



Planning Commission

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www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: September 29, 2022
File No.: SGE2022 0001

City and Borough of Juneau Engineering and Public Works Department
Attn: Michael Eich
155 South Seward Street
Juneau, AK 99801

Proposal: A Conditional Use Permit renewal for sand and gravel extraction, with blasting and rock crushing as accessory uses, at CBJ's North Lemon Creek Material Source.

Property Address: Lemon Creek Haul Road

Legal Description: ASLS 2004-22 Tract B1; Renninger Lot 1, USS 5504, Tract A-1C, Tract A-1B

Parcel Code No.: 5B1201340020; 5B1401000180

Hearing Date: September 27, 2022

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 20, 2022 and approved the Conditional Use Permit renewal for sand and gravel extraction, with blasting and rock crushing as accessory uses, at CBJ's North Lemon Creek Material Source to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. The Extraction Permit shall expire fifteen years from the date of Planning Commission approval.
2. Hours of operation shall be 7 a.m. to 6:30 p.m., Monday through Friday, and 7 a.m. to 5 p.m., Saturday and Sunday.
3. Blasting operations shall be conducted during daylight hours between 9 a.m. and 5 p.m.
4. Blasting operations shall be prohibited on Saturdays, Sundays, and official Federal and State holidays.

5. Blasting and rock crushing shall be limited to the development of the access road.
6. Warning signs with the time and date of the blast shall be posted 24-hours prior to blasting on Anka Street and Davis Road.
7. Prior to blasting, 24-hour notice shall be provided to the Juneau Flight Station, CBJ Police Department and Fire Departments, and Alaska State Troopers.
8. Three air horn blasts will be made five minutes prior to blasting.
9. The 20-foot buffer that surrounds the property and a 20-foot buffer with a minimum of a five-foot berm on the Western project boundary shall be maintained for the life of the pit.
10. Seed mixes utilized for revegetation in restoration efforts shall be free from non-native, noxious weeds.
11. *MANDATORY CONDITION: 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. *MANDATORY CONDITION: 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.*

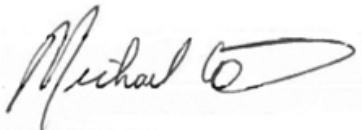
Attachments: September 20, 2022 memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding SGE2022 0001.

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, September 27, 2022.

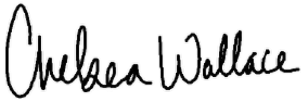
Expiration Date: The permit will expire 18 months after the effective date, or March 27, 2024 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



Michael Levine, Chair
Planning Commission

September 30, 2022

Date



Filed With City Clerk

September 30, 2022

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.