

**ADDITIONAL MATERIALS FOR THE
PLANNING COMMISSION MEETING**

Assembly Chambers

7:00 PM

MEETING DATE: April 24, 2012

1. USE2012 0004

- a.** E-mail from Robin Potter, CBJ Assessor, dated April 23, 2012
- b.** Letter (with attachment) from Jay Seo, Project Architect for KDC Architects & Engineers, dated April 23, 2012

Nicole Jones

From: Robin Potter
Sent: Monday, April 23, 2012 8:39 AM
To: Nicole Jones
Cc: John Sahnou; Greg Chaney
Subject: Conditional Use permit USE2012 0004; 12364 Mendenhall Loop Road- Appraisal Report
Hello Nicole,

I was finally able to review Mr. Horan's report and am pleased to report that I not only concur with everything he said, I appreciate the level of research he went to, to reach his conclusion.

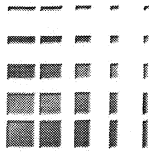
Several years ago, this same issue came to my attention in regard to an international review among Assessors via IAAO.org. Communication towers are proliferating everywhere so this question comes up often. I was unable to locate any evidence to support an adverse impact on surrounding property values. We also received an appeal from a property owner out in Lena Heights during 2009, who claimed the NOAA tower impeded his view and affected his property value. The owner enjoys 180 degree views with the tower in one small portion of it. His next door neighbor's home had more impact on the view than the tower did. I issued a no change to value and he accepted so the matter was resolved.

Thank you for providing me a copy of Mr. Horan's report.

If I can be of any further assistance, please let me know.

Robin

Robin Potter
Assessor
City and Borough of Juneau
907.586.5220 main
907.586.0330 direct



KDC

Architects.Engineers, P.C.
Design Leaders Since 1978

April 23, 2012

City & Borough of Juneau
Community Development Department
230 South Franklin Street
4th Floor - Marine View Center
Juneau AK 99801

**RE: Diesel Generator Noise level
Verizon Wireless, AK3- UAS Juneau
12364 Mendenhall Loop Road, Juneau AK 99801**

To whom it may concern,

This letter is to confirm that noise level generated by proposed diesel generator at above subject site will be within minimum sound level requirement set forth by the jurisdiction.

Our proposed site is located within the property of school bus maintenance and parking lot facility. From the vicinity map of survey, nearest residential lots are located approximately 300 feet from our proposed site.

The proposed new emergency generator will run once a week during daytime hours for maintenance and testing purposes only, as well as during emergency power outage.

The proposed generator is manufactured by MTU Onsite Energy, 30 kw Diesel, 210 gallon tank with Crystal Quiet Enclosure.

With Cristal Quiet Enclosure, sound pressure level measured at 7 meter (23 feet) from the generator was measured at average of 52.7 dB, which is within acceptable minimum standard by most of the jurisdiction. Therefore, residential lots 300 feet or more, noise will be negligible. Please refer to attached "Airborne Noise Analysis" by MTU, dated 10/15/2009.

If you have any questions or require more information, please feel free to call.

Sincerely,
KDC Architects & Engineers

Jay Seo
Project Architect





4024TF281 Genset
 AIRBORNE NOISE ANALYSIS
 30 / 1800

Onsite Energy
 VER-S30D-CQE-TANK-100-7
 Data No.: S126
 Date: 10/15/2009

Genset Surface and Exhaust Noise Analysis - 1/3-Octave

ENGINE TYPE:	4024TF281	ENGINE NO.:	4024R010628
GENERATOR:	361 / 1600	TYPE:	60 Hz
POWER / SPEED:	30 / 1800	TEST CELL:	LB T1
ORDER / PROJECT NO.:	VER30GJC6DT3	DATE MEASURED:	9/14/2009
TEST LOAD:	30 kW / 100%	TANK:	110 GALLON
INTAKE AIR OPENING:	Paper filters with housing	ENCLOSURE:	CQE
MEASURING DISTANCE:	7 m		
MEASURING SURFACE DIMENSION:	29.3 dB		
NO. OF MEASURING POINTS:	12		
SOUND PROPAGATION:	Free-field		
MEASUREMENT STANDARD:	ISO 8528		
TOLERANCE:	+5 dB for single 1/3 octave band, +2 dB(A) for total A-weighted level.		

Energy mean sound pressure levels of the airborne noise that is emitted by the generator-set surface and exhaust. For project purposes only.

Energy mean free-field level Average Level at 7 meters: 52.7 dB(A)

Level per Position [dB(A)]						Average [dB(A)]
1	2	3	4	5	6	
51.8	52.3	52.8	53.7	52.7	52.8	52.7

f [Hz]	Level per Frequency per Position [dB(A)]					
	1	2	3	4	5	6
25	8.1	8.2	8.2	8.1	8.0	8.1
31.5	11.6	14.5	16.4	12.3	16.5	15.6
40	11.2	19.8	13.4	14.5	12.7	10.1
50	13.4	21.9	14.3	20.4	18.7	18.0
63	35.3	39.9	34.4	50.7	48.3	49.0
80	33.7	34.4	34.0	29.0	39.2	33.2
100	41.0	33.3	48.3	35.5	45.3	33.6
125	51.5	43.7	45.8	45.4	48.8	49.9
160	44.2	49.3	52.1	45.1	44.4	43.2
200	41.8	48.3	45.0	45.1	47.4	46.3
250	45.4	47.2	43.1	47.0	44.7	47.6
315	47.9	48.1	47.6	45.8	46.9	46.8
400	48.0	47.5	47.4	48.8	45.4	49.9
500	42.8	43.8	45.3	47.5	46.1	47.0
630	41.0	42.0	43.7	42.9	43.4	42.0
800	42.7	43.5	44.0	42.0	43.3	43.4
1k	40.8	41.5	41.2	42.9	42.0	41.2
1.25k	40.9	40.1	40.7	42.0	41.3	39.9
1.6k	39.2	39.1	40.6	42.8	40.6	39.3
2k	38.2	39.1	40.3	42.0	40.4	39.1
2.5k	37.4	38.3	39.5	41.0	39.2	38.6
3.15k	35.9	37.1	38.1	40.1	38.2	37.1
4k	34.4	34.4	36.1	37.4	36.2	34.6
5k	31.8	34.8	34.8	36.5	36.5	34.8
6.3k	35.4	35.4	35.5	35.4	35.4	35.4
8k	36.2	36.2	36.2	36.2	36.2	36.2
10k	36.0	37.0	37.0	37.0	37.0	37.0

RECEIVED
 APR 23 2012
 PERMIT CENTER/CDD