


MEMORANDUM

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

DATE: May 8, 2013

TO: Planning Commission

FROM: Eric Feldt, Planner 
Community Development Department

FILE NO.: USE2013 0011

PROPOSAL: A Conditional Use permit for a 70-foot tall wood pole with a satellite dish at AELP's West Juneau Electrical Substation.

GENERAL INFORMATION

Applicant: Alaska Electric Light & Power

Property Owner: Alaska Electric Light & Power

Property Address: N/A

Legal Description: Lot 2 East of ATS 123

Parcel Code Number: 1-D06-0-L01-003-0

Site Size: 7,279 Square Feet

Comprehensive Plan Future Land Use Designation: Waterfront Commercial/ Industrial (WCI)

Zoning: Waterfront Industrial

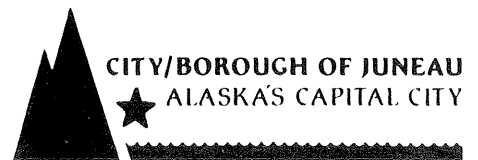
Utilities: Public Water & Sewer

Access: North Douglas Highway

Existing Land Use: Electrical Substation

Surrounding Land Use:

North	- Gastineau Channel
South	- D-5; Single/ Multi-Family; Sitka St./ Nowell Ave.
East	- Juneau-Douglas Bridge
West	- WC; Petro Marine Service; N. Douglas Hwy





Map created 5/3/2013

AEL&P JUNEAU/DOUGLAS BRIDGE SUBSTATION VICINITY



ATTACHMENTS

Attachment

A

Project Plans

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a new 70-foot tall wood pole located along North Douglas Highway next to the roundabout. There will be a satellite dish atop of the pole that will relay signals between West Juneau and the Thane electrical substation site.

The application indicates the proposed pole to be 80-feet in total height with only 70-feet of the pole above ground. Project plans are provided under Attachment A.

BACKGROUND

The site has been developed as one of Alaska Electrical Light & Power (AEL&P) electrical substations. Pictures of the site are provided in Figures 1-3.

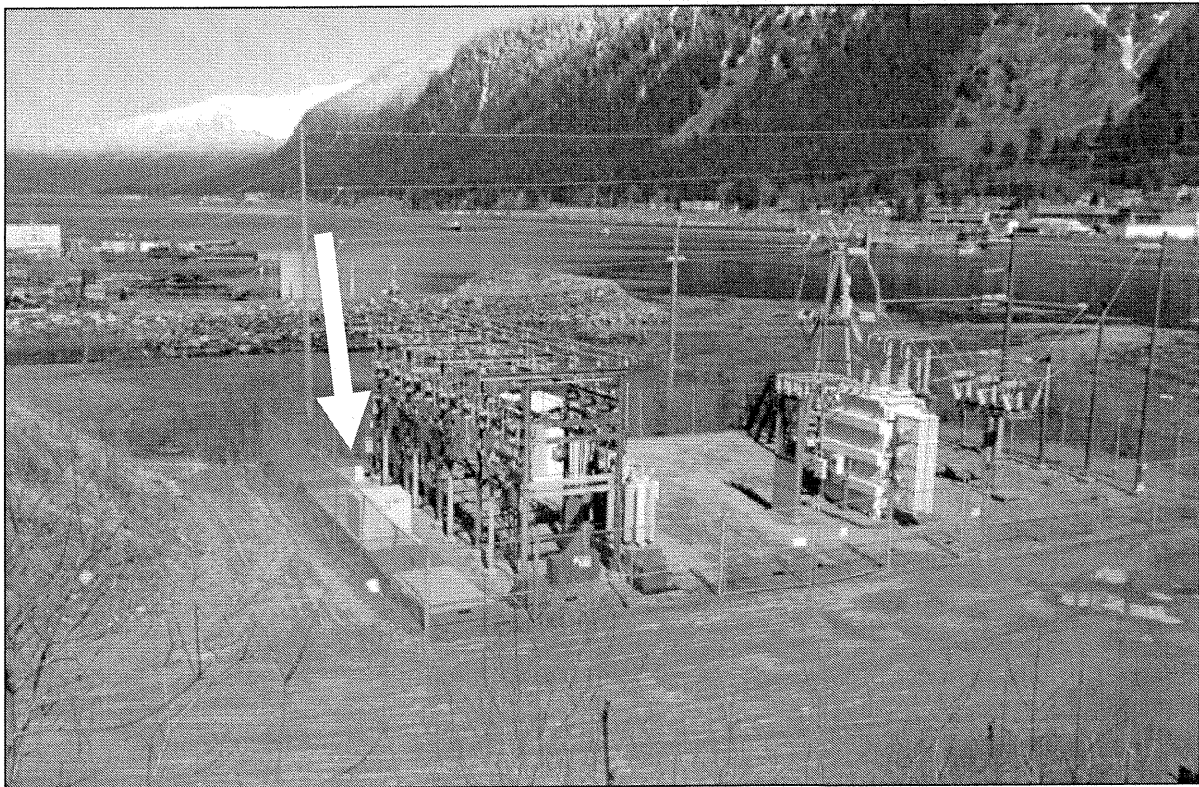


Figure 1: Picture of AEL&P's West Juneau electrical substation. Location of proposed pole is marked by the arrow. Photograph taken by CDD staff on 4-29-13

ANALYSIS

Project Site

The proposed pole will be located within a fenced electrical substation in the West Juneau area, immediately north of the Juneau-Douglas Bridge and along the shoreline. See Vicinity Map. The land slopes considerably down to the site from the Juneau-Douglas Bridge and Douglas Highway. Figures 2 & 3 illustrates the different land elevations.



Figure 2: The Juneau-Douglas Bridge hillside is to the right side of the picture with the driving surface several stories above the electrical substation to the left. Picture taken by staff 4-29-13.

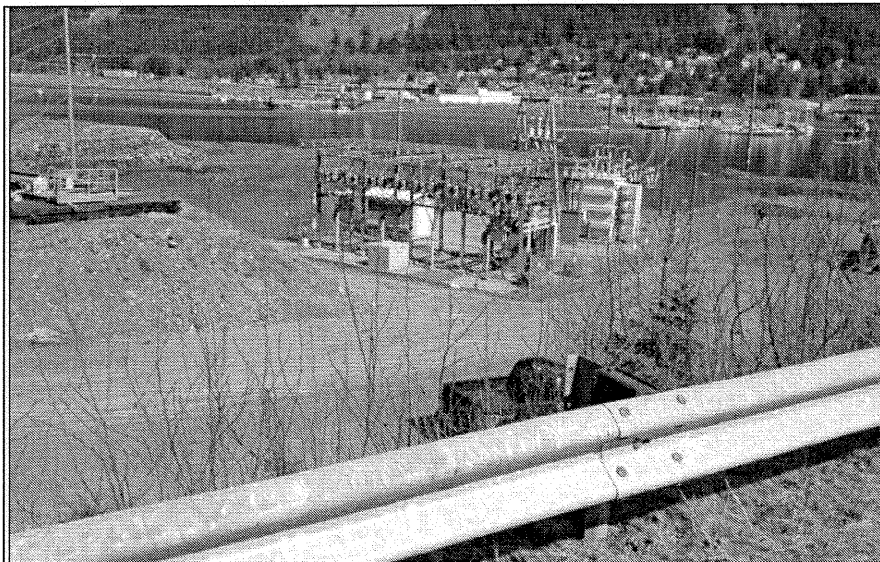


Figure 3: Picture taken from the Juneau-Douglas Bridge hillside looking down toward the electrical substation. Picture taken 4-29-13.

There are many tall power poles on the site and in the area that provide power along Douglas and over the bridge.

The neighborhood consists of industrial uses along the shoreline, including Trucano Construction and Petro Marine Services, to the north. There are multi-family and single-family homes across Douglas Highway and uphill from the subject site. The bridge and roundabout are immediately south of the site.

Project Design

As stated earlier, the proposed wood pole will be 70-feet above ground mounted with a 2-foot diameter satellite dish to relay signals between the Thane electrical substation and West Juneau. No light is proposed for this pole. A site plan is provided under Attachment B and shows the proposed pole in the fenced area. The wood pole will be brown and the satellite dish will likely be white. The applicant is not proposing any accessory structures such as a radio cabinet or backup generator for power.

Traffic

The site experiences high traffic volume due to the close proximity to the bridge. Pedestrian activity tends to be relatively high in this area for same reason. The proposed pole will not substantially increase the traffic demand of this site beyond what already exists at the existing substation.

Parking and Circulation

Parking is provide next to the fenced compound. The parking demand will not likely increase with this proposal.

Noise

Noise in the area is largely generated by highway traffic and nearby trucks from Trucano Construction site. Since there are no buildings or active operations of the subject site, very little noise is produced from within the site. Some 'buzzing' of the electrical substation may be noticeable while onsite but not beyond the site.

Public Health or Safety

The proposed pole is not located near any homes or buildings. It will be reviewed through the Building Permitting process to ensure it meets all local building codes. Staff solicited comments from the local Federal Aviation Administration (FAA) to determine the need for any aviation safety improvements for the new pole. According to the FAA, the proposed pole will not need to be illuminated or striped.

Habitat

The pole will be placed within the fence compound on previously filled land that does not have any sensitive habitats. Therefore, no habitats regulated by the Land Use Code will be affected by the proposal.

Property Value or Neighborhood Harmony

In the Conditional Use permit application, the applicant states that the height of the proposed pole is equal to existing electrical power poles on the site. These power poles can be seen in Attachment B. The addition of a wood pole to the site will not be the only aerial conveyance and will blend in. Since the site is industrial and is significantly lower in elevation than nearby residences, the project will not decrease property value or neighborhood harmony.

Conformity with Adopted Plans

According to the 2008 City & Borough Comprehensive Plan, the property is located in Waterfront Commercial/ Industrial (WCI) land use designation. This designation is for water-dependent land uses, such as marine transportation facilities. The existing electrical substation and the proposed pole are not directly water-dependent but do provide electrical power to water-dependent land uses. As stated earlier, the proposed pole with the satellite dish provides a new wireless relay between substations and is a component of the substation's operations. Therefore, staff finds that the project is consistent with the land use designation of the Comprehensive Plan.

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 18.300 for the Waterfront Industrial 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 May 3rd and 13th 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. As stated earlier, the location of the pole is not near any homes or buildings. The pole will be built to current local building code standards, such as meeting minimum wind loads and structural strength. Therefore, the approval of the project will not 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. As mentioned above, the site is used for industrial purposes for an electrical substation and tall power poles. Properties to the north and south are non-residential, and the property across North Douglas Highway containing a multi-family dwelling is at a significantly higher elevation than the electrical substation. Due to the industrial nature of the site and the existing power poles, staff does not find that the approval of Conditional Use permit 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. As discussed earlier, the project is a component of AEL&P's operation of the electrical substation that provides power to water-dependent land uses in the area. Therefore, the project is consistent with the Waterfront Commercial/Industrial land use designation of the 2008 Comprehensive Plan.

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. There are no applicable elements of the Juneau Coastal Management Program for the proposal.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a 70-foot tall wood pole with a 2-foot diameter wide satellite dish.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters) AELP Network Link	Case Number USE 20130011	Date Received 04/02/13
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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: _____

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

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

Install an 80' wood pole for mounting a radio antenna, which is about a 2' diameter dish, to provide a network radio link between AELPs West Juneau Substation Site and Thane Substation Site. The pole would be above ground about 70'. Height of existing structures inside fence area is about 35'. Similar height poles exist outside of fence.

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S): Electric Power Substation

PROPOSED USE OF LAND OR BUILDING(S): Same use; utility

UTILITIES PROPOSED:

WATER: Public On Site

SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 7279 square feet Total Area of Existing Structure(s) N/A square feet
 Total Area of Proposed Structure(s) N/A square feet

EXTERNAL LIGHTING: No proposed lighting changes, none existing

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 type="checkbox"/> Floor Plan of proposed buildings | <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings | <input checked="" type="checkbox"/> (plan, profile, several sight pictures included) |
| <input type="checkbox"/> Proposed Vegetative Cover | |

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 \$ 500.00			
Admin. of Guarantee \$ _____			
Adjustment \$ _____			
Pub. Not. Sign Fee \$ 50.00			
Pub. Not. Sign Deposit \$ 100.00			
Total Fee \$ 650.00	161980	CDD3452	04/02/13

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

DEVELOPMENT PERMIT APPLICATION

Project Number USE 20130011	CITY and BOROUGH of JUNEAU	Date Received: 04/02/13
Project Name (City Staff to Assign Name) AELP Network Link West Juneau Substation		

INFORMATION

PROJECT DESCRIPTION
Install an 80' wood pole for mounting a radio antenna, which is about 2" in diameter, to provide a network radio link between two AELP sites.

PROPERTY LOCATION

Street Address: **Douglas Bridge 0** City/Zip: **Juneau, 99801**

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot): **Parcel # 1D060L010030, Substation Douglas Bridge East of ATS 123 Lt 2**

Assessor's Parcel Number(s): **1D060L010030**

LANDOWNER/LESSEE

Property Owner's Name: **Alaska Electric Light & Power Company** Contact Person: **Eric Erikson** Work Phone: **463-6336**

Mailing Address: **5601 Tansgard Court, Juneau, AK 99801** Home Phone: _____ Fax Number: _____

E-mail Address: **eric.erikson@AELP.com** Other Contact Phone Number(s): _____

LANDOWNER/LESSEE CONSENT

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X **Eric Erikson** Date: **4-2-13**
Landowner/Lessee Signature

X **Eric Erikson, V.P. of Transmission & Distribution** Date: _____
Landowner/Lessee Signature *A.H.T.*

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

Applicant's Name: **Eric Erikson** Contact Person: _____ Work Phone: **463-6336**

Mailing Address: **5601 Tansgard Court 99801** Home Phone: _____ Fax Number: _____

E-mail Address: _____ Other Contact Phone Number(s): _____

X **Eric Erikson** Date of Application: _____
Applicant's Signature

STAFF APPROVALS

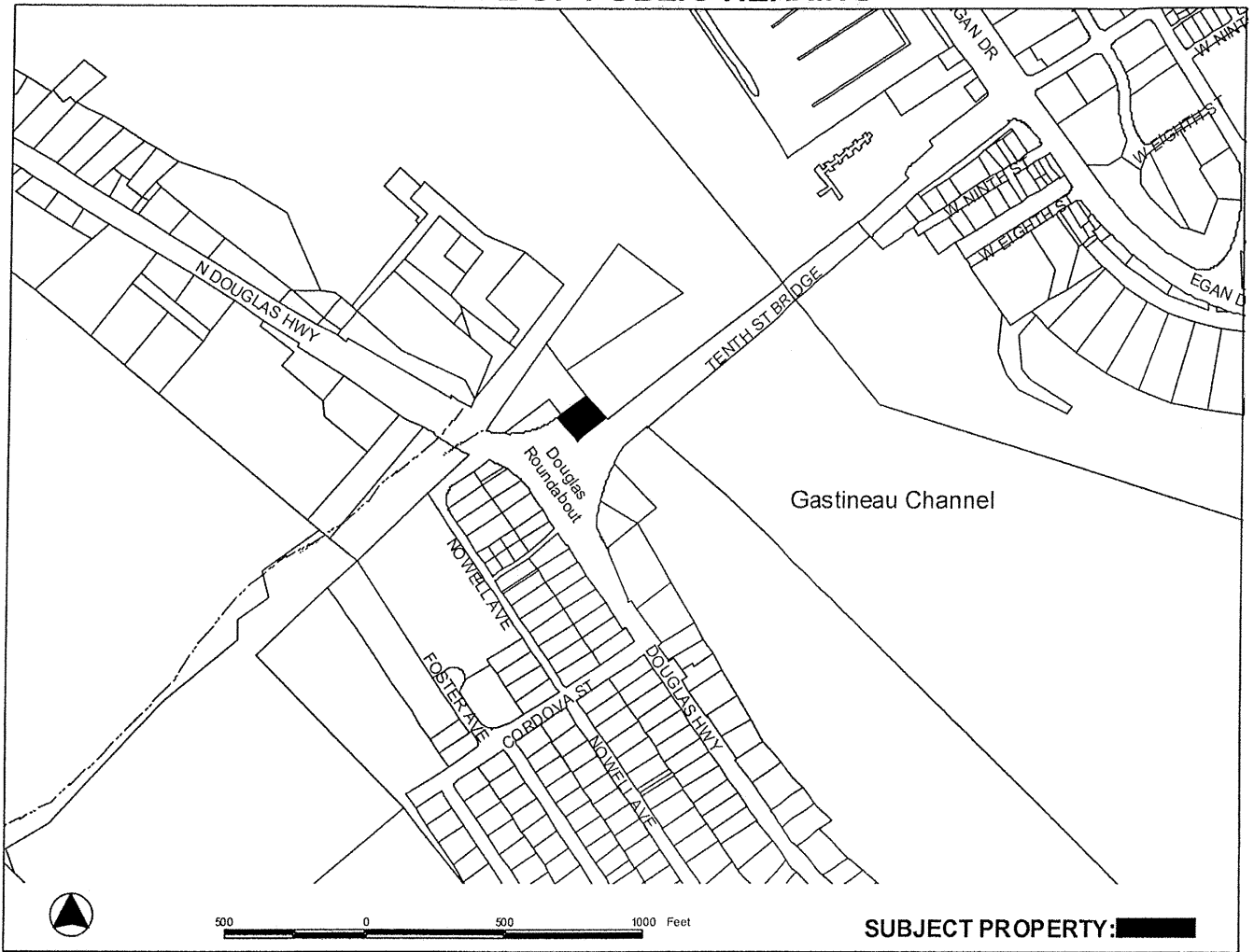
OFFICE USE ONLY BELOW THIS LINE

Permit Type	Date Received	Application Number
<input type="checkbox"/> Building/Grading Permit		
<input type="checkbox"/> City/State Project Review and City Land Action		
<input type="checkbox"/> Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
<input type="checkbox"/> Mining Case (Small, Large, Rural, Extraction, Exploration)		
<input type="checkbox"/> Sign Approval (If more than one, fill in all applicable permit #'s)		
<input type="checkbox"/> Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
<input checked="" type="checkbox"/> Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	04/02/13	USE 20130011
<input type="checkbox"/> Variance Case (De Minimis and all other Variance case types)		
<input type="checkbox"/> Wetlands Permits		
<input type="checkbox"/> Zone Change Application		
<input type="checkbox"/> Other (Describe)		

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

Comments: _____

NOTICE OF PUBLIC HEARING



SUBJECT PROPERTY: [Redacted]

PROPOSAL: A Conditional Use permit for a 70-foot tall wood pole with a satellite dish at AEL&P's West Juneau Electrical Substation.

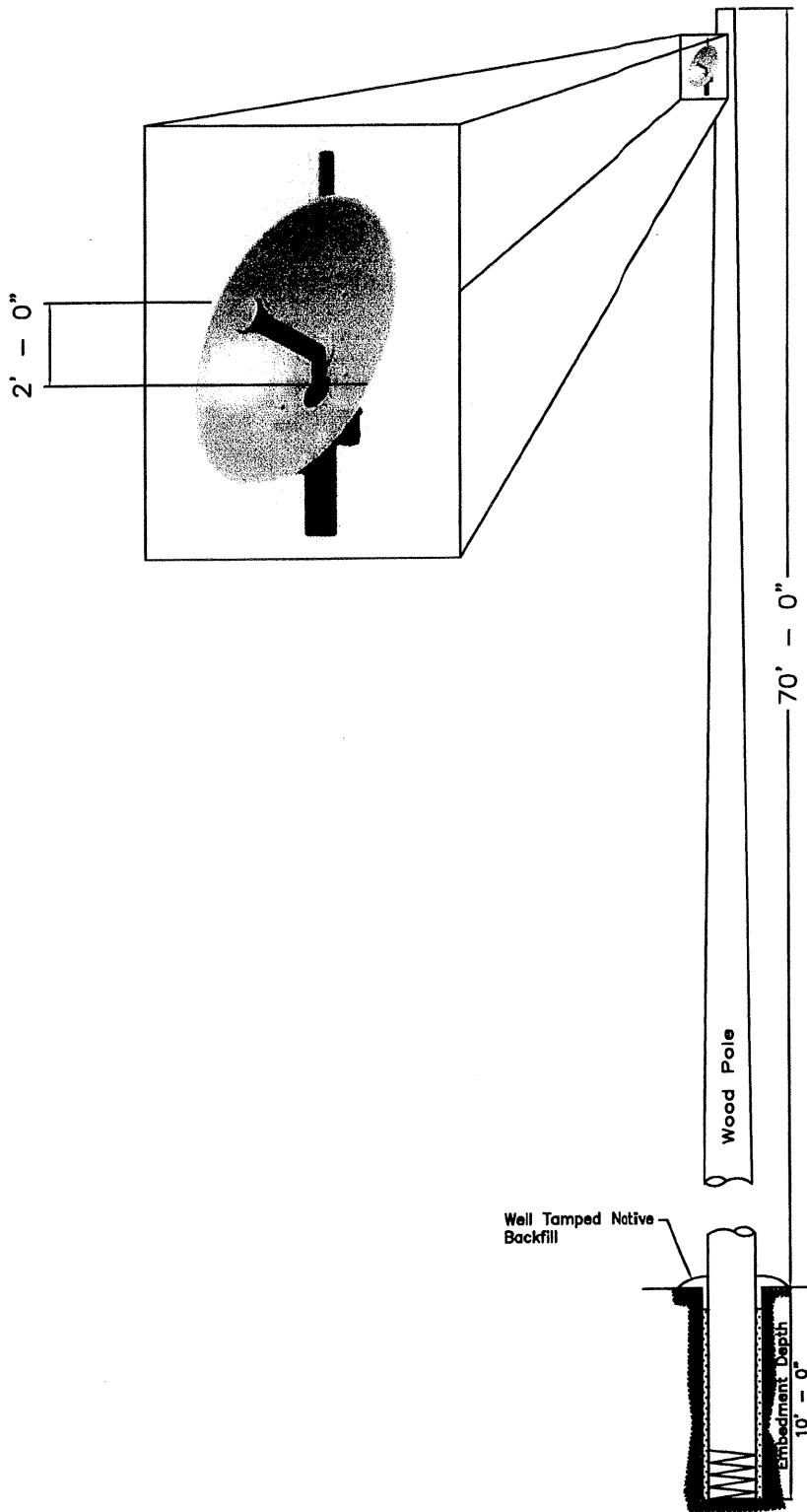
<p>FILE NO: USE2013 0011</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: May 14, 2013</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: ALASKA ELECTRIC LIGHT & POWER CO</p> <p>Property PCN: 1-D06-0-L01-003-0</p> <p>Owner: ALASKA ELECTRIC LIGHT & POWER CO</p> <p>Size: 7279 sqft</p> <p>Zoned: Waterfront Industrial</p> <p>Site Address: N DOUGLAS HWY</p> <p>Accessed via: N DOUGLAS 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 Eric Feldt at eric_feldt@ci.juneau.ak.us or at 586-0764.

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



Pole Mounted Antenna
West Juneau Substation
Profile

AEL&P WEST JUNEAU SUBSTATION
SITE PLAN

SCALE: 1"=40' (1:1612)

