

Request:

Conditional use permit request for bulk fuel storage in the W (Waterfront) zoning district.

Zoning District: Waterfront

Front: 20 feet
Rear: 5 feet
Side: 10 feet

Meeting Flow

- Report from Staff
- Applicant comes forward
- Applicant identifies him/herself – provides comments
- Commissioners ask applicant questions
- Staff asks applicant any questions
- Floor opened up for Public Comment
- Comment period closed - brought back to the board

- Motions

Tonight's Motions

- If the board is comfortable with the requests, motions recommending approval are suggested for each of the requests.
- Move to approve findings in support of recommended approval or denial

**Samson Tug and Barge Inc. with Delta Western Inc.
Conditional Use Permit Request**

Bulk fuel storage in the W (Waterfront) zoning district
5309 Halibut Point Road
April 19, 2011

Deferred from our last meeting, the conditional use permit request for bulk fuel storage in a waterfront zone is back before the board.

Since the last meeting, staff has received a letter from Petro Marine (which is enclosed) and we have been in contact with Kirk Payne, COO of Delta Western Inc.

We have requested that Delta Western be available for the meeting along with their design engineers. Samson Tug and Barge will also be present.

Delta Western has informed us that the firm does plan on a retail facility in conjunction with the Japonski Island Boathouse project. The facility may require a separate zoning text change and a separate conditional use process in the future. In an effort to get full transparency, it's useful that that Planning Commission is aware of those future projects and that no one is surprised if they materialize.

Kirk Payne of Delta Western and an engineer from Delta Western are expected to participate by telephone Tuesday night in which the Commission ought to get more information.

In the interim, board members are asked to go over the required findings prior to the meeting. They follow this staff report.

Prior to the Planning Commission's deliberations, staff will put those findings on the screen. Staff will also go over potential conditions. Those suggested conditions will revolve around 1) requirements for other permits that will need to be obtained prior to the activation of the conditional use permits and, 2) a mandatory review at the Planning Commission level after one summer of bulk fuel plant operations.

The conditions and mandatory review are becoming fairly standard. They reflect the complexity of the conditional use applications we are seeing and the public attention the conditional use applications are attracting.

**Samson Tug and Barge Inc. with Delta Western Inc.
Conditional Use Permit Request**

Bulk fuel storage in the W (Waterfront) zoning district
5309 Halibut Point Road
April 5, 2011

The location to this request is out Halibut Point Road just beyond the Sitka Ferry Terminal on the seaward side. The owner and applicant of the location is Samson Tug and Barge, however the facility will be constructed and operated by Delta Western. Samson Tug and Barge will lease the area to Delta Western.

Bulk fuel storage is listed as a conditional use in the (W) Waterfront zoning district.

The location is currently used as a shipping and storage yard. This use will remain on the northeast portion of the property. Structures will be removed to house the bulk fuel facility and a fence will separate the two uses.

The tanks will contain unleaded motor and diesel fuel. In all there will be four tanks. A truck loading facility and a small office building will also be on this site.