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March 12, 2015

To: Haines Borough Planning Commission
From: David Sosa, Borough Manager

Subject: Resource Extraction and Material Storage Conditional Use Proposal
C-208-TL-0400 & C-208-TL-03A0; Rural Mixed Use & Multiple Residential Zones

Property owner of C-208-TL-0400 requested the Planning Commission amend the existing gravel pit extraction conditional use permit 14-41 to allow the storage of aggregate and related material of concrete and asphalt and inert material for berm and buffer development; and property owner of C-208-TL-03A0 requested the Planning Commission approve a resource extraction conditional use permit, and also allow the storage of aggregate and related material of concrete and asphalt and inert material for berm and buffer development. HBC 18.70.040 allows "resource extraction" in rural mixed use zone of the Townsite Service Area with a conditional use permit. The applications have been determined to be complete because they contain substantially all of the information required by HBC 18.40.030(A) (1)-(8). C-208-TL-0400 & C-208-TL-03A0 are adjacent to each other, and it is one gravel pit. Therefore, these two proposals are considered in the context of the whole area.

The proposed site is approximately 10 acres. It has an approximately 1000 feet long private driveway off the Young Road, and an approximately 800 feet long private driveway off the 4th Avenue. The one immediately to the north and east is a vacant 105 acre lot owned by the state; the one immediately to the west is a vacant 11.4 acre lot owned by Stan Jones; the one immediately to the south is the Saint James Place mobile home park owned by Debra Schnabel. As of today, the Borough has received two written citizen comments. Staff has reviewed the proposal, considered the comments, and recommend the Planning Commission approve the permit applications with the same criteria as for the permit approved in June 2014 and six (6) additional restrictions (in **RED**):

- Operation hours shall be 8:00 am to 5:00 pm, Monday through Friday;
- The permit is valid for three years;
- Pedestrian traffic, especially children, along entry and egress routes necessitates additional attention to safety briefs for vehicle operations acquainting them with the considerations of operating commercial vehicles in a residential area;
- All operators must always drive within the speed limit and exercise extreme caution;
- Mud, **dust**, run-off, erosion, and drainage, shall be controlled at all times and contained on site;

- State standards of reclamation shall be met;
- Materials Storage is only permitted on the portion of the split zoned parcel that is zoned Rural Mixed Use;
- Heavy equipment storage is only allowed in the portion of the property that is zoned Rural Mixed Use; heavy equipment is defined in HBC 18.20.020 (Definitions-Regulatory) and includes the storage of all heavy equipment with a manufacture's gross weight of 10,000 lbs or more, such as graders, excavator, backhoes, dump trucks, loaders, semi-tractor trailers, and similar vehicles;
- Hazardous materials storage is prohibited. Hazardous material is defined in HBC 15.12 & 18.20.020 (Definitions-Regulatory) and includes, but is not limited to, contaminated soil, transited AC pipes, used oil, diesel fuel, waste paints, roofing cement, and mercury-containing demolition wastes.
- The property may not be used for the storage of "garbage" or "rubbish" with the exception of tree limbs and yard rakings as defined in HBC 8.08.010.
- The property may be used for the storage of "rubble" as defined in HBC 8.08.010.
- The property may not be used as a "junkyard" as defined in HBC 18.20.020 (Definitions-Regulatory)

Thank you very much for considering this recommendation.

Sincerely,