

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: November 28, 2011

File No.: SGE20110002

Goldbelt, Inc.
c/o Derek Duncan, VP Operations
3075 Vintage Blvd., Suite 200
Juneau, AK 99801

Application For: A Conditional Use permit to extract, process, stockpile, and export 110,000 cubic yards of rock at Cascade Point

Legal Description: T 37 S R 64 E VARIOUS SECTION FRS & T 37 S R 63 E SEC 1 LT 1

Property Address: 44000 Glacier Highway

Parcel Code No.: 3-B45-0-100-006-0

Hearing Date: November 22, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 16, 2011, and approved the Conditional Use Permit to extract, process, stockpile, and export 110,000 cubic yards of rock at Cascade Point, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The quarry permit shall expire ten years from the date of Planning Commission approval (November 22, 2021).
2. All project conditions from USE2008-00016, the Cascade Point Barge Ramp, carry forward with this permit.
3. Employee housing at the project site is prohibited, because housing has not been reviewed with this application.
4. Per CBJ§49.70.310(a)(3), development is prohibited within 50 feet of an eagle nest on private land, provided that there shall be no construction within 330 feet of such nest between March 1 and August 31 if it contains actively nesting eagles. If eagle nests are discovered within 330-feet of the project site at any time in the operational life of the quarry, the applicant shall cease development with 330-feet of the nest until such time as an approved Variance to the standard has been obtained from the CBJ Planning Commission.
5. All equipment and supplies shall be removed from the site after each operational evolution.
6. Explosives shall not be stored on site, except that which is immediately necessary for the next blast.

7. The applicant shall secure the quarry site with a locked, impenetrable gate.
8. The applicant shall reclaim the quarry site with finished faces and established benches, and remove loose rock during the period between projects, even if the entire quantity of rock has not been removed.
9. The area marked on the site plan, Attachment 6, as "overburden storage area" shall be revegetated with native species to 80 percent cover by August 2013, to allow two growing seasons for coverage. If a seed mix is used, the applicant shall ensure that the seed mix is free of non-native, noxious weeds.
10. The quarry shelves shall be revegetated with native species to 80 percent coverage within two growing seasons following the close of quarry operations. If seed mix is used, the applicant shall ensure that the seed mix is free of non-native, noxious weeds.
11. A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.
12. If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the Commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

Attachments: November 16, 2011 memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding SGE20110002.


This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

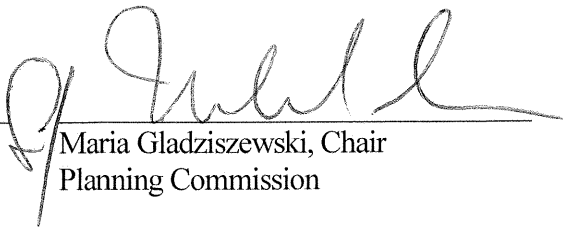
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (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 §49.20.120).

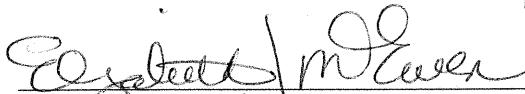
Effective Date: The permit is effective upon approval by the Commission, November 22, 2011.

Expiration Date: The permit will expire on November 22, 2021. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Teri Camery, Planner
Community Development Department


Maria Gladziszewski, Chair
Planning Commission


Filed With City Clerk

11/29/2011
Date

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 (800) 949-4232, or fax (360) 438-3208.