

**Troy's Excavation
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May, 23, 2018

**Planning & Community Development
City of Sitka
100 Lincoln St.
Sitka, AK 99835**

RE: CUP 18-10

Scope of work pertaining to CUP 18-10 is defined as:

Troy's Excavation will demo existing house on lot 62A-1. Secon SE AK will drill and shoot rock as hired contractors for Roger Sudnikovich, the two lots located at 4702 HPR (Lot 63) and 4660 HPR (Lot 62A-1). There are currently approved grading and demo permits for properties. Once drilling and blasting is completed, the rock on site will be transported to the adjacent Lot 61 A-1, to be run through a crusher and screen plant. Both crusher and screen plant are mobile. They will be set on lot 61A in the back of the quarry, where the quarry walls will serve as sound buffering. Rock will then be sorted and stockpiled by size for later use. Existing rock on the pit floor will also be screened into D-1 rock.

The total timeline to complete this work is subject to availability of Secon's equipment being in Sitka, the weather, or to any equipment breakdowns. We plan to break the entire project, including the drilling, blasting, and crushing, into 4-5 time periods, with breaks in between. Work days to complete this project will not be consecutive, which is why we need the flexibility to work on occasional Saturdays. Every effort will be made to get the rock processed and stockpiled as soon as possible. Hauling rock out of the site will continue past

completion of crushing. The demand for product and weather may vary these hours and days of operation.

HOURS OF OPERATION

**Secon: Monday – Saturday 7:00 am – 5:00 pm
(Excluding holidays)**

**Troy's Excavation: Monday – Saturday 7:00 am – 5:30 pm
(Excluding holidays) March – October**

**Monday – Saturday 7:30 am – 4:30 pm
(Excluding holidays) November – February
*Occasional Saturdays**

These hours do not include the earlier starting of equipment in preparation for work.

Keep in mind that the crusher and screen plant will be running intermittently, and broken down into separate work periods.

KEY POINTS AND CONCERNS – ADDRESSED

- The location of work to be performed for CUP 18 -10 is Lot 61A, S&S minor Subdivision, known as 4660 HPR. Crushers and screen plants to be set up on this property, as well as stock piled rock.
- Lot 62A, known as 4702 HPR has a current grading permit, in which rock materials will be transported from this location, to adjacent lot 61A, to run through rock crusher. No activity will be done outside the allowable for its' C-2 zoning.
- Reclamation plan – See drawing included in the Approved C & B of Sitka Grading Permit App. Dated 9/27/17. This has been addressed with the proposed finished slope. This location is on Lot 63, known as 4702 HPR.

- **Secon Southeast Alaska is responsible for storm water management, as mentioned in their narrative, dated Mar. 30, 2018.**
- **Any areas of concern for landslide or rock instability are located in Lot 61. The existing rock faced walls will not be disturbed during crushing and screening activities on Lot 61.**

Truck Traffic –

To date there is not any anticipated barge activities or hauling of rock to Alaska Marine Lines. There is an existing access ramp in place, which would provide more direct access to AML if that became necessary. All truck drivers from both Secon and Troy's Excavation will be asked to do their best to eliminate unnecessary break noise when hauling to and from the site. Both parties will also make reasonable efforts to minimize the impact of their operations on the surrounding property owners in the area.

Dust –

Secon's crusher and screen plant are permitted with Alaska DEC for both air quality and storm water.

Odors –

There are only two lots that will require blasting of rock and will be done so in a short amount of time. There should not be any significant odor concern from this activity.

Rock Blasting –

There will be minimal blasting required to break up the rock on the two permitted lots (Lot 62 A, and a portion of Lot 63). These will consist of several small, controllable shots, which will be spaced out as work will be intermittent. Notification will be given 24 hours prior to any blasting of rock. A good faith effort will be made to give either written or oral notice to any property owners that may be impacted. No blasting will be done while cruise ships are docked at HPR Marine, as well as consideration will be given to the Cove Marina harbor. Efforts will be made to schedule any blasting during low impact times at the harbor.

Internal Traffic –

The site has a very wide entrance and exit area with no visual blockages, and has been functioning well to the present. Equipment will be set up to accommodate proper traffic flow.

Signage - *****Updated

“Truck Crossing” road signs are currently in place, as well as any signage deemed necessary at the entrance of the quarry and at the blocked access road.

Traffic Control –

We are unaware of any past traffic control issues at this site in the past.

Property access - Access to the upper elevations at this site are not readily available from other residences. The access road on the right hand side of the main quarry will have “No Trespassing” and warning signage in place.

Emergency Personnel -

Police, Fire Department and EMS should have clear access to and within the site, as well as through access on Halibut Point Rd. After any blasting is done, any possible obstructions will be immediately cleared to keep access open to both.

Fencing – *****Updated

Temporary perimeter fencing will be put in place prior to CUP activity. The fencing will consist of yellow poly rope attached to existing steel posts and/or trees where necessary. Private Property – No Trespassing signs will be hung from poly rope around the quarry perimeter. Permanent fencing to be addressed with property owner at a later date.

Crusher Area – *****Updated

Crushing equipment consists of 3 mobile units (approx. 10’ x 120’) Crusher units are mobile and there will not be a permanent location for this activity, to accommodate for noise reduction to the area. They will be set up at 3 potential locations, as needed. Locations are noted as items A-C on the site plan (pg.1) provided. Due to the limited amount of rock to be processed, the crusher activity will be intermittent and limited, as well.

Stockpiles - **Updated**

Rock will be stockpiled by size as shown on the site plan provided.

Silt Ponds - **Updated**

Existing silt ponds will have drain rock between them to catch silt. Ponds will be maintained and silt removed as necessary. Concrete blocks have been placed around the pond closest to the highway. Straw wattles will be in place prior to the entrance of adjacent Halibut Point Rd highway culverts. Both, ponds and wattles will be replaced as necessary. Locations of these are shown on the site plan, (pg 2).

Storm water Plan – **Updated**

Plan will be submitted to the City for approval, contingent to CUP approval.

To clear and level the two existing lots, makes the entire Sudnikovich property one of the only large and level industrial zoned properties in Sitka, while still fitting in with the current land purpose of the adjacent properties. The result of getting a CUP for this property, will provide additional rock to the community. The price and availability of this commodity is a concern to many. We ask that the Planning and Community Development Department will work with us to improve rock availability and fair pricing of much needed rock, even if it is a limited amount.

While we do not feel that the 1994 court order between the Nelsons and S&S is applicable the CUP we are requesting, every reasonable effort will be made to diminish any adverse impact to them, and all surrounding properties. Both, Troy's Excavation and Secon Southeast AK have vested relationships and friendships with many of these neighbors. We respect them, and their investments.