
MEMORANDUM

To: Wells Williams, Planning Director
From: Stephen Weatherman, P.E. Municipal Engineer
CC: Michael Harmon, P.E. Public Works Director
Date: 6/28/10
Subject: S&S General Contractors Kasiana Island Rock Quarry

The applicant has submitted additional information to address the requirements from the last meeting of the Planning Commission.

1. The applicant has revised the conceptual design to address buffers and screening to the adjacent properties and water born traffic.
2. The applicant has provided a discussion of soil erosion control, fuel storage, fire protection and drainage.
3. The applicant has provided an existing condition and final condition section through the rock removal area. The section shows the limits of rock removal, the proposed buffer to the east and the location of reclamation plantings.
4. The applicant has provided a discussion of the method used for extraction, hours of operation, noise to be generated, how the rock is to be transported from the island and a conceptual mining plan.
5. The applicant has previously agreed to place warning signs at top of rock cut.
6. The applicant has provided a discussion for reclamation plantings to provide future visual screening of the rock cuts when the planted trees reach maturity.
7. The applicant has provided a discussion of required State or Federal permits.

The applicant has not provided a map of the sites topography showing existing features of the site and how the site abuts the adjacent lots. Without the topography it is unclear how the rock extraction shown on the submitted section will impact the final grading of

the site. It is recommended that the applicant provide an existing condition topographic map of the project site and provide conceptual final grading on the plan.

MEMORANDUM

To: Wells Williams, Planning Director

From: Stephen Weatherman, P.E. Municipal Engineer

Cc: Michael Harmon, P.E. Public Works Director

Date: 25 May 2010

Subject: Condition Use Permit Application
Rock Removal Lots 15 and 16
Kasiana Island Subdivision

I have read the response to my comments concerning the Condition Use Permit application. I have the following clarification concerning the items I believe are required to be evaluated by the Planning Commission prior to making a decision on the Conditional Use Permit Application.

The primary issue with the conditional use request is that there are two completely non compatible uses to be operating side by side. These are heavy industrial rock drilling and blasting directly adjacent to residential use. The residential use is allowed by the basic zoning of the subdivision where the heavy industrial rock drilling and blasting is not allowed without a conditional use permit. It is incumbent on the applicant to show how the non compatible heavy industrial rock drilling and blasting can be performed adjacent to the residential use with appropriate mitigation. The information submitted by the applicant does not address the required mitigation.

The applicant is required to show that the intended conditional use can meet the requirements of the CBS code. To do so the applicant must provide plans, supporting engineering reports and mitigation proposals for the project. These plans must include a pre-development topographic survey of the existing parcels and a proposed topographic plan of the developed parcels. A proposed final development plan is required. While the operation is to be performed per the Mine Health Safety Administration guidelines a site specific plan of the rock removal is required. A geotechnical report is required to show the final grading is stable adjacent to the existing residential lots.

The applicant must submit a drainage study and drainage plan including present and proposed topography. The drainage study must address existing conditions, interim conditions and facilities and final development drainage design.

The non compatible use must be buffered from the residential use. The conditional use proposed may be totally inappropriate due to the concerns such as impacts on adjacent properties, lack of vegetative or distance buffers, noise generation unless buffered appropriately. It is incumbent on the applicant to show how the residential use on the island and other areas nearby are buffered from the visual impact and noise of the mining operations. While the existing vegetation used as a buffer could be blown down it should be the applicant's vegetation used as a buffer blown down and not the adjacent residential property owners.

The rock removal area must be reclaimed so an open rock scar is not viable to the adjacent property owners or other residential areas with a view ^S to the rock removal area. The applicant must provide a reclamation plan showing the planed ^N final grades with appropriate re-vegetation over the rock removal area.

Base on the applicant's comments concerning how they intend to move the rock from the island it would appear that both a U. S. Corp of Engineers Permit and a State of Alaska Department of Natural Resources Permit are required. However these agencies will make that determination. It is recommended that the Board add obtaining these permits if they are required as a condition of approval if the conditional use is permitted.

Melissa Henshaw

From: Wells Williams [wells@cityofsitka.com]
Sent: Monday, May 17, 2010 2:35 PM
To: melissa@cityofsitka.com
Subject: FW: S&S General Contractors Condition Use Permit Lot 15 & 16 Kasiana Island

fyi

From: Stephen Weatherman [mailto:stephen@cityofsitka.com]
Sent: Monday, May 17, 2010 9:20 AM
To: 'Wells Williams'
Cc: 'Michael Harmon'
Subject: S&S General Contractors Condition Use Permit Lot 15 & 16 Kasiana Island

Dear Wells

This is what I have come up with from a Public Works perspective.

The proposed Conditional Use Request requires an overall plan that address the following issues

1. Buffers to adjacent properties.
2. Safe slopes during extraction and final slopes based on a geotechnical report.
3. Design of support faculties to be constructed during extraction activities to include.
 - a. Buildings
 - b. Roads
 - c. Docks & mooring facilities
 - d. Stockpiles
 - e. Fuel storage
4. Soil erosion and pollution control plan (SWPPP).
5. Drainage Study addressing extraction and final drainage facilities.
6. Method used for extraction.
7. Method used to transport rock from island.
8. Mining plan.
9. Warning signs at top of rock cut.
10. Reclamation Plan.
11. Hours of operation.
12. Amount of noise to be generated.

13. Visual Screening to adjacent properties and waterborne traffic.
14. Fire protection plan.
15. Vegetation removal and disposal plan.
16. Required State and Federal permits.

Stephen L. Weatherman P.E.
Municipal Engineer
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835
(907) 747-4042 office
(907) 738-5063 Cell
(907) 747-3158 Fax
stephen@cityofsitka.com