



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:☐ VARIANCE☒ CONDITIONAL USE☐ ZONING AMENDMENT☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Amend CUP 05-15 to include land clearing landfill,
modify the hours of operation, add information about lessee responsibilities

PROPERTY INFORMATION:

CURRENT ZONING: I PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): Landfill PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: City and Borough of Sitka

PROPERTY OWNER ADDRESS: 100 Lincoln Street

STREET ADDRESS OF PROPERTY: Upper Granite Creek

APPLICANT'S NAME: City and Borough of Sitka

MAILING ADDRESS: 100 Lincoln Street

EMAIL ADDRESS: _____ DAYTIME PHONE: _____

Last Name

Date Submitted

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ Completed General Application form
- ☐ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Floor Plan for all structures and showing use of those structures
- ☐ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

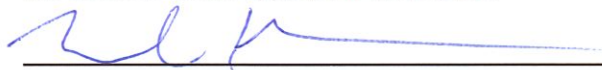
Owner

Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.



Applicant (If different than owner)

4/1/21

Date

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
SUPPLEMENTAL APPLICATION FORM
CONDITIONAL USE PERMIT

APPLICATION FOR

- ☐ MARIJUANA ENTERPRISE
☐ SHORT-TERM RENTAL OR BED AND BREAKFAST
☒ OTHER: Landfill

CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- Hours of operation: Change from 9am - 3pm daily to 7am - 7pm daily with public hours available from 8am - 4pm Monday - Saturday
- Location along a major or collector street: On Granite Creek Rd.
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
Largely unchanged from current levels as overburden site is already in the the area. High traffic expected in Industrial zones.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: Vehicular access limited to Granite Creek Road. Unchanged from current use.
- Effects on vehicular and pedestrian safety: None/minimal - not an area commonly accessed by the public on a regular basis. Unchanged from current use.
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Accessible via Granite Creek Rd. - unchanged from current use.
- Describe the parking plan & layout: Ample parking for passenger vehicles and heavy equipment.
- Proposed signage: Minimal - in line with SGC sign codes.

- Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:

Former quarry walls are tall, providing some visual buffer to the site along with vegetation.

Site is set far back from the main road and other developments in the area.

- Amount of noise to be generated and its impacts on neighbors: In line with noise levels generated from current activities in the area as approved in the original permit.

- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):

The currently permitted overburden site located in the Granite Creek is nearing its capacity, and a new site is needed. Having an available overburden site is critical for enabling cost effective development for the community.









- Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)

The site will be managed via a lease agreement with oversight from the City and Borough of Sitka. If there are concerns or complaints about site operations, CBS can work with the Lessee to resolve.


REQUIRED FINDINGS (SGC 22.30.160(C):

1. The city may use design standards and other elements in this code to modify the proposal. A conditional use permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed conditional use permit will not:

Initial

a. Be detrimental to the public health, safety, and general welfare;	
b. Adversely affect the established character of the surrounding vicinity; nor	
c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.	
2. The granting of the proposed <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> and any implementing regulation.	
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard.	
5. The <u>conditional use</u> will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.	
6. Burden of Proof. The <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section.	

ANY ADDITIONAL COMMENTS Proposal is consistent with the No Name
Mountain/Granite Creek Master Plan which called for expansion of the Granite
Creek area as an industrial site.

 ON BEHALF OF CBS
Applicant

4/1/21
Date

Last Name

Date Submitted

Project Address