

Beth McKibben

From: George Danner [gd3is@gci.net]
Sent: Wednesday, April 04, 2012 1:25 PM
To: Dale Pernula; Kim Kiefer; 'Michelle and Mark Kaelke'; kimpat@gci.net; Beth McKibben; PC_Comments; 'Luann & Tim Powers'
Cc: 'Patricia OBrien'
Subject: POSTPONE SGE2011-0003 MT Creek pit and crusher

To all,

I am recommending postponing the April 10th SGE2011-0003 gravel permit application for the following reasons;

1. Besides allowing a mining operation on residential property without a zone change, this permit application is.....
2. A controversial proposal that and the neighbors deserve adequate time to review
3. The staff report will not be available until April 6th (see above)
4. Comments submitted after today's deadline end up in the "Blue Folder" and most likely won't get the proper attention by the PC members
5. It looks like CDD has found a "loophole" for a crusher in a D3 residential neighborhood, sweet!
6. Juneau's citizens and neighbors of the proposed project deserve as much time as the applicant has had to get this to the PC. If a lot of people show up to testify there is a chance that their time will be limited, giving unfair advantage to the applicant.
7. Once again! residents have to submit comments before we are even able to read the staff recommendation! Just imagine if the Directors Report gave this permit request a resounding **NO!** We could all be doing better things with our time,
8. Currently the uncertainty of the process combined with a illogical sequence of comments/report submittal does not give us much faith that we will be heard.
9. The on again/off again nature of this application reminds me of another controversial permit application(s) of 2008-09 which did not go well for any of the parties

Thank you for your consideration,

George Danner
1028 Arctic Circle
Juneau AK 99801
789-3435

Beth McKibben

From: George Danner [gd3is@gci.net]
Sent: Wednesday, April 04, 2012 7:15 AM
To: 'Michelle and Mark Kaelke'; Ruth Danner; kimpat@gci.net; Beth McKibben
Cc: 'Patricia OBrien'
Subject: SGE2011-0003 and MT Creek crusher comments for PC

To all and to the Planning Commission Members

Here's how you find what you are looking for in City code:

- go to <http://www.juneau.org/law/codeinterface.htm>
- in the window at the left, scroll down to 49.25
- click on "Article III"
- scroll down until you see a actual table of permissible uses (TPU)
- continue to scroll down into the table until you get to "4.150, rock Crusher"
- you will see 1Q in the column for D3
- at the very bottom of the table you can find the footnotes and Q indicates that a crusher in land zoned D3 ...

"Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise."

I don't see in the application where there is any mention of a public road construction project involved. Also, the applicant is asking for extended hours.

I am particularly concerned about the drainage plan, since we can all see the problem created by drainage through the borrow pit on the east side of Montana Creek Road.

I have not yet found anything in the code or TPU that addresses dumping of stumps or control of the resulting odors from decay and decomposition, but this should be addressed in the staff report.

I am also concerned about noise and dust. Because there is no noise ordinance yet in place, I do not know where to look on the first issue. I would think we would need some kind of base level readings on noise in adjacent neighborhoods now, with an expectation that they will not increase more than X decibels during operations. The 1997 noise study from Coogan does not reflect current conditions and should be redone. Helicopters traffic has increased substantially from then and we also have the rifle and shotgun ranges the current pit noises (including the occasional automatic weapons). On the second, dust is a health issue for the elderly and people with certain lung conditions. How this will be limited and/or mitigated is also a question we would look to the staff report to address.

The effect of increased truck traffic on the already deteriorating Montana Creek road must be considered.

On one side of the debate the shortage of buildable land/affordable housing (D3 in this case) is often heard and here they want to mine some residential land and turn it into a pit.

I also share Michelle's frustration of not being able to review the staff report until the last minute.

4/5/2012

George Danner
 1028 Arctic Circle
 Juneau
 321-0999

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Wednesday, April 04, 2012 6:14 AM
To: 'Ruth Danner'; 'George Danner'; kimpat@gci.net
Cc: 'Patricia OBrien'
Subject: FW: MT Creek crusher

Ruth and Kim,
 Can you assist me in finding someone that would know how to find in the CBJ coding about allowing, or better yet not allowing, the operation of a rock crusher next to a thriving and growing residential zone area? Last fall Beth McKibben said the following and then Coogan pulled the permit application. Once again the rock crusher is in the proposal.

Rock Crusher is not permitted in this zoning district. It can not be allowed by the Planning Commission or the Assembly w/out an amendment to the zoning code. If you want to comment on it you can. But there can not be a crusher.

I emailed Beth last night to respond, but want to explore all avenues and gather as much information as possible.

Thank you
 Michelle Kaelke
 321-2633

-----Original Message-----

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Tuesday, April 03, 2012 8:17 PM
To: 'Beth McKibben'
Subject: FW: MT Creek crusher
 Here**Subject:** RE: MT Creek crusher

Can you clarify your statement about the crusher? Is the uncertainty based on CBJ staff now allowing a crusher or Coogan withdrawing the crusher?

In previous emails you stated the use of a crusher would not be allowed in this area.

Please keep me posted on activity of Coogan's proposal.

Thank you.
 Michelle

-----Original Message-----

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]
Sent: Wednesday, November 16, 2011 10:58 AM
To: 'Michelle and Mark Kaelke'
Subject: RE: MT Creek crusher

4/5/2012

Michelle

The Coogan sand & Gravel permit has been pulled from the Nov 22 agenda. We don't yet know when the hearing will be held.

There is a possibility that the application may include the crusher...but at this moment that is undecided.

Please share this information w/the neighborhood.

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [<mailto:flyfish@ak.net>]
Sent: Tuesday, November 15, 2011 6:04 PM
To: Beth McKibben
Subject: RE: MT Creek crusher

Thank you for this positive news.

Please confirm the meeting will be on Tuesday at 7pm.

Thanks,
Michelle

-----Original Message-----

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]
Sent: Tuesday, November 15, 2011 9:06 AM
To: 'Michelle and Mark Kaelke'
Subject: RE: MT Creek crusher

Michelle

The case will be decided by the Planning Commission -not the assembly.

Rock Crusher is not permitted in this zoning district. It can not be allowed by the Planning Commission or the Assembly w/out an amendment to the zoning code. If you want to comment on it you can. But there can not be a crusher.

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [<mailto:flyfish@ak.net>]
Sent: Tuesday, November 15, 2011 5:47 AM
To: Beth McKibben
Subject: MT Creek crusher

Beth,
 In rereading the application, the crusher seems to be an integral component of their operating proposal. While you state below that your report will not address a crusher, is it still possible that the use of a crusher could be allowed by the Assembly? Basically, is this something we should be commenting on?

Thanks Michelle

-----Original Message-----

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]
Sent: Monday, November 14, 2011 8:34 AM
To: 'Michelle and Mark Kaelke'
Subject: RE: Meeting changed already: Montana Creek gravel extraction proposal-public meeting

Michelle

Please note the application materials include a "possible" crusher. Rock crushing is not permitted in this zoning district. The applicant has been informed of this. The staff report will not address a crusher.

Beth McKibben, AICP
 Senior Planner, CDD
 City & Borough of Juneau
 (907)586-0465 phone
 (907)5863365 FAX



Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [<mailto:flyfish@ak.net>]
Sent: Sunday, November 13, 2011 10:32 PM
To: Beth McKibben
Cc: FLYFISH@ak.net
Subject: FW: Meeting changed already: Montana Creek gravel extraction proposal-public meeting

Beth,
 Has Coogan changed their original plans from July?
 See my summary (highlighted below) and let me know if anything has changed or incorrect.

If there are no corrections/changes I'll resend to the neighborhood.
 Thanks Michelle

-----Original Message-----

From: Michelle and Mark Kaelke [<mailto:flyfish@ak.net>]
Sent: Thursday, July 07, 2011 2:37 PM
To: 'Michelle and Mark Kaelke'

Cc: Beth_McKibben@ci.juneau.ak.us

Subject: Meeting changed already: Montana Creek gravel extraction proposal-public meeting

There will NOT be a public meeting on July 12th. It is possibly rescheduled for July 26th, and I will keep you posted once confirmed. See email exchange below.

Now that there is more time, I encourage you to send in your comments to Beth McKibben asap so that your comments can be printed in the Planning Commission's report before the meeting.

Michelle

-----Original Message-----

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]

Sent: Wednesday, July 06, 2011 2:41 PM

To: 'flyfish@ak.net'

Subject: RE: Resending FW: Montana Creek gravel extraction proposal-public meeting

Yes please do send comments sooner than later.

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

From: flyfish@ak.net [<mailto:flyfish@ak.net>]

Sent: Wednesday, July 06, 2011 2:39 PM

To: Beth McKibben

Subject: RE: Resending FW: Montana Creek gravel extraction proposal-public meeting

Thanks,

Please keep me posted. Also, can we now submit comments and have them included in the packet?

Michelle

On Wed, Jul 6, 2011 at 2:27 PM , Beth McKibben wrote:

Michelle

This permit will NOT be heard on July 12. It will likely be heard July 26th. I will let you know when I know for sure when the hearing will be. Please share this information.

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX

P Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [<mailto:flyfish@ak.net>]
Sent: Tuesday, July 05, 2011 7:54 PM
To: 'Michelle and Mark Kaelke'
Cc: Beth McKibben
Subject: Resending FW: Montana Creek gravel extraction proposal-public meeting

In sending this message with attachments, I see that it is too large for some email accounts. I have removed the attachments from this email. Please contact Beth McKibben at CBJ if you have any specific questions. 586-0465

Michelle Kaelke

-----Original Message-----

From: Michelle and Mark Kaelke [<mailto:flyfish@ak.net>]
Sent: Tuesday, July 05, 2011 7:44 PM
To: 'Michelle and Mark Kaelke'
Cc: 'Beth_McKibben@ci.juneau.ak.us'
Subject: Montana Creek gravel extraction proposal-public meeting

CBJ will hold a public meeting for the conditional use application for sand and gravel extraction by Coogan General LLC on the 17 acres at the left side of Y intersection of Montana Creek Road and Skaters Cabin.

July 12 th 7pm at Assembly Chambers

Comments are welcome. Comments received by tomorrow July 6 th will be included in the packet. Comments received after will be provided to the Planning Commission at the public meeting. I apologize for the late notice, however, I requested information last week and received it today. I encourage you to still comment if you are interested. Please send comments to: Beth_McKibben@ci.juneau.ak.us

Attached you'll find a 21 page project description. After a quick review here is a summary that I've *quickly* put together. I encourage you to read it yourself. Coogan's sand and gravel permit expired in 2008. Request is for a 10 year conditional use permit 2011-2021. The extraction site has a crusher. Proposed hours of operation is Monday thru Saturday 7am -6pm. Blasting to be done during daylight hours only. Traffic will include trucks hauling material. No significant increase is stated. A sound level measurement was conducted years ago: June 10-11 1997. Noise ranged from 40-75 dBa (Skaters Cabin Road, Artic Circle, Slim Williams). There is drainage, water quality protection, and restoration language included.

I will not be able to attend the meeting next week, so if you attend please send me a summary and I'll send out to the neighborhood.

Thanks

Michelle Kaelke

-----Original Message-----

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]
Sent: Tuesday, July 05, 2011 8:20 AM
To: 'Michelle and Mark Kaelke'
Subject: RE: Montana Creek gravel extraction proposal

Michelle

I've attached the application materials. Please let me know if you have any more questions.

Beth McKibben, AICP
beth_mckibben@ci.juneau.ak.us

Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [<mailto:flyfish@ak.net>]
Sent: Thursday, June 30, 2011 6:46 PM
To: Beth McKibben
Subject: Montana Creek gravel extraction proposal

Beth,
Can you provide me a summary of information regarding the conditional use application for gravel extraction by Coogan off of Montana Creek Road .

I'm the neighborhood rep and would like to send out some information.

Thanks,
Michelle Kaelke
9723 Trappers Lane
321-2633 cell

Beth McKibben

From: flyfish@ak.net
Sent: Thursday, April 05, 2012 10:22 AM
To: Beth McKibben; flyfish@ak.net
Subject: Montana Creek gravel pit

Planning Commission Members:

I would appreciate if the Planning Commission allow more time for the public to comment. If you can delay your hearing or at least delay your decision, this will be greatly appreciated. I am the neighborhood rep and am still trying to get this information to our neighbors and Community Garden members.

I would also like to add the following comments after discovering new information yesterday about the City Code.

Rock Crusher:

I strongly object to proposed use of a rock crusher (very noisy heavy equipment) next to populated residential property—we currently have about 300 homes in this area. Our neighborhood was originally a rural urban D1 area, however over the past 15 years it has been rezoned D3 and is one of the few growing residential areas in Juneau. There are two more housing phases planned for this area (Bicknell and Glacier Lands), which could add another 150 homes.

There is city code that specifically discusses rock crushers. When I read this code, use of a rock crusher is not allowed to be permitted nor compatible in our D3 residential neighborhood.

According to the City Code 49.25 Art III, 4.150 The allowable use of a rock crusher in land zoned D3 residential "Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise."

However, I was informed by Beth McKibben that it has been determined by the Director of Community Development to allow the use of a crusher under the more generic language: 49.65.200 Extraction permit required.

(a) The use of property for the excavation, removal or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials, may be authorized in any district only under a conditional use permit issued by the Commission under the procedures set forth in chapter 49.15, article III, as modified by this article. (Emphasis Added)

This is unacceptable and possibly illegal for the City to use this generic language when specific City Code has been written to address the use of rock crushers in residential areas. This is the reason why the permit application was pulled last fall because the operation of a rock crusher is not allowed in a D3 area. However, the Director has decided to ignore the specific city code in order to appease Coogan Construction.

Long hours of operation

this is a residential area and the hours of operation should be limited to Monday - Friday 8-5. Operating on Saturdays is unacceptable for our neighbors along with those enjoying the Community Garden next door and all of those Juneau residents who recreate at Mendenhall lake and campground.

Inadequate water drainage plans

The proposal only plans to build a ditch to the SW corner to divert water, which will eventually flow into Montana Creek. This seems extremely inadequate. I encourage the City to require a water drainage treatment and monitoring plan. Prevention of allowing petroleum products, heavy metals and disturbed water from entering Montana Creek and

impacting that highly valued community fishery is necessary.

If this problem can be avoided on the Coogan's gravel pit, Drainage and water treatment are necessary for projects that have impacts to other water bodies.

No long term reclamation plan--Overburden (stumps) and organic material Our neighborhood has been dealing with the obnoxious rotting egg smell from the gravel pit at Glacier Lands for the past several years. We have been informed that when the water level falls in the winter and exposing the rotting stumps and organic material dumped into the pit over the years, it releases a foul sulfur odor. This situation needs to be avoided at Coogan's gravel pit. Stumps should not be allowed to be stockpiled and then dumped in the pit. What is the long term reclamation plan? I encourage you to be proactive and plan for the future of this gravel pit and the surrounding uses.

Traffic

I disagree that there will be no significant impact to Montana Creek road and traffic. Again this is a residential area with kids on bikes and a lot of general traffic, which do not mix well with large hauling trucks.

Thank you,
Michelle Kaelke
9723 Trappers Lane
Juneau 99801
789-5550

Beth McKibben

From: flyfish@ak.net
Sent: Wednesday, April 04, 2012 4:14 PM
To: PC_Comments; Beth McKibben; flyfish@ak.net
Subject: FW: RE: MT Creek crusher

As the neighborhood rep for the West Mendenhall Valley Neighborhood Association, I am requesting that the pubic meeting be scheduled at a later date. I am getting several emails from concerned neighbors and we are possibly going to hold a neighborhood meeting and request more time.

This is a big project for our residential area of around 300 houses--1000 people.

Please do not rush this decision.

Michelle Kaelke

----- Begin forwarded message -----
Subject: RE: MT Creek crusher
Date: 4/4/12 10:24:19 AM
From: flyfish@ak.net
To: "Beth McKibben" , flyfish@ak.net, gd3is@gci.net

Beth,
 You state below It has been determined.... Who "determined" that a crusher is an allowable use next to a D3 residential area?

According to the City Code 49.25 Art III, 4.150
 the allowable use of a rock crusher in land zoned D3
 "Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise."

The project description does not mention the rock crusher's need for road construction, nor does the project seem to be producing crushed rock for "on-site" use, rather they plan to sell it.

The City Code has very specific language--"49.25, Article III, 4.150 rock Crusher". Being there is definite language that addresses this specific type of equipment use, why would the CBJ use the 49.65.200 generic language of processing materials? What is the purpose of the rock Crusher City Code language if it is ignored? There is historic and logical reasoning behind not allowing rock crushers in D3 residential areas. They are not compatible!

If the City wants to use 49.65.200, then you should first remove your 4.150 rock crusher language.

4/5/2012

Beth McKibben

From: flyfish@ak.net
Sent: Wednesday, April 04, 2012 10:24 AM
To: Beth McKibben; flyfish@ak.net; gd3is@gci.net
Subject: RE: MT Creek crusher

Beth,
You state below It has been determined.... Who "determined" that a crusher is an allowable use next to a D3 residential area?

According to the City Code 49.25 Art III, 4.150 the allowable use of a rock crusher in land zoned D3 "Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise."

The project description does not mention the rock crusher's need for road construction, nor does the project seem to be producing crushed rock for "on-site" use, rather they plan to sell it.

The City Code has very specific language--"49.25, Article III, 4.150 rock Crusher". Being there is definite language that addresses this specific type of equipment use, why would the CBJ use the 49.65.200 generic language of processing materials? What is the purpose of the rock Crusher City Code language if it is ignored? There is historic and logical reasoning behind not allowing rock crushers in D3 residential areas. They are not compatible!

If the City wants to use 49.65.200, then you should first remove your 4.150 rock crusher language.

Please include this email in the Planning Commission's packet.

I look forward to your response.

Michelle Kaelke
9723 Trappers Lane
Juneau 99801
789-5550

On Wed, Apr 4, 2012 at 8:32 AM , Beth McKibben wrote:

Michelle

The proposal includes a crusher. It has been determined that crushing on site of materials excavated on site is processing of materials.

A stand alone crusher w/out excavation or when materials are brought to the crusher from off site would not be allowed.

4/5/2012

49.65.200 Extraction permit required.

(a) The use of property for the excavation, removal or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials, may be authorized in any district only under a conditional use permit issued by the Commission under the procedures set forth in chapter 49.15, article III, as modified by this article. (Emphasis Added)

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX

P Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Tuesday, April 03, 2012 8:17 PM
To: Beth McKibben
Subject: FW: MT Creek crusher

I'm resending this email as I don't recall your response of CBJ allowing the operation of a crusher near a residential area.

Thanks,
Michelle

-----Original Message-----

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Wednesday, November 16, 2011 6:29 PM
To: 'Beth McKibben'
Cc: flyfish@ak.net
Subject: RE: MT Creek crusher

Can you clarify your statement about the crusher? Is the uncertainty based on CBJ staff now allowing a crusher or Coogen withdrawing the crusher?

In previous emails you stated the use of a crusher would not be allowed in this area.

Please keep me posted on activity of Coogan's proposal.

Thank you.
Michelle

-----Original Message-----

From: Beth McKibben [mailto: Beth_McKibben@ci.juneau.ak.us]
Sent: Wednesday, November 16, 2011 10:58 AM
To: 'Michelle and Mark Kaelke'
Subject: RE: MT Creek crusher

Michelle

4/5/2012

The Coogan sand & Gravel permit has been pulled from the Nov 22 agenda. We don't yet know when the hearing will be held.

There is a possibility that the application may include the crusher...but at this moment that is undecided.

Please share this information w/the neighborhood.

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Tuesday, November 15, 2011 6:04 PM
To: Beth McKibben
Subject: RE: MT Creek crusher
Thank you for this positive news.

Please confirm the meeting will be on Tuesday at 7pm .
Thanks,
Michelle

-----Original Message-----

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]
Sent: Tuesday, November 15, 2011 9:06 AM
To: 'Michelle and Mark Kaelke'
Subject: RE: MT Creek crusher

Michelle

The case will be decided by the Planning Commission -not the assembly.

Rock Crusher is not permitted in this zoning district. It can not be allowed by the Planning Commission or the Assembly w/out an amendment to the zoning code. If you want to comment on it you can. But there can not be a crusher.

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Tuesday, November 15, 2011 5:47 AM
To: Beth McKibben
Subject: MT Creek crusher

Beth,

In rereading the application, the crusher seems to be an integral component of their operating proposal. While you state below that your report will not address a crusher, is it still possible that the use of a crusher could be allowed by the Assembly? Basically, is this something we should be commenting on?

Thanks Michelle

-----Original Message-----

From: Beth McKibben [mailto: Beth_McKibben@ci.juneau.ak.us]
Sent: Monday, November 14, 2011 8:34 AM
To: 'Michelle and Mark Kaelke'
Subject: RE: Meeting changed already: Montana Creek gravel extraction proposal-public meeting

Michelle

Please note the application materials include a "possible" crusher. Rock crushing is not permitted in this zoning district. The applicant has been informed of this. The staff report will not address a crusher.

Beth McKibben, AICP
 Senior Planner, CDD
 City & Borough of Juneau
 (907)586-0465 phone
 (907)5863365 FAX



Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Sunday, November 13, 2011 10:32 PM
To: Beth McKibben
Cc: FLYFISH@ak.net
Subject: FW: Meeting changed already: Montana Creek gravel extraction proposal-public meeting

Beth,
 Has Coogan changed their original plans from July?
 See my summary (highlighted below) and let me know if anything has changed or incorrect.

If there are no corrections/changes I'll resend to the neighborhood.
 Thanks Michelle

-----Original Message-----

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Thursday, July 07, 2011 2:37 PM
To: 'Michelle and Mark Kaelke'
Cc: Beth_McKibben@ci.juneau.ak.us
Subject: Meeting changed already: Montana Creek gravel extraction proposal-public meeting

There will NOT be a public meeting on July 12 th . It is possibly rescheduled for July 26 th , and I will keep you posted once confirmed. See email exchange below.

Now that there is more time, I encourage you to send in your comments to Beth McKibben asap so that your comments can be printed in the Planning Commission's report before the meeting.

Michelle

-----Original Message-----

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]

Sent: Wednesday, July 06, 2011 2:41 PM

To: 'flyfish@ak.net'

Subject: RE: Resending FW: Montana Creek gravel extraction proposal-public meeting

Yes please do send comments sooner than later.

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

From: flyfish@ak.net [mailto:flyfish@ak.net]

Sent: Wednesday, July 06, 2011 2:39 PM

To: Beth McKibben

Subject: RE: Resending FW: Montana Creek gravel extraction proposal-public meeting

Thanks,

Please keep me posted. Also, can we now submit comments and have them included in the packet?

Michelle

On Wed, Jul 6, 2011 at 2:27 PM , Beth McKibben wrote:

Michelle

This permit will NOT be heard on July 12. It will likely be heard July 26th. I will let you know when I know for sure when the hearing will be. Please share this information.

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX

P Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Tuesday, July 05, 2011 7:54 PM
To: 'Michelle and Mark Kaelke'
Cc: Beth McKibben
Subject: Resending FW: Montana Creek gravel extraction proposal-public meeting

In sending this message with attachments, I see that it is too large for some email accounts. I have removed the attachments from this email. Please contact Beth McKibben at CBJ if you have any specific questions. 586-0465

Michelle Kaelke

-----Original Message-----

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]
Sent: Tuesday, July 05, 2011 7:44 PM
To: 'Michelle and Mark Kaelke'
Cc: 'Beth_McKibben@ci.juneau.ak.us'
Subject: Montana Creek gravel extraction proposal-public meeting

CBJ will hold a public meeting for the conditional use application for sand and gravel extraction by Coogan General LLC on the 17 acres at the left side of Y intersection of Montana Creek Road and Skaters Cabin.

July 12 th 7pm at Assembly Chambers

Comments are welcome. Comments received by tomorrow July 6 th will be included in the packet. Comments received after will be provided to the Planning Commission at the public meeting. I apologize for the late notice, however, I requested information last week and received it today. I encourage you to still comment if you are interested.

Please send comments to: Beth_McKibben@ci.juneau.ak.us

Attached you'll find a 21 page project description. After a quick review here is a summary that I've *quickly* put together. I encourage you to read it yourself.
 Coogan's sand and gravel permit expired in 2008.
 Request is for a 10 year conditional use permit 2011-2021
 The extraction site has a crusher.
 Proposed hours of operation is Monday thru Saturday 7am -6pm
 Blasting to be done during daylight hours only
 Traffic will include trucks hauling material. No significant increase is stated
 A sound level measurement was conducted years ago: June 10-11 1997 Noise ranged from 40-75 dBa
 (Skaters Cabin Road , Artic Circle , Slim Williams)
 There is drainage, water quality protection, and restoration language included

I will not be able to attend the meeting next week, so if you attend please send me a summary and I'll send out to the neighborhood.

Thanks
 Michelle Kaelke

-----Original Message-----

From: Beth McKibben [mailto: Beth_McKibben@ci.juneau.ak.us]
Sent: Tuesday, July 05, 2011 8:20 AM

4/5/2012

To: 'Michelle and Mark Kaelke'

Subject: RE: Montana Creek gravel extraction proposal

Michelle

I've attached the application materials. Please let me know if you have any more questions.

Beth McKibben, AICP

beth_mckibben@ci.juneau.ak.us

Senior Planner, CDD

City & Borough of Juneau

(907)586-0465 phone

(907)5863365 FAX



Please consider the environment before printing this email.

From: Michelle and Mark Kaelke [mailto:flyfish@ak.net]

Sent: Thursday, June 30, 2011 6:46 PM

To: Beth McKibben

Subject: Montana Creek gravel extraction proposal

Beth,

Can you provide me a summary of information regarding the conditional use application for gravel extraction by Coogan off of Montana Creek Road .

I'm the neighborhood rep and would like to send out some information.

Thanks,

Michelle Kaelke

9723 Trappers Lane

321-2633 cell

Beth McKibben

From: Rich & Peggy Mattson [rpcmattson@gci.net]
Sent: Tuesday, April 03, 2012 9:49 PM
To: Beth McKibben
Subject: concerns for West Mendenhall Neighborhood/Gravel Pit proposal

I agree with the concerns presented by Michelle and Mark Kaelke and our neighborhood association.

The dump trucks that go to Glacier Lands and Coogan's are already going faster than the 30 MPH speed limit and in their hurry roll through the stop sign. I've seen it daily when I walk my dog on the bike path.

The truck traffic will increase and in the summer months with the tour bus traffic there is an impact.

I would like the noise level concerns addressed.

I would also prefer the 5 year proposal with conditional renewal.

Thanks
Peggy Mattson
1027 Arctic Circle

Beth McKibben

From: Patricia OBrien [patriciaobrien@gci.net]
Sent: Tuesday, November 22, 2011 10:17 AM
To: Beth McKibben
Subject: Coogan Gravel Rock Pit 5611 Montana Creek Road - cancelled Public Hearing

Hello Beth,

I received the notice that this Public hearing has been cancelled but I figure it will just come up again.

I have lived just off Montana Creek Road for more than 30 years and have watched the area dramatically change from very rural with large lot sizes to a favored place to build, resulting in much higher density lot sizes and four or five large housing developments being added that empty onto Montana Creek Road, so I wish to wholeheartedly support the e-mail from Michelle Kaelke on behalf of the neighborhood in that a gravel pit is simply no longer appropriate for this area.

One particular concern is the large dump trucks. I read somewhere that DOT doesn't consider the road of high use and Coogan expressed the idea that the bike path would take care of foot traffic, so 30 miles per hour for those oversized dump trucks was okay. For years I have adapted to watching for them and waiting, because they can't stop quickly. Foot traffic, dog walking and bikes (including regular tourism biking) occurs on that path. Those large trucks don't belong in this neighborhood, let alone traveling at 30 miles per hour.

If you decide to go ahead, I don't understand why a rock crusher would even be considered. The noise can't be adequately muted and the hours proposed are unacceptable. It is a popular area also for recreation. Crushing noise would ruin the outdoor experience at the nearby campground and Mendenhall Recreation Area.

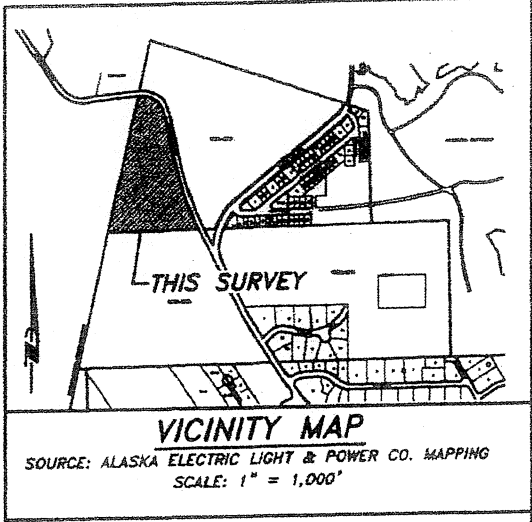
In short my recommendation is to cease allowing gravel pits in this area.

Pat

Patricia OBrien
(907) 789-9405
PO Box 35451
Juneau, Alaska 99803-5451

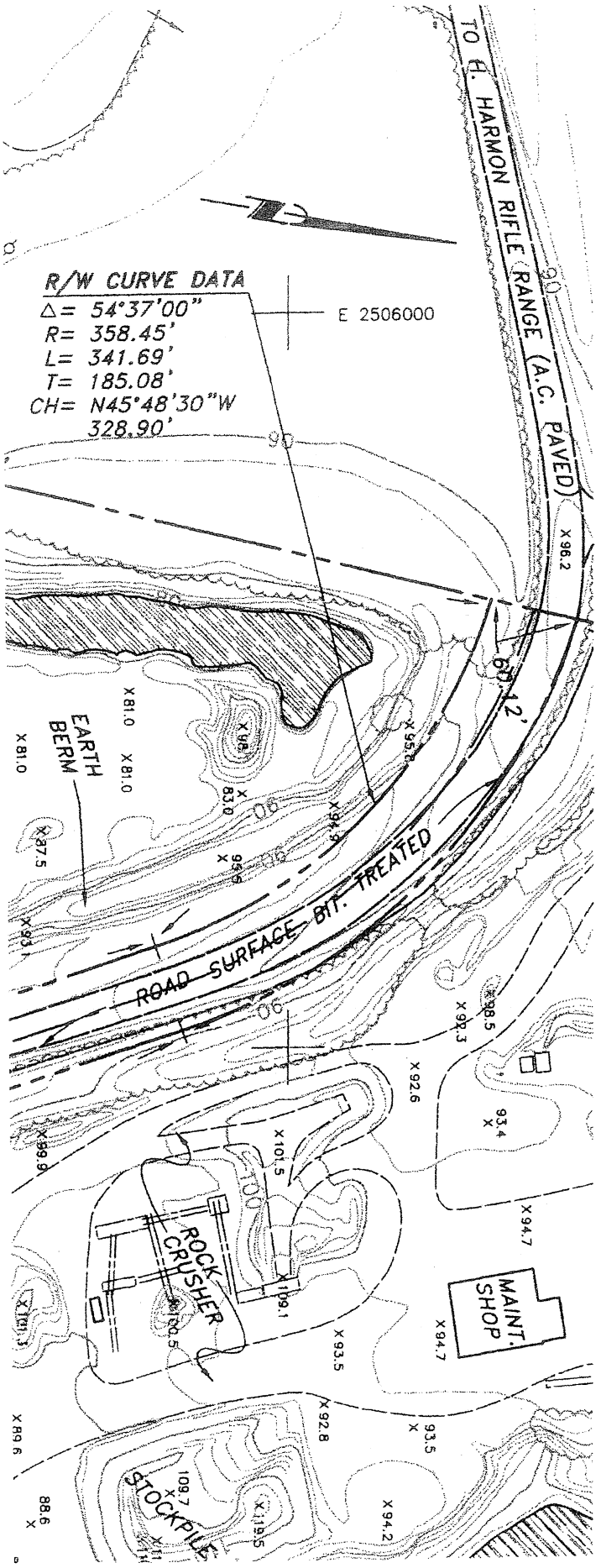
11/22/2011

ATTACHMENT N



R/W CURVE DATA
 $\Delta = 54^{\circ}37'00''$
 $R = 358.45'$
 $L = 341.69'$
 $T = 185.08'$
 $CH = N45^{\circ}48'30''W$
 $328.90'$

E 2506000



GENERAL NOTES

1. THE BASIS OF HORIZONTAL & VERTICAL PHOTOGRAMETRIC GROUND CONTROL UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN RECOVERED U.S.G.S CONTROL FIRST ORDER CONTROL MONUMENTS "EDDIE" & "NOAA-2210" HAVING A RECORD ALASKA STATE PLANE, ZONE 1 (N.A.D.1927) BEARING OF S 54°59'00"E. THE TRUE BEARING OF SAID LINE IS S 55°40'15"E.
2. THE MEAN CONVERGENCE ANGLE FOR CONVERSION FROM A.S.P.C., ZONE 1 (N.A.D.1927) TO TRUE BEARINGS IS 0°46'50" AT MID POINT OF THE PROJECT BASIS IS OF BEARING LINE. THE SCALE FACTOR FOR CONVERSION TO GRID DISTANCES IS 0.999931966.
3. THIS MAP WAS PRODUCED FROM AERIAL PHOTOGRAPHY TAKEN ON JULY 26, 1997 BY R&M. THE AERIAL CAMERA USED WAS A U.S.G.S. CERTIFIED WLD RCB WITH A FOCAL LENGTH OF 6". THE FLIGHT ALTITUDE WAS 3000' A.G.L.
4. ALL GROUND CONTROL SURVEYS WAS BY G.P.S. METHODS IN JULY, 1997.
5. ALL SURVEY COURSES SHOWN ON THIS PLAT REFLECT THE RECORD TRUE GEODETIC BEARINGS AND DISTANCES, UNLESS NOTED OTHERWISE.
6. ONLY TRUE BLM BEARINGS OR THOSE RECORD BEARINGS BY OTHERS ARE SHOWN. THIS MAP DOES NOT REPRESENT A BOUNDARY RETRACEMENT SURVEY. ALL BEARINGS ARE ROUNDED TO THE NEAREST 0°00'15" OF ARC.

ATTACHMENT O

TOPOGRAPHIC MAP
 OF
LOT 1,
GLACIER LANDS SUBDIVISION
 WITHIN U.S. SURVEY NO. 2079



Image Date: June 2006

This is not a survey. Property lines are approximate.

Beth McKibben

From: Ron King
Sent: Thursday, July 07, 2011 11:14 AM
To: Beth McKibben; Charlie Ford; 'Fred Thorsteinson, DOT'; 'Epstein, David B (DOT)'; 'Timothy, Jackie L (DFG)'; Heather Marlow; 'Steve Brockmann, US Fish & Wildlife'; Dan Jager; Brent Fischer; Ed Foster; 'neil.barten@alaska.gov'; 'mmarshall01@fs.fed.us'; 'Weitz, Jill M (DEC)'
Subject: RE: Review Requests USE 2011-00012 Gravel Extraction

Beth, comments related to use permit are listed below: The use of this land and the plan submitted I find favorable, however more information is needed for review prior to approval.

Stockpile areas, equipment storage, maintenance building and processing areas need to be shown.

Final site elevations shall be delineated.

Label the existing topographic lines at the edge of the property along the west and southerly boundary. Elevations are not clear.

The location of drainage ditches, swales and vegetated berms that will constructed and remain as stormwater quality control shall be shown on the restoration plan. The use of hay bales is not acceptable as a stormwater quality method. Rock check dams and filter fabric are required. The plan shall also detail the inspection and maintenance of the stormwater control devices.

Site plan states the right of way is not dedicated. The Right of Way was dedicated per plat 2003-27 as Montana Creek Road. A plan shall be submitted that shows how the site access will be reconstructed to prevent mud, sediment laden water and other debris from truck traffic entering the right of way, including roadside ditches.

An approved SWPPP is required prior to any construction.

Ron King
 General Engineering

From: Beth McKibben
Sent: Wednesday, July 06, 2011 4:08 PM
To: Ron King; Charlie Ford; 'Fred Thorsteinson, DOT'; 'Epstein, David B (DOT)'; 'Timothy, Jackie L (DFG)'; Heather Marlow; 'Steve Brockmann, US Fish & Wildlife'; Dan Jager; Brent Fischer; Ed Foster; 'neil.barten@alaska.gov'; 'mmarshall01@fs.fed.us'
Subject: Review Requests USE 2011-00012 Gravel Extraction

Glacier Lands Lot 1, 5611 Montana Creek Rd
 4-B29-0-115-004-0

Applicant proposes sand and gravel extraction operation

Please provide any comments you may have by July 20.

Beth McKibben, AICP
 Senior Planner, CDD
 City & Borough of Juneau
 (907)586-0465 phone
 (907)5863365 FAX



Please consider the environment before printing this email.

Beth McKibben

From: Ron King
Sent: Thursday, October 20, 2011 3:08 PM
To: Beth McKibben
Subject: RE: Review requested SGE 2011 0003

Beth, it appears Lloyd has addressed my original concerns. DIG IT!

From: Beth McKibben
Sent: Thursday, October 20, 2011 2:40 PM
To: 'ryan.scott@alaska.gov'; 'brock.tabor@alaska.gov'; Brent Fischer; 'jill.weitz@alaska.gov'; 'Epstein, David B (DOT)'; 'Fred Thorsteinson, DOT'; Charlie Ford; 'Timothy, Jackie L (DFG)'; Ron King; Heather Marlow; Ed Foster; Dan Jager
Subject: Review requested SGE 2011 0003

Please review the attached information and return any comments you may have by the end of the day October 28.

Please note this is a revised application w/additional information requested. The case number has changed as well...it was previously sent out for review as USE 2011 0012.

The request is for sand and gravel extraction off Montana Creek Road.

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

Attachment B

Radio Shack Sound Level Meter, Data recordings by Barbara Sheinberg

The meter has a 20 decibel range (so '70' records from 60 to 80 decibels and if below 60 it shows "L") The meter weighting was set at A (human voices) as opposed to C (musical tones)

LOCATION	DATE & TIME	SETTING ON METER	TYPE OF READING (and data)	PIT EQUIPMENT GOING	NOTES
1008 Arctic	8/27/2007 16:30	70	readings every 2 seconds	dragline/sourman going, front end loader and yarder, trucks	
<i>ave is less than 60 d</i>			L		
			61		
			63		
			L		
			L		
			L		
			67		
			61		
			61		
			L		
			61		
			L		
			L		
			L		
			L		
			60		
			L		
			60		
			L		
			L		
			L		
			62		
			L		
			L		
			L		
			L		
			L		
			L		

ATTACHMENT R

RECEIVED
SEP 05 2007

Attachment B

LOCATION	DATE & TIME	SETTING ON METER	TYPE OF READING (and data)	PIT EQUIPMENT GOING	NOTES
			L		
			L		
			61		
			L		
			61		
			L		
			60		
			L		
			61		
			62		
			69		
			71		car on road behind me
			71		car on road behind me
			70		car on road behind me
			61		car on road behind me
1003 Arctic	8/27/2007 16:35	70		dragline/sourman going, front end loader and yarder, trucks	
			L-61 for ~ 10 seconds		kids yelling as cut through woods
<i>aves approx 60, 62, L than 60; not really pit noise being captured</i>			63-61 readings for ~ 10 seconds		car passes on Skaters Cabin Rd
			63		car passes in front of me
			L ~ 10 seconds		
stop sign at Arctic & Skaters Cabin, facing pit	8/27/2007 approx. 16:35	70	L	dragline/sourman going, front end loader and yarder, trucks	
			61		jogger goes by me
			61		
<i>ave for 16 sec is 61</i>			62		
			63		
			61		
			62		

RECEIVED
 SEP 05 2007
 PERMIT CENTER / 000

Attachment B

LOCATION	DATE & TIME	SETTING ON METER	TYPE OF READING (and data)	PIT EQUIPMENT GOING	NOTES
			60		
			61		
in pit directly, facing sourman	8/27/2007 16:45	70		dragline/sourman going, front end loader and yarder, trucks	
			78		truck going by, I am ~ 35 feet from it
			72	73.5	truck going by, I am ~ 35 feet from it
			73		truck going by, I am ~ 35 feet from it
			71		truck going by, I am ~ 35 feet from it
			L		truck gone, pit noise
			60		
			65		
			64	62.76923077	
			66		
			67		
			62		
			61		
			63		
			65		
			64		
			61		
			L		
			61-62 and L for ~ 10 seconds		
ave 61.5			62-64 for ~ 5 seconds		video tape it
ave 63					
ave for 16 sec (assume L is 58) is 61			64		
			63		
			62		
			61		
			63		
			L		
			L		
			L		

RECEIVED
 SEP 05 2007
 PIT CENTER / CND

Attachment B

LOCATION	DATE & TIME	SETTING ON METER	TYPE OF READING (and data)	PIT EQUIPMENT GOING	NOTES
1108 Slim Williams	8/28/2007 7:45	70	30 second MA,MI, AV	pit not working yet	
			70	Max	
			L	Min	
			L	Ave	
			62	Max	
			L	Min	
			L	Ave	
1108 Slim Williams	8/28/2007 7:55	70	30 second MA,MI, AV	water pump, wash plant, cone crusher, 980 loader, trucks	
			L	max	
			L	min	
			L	ave	
1108 Slim Williams		70	30 second MA,MI, AV	water pump, wash plant, cone crusher, 980 loader, trucks	
			61	max	
			L	min	
			L	ave	
1108 Slim Williams		70	every 2 sec	water pump, wash plant, cone crusher, 980 loader, trucks	
			64	car passes me	
			65	car passes me	
<i>ave when car passes is 65</i>			61	car passes me	
			64	car passes me	
			69	car passes me	

RECEIVED
 SEP 05 2007
 PERMIT CENTER / CDI

Attachment B

LOCATION	DATE & TIME	SETTING ON METER	TYPE OF READING (and data)	PIT EQUIPMENT GOING	NOTES
1005 Arctic	8/28/2007 ~8:00 AM	60	30 second MA,MI, AV	water pump, wash plant, cone crusher, 980 loader, trucks	
			54	max	
			L	min	
			L	ave	
walk along SC by campground entrance	8/28/2007 ~8:15 AM	60	30 second MA,MI, AV	water pump, wash plant, cone crusher, 980 loader, trucks	
			57	max	
			L	min	
			L	ave	
on top of berm in E corner of property, facing equip	8/28/2007 8:20	60	30 second MA,MI, AV	water pump, wash plant, cone crusher, 980 loader, trucks	
			67	max	
			L	min	
			L	ave	
			65	max	
			54	min	
			58	ave	
			62	max	
			54	min	
			57	ave	
			58	max	
			52	min	
54	ave				

RECEIVED
 SEP 05 2007
 PERMIT CENTER / CDD

Attachment B

LOCATION	DATE & TIME	SETTING ON METER	TYPE OF READING (and data)	PIT EQUIPMENT GOING	NOTES
SK Road, directly opposite discharge	8/28/2007 ~ 8:45 AM	60	30 second MA,MI, AV	water pump, wash plant, cone crusher, 980 loader, trucks	
			66	max	
			L	min	
			L	ave	
SK Road, directly opposite discharge	8/28/2007 ~ 8:45 AM	60	2 sec	water pump, wash plant, cone crusher, 980 loader, trucks	
			L for ~ 10 sec		
			50		birds chirping next to me
			55		birds chirping next to me
			59		birds chirping next to me
1008 Arctic	8/30/2007 6:58	60	30 sec MI,MA, AV		
			ave: 56	pit not operating yet	
1008 Arctic	8/30/2007 between 7 and 7:10 am	70	68	max	
			L	min	
			L	ave	
1008 Arctic	8/30/2007 between 7 and 7:10 am	70		pit not operating yet (a few discrete starting noises, not while recording, but no machinery going)	
			78	max	school bus passes on road and creates loud readings
			L	min	
			64	ave	

RECEIVED
 SEP 05 2007
 PERMIT CENTER / CDD

Attachment B

LOCATION	DATE & TIME	SETTING ON METER	TYPE OF READING (and data)	PIT EQUIPMENT GOING	NOTES
1008 Arctic	8/30/2007 between 7 and 7:10 am			pit not operating yet (a few discrete starting noises, not while recording, but no machinery going)	
		70	72	max	
			L	min	
			L	ave	
1008 Arctic	8/30/2007 7:10	60		pit not operating yet (a few discrete starting noises, not while recording, but no machinery going)	
			68	max	
			56	min	
			L	ave	
1108 Slim Williams	8/30/2007 7:20	70		pit operating now	
			64	max	
			L	min	
			L	ave	

RECEIVED
 SEP 05 2007
 PERMIT CENTER / CDD

Home > Health Info > Resources for Educators > Interactive Sound Ruler > Text Only Version

Sound Ruler, Text-only Version

You may also view the interactive Flash version.

Every day we hear a variety of sounds. Sounds that are too loud, or loud sounds over a long time, can damage your hearing.

The loudness of sounds is measured in decibels (dB). Learn the decibel levels for different sounds and know which noises can cause damage to your hearing.





Protect your ears when you are involved in a loud activity.

How loud is too loud?

Decibel level	What we hear
10 dB	Normal breathing
20 dB	Rustling leaves, mosquito
30 dB	Whisper
40 dB	Stream, refrigerator humming
50-60 dB	Quiet office
50-65 dB	Normal conversation
60-65 dB	Laughter
70 dB	Vacuum cleaner, hair dryer
75 dB	Dishwasher
78 dB	Washing machine
80 dB	Garbage disposal, city traffic noise

Prolonged exposure to any noise above 85 dB can cause gradual hearing loss.

84 dB	Diesel truck
70-90 dB	Recreational vehicle
88 dB	Subway, motorcycle
85-90 dB	Lawnmower
100 dB	Train, garbage truck
97 dB	Newspaper press
98 dB	Farm tractor

-  Print this page
-  E-mail this link
-  Order free publications
-  Find other organizations

[Home](#) > [Health Info](#) > [Resources for Educators](#) > [Interactive Sound Ruler](#) > [Text Only Version](#)

Sound Ruler, Text-only Version

You may also view the interactive Flash version.

Every day we hear a variety of sounds. Sounds that are too loud, or loud sounds over a long time, can damage your hearing.

The loudness of sounds is measured in decibels (dB). Learn the decibel levels for different sounds and know which noises can cause damage to your hearing.





Protect your ears when you are involved in a loud activity.

How loud is too loud?

Decibel level	What we hear
10 dB	Normal breathing
20 dB	Rustling leaves, mosquito
30 dB	Whisper
40 dB	Stream, refrigerator humming
50-60 dB	Quiet office
50-65 dB	Normal conversation
60-65 dB	Laughter
70 dB	Vacuum cleaner, hair dryer
75 dB	Dishwasher
78 dB	Washing machine
80 dB	Garbage disposal, city traffic noise

Prolonged exposure to any noise above 85 dB can cause gradual hearing loss.

84 dB	Diesel truck
70-90 dB	Recreational vehicle
88 dB	Subway, motorcycle
85-90 dB	Lawnmower
100 dB	Train, garbage truck
97 dB	Newspaper press
98 dB	Farm tractor

-  Print this page
-  E-mail this link
-  Order free publications
-  Find other organizations

Ron,

Thanks for the note. Here's what we sent to our respective supervisors over here at DEC.

Jill Weitz (ADEC) conducted four site visits to the complaint area across from Skater's Cabin on Montana Creek Road. Three turbidity water samples were taken from the drainage ditch during low flow conditions. Meter analysis demonstrated samples were within Alaska Water Quality Standards. Three Fecal Coliform samples were taken from the drainage ditch and analyzed at Admiralty Environmental, with results within Alaska Water Quality Standards. Copies of the results have been provided to City and Borough of Juneau (CBJ) for review.

On Wednesday, February 23rd, Brock Tabor (ADEC) and Jill Weitz met with CBJ representatives and conducted both visual inspections and dye studies on the adjacent lift station, finding no system failure. A strong sulfuric scent was noted from the drainage leaving the private gravel pit but water clarity or composition was not determined to be an issue. The presence of iron floc (hydrated ferric oxide) was noted but is consistent with other streams in the Juneau area. The musty/sulphur scent is attributed to the bacteria feeding on the iron floc.

Iron bacteria are a diverse group of micro-organisms widely distributed in nature. They are found in fresh and salt waters, in soil and on desert rock surfaces. Iron bacteria are morphologically and physiologically heterogeneous, having the ability to transform significant amounts of iron into obnoxious slimes. However iron bacteria are not the only producers of bacterial slimes. The large amount of brown slime produced will have a reddish tinge and an unpleasant odor to drinking water, and may be unsuitable for domestic and industrial use. Iron bacteria metabolize reduced iron present in their aqueous habitat, and deposit it in the form of hydrated ferric oxide on or in their mucilaginous secretions.

Discussion between ADEC and CBJ concluded that the odor is related to naturally occurring decomposition of organic material and metabolized Iron. According to CBJ, this same condition is noted in several locations in the Valley area.

CBJ has agreed to provide a memo to the CBJ Assembly and interested members of the public on the situation.

ADEC will continue to monitor complaint areas. Please feel free to contact Jill.Weitz@alaska.gov with questions.

Brock Tabor
brock.tabor@alaska.gov
Environmental Program Specialist
Alaska Dept. of Environmental Conservation
Division of Water: Water Quality Standards, Assessment & Restoration
(907) 465-5023

~~~~~><~~~~~><~~~~~><~~~~~>  
~~~~~><~~~~~><~~~~~><~~~~~>

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Rorie Watt, Engineering Director

DATE: February 24, 2011

FROM: Ron King, Chief Regulatory Surveyor *RD King*

FILE: KING2011 Correspondence

SUBJECT: MENDENHALL VALLEY RANK ODOR COMPLAINTS

In mid January, General Engineering and Public Works began receiving complaints of a rank odor defined by the citizens as "SEWER SMELL". The complaints came from several different locations throughout the Mendenhall Valley. Citizens that live on Wren Drive, Aspen, Duran Ct, Dredge Lake, Dogwood, Valley Blvd, Portage Blvd, Kanat'a and Marion Drive all contacted the CBJ with complaints. GE also received a complaint from a Horizon Drive home owner (Bayview) claiming the smell is so bad that sewer system must be leaking.

I discussed the issue with Tom Trego and we agreed that the odor is permeating from an organic layer of material that was actuated from the recent freeze-thaw cycles we are experiencing in Juneau. However, for verification wastewater crews spent several hours investigating the complaints finding **no issues with the wastewater systems.**

On February 10th, I received an email from Jill Weitz, Environment Program Specialist, ADEC, stating that there had been several complaints from the citizens who lived in the Skater's Cabin area; "Extreme odors and effluent are coming from the rock pit near the entrance to the campground". I responded with the previously proven conclusion by wastewater that the odor is from Mother Nature, not leaking fecal matter. However, since the outfall is in close proximity to the Skater Lift Station we agreed to a site visit.

At the site it was determined that the odor permeated from organic matter decomposing and there is no health risk. The theory was verified by the ADEC water samples from the pit underdrain outfall and roadside ditch that were processed by Admiralty Environmental (See Attached).

Yesterday morning, I received another email from ADEC. Several citizens in the Skater's Cabin neighborhood were experiencing the rank odor. The email also contained a forwarded email from Luke Fanning testifying that some gyp from the Forest Service claimed he could see effluent from the lift station flowing into the ditch.

Even though we had a negative test of the runoff water it was decided that Wastewater representatives, Scott Jeffers, Mark Mow, Mike Schwab, ADEC representatives Brock Tabor, Jill Weitz and I would meet at the site to investigate.

Wastewater opened the lift station (which had a very different odor) and poured in a red dye. The lift station ran through a pump cycle and no dye appeared in the ditch below the lift station. The lift station is working correctly and there is no sewage escaping from the system.

All persons attending the meeting agreed that the rank odor was definitely not a wastewater issue. Subsequently, ADEC forwarded an inner office memo that further explains the odor issue.

Cc: Joe Buck, Public Works Director
Brock Tabor & Jill Weitz, ADEC

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Ruth Danner, CBJ Assembly Member

DATE: February 25, 2011

FROM: Ron King, Chief Regulatory Surveyor *RD King*

FILE: KING2011 Correspondence

SUBJECT: MENDENHALL VALLEY RANK ODOR COMPLAINTS

In mid January, General Engineering and Public Works began receiving complaints of a rank odor defined by the citizens as "SEWER SMELL". The complaints came from several different locations throughout the Mendenhall Valley. Citizens that live on Wren Drive, Aspen, Duran Ct, Dredge Lake, Dogwood, Valley Blvd, Portage Blvd, Kanat'a and Marion Drive all contacted the CBJ with complaints. GE also received a complaint from a Horizon Drive home owner (Bayview) claiming the smell is so bad that sewer system must be leaking.

I discussed the issue with Tom Trego and we agreed that the odor is permeating from an organic layer of material that was actuated from the recent freeze-thaw cycles we are experiencing in Juneau. However, for verification wastewater crews spent several hours investigating the complaints finding **no issues with the wastewater systems**.

On February 10th, I received an email from Jill Weitz, Environment Program Specialist, ADEC, stating that there had been several complaints from the citizens who lived in the Skater's Cabin area; "Extreme odors and effluent are coming from the rock pit near the entrance to the campground". I responded with the previous conclusion by wastewater that the odor is from Mother Nature, not leaking fecal matter. However, since the outfall is in close proximity to the Skater Lift Station we agreed to a site visit.

At the site it was determined by observation that the odor permeated from organic matter decomposing and there is no health risk relating to the lift station. The observation was verified by the ADEC water samples from the pit underdrain outfall and roadside ditch that were processed by Admiralty Environmental (See Attached).

February 22nd I received another email from ADEC stating that several citizens in the Skater's Cabin neighborhood were experiencing the rank odor. The email also contained a forwarded email from Luke Fanning stating that an unidentified Forest Service employee claimed he could see effluent from the lift station flowing into the ditch. In addition I received a forwarded copy of the email you sent to Brock and Rod expressing your concerns.

Even though the runoff water had been tested with a negative result it was decided that Wastewater representatives, Scott Jeffers, Mark Mow, Mike Schwab, ADEC representatives Brock Tabor, Jill Weitz and I would meet at the site to investigate.

Wastewater opened the lift station (which had a very different odor) and poured in a red dye. The lift station ran through a pump cycle and no dye appeared in the ditch below the lift station or along the force main that runs to Montana Creek Rd. The lift station is working correctly and there is no sewage escaping from the system. It should be noted that Wastewater inspects all lift stations routinely, most cases daily.

All persons attending the meeting agreed that the rank odor was definitely not a wastewater issue. Subsequently, ADEC forwarded an inner office summary that further explains the odor issue (attached).

I should also note, in reference to your email, that the lower outfall pipe from the pit is an underdrain constructed several years ago that manages runoff from the forest property to the north and is not a pumping operation (it flows year around). A second pipe is connected to an overflow basin in the pit that releases water to stop the pit water from overtopping the embankment. To my knowledge there has **never** been water pumped into the roadside ditch that directs flow into Mendenhall Lake.

I hope this answers your questions and you are assured that the CBJ wastewater infrastructure does not produce the rank odor that is the subject of area wide complaints.

If you have questions, please feel free to call.