

MEMORANDUM

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

DATE: December 14, 2011

TO: Board of Adjustment

FROM: Nicole Jones, Planner
Community Development Department

FILE NO.: VAR20110027

PROPOSAL: A Variance request to the 50' streamside setback of Duck Creek for the installation of a water line and meter.

GENERAL INFORMATION

Applicant: Michele Elfers, CBJ Engineering

Property Owner: City & Borough of Juneau

Property Address: Airport vicinity

Legal Description: USS 1742

Parcel Code Number: 3-B16-0-100-001-1

Site Size: 2.7 Acres

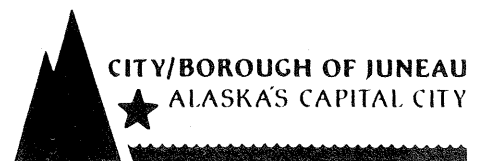
Zoning: Industrial

Utilities: None

Access: Cessna Drive

Existing Land Use: Vacant

Surrounding Land Use: North - Glacier Highway; Light Commercial
South - Cessna Drive; Industrial
East - Federal Aviation Administration, Industrial
West - Vacant, Industrial



ATTACHMENTS

Attachment	A	Vicinity Map
Attachment	B	Potential water meter hut locations
Attachment	C	Airport Manager Approval
Attachment	D	Application Materials
Attachment	E	Response from Dana White, Invasive Plant Manager
Attachment	F	Follow-up e-mail from Michele Elfers, CBJ Engineering (dated 12/6/2011)
Attachment	G	Response from John Hudson of US Fish & Wildlife Service
Attachment	H	Draft minutes from 12/8/2011 Wetlands Review Board meeting

PROJECT DESCRIPTION

The CBJ Engineering Department has been working with the Airport and the CBJ Water Utility to install a water meter to record the airport's water usage. The goal of the project is to be able to meter and therefore charge the airport for its water usage. To install the water meter hut, a water line must be installed to the water main on Glacier Highway. During the site selection process three locations were identified. The proposed site is between Cessna and Glacier Highway along Duck Creek (see vicinity map in attachment A). The Airport Manager did not approve the other sites near this location because of their potential negative impact on the future commercial use of the property (see potential water meter hut locations attachment B). Per Community Development Policy, no permits may be accepted for projects on airport property without written consent from the Airport Manager (see Attachment C).

Duck Creek is an anadromous fish stream identified in the 2008 CBJ Comprehensive Plan. (ADF&G number 111-50-10500-2002). The proposed location of the water line is within the no development 25' to 50' anadromous streamside setback of Duck Creek (see site plan in attachment D). This proposal is a variance request to CBJ §49.70.310(a)(4):

(a) Development in the following areas is prohibited:

(4) Within 50 feet of the banks of streams designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2008 Update; and

*CBJ §49.80.120 **(Emphasis Added)***

Development means any of the following:

(1) Construction, reconstruction or enlargement of a structure involving more than 120 square feet;

(2) A subdivision;

(3) Conduct of a home occupation;

(4) Change in use of a lot, including any structure thereon;

(5) Installation or emplacement of a mobile or modular home;

(6) Removal of substantial vegetative cover;

(7) Excavation, dredge or fill activity;

(8) Installation of a sign;

(9) For the purposes of chapter 49.65, article I, the work performed in relation to a deposit, subsequent to exploration but prior to extraction of commercial quantities of a mineral commodity, aimed at, but not limited to, preparing the site for mining, defining an ore deposit, conducting pilot plant operations, and construction of roads or ancillary facilities;

(10) Any site work in preparation or anticipation of the above.

The proposed water line location runs in between two different airport properties between Glacier Highway and Cessna Drive along Duck Creek. The 12" water line will be approximately 360 linear feet with 45' of the 390' within the 50' setback of Duck Creek. The south side of the project will have a water meter hut approximately 10' x 20', which will meet setback requirements.

This site has knotweed, an invasive plant, running along the Glacier Highway property line. Comments received from John Hudson of US Fish and Wildlife Service, informed staff that efforts to eradicate knotweed from this location have been underway. CDD and Engineering staff met Dana White, Invasive Plant manager, at the site to discuss knotweed at the site. Ms. White encouraged the applicant (CBJ Engineering) to double bag and dispose of any soil containing knotweed (see attachment E). It was determined at the site visit that minimizing the footprint and only disposing of knotweed patches that are disturbed as a result of this project would be favorable.

The applicant is proposing to remove the knotweed in the areas that are disturbed as a result of the water line project. The applicant is also proposing to re-seed the areas where knotweed is removed. Additionally, the applicant will be saving the vegetative mats within the 50' setback that are removed during construction and replacing them once the water line is placed. There are some larger trees within the area that the water line needs to cut through to connect to the water main. The larger trees will be topped and their roots will be used in the revegetation process. In areas outside of the 50' setback the applicant will be re-seeding with a 100% non-invasive grass.

Based on the above discussion, staff recommends the following conditions:

1. The applicant shall double bag and dispose of any soil that is disturbed that contains the invasive plant knotweed.
2. The applicant shall save and reuse the vegetation within the 50' setback of Duck Creek and replace the vegetation after construction is complete.

BACKGROUND

This property is currently owned by the CBJ and is managed by the Airport. This property contains an abandoned road bed that connected Cessna Drive and Glacier Highway. In the road bed's place is a well beaten path. It is unknown who primarily uses the path, but it provides a direct route from Glacier Highway along Duck Creek to Cessna Drive. This section of the property however is no longer a right-of-way.

The site is currently vacant, well vegetated and fenced. The water hut is proposed to be located near the existing satellite dishes on the neighboring lot. A 6 foot wide Alaska Communications (ACS) bank runs along the property line. The location of this ACS bank impacts the ability of the water line to cross the property in a straight line. Because of this ACS bank, the water line must jog into the 50' setback. Once the exact location of the ACS bank is found, it may minimize the encroachment into the 50' setback of Duck Creek. The plans shown in this application are the most conservative approach. In this configuration the water line will at most be 26' from the Ordinary High Water (OHW) of Duck Creek. If the ACS bank is located and the water line can be moved closer to the ACS bank it is expected the encroachment into the 50' setback would be minimized from a 24' encroachment to potentially a 10' encroachment.

ANALYSIS

Staff solicited comments from Community Development Building Department, CBJ Streets, General Engineering, Fire Department, US Fish and Wildlife Service, and CBJ Public Works. Staff also presented this variance request to the Wetlands Review Board on December 8, 2011.

Comments Received:

Charlie Ford, Building Codes Official, CBJ Building Department
The Building Department has no concerns with this request.

Dan Jager, Fire Marshall, CBJ Fire Department
There are no issues from the Fire Dept.

Ron King, Chief Regulatory Surveyor, CBJ General Engineering
After some initial questions were answered, there were no concerns from General Engineering (see attachment F)

Heather Marlow, Land and Resources Manager
No Comments.

John Hudson, US Fish & Wildlife Service
See attachment G.

Fred Thorsteinson Alaska Department of Transportation
We have received an application for a utility permit for installation of the water line from Carson Dorn Engineering for metering the airport water. I have no concerns or objections to the installation of the water line. We will hold issuing the permit until the variance is approved. Please let me know when this has been done.

Wetlands Review Board Recommendation

The Wetlands Review Board met on December 8, 2011, to discuss this variance application (see draft meeting minutes Attachment H). Michele Elfers from CBJ Engineering attended the meeting to answer Board member questions regarding the project. The Board members were pleased that the proposal included the revegetation of the disturbed areas and the removal of knotweed. However, the Board members were concerned that other locations outside of the 50' setback of Duck Creek were not presented as options. The Board also commented that if the existing underground utility (ACS communication bank) was discovered early on, it would reduce the amount of encroachment into the 50' setback because the water line would not need to jog as far as it is proposed to jog. After discussing the project at length, the following motion was approved unanimously:

The Board is aware that there are alternatives that would not affect the 50' setback, but those alternatives have unfortunately not been presented as options. Regarding the current proposal, the applicant should initially identify and excavate the existing conduit locations, to determine the most direct route for the water line to minimize or eliminate impacts within the 50' setback. The Board supports knotweed removal within the impacted area of the project and replacement of vegetation within the 50' setback with vegetated mats. The Board strongly opposes development in the 50' setback of Duck Creek and encourages the applicant to make every effort to avoid impacting these areas if possible.

Staff recommends the following condition based on analysis above and the recommendation from the Wetlands Review Board:

3. The applicant shall make all efforts to connect the new water line to the water main as close to the ACS bank as possible, minimizing encroachment into the 50' setback.

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

1. *That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.*

The relaxation applied for would give substantial relief to the property owner since the owner would not need to redesign the project. The proposed location was agreed upon by CBJ Engineering, the airport, and CBJ Water Utility. This specific location was a result of many discussions between these three entities.

This project will have limited impacts to Duck Creek because the applicant is proposing to re-vegetate the disturbed area within the 50' setback with the material that is removed to install the water line. The footprint of the water line installation will be minimized and the development will not encroach within the 0'-25' no-disturbance zone. Duck Creek is listed as an impaired water body and multiple streamside setback variances have been granted. The projects that have been improved to encroach into the 50' also have minimized their projects. Because the applicant is proposing to minimize the disturbance within the 50' setback the project is consistent with justice to other property owners.

Yes. Staff finds that criterion 1 is met.

2. *That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.*

The purpose and intent of Title 49 is established in CBJ §49.05.100 Purpose and Intent. If approved this variance would meet the intent of the Land Use Code, specifically CBJ §49.05.100(2), CBJ §49.05.100(3), and CBJ §49.05.100(4).

CBJ §49.05.100 (emphasis added)

The several purposes of this title are:

(2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;

3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts.

(4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;

This proposal minimizes impacts to Duck Creek while providing a needed utility for the airport and for the CBJ. The majority of the proposed water line will be located outside of the 50' streamside setback and the entire project will be outside of the 0-25' no disturbance zone. This project is fulfilling a CBJ need to offer a metered utility to the airport. This project meets the intent of Title 49 specifically because it meets Purpose and Intent numbers 2, 3, and 4.

Yes. Staff finds that criterion 2 is met.

3. *That the authorization of the Variance will not injure nearby property.*

No evidence has been presented suggesting that granting this variance would result in injury to nearby property. The continued effort of eradicating the invasive Knotweed may have positive effects on neighboring properties.

Yes. Staff finds that criterion 3 is met.

4. *That the Variance does not authorize uses not allowed in the district involved.*

An underground water-line is considered a minor utility. Minor utilities are an authorized use in an Industrial zoning district per CBJ §49.25.300 line item 17.100.

Yes. Staff finds that criterion 4 is met.

5. *That compliance with the existing standards would:*

(A) *Unreasonably prevent the owner from using the property for a permissible principal use;*

Compliance with the standards for this project may result in the applicant not being able to put the water-line on this parcel. Other parcels have been identified that would be able to accommodate a water line that would not need a streamside setback variance, however the applicant has not been able to obtain permission from the Airport Manager for those locations. This parcel is vacant, if the variance is denied the water line would be unable to be installed and therefore the parcel could not be used for a permissible principle use.

Yes. Staff finds that sub-criterion 5A is met.

(B) *Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;*

This parcel is identified as a Greenbelt in the CBJ Street Atlas and in the CBJ Parks and Recreation Plan. The development of this parcel is handled very differently from existing development, mainly due to the location of Duck Creek running through this parcel. This proposed project is consistent with a Greenbelt because the applicant is installing underground utilities and is revegetating the area with the existing vegetation.

Yes. Staff finds that this sub-criterion is met

(C) *Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;*

This parcel has Duck Creek running through the center of it limiting the buildable area. Additionally, the Alaska Communications (ACS) bank runs the border of the neighboring property and affects the location of this water line. Complying with the standards, would involve hand digging around the ACS bank to determine its exact location. ACS has informed the applicant that the location of the ACS bank is 6' in width and that impacting the ACS bank would result in \$100,000's in repairs and that damage could result in most of the Mendenhall Valley losing communication abilities.

Yes. Staff finds that sub-criterion 5C is met.

or

(D) *Because of preexisting nonconforming conditions on the subject parcel the grant of the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.*

This parcel is a unique shape and follows the route of Duck Creek. This parcel at the location of the proposed development does not have any pre-existing nonconforming conditions.

N/A. Staff finds that this sub-criterion 5D is not applicable.

Staff finds that criterion 5 is met because sub-criterion 5A, 5B, and 5C are met.

6. *That a grant of the Variance would result in more benefits than detriments to the neighborhood.*

Installing a water meter will allow a way for the CBJ to charge the airport for their water usage. The amount of disturbance to the vegetation along Duck Creek will be minimal. The applicant has agreed to remove the disturbed area that contains knotweed. The continued efforts to eradicate Knotweed, especially around an impaired salmon stream are a benefit to the neighborhood. A grant of this Variance would result in more benefits than detriments to the neighborhood.

Yes. Staff finds that criterion 6 is met.

FINDINGS

1. Is the application for the requested Variance complete?

Yes. We find the application contains the information necessary to conduct 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.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

2. Will the proposed development comply with the Juneau Coastal Management Programs?

N/A. As discussed in the staff report above, this variance request would comply with the Juneau Coastal Management Program.

3. Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?

Yes. Based on the analysis above, staff finds that the Variance does meets the criteria of CBJ §49.20.250.

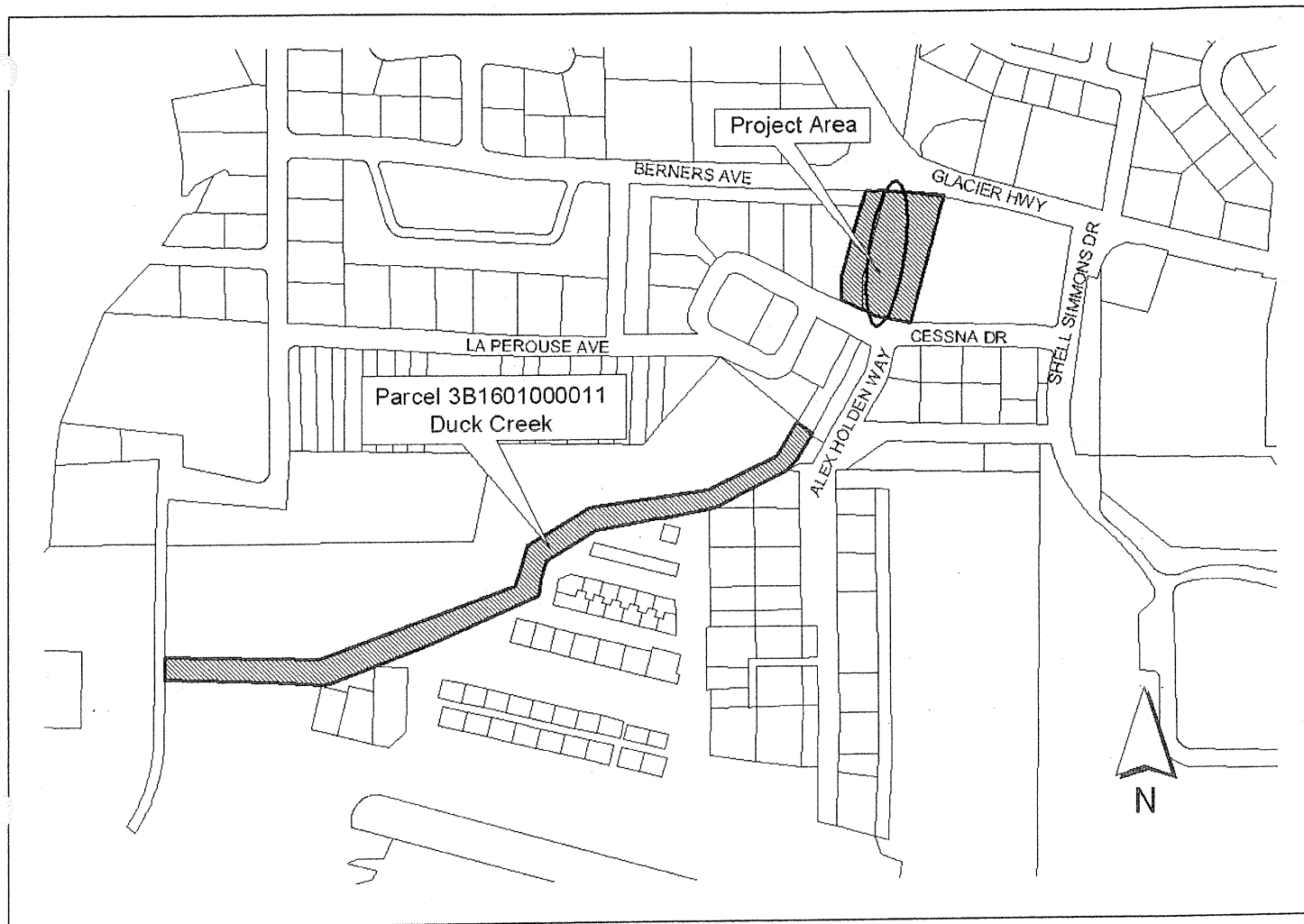
RECOMMENDATION

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and approve the requested Variance, VAR20110027. The Variance permit would allow for a water line to be installed up to 26' from the Ordinary High Water of Duck Creek.

Staff recommends the following conditions:

1. The applicant shall double bag and dispose of any soil that is disturbed that contains the invasive plant knotweed.
2. The applicant shall save and reuse the vegetation within the 50' setback of Duck Creek and replace the vegetation after construction is complete.
3. The applicant shall make all efforts to connect the new water line to the water main as close to the ACS bank as possible, minimizing encroachment into the 50' setback.

NOTICE OF PUBLIC HEARING



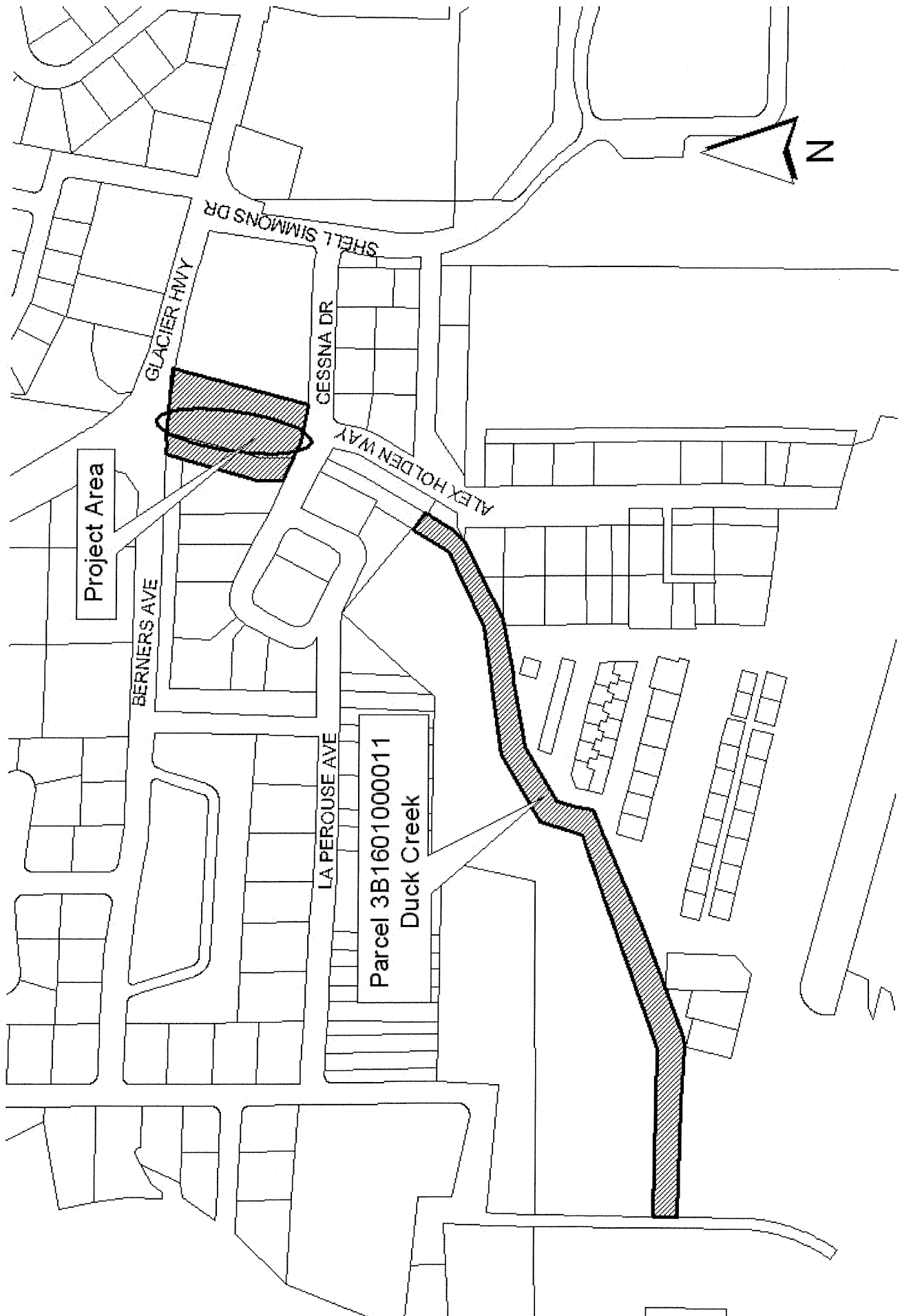
PROPOSAL: A Variance request to the 50 foot streamside setback of Duck Creek.

FILE NO.:	VAR20110027	APPLICANT:	Michele Elfers, CBJ Engineering
TO:	All Adjacent Property Owners	PROPERTY OWNERS:	City & Borough of Juneau
HEARING DATE:	December 20, 2011	PROPERTY ADDRESS:	Duck Creek, between Cessna Drive & Glacier Hwy
HEARING TIME:	7:00 PM	PROJECT SIZE:	Approx 50 linear feet
PLACE:	ASSEMBLY CHAMBERS Municipal Building 155 South Seward Street Juneau, Alaska 99801	ACCESS:	Cessna Drive
		PARCEL NO.:	3-B16-0-100-001-1
		ZONE:	Industrial

PROPERTY OWNERS PLEASE NOTE:

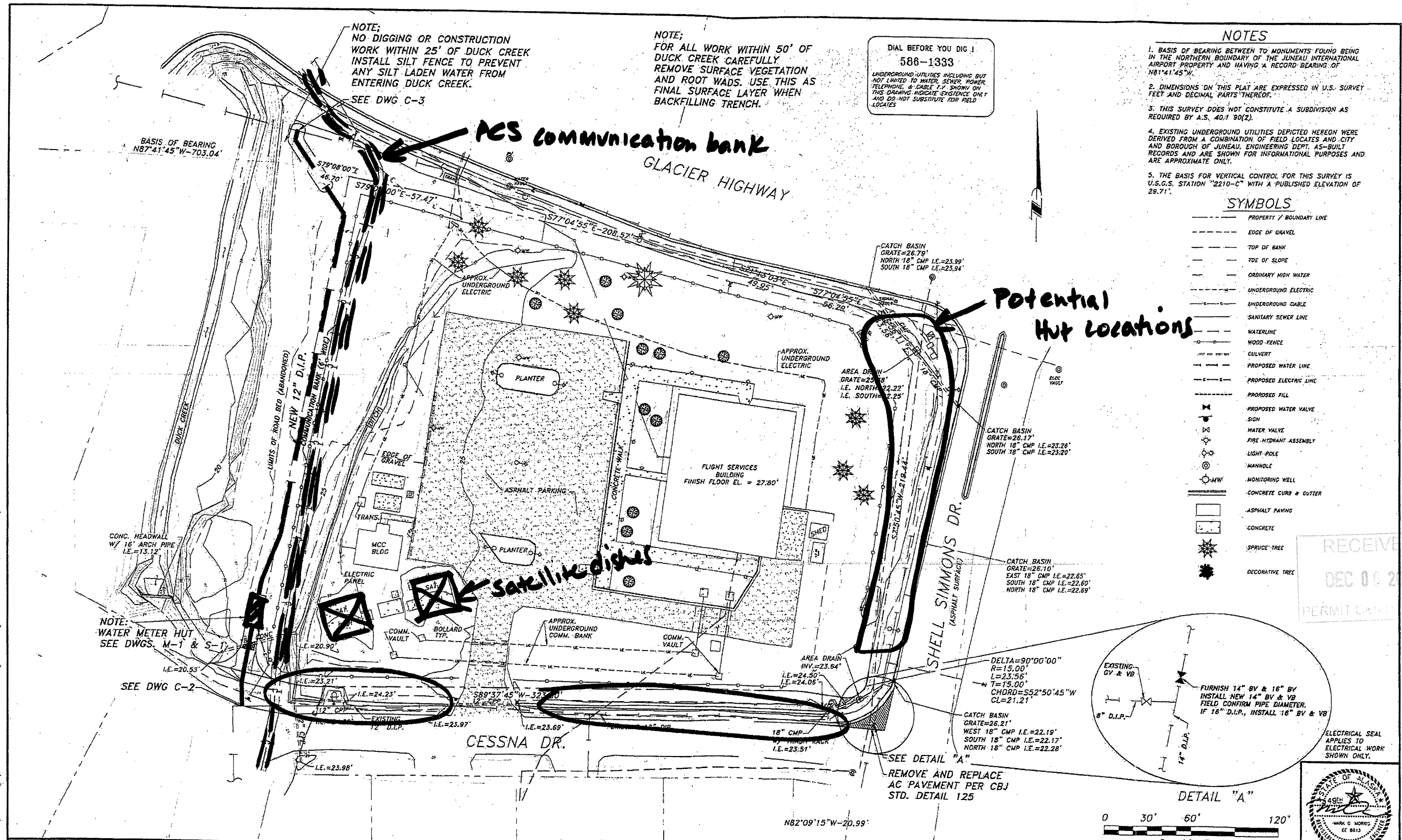
You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials 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.

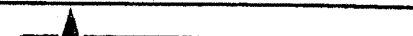
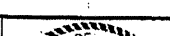

If you have questions, please contact Nicole Jones at 586-0218, or e-mail: nicole_jones@ci.juneau.ak.us



ATTACHMENT A

G:\2006\Juniu Airport Water Meters-1117461-cd-A0466 C1-C3.dwg PLOT: November 17, 2011 at 5:50pm Administrator



				SCALE GRAPHIC				Graphic Scale			
				DESIGNED JLD				AIRPORT WATER METERS			
				DRAWN CDM				CONTRACT NO. E12-049			
				CHECKED JLD						Carson Dorn Inc.	
				DATE NOV-2011						712 WEST 12TH STREET JUNEAU, ALASKA 99801 (907) 586-4447	
REV DATE BY DESCRIPTION										ADDENDUM NO. 6 CESSNA DRIVE TO GLACIER HIGHWAY	
										DRAWING C-1	
										SHEET No. 4 of 10	

Nicole Jones

From: Jeannie Johnson
Sent: Thursday, December 08, 2011 8:47 AM
To: Nicole Jones
Cc: Michele Elfers; Patricia deLaBruere
Subject: Duck Creek Variance
RE: Variance # 2011 0027

Juneau International Airport has reviewed all plans for the water meter project and there is no objection to the work proposed that necessitates the Duck Creek variance.

~Jeannie Johnson
Airport Manager
Juneau International Airport

12/12/2011

ATTACHMENT C

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 11/15/11
Project Name (City Staff to Assign Name)		

INFORMATION

PROJECT / APPLICANT

Project Description
Furnish and install to water meters & huts, all associated mechanical + electrical work. Install a new fire hydrant. Install ductile iron pipe to connect the new water meters to existing water line.

PROPERTY LOCATION

Street Address
Airport Vicinity, Cessna Drive, Livingston Way, Crest St. Juneau, AK 99801
City/Zip
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
USS 1742
Assessor's Parcel Number(s)
3B1601000011

LANDOWNER/ LESSEE

Property Owner's Name
CRJ
Contact Person:
Michele Elfers
Work Phone:
586-0931
Mailing Address
155 S. Seward St.
Home Phone:
Fax Number:
E-mail Address
Michele-Elfers@ci.juneau.ak.us
Other Contact Phone Number(s):

LANDOWNER/ LESSEE CONSENT

****Required for Planning Permits, not needed on Building/ Engineering Permits****

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 Michele Elfers 11/3/11
Landowner/Lessee Signature Date
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.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name
same
Contact Person:
Home Phone:
Work Phone:
Fax Number:
Mailing Address
E-mail Address
Other Contact Phone Number(s):

X Michele Elfers 11/3/11
Applicant's Signature Date of Application

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS

<input checked="" type="checkbox"/>	Permit Type	**SIGN	Date Received	Application Number(s)
	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)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
<input checked="" type="checkbox"/>	Variance Case (De Minimis and all other Variance case types)		11/15/11	CRHB VAR20110027
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments:

Permit Intake Initials

KE

CNP

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
I:\FORMS\2010 Applications
Revised November 2009

ATTACHMENT D

VARIANCE APPLICATION

Project Number	Project Name (15 characters) <u>Airport Wat. Meter / Water Line</u>	Case Number <u>VAR20110027</u>	Date Received <u>11/15/11</u>																								
TYPE OF VARIANCE REQUESTED:																											
<input type="checkbox"/> Variance to the Sign Standard (VSG)		<input type="checkbox"/> Variance to Dimensional Standards (VDS)																									
<input checked="" type="checkbox"/> Variance to Habitat Setbacks (VHB)		<input type="checkbox"/> Variance to Parking Requirements (VPK)																									
<input type="checkbox"/> Variance to Setback Requirements (VSB)																											
DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE: <u>Variance to 49.70.310(a)(4) - KK</u> <u>See attached.</u>																											
Previous Variance Applications? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Date of Filing: _____																											
Previous Case Number(s): _____																											
Was the Variance Granted? <input type="checkbox"/> YES <input type="checkbox"/> NO																											
UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S): <u>See attached.</u>																											
UTILITIES AVAILABLE: WATER: <input type="checkbox"/> Public <input type="checkbox"/> On Site SEWER: <input type="checkbox"/> Public <input type="checkbox"/> On Site																											
WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER? <u>N/A</u>																											
WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED? <u>see attached.</u>																											
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.		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">VARIANCE FEES</th> <th>Fees</th> <th>Check No.</th> <th>Receipt</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td>\$</td> <td><u>400.00</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Adjustment</td> <td>\$</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Fee</td> <td>\$</td> <td><u>400.00</u></td> <td><u>PAC Transfer</u></td> <td></td> <td><u>11/15/11</u></td> </tr> </tbody> </table>		VARIANCE FEES		Fees	Check No.	Receipt	Date	Application Fees	\$	<u>400.00</u>				Adjustment	\$					Total Fee	\$	<u>400.00</u>	<u>PAC Transfer</u>		<u>11/15/11</u>
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Total Fee	\$	<u>400.00</u>	<u>PAC Transfer</u>		<u>11/15/11</u>																						

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

RECEIVED

NOV 15 2011

PERMIT CENTER/CDD

Variance Application for Airport Water Meters Project

Contact:

Michele Elfers

Engineering Department, CBJ

586-0931

Description of Activity which requires a variance:

The City and Borough of Juneau seeks to construct a 12" water line approximately 26' from Duck Creek where Duck Creek runs along the west side of the Flight Services Building at Glacier Highway and Shell Simmons Drive. The water line will be between 26' and 50' from Duck Creek for a distance of approximately 45'.

This water line will carry water from the water main on Glacier Highway to a water meter that will record airport water usage. The CBJ Water Utility is not able to measure airport water usage currently and therefore cannot charge the airport for water. There is a second water meter that will be located at the other end of airport property by Livingston Way. There were various locations for the water meter and water line discussed between the airport staff and water utility staff. This was the only location available at this end of the airport due to airport commercial and operational limitations. The position of the water line is restricted by a 6' wide ACS communication bank running parallel to the proposed water line. The fiber optic cables in this bank contain the main communication lines for the Mendenhall Valley. In order to avoid crossing these lines and risking damage and failure of these lines, the water line must run closer to Duck Creek.

The construction work will avoid the 25' no disturb zone around Duck Creek. A silt fence will be placed at the downhill edge of construction work in this zone and outside of the 25' no disturb zone. Additionally, where disturbance occurs in the 50' setback, any root wads or vegetation removed for the work will be stored on site and replaced after construction is completed. There are no large trees that will be disturbed within the 50' setback. Scrub brush and small trees like alder and willow and grasses will be disturbed, but the spruce trees that buffer the creek will not be impacted. The surface grade will not change after construction and so drainage will not be altered within the 50' setback. All disturbed areas will be revegetated with grass seed.

Unique Characteristics of Land or Building:

The water line will be located in an abandoned road bed. This is a linear pad of fill adjacent to Duck Creek. Within this road bed is the main communication bank for ACS in the Mendenhall Valley. To avoid crossing the communication bank and connect to the water line on Glacier Highway, the water line must encroach on the 50' setback to Duck Creek for a distance of approximately 45'.

What Hardship Would Result if the Variance Were Not Granted:

The CBJ Water Utility and the airport would have to find another location for a water line. As this process has already taken months to collaboratively locate the line and meter in this location, it is unlikely that there would be a solution that would be less costly or timely. It could push construction back again which would result in the CBJ Water Utility continuing to lose money by not collecting fees from the airport for water usage.



1. BASIS OF BEARING BETWEEN TO MONUMENTS FOUND BEING IN THE NORTHERN BOUNDARY OF THE JUNEAU INTERNATIONAL AIRPORT PROPERTY AND HAVING A RECORD BEARING OF NB1°41'45"W.
2. DIMENSIONS ON THIS PLAT [] EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS TH []
3. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS REQUIRED BY A.S. 40.1 90(2).
4. EXISTING UNDERGROUND UTILITIES DEPICTED HEREON WERE DERIVED FROM A COMBINATION OF FIELD LOCATES AND CITY AND BOROUGH OF JUNEAU, ENGINEERING DEPT. AS-BUILT RECORDS AND ARE SHOWN FOR INFORMATIONAL PURPOSES AND ARE APPROXIMATE ONLY.
5. THE BASIS FOR VERTICAL CONTROL FOR THIS SURVEY IS U.S.G.S. STATION "2210-C" WITH A PUBLISHED ELEVATION OF 29.71'.

	PROPERTY / BOUNDARY LINE
	EDGE OF GRAVEL
	TOP OF BANK
	TOE OF SLOPE
	ORDINARY HIGH WATER
	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE
	SANITARY SEWER LINE
	WATERLINE
	WOOD FENCE
	CULVERT
	PROPOSED WATER LINE
	PROPOSED ELECTRIC LINE
	PROPOSED FILL
	SIGN
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	LIGHT POLE
	MANHOLE
	MONITORING WELL
	CONCRETE CURB & GUTTER
	ASPHALT PAVING
	CONCRETE
	SPRUCE TREE
	DECORATIVE TREE

RECEIVED
NOV 15 2011
PERMIT CENTER/CDD
14" BV & 16" BV
NEW 14" BV & VR

FURNISH 14" BV & 16" BV
INSTALL NEW 14" BV & VB
FIELD CONFIRM PIPE DIA. METER.
IF 16" D.I.P., INSTALL 16" BV & VB

ELECTRICAL SEAL
APPLIES TO
ELECTRICAL WORK
SHOWN ONLY.



DRAWING

C-1

SHEET No.

of 10

586-1333

UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, & CABLE T.V. SHOWN ON THIS DRAWING INDICATE EXISTENCE ONLY AND DO NOT SUBSTITUTE FOR FIELD LOCATES.

NOTE;
FOR ALL WORK WITHIN 50' OF
DUCK CREEK CAREFULLY
REMOVE SURFACE VEGETATION
AND ROOT WADS. USE THIS AS
FINAL SURFACE LAYER WHEN
BACKFILLING TRENCH.

NOTE;
NO DIGGING OR CONSTRUCTION
WORK WITHIN 25' OF DUCK CREEK
INSTALL SILT FENCE TO PREVENT
ANY SILT LADEN WATER FROM
ENTERING DUCK CREEK.

SEE DWG C-3

BASIS OF BEARING
N87°41'45"W-703.04'

This area is within
the 50' setback

GLACIER HIGHWAY

CATCH BASIN
GRATE=26.79'
NORTH 18" CMP I.E.=23.99'
SOUTH 18" CMP I.E.=23.94'

AREA DRAIN
GRATE=25.38'
I.E. NORTH=22.22'
I.E. SOUTH=22.25'

CATCH BASIN
GRATE=26.17'
NORTH 18" CMP I.E.=23.26'
SOUTH 18" CMP I.E.=23.20'

CATCH BASIN
GRATE=26.10'
EAST 18" CMP I.E.=22.65'
SOUTH 18" CMP I.E.=22.60'
NORTH 18" CMP I.E.=22.69'

DELTA=90°00'00"
R=15.00'
L=23.56'
T=15.00'
CHORD=S52°50'45"W
CL=21.21'

CATCH BASIN
GRATE=26.21'
WEST 18" CMP I.E.=22.19'
SOUTH 18" CMP I.E.=22.17'
NORTH 18" CMP I.E.=22.28'

SEE DETAIL "A"

N82°09'15"W-20.99'

DETAIL "A"

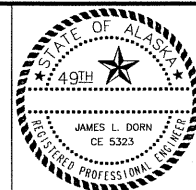
0 30' 60' 120'

Graphic Scale (In Feet)

ADDENDUM NO. 6
CESSNA DRIVE TO
GLACIER HIGHWAY

AIRPORT WATER METERS

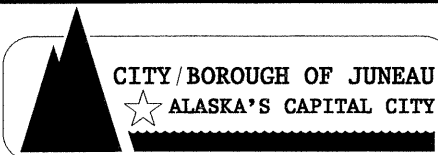
CONTRACT NO. E12-049



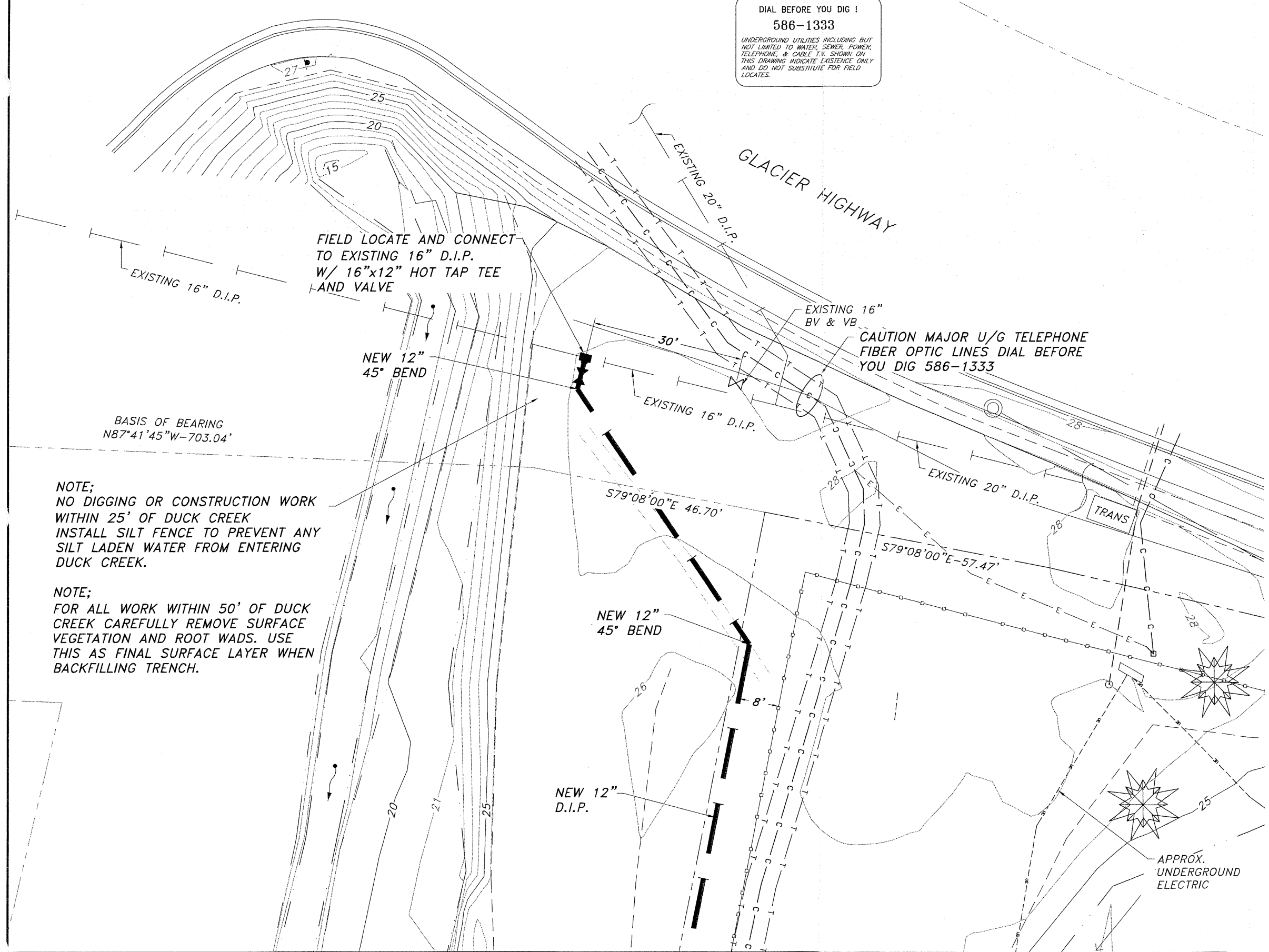
Carson Dorn Inc.

712 WEST 12TH STREET
JUNEAU, ALASKA 99801
(907) 586-4447

SCALE _____ GRAPHIC _____
DESIGNED _____ JLD
DRAWN _____ GDM
CHECKED _____ JLD
DATE _____ OCT 2011

[illegible]

DIAL BEFORE YOU DIG !
586-1333
UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, & CABLE T.V. SHOWN ON THIS DRAWING INDICATE EXISTENCE ONLY AND DO NOT SUBSTITUTE FOR FIELD LOCATES.



FIELD LOCATE AND CONNECT TO EXISTING 16" D.I.P. W/ 16"x12" HOT TAP TEE AND VALVE

GLACIER HIGHWAY

CAUTION MAJOR U/G TELEPHONE FIBER OPTIC LINES DIAL BEFORE YOU DIG 586-1333

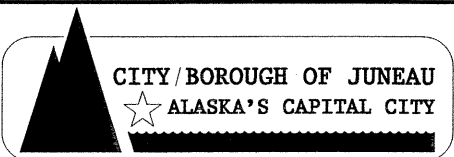
BASIS OF BEARING
N87°41'45"W-703.04'

NOTE;
NO DIGGING OR CONSTRUCTION WORK WITHIN 25' OF DUCK CREEK INSTALL SILT FENCE TO PREVENT ANY SILT LADEN WATER FROM ENTERING DUCK CREEK.

NOTE;
FOR ALL WORK WITHIN 50' OF DUCK CREEK CAREFULLY REMOVE SURFACE VEGETATION AND ROOT WADS. USE THIS AS FINAL SURFACE LAYER WHEN BACKFILLING TRENCH.

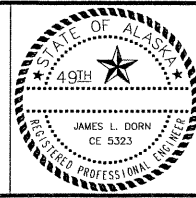
NEW 12" D.I.P.

NEW 12" 45° BEND



AIRPORT WATER METERS

CONTRACT NO. E12-049



Carson Dorn Inc.

712 WEST 12TH STREET
JUNEAU, ALASKA 99801
(907) 586-4447

ADDENDUM NO. 6
GLACIER HIGHWAY

DRAWING
C-3
SHEET No.
6 of 10

G:\2004\cb\Juneau Airp r\Addendum #6\Inu Water Meters-1117461-cdi-Add#6 C1-C3.dwg PLOT: November 10, 2011 at 10:22am Adminis

Nicole Jones

From: Invasive Plants [invasive.plants.jnu@gmail.com]
Sent: Monday, December 05, 2011 5:07 PM
To: Nicole Jones; Teri Camery; Michele Elfers; John Hudson*; Barbara Schrader*; Beverly Schoonover; Chiska Derr*; David Lendrum; David Lendrum and Margaret Tharp*; Ellen Anderson; George Schaaf; Janet Schempf*; Joan Hope; Linda Shaw; Lois Dworshak; Lois Dworshak; Melinda Lamb*; Merrill Jensen; Ray Paddock*; Samia Savel*; Shannon Seifert; Tammy T. Davis*; Terry Hinkley; Ke Mell; Ronald Berg; Ron King
Subject: Invasive Bohemian Knotweed near Duck Creek project
Attachments: 2011 Bohemian Knotweed Project List.docx

CBJ and JCWMA reps,

Thanks for coordinating and meeting to discuss the best solutions for the Duck Creek project and future digging in the current knotweed stand.

Recommended disposal for this plant is not optimal, but if the soil is going to be removed from the site it should be double bagged and buried ten feet deep. You can request a "confidential burial" at the landfill and they might dig you a special big hole.

It is essential we make sure that equipment working on the project does not move even the smallest amount of root (rhizome) away from the site without it being contained. All it takes is 1/2 and inch to start an entire new stand and could be transported in water or soil.

If anyone else has any better ideas, especially concerning disposal, please pass them along!

Attached is a list of the 2011 Knotweed Projects.

Thanks,
 Dana

--

Dana White
 Invasive Plant Manager
 Alaska Association of Conservation Districts

invasive.plants.jnu@gmail.com
 (907) 586-6878 (office)
 (907) 957-1031 (cell)
 (907) 586-7383 (fax)

175 S. Franklin St., Suite 424
 Juneau, AK 99801

Know someone who is interested in learning about invasive plants? Contact the JNU-CWMA www.juneauinvasives.org or email: invasive.plants.jnu@gmail.com

To be removed from this email list please write invasive.plants.jnu@gmail.com and ask to be removed.

Nicole Jones

From: Michele Elfers
Sent: Tuesday, December 06, 2011 4:12 PM
To: Nicole Jones
Subject: Airport water meter hut location
Attachments: Initial location of water meter hut.pdf; potential hut locations.pdf

Nicole,
Here is a short write-up on the site selection process for the airport water meter hut.

The location initially proposed for the airport water meter hut was on Cessna Drive close to the intersection with Shell Simmons Drive. (See attached Sheet C-3, dated July 2011). The water department preferred this location because they could connect to the water line running along Cessna Drive and intersect the water going to the airport. However, the airport manager informed us that this location was not acceptable because the airport had future plans to develop this lot commercially. A utility hut could affect these plans. The water department and the airport manager then looked at various locations between Glacier Highway and Shell Simmons intersection, down Shell Simmons Drive, and down Cessna to intersect this water line. For reasons relating to the future plans for this lot where the FAA building currently sits, the current operations of the FAA building such as satellite dish clear zones, and ADOT Right of Way the water meter hut could not be located anywhere in this area. Finally, in November, the water department and the airport were able to agree to the current location as it will not be an obstruction to future commercial uses of the property. An additional constraint is a major communication bank for ACS is running just to the east of the water line that connects to this meter. To avoid crossing this bank and risking damage to the main communication lines for the Mendenhall Valley, the water line stays to the east and runs along the fence to the FAA lot. See the attached sheet C-1 dated November 2011.

Let me know if you have any more questions.
Michele

Nicole Jones

From: John_Hudson@fws.gov
Sent: Tuesday, November 29, 2011 7:42 AM
To: Nicole Jones
Cc: invasive.plants.jnu@gmail.com
Subject: Fw: Variance application the 50' setback of Duck Creek for water line installation

Nicole,

Glad to hear that you enjoyed the talk. Thanks for attending.

Based on the design drawings you provided, it does not appear that there will be any long-term loss of riparian habitat in the setback as the water line will obviously be installed underground. My only recommendation would be to salvage as much of the existing vegetative mat and the small trees in the project corridor for use in revegetating the area following installation of the line. For example, some of the spruce trees look small enough for an excavator to remove and replant following construction. Once the alders and other large trees are cut, an excavator could scrape off 6 to 10 inches of the topsoil and associated plants and use these mats for revegetating the site as well. Although I've never really seen plants salvaged from a site used for post-construction revegetation, I don't see why it would not work. The benefits will be a much quicker recovery of the riparian plant community and a much lower chance of invasive plant species becoming established. Michele Elfers is certainly experienced with good revegetation practices so I'm not too worried about recovery of the area.

And speaking of invasive plants, the project area next to Glacier Highway is right on top of a Bohemian Knotweed patch. Dana White was eradicating knotweed in this very location last summer, but I'm not sure if she treated that patch. I've cc'd her so that we can find out.

John

John Hudson
 Habitat Restoration and Coastal Program Biologist
 Juneau Fish and Wildlife Service
 3000 Vintage Blvd., Suite 201
 Juneau, AK 99801
 john_hudson@fws.gov
 907-780-1169 Desk
 907-586-7099 Fax

☞ Nicole Jones <Nicole_Jones@ci.juneau.ak.us>

Nicole Jones
 <Nicole_Jones@ci.juneau.ak.us>

To"john_hudson@fws.gov"
 <john_hudson@fws.gov>

cc

11/29/2011

ATTACHMENT G

Wetlands Review Board Regular Meeting
December 8, 2011, 5:15 p.m. Marine View 4th Floor Conference Room

DRAFT MINUTES

Board Members Present: K Koski, Hal Geiger, Mike Mauseth, Lisa Hoferkamp, Ron Berg, Dan Miller, Andrew Campbell
A quorum was present.

Staff Members Present: Nicole Jones and Teri Camery, CBJ Planners

Public Present: Michele Elfers, CBJ Engineering

Meeting Summary

Meeting called to order at 5:18 p.m.

Agenda Items

VAR2011 00027. The Board reviewed VAR2011 00027, a Variance review for new waterline adjacent to Duck Creek near Cessna Drive. Applicant, CBJ.

CBJ Engineering provided an overview of the proposal, alternative sites considered, and minimization/mitigation measures for the proposed development. The new waterline and structure is necessary to allow metering of airport water. Minimization/mitigation measures include minimizing the project footprint, preserving and replacing vegetative mats along the corridor within the setback, and removing invasive knotweed within the project area. Alternative sites outside of the 50' setback of Duck Creek were vetoed by the Airport Manager (whose permission is required for projects on airport property) due to impacts of commercial development of these properties.

The Board concluded that options were available which did not impact that 50' setback and expressed disappointment that the city was not held to a higher standard for avoiding impacts. The Board has consistently opposed development within the 50' setback on private properties. On the proposed site, the Board thought that it might still be possible to avoid impacts in the 50' setback if the communications bank was exposed before excavation work began.

The Board unanimously passed the following motion:

The Board is aware that there are alternatives that would not affect the 50' setback, but those alternatives have unfortunately not been presented as options. Regarding the current proposal, the applicant should initially identify and excavate the existing conduit locations, to determine the most direct route for the water line to minimize or eliminate impacts within the 50' setback. The Board supports knotweed removal within the impacted area of the project and replacement of vegetation within the 50' setback with vegetated mats. The Board strongly opposes development in the 50' setback of Duck Creek and encourages the applicant to make every effort to avoid impacting these areas if possible.

Airport Letter. The Board finalized a draft letter from staff with follow-up comments to the airport consultant and airport manager from the airport site visit held in November.

Pending Permits and Updates

Staff notified the Board that the Airport NE Development project (snow removal facility) will need a new Conditional Use permit but won't go back to the Board unless it's too close to Jordan Creek, since there has been no change in the wetland fill that was previously approved.

The CIAP-Habitat Mapping Project—Juneau Wetlands Management Plan update has been delayed by one year because the grant agreement from state and federal agencies will not be ready in time for aerial imagery to be done this spring. The second phase of wetland methodology work will still happen in summer 2012.

The meeting was adjourned at approximately 7 p.m.