Department of Public Safety Subdivision, U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home to I industrial. The board's recommendation was made during their August 6, 2013 meeting on a 4-0 vote.

The parcel is located out Indian River Road at the end of Yaw Drive. The new Trooper Range will be adjacent to the property. BIHA, the State of Alaska, and the Alaska Mental Health Trust are the property owners in the immediate vicinity.

The rezoning would enlarge the existing industrial district from 18.8 to 36 acres. Since it is an expansion of an existing district, it is considered appropriate under the code.

Baranof Island Housing Authority is requesting the amendment in order to proceed with a new conditional use permit expanding the existing rock quarry. This parcel was originally owned and mined by Sheldon Jackson College. SJ sold to BIHA in 2005. BIHA has operated the rock quarry since then. Once quarry work is completed, BIHA plans to rezone the area back to R-2 MHP in order to provide additional housing opportunities.

The conditional use permit for the expanded quarry is scheduled for public hearing at the September 24<sup>th</sup> Assembly meeting. This timetable will allow the Assembly to consider the ordinance, on second reading, at the same meeting the quarry conditional use comes up.

There were public comments on the request, both in support and against.

**RECOMMENDED ACTION:** Approve the ordinance.

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2013-36

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING THE OFFICIAL SITKA ZONING MAP TO REZONE A PORTION OF LOT 5C DEPARTMENT OF PUBLIC SAFETY SUBDIVISION U.S. SURVEY 407 TRACT B FROM R-2 MHP MULTIFAMILY AND MOBILE HOME TO I INDUSTRIAL

BE IT ENACTED by the Assembly of the City and Borough of Sitka, Alaska as follows:

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.

2. SEVERABILITY. If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person and circumstances shall not be affected.

3. PURPOSE. The purpose of this ordinance is to expand an industrial zone at the end of Yaw Drive, allow for the consideration of a conditional use request for quarry expansion and facilitate the long term development of the Indian River Valley. The rezoning is consistent with the goals and policies of the 2007 Sitka Comprehensive Plan.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the official zoning map is amended to rezone a portion of Lot 5C Department of Public Safety Subdivision U.S. Survey 407 Tract B from R-2 MHP multifamily and mobile home to I industrial.

Appendix A is attached showcasing expanded map parcel.

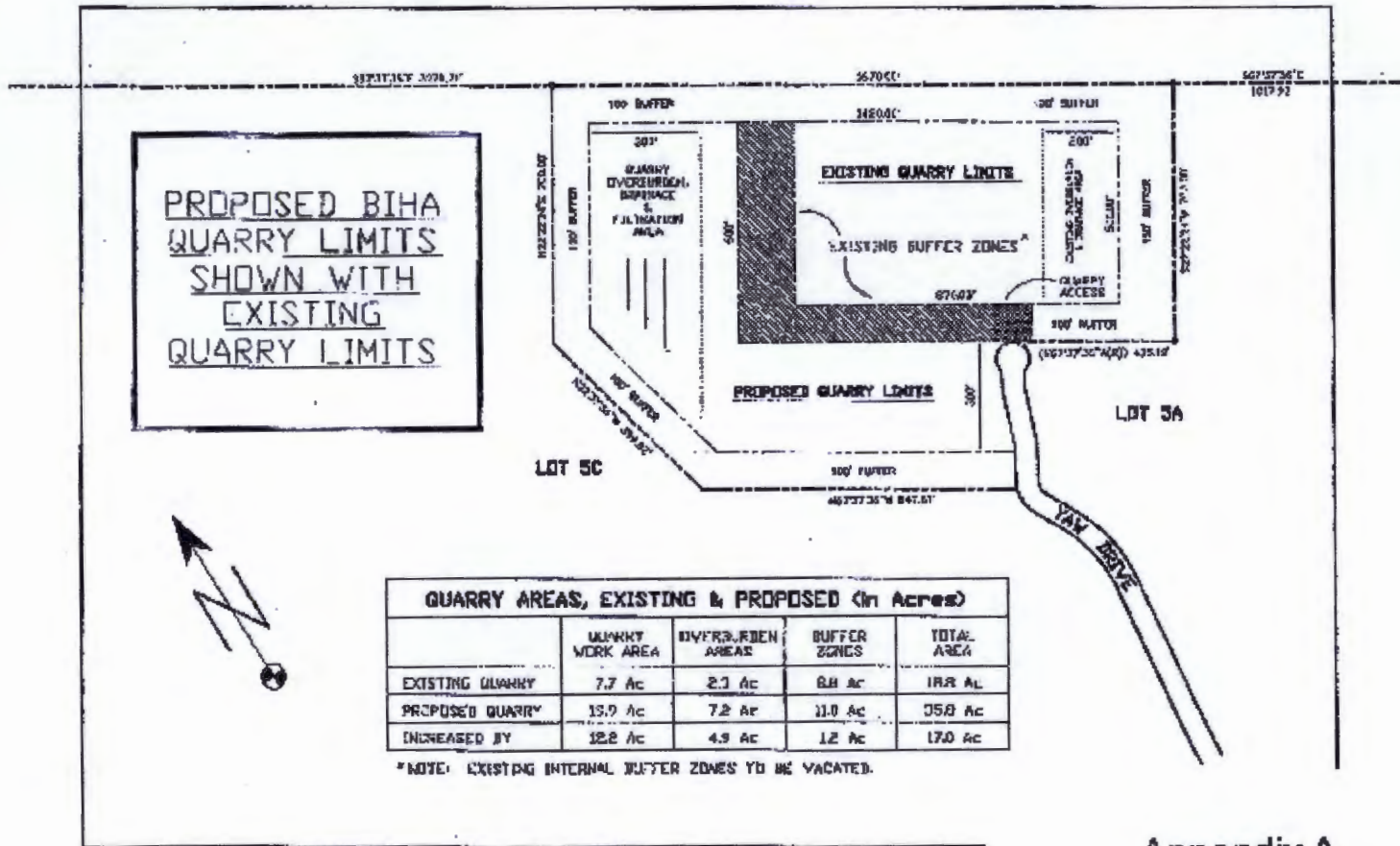
5. EFFECTIVE DATE. This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 24th day of September, 2013.

Mim McConnell, Mayor

ATTEST:

Colleen Ingman, MMC
Municipal Clerk



Appendix A

**Vicinity Map**  
Not to scale.



**BIHA**  
**Zoning Map Change**  
*Portion of Lot 5C Dept of Public Safety Subdivision*

**Aerial Vicinity Map**  
Not to scale.



**BIHA**

**Zoning Map Change**

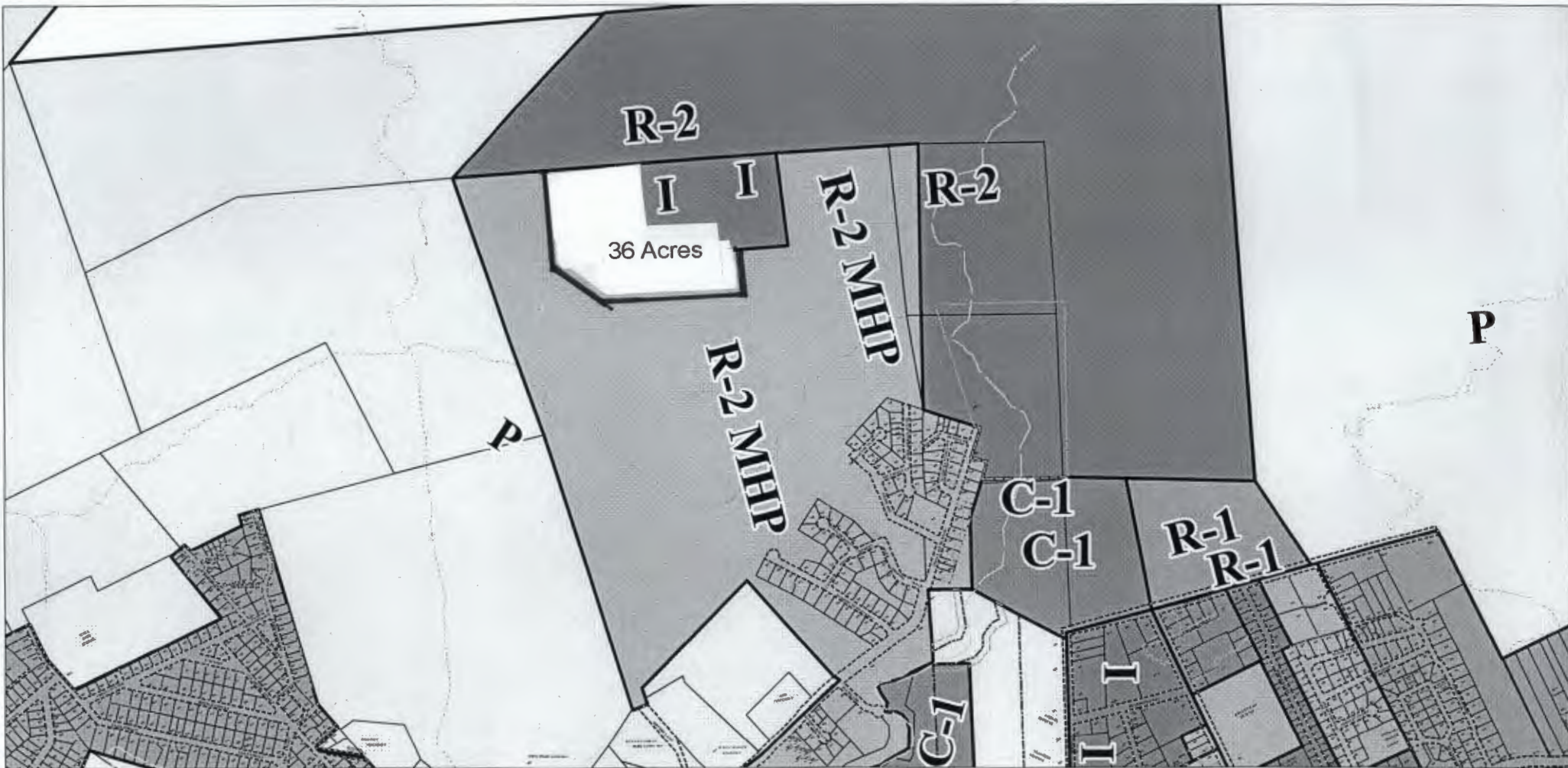
*Portion of Lot 5C Dept of Public Safety Subdivision*

**CURRENT ZONING**  
**18.8 ACRES | INDUSTRIAL**



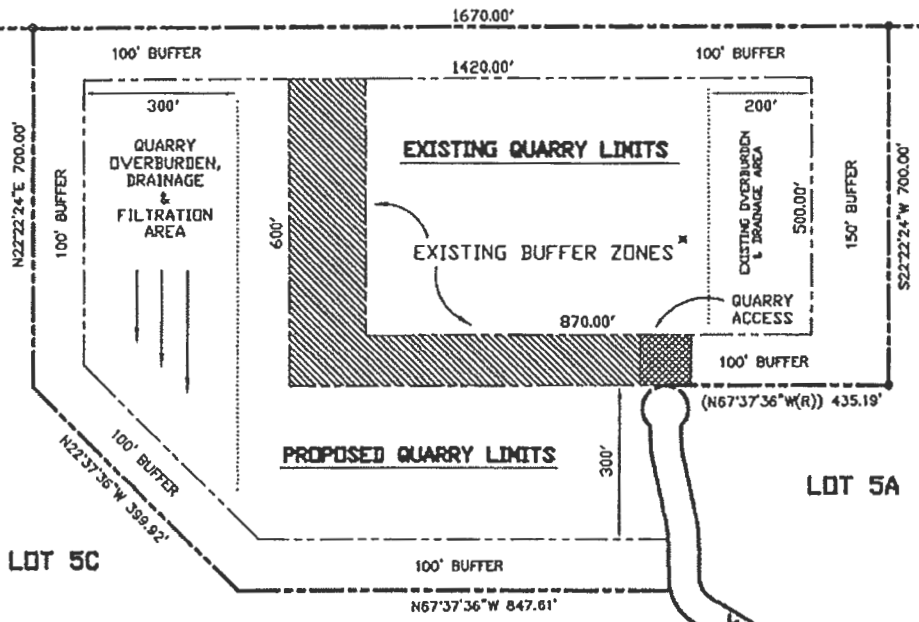
**BIHA**  
**Zoning Map Change**  
*Portion of Lot 5C Dept of Public Safety Subdivision*

# PROPOSED ZONING 36 ACRES I INDUSTRIAL



**BIHA**  
Zoning Map Change  
*Portion of Lot 5C Dept of Public Safety Subdivision*

PROPOSED BIHA  
QUARRY LIMITS  
SHOWN WITH  
EXISTING  
QUARRY LIMITS



QUARRY AREAS, EXISTING & PROPOSED (In Acres)				
	QUARRY WORK AREA	OVERBURDEN AREAS	BUFFER ZONES	TOTAL AREA
EXISTING QUARRY	7.7 Ac	2.3 Ac	8.8 Ac	18.8 Ac
PROPOSED QUARRY	19.9 Ac	7.2 Ac	11.0 Ac	35.8 Ac
INCREASED BY	12.2 Ac	4.9 Ac	1.2 Ac	17.0 Ac

\*NOTE: EXISTING INTERNAL BUFFER ZONES TO BE VACATED.





**BIHA**  
**Zoning Map Change**  
*Portion of Lot 5C Dept of Public Safety Subdivision*



**BIHA**  
**Conditional Use Permit**  
*Portion of Lot 5C Dept of Public Safety Subdivision*



**BIHA**

**Zoning Map Change**

*Portion of Lot 5C Dept of Public Safety Subdivision*

**BIHA**

**Conditional Use Permit**

*Portion of Lot 5C Dept of Public Safety Subdivision*



**BIHA**  
**Zoning Map Change**  
*Portion of Lot 5C Dept of Public Safety Subdivision*

**BIHA**  
**Conditional Use Permit**  
*Portion of Lot 5C Dept of Public Safety Subdivision*

*Maegen -*

June 18, 2013

Dear Chairman Twaddle and Commission Members

Please correct one word in the first sentence of the Public Comment by me in the minutes of June 4, 2013.

The word "fantastic" referred to the MEETING, not the "Plan".

I was stunned that Mr. Wells was allowing THREE meetings for discussion. Not two quick ones before decision. I was indeed "happy" to hear Ms. Westover propose going out to see the site itself. Note my letter to the editor in November 2011 about my search for where the "minor subdivision" boundaries were located, and where the driving race track for the Police Academy was proposed.

For clarity, personally I find the quarry plan appalling, and the city's minor subdivision code faulty. But two weeks ago I chose to try to be positive about the Planning Commission and their responsibilities.

Thank you for changing the word "plan" to "meeting" in the Public Comment.

Nancy Yaw Davis

*Nancy Yaw Davis*

**BIHA**  
Zoning Map Change  
*Portion of Lot 5C Dept of Public Safety Subdivision*

**BIHA**  
Conditional Use Permit  
*Portion of Lot 5C Dept of Public Safety Subdivision*

**Maegan Bosak**

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**From:** Hugh [kbdsitka@gmail.com]  
**Sent:** Friday, June 07, 2013 4:12 PM  
**To:** maegan@cityofsitka.com  
**Subject:** BIHA quarry

**BIHA**  
Zoning Map Change  
*Portion of Lot 5C Dept of Public Safety Subdivision*

**BIHA**  
Conditional Use Permit  
*Portion of Lot 5C Dept of Public Safety Subdivision*

June 7, 2013

Hello Maegan,

Please include my comments in the Planning Commission packet and in the packet that eventually reaches the Assembly.

I have personal, on the ground experience, working in the BIHA Indian River quarry and I offer the following comments:

1. I support the quarry expansion because the mining work will remove a stand-alone rock knob. The final condition of the quarry will not leave a permanent scar on an otherwise green mountainside. When the rock knob is removed the resulting flat area will provide excellent opportunities for other beneficial uses.
2. The quarry expansion may very likely be essential to completion of the Trooper Academy automobile driving range. There are no other active rock quarries in Sitka that have the capacity to provide sufficient rock to construct the driving range. Completion of the driving range further anchors the Trooper Academy in Sitka at a time when other communities are trying politically to have the Academy moved to their town. Keeping the Trooper Academy in Sitka is an important economic issue for this town.
3. BIHA has responsibly operated its quarry in the past. BIHA has closely monitored requirements of all local, State and Federal permits required of the quarry and has insisted that contractors operating in its quarry adhere to those requirements.
4. The CBS Conditional Use Permit for the original quarry was detailed and specific. The Permit conditions struck a good balance between the needs of the landowner (SJC and then BIHA) and the residential areas below the quarry. I encourage the Planning Commission to extend those conditions to the quarry expansion.
5. BIHA has demonstrated its community spirit by accommodating a re-location of the Sitka Cross Trail across BIHA land.

For these reasons I ask the Planning Commission and the Sitka Assembly to approve the BIHA requests for quarry expansion and the associated zoning modifications.

Hugh Bevan P.E.

## Maegan Bosak

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**From:** RALPH JOHNSON [jillj@gci.net]  
**Sent:** Friday, June 07, 2013 11:11 AM  
**To:** maegan@cityofsitka.com  
**Subject:** Rock Quarry Indian River Road

I do not feel it is right to take a already zoned residential area and change it to a industrial zoned area. People built homes there planing on raising their families or retiring in a quite safe neighbor hood. We are already having to many people leave Sitka. We need to people ahead of business we already have rock quarry out HPR do we need to really need to go into residential area and destroy it.

**BIHA**  
Zoning Map Change  
*Portion of Lot 5C Dept of Public Safety Subdivision*

**BIHA**  
Conditional Use Permit  
*Lot 5C Dept. of Public Safety Subdivision*

**CITY AND BOROUGH OF SITKA  
Planning Commission  
Minutes of Meeting  
August 6, 2013**

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

**Members of the Public:** Tom Heese (Sitka Setinel), Michael Tisher, Barnaby Dow, Evans and Kim Sparks, Pete Martin, Dan Tadic (CBS Senior Engineer)

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

**Roll Call:**

**PRESENT:** 4 – Parmelee, Windsor, Spivey, Pohlman

**Consideration of the Minutes from the July 16, 2013 meeting:**

**MOTION: M/S SPIVEY/WINDSOR** moved to approve the meeting minutes for July 16, 2013

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

**The evening business:**

**ZONING MAP AMENDMENT  
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 proposed zoning map amendment to rezone 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. The property is located at the end of Yaw Drive.*

Planning Director Williams reviews process and request. He describes information turned in by BIHA and explains how BIHA acquired land. Process is two step; first the map amendment and then the conditional use permit to expand the quarry site. This is the third public meeting for the zoning map amendment and conditional use permit. Williams suggests the Commission takes public comment for the last time this evening. Commission should make a recommendation on the map amendment and then wait until the next meeting for a recommendation on the conditional use permit and findings.

**APPLICANT:** Executive Director Bart Meyer, calls in, says he has no additional changes or suggestions just here for the continuation of the public process.

**PUBLIC COMMENT:** No public comment.

**COMMISSIONER DELIBERATION:** Commissioners feel that all questions/concerns have been answered in prior meetings.

**MOTION: M/S SPIVEY/WINDSOR** recommends approval of the requested zoning map amendment filed by BIHA to rezone a portion of Lot 5C, Department of Public Safety U.S. Survey 407, Tract B from R-2 MHP multifamily and mobile home district to I industrial district increasing in size from 18.8 acres to 36 acres.

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

Staff recommended the following findings in support of the approved request:

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

1. That the granting of such zoning map amendment will not adversely affect the comprehensive plan. Consistent with Comprehensive Plan 2.3.1 To guide the orderly and efficient use of private and public land in a manner that maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations without infringing on the rights of private landowners.
2. The zoning map change is consistent with the public purpose to facilitate expansion of rock sources.
3. No adverse effects on surrounding neighbors.

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

**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 again reviews permit and shows exhibit A1-A3 to highlight proposed benching of site. Williams reminds Commissioners of the amended request to add use of a rock crusher on site. This meeting will conclude the public comment period. Next meeting will be for a motion, conditions and findings.

**APPLICANT:** Executive Director Bart Meyer says he is available for any questions.

**COMMISSIONER DELIBERATION:** No deliberation.



**PUBLIC COMMENT:** No public comment.

Public comment period is closed.

**MINOR SUBDIVISION  
LOT 13, U.S. SURVEY 3695  
MICHAEL TISHER**

*Public hearing and consideration of a concept 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 explained the layout of the lots. Staff has concerns over property lines not matching proposed property lines as well as metal tank storage incorporated into retaining wall.

**COMMISSIONER DELIBERATION:** Commissioners also questioned retaining walls and asked applicant to step forward.

**APPLICANT:** Applicant Michael "Mick" Tisher came forward to address Commissioners concern for retaining walls and property lines. Proposed property line was placed behind retaining walls so new owner could remove metal tank as well as provide enough room for benching if desired.

**PUBLIC COMMENT:** No public comment.

Applicant will come back before the Commission for review of the final plat.

**VARIANCE REQUEST  
LOT 4, CASCADE SUBDIVISION, A SUBDIVISION OF LOT 6, U.S. SURVEY 2417  
EVANS AND KIMBERLY SPARKS**

*Public hearing and consideration of a variance request filed by Evans and Kimberly Sparks at 100 Donna Drive. The variance request is for a reduction in the front setback from 20 feet to 8 feet to allow for an addition of an attached garage. The property is also known as Lot 4, Cascade Subdivision, a subdivision of Lot 6, U.S. Survey 2417.*

Planner I reviewed variance request explaining that the lot is disadvantaged due to two front setbacks, difficult grades and a small stream.

**APPLICANT:** Evans Sparks Sr. came forward to describe the hardships of the lot specifically the stream and sloping grade. Looking for more room for nets and fishing materials.

**COMMISSIONER DELIBERATION:** Questions regarding the proposed garage measurements. Multiple drawings showing different marks. Asks applicant. Applicant says they would prefer a 6 foot setback. Planning Director Williams informs the board that if the applicant is asking for something different than what was on the application, they would need to resubmit and start the public process over. Applicant responds that he would like to leave the request as is and will alter the drawings to fit.

**PUBLIC COMMENT:** No public comment.

**MOTION:** M/S SPIVEY/WINDSOR moved to approve the variance request filed by Evans and Kimberly Sparks at 100 Donna Drive. The variance request is for a reduction

in the front setback from 20 feet to 8 feet to allow for an addition of an attached garage. The property is also known as Lot 4, Cascade Subdivision, a subdivision of Lot 6, U.S. Survey 2417.

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

Staff recommended the following findings in support of the approved request:

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

1. That there are special circumstances to the intended use that do not apply generally to the other properties. Specifically that this property has two front setbacks and steep topography.
2. The variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties but are denied to this parcel; Necessary to fully utilize the lot for a new addition.
3. That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure;
4. That the granting of such a variance will not adversely affect the comprehensive plan. Consistent with Comprehensive Plan 2.4.1 To encourage diverse housing types and densities, assure decent housing in all income groups.

**ACTION:** Motion **PASSED unanimously 4-0** on a voice vote.

**ZONING TEXT AMENDMENT  
SGC 22.20.038 ADDING SINGLE FAMILY ZONE AS CONDITIONAL USE TO THE  
RESIDENTIAL DEMOLITION GUARANTEE  
BARNABY DOW AND CHRISTINE MARIE**

*Public hearing and consideration of a proposed zoning text amendment on residential demolition guarantee SGC 22.20.038 to allow the SF single family zone as a conditional use. Proposed by Barnaby Dow and Christine Marie.*

Bosak reviews the residential demolition guarantee and encourages Commissioners to ask questions as this hasn't come before the Board before.

**APPLICANT:** Applicant Barnaby Dow stepped forward to share his plans with the commission. Currently, his home is small and old and he would like to replace it. The residential demolition guarantee would allow owners to stay in old house while building new. Only change on property would be that a small shed might have to be torn down. He has spoken with many neighbors and everyone was fine with the idea.

**COMMISSIONER DELIBERATION:** Pohlman asks if building materials will be left out on the property. Dow says he plans to keep them neatly stacked and organized as they will still be living there.

**PUBLIC COMMENT:** No public comment.

**MOTION: M/S POHLMAN/SPIVEY** moved to recommend approval of the proposed zoning text amendment on residential demolition guarantee SGC 22.20.038 to allow the

SF single family zone as a conditional use. Proposed by Barnaby Dow and Christine Marie.

**ACTION:** Motion PASSED unanimously 4-0 on a voice vote.

Staff recommended the following findings in support of the approved request:

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

1. That the granting of such zoning text amendment will not adversely affect the comprehensive plan. Consistent with Comprehensive Plan 2.4.2 To encourage quality residential areas which function as integral neighborhood units with adequate public facilities, and to: A. Encourage formation of neighborhood associations to develop concise plans. B. Encourage new developments that provide quality design and amenities, preserve or create habitat, and maintain open space. C. Encourage planned unit developments. D. Provide an adequate amount of housing that meets the need of Sitka's elderly and handicapped.
2. The zoning text change is integral in facilitating affordable housing in the single family zone.
3. No adverse comments from surrounding neighbors were received.

**ACTION:** Motion PASSED unanimously 4-0 on a voice vote.

**PLANNING DIRECTOR'S REPORT:** Planning staff attended meeting with FEMA, reviewing floodplain maps which will be updated in the next 3 years. From this meeting, we anticipate getting quality GIS data including contours layer. On the next agenda will be Delta Western conditional use permit. Staff plans to take a thorough approach and make sure the request is fully vetted through the public process.

**ADJOURNMENT:**

**MOTION:** M/S SPIVEY/WINDSOR moved to adjourn at 7:45 pm.

**ACTION:** Motion PASSED unanimously 4-0 on a voice vote.

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Richard Parmelee, Chair

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Maegan Bosak, Secretary

**CITY AND BOROUGH OF SITKA  
Planning Commission  
Minutes of Meeting  
June 18, 2013**

**Present:** Jeremy Twaddle (Chair), Darrell Windsor (Member), Cheryl Westover (Member), Chris Spivey (Member), Wells Williams (Planning Director), Maegan Bosak (Planner I)

**Members of the Public:** Stephen Weatherman (CBS Municipal Engineer), Bart Meyer (BIHA), Cliff Richter (BIHA), Shannon Haugland (Sitka Setinel), Betty Richter, Nancy Yaw Davis, Joy Davis, Nancy Leclerc-Davidson, Amy Zanuzoski

Chair Twaddle called the meeting to order at 7:03 p.m.

**Roll Call:**

**PRESENT:** 4 – Twaddle, Windsor, Westover, Spivey

**Consideration of the Minutes from the June 4, 2013 meeting:**

**MOTION: M/S SPIVEY/WESTOVER** moved to approve the meeting minutes for June 4, 2013

**ACTION:** Motion **PASSED** unanimously on a voice vote.

**The evening business:**

**ZONING MAP AMENDMENT  
PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION USS 407, TRACT B  
BARANOF ISLAND HOUSING AUTHORITY**

*Public hearing and consideration of a proposed zoning map amendment to rezone a portion of Lot 5C, Department of Public Safety Subdivision US 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. The property is located at the end of Yaw Drive.*

Planning Director Williams describes scope of the project and process of public hearings. Staff is encouraging the Commission to take as many meetings as possible to make sure public has the opportunity to respond. Williams suggests the final hearing be August 6<sup>th</sup> and the Commission come to a motion and findings on August 20<sup>th</sup>.

**APPLICANT:** Bart Meyer, Executive Director, and Cliff Richter, Development Coordinator, with BIHA come forward to report on project changes. No changes for zoning increase. Commissioner Westover, after visiting the quarry, thinks the applicant should ask for more quarry land as the need for rock is so high. Meyer doesn't anticipate a surplus of rock and thinks there is an opportunity for expansion. The proximity of quarry could be a cost advantage for a multitude of projects going on in community. Intention is to rezone the final quarry back to R-2 MHP. BIHA hasn't talked to staff regarding asking for more rezoning but wonders if it would be

easier to do it all at once. Williams advises that a motion could include possibility of expansion – that way no one would be surprised if additional expansion is requested.

Stephen Weatherman, Municipal Engineer, reviews the plan and comments on the reclamation plan. Weatherman states the expansion meets all the requirements.

**PUBLIC COMMENT:** Nancy Yaw Davis comes forward encouraging Commissioners to look beyond the rock. Davis expresses concerns over the public process. She does not approve of plans as they stand now and does not think it is the best use of the land.

**CONDITIONAL USE PERMIT FOR NATURAL RESOURCE EXTRACTION  
PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION USS 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. The location area is 36 acres of land also known as Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B. This request is filed by Baranof Island Housing Authority.*

Planning Director Williams reviews permit request and informs Commission that he spoke with BIHA and explained that the current request does not include a rock crusher on site.

Planner Bosak read letter from BIHA amending Conditional Use Permit to include potential use of a rock crusher. The letter reflects limited hours of operation specific to the rock crusher: Monday through Friday 8 am to 5 pm.

Williams says that rock crusher request will now be included on agenda.

**APPLICANT:** Meyer and Richter come forward again to answer questions. Crusher will move backward in quarry as progression happens, gradually decreasing noise impact to surrounding property owners. Chair Twaddle confirms that rock crushing would not happen in buffer zone. BIHA plans buffer zone to be a screen and provide noise abatement. Commissioner Westover questions drainage runoff. Not a fixed standard.

Municipal Engineer Weatherman states that this plan meets all requirements and that a rock crusher is a typical request.

Chair Twaddle reads public comment included in Commissioners packets. 1 letter in support of rezone/expansion and 1 against

Commissioner Spivey asks for the distance from the quarry to an actual residence. Williams responds "at least a couple thousand feet."

**PUBLIC COMMENT:** No public comment.

Commissioners are happy new additions are being caught at early stage. Request will be back before the board on August 6<sup>th</sup> for an additional public comment opportunity.

**FINAL REPLAT  
417 KATLIAN AVENUE**

**SCOTT SALINE**

*Public hearing and consideration of a replat to combine Lot 31, Block 5, USS 2542 with adjacent deeded tidelands. The property is also known as 417 Katlian Avenue. The owner of record is Scott Saline.*

Planner Bosak reviewed the history of the final plat. Plat combines deeded tidelands and recently purchased property into one lot. Williams adds leased tidelands not included in plat as Saline testified that he is not going to proceed with that aspect of the project.

**APPLICANT:** No applicant present.

**PUBLIC COMMENT:** No public comment.

**MOTION: M/S SPIVEY/WESTOVER** moved to approve the public hearing and consideration of a replat to combine Lot 31, Block 5, USS 2542 with adjacent deeded tidelands. The property is also known as 417 Katlian Avenue. The owner of record is Scott Saline.

**ACTION:** Motion **PASSED** unanimously on a voice vote.

**CONDITIONAL USE PERMIT FOR QUASI INSTITUTIONAL USE  
701 INDIAN RIVER ROAD  
SITKA COUNSELING AND PREVENTION SERVICES**

*Public hearing and consideration of a conditional use permit for a quasi institutional use by Sitka Counseling and Prevention Services Inc. The conditional use permit would allow for the expansion of services by turning the 1<sup>st</sup> floor from office space to residential space and increase the maximum number of residents from eight to sixteen at 701 Indian River Road. The location area is Lot 8 Sheldon Jackson Subdivision and a Portion of Lot 2 USS 3695. The owner is Baranof Island Housing Authority and City and Borough of Sitka.*

Planning Director describes split property pointing out that BIHA owns Lease Tract 1 and CBS owns Lease Tract 2. Both lease to SCPS. Building will not be changed. Current conditional use permit is for Men’s program on the 2<sup>nd</sup> floor and office space on the 1<sup>st</sup> floor. Use is changing therefore a new conditional use permit is required. SCPS will convert the 1<sup>st</sup> floor office space into residential use for a women’s program. Total number of patients will expand from 8 to 16.

**APPLICANT:** Amy Zanuzoski, Executive Director and Nancy Leclerc-Davidson, Controller, come forward to address request. Leclerc-Davidson points out that this request will reduce impact on the surrounding community as there will be less traffic. There will be staff on both floors at all times. A change from outpatient to residential care as patients may stay for extended months. BIHA is agreeable with request.

**COMMISSIONER DELIBERATION:** Westover states that the community has a huge need for these services since Bill Brady Healing House closed. Concern over males and females cohabiting in same building. SCPS reminds the Commission that staff will be present at all times.

**PUBLIC COMMENT:** No public comment.

**MOTION: M/S WESTOVER/SPIVEY** moved to recommend to the Assembly a motion to approve the conditional use permit provided an interior site plan is included prior to Assembly review.

**ACTION:** Motion **PASSED** unanimously on a voice vote.

Staff recommended the following findings in support of the approved request:

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

1. That the conditional use permit will not be detrimental to public health, safety, and general welfare;
2. That the facility will not adversely affect the established character of the surrounding vicinity;
3. Nor be injurious to the uses, properties, or improvements adjacent to the operation;
4. That the granting of the proposed conditional use permit is consistent with Comprehensive Plan policies 2.3.4 To minimize and resolve conflicts, between residential, commercial, recreational and industrial land uses;
5. The Planning Commission finds that all conditions necessary to lessen the impact of the proposed use can be monitored and enforced;
6. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties in the vicinity and public health, safety, and welfare of the community;
7. That the conditional use permit is supported and will not adversely affect adequate public facilities and services and that conditions have been imposed to lessen any impact on any such facilities;
8. The applicant has met the burden of proof;
9. The Planning Commission has determined that the project can be supported by the site topography and there are no geophysical hazards present;
10. That the project is adequately served by utilities, fire protection and access to electrical power;
11. That the lot characteristics are adequate to support the proposed conditional use permit;
12. That the Planning Commission has evaluated the conditional use permit with regards to impact on adjacent uses and districts and has evaluated it with regard to hours of operation, numbers of clients, and off street parking;
13. That the Planning Commission has reviewed the presence of landscaping and buffers;
14. The Planning Commission has evaluated the proposed use in relationship to the amount of vehicular traffic to be generated and impacts on the adjacent properties and has not made any determination that traffic is an issue;
15. The Planning Commission has evaluated the conditional use permit with regards to noise and has not made any determination that noise is an issue;
16. The Planning Commission has determined that odors are not an issue and has not been raised as such during public testimony;

17. The Planning Commission through the conditions specific to hours of operation have evaluated and not made any determination that hours of operation are an issue as the facility will be staffed at all times;
18. The facility is along two major collector streets;
19. The uses for a cut through street traffic are considered not applicable as there is no access on substandard streets;
20. The Planning Commission has evaluated the conditional use permit with regards to vehicular and pedestrian safety and has not made any determination that vehicular and pedestrian safety effects are an issue;
21. There is adequate opportunity for police, fire, and EMS personnel to respond to emergency calls;
22. The Planning Commission has evaluated the conditional use permit with regards to internal traffic layout and has not made any determination that internal traffic layout is an issue as it is not changing;
23. The effects of signs on nearby uses is not considered an issue as signage is covered elsewhere in the Sitka General Code and signage is not proposed for the use;
24. Buffers to adjacent property owner(s) have been evaluated only in so far as necessary with regards to the buffer along the rear of site in the large trees;
25. The relationship to the comprehensive plan has been evaluated and referenced; and
26. The Planning Commission has evaluated and made conditions in response to public comments that have surfaced through the course of the extensive review of this process.

**ACTION: Motion PASSED unanimously** on a voice vote.

**PLANNING DIRECTOR'S REPORT:** July 2<sup>nd</sup> meeting is cancelled. South Benchlands RFP worksession, next Tuesday at 5 pm, featuring Adhoc group recommendations and Sound Development, LLC. representatives. Discussion regarding naming of Mountain View Subdivision right of way after Officer Barber. Barber was only officer in Sitka's history to be killed in the line of duty. Officer Barber naming will be recommended to Historic Preservation Commission for review. Vote on new Planning Commission Chair. Vice chair will be organized at next meeting.

**MOTION: M/S WINDSOR/SPIVEY** moved to appoint Richard Parmelee as chair of Planning Commission.

**ACTION: Motion PASSED unanimously** on a voice vote.

**ADJOURNMENT:**

**MOTION: M/S SPIVEY/WESTOVER** moved to adjourn at 8:34 pm.

**ACTION: Motion PASSED unanimously** on a voice vote.

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**Jeremy Twaddle, Chair**

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**Maegan Bosak, Secretary**



**CITY AND BOROUGH OF SITKA**  
**Planning Commission**  
**Minutes of Meeting**  
**June 4, 2013**

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

**Members of the Public:** Dan Tadic (CBS Employee), Nancy Yaw Davis, Bart Meyer (BIHA) Cliff Richter (BIHA)

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

**Consideration of the Minutes from the May 21, 2013 meeting:**

**MOTION: M/S SPIVEY/PARMELEE** moved to approve the meeting minutes for May 21, 2013

**ACTION:** Motion **PASSED unanimously** on a voice vote.

**The evening business:**

**FINAL PLAT FOR LAND ACQUISITION**  
**200 BARANOF STREET**  
**CITY AND BOROUGH OF SITKA**

*Public hearing and consideration of a final plat for a land acquisition of Oja Street right of way. The property is located at the corner of Oja Street and Baranof Street. The request is filed by the City and Borough of Sitka. The property is also known as Lot 1, Block 15 Sitka Townsite.*

Planner I, Maegan Bosak updated the Commission on the final plat review. Having already raised concerns and questions at the concept plat stage, tonight is the last opportunity to address any other issues. All parties are in agreement.

**APPLICANT:** Dan Tadic, Senior Engineer, stepped forward to inform the board that there were no changes from the concept plat. Project has started on Baranof Street. Project should be complete by the time school starts.

**PUBLIC COMMENT:** No public comment.

**MOTION: M/S SPIVEY/WESTOVER** moved to approve the final plat for the corner of Baranof and Oja Street.

**ACTION:** Motion **PASSED unanimously** on a voice vote.

**FINAL PLAT FOR LAND ACQUISITION**  
**603 LINCOLN STREET**  
**CITY AND BOROUGH OF SITKA**

*Public hearing and consideration of a final plat for a land acquisition of Etolin Street right of way. The property is located at the corner of Etolin Street and Baranof Street. The request is filed by City and Borough of Sitka. The property is also known as Lot 1 Gregory Subdivision.*

Planner I Bosak reviews the final plat with the Commission, pointing out that this is the last opportunity to raise questions or concerns. Nothing has changed since the concept plat.

**APPLICANT:** Dan Tadic, Senior Engineer, comes forward without any project changes. As mentioned earlier, the Baranof Water and Sewer Phase II project is in the beginning stages.

**PUBLIC COMMENT:** No public comment.

**MOTION: M/S PARMELEE/SPIVEY** moved to approve the final plat for a land acquisition of Etolin Street right of way. The property is located at the corner of Etolin Street and Baranof Street. The request is filed by the City and Borough of Sitka. The property is also known as Lot 1 Gregory Subdivision.

**ACTION:** Motion **PASSED** unanimously on a voice vote.

**VARIANCE REQUESTS  
2406 HALIBUT POINT ROAD  
JOEL AND ELLEN LUEDERS**

*Public hearing and consideration of a variance request filed by A.Joel and Ellen Lueders at 2406 Halibut Point Road. This is for a reduction in the front setback from 10 feet to 2 feet and a reduction in the rear setback from 10 feet to 2 feet for an addition to the existing structure. The property is also known as Lot C-7 Kuhnle Subdivision. Owner of record is Odis and Sandra Hurst.*

Planner I Bosak reviewed the 2 variance requests before the board. The uniqueness of the lot was described as the there are two fronts and two rears. Also the adjacent right of way is over 80 feet so the front HPR setback is reduced from 20 feet to 10 feet. The applicants plan to add on to the existing structure. After a site visit a number of hardships were noted, such as a year round stream and steep grade.

**APPLICANT:** Scott McArthur came forward to represent the owner. They are looking to add onto the house but not looking to extend any further into the front setback as it currently sits. The property is narrow and limits opportunities for expansion. McArthur feels this is a fair request.

**COMMISSIONER DELIBERATION:** Westover comments on the current speed limits on Halibut Point Road and the difficulty of maneuvering vehicles. She is happy that they are not requesting to go any further towards the front property line than what currently sits.

Windsor asks if the footprint painted on the ground will be the actual footprint of the addition. McArthur confirms. He also points out the utilities on the property and that there is a fire hydrant close to the driveway accessing Halibut Point Road. No concern with utilities.

Planning Director Williams adds that there is plenty of room between the residence and Halibut Point Road. The structure is well back from the road. Williams outlines proposed addition on aerial photo for commissioners.

**PUBLIC COMMENT:** No public comment.

Commissioner Twaddle brings up the requirement of two parking spaces. The addition of the garage will satisfy this.

Williams reviews memo from Building Official William Stortz regarding stricter building requirements due to the proximity to the property line.

**MOTION: M/S PARMELEE/WESTOVER** moved to approve a variance request filed by Joel and Ellen Lueders at 2406 Halibut Point Road. This is for a reduction in the front setback from 10 feet to 2 feet and a reduction in the rear setback from 10 feet to 2 feet for an addition to the existing structure. The property is also known as Lot C-7 Kuhnle Subdivision. Owner of record is Odis and Sandra Hurst.

**ACTION:** Motion **PASSED** unanimously on a voice vote.

Staff recommended the following findings in support of the approved request.

**MOTION: M/S SPIVEY/WINDSOR** moved to approve the following findings in support of the approved request.

1. There are special circumstances for the intended use that do not generally apply to other properties specifically the steep grade, two front setbacks and the width of Halibut Point Road;
2. The variance is necessary for the preservation of a substantial property right or use possessed by other properties but are denied to this parcel;
3. The granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels or public infrastructure, specially Halibut Point Road right of way; and
4. That the granting of the variance will not adversely affect the Comprehensive Plan and supports 2.1.1 Contribute to a stable, long-term, local economic base.

**ACTION:** Motion **PASSED** unanimously on a voice vote.

## **ZONING MAP AMENDMENT**

**PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION USS 407, TRACT B  
BARANOF ISLAND HOUSING AUTHORITY**

*Public hearing and consideration of a proposed zoning map amendment to rezone a portion of Lot 5C, Department of Public Safety Subdivision US 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. The property is located at the end of Yaw Drive.*

Planning Director Williams reviewed how items are listed on agenda and process moving forward. Williams went over technical aspects and public interest in quarries. BIHA is requesting an expansion of the quarry at the end of Yaw Drive. Expansion involves enlarging industrial district or map amendment and the conditional use permit being processed together. Williams suggests bringing up BIHA to walk us through the details. Items should be handled concurrently. Commission should take a minimum of three meetings on this. Introduction tonight, review and

ask questions at next meeting and motion/make recommendations to the Assembly at third meeting.

Twaddle asks Williams to clarify maps of current and proposed quarry. Maps are vicinity maps and used to give an idea of the location. Cross trail and new trooper driving range are in the area.

Commissioners would like to visit the site to get a better idea of the area. Planner I will arrange a visit.

APPLICANT: BIHA Executive Director Bart Meyer and Cliff Richter stepped forward to review details of the quarry. They expressed a need for a larger site for more rock production and eventually additional housing opportunities. Conditional use permit granted in 2005 and 2010 for quarry activity. Intention is to develop housing in the area over the long term. The existing plan for the final development of the pit is incompatible for the surrounding neighborhood. Pit floor will be for development activity. BIHA is not looking to sell the pit. Applicant feels this expansion request is an amendment to the original conditional use. Back wall of pit is approximately 140 feet tall. BIHA is concerned about safety and vegetation growth on benches. They hope to create a sloped wall face with greater benching. Buffers will still remain around the perimeters of the quarry site. Current development would create rock wall on three sides and be more suitable for housing. Existing plan not suitable for compatible use. Overburden site is not currently adequate; new overburden site would be in the northwestern corner. All buffers will be included in the industrial zone. The Commissioners could ask that a description of activities allowed in the buffer zone should be included in the conditional use permit. Overburden materials would be used in benching for landscaping and final pit flooring – overburden site will be kept fairly clean so it can be reused. Chair Twaddle points out that residential homes cannot be in an industrial zone. BIHA would reapply for a zoning map amendment, at the end of the quarry project, to rezone the area back to R-2 MHP making it more compatible with housing already in Indian River Valley. Planning Director Williams speaks to Planning Office's future concept of high density housing in the area. Condos or duplexes within the hillside would make good use of the view. BIHA turning this area into residential opportunities, would grant the ability to pay for the utility infrastructure going up Yaw Drive. This area will be offered to the community rather than only BIHA eligible. Buffer is and will continue to be an undisturbed natural vegetation area.

PUBLIC COMMENT: Nancy Yaw Davis came forward to say that plan is "fantastic". She is happy that commissioners are going to go and look at the "spectacular" land. Davis is concerned the maps do not showcase actual proposed acres. Ms. Davis is happy that parties are looking over the land longterm and broadly. She suggests that Commissioners contact information be available at the meeting. Planning Director Williams reminds her that information is available online. Ms. Davis shakes commissioners hands and reminds them that public doesn't know about the issues and don't know the Commissioners. The area is not flagged, the boundaries should be clear as a courtesy to neighbors. More "courteous" information is important.

Commissioners feel that they should get together and visit the site. Commissioners ask that comparison map be included in the next packets. Westover points out that Planning Commission Agenda is advertised many times prior to the meeting.

#### CONDITIONAL USE PERMIT FOR NATURAL RESOURCE EXTRACTION PORTION OF LOT 5C, DEPARTMENT OF PUBLIC SAFETY SUBDIVISION USS 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. The location area is 36 acres of land also known as Lot 5C, Department of Public Safety Subdivision US Survey 407, Tract B. This request is filed by Baranof Island Housing Authority.*

Planning Director Williams says that the planning office has nothing further to add.

**APPLICANT:** Bart Meyer and Cliff Richter, BIHA, step forward to discuss items pertaining to item D. BIHA asked Planner I to refer to the parcel as “a portion of” as it does not encompass the entire lot. Commissioner Westover asks about rock potential and if more will be gained – rock is such a valuable resource. Westover asks applicant if there are more opportunities beyond what BIHA is requesting in conditional use permit. Meyer says there is. By moving westward on the ridge, more opportunities will open up. BIHA says amendment provides a community rock source, it’s a centralized location and BIHA needs rock however there is community concern over size of the operation. BIHA feels that this quarry with the proposed amendment will generate more rock. However BIHA’s main goal is to provide additional and affordable housing opportunities. Reclamation of the site will be required so it will be in BIHA’s best interest to do it in steps. Westover asks why would reclamation be done during the project as continued expansion would ruin efforts. Meyer explains that reclamation throughout the project is necessary for drainage and stormwater runoff – would not be wasted effort. Benching would create an access road to upper area for additional opportunities. Chair Twaddle asks about buffer zone on property line shared with Mental Health Trust. Williams explains that mapping is satellite photography and lines might be off of surveyed parcels. Meyer explained that back property line was surveyed, blazed and clearly marked. Conditional Use permit is requesting to expand quarry and continue same operating schedule. No other changes in operating or permitting are being asked.

Commissioner Windsor asks if BIHA does its own mining work or if it is farmed out. Mr. Meyer explains that they enter into contracts to negotiate a material sale. Currently they use rock for BIHA projects but don’t enter into long term leases.

**PUBLIC COMMENT:** No public comment.

Planning Director reminds the board of the public interest and scrutiny and advises the board to not take action at the next meeting. Looking to avoid any concerns of not allowing enough opportunities for public comment. Planner I will set up a site visit.

**PLANNING DIRECTOR’S REPORT:** Mental Health Trust will be giving a presentation on proposed land trade at next Assembly meeting. Trade is with the Forest Service. The process, at a minimum, will take three years. Lots of opportunity for public comment. Sound Development, LLC will answer questions about SouthBenchlands proposal at next Assembly meeting. Mr. John Welsh came to the Planning Office and is now requesting to play music on sidewalks. Request was sent directly to Assembly.

**ADJOURNMENT:**

**MOTION:** M/S SPIVEY/WESTOVER moved to adjourn at 8:34 pm.

**ACTION:** Motion PASSED unanimously on a voice vote.

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Jeremy Twaddle, Chair

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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 Tuesday, September 10, 2013 on the following items:

- a) Public hearing and consideration of a proposed zoning text amendment on residential demolition guarantee SGC 22.20.038 to allow the SF single family zone as a conditional use. Proposed by Barnaby Dow and Christine Marie.
- b) **Public hearing and consideration of a proposed zoning map amendment to rezone 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. The property is located at the end of Yaw Drive.**

Please see the hearing description on back of page. The Assembly may take action on September 10, 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.



# City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

*Coast Guard City, USA*

## A. Proposed Zoning Text Amendment:

Applicant is proposing making the SF single family zone a conditional use of the Residential Demolition Guarantee. Currently the guarantee allows owners to enter into a binding financial agreement with the City, granting the opportunity to build an additional structure on the parcel and demolish/remove the old structure within one year. Sitka General Code permits the R-1, R-2 and related zones. This text amendment would also allow property owners in the SF single family zone to apply for the guarantee on a conditional use basis (one by one).

## B. Proposed Zoning Map Amendment Description:

Applicant is requesting that a portion of property, out Indian River Road at the end of Yaw Drive, be rezoned from R-2 MHP multi family and mobile home district to I industrial district. Currently there are 18.8 acres zoned I industrial and the applicant is proposing enlarging the zone to 36 acres. The current use of a rock quarry will also expand proposed in the following conditional use permit request.



TIMOTHY/TERRY PIKE  
PIKE, TIMOTHY/TERRY  
706 BIORKA ST  
SITKA AK 99835

JAMES/LESA WAY  
WAY, JAMES, B./LESA, M.  
712 BIORKA ST.  
SITKA AK 99835

VALERIE NELSON  
NELSON, VALERIE  
714 BIORKA ST.  
SITKA AK 99835

SCOTT/NIECHOLE ROBINSON  
ATTN: JENNY  
ROBINSON, SCOTT/NIECHOLE  
315 SEWARD ST, STE B  
SITKA AK 99835

STEVEN/SHIRLEY DALQUIST  
DALQUIST, STEVEN, J./SHIRLEY, M.  
P.O. BOX 45  
SITKA AK 99835

JOHN/KAREN THIELKE  
THIELKE, JOHN, F./KAREN, G.  
19518 14TH AVE NW  
SHORELINE WA 98177

MADELON MOTTET  
MOTTET, MADELON  
P.O. BOX 77  
PORT EDWARD BC V0V1G0

ETHEL MAKINEN  
MAKINEN, ETHEL, E.  
717 BIORKA ST  
SITKA AK 99835

DAVID PATT  
PATT, DAVID, A.  
715 BIORKA ST  
SITKA AK 99835

MICHAEL/JACQUEL LA GUIRE  
LA GUIRE, MICHAEL/JACQUELINE  
P.O. BOX 6369  
SITKA AK 99835

SCOTT/CLEO BRYLINSKY  
BRYLINSKY, SCOTT, D./CLEO, K.  
709 BIORKA ST  
SITKA AK 99835

MARTIN/ANNETTE BECKER  
BECKER, MARTIN/ANNETTE  
705 BIORKA ST.  
SITKA AK 99835

PETER/ERIKA & K WEILAND/KNOX  
WEILAND, PETER/KNOX, ERIKA/KARA  
625 DEGROFF ST  
SITKA AK 99835

FRANCES KNIGHT LIVING TRUST  
KNIGHT LIVING TRUST, FRANCES I.  
1870 W. DOVE WAY  
AMADO AZ 85645

CHRISTINA WUERKER  
WUERKER, CHRISTINA, L.  
709 SAWMILL CREEK RD  
SITKA AK 99835

DAVID/DYAN LOWRANCE/BESETTE  
LOWRANCE, DAVID, M./BESETTE, DYAN  
P.O. BOX 1074  
SITKA AK 99835

DENTON/BRIAN PEARSON/HANSON  
PEARSON, DENTON & HANSON, BRIAN  
713-B SAWMILL CREEK RD  
SITKA AK 99835

ANTHONY/CINDY GUEVIN/LITMAN  
GUEVIN, ANTHONY/LITMAN, CINDY  
715 SAWMILL CREEK RD  
SITKA AK 99835

JOHN UPCRAFT  
UPCRAFT, JOHN  
216 SMITH ST, #B  
SITKA AK 99835

BARBARA FRITZLER  
FRITZLER, BARBARA  
717 SAWMILL CREEK RD  
SITKA AK 99835

JAMES/JENNIFER STEINSON  
STEINSON, JAMES, H. & JENNIFER, J.  
P.O. BOX 1303  
SITKA AK 99835

U.S. FOREST SERVICE  
U.S. FOREST SERVICE  
204 SIGINAKA WAY  
SITKA AK 99835

U.S. PARK SERVICE  
U.S. PARK SERVICE  
103 MONASTERY ST  
SITKA AK 99835

BARANOF ISLAND HOUSING AUTHORITY  
BARANOF ISLAND HOUSING AUTHORITY  
245 KATLIAN AVE  
SITKA AK 99835

STATE OF ALASKA  
PUBLIC SAFETY ACADEMY  
ALASKA, STATE OF  
6860 GLACIER HIGHWAY  
JUNEAU AK 99801

SITKA ANB, INC.  
SITKA ANB, INC.  
P.O. BOX 72  
SITKA AK 99835

RICHARD SCHEUMANN  
SCHEUMANN, RICHARD  
1290 NW ELFORD DR.  
SEATTLE WA 98177

DEBORAH SONNENBURG  
SONNENBURG, DEBORAH  
103 KAASDA HEEN CIRCLE  
SITKA AK 99835

WILLIAM/SHERYL LANTZ  
LANTZ, WILLIAM, II/SHERYL, L.  
105 KAASDA HEEN CIRCLE  
SITKA AK 99835

MARGARET PARSONS  
PARSONS, MARGARET, A.  
P.O. BOX 6263  
SITKA AK 99835

KEITH/MARGARET HARGER/AUSTIN  
HARGER, KEITH/AUSTIN, MARGARET  
104 KAASDA HEEN CIRCLE  
SITKA AK 99835

JARED/ALLISON BAYNE/LAWRIE  
BAYNE, JARED/LAWRIE, ALLISON  
100 KAASDA HEEN CIRCLE  
SITKA AK 99835

MAUREEN O'HALLORAN  
O'HALLORAN, MAUREEN  
101 KAASDA HEEN CIRCLE  
SITKA AK 99835

BILL EDWARDS  
EDWARDS, BILL, A./BACKUS, STEPHANIE, L.  
202 INDIAN RIVER RD.  
SITKA AK 99835

ASBJORN/MARIT BO TRUST  
BO, ASBJORN & MARIT  
3291 FOSTER AVE  
JUNEAU AK 99801

S.P.A.T.S.  
S.P.A.T.S. LEASEHOLD  
S.P.A.T.S.  
701 INDIAN RIVER RD  
SITKA AK 99835

JOHNNY SANI  
SANI, JOHNNY, ARIMANI  
101 RUDOLPH WALTON CIRCLE  
SITKA AK 99835

ZACHARY FORST  
FORST, ZACHARY  
109 RUDOLPH WALTON CIRCLE  
SITKA AK 99835

WALLEEN WHITSON  
WHITSON, WALLEEN  
P.O. BOX 1315  
SITKA AK 99835

MHARRIE ULEP  
ULEP, MHARRIE  
104 ANDREW HOPE ST  
SITKA AK 99835

MARGARET GORDON  
GORDON, MARGARET  
P.O. BOX 2465  
SITKA AK 99835

FRANK/SHARON JOSEPH  
JOSEPH, FRANK & SHARON  
108 CHARLIE JOSEPH ST.  
SITKA AK 99835

RICARDO/KATHRYN PADEN  
PADEN, RICARDO & KATHRYN  
103 PETER SIMPSON RD  
SITKA AK 99835

SIGURD/PAMELA SAMUELSON  
SAMUELSON, SIGURD & PAMELA  
101 PETER SIMPSON RD  
SITKA AK 99835

BEAU/JACQUELINE HEDRICK  
HEDRICK, BEAU & JACQUELINE  
102 THOMAS YOUNG SR. CIRCLE  
SITKA AK 99835

CASEY/EMILY DEMMERT  
DEMERT, CASEY/EMILY  
101 THOMAS YOUNG SR CIR  
SITKA AK 99835

KENNETH/ALICE CAMERON  
CAMERON, KENNETH & ALICE  
4307 HALIBUT POINT RD  
SITKA AK 99835

ROBERT/ROSE GAMBLE  
GAMBLE, ROBERT/ROSE  
6511 SE COUGAR MOUNTAIN WAY  
BELLEVUE WA 98006

CODY/MARLIE LOOMIS  
LOOMIS, CODY/MARLIE  
P.O. BOX 2222  
SITKA AK 99835

KELLY/RACHAEL KIRBY  
KIRBY, KELLY/RACHAEL  
P.O. BOX 6555  
SITKA AK 99835

EDWARD/SALLY KIMMEL  
KIMMEL, EDWARD/SALLY  
P.O. BOX 1881  
SITKA AK 99835

JEREMY/DIANA TWADDLE  
TWADDLE, JEREMY/DIANA  
P.O. BOX 3075  
SITKA AK 99835

DENNIS/SARA PETERSON  
PETERSON, DENNIS, B./SARA, L.  
112 HERB DIDRICKSON ST.  
SITKA AK 99835

LESLY PETERS  
PETERS, LESLY, A.  
1421 CAROLYN CIR, APT D  
ANCHORAGE AK 99503

EDWIN NEWBERG  
NEWBERG, EDWIN, C.  
P.O. BOX 3046  
SITKA AK 99835

TAD/JILL KISAKA  
TAD & JILL KISAKA  
P.O. BOX 6398  
SITKA AK 99835

JEROME MAHOSKEY  
MAHOSKEY, JEROME  
P.O. BOX 573  
SITKA AK 99835

BRENT/KARIN CUNNINGHAM  
CUNNINGHAM, BRENT & KARIN  
337 ELIASON LOOP  
SITKA AK 99835

DANIEL LANDRY  
LANDRY, DANIEL  
BOX 875  
SITKA AK 99835

PATRICK CLIFTON  
CLIFTON, PATRICK  
P.O. BOX 225  
SITKA AK 99835

IAN/SKYE WORKMAN  
WORKMAN, IAN & SKYE  
716 INDIAN RIVER RD  
SITKA AK 99835

TIMOTHY BERNARD  
BERNARD, TIMOTHY  
P.O. BOX 711  
SITKA AK 99835

LLOYD SWANSON  
SWANSON, LLOYD  
P.O. BOX 485  
ASHLAND WI 54891

GERALD/MARY HELEM REVOCABLE TRUST  
HELEM REV. TRUST, GERALD/MARY  
P.O. BOX 1811  
SITKA AK 99835

LIEUELLE/CARMIL GOLDSBERRY  
GOLDSBERRY, LIEUELLE/CARMIL  
P.O. BOX 1462  
SITKA AK 99835

RICHELLE WHITSON  
WHITSON, RICHELLE  
694 INDIAN RIVER RD  
SITKA AK 99835

THE ALASKA RAPTOR REHAB. CENTER  
ALASKA RAPTOR REHAB CENTER  
1000 RAPTOR WAY  
SITKA AK 99835

**Assembly Notice**  
**Mailed 8/30/13**

**BIHA**  
**Zoning Map Change**  
*Portion of Lot 5C Dept of Public Safety Subdivision*

TIMOTHY/TERRY PIKE  
PIKE, TIMOTHY/TERRY  
706 BIORKA ST  
SITKA AK 99835

JAMES/LESA WAY  
WAY, JAMES, B./LESA, M.  
712 BIORKA ST.  
SITKA AK 99835

VALERIE NELSON  
NELSON, VALERIE  
714 BIORKA ST.  
SITKA AK 99835

SCOTT/NIECHOLE ROBINSON  
ATTN: JENNY  
ROBINSON, SCOTT/NIECHOLE  
315 SEWARD ST, STE B  
SITKA AK 99835

STEVEN/SHIRLEY DALQUIST  
DALQUIST, STEVEN, J./SHIRLEY, M.  
P.O. BOX 45  
SITKA AK 99835

JOHN/KAREN THIELKE  
THIELKE, JOHN, F./KAREN, G.  
19518 14TH AVE NW  
SHORELINE WA 98177

MADELON MOTTET  
MOTTET, MADELON  
P.O. BOX 77  
PORT EDWARD BC V0V1G0

ETHEL MAKINEN  
MAKINEN, ETHEL, E.  
717 BIORKA ST  
SITKA AK 99835

DAVID PATT  
PATT, DAVID, A.  
715 BIORKA ST  
SITKA AK 99835

MICHAEL/JACQUEL LA GUIRE  
LA GUIRE, MICHAEL/JACQUELINE  
P.O. BOX 6369  
SITKA AK 99835

SCOTT/CLEO BRYLINSKY  
BRYLINSKY, SCOTT, D./CLEO, K.  
709 BIORKA ST  
SITKA AK 99835

MARTIN/ANNETTE BECKER  
BECKER, MARTIN/ANNETTE  
705 BIORKA ST.  
SITKA AK 99835

PETER/ERIKA & K WEILAND/KNOX  
WEILAND, PETER/KNOX, ERIKA/KARA  
625 DEGROFF ST  
SITKA AK 99835

FRANCES KNIGHT LIVING TRUST  
KNIGHT LIVING TRUST, FRANCES I.  
1870 W. DOVE WAY  
AMADO AZ 85645

CHRISTINA WUERKER  
WUERKER, CHRISTINA, L.  
709 SAWMILL CREEK RD  
SITKA AK 99835

DAVID/DYAN LOWRANCE/BESETTE  
LOWRANCE, DAVID, M./BESETTE, DYAN  
P.O. BOX 1074  
SITKA AK 99835

DENTON/BRIAN PEARSON/HANSON  
PEARSON, DENTON & HANSON, BRIAN  
713-B SAWMILL CREEK RD  
SITKA AK 99835

ANTHONY/CINDY GUEVIN/LITMAN  
GUEVIN, ANTHONY/LITMAN, CINDY  
715 SAWMILL CREEK RD  
SITKA AK 99835

JOHN UPCRAFT  
UPCRAFT, JOHN  
216 SMITH ST, #B  
SITKA AK 99835

BARBARA FRITZLER  
FRITZLER, BARBARA  
717 SAWMILL CREEK RD  
SITKA AK 99835

JAMES/JENNIFER STEINSON  
STEINSON, JAMES, H. & JENNIFER, J.  
P.O. BOX 1303  
SITKA AK 99835

U.S. FOREST SERVICE  
U.S. FOREST SERVICE  
204 SIGINAKA WAY  
SITKA AK 99835

U.S. PARK SERVICE  
U.S. PARK SERVICE  
103 MONASTERY ST  
SITKA AK 99835

BARANOF ISLAND HOUSING AUTHORITY  
BARANOF ISLAND HOUSING AUTHORITY  
245 KATLIAN AVE  
SITKA AK 99835

STATE OF ALASKA  
PUBLIC SAFETY ACADEMY  
ALASKA, STATE OF  
6860 GLACIER HIGHWAY  
JUNEAU AK 99801

SITKA ANB, INC.  
SITKA ANB, INC.  
P.O. BOX 72  
SITKA AK 99835

RICHARD SCHEUMANN  
SCHEUMANN, RICHARD  
1290 NW ELFORD DR.  
SEATTLE WA 98177

DEBORAH SONNENBURG  
SONNENBURG, DEBORAH  
103 KAASDA HEEN CIRCLE  
SITKA AK 99835

WILLIAM/SHERYL LANTZ  
LANTZ, WILLIAM, II/SHERYL, L.  
105 KAASDA HEEN CIRCLE  
SITKA AK 99835

KEITH/MARGARET HARGER/AUSTIN  
HARGER, KEITH/AUSTIN, MARGARET  
104 KAASDA HEEN CIRCLE  
SITKA AK 99835

MARGARET PARSONS  
PARSONS, MARGARET, A.  
P.O. BOX 6263  
SITKA AK 99835

JARED/ALLISON BAYNE/LAWRIE  
BAYNE, JARED/LAWRIE, ALLISON  
100 KAASDA HEEN CIRCLE  
SITKA AK 99835

MAUREEN O'HALLORAN  
O'HALLORAN, MAUREEN  
101 KAASDA HEEN CIRCLE  
SITKA AK 99835

BILL EDWARDS  
EDWARDS, BILL, A./BACKUS, STEPHANIE, L.  
202 INDIAN RIVER RD.  
SITKA AK 99835

ASBJORN/MARIT BO TRUST  
BO, ASBJORN & MARIT  
3291 FOSTER AVE  
JUNEAU AK 99801

S.P.A.T.S.  
S.P.A.T.S. LEASEHOLD  
S.P.A.T.S.  
701 INDIAN RIVER RD  
SITKA AK 99835

JOHNNY SANI  
SANI, JOHNNY, ARIMANI  
101 RUDOLPH WALTON CIRCLE  
SITKA AK 99835

ZACHARY FORST  
FORST, ZACHARY  
109 RUDOLPH WALTON CIRCLE  
SITKA AK 99835

WALLEEN WHITSON  
WHITSON, WALLEEN  
P.O. BOX 1315  
SITKA AK 99835

MHARRIE ULEP  
ULEP, MHARRIE  
104 ANDREW HOPE ST  
SITKA AK 99835

MARGARET GORDON  
GORDON, MARGARET  
P.O. BOX 2465  
SITKA AK 99835

FRANK/SHARON JOSEPH  
JOSEPH, FRANK & SHARON  
108 CHARLIE JOSEPH ST.  
SITKA AK 99835

RICARDO/KATHRYN PADEN  
PADEN, RICARDO & KATHRYN  
103 PETER SIMPSON RD  
SITKA AK 99835

SIGURD/PAMELA SAMUELSON  
SAMUELSON, SIGURD & PAMELA  
101 PETER SIMPSON RD  
SITKA AK 99835

BEAU/JACQUELINE HEDRICK  
HEDRICK, BEAU & JACQUELINE  
102 THOMAS YOUNG SR. CIRCLE  
SITKA AK 99835

CASEY/EMILY DEMMERT  
DEMMERT, CASEY/EMILY  
101 THOMAS YOUNG SR CIR  
SITKA AK 99835

KENNETH/ALICE CAMERON  
CAMERON, KENNETH & ALICE  
4307 HALIBUT POINT RD  
SITKA AK 99835

ROBERT/ROSE GAMBLE  
GAMBLE, ROBERT/ROSE  
6511 SE COUGAR MOUNTAIN WAY  
BELLEVUE WA 98006

CODY/MARLIE LOOMIS  
LOOMIS, CODY/MARLIE  
P.O. BOX 2222  
SITKA AK 99835

KELLY/RACHAEL KIRBY  
KIRBY, KELLY/RACHAEL  
P.O. BOX 6555  
SITKA AK 99835

EDWARD/SALLY KIMMEL  
KIMMEL, EDWARD/SALLY  
P.O. BOX 1881  
SITKA AK 99835

JEREMY/DIANA TWADDLE  
TWADDLE, JEREMY/DIANA  
P.O. BOX 3075  
SITKA AK 99835

DENNIS/SARA PETERSON  
PETERSON, DENNIS, B./SARA, L.  
112 HERB DIDRICKSON ST.  
SITKA AK 99835

LESLEY PETERS  
PETERS, LESLEY, A.  
1421 CAROLYN CIR, APT D  
ANCHORAGE AK 99503

EDWIN NEWBERG  
NEWBERG, EDWIN, C.  
P.O. BOX 3046  
SITKA AK 99835

TAD/JILL KISAKA  
TAD & JILL KISAKA  
P.O. BOX 6398  
SITKA AK 99835

JEROME MAHOSKEY  
MAHOSKEY, JEROME  
P.O. BOX 573  
SITKA AK 99835

BRENT/KARIN CUNNINGHAM  
CUNNINGHAM, BRENT & KARIN  
337 ELIASON LOOP  
SITKA AK 99835

DANIEL LANDRY  
LANDRY, DANIEL  
BOX 875  
SITKA AK 99835

PATRICK CLIFTON  
CLIFTON, PATRICK  
P.O. BOX 225  
SITKA AK 99835

IAN/SKYE WORKMAN  
WORKMAN, IAN & SKYE  
716 INDIAN RIVER RD  
SITKA AK 99835

TIMOTHY BERNARD  
BERNARD, TIMOTHY  
P.O. BOX 711  
SITKA AK 99835

LLOYD SWANSON  
SWANSON, LLOYD  
P.O. BOX 485  
ASHLAND WI 54891

GERALD/MARY HELEM REVOCABLE TRUST  
HELEM REV. TRUST, GERALD/MARY  
P.O. BOX 1811  
SITKA AK 99835

LIEUDELL/CARMIL GOLDSBERRY  
GOLDSBERRY, LIEUDELL/CARMIL  
P.O. BOX 1462  
SITKA AK 99835

RICHELLE WHITSON  
WHITSON, RICHELLE  
694 INDIAN RIVER RD  
SITKA AK 99835

THE ALASKA RAPTOR REHAB. CENTER  
ALASKA RAPTOR REHAB CENTER  
1000 RAPTOR WAY  
SITKA AK 99835

**P&Z Mailing**  
**July 26, 2013**

**BIHA**  
**Zoning Map Change**  
*Portion of Lot 5C Dept of Public Safety Subdivision*

# 2nd Mailing - June 7, 2013

TIMOTHY/TERRY PIKE  
PIKE, TIMOTHY/TERRY  
706 BIORKA ST  
SITKA AK 99835

JAMES/LESA WAY  
WAY, JAMES, B./LESA, M.  
712 BIORKA ST.  
SITKA AK 99835

VALERIE NELSON  
NELSON, VALERIE  
714 BIORKA ST.  
SITKA AK 99835

SCOTT/NIECHOLE ROBINSON  
ATTN: JENNY  
ROBINSON, SCOTT/NIECHOLE  
315 SEWARD ST, STE B  
SITKA AK 99835

STEVEN/SHIRLEY DALQUIST  
DALQUIST, STEVEN, J./SHIRLEY, M.  
P.O. BOX 45  
SITKA AK 99835

JOHN/KAREN THIELKE  
THIELKE, JOHN, F./KAREN, G.  
19518 14TH AVE NW  
SHORELINE WA 98177

MADELON MOTTET  
MOTTET, MADELON  
P.O. BOX 77  
PORT EDWARD BC V0V1G0

ETHEL MAKINEN  
MAKINEN, ETHEL, E.  
717 BIORKA ST  
SITKA AK 99835

DAVID PATT  
PATT, DAVID, A.  
715 BIORKA ST  
SITKA AK 99835

MICHAEL/JACQUEL LA GUIRE  
LA GUIRE, MICHAEL/JACQUELINE  
P.O. BOX 6369  
SITKA AK 99835

SCOTT/CLEO BRYLINSKY  
BRYLINSKY, SCOTT, D./CLEO, K.  
709 BIORKA ST  
SITKA AK 99835

MARTIN/ANNETTE BECKER  
BECKER, MARTIN/ANNETTE  
705 BIORKA ST.  
SITKA AK 99835

PETER/ERIKA & K WEILAND/KNOX  
WEILAND, PETER/KNOX, ERIKA/KARA  
625 DEGROFF ST  
SITKA AK 99835

FRANCES KNIGHT LIVING TRUST  
KNIGHT LIVING TRUST, FRANCES I.  
1870 W. DOVE WAY  
AMADO AZ 85645

CHRISTINA WUERKER  
WUERKER, CHRISTINA, L.  
709 SAWMILL CREEK RD  
SITKA AK 99835

DAVID/DYAN LOWRANCE/BESETTE  
LOWRANCE, DAVID, M./BESETTE, DYAN  
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DENTON/BRIAN PEARSON/HANSON  
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ANTHONY/CINDY GUEVIN/LITMAN  
GUEVIN, ANTHONY/LITMAN, CINDY  
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JOHN UPCRAFT  
UPCRAFT, JOHN  
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BARBARA FRITZLER  
FRITZLER, BARBARA  
717 SAWMILL CREEK RD  
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JAMES/JENNIFER STEINSON  
STEINSON, JAMES, H. & JENNIFER, J.  
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U.S. FOREST SERVICE  
U.S. FOREST SERVICE  
208 SIGINAKA WAY  
SITKA AK 99835

U.S. FOREST SERVICE  
U.S. FOREST SERVICE  
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RICHARD SCHEUMANN  
SCHEUMANN, RICHARD  
1290 NW ELFORD DR.  
SEATTLE WA 98177

DEBORAH SONNENBURG  
SONNENBURG, DEBORAH  
103 KAASDA HEEN CIRCLE  
SITKA AK 99835

WILLIAM/SHERYL LANTZ  
LANTZ, WILLIAM, II/SHERYL, L.  
105 KAASDA HEEN CIRCLE  
SITKA AK 99835

MARGARET PARSONS  
PARSONS, MARGARET, A.  
P.O. BOX 6263  
SITKA AK 99835

KEITH/MARGARET HARGER/AUSTIN  
HARGER, KEITH/AUSTIN, MARGARET  
104 KAASDA HEEN CIRCLE  
SITKA AK 99835

JARED/ALLISON BAYNE/LAWRIE  
BAYNE, JARED/LAWRIE, ALLISON  
100 KAASDA HEEN CIRCLE  
SITKA AK 99835

MAUREEN O'HALLORAN  
O'HALLORAN, MAUREEN  
101 KAASDA HEEN CIRCLE  
SITKA AK 99835

BILL EDWARDS  
EDWARDS, BILL, A./BACKUS, STEPHANIE, L.  
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SITKA AK 99835

ASBJORN/MARIT BO TRUST  
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3291 FOSTER AVE  
JUNEAU AK 99801

S.P.A.T.S.  
S.P.A.T.S. LEASEHOLD  
S.P.A.T.S.  
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JOHNNY SANI  
SANI, JOHNNY, ARIMANI  
101 RUDOLPH WALTON CIRCLE  
SITKA AK 99835

ZACHARY FORST  
FORST, ZACHARY  
109 RUDOLPH WALTON CIRCLE  
SITKA AK 99835

WALLEEN WHITSON  
WHITSON, WALLEEN  
P.O. BOX 1315  
SITKA AK 99835

MHARRIE ULEP  
ULEP, MHARRIE  
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SITKA AK 99835

MARGARET GORDON  
GORDON, MARGARET  
P.O. BOX 2465  
SITKA AK 99835

FRANK/SHARON JOSEPH  
JOSEPH, FRANK & SHARON  
108 CHARLIE JOSEPH ST.  
SITKA AK 99835

RICARDO/KATHRYN PADEN  
PADEN, RICARDO & KATHRYN  
103 PETER SIMPSON RD  
SITKA AK 99835

SIGURD/PAMELA SAMUELSON  
SAMUELSON, SIGURD & PAMELA  
101 PETER SIMPSON RD  
SITKA AK 99835

BEAU/JACQUELINE HEDRICK  
HEDRICK, BEAU & JACQUELINE  
102 THOMAS YOUNG SR. CIRCLE  
SITKA AK 99835

CASEY/EMILY DEMMERT  
DEMMERT, CASEY/EMILY  
101 THOMAS YOUNG SR CIR  
SITKA AK 99835

KENNETH/ALICE CAMERON  
CAMERON, KENNETH & ALICE  
4307 HALIBUT POINT RD  
SITKA AK 99835

ROBERT/ROSE GAMBLE  
GAMBLE, ROBERT/ROSE  
6511 SE COUGAR MOUNTAIN WAY  
BELLEVUE WA 98006

CODY/MARLIE LOOMIS  
LOOMIS, CODY/MARLIE  
P.O. BOX 2222  
SITKA AK 99835

KELLY/RACHAEL KIRBY  
KIRBY, KELLY/RACHAEL  
P.O. BOX 6555  
SITKA AK 99835

EDWARD/SALLY KIMMEL  
KIMMEL, EDWARD/SALLY  
P.O. BOX 1881  
SITKA AK 99835

JEREMY/DIANA TWADDLE  
TWADDLE, JEREMY/DIANA  
P.O. BOX 3075  
SITKA AK 99835

DENNIS/SARA PETERSON  
PETERSON, DENNIS, B./SARA, L.  
112 HERB DIDRICKSON ST.  
SITKA AK 99835

LESLEY PETERS  
PETERS, LESLEY, A.  
1421 CAROLYN CIR, APT D  
ANCHORAGE AK 99503



EDWIN NEWBERG  
NEWBERG, EDWIN, C.  
P.O. BOX 3046  
SITKA AK 99835

TAD/JILL KISAKA  
TAD & JILL KISAKA  
P.O. BOX 6398  
SITKA AK 99835

JEROME MAHOSKEY  
MAHOSKEY, JEROME  
P.O. BOX 573  
SITKA AK 99835

BRENT/KARIN CUNNINGHAM  
CUNNINGHAM, BRENT & KARIN  
337 ELIASON LOOP  
SITKA AK 99835

DANIEL LANDRY  
LANDRY, DANIEL  
BOX 875  
SITKA AK 99835

PATRICK CLIFTON  
CLIFTON, PATRICK  
P.O. BOX 225  
SITKA AK 99835

IAN/SKYE WORKMAN  
WORKMAN, IAN & SKYE  
716 INDIAN RIVER RD  
SITKA AK 99835

TIMOTHY BERNARD  
BERNARD, TIMOTHY  
P.O. BOX 711  
SITKA AK 99835

LLOYD SWANSON  
SWANSON, LLOYD  
P.O. BOX 485  
ASHLAND WI 54891

GERALD/MARY HELEM REVOCABLE TRUST  
HELEM REV. TRUST, GERALD/MARY  
P.O. BOX 1811  
SITKA AK 99835

LIEUELLE/CARMIL GOLDSBERRY  
GOLDSBERRY, LIEUELLE/CARMILL  
P.O. BOX 1462  
SITKA AK 99835

RICHELLE WHITSON  
WHITSON, RICHELLE  
694 INDIAN RIVER RD  
SITKA AK 99835

THE ALASKA RAPTOR REHAB. CENTER  
ALASKA RAPTOR REHAB CENTER  
1000 RAPTOR WAY  
SITKA AK 99835

P&Z Mailing  
June 7, 2013

**BIHA**

Zoning Map Change

*Portion of Lot 5C Dept of Public Safety Subdivision*

1st mailing: Sent 5/24/13.

RICHARD SCHEUMANN  
SCHEUMANN, RICHARD  
1290 NW ELFORD DR.  
SEATTLE WA 98177

DEBORAH SONNENBURG  
SONNENBURG, DEBORAH  
103 KAASDA HEEN CIRCLE  
SITKA AK 99835

WILLIAM/SHERYL LANTZ  
LANTZ, WILLIAM, II/SHERYL, L.  
105 KAASDA HEEN CIRCLE  
SITKA AK 99835

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HARGER, KEITH/AUSTIN, MARGARET  
104 KAASDA HEEN CIRCLE  
SITKA AK 99835

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PARSONS, MARGARET, A.  
P.O. BOX 6263  
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BAYNE, JARED/LAWRIE, ALLISON  
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O'HALLORAN, MAUREEN  
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SANI, JOHNNY, ARIMANI  
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FORST, ZACHARY  
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ULEP, MHARRIE  
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JOSEPH, FRANK & SHARON  
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SITKA AK 99835

RICARDO/KATHRYN PADEN  
PADEN, RICARDO & KATHRYN  
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SAMUELSON, SIGURD & PAMELA  
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SITKA AK 99835

BEAU/JACQUELINE HEDRICK  
HEDRICK, BEAU & JACQUELINE  
102 THOMAS YOUNG SR. CIRCLE  
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CASEY/EMILY DEMMERT  
DEMMERT, CASEY/EMILY  
101 THOMAS YOUNG SR CIR  
SITKA AK 99835

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CAMERON, KENNETH & ALICE  
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BELLEVUE WA 98006

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KIRBY, KELLY/RACHAEL  
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SITKA AK 99835

EDWARD/SALLY KIMMEL  
KIMMEL, EDWARD/SALLY  
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TWADDLE, JEREMY/DIANA  
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PETERSON, DENNIS, B./SARA, L.  
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SITKA AK 99835

LESLEY PETERS  
PETERS, LESLEY, A.  
1421 CAROLYN CIR, APT D  
ANCHORAGE AK 99503

TIMOTHY/TERRY PIKE  
PIKE, TIMOTHY/TERRY  
706 BIORKA ST  
SITKA AK 99835

JAMES/LESA WAY  
WAY, JAMES, B./LESA, M.  
712 BIORKA ST.  
SITKA AK 99835

VALERIE NELSON  
NELSON, VALERIE  
714 BIORKA ST.  
SITKA AK 99835

SCOTT/NIECHOLE ROBINSON  
ATTN: JENNY  
ROBINSON, SCOTT/NIECHOLE  
315 SEWARD ST, STE B  
SITKA AK 99835

STEVEN/SHIRLEY DALQUIST  
DALQUIST, STEVEN, J./SHIRLEY, M.  
P.O. BOX 45  
SITKA AK 99835

JOHN/KAREN THIELKE  
THIELKE, JOHN, F./KAREN, G.  
19518 14TH AVE NW  
SHORELINE WA 98177

MADELON MOTTET  
MOTTET, MADELON  
P.O. BOX 77  
PORT EDWARD BC V0V1G0

ETHEL MAKINEN  
MAKINEN, ETHEL, E.  
717 BIORKA ST  
SITKA AK 99835

DAVID PATT  
PATT, DAVID, A.  
715 BIORKA ST  
SITKA AK 99835

MICHAEL/JACQUEL LA GUIRE  
LA GUIRE, MICHAEL/JACQUELINE  
P.O. BOX 6369  
SITKA AK 99835

SCOTT/CLEO BRYLINSKY  
BRYLINSKY, SCOTT, D./CLEO, K.  
709 BIORKA ST  
SITKA AK 99835

MARTIN/ANNETTE BECKER  
BECKER, MARTIN/ANNETTE  
705 BIORKA ST.  
SITKA AK 99835

PETER/ERIKA & K WEILAND/KNOX  
WEILAND, PETER/KNOX, ERIKA/KARA  
625 DEGROFF ST  
SITKA AK 99835

FRANCES KNIGHT LIVING TRUST  
KNIGHT LIVING TRUST, FRANCES I.  
1870 W. DOVE WAY  
AMADO AZ 85645

CHRISTINA WUERKER  
WUERKER, CHRISTINA, L.  
709 SAWMILL CREEK RD  
SITKA AK 99835

DAVID/DYAN LOWRANCE/BESETTE  
LOWRANCE, DAVID, M./BESETTE, DYAN  
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SITKA ANB, INC.  
P.O. BOX 72  
SITKA AK 99835

EDWIN NEWBERG  
NEWBERG, EDWIN, C.  
P.O. BOX 3046  
SITKA AK 99835

TAD/JILL KISAKA  
TAD & JILL KISAKA  
P.O. BOX 6398  
SITKA AK 99835

JEROME MAHOSKEY  
MAHOSKEY, JEROME  
P.O. BOX 573  
SITKA AK 99835

BRENT/KARIN CUNNINGHAM  
CUNNINGHAM, BRENT & KARIN  
337 ELIASON LOOP  
SITKA AK 99835

DANIEL LANDRY  
LANDRY, DANIEL  
BOX 875  
SITKA AK 99835

PATRICK CLIFTON  
CLIFTON, PATRICK  
P.O. BOX 225  
SITKA AK 99835

IAN/SKYE WORKMAN  
WORKMAN, IAN & SKYE  
716 INDIAN RIVER RD  
SITKA AK 99835

TIMOTHY BERNARD  
BERNARD, TIMOTHY  
P.O. BOX 711  
SITKA AK 99835

LLOYD SWANSON  
SWANSON, LLOYD  
P.O. BOX 485  
ASHLAND WI 54891

GERALD/MARY HELEM REVOCABLE TRUST  
HELEM REV. TRUST, GERALD/MARY  
P.O. BOX 1811  
SITKA AK 99835

LIEUELLE/CARMIL GOLDSBERRY  
GOLDSBERRY, LIEUELLE/CARMIL  
P.O. BOX 1462  
SITKA AK 99835

RICHELLE WHITSON  
WHITSON, RICHELLE  
694 INDIAN RIVER RD  
SITKA AK 99835

THE ALASKA RAPTOR REHAB. CENTER  
ALASKA RAPTOR REHAB CENTER  
1000 RAPTOR WAY  
SITKA AK 99835

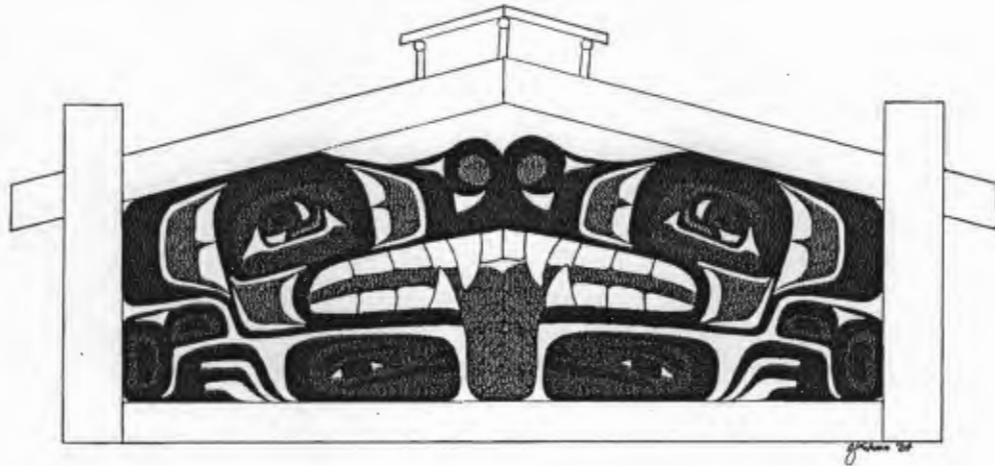
P&Z Mailing  
May 24, 2013

**BIHA**

Zoning Map Change

*Portion of Lot 5C Dept of Public Safety Subdivision*

# BIHA Indian River Uplands Quarry Conditional Use Permit Application



Baranof Island Housing Authority  
May 2013

**BIHA Indian River Uplands Quarry  
Conditional Use Permit Application**

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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: BARANOF ISLAND HOUSING AUTHORITY  
PHONE NUMBER: 747-5088  
MAILING ADDRESS: 245 KATHIAN STREET

OWNER'S NAME: (SAME)  
*(If different from applicant)*  
PHONE NUMBER: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

PROJECT ADDRESS: Rock Quarry ~ Accessed from YAW DRIVE  
LEGAL DESCRIPTION Lot: 5C Block: \_\_\_\_\_  
Subdivision: DEPT. PUBLIC SAFETY SUBDIVISION  
U.S. Survey: U.S.S. 407 Tract: B Zoning Classification: I

List specific request: SEE FOLLOWING SUPPORT DOCUMENTATION.

State all reasons for justifying request: SEE FOLLOWING SUPPORT DOCUMENTATION, INCLUDING WRITTEN NARRATIVE.

List all features and details of request: SEE FOLLOWING SUPPORT DOCUMENTATION, INCLUDING WRITTEN NARRATIVE.

State the schedule and timing of request: SEE FOLLOWING SUPPORT DOCUMENTATION, INCLUDING WRITTEN 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: [Signature] Date: 5/17/2013  
SIGNATURE OF OWNER: [Signature] - BIHA Date: 5/17/2013  
*(If different from the applicant)*

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

CITY AND BOROUGH OF SITKA  
PLANNING DEPARTMENT  
ZONE CHANGE APPLICATION

ZONE MAP AMENDMENT FEE	\$100.00
ZONE TEXT AMENDMENT FEE	\$100.00
Plus: current city sales tax	

Applicant's Name: BARANOF ISLAND HOUSING AUTHORITY  
Phone Number: 747-5088  
Mailing Address: 245 KATHIAN STREET  
Applicant's Signature: Cliff M. Rieffel Date Submitted 05/21/13

Provide information or data, as necessary, to fully outline the reasons and justifications for the request. Attach additional sheets as necessary.

- For official map amendments, the application shall contain:
1. A legal description of each subject property along with the owner's name, address, and contact person for each subject property;
  2. An analysis showing the public benefit of the proposed amendment;
  3. An analysis showing the proposal's consistency with the Comprehensive Plan;
  4. A map of the area to be rezoned.

SEE ATTACHED SUPPORTING DOCUMENTATION,  
INCLUDING WRITTEN NARRATIVE.

\_\_\_\_\_  
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After the application and supporting materials has been determined to be complete by the Planning Office, the request will be placed on the next available Planning Commission agenda.



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

Written Narrative

***List specific request:***

Baranof Island Housing Authority (BIHA) is requesting approval to expand its 18.8-acre rock quarry located at the end of Yaw Drive. The new quarry shall consist of 25 acres of rock quarry and an additional 11-acre buffer zone. The total area of the quarry limits shall increase by 17.2 acres to a total of 36 acres.

The request is accompanied with a concurrent request to rezone the increased acreage from "R-2 MHP Zone" to "Industrial Zone".

BIHA received a Conditional Use Permit on August 30, 2010 for the existing 18.8-acre quarry, known as the Indian River Uplands Rock Quarry.

The 18.8-acre site was originally approved as a quarry to Sheldon Jackson College on November 17, 1995. The request is essentially an expansion of the existing rock quarry and designation of a new overburden site.

The proposal includes a 100' to 150' wide buffer zone around the perimeter of the quarry. The quarry plan includes a new overburden site on the west side of the parcel. The existing overburden site on the east side of the parcel shall remain in place.

Approval is requested for a period of ten years, with the opportunity for multi-year extensions.

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

The primary purpose of the request addresses long-term reclamation and conversion of the existing quarry site for future development. BIHA has determined that the existing quarry reclamation and benching plan is not achievable, nor does it result in a final reclaimed site that is safe and adequately reclaims the quarry walls by adequately screening from the mining activity.

The wall benches in the current plan are too narrow and the overall slope of the quarry walls is too steep. If the existing quarry was constructed as proposed it poses a danger to hikers and children playing in the area. Additionally, in terms of constructability, the benches are too narrow to be built properly. It would be extremely difficult to successfully

revegetate and, as such, beautify the fully excavated and benched quarry in accordance with previously approved plans.

BIHA desires to perform additional rock extraction to eliminate the steep rock walls surrounding the quarry floor and construct wider benches resulting in an overall flatter slope that would provide multiple benefits: a safer finished product, a more attractive property opening up more options for future redevelopment of the site, while, in the process, creating a rock source to help meet BIHA and the community's future project need.

BIHA has need for rock for use in future development activities planned for the adjacent Indian River Uplands area on approximately 160 acres of land owned by BIHA. Additionally, BIHA recognizes the need for rock for other community development activities and desires the opportunity to provide rock to meet existing and future needs.

The rock quarry and overburden site operation will be a continuation and expansion 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 205,000 cubic yards of rock.

An estimated 95,000 cubic yards of rock (as of May 1, 2013) remains available for extraction in the existing quarry. Approval of this request would make available an estimated 300,000 cubic yards of additional rock for use on BIHA's affordable housing projects and other community construction projects.

***List all features and details of the request:***

1. The existing 18.8 acre quarry is zoned Industrial. A proposed 17.2 acres zoned as R-2 MHP would be added to the quarry limits and re-zoned Industrial.  
See attached:

- Exhibit 1: Existing Quarry Limits;
- Exhibit 2: Overhead photo of current development (2010 aerial photography - from CBS GIS site);
- Exhibit 3: Existing Quarry overlaid with Nov. 2010 topographic survey.

2. The new quarry limits and overburden site will consist of 25 acres with an additional 11 acres of buffer zones. See attached:

- Exhibit 4: Proposed Quarry Limits;

3. The proposed buffer zones are 100 feet wide on all sides except for the east side, which shall remain at 150 feet in width.
4. The proposed quarry development plans are detailed on the attached drawings:
  - Exhibit 5: Proposed Quarry Overburden Site Map and designated parking areas.
  - Exhibit 6: Proposed Quarry Limits w/ existing topo
  - Exhibits 7-9: Proposed Quarry Cross-Sections

The quarry shall be operated in conformance with Department of Environmental Conservation and other agencies with jurisdiction. Water runoff will be controlled as outlined pursuant to a Storm Water Pollution Prevention Plan. Other required permits and approvals (i.e. Corps of Engineers, etc.) shall be obtained upon approval of the Conditional Use Permit. See attached:

- Exhibit 10: Letter of approval from Alaska Dept. of Environmental Conservation, Permit #AKR05DC63, dated 05/13/13.
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 the request:***

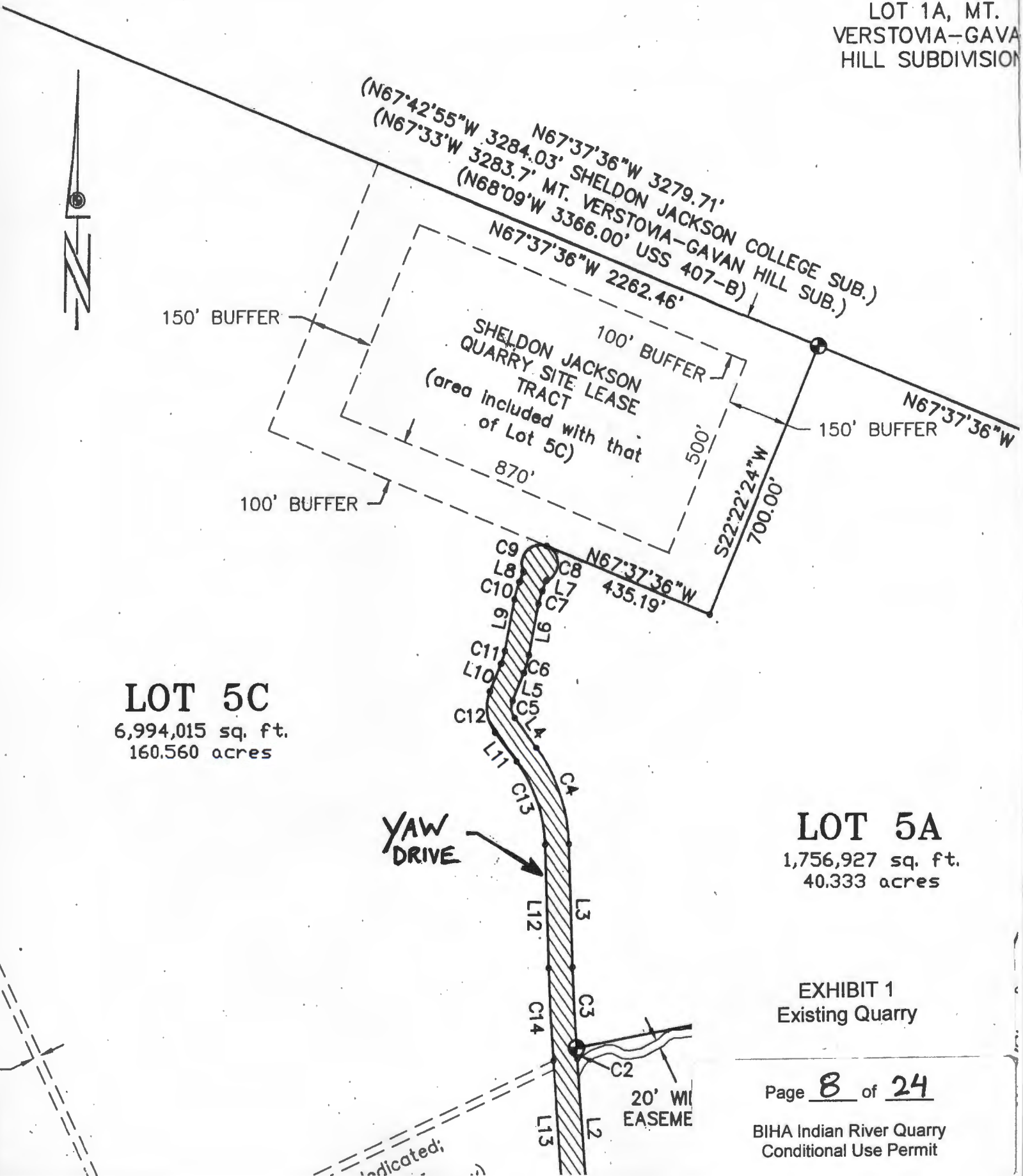
As stated previously, BIHA requests a conditional use permit for ten years, with the opportunity for multi-year extensions. BIHA intends to operate the quarry using force account employees and/or contract to have materials produced for its development needs.

BIHA anticipates using rock from the quarry as it develops subdivisions and related infrastructure, periodically on approximately three to five year cycles. Significant permitting requirements for each development must be completed before the initial construction can occur, thus it is difficult to project a schedule for quarry rock production.

Additionally, contractors bidding or contracting on community projects may occasionally have a desire to acquire rock from BIHA's quarry. Rock sales will be considered on a project-by-project basis by an agreement to purchase materials.

Long term, BIHA intends to convert the quarry parcel into a development project that is more compatible with the neighboring residential subdivisions within the Indian River valley. This development project would take place after all rock extraction and reclamation of the quarry benching has been completed.

LOT 1A, MT.  
VERSTOVIA-GAVAN  
HILL SUBDIVISION



(N67°42'55"W 3284.03' SHEDON JACKSON COLLEGE SUB.)  
(N67°33'W 3283.7' MT. VERSTOVIA-GAVAN HILL SUB.)  
(N68°09'W 3366.00' USS 407-B)  
N67°37'36"W 2262.46'

150' BUFFER

SHEDON JACKSON  
QUARRY SITE LEASE  
TRACT  
(area included with that  
of Lot 5C)

100' BUFFER

150' BUFFER

100' BUFFER

870'

S22°22'24"W  
700.00'

N67°37'36"W

N67°37'36"W  
435.19'

**LOT 5C**  
6,994,015 sq. ft.  
160.560 acres

C9 L8 C8  
L8 L7 C7  
C10 C7  
97  
C11 C6  
L10 L5  
C5 L4  
C12 C5  
L11 C4  
C13  
L12 L3  
C14 C3  
L13 L2

**YAW  
DRIVE**

20' WIL  
EASEME

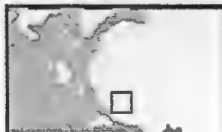
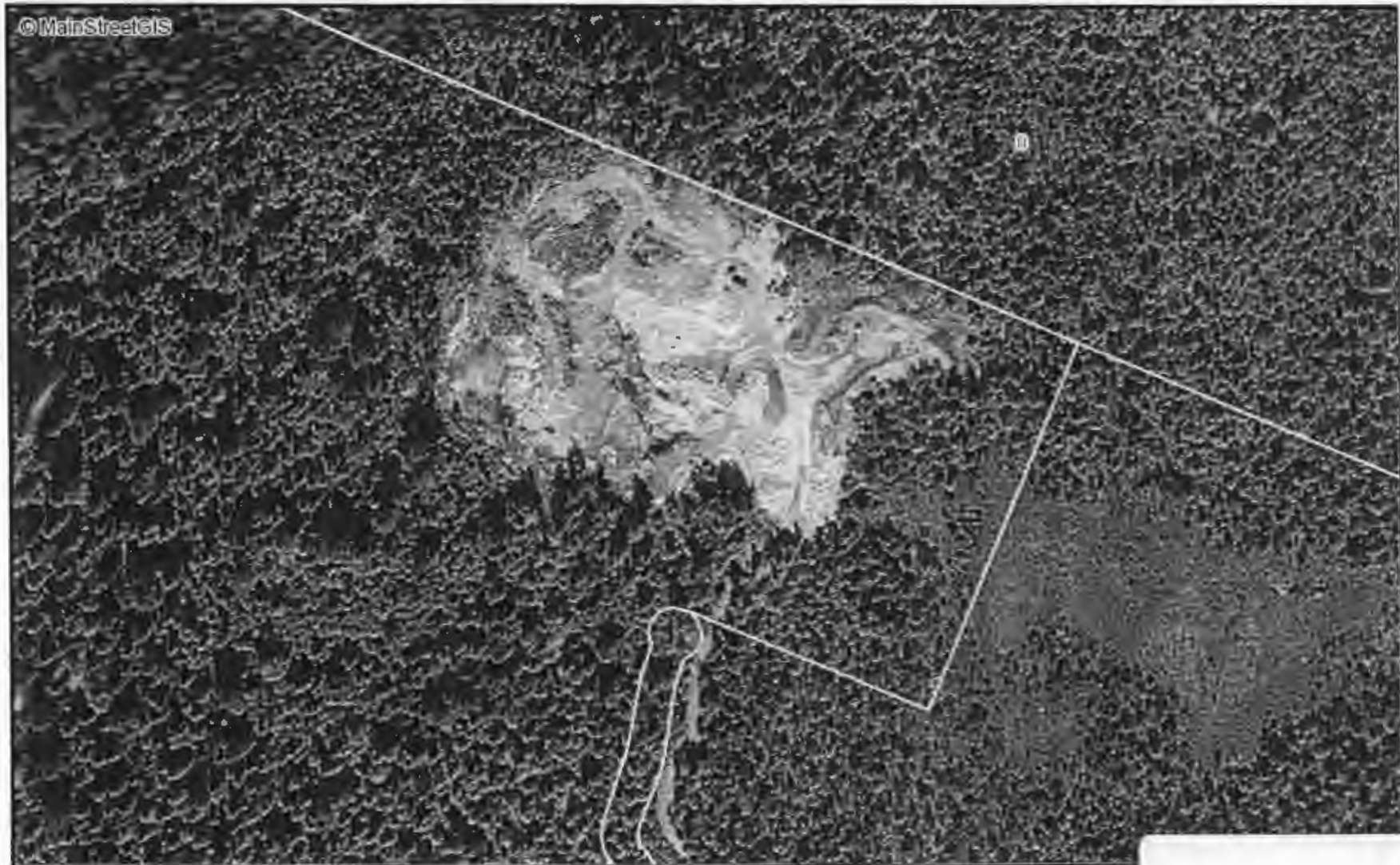
**LOT 5A**  
1,756,927 sq. ft.  
40.333 acres

EXHIBIT 1  
Existing Quarry

Page 8 of 24

BIHA Indian River Quarry  
Conditional Use Permit

indicated;



Printed on 1/30/2013

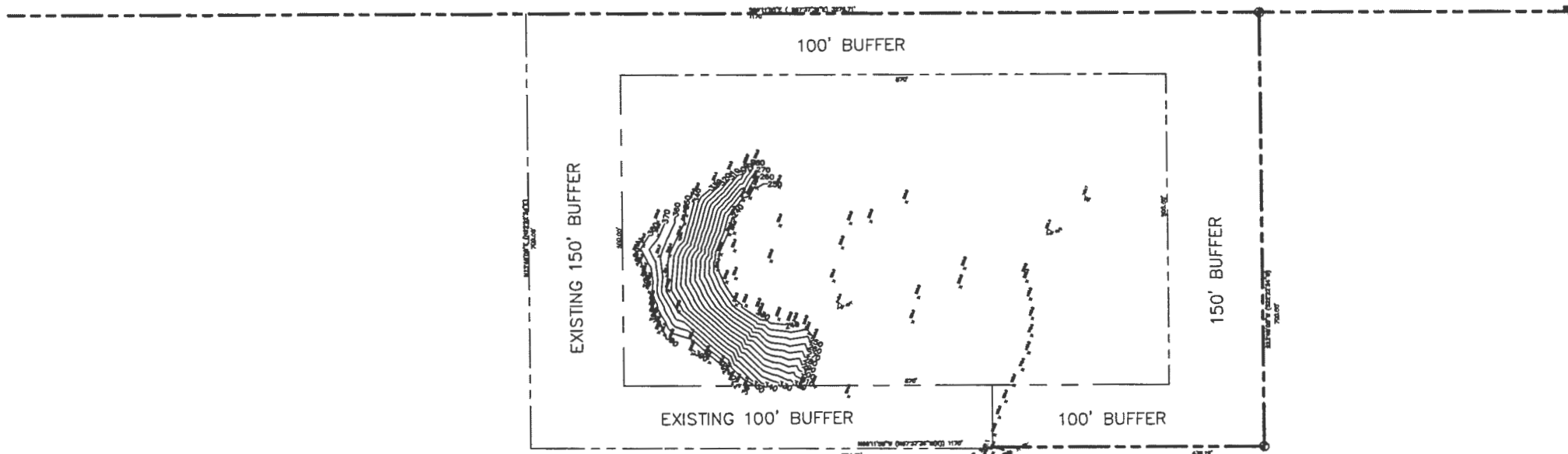
Last update: Property information 9/1/2012, GIS parcel lines 8/1/2012

This map is for informational purposes only. It is not for appraisal of, description

EXHIBIT 2  
2010 Aerial Photo

Page 9 of 24

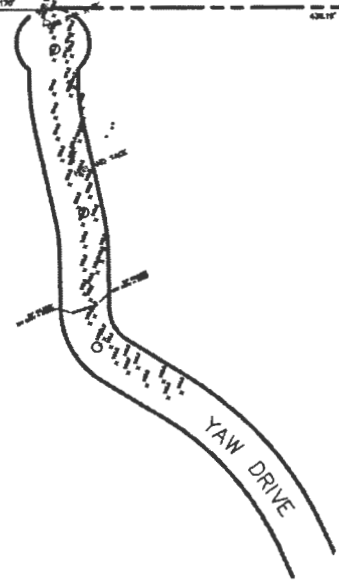
BIHA Indian River Quarry  
Conditional Use Permit

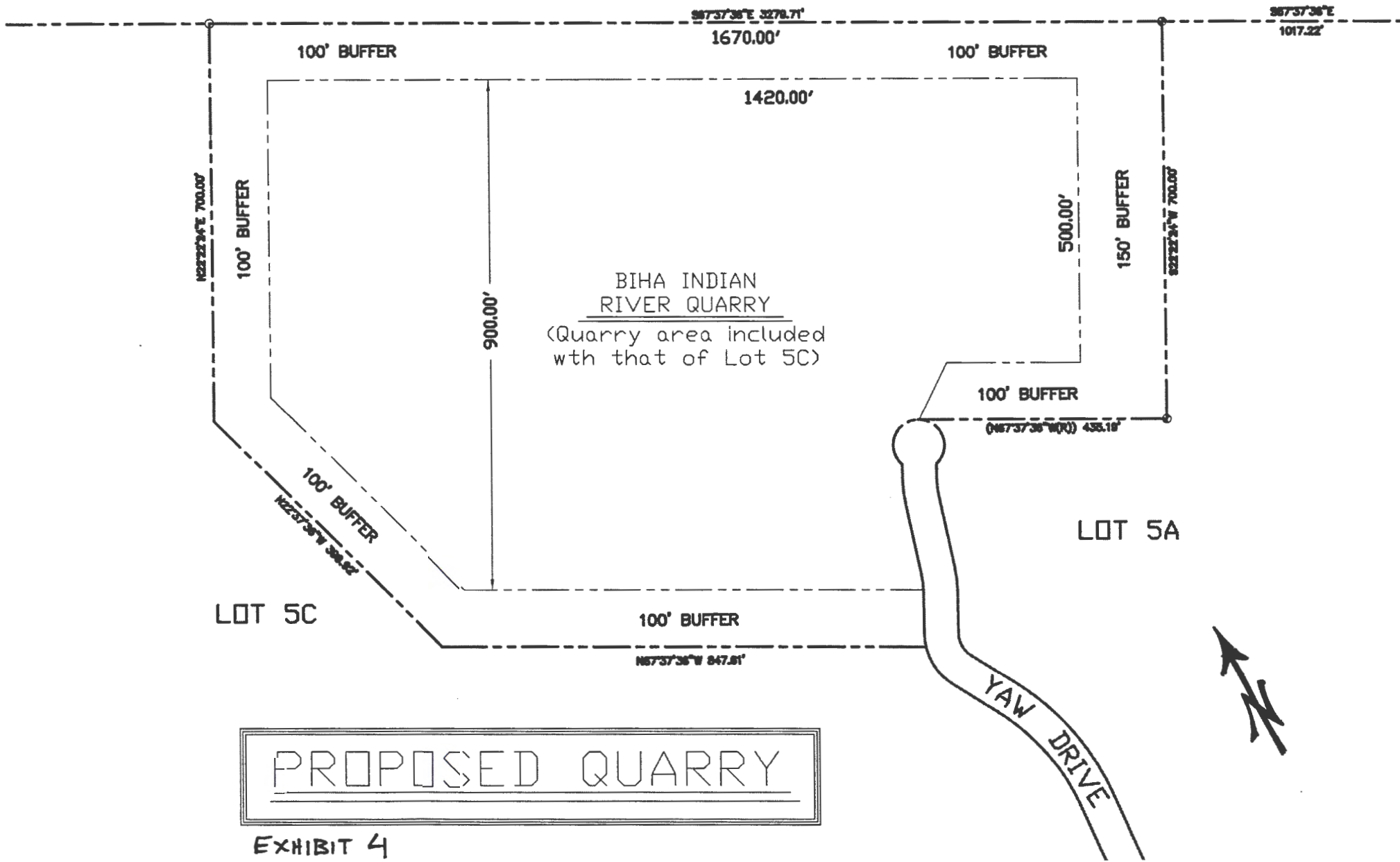


LOT 5c

LOT 5A

EXISTING QUARRY w/  
NOVEMBER 2012  
TOPOGRAPHIC SURVEY  
**EXHIBIT 3**





PROPOSED QUARRY

EXHIBIT 4



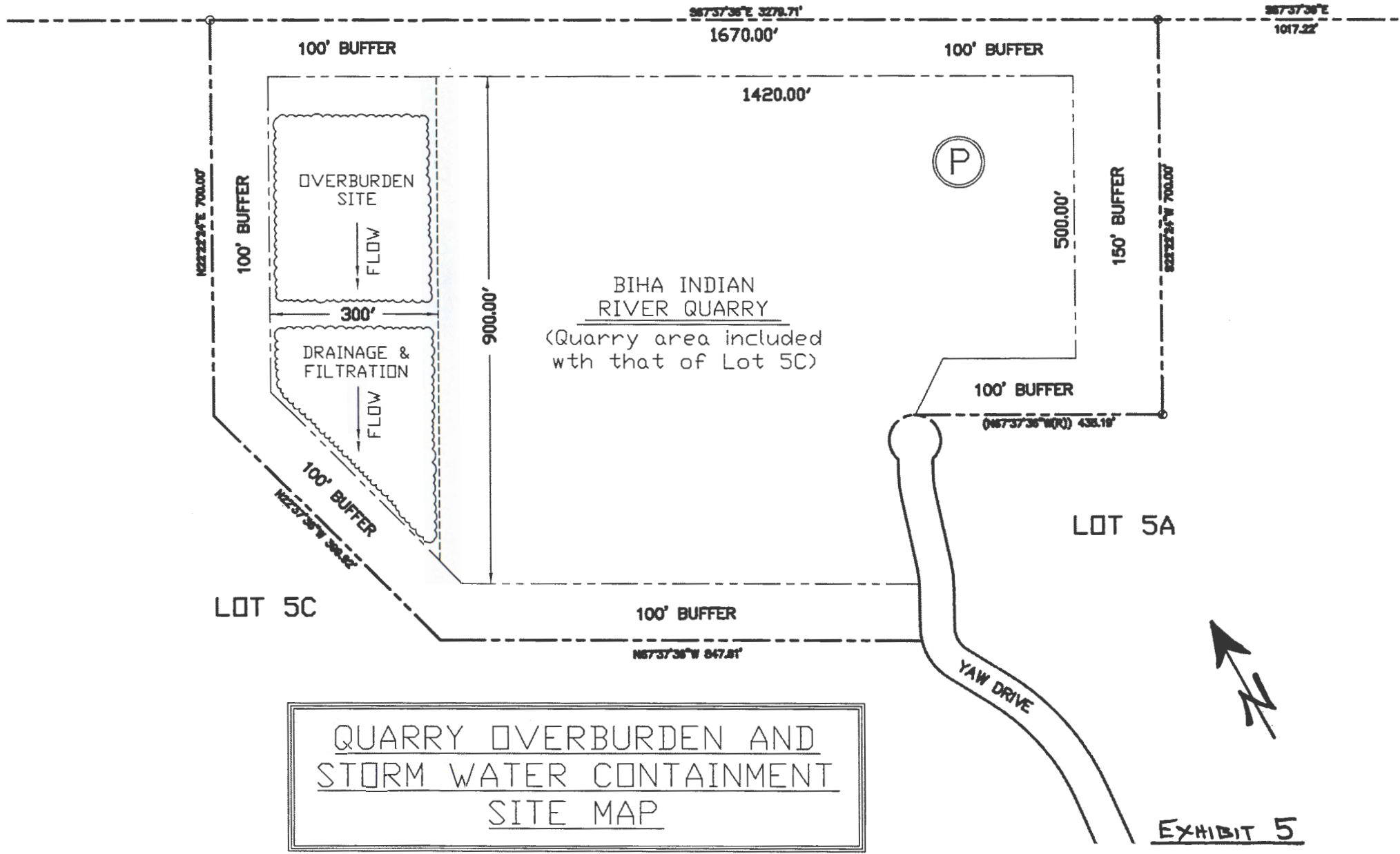
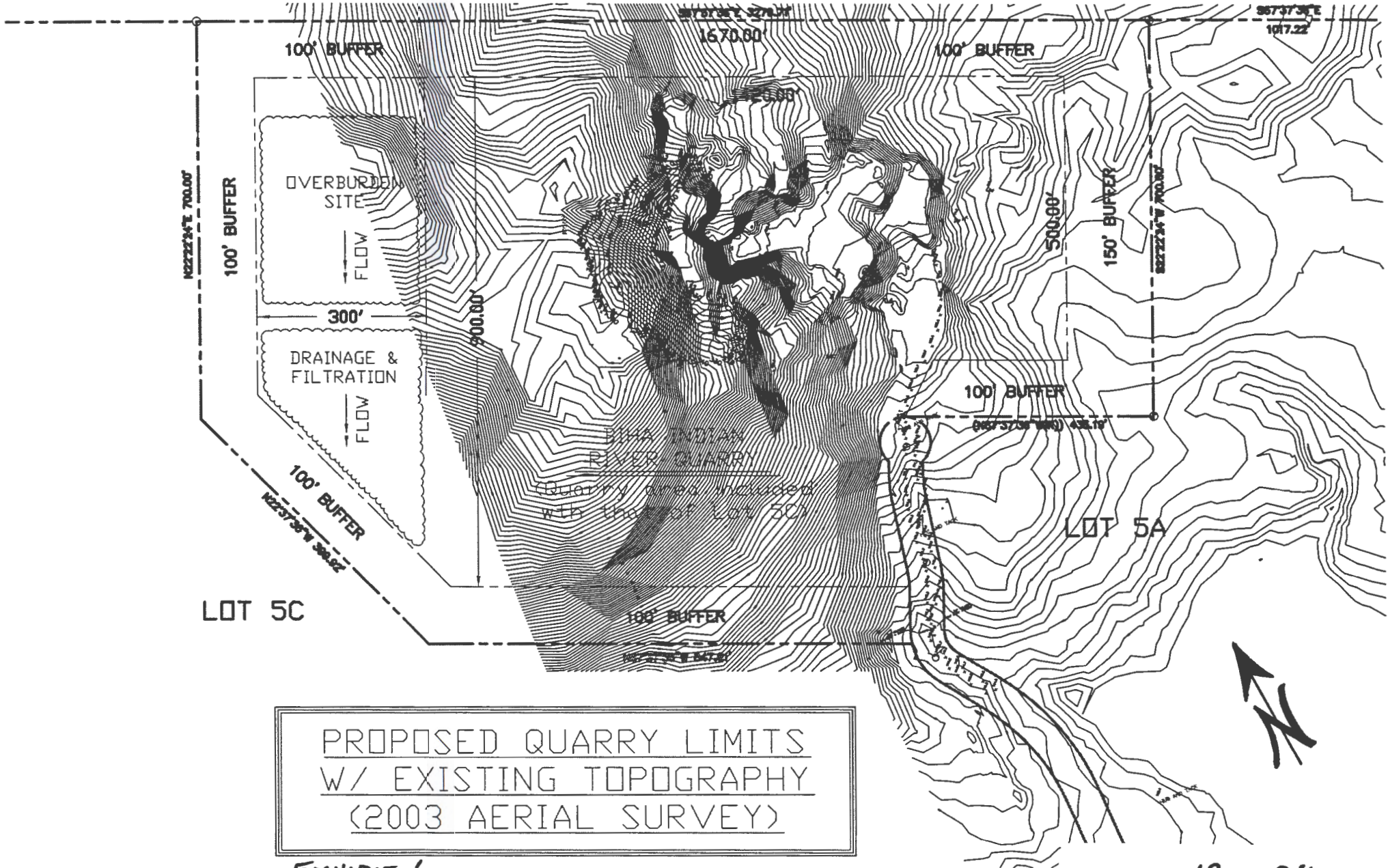
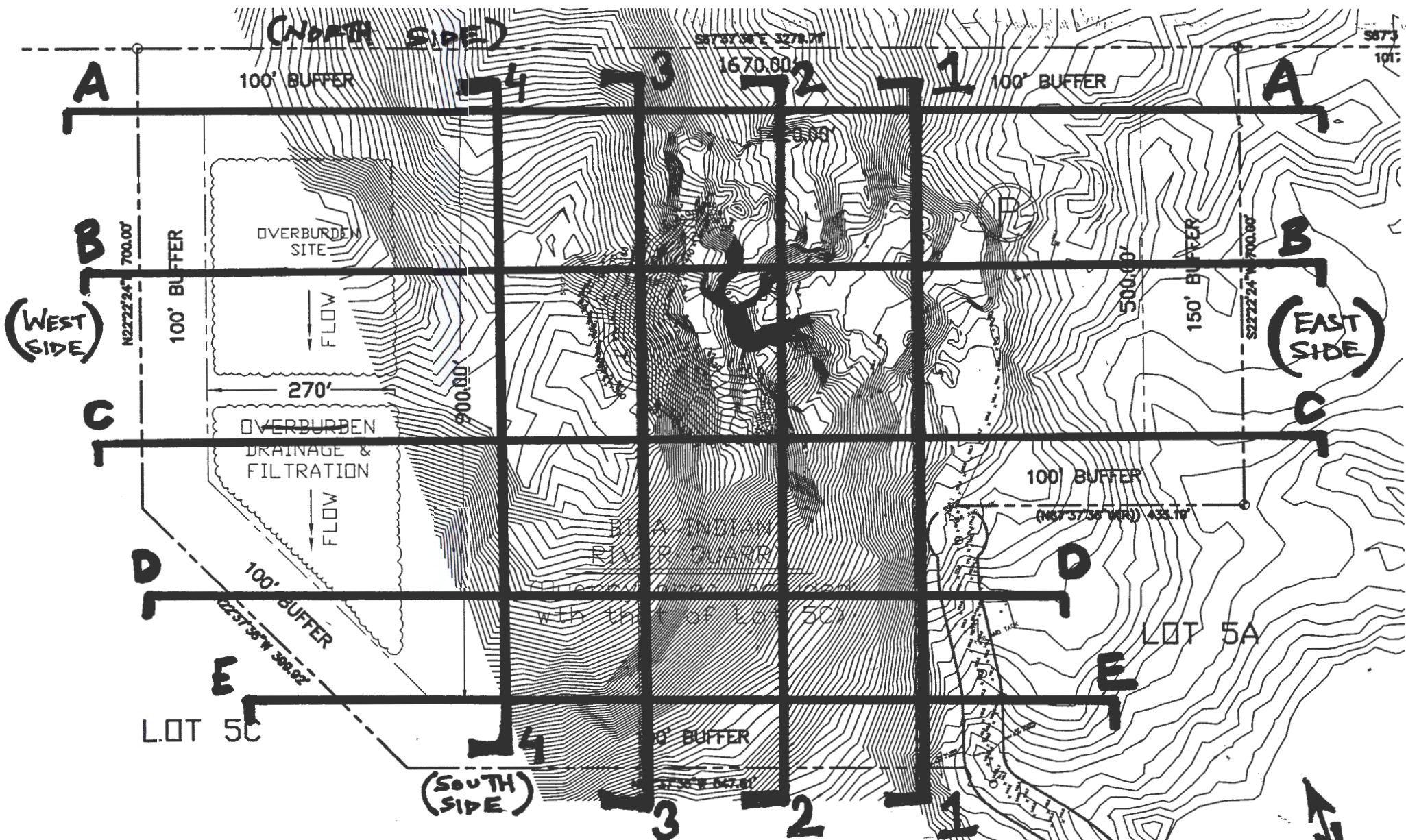


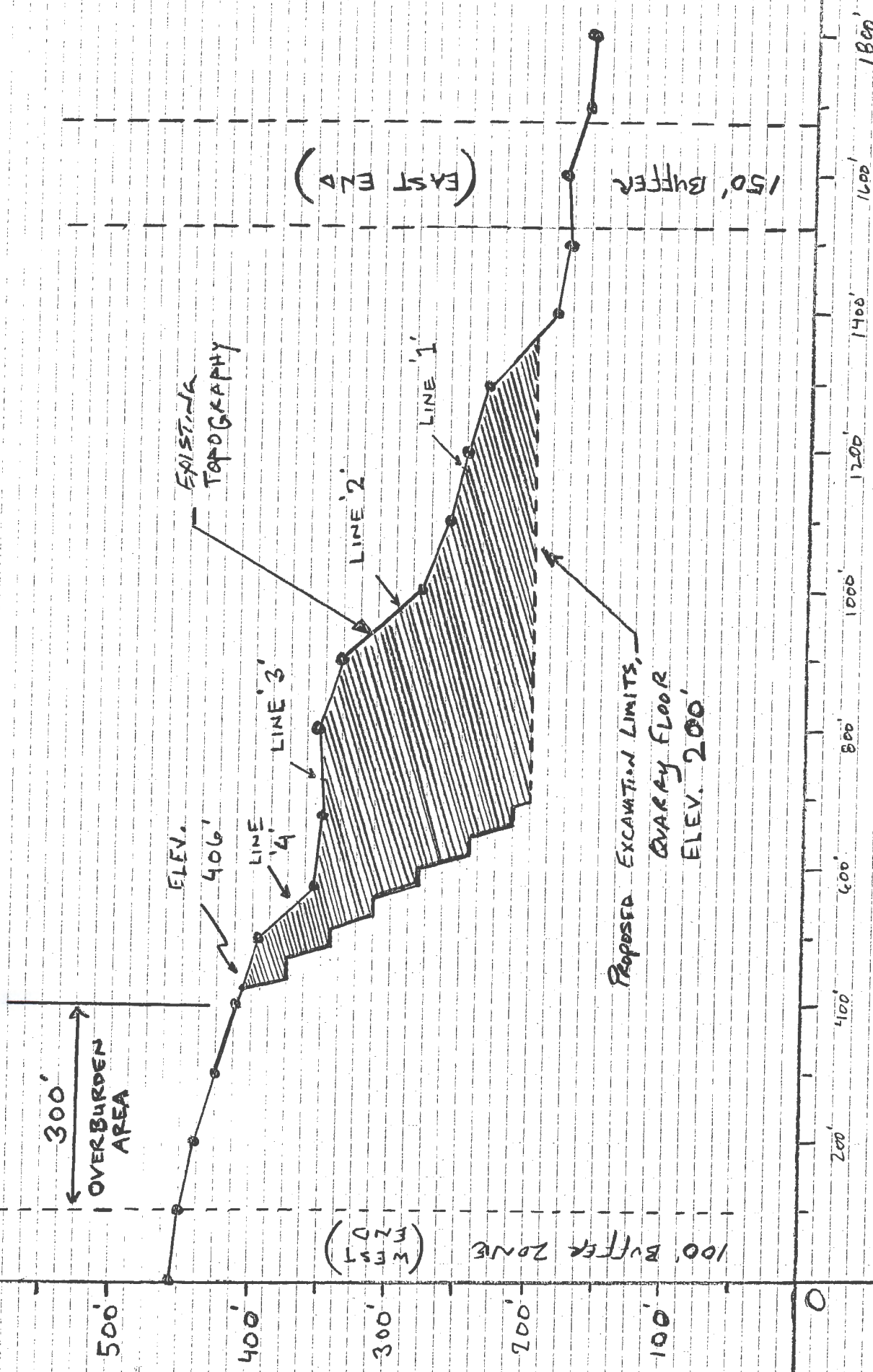
EXHIBIT 5



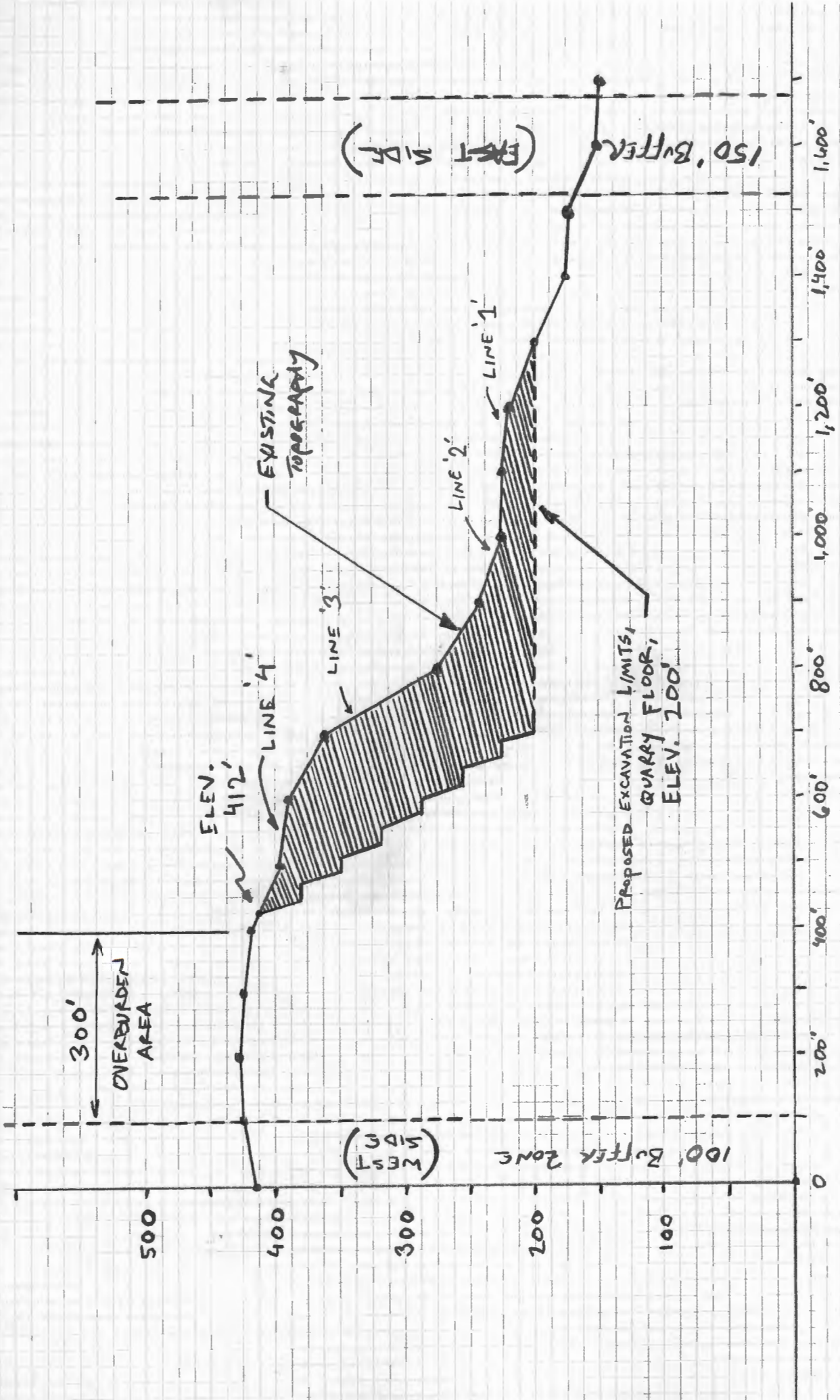




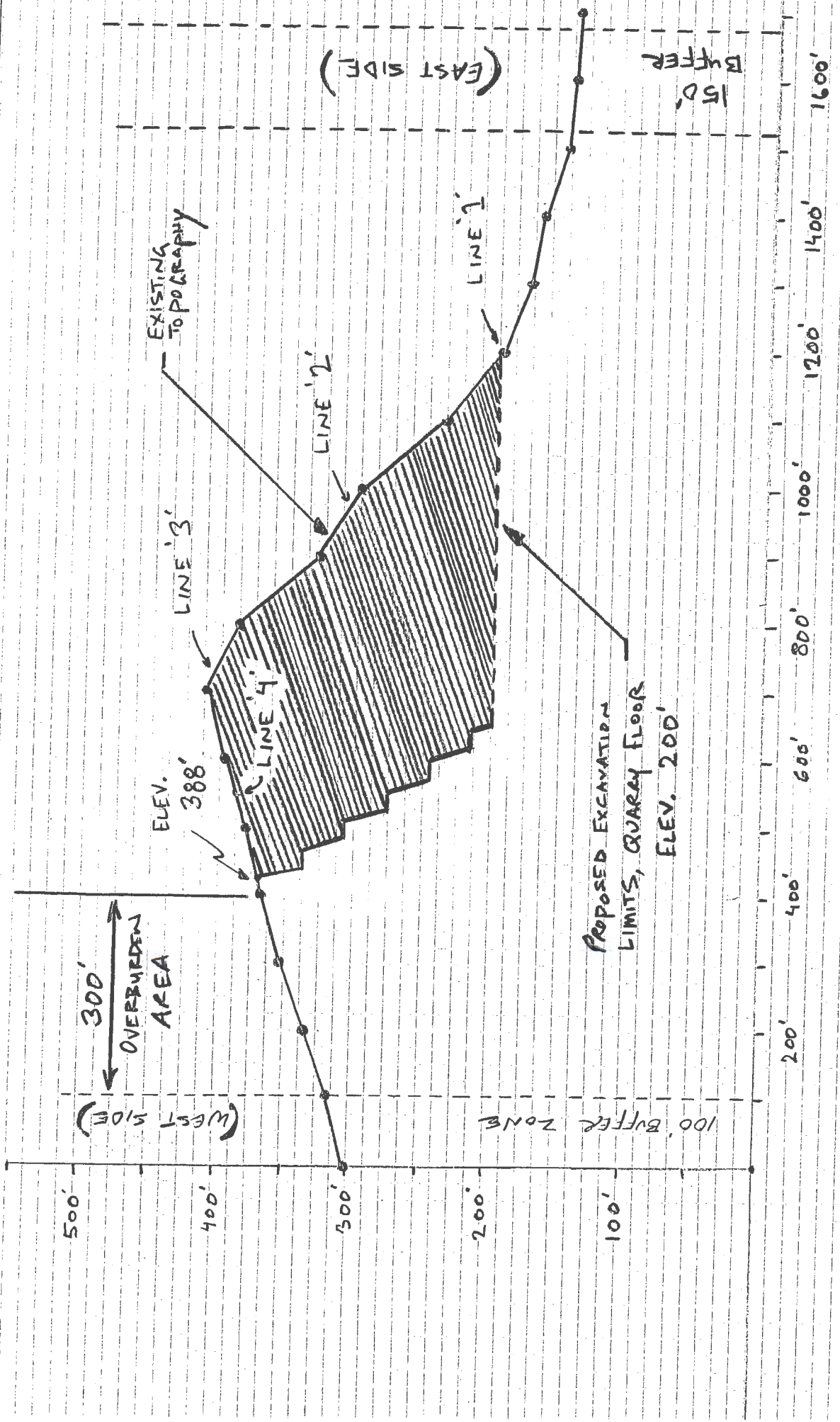
PROPOSED QUARRY  
CROSS-SECTIONS  
 EXHIBIT 7



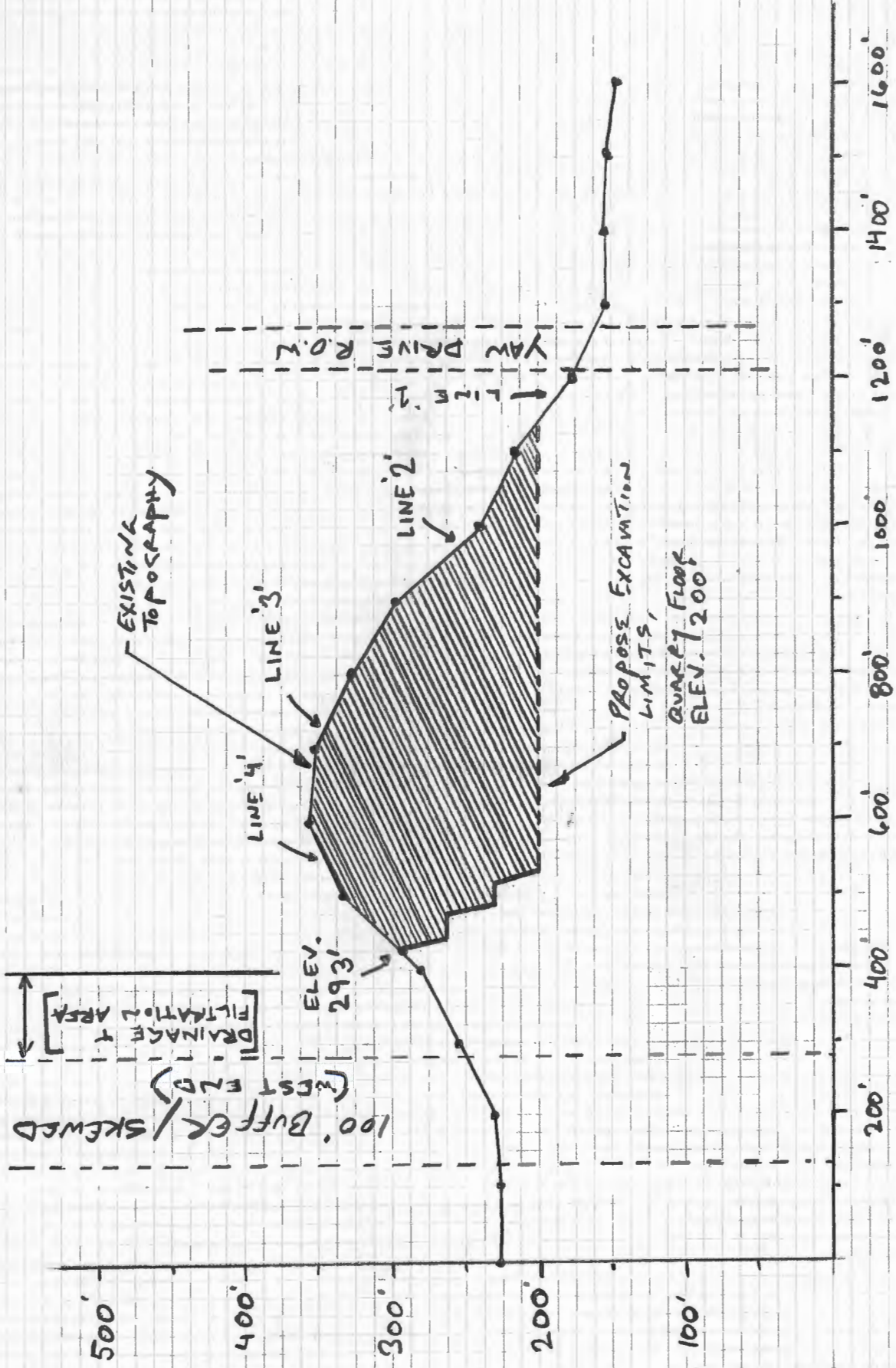
SECTION A-A



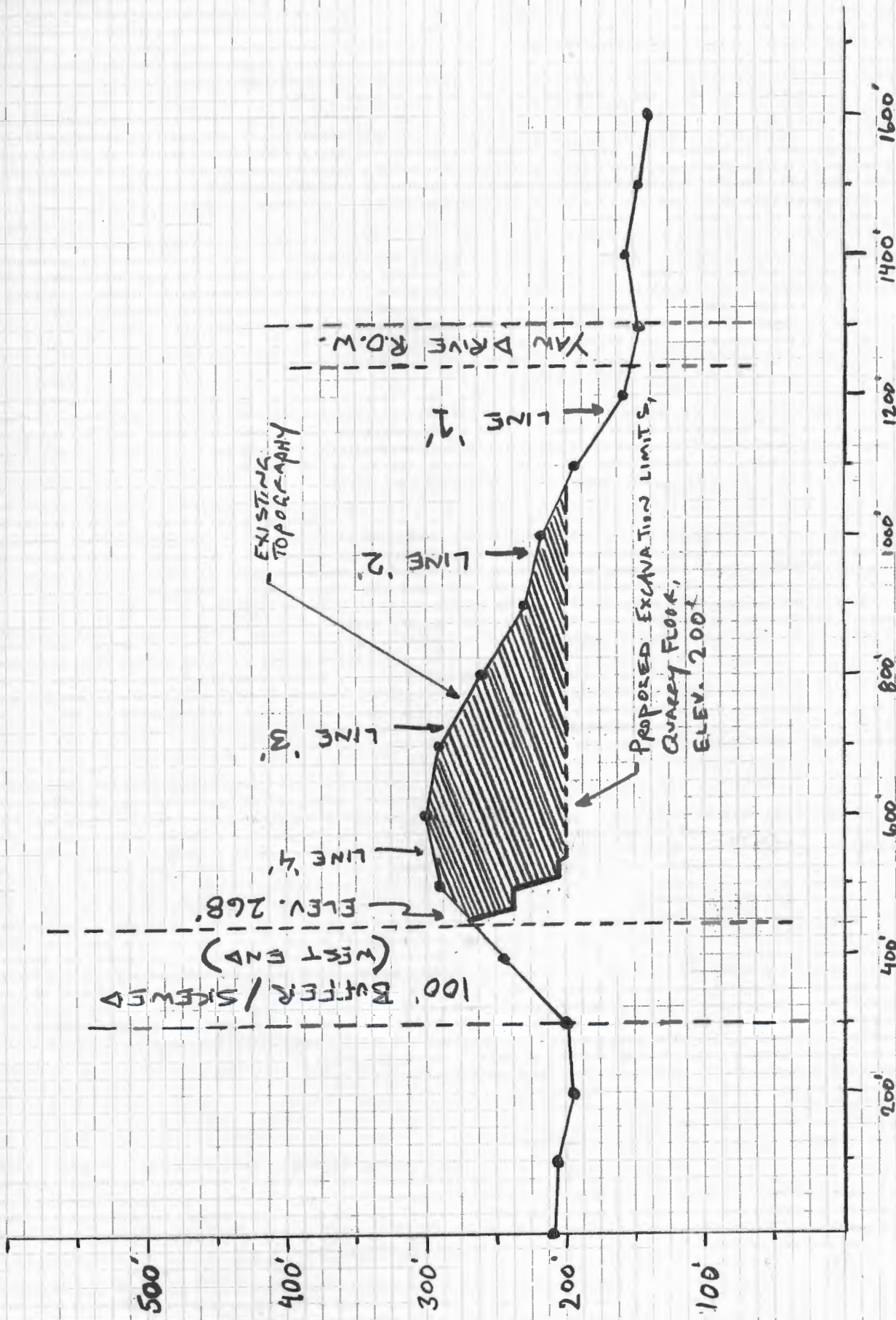
SECTION B-B



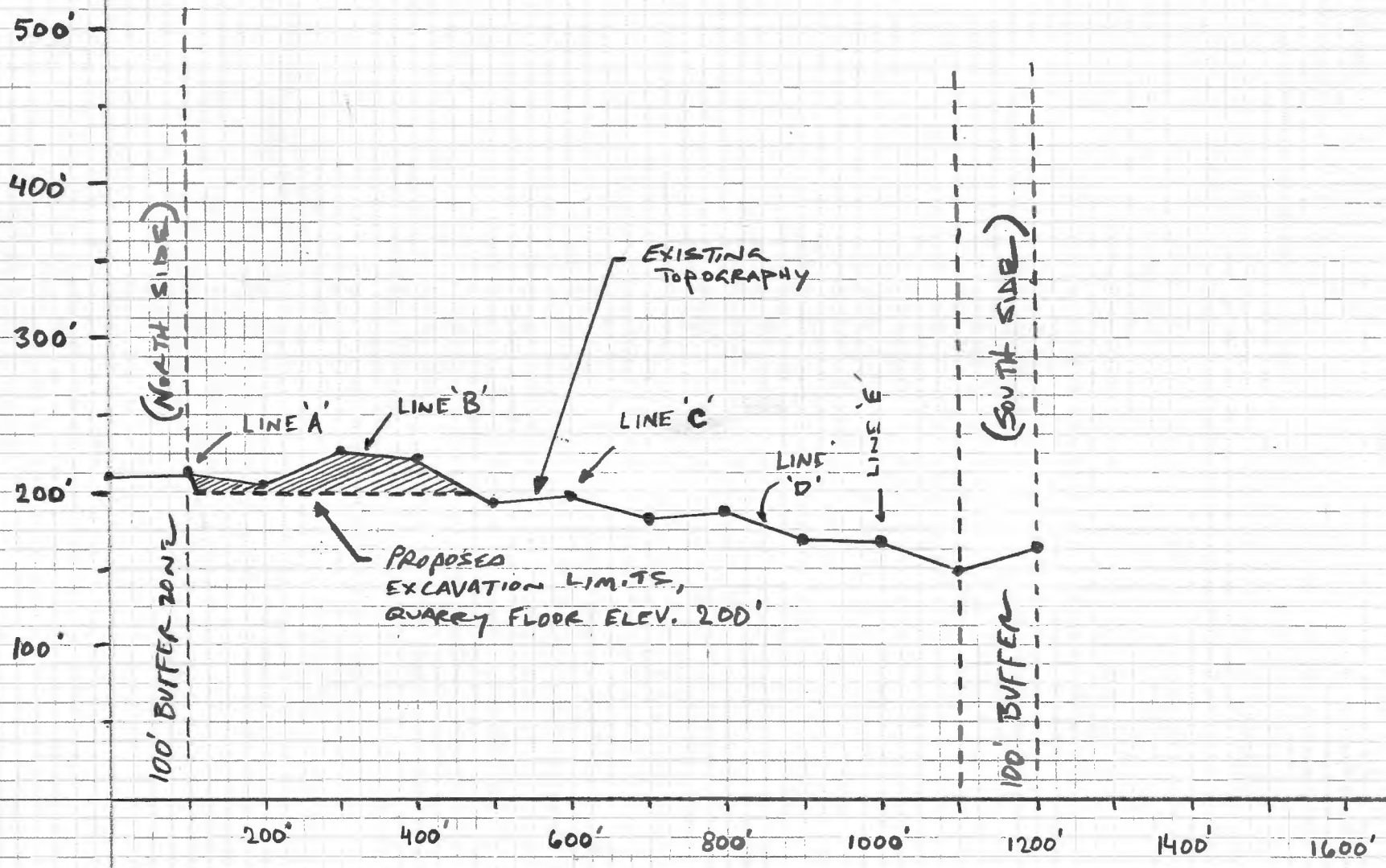
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SECTION 'D-D'

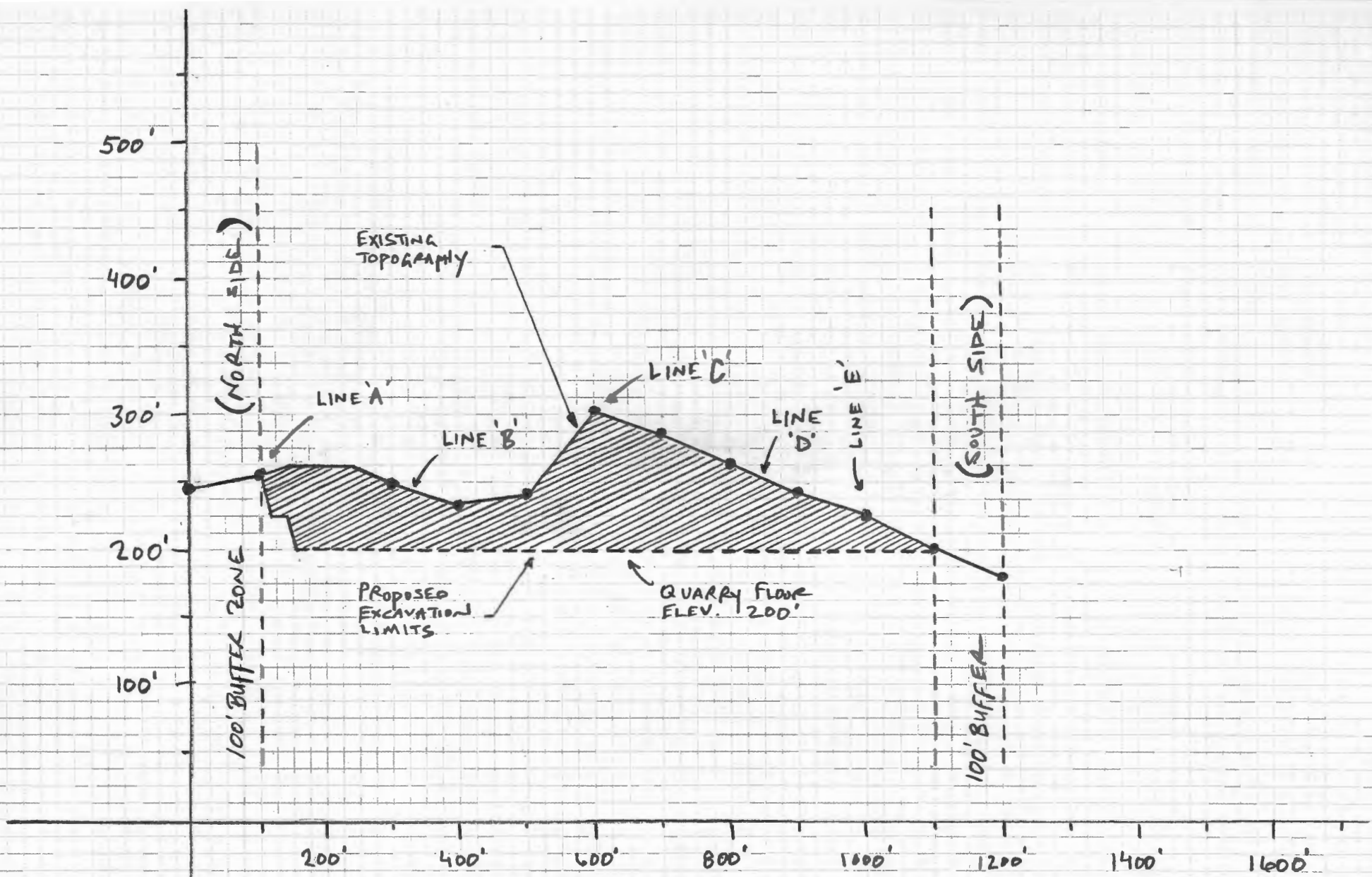


SECTION 'E-E'

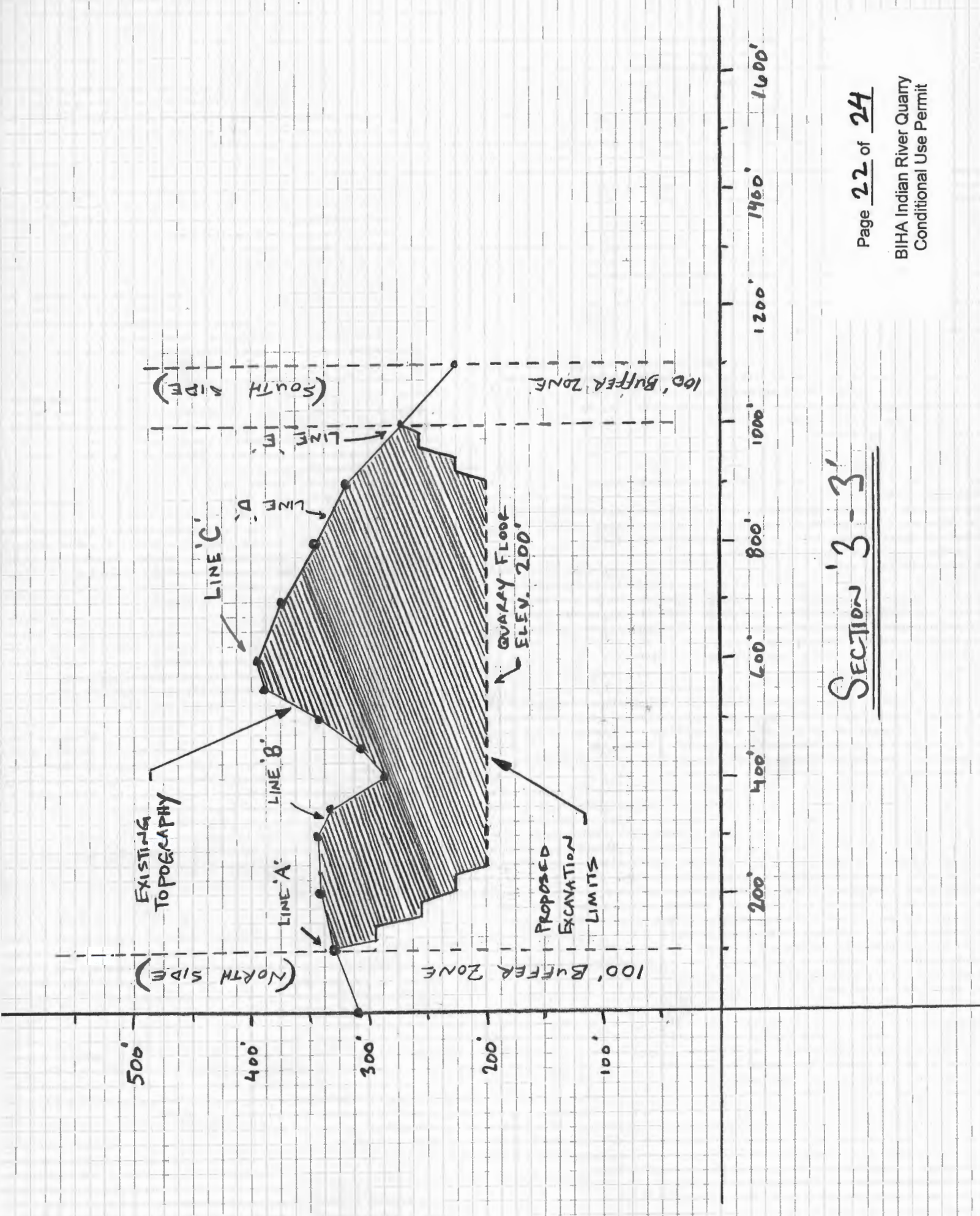


SECTION 1-1'

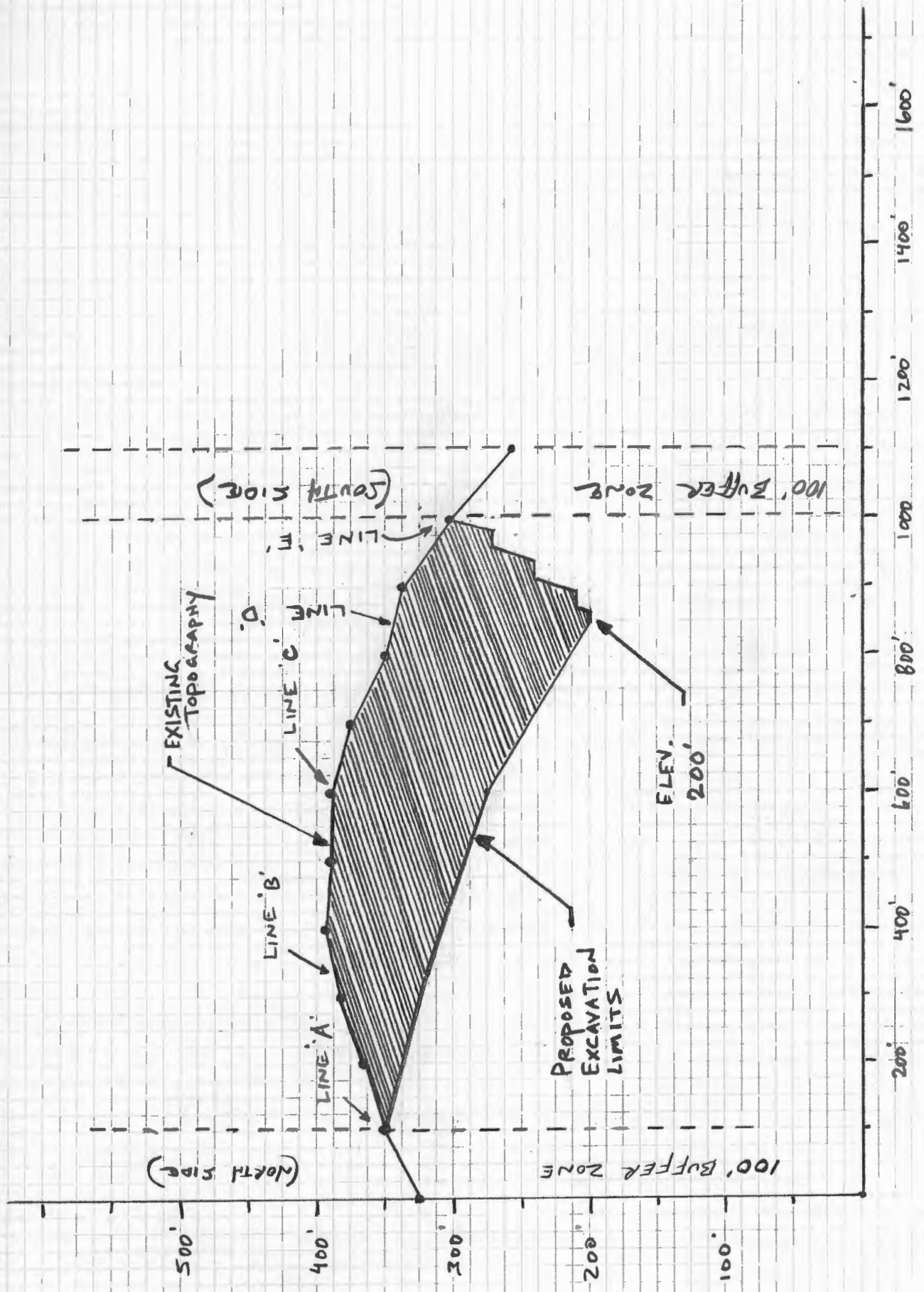




SECTION '2-2'



SECTION '3-3'



SECTION 'H-H'



THE STATE  
of **ALASKA**  
GOVERNOR SEAN PARNELL

Department of Environmental  
Conservation

DIVISION OF WATER  
Wastewater Discharge Authorization Program

555 Cordova Street  
Anchorage, Alaska 99501-2617  
Main: 907.269.6285  
fax: 907.334.2415  
[www.dec.alaska.gov/water/wwdp](http://www.dec.alaska.gov/water/wwdp)

May 13, 2013

Company: Baranof Island Housing Authority  
ATTN: Bart Meyer  
245 Katlian Street  
Sitka, AK 99835

Facility: BIHA Indian River Quarry  
Yaw Drive  
Sitka, AK 99835

Permit Number: **AKR05DC63**

This email/letter acknowledges that you have submitted a complete Notice of Intent form to be covered under the APDES General Permit for Storm water Discharges for Multi-Sector General Permit Activity (Multi-Sector General Permit). Coverage under this permit begins 30 days after DEC posts your NOI on its website, if you posted your SWPPP on the internet. Otherwise, coverage begins 60 days after DEC posts your NOI on its website.

As stated above, this letter acknowledges receipt of a complete Notice of Intent. However, it is not an ADEC determination of the validity of the information you provided. Your eligibility for coverage under the Permit is based on the validity of the certification you provided. Your signature on the Notice of Intent certifies that you have read, understood, and are implementing all of the applicable requirements. An important aspect of this certification requires that you correctly determine whether you are eligible for coverage under this permit.

As you know, the Multi-Sector General Permit requires you to have developed and begun implementing a Storm water Pollution Prevention Plan (SWPPP) and outlines important inspection and record keeping requirements. You must also comply with any additional location-specific requirements applicable to your state or tribal area. A copy of the Multi-Sector General Permit must be kept with your SWPPP. An electronic copy of the Permit and additional guidance materials can be viewed and downloaded at <http://www.dec.state.ak.us/water/wnpssc/stormwater/index.htm>.

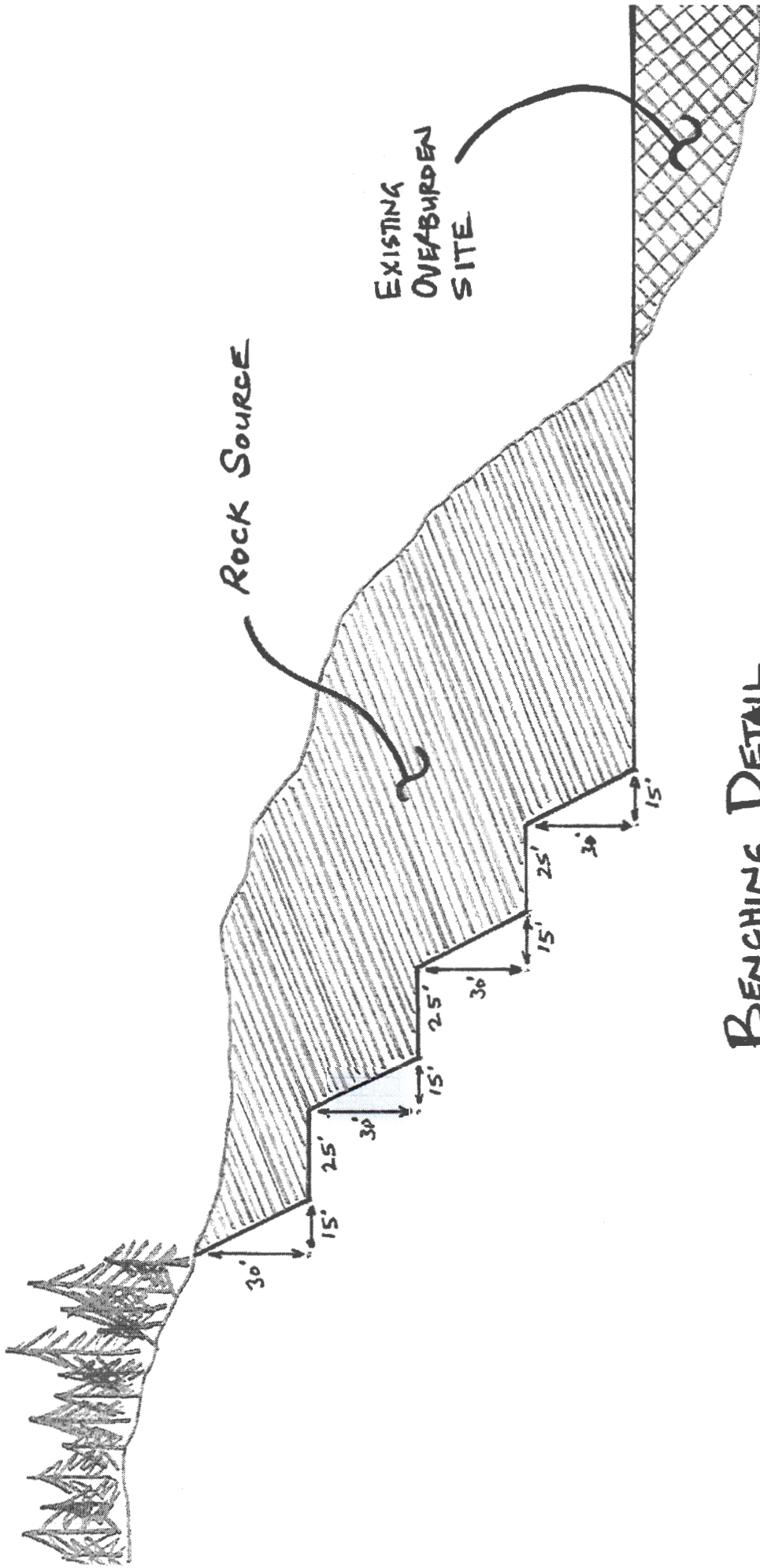
For tracking purposes, the following number has been assigned to your Notice of Intent Form:

If you have general questions regarding the storm water program or your responsibilities under the Multi-Sector General Permit, please call William Ashton (907) 269-6283.

**EXHIBIT 10**

Page **24** of **24**

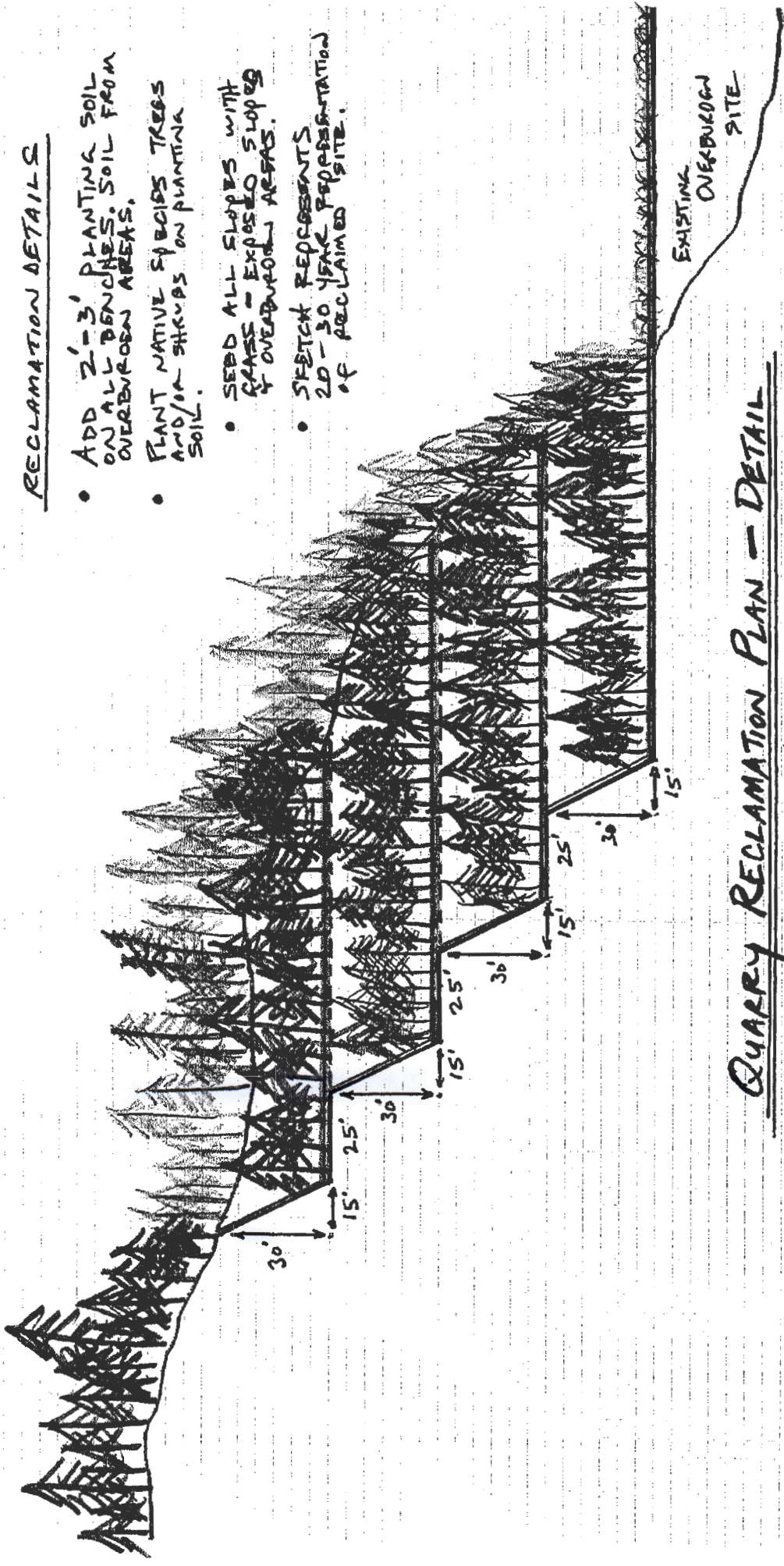
BIHA Indian River Quarry  
Conditional Use Permit



**BENCHING DETAIL**  
 TYPICAL - NOT TO SCALE

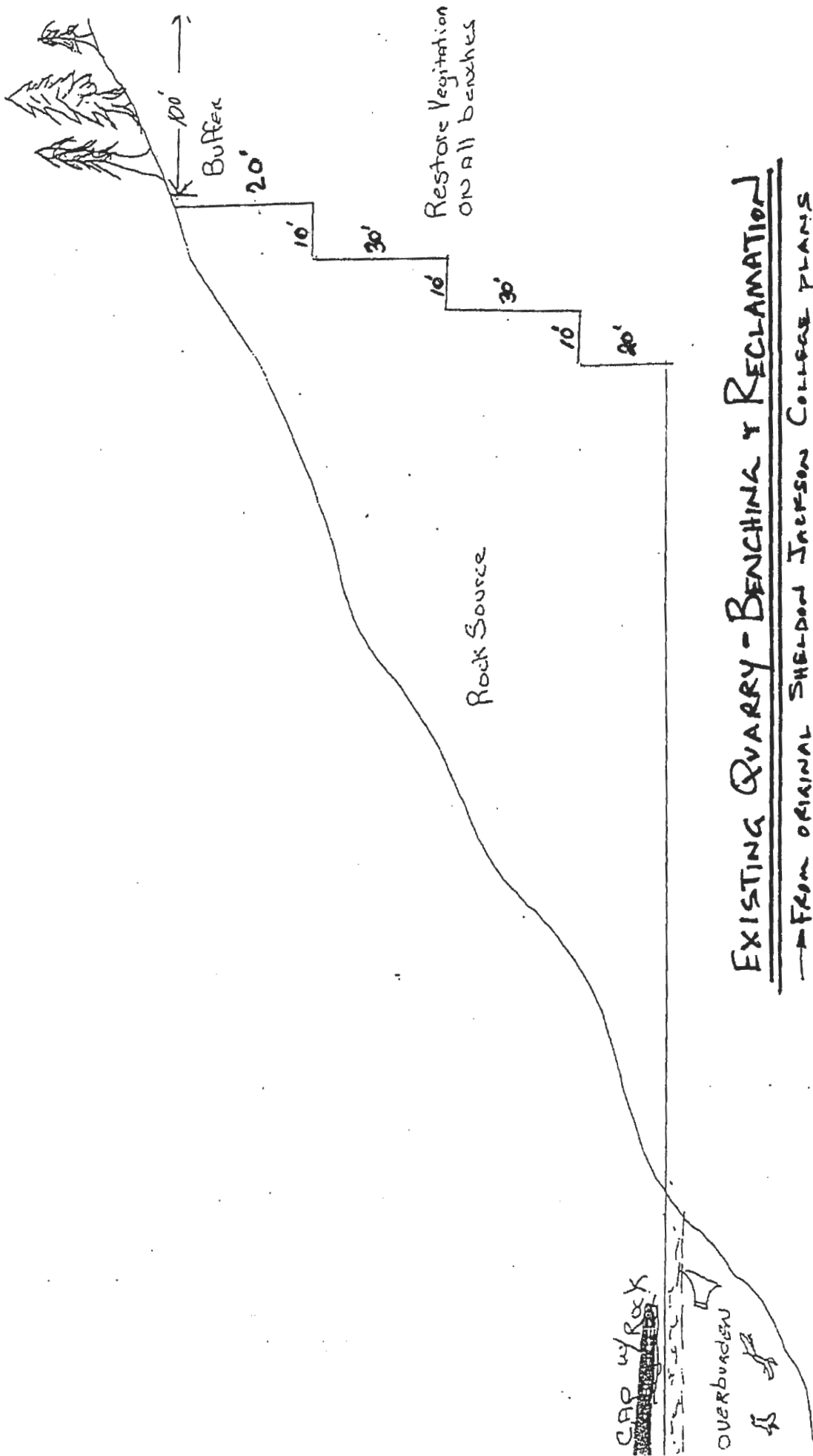
RECLAMATION DETAILS

- ADD 2'-3' PLANTING SOIL ON ALL BENCHES. SOIL FROM OVERBROWN AREAS.
- PLANT NATIVE SPECIES TREES AND/OR SHRUBS ON PLANTING SOIL.
- SEED ALL SLOPES WITH GRASS - EXPOSED SLOPES & OVERBROWN AREAS.
- SKETCH REPRESENTS 20-30 YEAR REPRESENTATION OF RECLAIMED SITE.



QUARRY RECLAMATION PLAN - DETAIL

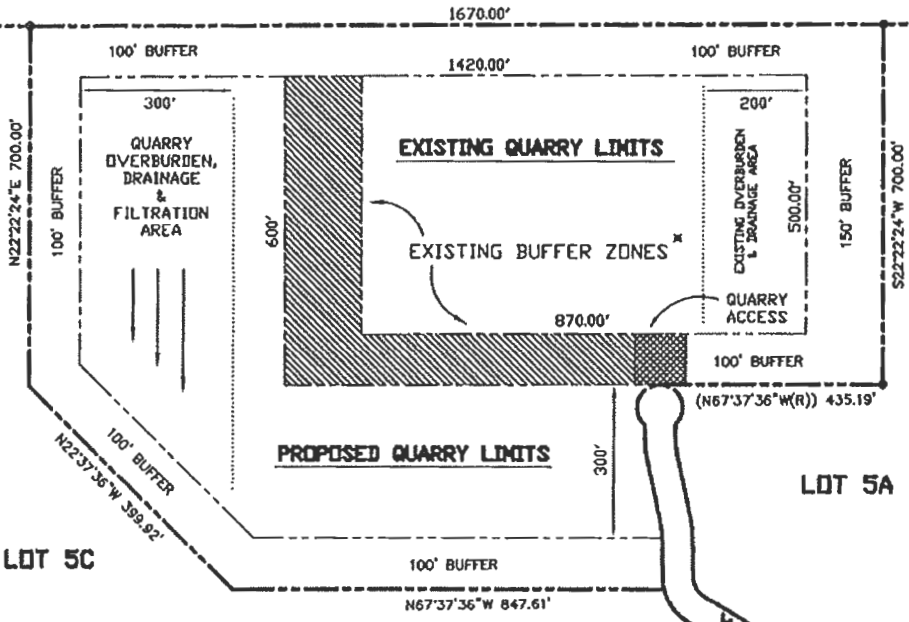
TYPICAL - NOT TO SCALE



# EXISTING QUARRY - BENCHING & RECLAMATION

→ FROM ORIGINAL SHELDON JACKSON COLLEGE PLANS

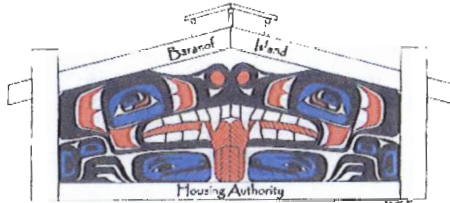
PROPOSED BIHA  
 QUARRY LIMITS  
 SHOWN WITH  
 EXISTING  
 QUARRY LIMITS



QUARRY AREAS, EXISTING & PROPOSED (In Acres)				
	QUARRY WORK AREA	OVERBURDEN AREAS	BUFFER ZONES	TOTAL AREA
EXISTING QUARRY	7.7 Ac	2.3 Ac	8.8 Ac	18.8 Ac
PROPOSED QUARRY	19.9 Ac	7.2 Ac	11.0 Ac	35.8 Ac
INCREASED BY	12.2 Ac	4.9 Ac	1.2 Ac	17.0 Ac

\*NOTE: EXISTING INTERNAL BUFFER ZONES TO BE VACATED.





# Baranof Island Housing Authority

245 Katlian Street  
Sitka AK 99835  
(907) 747-5088 • fax (907) 747-5701

June 18, 2013

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

**SUBJECT: BIHA Indian River Uplands Rock Quarry  
Conditional Use Permit Application - Amendment**

Mr. Williams:

As you are aware, BIHA has submitted to the CBS Planning Department an application for a Conditional Use Permit for a rock quarry to be operated at the end of Yaw Drive. It has come to my attention that the permitted use of the terms "quarry operations" and "rock extraction" do not include the operation of a "rock crusher", heavy equipment that is used to crush rock into smaller fragments. BIHA was not aware of this detail and would like to clarify and amend its Conditional Use Permit Request to include the potential use of a rock crusher at the proposed quarry site. BIHA proposes to limit the hours of operation of future rock crushing activities as follows: Monday through Friday, 8:00am to 5:00pm. Hours of operation for all other quarry operations will remain as proposed in the original permit application.

Please include this additional information with BIHA's application and share it with the members of the Planning Commission. If you have any questions, please contact Cliff Richter, BIHA's Development Coordinator, at 747-5088 or email [cliff@bihasitka.org](mailto:cliff@bihasitka.org). Thank you for your cooperation.

Sincerely,

Bart Meyer  
Executive Director