



ANCHORAGE SAND & GRAVEL, INC.
1040 O'MALLEY ROAD
ANCHORAGE, ALASKA 99515
PHONE: (907) 349-3333
FAX: (907) 344-2844
WWW.ANCHSAND.COM

Date: March 9, 2014

To: Mr. Jerry Weaver, Jr., Planning Director
Community Development Department
Municipality of Anchorage
4700 Elmore Street
Anchorage, AK 99508

From: Mr. Dale Morman
President
Anchorage Sand & Gravel, Inc.
Phone: 907-349-3333

RE: Tract A, Lancaster Subdivision and T12N R4W Sec10 SW4SW4 Parcel 21 Letter of Authorization

Dear Mr. Weaver:

Anchorage Sand & Gravel is the owner of the properties described as Tract A, Lancaster Subdivision and T12N R4W Sec10 SW4SW4 Parcel 21, identified by property tax numbers 011-201-30 and 011-162-42. The site is approximately 79 acres and is located in the Sand Lake area of Anchorage, Alaska.

We authorize DOWL HKM to act on our behalf regarding the Conditional Use Permit Application associated with the property referenced above. If you have any questions, please contact Dale Morman at (907) 349-3333.

Sincerely,

Dale Morman
President

Application for Conditional Use

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650

Please fill in the information asked for below.

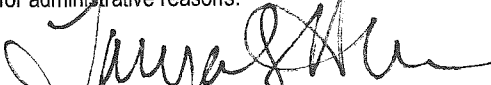
PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Anchorage Sand & Gravel	Name (last name first) DOWL HKM
Mailing Address 1040 O'Malley Road	Mailing Address 4041 B Street
Anchorage, Alaska 99515	Anchorage, Alaska 99503
Contact Phone: Day: 349-3333 Night:	Contact Phone: Day: 562-2000 Night:
FAX: 344-2844	FAX: 563-3953
E-mail: dale.morman@anchsand.com	E-mail: thickok@dowlhkm.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION
Property Tax #(000-000-00-000): 011-201-30 and 011-162-42
Site Street Address:
Current legal description: (use additional sheet if necessary) Tract A, Lancaster Subdivision and T12N R4W SEC 10 SW4SW4 Parcel 21
Zoning: R-1A Acreage: ~ 79 Acres Grid # SW2324

CONDITIONAL USE APPROVAL REQUESTED
Petitioning for: Minor CUP Amendment
Final: <input type="checkbox"/> New <input checked="" type="checkbox"/> Amendment
Concept: <input type="checkbox"/> New <input type="checkbox"/> Amendment

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or the Hearing Officer for administrative reasons.

03/10/2014	
Date	Signature (Agents must provide written proof of authorization)

Accepted by: 	Poster & Affidavit: 	Fee: \$1,080.00	Case Number: 2014-056
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COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 West Anchorage Planning Area: <input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside			
Anchorage 2020 Major Urban Elements: Site is within or abuts: N/A			
<input type="checkbox"/> Major Employment Center	<input type="checkbox"/> Redevelopment/Mixed Use Area	<input type="checkbox"/> Town Center	
<input type="checkbox"/> Neighborhood Commercial Center	<input type="checkbox"/> Industrial Center		
<input type="checkbox"/> Transit - Supportive Development Corridor			
Eagle River-Chugiak-Peters Creek Land Use Classification: N/A			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			
Girdwood- Turnagain Arm N/A			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			

ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small>				
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input checked="" type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input checked="" type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

DOCUMENTATION	
Required:	<input checked="" type="checkbox"/> One copy of original, signed application <input checked="" type="checkbox"/> 35 copies of site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; grading; landscaping; signage; drainage and project location. <input type="checkbox"/> 35 copies of building plans to scale depicting: floor plans; building elevations; exterior colors and textures. <input checked="" type="checkbox"/> 35 copies of original application and narrative: explaining the project; planning objectives; construction and operation schedule; final ownership; PUD's only: gross and net density; private and common open space areas. <input checked="" type="checkbox"/> Watershed sign off form, completed <input type="checkbox"/> Ownership and beneficial interest form, completed
Optional:	<input type="checkbox"/> Air quality impact <input type="checkbox"/> Traffic impact analysis <input type="checkbox"/> Economic impact analysis <input type="checkbox"/> Soils Analysis <input type="checkbox"/> Noise impact analysis <input type="checkbox"/> Holding capacity of the land analysis

GENERAL CONDITIONAL USE STANDARDS (AMC 21.50.020)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that all of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

Please see attached narrative.

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

Please see attached narrative.

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

Please see attached narrative.

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

Please see attached narrative.

2. The demand for and availability of public services and facilities.

Please see attached narrative.

3. Noise, air, water or other forms of environmental pollution.

Please see attached narrative.

4. The maintenance of compatible and efficient development patterns and land use intensities.

Please see attached narrative.

CONDITIONAL USE STANDARDS (AMC 21.50)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards the Planning and Zoning Commission may only approve the conditional use if the Commission finds that all general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.50 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Please see attached narrative.

**CONDITIONAL USE PERMIT MINOR AMENDMENT APPLICATION
FOR NATURAL RESOURCE EXTRACTION
Anchorage Sand & Gravel – Sand Lake Fill Site**

INTRODUCTION

Anchorage Sand & Gravel (AS&G) is proposing to amend an existing Conditional Use Permit (CUP) (Appendix A - Resolution 2010-005). In 2010, Anchorage Sand and Gravel (AS&G), requested to place their Conditional Use Permit (CUP) for the Sand Lake Fill Site in abeyance for ten years. This request was necessary so AS&G could concentrate their fill efforts on the Lucy Pit Fill Site located less than a mile away. The Lucy Pit Fill Site is now one to two construction seasons from completion and it is apparent that AS&G needs to request an amendment to their CUP to reopen the Sand Lake Fill Site during this period of transition. AS&G is requesting use of their Sand Lake Fill Site on a secondary basis during the next one to two construction seasons, so that as the Lucy Pit Fill Site moves towards final grade, associated with their approved grading plan, the flat working platform area will get smaller and smaller. As equipment continues to push the stockpiled material into final grade the working platform for trucks to dispose of fill and maneuver will be unavailable. Opening the Sand Lake Fill Site allows disposal of fill to continue without interruption, meeting contractor's needs and allows the Lucy Pit Fill Site to seamlessly move toward final reclamation. Once the Lucy Pit Fill Site is complete, AS&G will operate only at the Sand Lake Fill Site. The Sand Lake Fill Site will operate under the conditions of approval under Resolution 2010-005. The Sand Lake Fill Site will be accessed through a new driveway (to be permitted through a State of Alaska Department of Transportation and Public Facilities [DOT&PF] driveway permit) located approximately 900 feet south of the existing driveway off of Sand Lake Road. The water tank will remain in its current location, the scale house will be moved to a new location (in-line with the new driveway location), two "cattle guard" containment areas will be located on either side of the new leased wheel wash system, and the area will be paved. Once the Lucy Pit Fill Site is complete, the Lucy Pit wheel wash system will replace the leased system at the Sand Lake Fill Site.

LOCATION

The properties proposed for inclusion in the CUP application are Parcel 011-162-42 and 011-201-30 and contains approximately 79 acres. The parcels are legally known as Tract A,

Lancaster Subdivision and T12N R4W Section 10 SW4SW4, Parcel 21 and are commonly referred to as the Sand Lake Fill Site. The Sand Lake Fill Site is located within the SW ¼ of Section 10, T12N, R4W, Seward Meridian, State of Alaska (Figure 1 – Site Vicinity Map).

BACKGROUND

Since the early 1950's, extensive natural resource extraction has occurred in the Sand Lake area. The gravel extracted was much needed for construction of roads, runways, and buildings for the Anchorage International Airport, local road and building development, and then reconstruction after the 1964 earthquake. Most of the area's gravel pits are no longer in operation and have been closed out; however, they continue to exist as open pits. Consequently, the Sand Lake area has been left with un-stabilized steep slopes, a loss of native trees and vegetation, a loss of wildlife habitat and migration barriers, and visual blight. These open pits are a potential hazard to the health, safety and welfare of the local community, and make the construction of roads, trails, utilities, and homes nearly impossible.

The Sand Lake Fill Site is a gravel pit that was previously being filled with peat, gravel, silt, clay, and concrete remnants related to demolition, concrete testing, or construction site clean-up, and the like. Upon final reclamation, the site will allow for the creation of functional open space which could include open fields, athletic fields, community gardens, commercial nurseries, and the like. The fill operation at the site is operated by AS&G, and is located less than a mile to the northwest from the Lucy Pit Fill Site.

In December 2008, the MOA received authorization, through an Assembly action, to acquire Tracts 9A and 10, Westpark School Addition Subdivision, adjacent to the south boundary of the Lucy Pit Fill Site. The purpose of the acquisition was for the Anchorage School District (ASD) to use these sites for future elementary and middle school developments. Subsequently, AS&G entered into a Fill Agreement with the MOA, via a license agreement to place fill that White Raven, Inc. received as part of the sale price for the middle school site. This agreement gives AS&G exclusive fill rights to fill the Lucy Pit, so that the site may be brought to grade and be used as a future MOA park site. In 2010, the plan was approved by the Parks and Recreation Commission and AS&G obtained a CUP for natural resource extraction at the Lucy Pit to conduct fill operations and is now one to two seasons away from being reclaimed.

The purpose of reopening the CUP at the Sand Lake Fill Site is so that while AS&G is finalizing the grading and reclamation at the Lucy Pit Fill site the Sand Lake Fill Site can continue to accept fill, without interrupting construction projects. It is important to note that while both the Lucy Pit Fill Site and the Sand Lake Fill Site are open for the first two construction seasons that the total truck trips will remain the same. Once the Lucy Pit has been brought to the proposed grade, full operations will resume at the Sand Lake Fill Site (Figure 2 – Proximity Map).

EXISTING SITE CONDITIONS

Topography

The site generally slopes from the northeast corner of the site (at an elevation of 163 feet) to the south, intercepting a small ridge which is within the existing pit. From this ridge the site generally slopes to the south, culminating into an on-site sedimentation pond.

Seismic/Mass Wasting Considerations

The site is located in an area with moderately-low, seismically-induced ground failure. In considering development decisions, extra precautions may be appropriate for those areas identified as moderately susceptible to ground failure.

Mass wasting refers to the movement of large quantities of earth under gravitational force. Examples of mass wasting include landslides, avalanches, coastal flooding and erosion, and tsunami hazards. The entire site has been identified as having a low to moderate ground failure susceptibility.

Vegetation

Vegetation offers many advantages to a property including, windbreaks, shade, air pollution reduction, noise mitigation, water conservation, and screening. The majority of the existing site is unvegetated. The areas not affected by natural resource extraction contain vegetation consisting of alders and birch. Areas that have reached final grade have been seeded with an appropriate grass mix.

Wetlands

There are no wetlands identified on this site.

Drainage

The existing site conditions demonstrate that the site is graded in a manner that infiltrates stormwater on-site without contributing to off-site runoff.

Existing Infrastructure

The site is currently accessed by Sand Lake Road. Since the site is currently undeveloped, there are no existing roads or utilities within the project area. AWWU recently completed a water transmission line along the north boundary, including a pump station to provide appropriate water pressures.

STATEMENT OF PLANNING OBJECTIVES

Specific activities associated with the proposed project are described below.

DESCRIPTION OF OPERATIONS

Access.

This site will be accessed by a new controlled access drive off of Sand Lake Road, which will be either a locked gate or a chained closure. The existing access will be gated/closed (Figure 3- Operations Plan). Only AS&G personnel or contractors involved in fill operations will access the site. During fill operation periods, there will be an average of 250 one-way project-related trips per day. No pedestrians are allowed access to the site, except for those workers engaged in fill operations.

Clearing and Grubbing.

Most of the fill area has been cleared and grubbed due to prior natural resource extraction activities on the site.

Stripping.

The fill area has previously been stripped due to prior natural resource extraction activities on the site. No additional stripping is anticipated with this request.

Grading and Drainage.

The site will be graded as previously approved so that there is a high point running north and south along the site that gently slopes to the east and to the west (Figure 4 – Grading/Drainage

Plan). This will allow for water to sheet drain into on-site swales which will direct the stormwater runoff into an on-site sedimentation pond.

Fill Operations.

AS&G will continue to follow the existing fill procedures for their current operation. Allowed materials will not change from the previously approved CUP. These allowed materials include peat, clay, silty soils, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up.

Materials not accepted are to include asphalt, hazardous or contaminated materials, grass clippings, trash/garbage, building materials, lumber, pallets, and the like.

Processing.

No processing of material will occur on site, unless related to the approved reclamation plan.

Equipment Maintenance.

AS&G will continue to maintain a zero-leak policy on the site. All routine lubrication and fueling of equipment will be located on the site with appropriate controls in place. Major maintenance of equipment will be performed off-site.

Shipping.

Fill material will continue to be brought on the site with end dumps, semi-end dumps, side dumps, and end dumps with pup trailers. No material shall be delivered with belly dumps. During fill operation periods, there will be an average of 250 one-way project-related trips per day. It is important to note that opening of both fill sites will not result in double the truck trucks, but rather truck trips will be diverted from one fill site to the other. The total net number of truck trips for both fill sites will average 250 one-way project-related trips per day.

Reclamation

The overall site will be graded as previously approved to accommodate several potential end uses (Figure 5 -Reclamation Plan & Figure 6 – Reclamation 3-D View). Once an area of the pit is filled to the desired grade, it will be reclaimed. Reclamation will include seeding with an

erosion control seed mix. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses, such as open fields, athletic fields, community gardens, commercial nurseries, and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site. This five-acre portion has not been affected by natural resource extraction and is not included in this CUP request.

Development Schedule with Phases and Dates

We request that the CUP for the Sand Lake Pit Fill Site resume in spring 2014. The Sand Lake Pit Fill Site operation will be secondary to the Lucy Pit Fill Site for one to two construction seasons while the Lucy Pit Fill Site is finalized. AS&G requests that the full operation of the Sand Lake Fill Site then continue until 2024.

If the amount of fill being brought onto the site is decreased in some years, then the petitioner may require a time extension beyond the 10 years currently requested. As has occurred in the past, the time extension period recommended by the Planning Department continues to be 5 year extensions, to be approved by the Planning and Zoning Commission through a non-public hearing review.

Operations would continue to typically occur between early April and late October. Hours of operation at the site will be from 7:00 a.m. to 6:00 p.m., Monday through Saturday. Operations are not permitted on Sundays or legal holidays.

Intent of Final Ownership

The site is owned by AS&G and they are expected to retain ownership at the end of this CUP permit.

AMC 21.50.020 GENERAL STANDARDS FOR CONDITIONAL USE APPROVAL

The authority hearing a conditional use application may approve the application only if it finds that the conditional use:

- A. Furthers the goals and policies of the applicable Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by AMC 21.05.**

Anchorage Sand and Gravel
Sand Lake Fill Site – Conditional Use Permit Amendment Application

This proposed short-term fill use is necessary to fulfill the long-term use of the site as functional open space. The proposed development under this CUP is consistent with the Anchorage Bowl Comprehensive 2020 Plan (ABC 2020 Plan) and with other municipal planning standards. Development of the CUP area is intended to provide open space and recreational opportunities for the Sand Lake area.

The proposed development fulfills policy numbers 6, 7, 63, and 86 in the ABC 2020 Plan as described below.

Policy 6 states that areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible land uses.

Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses including open fields, athletic fields, community gardens, commercial nurseries and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site (not included in this CUP). The short-term fill operation is necessary for the final use of the site, which is compatible with the surrounding land uses and therefore fulfills this policy.

Policy 7 states that incompatible uses adjoining one another should be avoided. The proposed long term development intends to provide open space and recreational opportunities which would serve and be compatible with the surrounding residential lands.

Policy 63 encourages public/private collaboration methods for natural open space protection. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses including open fields, athletic fields, community gardens, commercial nurseries and the like. The short term fill operation is necessary for the final use of the site, which may provide up to 75 acres of open space and therefore fulfills this policy.

Policy 86 encourages public/private collaboration for acquisition, development, and maintenance of recreational spaces, parks, sports fields, public use facilities, and trails. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses including open fields, athletic fields, community gardens, commercial nurseries and the like. The short term fill operation is necessary for the final use of the site, which may provide up to 75

acres of open space that may accommodate recreational spaces, parks, sports fields, and public use facilities and therefore fulfills this policy.

B. Conforms to the specific standards for natural resource extraction in this title and regulations promulgated under this title.

This site is currently zoned R-1A. The R-1A district is intended as urban and suburban single-family residential areas with low population densities. Structures and uses required to serve governmental, educational, religious, non-commercial, recreational, and other needs of such areas are permissible as conditional uses, subject to restrictions intended to preserve and protect the residential character. Natural resource extraction is a conditional use subject to conditional use standards in this district. A discussion of conformance with the standards of approval specific to natural resource extraction operations is discussed below under AMC 21.50.070.

The areas where fill is placed are not appropriate for residential housing. This has been the established direction since the first CUP for this site.

C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

Land uses surrounding the site are residential. The land to the south and west is zoned R-1 (Single-family Residential), land to the north is zoned R-2M (Multiple-family Residential), land to the northeast is zoned R-2A (Two-family Residential), and land to the southeast is PLI (Public Lands and Institutions).

The MOA Draft Approved Land Use Plan Map (Draft Approved in Concept by the Planning and Zoning Commission on June 28, 2006) identifies the northern portion of the site as Other Areas that function as Park and Natural Resource and the southern portion as low intensity residential. Lands to the north, south, east, and west are identified as low-intensity residential. Adjacent to a portion of the southeast of the site is Jade Park, which is designated as Park and Natural Resources.

Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses at the site, such as open fields, athletic fields, community gardens, commercial nurseries, and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site, which is not

included in this CUP. The open space, recreational, and/or low-intensity uses would be compatible with the surrounding residential lands, which is a compatible use.

Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development.

1. Pedestrian and vehicular traffic circulation and safety.

The site will not have any adverse affect on pedestrian and vehicular traffic circulation and safety. This site will be accessed by a new gated access drive off of Sand Lake Road. Only AS&G personnel or contractors involved in fill operations will access the site. During fill operation periods, there will be an average of 250 one-way project-related trips per day. No pedestrians are allowed access to the site, except for those workers engaged in fill operations.

2. The demand for and availability of public services and facilities.

The site will not require any new public services or facilities.

3. Noise, air, water or other forms of environmental pollution.

Best management practices will be implemented to reduce the potential for dust. On-site access drives will be watered as necessary to limit dust from truck traffic. A watering truck, motor grader, and sweeper will be available at the site or on an immediate-response basis as ordered by the on-site AS&G employee located on-site during all operation hours. In addition, AS&G will use their truck wheel wash to clean trucks prior to leaving the site, as necessary.

This use is subject to AMC 15.70, Noise Ordinance. Hours of operation have been limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday. No fill activities are permitted on Sundays and legal holidays.

4. The maintenance of compatible and efficient development patterns and land use intensities.

The proposed fill site is an area that has historically been used for natural resource extraction. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses, such as open fields, athletic fields,

community gardens, commercial nurseries, and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site that has not been used for natural resource extraction and is not covered under this CUP. The short-term fill operation is necessary for the desired final use of the site, which is compatible with the surrounding land uses.

AMC 21.50.070 CONDITIONAL USE STANDARDS FOR NATURAL RESOURCE EXTRACTION

- 1. Principal access to the site shall minimize use of residential streets and access roads shall be treated to be dust free. Suitable traffic controls shall be established where access roads intersect arterials.**

The site will be accessed by a new gated access drive off of Sand Lake Road. Only AS&G personnel or contractors involved in fill operations will access the site. During fill operation periods, there will be an average of 250 one-way project-related trips per day, No pedestrians are allowed access to the site, except for those workers engaged in fill operations.

On-site access drives will be watered as necessary to limit dust from truck traffic. A watering truck, motor grader, and sweeper will be available at the site or on an immediate-response basis as ordered by the AS&G employee located on-site during all operation hours.

- 2. Extraction operations will not pose a hazard to the public health and safety.**

The proposed project will not pose a hazard to public health and safety. The site will be secured and only AS&G crews and contractors will have access to the fill area. Air emissions from the sites will be minimized to the extent possible and are not expected to pose a hazard to public health and safety. Re-seeding of non-active areas will be undertaken as appropriate for dust mitigation and slope stabilization.

This use is subject to AMC 15.70, Noise Ordinance. Hours of operation have been limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday. No fill activities are permitted on Sundays and legal holidays.

Contractors delivering fill to the site will be required to sign a fill site agreement and are subject to maintaining AS&G disposal standards (Appendix B – AS&G Fill Procedures).

3. The extraction operations will not generate noise, dust, surface water runoff, or traffic that will unduly interfere with surrounding land uses.

Best management practices will be implemented to reduce the potential for dust. On-site access drives will be watered as necessary to limit dust from truck traffic. A watering truck, motor grader, and sweeper will be available at the site or on an immediate-response basis as ordered by the on-site AS&G employee located on-site during all operation hours. In addition, AS&G will use their truck wheel wash to clean trucks prior to leaving the site, as necessary.

This use is subject to AMC 15.70, Noise Ordinance. Hours of operation have been limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday. No fill activities are permitted on Sundays and legal holidays.

This site will be accessed by a gated access drive off of Sand Lake Road. Only AS&G personnel or contractors involved in fill operations will access the site. During fill operation periods, there will be an average of 250 one-way project-related trips per day, No pedestrians are allowed access to the site, except for those workers engaged in fill operations.

4. The restoration plan for the site ensures that, after extraction operations cease, the site will be left in a safe, stable, and aesthetically acceptable condition.

After fill operations are completed, the overall site will be graded to accommodate several potential end uses. Once an area of the pit is filled to the desired grade, it will be reclaimed. Areas will be seeded with an erosion control seed mix. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses at the site such as open space, open fields, athletic fields, community gardens, commercial nurseries and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site. This area has not been affected by natural resource extraction and is not covered under this CUP. The small corner may be appropriate for a small neighborhood service/commercial/mixed use center to support the growing community in this area and provide limited commercial services within walking distance of local residents.

We appreciate your consideration of this application to amend a CUP for the fill operation at the Sand Lake Fill Site.