

# MEMORANDUM

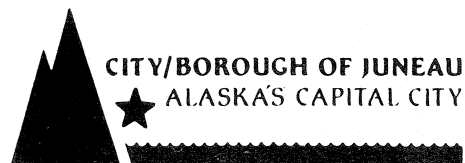
CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** September 8, 2011  
**TO:** Planning Commission  
**FROM:** Beth McKibben, Planner *BMc*  
Community Development Department  
**FILE NO.:** USE2011 0020  
**PROPOSAL:** Modification of an allowable use permit to change the existing temporary dormitory housing to permanent housing, and add new dormitory housing for 96 people. The requested modifications will result in permanent housing for 216 employees.

## GENERAL INFORMATION

**Applicant:** Coeur Alaska, Inc. (Kensington Gold Mine)  
**Property Owner:** Coeur Alaska, Inc. (Kensington Gold Mine)  
**Property Address:** Kensington Mine Site—Berner's Bay Area  
**Legal Description:** USMS 570  
**Parcel Code Number:** 3-M00-0-BB0-001-0  
**Site Size:** 35.48 acres  
**Zoning:** Rural Reserve  
**Utilities:** Private on-site  
**Access:** Air and water via Berner's Bay  
**Existing Land Use:** Mining camp (MIN2004-00003)

**Surrounding Land Use:** North - Coast Range  
South - Berner's Bay; Lynn canal  
East - Lace/Antler/Gilkey Rivers; Coast Range  
West - Lynn Canal; Chilkat Range



## **PROJECT DESCRIPTION**

The applicant requests a modification to an allowable use permit MIN2004-00003 for underground mining and associated camp. The proposed permit modification results in one project design change. For MIN2004-00003 Coeur indicated that workers would commute by bus and boat from town and not reside in a camp at the mine. Now, Coeur requests permanent housing of up to 216 employees on site. The applicant indicates that the on-site housing is needed to accommodate the 24 hour coverage, as well as winter weather that may not allow for daily commuting. Further, on-site housing will allow Coeur to do more regional hiring from communities outside of Juneau. The applicant proposes to change existing temporary dormitory style housing to permanent housing, and to add a new dormitory style building to house 96 people. The requested modifications will result in permanent on-site housing for up to 216 people.

## **BACKGROUND**

The Kensington Mine was permitted with an Allowable Use Permit (MIN2004-00003) in August 2004. The Kensington Gold Project is located approximately 45 air miles north of Juneau and 35 air miles south of Haines, Alaska. The mine site is within the City and Borough of Juneau and the Tongass National Forest.

The project description for MIN2004-00003 stated that the 225 full-time employees are required to operate the mine and processing facilities. The workers would not be housed at the mine site, but would commute to a new marine terminal proposed at Cascade Point, then travel by vessel to a marine terminal at Slate Creek Cove.

However, once construction began a need for temporary on-site housing for construction crews became apparent. A 64-person temporary camp of 10 trailer units is used for on-site housing. Additionally, two dormitories were built in 2010 as temporary housing (BLD2009-00676 & BLD2009-00677); these dormitories house 120 employees. The building permits indicate housing for construction workers. The applicant indicates that the on-site housing is needed for permanently employed mine workers to accommodate the 24 hour coverage, as well winter weather that may not allow for daily commuting. Further, on-site housing will allow for more regional hire from communities outside of Juneau.

The applicant indicates that transportation to and from the mine site will be unchanged. The number of mine staff being transported daily ranges from 1-80. The applicant reports the highest numbers of commuters happens during shift change and the fewest employees commuting takes place on the weekends. Twelve round trips per week will continue. Mine site workers currently use the existing housing facilities and do not commute daily.

Of the 10 trailer units, 5 trailer units are planned to be transitioned into mobile construction office space and/or mobile storage space. Phase 2 of the tailings dam construction is planned to be conducted next year (2012) and there will be a need for additional office space at the tailings facility and these units could be utilized at that time. The remaining 5 trailer units will be decommissioned

and either disposed of on-site and/or shipped off-site for disposal.

## **ANALYSIS**

**Project Site:** The requested Allowable Use permit modifications will reclassify the use of the existing structures and add a new structure as permanent dormitory buildings to the mine camp. The camp site houses the trailers, water treatment plant, meeting rooms, and offices as well as other buildings needed for mine operations. No changes will be made to the current commuting process with the park and ride at Engineer's Cutoff and ferry service from a private facility at Yankee Cove. No changes are proposed to the marine facilities at Cascade Point planned for in MIN2004-00003, which are yet to be developed.

**Project Design:** The proposed permit modification results in one project design change. For MIN2004-0003 Coeur indicated that workers would commute by bus and boat from town and will not reside in a camp at the mine. Now, Coeur requests permanent housing of up to 216 employees on site. The applicant indicates that the on-site housing is needed to accommodate the 24 hour coverage, as well winter weather that may not allow for daily commuting. Further, on-site housing will allow Coeur to hire from communities outside of Juneau. Staff notes condition 20 of MIN2004-00003 requires earth tone colors and finishes on the exterior of the mill and processing buildings. Staff recommends that this condition be modified to include the dormitory buildings.

20. Use earth tone colors and finishes on the exterior of the mill ~~and~~ [.]processing buildings-[.]  
**and dormitory buildings.**]

**Traffic:** No changes are anticipated to current traffic associated with daily commuting to the mine site. MIN2004-0003 evaluated commuter traffic beyond that which is currently taking place. This evaluation and projections are either relevant to future growth of the mine operations or are greater than what can be expected with the housing of up to 216 employees on site.

**Parking and Circulation:** MIN2004-0003 has the following conditions that address parking and circulation:

4. The applicant shall develop and operate a bus commute for mine workers for the life of the project. This requirement may be waived only upon modification of this permit. A fully-operational bus commute system, which includes both a bus commute and park-and-ride as described in conditions 5 and 6 below, must be in place before any Occupancy Permit is issued to the applicant or the Allowable Use Permit will be revoked.
5. The park-and-ride facility must be located between Mile 6 and Mile 12 of Glacier Highway, and must be designed and sized to support daily bus transportation to and from Cascade Point for all mining shifts and all mine workers per shift. The park-and-ride facility must provide enough parking spaces for two shifts of workers, or 100 vehicles.
6. The bus commute shall consist of round-trip bus transportation from a park-and-ride facility to the Cascade Point Terminal and back. The busses shall be operated daily, 365 days per year, and shall be operated so as to provide transportation to and from each work shift. The

busses shall have sufficient capacity to transport all hourly mineworkers scheduled for each work shift.

7. The applicant shall institute a company policy that its employees utilize the bus commute on a daily basis.

No changes are proposed to the above conditions. A park and ride facility, accessed via Engineer's Cutoff has been permitted and built. Current commuting patterns are expected to remain the same and projected commuting patterns will either be unaffected or reduced by the on-site housing of up to 216 permanent employees.

**Exterior Lighting:** Lighting will be provided on the new dormitory building. Exterior lighting is in place on the existing dormitory buildings. All exterior lighting will comply with the conditions of MIN2004-0003 as follows:

8. Lighting at the marine terminals shall be used only during loading and off-loading of workers and materials, or when the terminals are otherwise in use, and applicant shall use an appropriate low-intensity lighting system to implement this condition.
9. Lighting must, to the extent that safety is not compromised, be directed downward, and remain within the perimeter of the site.
10. Lighting must be of a type that provides for adequate illumination without unnecessary glare. The applicant shall install a low-level lighting system, subject to Department approval, that provides for onsite safety while minimizing or eliminating offsite glare.
11. Lighting required by the Coast Guard as Aids to Navigation is exempt from these recommendations.

**Signs** - A separate permit process per CBJ §49.45, Signs, requires that all signs proposed by the development be submitted to CDD staff for review and approval. No signs are proposed with the requested modification to the allowable use permit.

## **FINDINGS**

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this title; and,
4. Whether conditions are necessary for approval.

The Commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the Commission shall adopt written findings setting forth the basis for its decision.

**Per CBJ §49.15.320 (e)(1 through 4), Decision, the Director makes the following findings on the criteria for granting the requested Allowable Use approval:**

***1. Is the application for the requested allowable use permit complete?***

**Yes.** We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

***2. Is the requested permit appropriate according to the Table of Permissible Uses?***

**Yes.** The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300 section 14.400 for the Rural Reserve zoning district.

***3. Will the proposed development comply with the other requirements of this chapter?***

**Yes.** The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the September 2, 2011 and September 12, 2011 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel at the mine camp and a second public notice sign was placed at the park and ride parking lot at Engineer's Cutoff, visible from the public Right of Way.

***4. Are conditions necessary for approval of the requested Allowable Use permit?***

**Yes.** Based on the preceding staff analysis, it is found that an amendment to condition 20 is appropriate. Conditions of MIN2004-0003 remain in effect and condition 20 will be amended to read as follows:

20. Use earth tone colors and finishes on the exterior of the mill ~~and~~ [.] processing buildings.[.]  
**and dormitory buildings.**]

**RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Allowable Use permit. The permit would allow for the change the existing temporary

construction worker dormitory housing to permanent housing for mine workers, and add new dormitory housing for 96 Kensington employees. The requested modifications will result in permanent housing for 216 employees.

The conditions of MIN2004-00003 remain unchanged and are as follows:

### **Traffic**

1. Speed limit signs that are provided by, or are comparable to, Alaska Department of Transportation speed limit signs, shall be posted in readily visible locations at the tidewater and mill site ends of the haul road.
2. Coeur shall state in the approved Plan of Operations that passengers and freight vessels must reduce speed and/or alter course to lessen the wake effect on other boat traffic in the bay, particularly non-motorized vessels.
3. Unless weather, safety procedure, emergencies, or Federal Aviation Administration requirements dictate otherwise, the mine operator shall operate helicopters at elevations and along the flight path that follows, in order to minimize noise levels on residential areas and recreational users of Berners Bay.
  - The minimum flight elevation shall be 1,000 feet above ground level. The highest practicable elevation shall be maintained, preferably at least 2,000 feet above mean sea level.
  - The flight path shall be: from the Juneau Airport, head west while immediately climbing to FAA-directed or highest practicable altitude, cross the Mendenhall River, turn north to Montana Creek and proceed northwest following the creek drainage, on past Windfall Lake toward the mouth of Cowee Creek, north across Berners Bay, and then along the coastline of Lynn Canal to Comet Beach.

### **Parking and Circulation**

4. The applicant shall develop and operate a bus commute for mine workers for the life of the project. This requirement may be waived only upon modification of this permit. A fully-operational bus commute system, which includes both a bus commute and park-and-ride as described in conditions 5 and 6 below, must be in place before any Occupancy Permit is issued to the applicant or the Allowable Use Permit will be revoked.
5. The park-and-ride facility must be located between Mile 6 and Mile 12 of Glacier Highway, and must be designed and sized to support daily bus transportation to and from Cascade Point for all mining shifts and all mine workers per shift. The park-and-ride facility must provide enough parking spaces for two shifts of workers, or 100 vehicles.
6. The bus commute shall consist of round-trip bus transportation from a park-and-ride facility to the Cascade Point Terminal and back. The busses shall be operated daily, 365 days per year, and shall be operated so as to provide transportation to and from each work shift. The busses shall have sufficient capacity to transport all hourly mineworkers scheduled for each work shift.
7. The applicant shall institute a company policy that its employees utilize the bus commute on a daily basis.

### **Exterior Lighting**

8. Lighting at the marine terminals shall be used only during loading and off-loading of workers and materials, or when the terminals are otherwise in use, and applicant shall use an appropriate low-intensity lighting system to implement this condition.
9. Lighting must, to the extent that safety is not compromised, be directed downward, and remain within the perimeter of the site.
10. Lighting must be of a type that provides for adequate illumination without unnecessary glare. The applicant shall install a low-level lighting system, subject to Department approval, that provides for onsite safety while minimizing or eliminating offsite glare.
11. Lighting required by the Coast Guard as Aids to Navigation is exempt from these recommendations.

### **Signs**

12. Speed limit signs and other signs managing traffic on the haul road shall comply with appropriate Alaska Department of Transportation standards for highway signage.
13. Signage at the park-and-ride facility must comply with standards in CBJ§ 49.45.

### **Safety**

No recommendations.

### **Noise**

14. Company policy shall forbid the use of “jake” brakes, or compression braking, on trucks transiting the haul road to Slate Creek Cove, except under emergency circumstances.
15. Only rubber-tired machinery may be used to load and offload freight at the Slate Creek Cove marine terminal. Track machinery may be used for on and off-loading only when rubber-tired machinery is incapable of handling the loads.  
(See the Traffic section for a condition on helicopter flights.)

### **Dust**

16. The speed limit on the haul road shall be posted at 20 miles-per-hour to minimize the amount of airborne dust.
18. The applicant shall abate visible airborne dust as necessary to protect the visual quality of the project area.

### **Visual Screening**

18. Retain the values of the Modified Landscape VQO in the materials and colors used in construction of the Slate Creek Cove marine terminal.
19. Minimize tree clearing at the mine and mill complex and along the haul road. Maintain as large a buffer of standing timber as possible between the haul road, mill and processing area at Berners Bay.
20. Use earth tone colors and finishes on the exterior of the mill ~~and~~ [.] processing buildings-[, **and dormitory buildings.**]

### **Surface Subsidence**

21. The company must maintain a 150-foot crown pillar to assure stability and prevent surface subsidence.
22. The employment of mining techniques that modify the 150-foot crown pillar must be pre-approved in the Plan of Operations and be shown to have no increased potential for contributing to surface subsidence.

### **Avalanches and Landslides**

23. The tailings pipeline must be buried for the entire mapped area of the Snowslide Gulch avalanche path. Burial must be at a depth and length that will assure the integrity of the pipeline to withstand a 100-year avalanche event.
24. If the tailings access road remains open for use during the November to May avalanche season, the applicant shall be required to prepare a Snow Safety Plan that includes, at a minimum, the following:
  - a. avalanche search and rescue training for on-site employees;
  - b. travel protocol on the tailings access road;
  - c. placement of probes, beacons and shovels in all vehicles crossing Snowslide Gulch;
  - d. radio checks for all travel across Snowslide Gulch;
  - e. a system for daily and/or weekly avalanche forecasting;
  - f. designation of an on-site avalanche expert;
  - g. other practices and procedures that assure worker safety and rapid response to avalanche events.

The plan shall be prepared by an organization such as the Southeast Alaska Avalanche Center or another comparable qualified organization.

25. If the tailings access road remains closed for use during the avalanche season, then the applicant shall be required to incorporate avalanche awareness training into the required 40 hour Mine Safety and Health Administrative (MSHA) training class that is given to every new miner hired for the project. The applicant is required to consult with the Southeast Alaska Avalanche Center, or a comparable qualified organization, in developing avalanche awareness training. Specific attention shall be given to the avalanche hazard posed at Snowslide Gulch.
26. Snow removal equipment must be staged on the mill side of the tailings pond access road, and must be in a ready-to-operate condition in the event the tailings pipeline is damaged. This equipment must be available to clear the access road of avalanche debris just as quickly as it is declared safe to do so in consultation with a qualified individual or organization such as the Southeast Alaska Avalanche Center. This consultation shall occur immediately following an avalanche event.
27. If the tailings access road is available for use during the avalanche season, signage must be placed warning all drivers of avalanche danger on the road. The road must be closed during periods of high avalanche risk as determined by mine officials in consultation with the Southeast Alaska Avalanche Center or comparably qualified organization or individual. This consultation shall occur on a daily basis during the November–May avalanche season.



28. A snow shed shall be constructed over the Kensington portal to shed snow away from the portal and prevent the portal from being covered by snow and impeding escape from the mine.

### **Erosion**

29. Coeur shall identify methods in the approved Plan of Operations for the employment of best management practices that allows for quick action to be taken where erosion is imminent or under way.
30. Provide worker training in the employment of best management practices, including both techniques (how MBPs are employed) and protocols (when and where MBPs are employed).
31. Reclaim disturbed areas on steep slopes and avoid disturbing steep slopes during inclement weather.
32. Construct all storm water diversion ditches to accommodate a 100-year, 24-hour precipitation event.

### **JCMP Conditions**

33. Preserved and pressure-treated wood shall not be used in the water, or have contact with the water, in the construction of the Slate Creek Cove marine terminal.
34. Fill in wetlands shall be avoided and minimized to the greatest extent practicable.
35. The best management practices enumerated in CBJ §49.70.1080 (b) (7) (A) (B) (C) (D) (F) and (G) are incorporated as MBPs for the project. These are:
  - There shall be no work in the stream bed or that would adversely impact the stream during egg incubation or out-migration of salmon smelts;
  - Filtration curtains shall be used to protect streams from turbidity due to adjacent soil disturbance activities;
  - Existing wetlands vegetation shall be stripped in mats and repositioned over regraded soils;
  - The amount of fill shall be restricted to the minimum amount necessary to achieve stated purposes;
  - All discharge material shall be free from toxic pollutants in toxic amounts as defined by state law, and;
  - Erosion at the construction site shall be controlled through re-vegetation and other appropriate means. Exposed soils shall be re-vegetated within one year.

### **Wetlands Review Board Conditions**

36. Marine construction shall not occur in Slate Creek Cove during the spring concentration of forage fish.
37. A strong monitoring and reporting program shall be instituted for water quality assessment in the Slate Lakes Basin and in Slate Creek Cove, with an emphasis on the fish population.
38. Species in Slate Creek Cove shall be monitored for vessel impacts. Measures shall be taken to reduce impacts to marine species, including reduction of vessel speed, vessel routing and timing of vessel arrivals and departures. Coeur should incorporate provisions for marine mammal

protection in the approved Plan of Operations or through an agreement with the National Marine Fisheries Service.

39. Coeur shall sponsor a Berners Bay working group to coordinate activities and promote good communication among the operator, the agencies and the public.

**Attachment**

A- Notice of Decision MIN2004-0003

**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: September 13, 2004

File No.: MIN2004-00003

Coeur Alaska  
3032 Vintage Blvd, Suite 101  
Juneau, AK 99801

Application For: An Allowable use permit for gold mine development and production within the Rural Mining District at Berners Bay.

Legal Description: Berners Bay area

Parcel Code No.: 3-M00-0-BB0-004-0

Hearing Date: August 31, 2004

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated and approved the Allowable use permit for gold mine development and production within the Rural Mining District at Berners Bay to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

**Traffic**

1. Speed limit signs that are provided by, or are comparable to, Alaska Department of Transportation speed limit signs, shall be posted in readily visible locations at the tidewater and mill site ends of the haul road.
2. Coeur shall state in the approved Plan of Operations that passengers and freight vessels must reduce speed and/or alter course to lessen the wake effect on other boat traffic in the bay, particularly non-motorized vessels.
3. Unless weather, safety procedure, emergencies, or Federal Aviation Administration requirements dictate otherwise, the mine operator shall operate helicopters at elevations and along the flight path that follows, in order to minimize noise levels on residential areas and recreational users of Berners Bay.
  - The minimum flight elevation shall be 1,000 feet above ground level. The highest practicable elevation shall be maintained, preferably at least 2,000 feet above mean sea level.
  - The flight path shall be: from the Juneau Airport, head west while immediately climbing to FAA-directed or highest practicable altitude, cross the Mendenhall River, turn north to Montana Creek and proceed northwest following the creek drainage, on past Windfall Lake toward the mouth of Cowee Creek, north across Berners Bay, and then along the coastline of Lynn Canal to Comet Beach.

**Parking and Circulation**

4. The applicant shall develop and operate a bus commute for mine workers for the life of the project. This requirement may be waived only upon modification of this permit. A fully-operational bus commute system, which includes both a bus commute and park-an-ride as described in conditions 5 and 6 below, must be in place before any Occupancy Permit is issued to the applicant or the Allowable Use Permit will be revoked.
5. The park-and-ride facility must be located between Mile 6 and Mile 12 of Glacier Highway, and must be designed and sized to support daily bus transportation to and from Cascade Point for all mining shifts and all mine workers per shift. The park-and-ride facility must provide enough parking spaces for two shifts of workers, or 100 vehicles.
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(See the Traffic section for a condition on helicopter flights.)

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  - Filtration curtains shall be used to protect streams from turbidity due to adjacent soil disturbance activities;
  - Existing wetlands vegetation shall be stripped in mats and repositioned over regraded soils;

- The amount of fill shall be restricted to the minimum amount necessary to achieve stated purposes;
- All discharge material shall be free from toxic pollutants in toxic amounts as defined by state law, and;
- Erosion at the construction site shall be controlled through re-vegetation and other appropriate means. Exposed soils shall be re-vegetated within one year.

**Wetlands Review Board Conditions**

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39. Coeur shall sponsor a Berners Bay working group to coordinate activities and promote good communication among the operator, the agencies and the public.

Attachments: August 24, 2004 memorandum from Peter Freer, Community Development to the CBJ Planning Commission regarding MIN2004-00003.

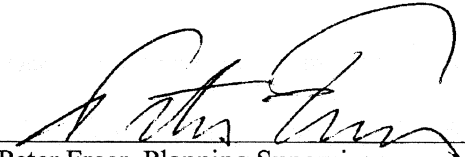
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ Sec. 49.20.120).

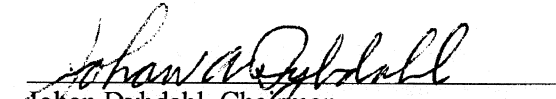
Effective Date: The permit is effective upon approval by the Commission  
August 31, 2004

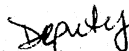
Expiration Date: The permit will expire 18 months after the effective date, or February 28, 2006, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

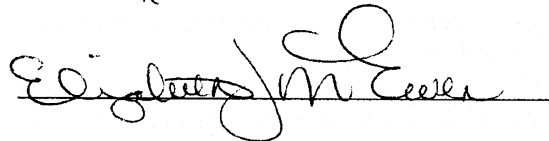
Coeur Alaska  
File No.: MIN2004-00003  
September 13, 2004  
Page 6 of 6

Project Planner:

  
Peter Freer, Planning Supervisor

  
Johan Dybdahl, Chairman  
Planning Commission

  
Filed With City Clerk

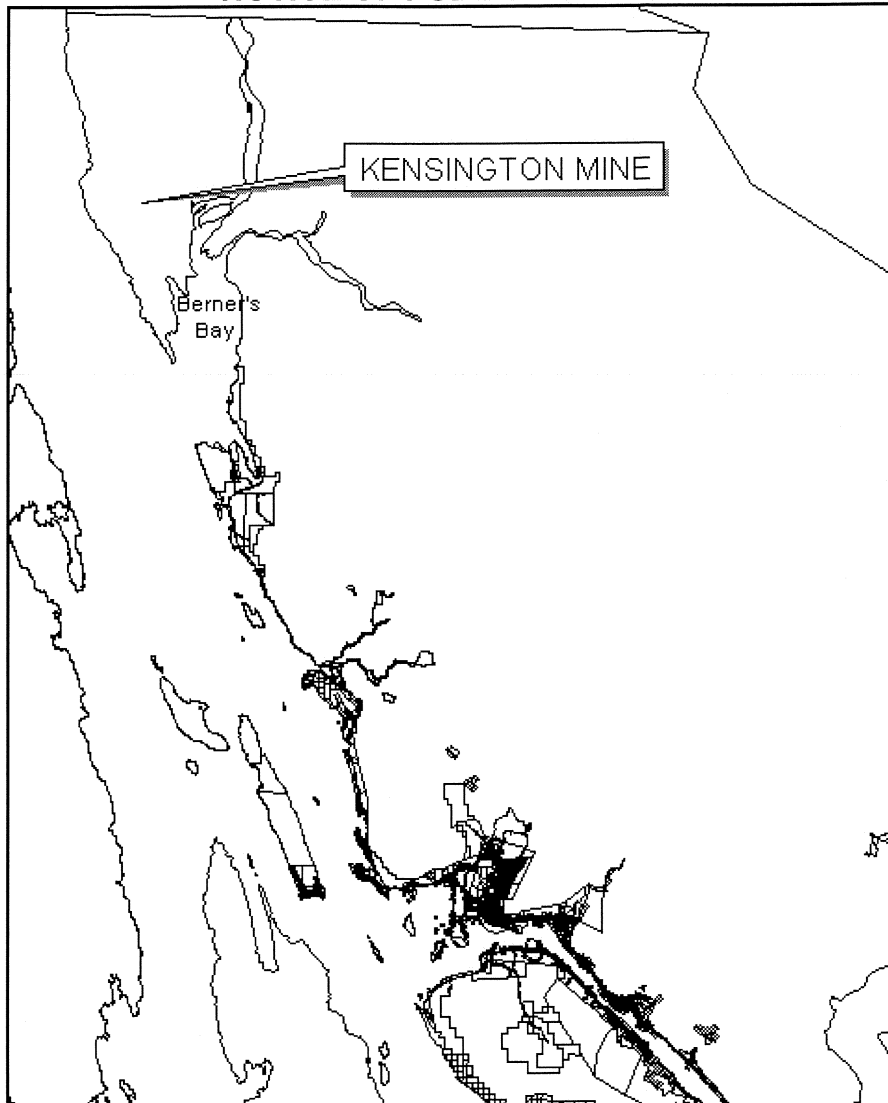
  
Sept 15, 2004

cc: Plan Review

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.



## NOTICE OF PUBLIC HEARING



**PROPOSAL:** Modification to MIN2004-00003 to change the existing temporary dormitory housing to permanent housing, and add new dormitory housing for 96 people. The requested modifications would result in permanent housing for 216 employees.

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<b>FILE NO.:</b>	USE20110020	<b>APPLICANT:</b>	COEUR, INC.
<b>TO:</b>	Adjacent Property Owners	<b>PROPERTY OWNER:</b>	COEUR, INC.
<b>HEARING DATE:</b>	September 13, 2011	<b>PARCEL #:</b>	3-M00-0-BB0-004-0
<b>HEARING TIME:</b>	7:00 PM	<b>PROPERTY ADDRESS:</b>	Kensington Mine
<b>PLACE:</b>	ASSEMBLY CHAMBERS CITY HALL 155 South Seward Street Juneau, Alaska 99801	<b>SITE SIZE:</b>	1,264 acres
		<b>ACCESS:</b>	Glacier Hwy
		<b>ZONING:</b>	Rural Reserve

### PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Beth McKibben at 586-0465, or e-mail: [beth\\_mckibben@ci.juneau.ak.us](mailto:beth_mckibben@ci.juneau.ak.us)

# DEVELOPMENT PERMIT APPLICATION

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received: <u>7/27/11</u>
Project Name (City Staff to Assign Name)		

<b>INFORMATION</b>	<b>Project Description</b> Coeur Alaska plans to construct a three story dormitory structure with a capacity to house 84 site personnel. Two existing two-story dormitory structures provide temporary housing for 120 site personnel. The proposed 84 person dormitory structure and two existing two-story dormitory structures are proposed to be utilized as permanent housing at the site for 204 site personnel.		
	<b>PROPERTY LOCATION</b>		
	Street Address Kensington Mine Site - Berners Bay Area	City/Zip Juneau, 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USMS 59 & 37 - 57 & 300 & 015 & 2018		
	Assessor's Parcel Number(s) 3-M00-0-BB0-0004-0		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner's Name Coeur Alaska - Kensington Gold Mine	Contact Person: Kevin Eppers	Work Phone: 523-3328
	Mailing Address 3031 Clinton Drive, Suite 202, Juneau, AK 99801	Home Phone:	Fax Number:
	E-mail Address keppers@coeur.com	Other Contact Phone Number(s): 209-6805	
	<b>LANDOWNER/ LESSEE CONSENT</b> <span style="float: right;">****Required for Planning Permits, not needed on Building/ Engineering Permits****</span>		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>Kevin Eppers</u> Landowner/Lessee Signature	Date <u>7-27-11</u>		
X _____ Landowner/Lessee Signature	Date _____		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
<b>APPLICANT</b> <span style="float: right;">if the same as OWNER, write "SAME" and sign and date at X below</span>			
Applicant's Name SAME	Contact Person: Kevin Eppers	Work Phone: 523-3328	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address keppers@coeur.com	Other Contact Phone Number(s):		
X <u>Kevin Eppers</u> Applicant's Signature	Date of Application <u>7-27-11</u>		

-----OFFICE USE ONLY BELOW THIS LINE-----

<b>STAFF APPROVALS</b>	<input checked="" type="checkbox"/>	<b>Permit Type</b>	<b>***SIGN</b>	<b>Date Received</b>	<b>Application Number(s)</b>	
		Building/Grading Permit				
		City/State Project Review and City Land Action				
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)				
		Mining Case (Small, Large, Rural, Extraction, Exploration)				
		Sign Approval (If more than one, fill in all applicable permit #'s)				
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)				
	P	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		7/27/11	use 20110020	
		Variance Case (De Minimis and all other Variance case types)				
		Wetlands Permits				
		Zone Change Application				
		Other (Describe)				
	***Public Notice Sign Form filled out and in the file.					
	Comments:					<b>Permit Intake Initials</b> <u>GPC</u>

# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

TO BE COMPLETED BY THE APPLICANT

Project Number	Project Name (15 characters)	Case Number <i>use 20110028</i>	Date Received <i>7/12/14</i>
----------------	------------------------------	------------------------------------	---------------------------------

**TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED**

- Accessory Apartment\*\*\* (AAP)     Driveway in Right-of-Way (ADW)  
 Use Listed in §49.25.300 (USE)  
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 14.400

\*\*\*An Accessory Apartment Application will also be required.

**DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.**  
 SEE ATTACHMENT

**IS THIS A MODIFICATION OF AN EXISTING APPROVAL?**     NO     YES - Case # MIN2004-00003

**CURRENT USE OF LAND OR BUILDING(S):**  
 Two existing two-story dormitory structures provide temporary housing for 120 site personnel.

**PROPOSED USE OF LAND OR BUILDING(S):**  
 The proposed 84 person dormitory structure and two existing two-story dormitory structures are proposed to be utilized as permanent housing at the site for 204 site personnel.

**UTILITIES PROPOSED:**    **WATER:**     Public     On Site       **SEWER:**     Public     On Site

**SITE AND BUILDING SPECIFICS:**

Total Area of Lot 77,388 square feet    Total Area of Existing Structure(s) 8672 square feet  
 Total Area of Proposed Structure(s) 12,228 square feet

**EXTERNAL LIGHTING:**

- Existing to remain     No     Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures  
 Proposed     No     Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

**PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input checked="" type="checkbox"/> Floor Plan of proposed buildings                  | <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)   |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings |  |
| <input type="checkbox"/> Proposed Vegetative Cover                                    |  |

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

**ALLOWABLE/CONDITIONAL USE FEES**

Fees	Check No.	Receipt	Date
Application Fees    \$ <u>1,600</u>	_____	_____	_____
Admin. of Guarantee    \$ _____	_____	_____	_____
Adjustment    \$ _____	_____	_____	_____
Pub. Not. Sign Fee    \$ <u>50</u>	_____	_____	_____
Pub. Not. Sign Deposit    \$ <u>100</u>	_____	_____	_____
<b>Total Fee</b> \$ <u>1,750</u>	<u>012875</u>	<u>cash</u>	<u>7/12/14</u>

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

# Coeur Alaska – Kensington Gold Mine Allowable Use Permit Application

## 1.) Describe the Project for which an Allowable or Conditional Use Approval is Needed:

The Kensington Gold Mine is located approximately 45 miles northwest of Juneau, Alaska within the Rural Mining District at Berners Bay. Mining Permit MIN 2004-00003 was issued on September 16, 2004 for the Kensington Gold Mine. Following a suspension of construction activities during the litigation process for the 404 Permit, construction activities at the Tailings Treatment Facility (TTF) that resumed in 2009 were completed in the 3<sup>rd</sup> quarter of 2010 and operations of the facility began in June of 2010. Additionally, the first gold concentrate was produced in July of 2010.

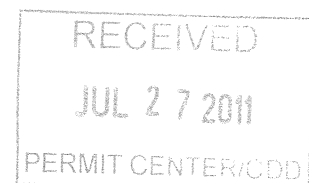
The analysis for mining permit MIN 2004-00003 was conducted based on workers commuting by bus and boat from town on a daily basis and the workers would not reside in a camp at the mine. Coeur is requesting that Mining Permit MIN 2004-00003 be modified to authorize future development and operation of the Kensington Gold Mine with the use of permanent housing at the site. The permanent housing will address the needs of work schedules that require 24-hour coverage and winter transportation that does not allow daily commuting.

Coeur Alaska plans to construct a three story <sup>96</sup>84 person dormitory structure for permanent housing through the life of mine to house mining staff at the property. Two structures that are two-story dormitories were constructed in 2010 that have a total occupancy of 120- person. Building permits 2009-00676 and 2009—00677 were issued by CBJ for the construction of these structures. The two story structures will also be utilized as permanent housing for mine staff at the property. The proposed <sup>96</sup>84 person housing unit is planned to be constructed adjacent to the existing two -story dorm facilities. (See attached site plan)

A 64 person temporary camp consisting of 10 trailer units is currently utilized to meet the housing needs at the site. Mine staff will be transitioned from this existing temporary housing into the 84 person dormitory following the construction and approval to occupy the proposed 84 person dorm facility. A recent manpower evaluation indicates that a <sup>16</sup>204 person capacity will be adequate for the operation of the mine.

On an as- needed basis, temporary tent facilities may be required to house construction workers throughout the life of the mine. This may be the case when phase 2 and phase 3 of the tailings treatment facility embankment raises are conducted at the mine site.

Transportation to and from the Kensington Mine site will be unchanged with the permanent housing. Mine staff will continue to be transported from Juneau utilizing buses provided by Goldbelt. The number of personnel being transported typically ranges from 1 to 80. Twelve round trips per week are planned.



**4.) Utilities Proposed:**

Existing utilities are present to accommodate the additional <sup>90</sup>84 unit housing facility. No additional utilities are proposed for the facility.

**5.) Site and Building Specifics:**

The proposed three story <sup>90</sup>84 person dormitory is planned to be constructed at a previously disturbed location adjacent to the existing two-story units. See attached site plan and proposed three story building layout.

**6.) External Lighting:**

External lighting is planned to be installed similar to the lighting installed on the existing two-story dormitories.

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# C O E U R

A L A S K A

KENSINGTON GOLD MINE

**Kevin Eppers**  
Environmental Superintendent

July 27, 2011

Greg Chaney  
Planning Manager  
CBJ - Community Development Dept.  
155 S. Seward St.  
Juneau, AK 99801

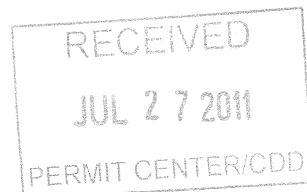
**Re: Kensington Mine – Mining Permit (MIN2004-00003)**

Dear Mr. Chaney:

As we have discussed, we are pleased to present our allowable use and development permit application to administratively modify the existing Mining Permit MIN2004-00003. This amendment will allow for the development and operation of the Kensington Gold Mine by permitting permanent camp facilities at the site. The permanent camp will address the needs of the work schedules that require 24-hour coverage and the ability of the company to provide for daily winter transportation due to weather inhibitors. The camp will provide as safe and reliable camp facility to accommodate the needs during times where daily commuting is not possible, or where employees are retained from regional native villagers.

The permanent camp will provide for additional regional hire from the native villages which currently have as high as 89% unemployment. Coeur is committed to its local hire policy of Juneau residents to the greatest extent possible while honoring our Native Partnerships and commitments to recruit outlying village residents. To further facilitate local Juneau house purchases in scarce supply by our new hires as we grow our staff we are under discussions with Goldbelt on lower/ mid- range starter housing options for the new hires. This of course, does not mitigate the need for the permanent camp at the mine site.

We know this camp facility will further enhance our ability to be a major contributor to the CBJ and all of Southeast Alaska. We appreciate CBJ's prompt attention to this matter.



# C O E U R

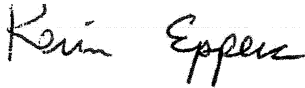
A L A S K A

KENSINGTON GOLD MINE

**Kevin Eppers**  
**Environmental Superintendent**

If you have any questions regarding this, please contact me at your earliest convenience at, (907) 523-3328.

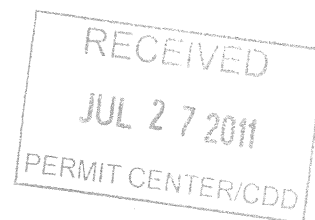
Sincerely,

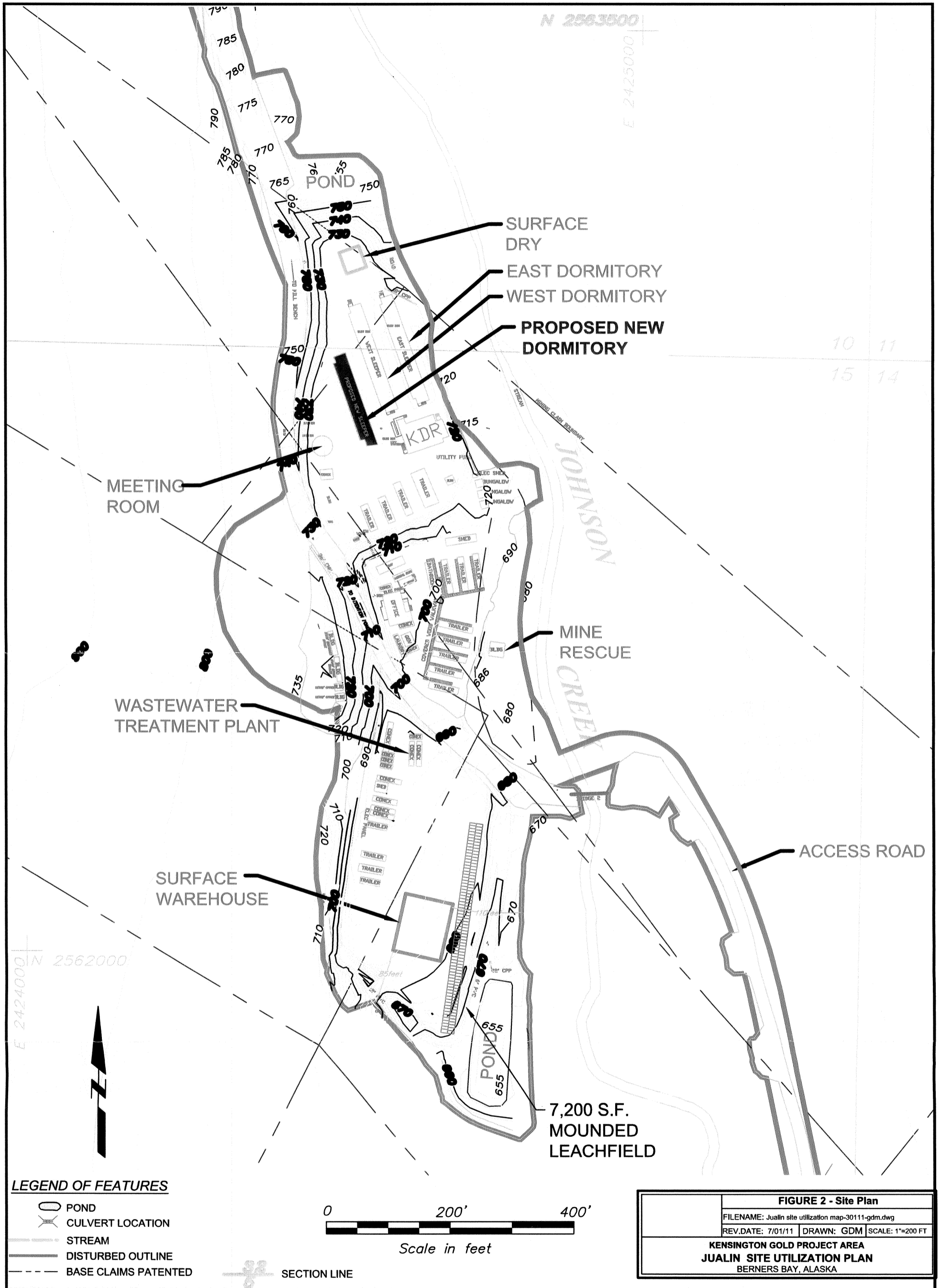


Kevin Eppers  
Environmental Superintendent

Attachments:

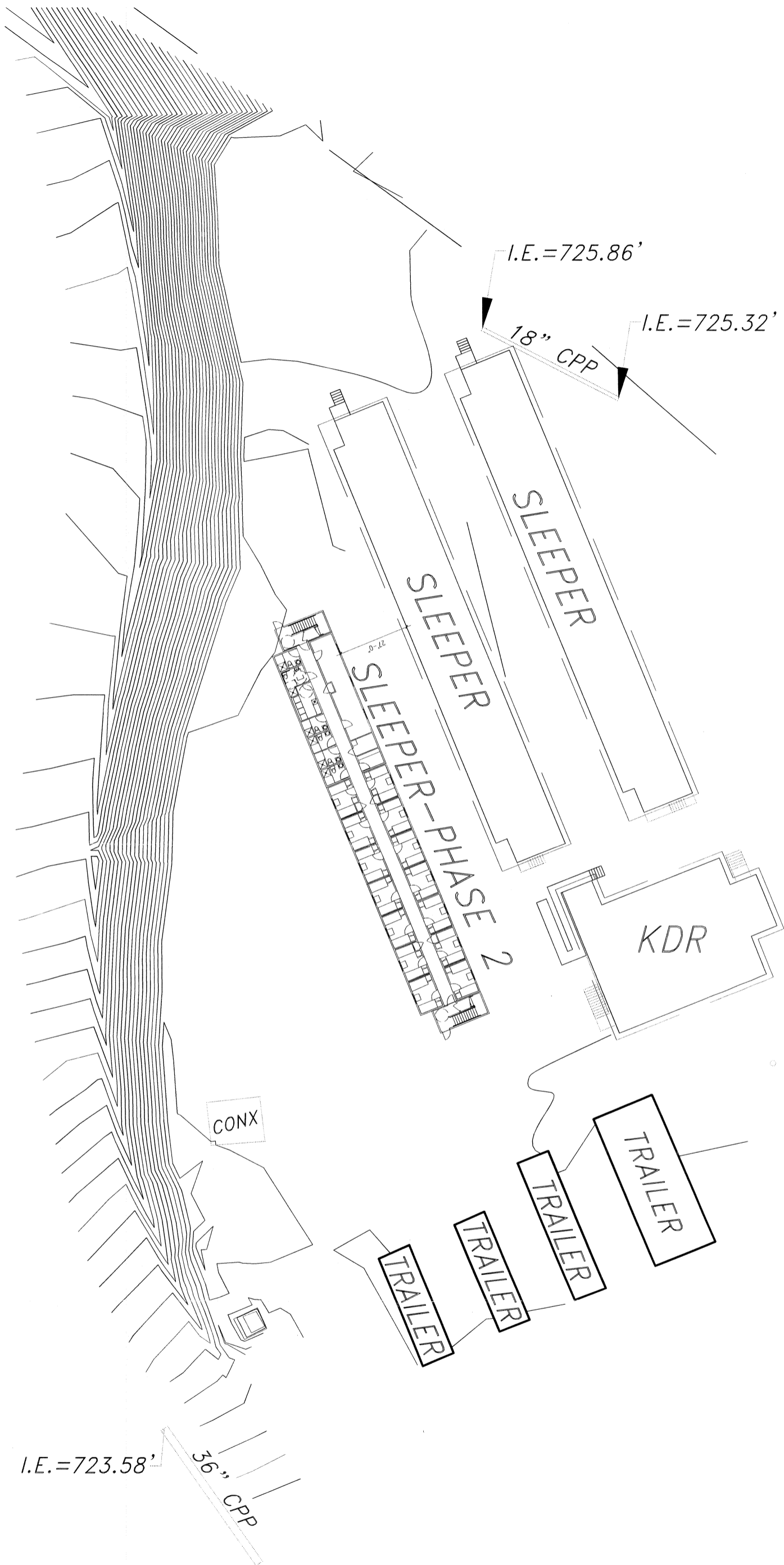
- 1.) Allowable Use Permit Application
- 2.) Development Permit Application





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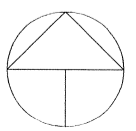


FIRST FLOOR PLAN  
1/8" = 1'-0"

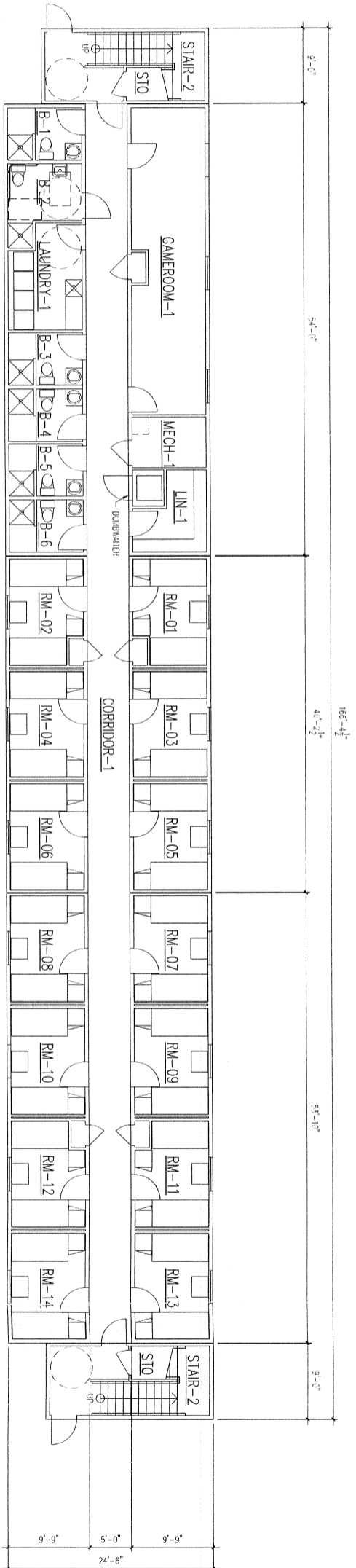
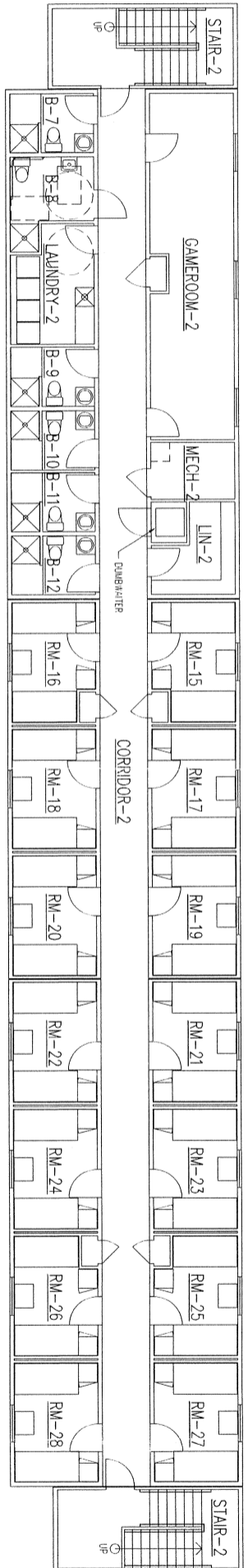
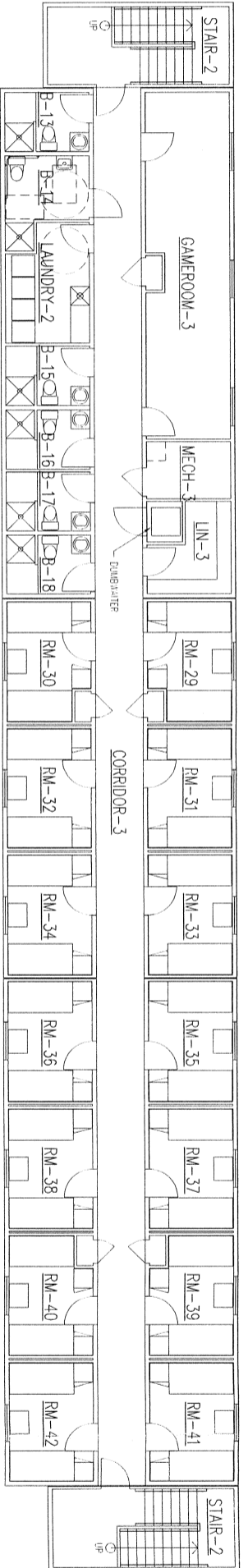
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CARROLL STOCKARD  
ARCHITECT  
3400 SPENARD ROAD, SUITE 12  
ANCHORAGE, ALASKA 99503  
TELEPHONE 274-4441

SLEEPING QUARTERS - PHASE 2  
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Juneau, Alaska  
13 JUNE 2011



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