

MEMORANDUM

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

DATE: February 21, 2013

TO: Planning Commission

FROM: Teri Camery, Senior Planner
Community Development Department

FILE NO.: USE2013 0003

PROPOSAL: A Conditional Use Permit for a change of use from a residence to university offices.

GENERAL INFORMATION

Applicant: University of Alaska Board of Regents

Property Owner: University of Alaska Board of Regents

Property Address: 11440 Glacier Hwy

Legal Description: USS 2391 Lot G Fraction

Parcel Code Number: 4-B23-0-104-009-0

Site Size: 152,460 square feet, or 3.5 acres

Comprehensive Plan Future Land Use Designation: Marine/Mixed Use

Zoning: D-5 Residential

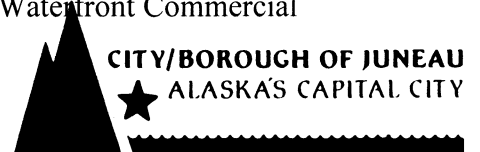
Utilities: CBJ Water and Sewer

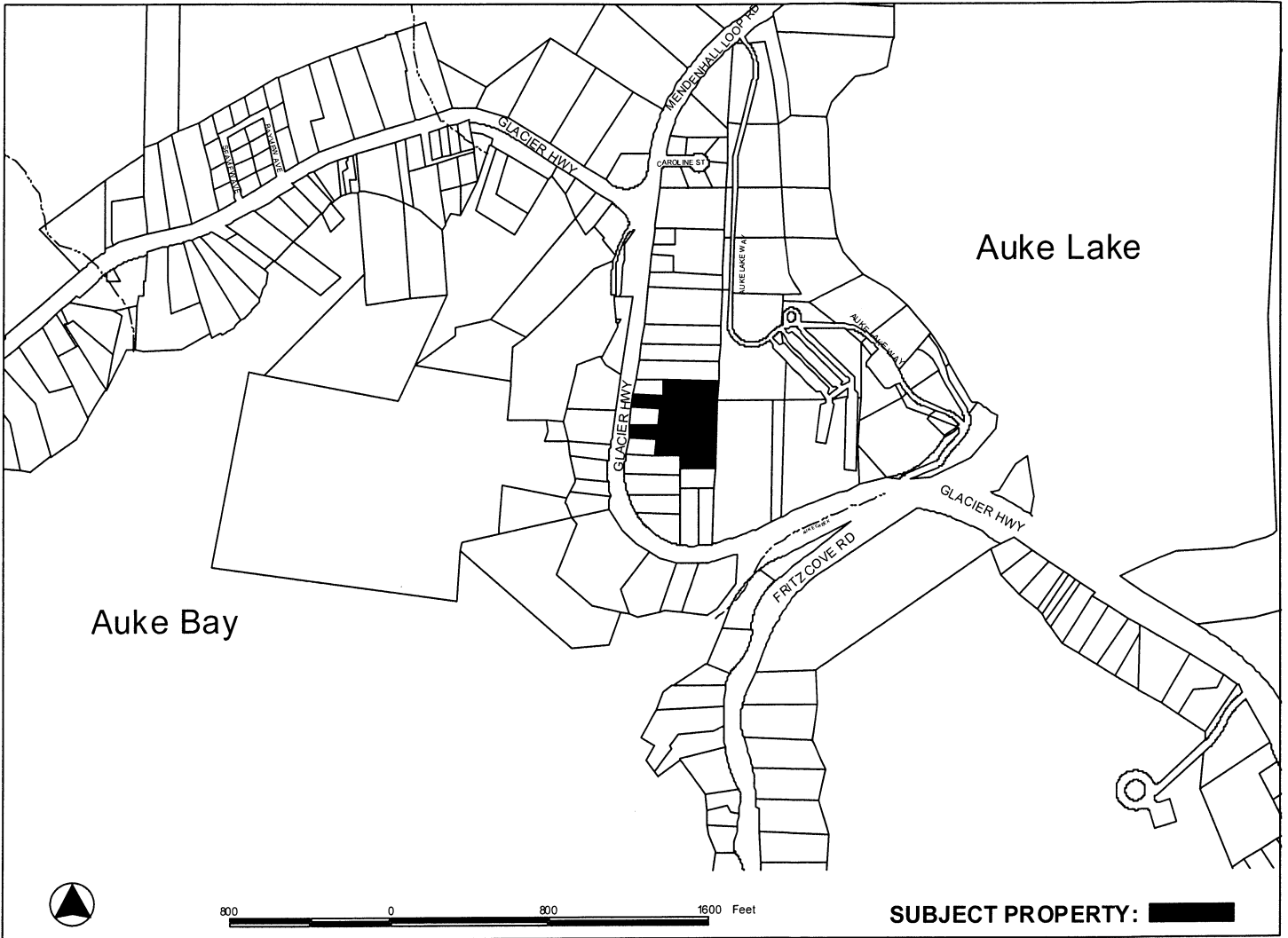
Access: Glacier Highway

Existing Land Use: Single-family dwelling

Surrounding Land Use:

North	-D-5 Residential
South	-D-5 Residential; University of Alaska-Southeast
East	-D-5 Residential; University of Alaska-Southeast
West	-Glacier Highway; Waterfront Commercial





ATTACHMENTS

- Attachment 1 Development Permit Application
- Attachment 2 Conditional Use Permit Application
- Attachment 3 Project Narrative and Site Plan
- Attachment 4 Site Survey
- Attachment 5 Site Photos
- Attachment 6 Floor Plan

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for a change of use from a single-family dwelling to an office in the D-5 Residential Zoning District on University of Alaska-Southeast property. The office use is considered an accessory use to the university, which is why it may be allowed with an approved Conditional Use Permit. Offices are not otherwise allowed as stand-alone uses in the D-5 Zoning District.

ANALYSIS

Project Site and Design– The parcel is a large 3.5 acre lot accessible from Glacier Highway. The parcel currently has a 1,740 square foot single family residence with a 700 square foot garage. The University intends to remodel the home and garage for university offices.

Offices are not allowed as a stand-alone use in the D-5 Zoning District, and are only allowed in the proposed development through the Conditional Use Permit process as an accessory use to the University of Alaska-Southeast, per CBJ Code 49.25.300 Section 5.130.. Therefore it's important that the subject parcel is officially included within university boundaries. Staff recommends the following condition, which the applicant has accepted:

Prior to the issuance of a Certificate of Occupancy, the applicant shall finalize a Minor Lot Subdivision Boundary Adjustment to combine the subject parcel, USS 2391 Lot G Fraction, with the main University of Alaska-Southeast campus, USS 2391 Fraction.

Traffic, Parking and Circulation –The development is under review as an accessory use to the University. The parking requirement for the university is one space per 500 square feet of gross floor area. At the maximum use of 2400 square feet (which includes conversion of the garage, if necessary), the parking requirement for the development would be five spaces, including one accessible space. UAS owns contiguous and adjacent lots with unoccupied houses. Parking is available on the subject lot and surrounding lots.

Noise -The proposed development will not result in significant additional noise to the university environment. Office use and the limited additional traffic which results from the development will blend in with surrounding university uses.

Public Health or Safety - No public health or safety impacts are anticipated from the development.

Habitat – The development will not result in wetland fill or any other habitat impacts, and is not adjacent to any salmon streams. It is not known at this time whether any eagle nests are located within 330-feet of the home. However no exterior modification to the building is proposed, so the development is not currently subject to potential development restrictions associated with the eagle nest setback ordinance. If modifications proposed at a later date, conformance with eagle nest setbacks will be reviewed during the building permit review.

Property Value or Neighborhood Harmony – No evidence indicates that the proposed development will have a negative impact on property value or neighborhood harmony. Office uses are common and typical in a university environment, and the university owns most of the adjacent parcels.

Conformity with Adopted Plans -

The 2008 Comprehensive Plan Designation for the subject property is Marine Mixed Use, which is defined as follows:

These lands are characterized by high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas. Suitable locations include Auke Bay, Downtown Juneau, Downtown Douglas, and the waterfront areas of the West Douglas and Echo Cove New Growth Areas when Master Development Plans are developed. Typically, neighborhood-serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium-and high-density residential uses at densities ranging from 10 to 60 residential units per acre.

The proposed use of university offices in this location meets the intent of the Comprehensive Plan Land Use Designation by providing a variety of residential and non-residential land uses.

The proposed development also complies with Juneau Comprehensive Plan Policy 5.5 as follows:

Policy 5.5. *It is the policy of the CBJ to support expansion and development plans of the University of Alaska Southeast while protecting the nature of its setting, which is an integral part of its unique advantage.*

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area;
or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit 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.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 5.130 for the D-5 zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the February 15, 2013 and February 22, 2013 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property

owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. Based on the preceding analysis, no available evidence indicates that the development will materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Based on the preceding analysis, no evidence indicates that the proposed development will substantially decrease the value of or be out of harmony with property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposed development conforms with the 2008 Juneau Comprehensive Plan Marine Mixed Use Land Use Designation, and also meets the intent of Policy 5.5 regarding support for development and expansion of the University of Alaska-Southeast.

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

7. Will the proposed development comply with the Juneau Coastal Management Program?

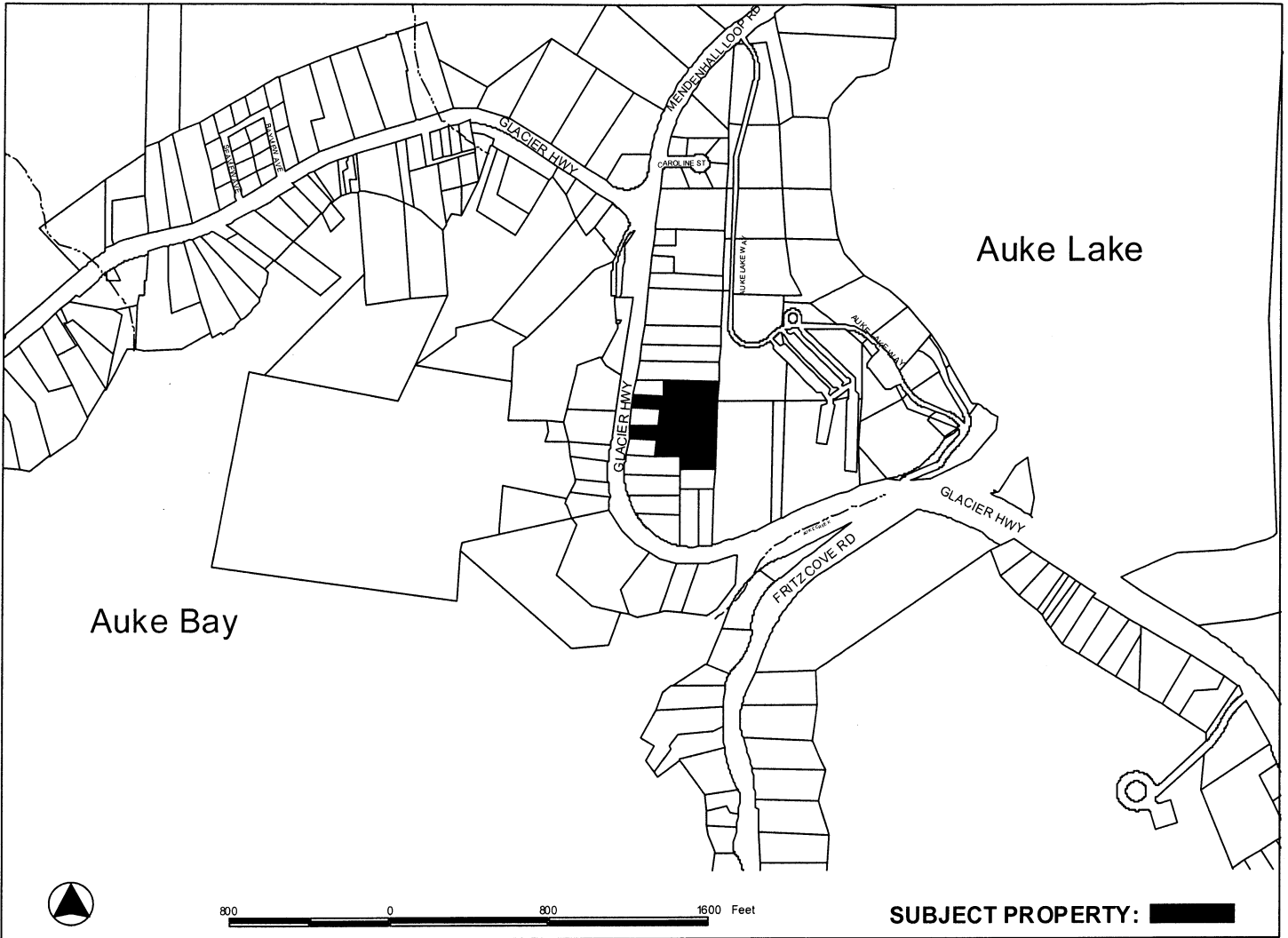
Not applicable.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow a change of use from a residence to university offices in the D-5 Zoning District. The approval is subject to the following condition:

- 1) Prior to the issuance of a Certificate of Occupancy, the applicant shall finalize a Minor Lot Subdivision Boundary Adjustment to combine the subject parcel, USS 2391 Lot G Fraction, with the main University of Alaska-Southeast campus, USS 2391 Fraction.

NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use Permit for a change of use from a residence to university offices.

<p>FILE NO: USE2013 0003</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Feb 26, 2013</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: UNIVERSITY OF ALASKA BOARD OF REGENTS</p> <p>Property PCN: 4-B23-0-104-009-0</p> <p>Size: 3.50 acres</p> <p>Zoned: D5</p> <p>Owner: UNIVERSITY OF ALASKA BOARD OF REGENTS</p> <p>Site Address: 11440 GLACIER HWY</p> <p>Accessed via: GLACIER HWY</p>
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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 Teri Camery at teri_camery@ci.juneau.ak.us or at 586-0755.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>01/25/13</u>
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description <u>CHANGE OF USE - unoccupied residence to UAS faculty and staff offices.</u>		
	PROPERTY LOCATION		
	Street Address <u>11440 Glacier Highway</u>	City/Zip <u>Juneau 99801</u>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>USS 2391 L G FR</u>		
	Assessor's Parcel Number(s) <u>4B2301040090</u>		
	LANDOWNER/ LESSEE		
	Property Owner's Name <u>University of Alaska Board of Regents Pua Maunu</u>	Contact Person: <u>Pua Maunu</u>	Work Phone: <u>796-6262</u>
	Mailing Address <u>11120 Glacier Highway</u>	Home Phone:	Fax Number: <u>796-6499</u>
	E-mail Address <u>facilities.services@uas.alaska.edu</u>	Other Contact Phone Number(s): <u>796-6496. (main office)</u>	
	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. (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 <u>[Signature]</u> Landowner/Lessee Signature		<u>1/25/13</u> 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 <u>SAME</u>	Contact Person: <u>V. GENUEN</u>	Work Phone: <u>796-6498</u>	
Mailing Address <u>SAME</u>	Home Phone:	Fax Number: <u>796-6499</u>	
E-mail Address <u>[Signature]</u>	Other Contact Phone Number(s):		
X _____ Applicant's Signature	<u>1/25/13</u> Date of Application		

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	NOISE	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)			
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		<u>01/25/13</u>	<u>USE 20130003</u>
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
Comments:					Permit Intake Initials
_____					<u>[Signature]</u>

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

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number USE20130003	Date Received 01/25/13
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment*** (AAP) Driveway in Right-of-Way (ADW)
 Use Listed in §49.25.300 (USE)
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 5.130 Colleges and Universities.

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

CHANGE OF USE- RESIDENCE TO UAS FACULTY & STAFF OFFICES

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

UNOCCUPIED RESIDENCE

PROPOSED USE OF LAND OR BUILDING(S):

UAS FACULTY / STAFF OFFICES

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 152,460 square feet Total Area of Existing Structure(s) 2,400 square feet

Total Area of Proposed Structure(s) no change square feet

EXTERNAL LIGHTING:

- Existing to remain No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures
- Proposed No Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input checked="" type="checkbox"/> Floor Plan of proposed buildings | <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input type="checkbox"/> Proposed Vegetative Cover - <u>NO CHANGE</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.

ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Application Fees \$ <u>500-</u>	<u>091450</u>	<u>CDD3306</u>	<u>01/25/13</u>
Admin. of Guarantee \$ _____	_____	_____	_____
Adjustment \$ _____	_____	_____	_____
Pub. Not. Sign Fee \$ <u>50-</u>	<u>091450</u>	<u>CDD3306</u>	<u>01/25/13</u>
Pub. Not. Sign Deposit \$ <u>100-</u>	<u>091450</u>	<u>CDD3306</u>	<u>01/25/13</u>
Total Fee \$ <u>650-</u>	<u>091450</u>	<u>CDD3306</u>	<u>01/25/13</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT



FACILITIES SERVICES
Office of Planning and Construction
11120 Glacier Highway
Juneau, Alaska 99801
tel 907 796-6496 fax 907 796-6499

To: City & Borough of Juneau

Date: January 23, 2013

From: Ke Mell
Project Manager
Facilities Planning & Construction
796-6480
kmell@uas.alaska.edu

Location: 11440 Glacier Highway

Re: 11440 Glacier Highway
Change of Use

Pages: 2

CODE REVIEW

Existing zoning: D-5
Existing single story residence: 1697.5 sq.ft.
Existing attached residential garage: 700 sq.ft.
Total: 2400 sq.ft. max.

Conditional Use Permit

UAS requests a conditional use permit for University Use (staff and faculty offices) per 49.25.300 Table of Permissible Uses 5.130 Colleges and universities are permitted with a conditional use permit

Parking

Per Table 49.40.210 – Minimum space and dimensional standards for parking and off-street loading.

College, main campus: 1 per 500 sq.ft. gross floor area.

$1700/500 = 3.4 = 3$ spaces required. 2 provided in garage; 1 provided outside.

UAS owns contiguous and adjacent lots with unoccupied houses. Parking is available on those lots. Parking spaces must be 8 ½' x 17' min., one van accessible space with access aisle required.

Change of use, meet IBC or building official's discretion

2006 IEBC Sec. 305: If change of use, has to comply w IBC. "Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all of the requirements of the IBC for those groups provided the new or proposed use is less hazardous based on life and fire risk, than the existing use."

One exit OK

2009 IBC Table 1004.1.1 Maximum Floor Area Allowances per Occupant
Business: 100 gross sq.ft./occupant

Total occupant load is 17
Existing house has one exit directly to exterior.

2009 IBC Table 1015.1 Spaces with One Exit
B occupancy, maximum occupant load 49

Mechanical ventilation required

Title 19.04.1203.1 "In newly-created spaces or when the use of a space changes, mechanical ventilation will be required in all spaces that are used as offices if the total aggregate area for the office use exceeds 1,000 square feet on each floor. No allowance for natural ventilation by openable windows is allowed. The system shall deliver not less than the air volume of outside or return air or both as required by the code."

Floor structure adequate for office loads

2009 IBC Table 1607.1 Minimum Uniformly Distributed Live Loads and Minimum Concentrated Live Loads
Offices: Uniform, 50 psf; Concentrated, 2,000

Existing floor structure: 2x10 joists @ 16" o.c. supported by 5-2x10 at mid-span carried on conc. block piers.

Table F-3
2x10 joists @ 16" o.c. spanning 14' requires E of 1.3.
Hem-Fir #2 has E of 1.3

Proposed UAS actions

UAS will apply for a Conditional Use Permit.

UAS will re-build the front deck to provide a landing outside the door and an accessible ramp and route to an accessible parking space with appropriate signage.

UAS will install mechanical system as required above.

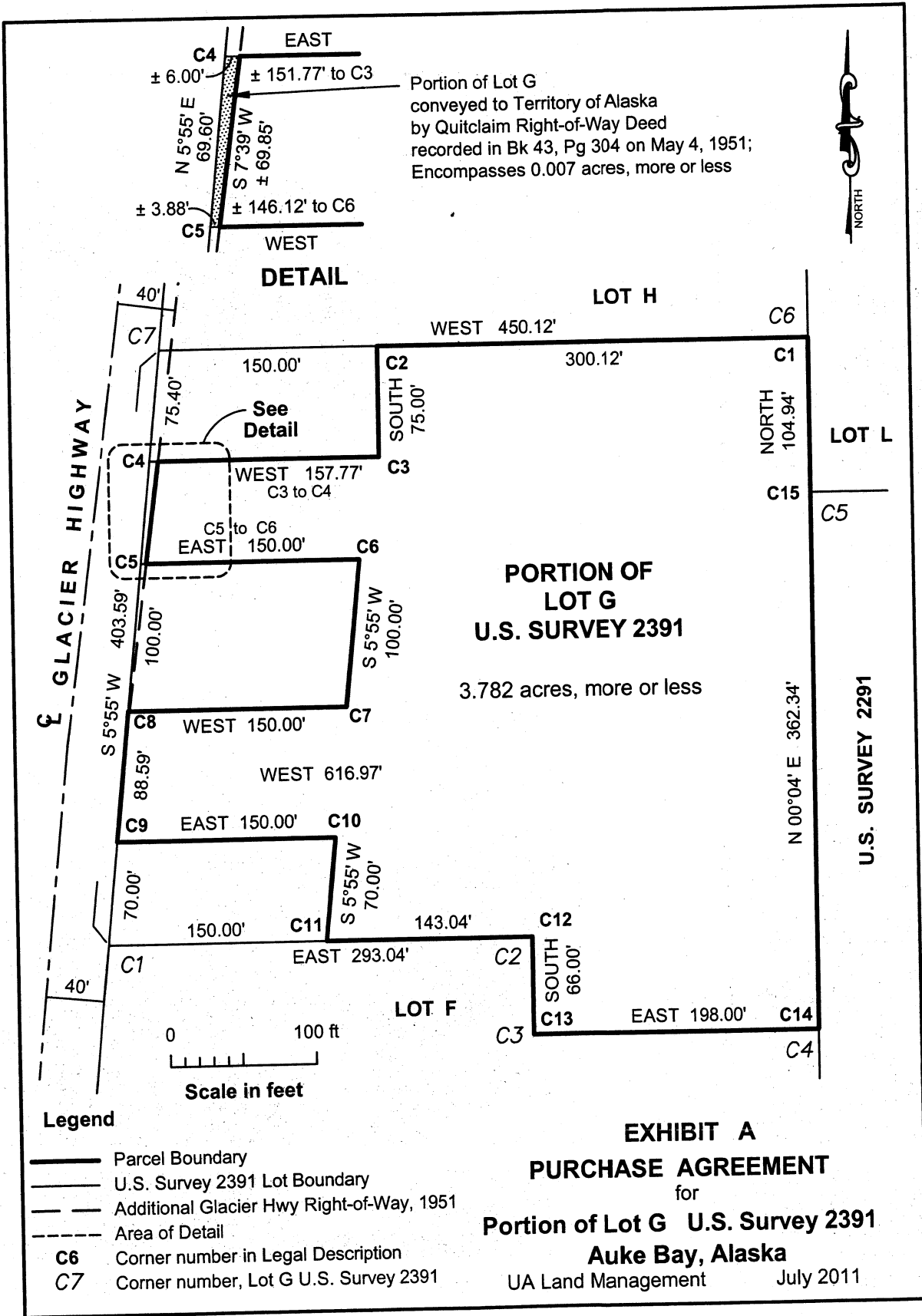


EXHIBIT A
PURCHASE AGREEMENT
for
Portion of Lot G U.S. Survey 2391
Auke Bay, Alaska
UA Land Management July 2011

Framing Lumber

BASE VALUES FOR WESTERN DIMENSION LUMBER¹

Nominal Sizes: 2" to 4" thick by 2" and wider²

Use with appropriate Adjustments, Tables A through G

Grades described in *Western Lumber Grading Rules*, Sections 40.00, 41.00, 42.00 and 62.00. Also Stress-Rated Boards, see Section 30.60

Table 1

Species or Group	Grade	Extreme Fiber Stress in Bending	Tension Parallel to Grain	Horizontal Shear	Compression		Modulus of Elasticity <i>E</i>	
		Single Member F_b	F_t	F_v	Perpendicular $F_{c\perp}$	Parallel to Grain F_c		
Douglas Fir-Larch	Select Structural	1500	1000	180	625	1700	1,900,000	
	No. 1 & Btr.	1200	800	180	625	1550	1,800,000	
	No. 1	1000	675	180	625	1500	1,700,000	
	<i>Douglas Fir</i>	No. 2	900	575	180	625	1350	1,600,000
	<i>Western Larch</i>	No. 3	525	325	180	625	775	1,400,000
	Construction	1000	650	180	625	1650	1,500,000	
	Standard	575	375	180	625	1400	1,400,000	
	Utility	275	175	180	625	900	1,300,000	
	Stud	700	450	180	625	850	1,400,000	
Douglas Fir-South	Select Structural	1350	900	180	520	1600	1,400,000	
	No. 1	925	600	180	520	1450	1,300,000	
	No. 2	850	525	180	520	1350	1,200,000	
	No. 3	500	300	180	520	775	1,100,000	
	<i>Douglas Fir-South</i> (grown in AZ, CO, NV, NM and UT)	Construction	975	600	180	520	1650	1,200,000
	Standard	550	350	180	520	1400	1,100,000	
	Utility	250	150	180	520	900	1,000,000	
	Stud	675	425	180	520	850	1,100,000	
Hem-Fir	Select Structural	1400	925	150	405	1500	1,600,000	
	No. 1 & Btr.	1100	725	150	405	1350	1,500,000	
	<i>Western Hemlock</i>	No. 1	975	625	150	405	1350	1,500,000
	<i>Noble Fir</i>	No. 2	850	525	150	405	1300	1,300,000
	<i>California Red Fir</i>	No. 3	500	300	150	405	725	1,200,000
	<i>Grand Fir</i>	Construction	975	600	150	405	1550	1,300,000
	<i>Pacific Silver Fir</i>	Standard	550	325	150	405	1300	1,200,000
	<i>White Fir</i>	Utility	250	150	150	405	850	1,100,000
	Stud	675	400	150	405	800	1,200,000	
Spruce-Pine-Fir (South)	Select Structural	1300	575	135	335	1200	1,300,000	
	No. 1	875	400	135	335	1050	1,200,000	
	No. 2	775	350	135	335	1000	1,100,000	
	No. 3	450	200	135	335	575	1,000,000	
	<i>Western Species:</i>	Construction	875	400	135	335	1200	1,000,000
	<i>Engelmann Spruce</i>	Standard	500	225	135	335	1000	900,000
	<i>Sitka Spruce</i>	Utility	225	100	135	335	675	900,000
	<i>White Spruce</i> <i>Lodgepole Pine</i>	Stud	600	275	135	335	625	1,000,000
Western Cedars	Select Structural	1000	600	155	425	1000	1,100,000	
	No. 1	725	425	155	425	825	1,000,000	
	<i>Western Red Cedar</i>	No. 2	700	425	155	425	650	1,000,000
	<i>Incense Cedar</i>	No. 3	400	250	155	425	375	900,000
	<i>Port Orford Cedar</i>	Construction	800	475	155	425	850	900,000
	<i>Alaskan Cedar</i>	Standard	450	275	155	425	650	800,000
	Utility	225	125	155	425	425	800,000	
	Stud	550	325	155	425	400	900,000	
Western Woods (and White Woods⁴)	Select Structural	900	400	135	335	1050	1,200,000	
	No. 1	675	300	135	335	950	1,100,000	
	No. 2	675	300	135	335	900	1,000,000	
	No. 3	375	175	135	335	525	900,000	
	<i>Any of the species in the first four species groups above plus any or all of the following:</i>	Construction	775	350	135	335	1100	1,000,000
	<i>Idaho White Pine</i>	Standard	425	200	135	335	925	900,000
	<i>Ponderosa Pine</i>	Utility	200	100	135	335	600	800,000
	<i>Sugar Pine</i> <i>Alpine Fir</i> <i>Mountain Hemlock</i>	Stud	525	225	135	335	575	900,000

¹ Design values in pounds per square inch.

² Standard surfaced sizes are tabulated in Table 13.

³ All horizontal shear values are assigned in accordance with ASTM standards, which include a reduction to compensate for any degree of shake, check or split that might develop in a piece.

⁴ White Woods species group includes any species or combination of true firs, spruces, hemlocks or pines. Design values are the same as those assigned to Western Woods.

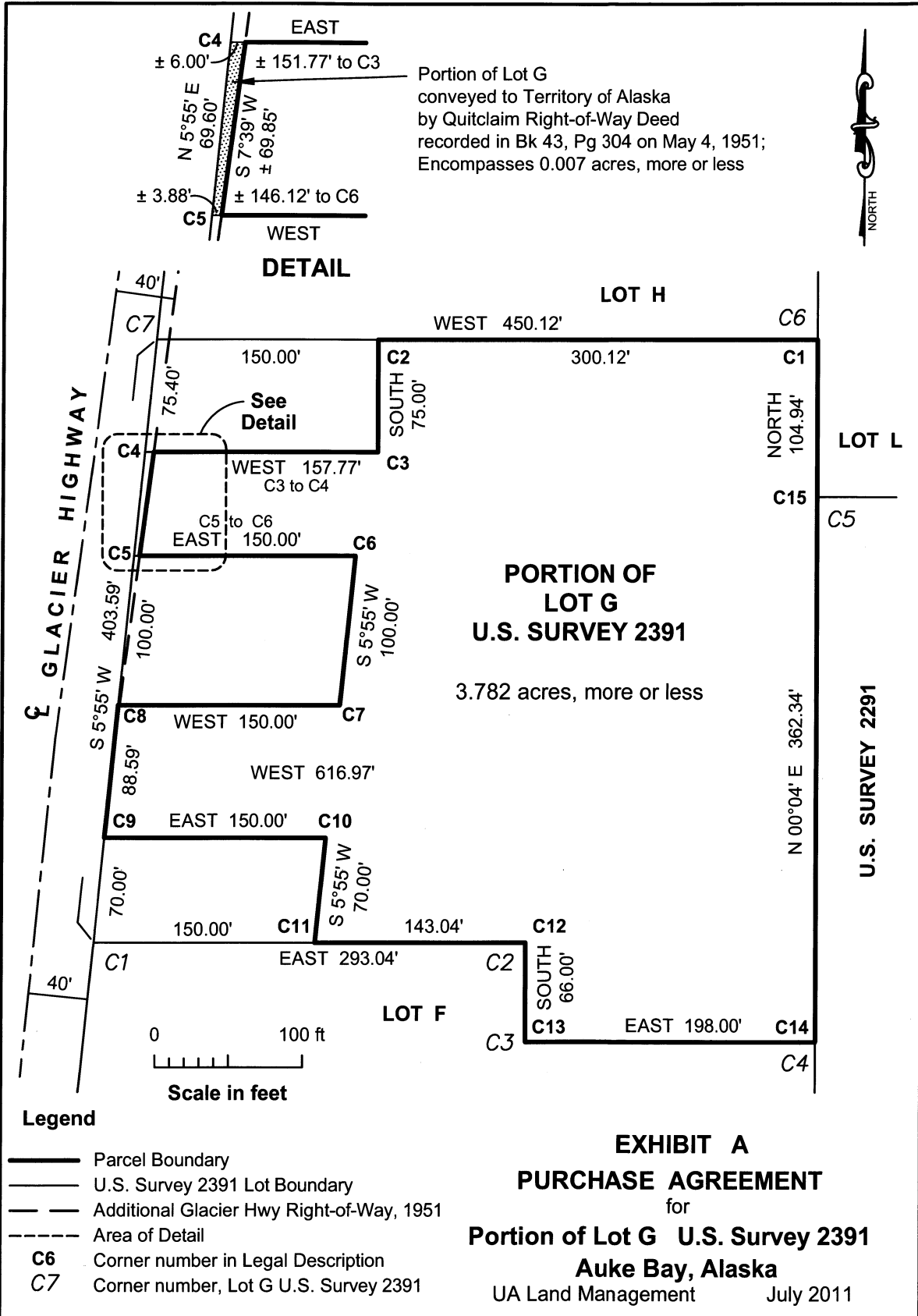
TABLE F-3
FLOOR JOISTS WITH L/360 DEFLECTION LIMITS

DESIGN CRITERIA:

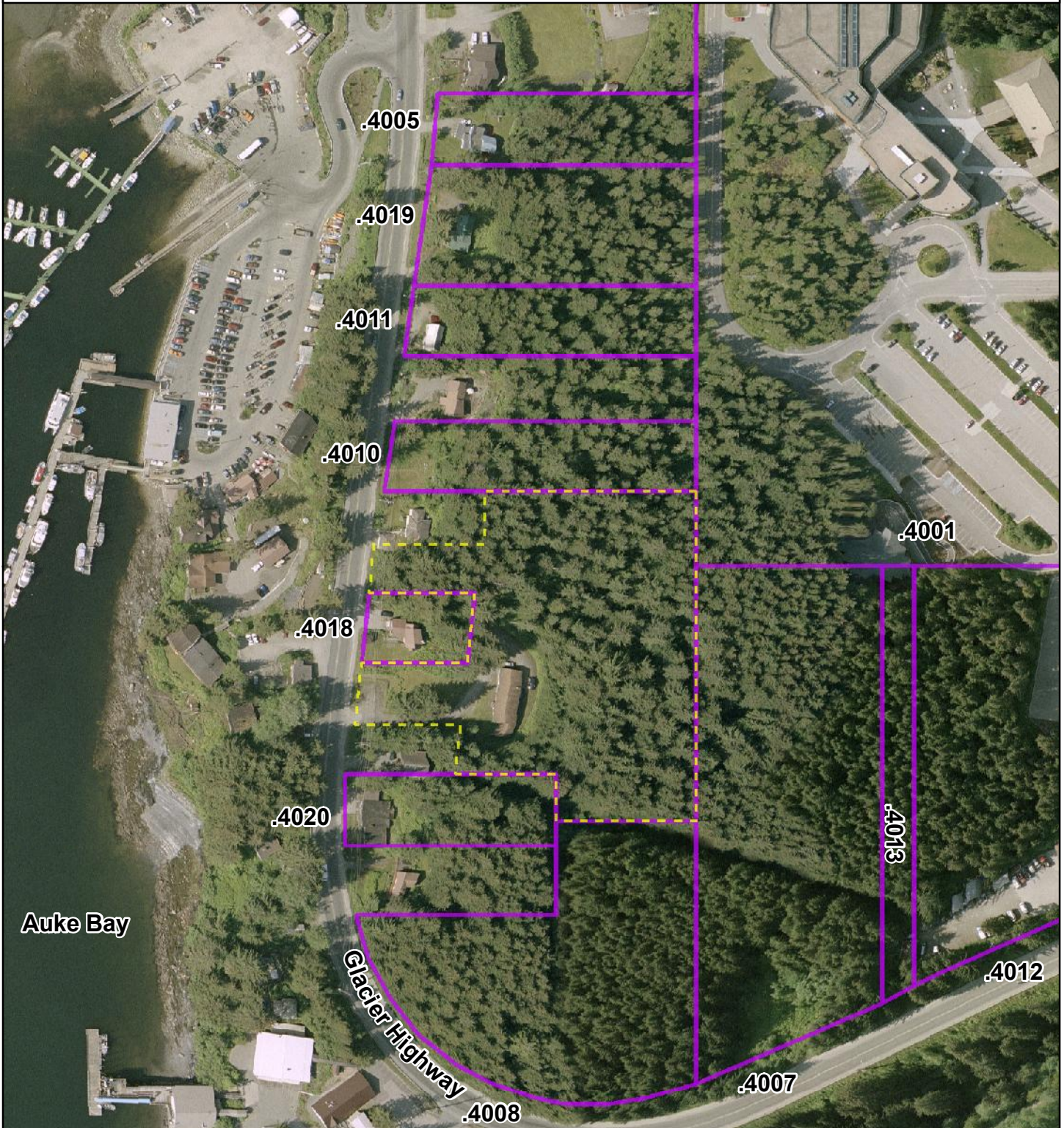
Deflection - For 50 psf live load.
Limited to span in inches divided by 360.
Strength - Live load of 50 psf plus dead load
of 10 psf determines the required bending design value.

Joist Size (in)	Spacing (in)	Modulus of Elasticity, E, in 1,000,000 psi																
		0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4
2x6	12.0	7-11	8-3	8-6	8-9	9-1	9-3	9-6	9-9	9-11	10-2	10-4	10-6	10-9	10-11	11-1	11-3	11-5
	16.0	7-2	7-6	7-9	8-0	8-3	8-5	8-8	8-10	9-1	9-3	9-5	9-7	9-9	9-11	10-1	10-2	10-4
	19.2	6-9	7-0	7-3	7-6	7-9	7-11	8-2	8-4	8-6	8-8	8-10	9-0	9-2	9-4	9-6	9-7	9-9
	24.0	6-3	6-6	6-9	7-0	7-2	7-4	7-7	7-9	7-11	8-1	8-3	8-4	8-6	8-8	8-9	8-11	9-1
2x8	12.0	10-5	10-10	11-3	11-7	11-11	12-3	12-7	12-10	13-1	13-5	13-8	13-11	14-2	14-4	14-7	14-10	15-0
	16.0	9-6	9-10	10-2	10-6	10-10	11-1	11-5	11-8	11-11	12-2	12-5	12-7	12-10	13-1	13-3	13-5	13-8
	19.2	8-11	9-3	9-7	9-11	10-2	10-6	10-9	11-0	11-3	11-5	11-8	11-11	12-1	12-3	12-6	12-8	12-10
	24.0	8-3	8-7	8-11	9-2	9-6	9-9	10-0	10-2	10-5	10-8	10-10	11-0	11-3	11-5	11-7	11-9	11-11
2x10	12.0	13-3	13-10	14-4	14-9	15-2	15-7	16-0	16-5	16-9	17-1	17-5	17-9	18-0	18-4	18-7	18-11	19-2
	16.0	12-1	12-7	13-0	13-5	13-10	14-2	14-7	14-11	15-2	15-6	15-10	16-1	16-5	16-8	16-11	17-2	17-5
	19.2	11-4	11-10	12-3	12-8	13-0	13-4	13-8	14-0	14-4	14-7	14-11	15-2	15-5	15-8	15-11	16-2	16-5
	24.0	10-7	11-0	11-4	11-9	12-1	12-5	12-8	13-0	13-3	13-7	13-10	14-1	14-4	14-7	14-9	15-0	15-2
2x12	12.0	16-2	16-10	17-5	18-0	18-6	19-0	19-6	19-11	20-4	20-9	21-2	21-7	21-11	22-3	22-8	23-0	23-4
	16.0	14-8	15-3	15-10	16-4	16-10	17-3	17-8	18-1	18-6	18-10	19-3	19-7	19-11	20-3	20-7	20-11	21-2
	19.2	13-10	14-4	14-11	15-4	15-10	16-3	16-8	17-0	17-5	17-9	18-1	18-5	18-9	19-1	19-4	19-8	19-11
	24.0	12-10	13-4	13-10	14-3	14-8	15-1	15-5	15-10	16-2	16-6	16-10	17-1	17-5	17-8	18-0	18-3	18-6
F _b	12.0	743	803	862	918	973	1,026	1,078	1,129	1,179	1,228	1,275	1,322	1,368	1,413	1,458	1,502	1,545
	16.0	817	884	949	1,011	1,071	1,130	1,187	1,243	1,298	1,351	1,404	1,455	1,506	1,555	1,604	1,653	1,700
	19.2	869	940	1,008	1,074	1,138	1,201	1,261	1,321	1,379	1,436	1,491	1,546	1,600	1,653	1,705	1,756	1,807
	24.0	936	1,012	1,086	1,157	1,226	1,293	1,359	1,423	1,485	1,547	1,607	1,666	1,724	1,781	1,837	1,892	1,946

Note: The required bending design value, F_b, in pounds per square inch is shown at the bottom of each table and is applicable to all lumber sizes shown. Spans are shown in feet-inches and are limited to 20' and less. Check sources of supply for availability of lumber in lengths greater than 20'.



Jones Acquisition

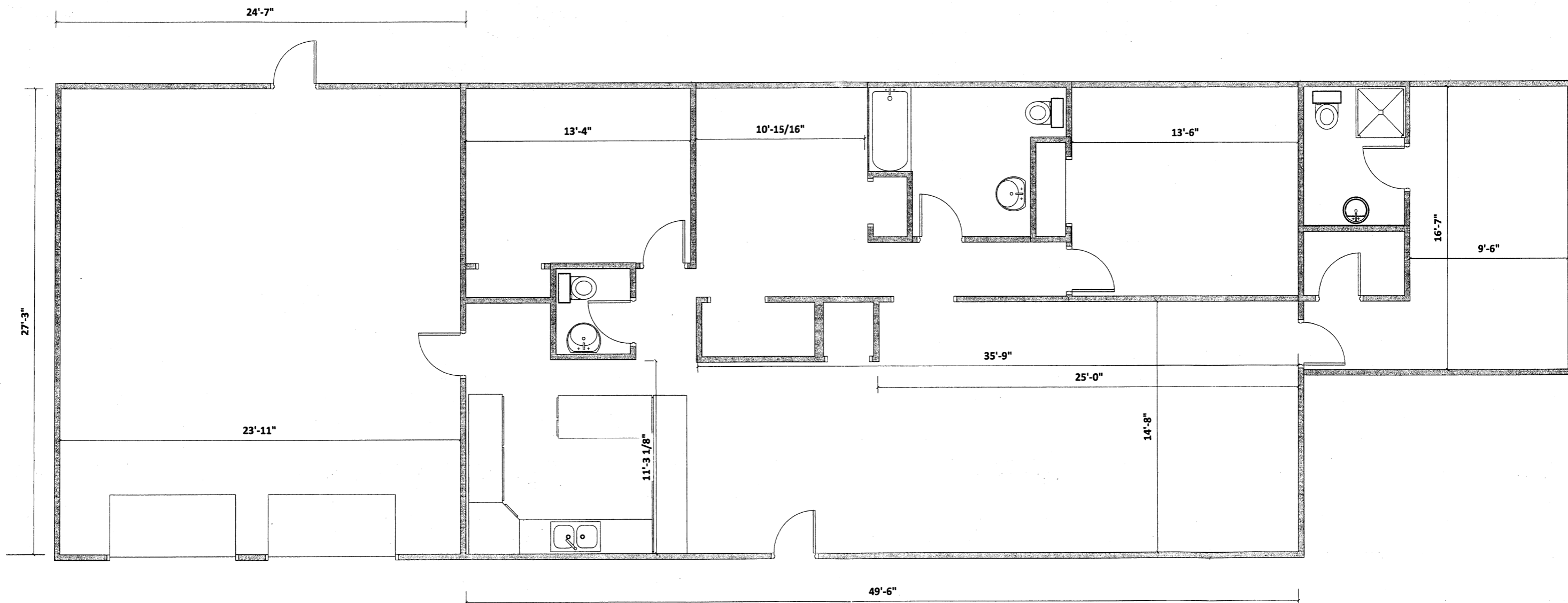


UA LAND MANAGEMENT
June 2011

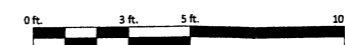
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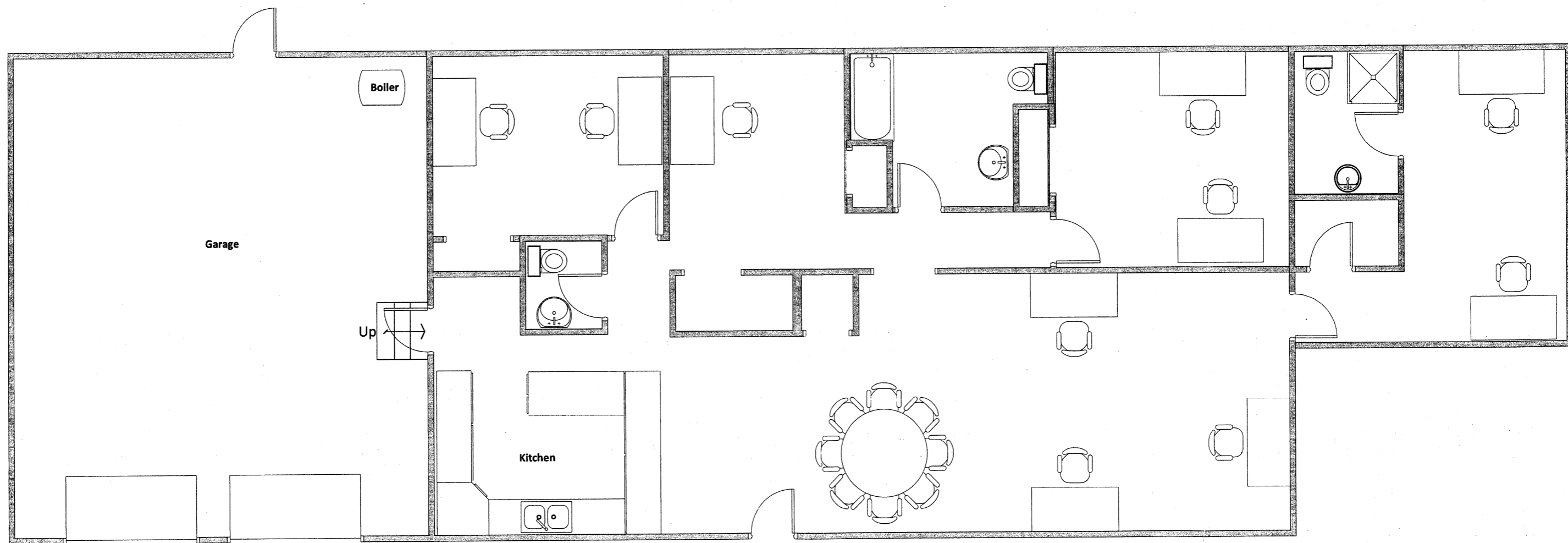
Meridian Township Range
C 40S 65E

Juneau B-2 (USGS)



11140 Glacier Highway





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