

Request:

Conditional use permit request for a natural resource extraction (rock quarry) and mining support facilities.

Zoning District: I

Front: 20 feet
Rear: 10 feet
Side: 5 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

- A motion recommending approval is suggested
- Move to approve findings in support of recommended approval or denial

**Baranof Island Housing Authority
Conditional Use Request – Rock Quarry**

A Portion of Tact B, USS 407

July 20, 2010

The Baranof Island quarry conditional use request is back on the agenda after the applicant was asked to provide additional information.

BIHA has submitted additional documentation and those materials are included in this packet. They were being reviewed by the Municipal Engineer when this staff report was prepared.

Staff will provide you an update at the meeting.

A motion recommending approval may be suggested with the conditions that 1) the quarry be operated consistent with the prior approval, 2) the quarry complies with the conditions outlined by the Municipal Engineer and, 3) the quarry be operated in conformance with the requirements of the US Army Corps of Engineers and other agencies.

A follow up motion containing findings will be offered by staff after the initial vote.

**Baranof Island Housing Authority
Conditional Use Request – Rock Quarry**

A Portion of Tact B, USS 407

July 6, 2010

Baranof Island Housing Authority is requesting a conditional use permit for a natural resource extraction (rock quarry) and mining support facilities on 10 acres of land on a Portion of Tract B, US Survey 407. It is north of Indian River Road.

A quarry went through the conditional use permit process in 1995 when Sheldon Jackson College owned the area. A rezoning of the property from R-2 MHP to I Industrial also occurred at that time.

Mick Tisher operated the quarry for a number of years. The quarry was inactive for a number of years since the operator and Sheldon Jackson College could not agree on a lease extension.

The quarry is going through the conditional use process again, out of an abundance of caution, since the inactivity over a multi year period may be construed as having the conditional use permit lapse.

BIHA intends to have the facility operated consistent with the original 1995 approval.

Comments from Municipal Engineer Stephen Weatherman are enclosed.

A motion recommending approval is suggested with the conditions that 1) the quarry be operated consistent with the prior approval, 2) the quarry complies with the conditions outlined by the Municipal Engineer and, 3) the quarry be operated in conformance with the requirements of the US Army Corps of Engineers and other agencies.

A follow up motion containing findings will be offered by staff after the initial vote.