


MEMORANDUM

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

DATE: July 2, 2013

TO: Planning Commission

FROM: Eric Feldt, Planner 
Community Development Department

FILE NO's: USE2013 0020 & CSP2013 0014

PROPOSAL: A Conditional Use permit and City Project review to expand the existing snow storage site near the Mendenhall Glacier.

GENERAL INFORMATION

Applicant: CBJ Engineering Department

Property Owner: United States Forest Service

Property Address: Mendenhall Glacier Bus Parking Lot, Glacier Spur Road

Legal Description: USS 2385

Parcel Code Number: 5-B25-0-158-009-0

Project Size: 2 Acres

Comprehensive Plan Future Land Use Designation: Recreational Resource

Zoning: Rural Reserve

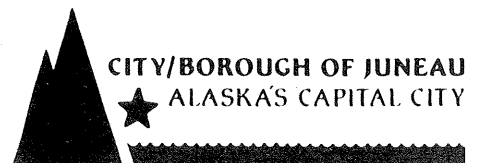
Utilities: No Water or Sewer

Access: Glacier Spur Road

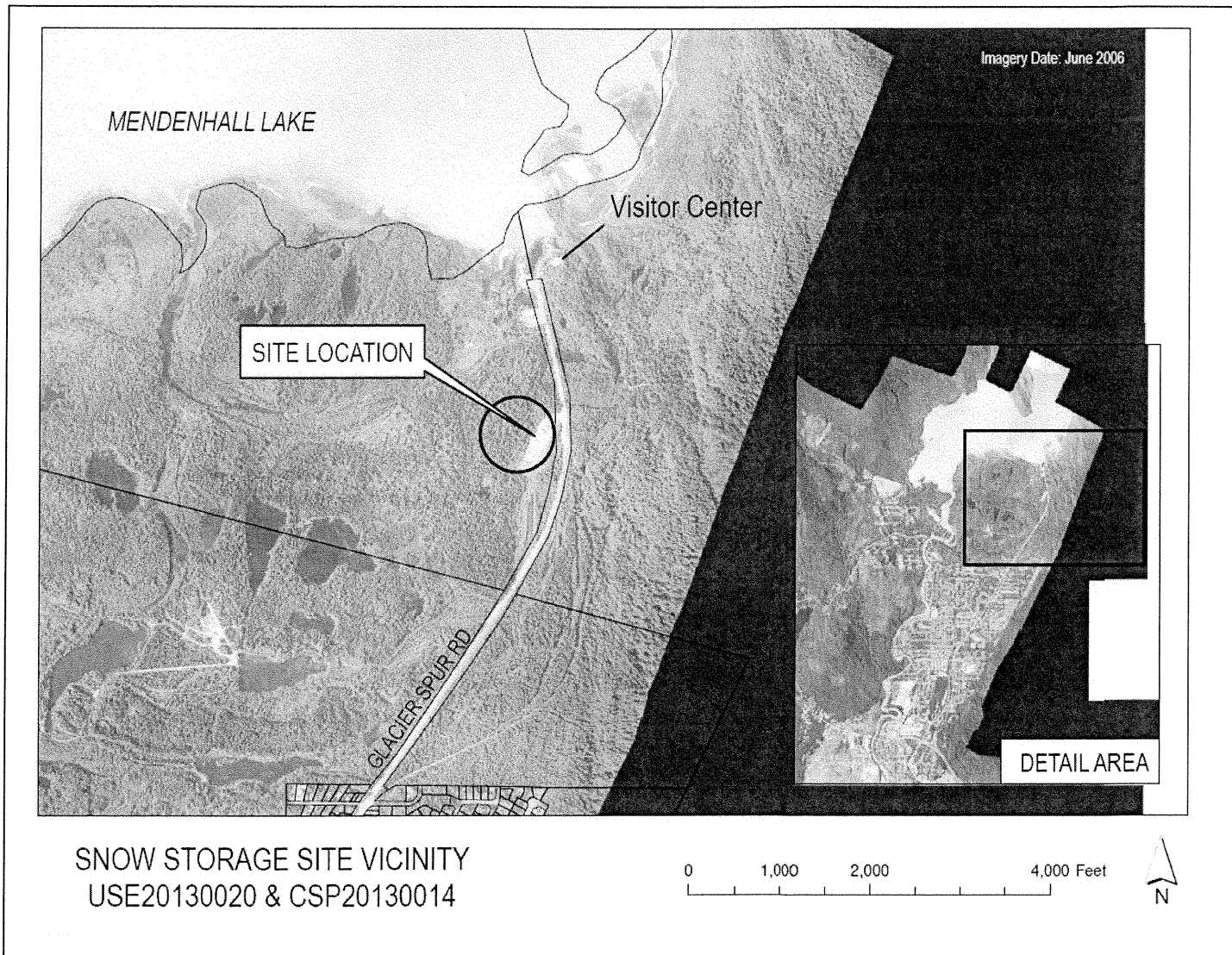
Existing Land Use: US Forest Service lands

Surrounding Land Use:

| | | |
|-------|---|--|
| North | - | RR: Tongass National Forest; Glacier Spur Rd |
| South | - | RR: Tongass National Forest; Glacier Spur Rd |
| East | - | RR: Tongass National Forest; Glacier Spur Rd |
| West | - | RR: Tongass National Forest; Glacier Spur Rd |



Vicinity Map



ATTACHMENTS

| | | |
|------------|---|-------------------|
| Attachment | A | Project Narrative |
| Attachment | B | Project Plans |
| Attachment | C | Public Comments |

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit and City Project permit to expand the existing snow storage site located off of Glacier Spur Road on US Forest Service land. The project consists of redesigning the snow storage site with new berms, water treatment areas, detention ponds, and re-sloping grades. The applicant’s narrative and plans are shown under Attachments A & B, respectively. Although the site will be expanded, the applicant states that the amount of snow stored at the site will not increase. The expansion will be towards the back of the parking lot, away from Glacier Spur Road.

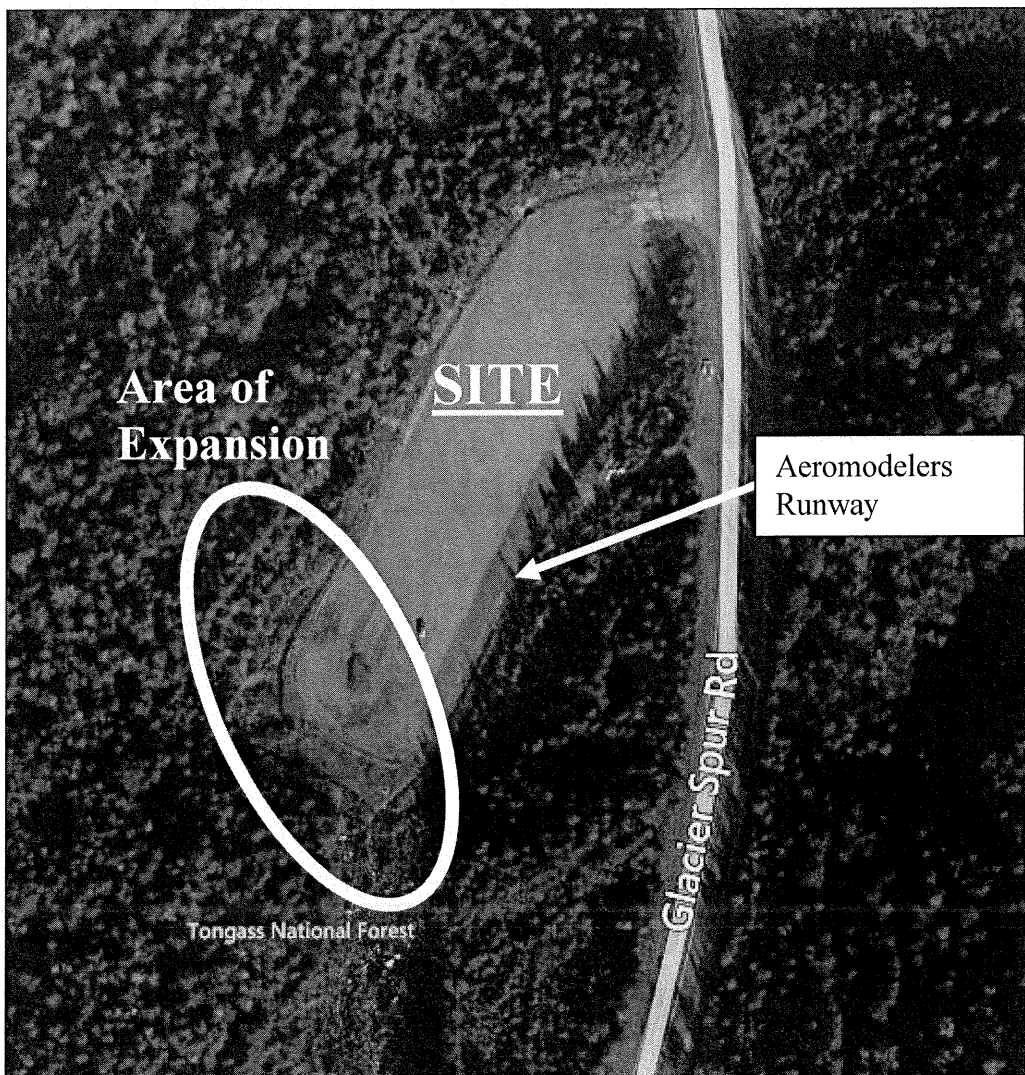


Figure 1. Overhead view of the site used by tour bus parking and Gastineau Aeromodelers Society during the summer and City snow disposal during winter. Picture dates approx. 2012.

BACKGROUND

According to the applicant, the City & Borough of Juneau (CBJ) has been storing snow at the site since sometime around 2006. Prior to that, snow was stored at the Thunder Mountain High School property before the construction of the school.

During the summer, the site is predominantly used for tour bus parking and the Gastineau Aeromodelers Society (remote control planes and helicopters) recreational uses.

The CBJ recently signed a 5-year lease with the US Forest Service to continue using the site for snow disposal and treatment. Prior to obtaining this lease, the CBJ went through a long process to gain permits from various State and Federal Agencies. To address the requirements of these agency's permits, the CBJ created a Snow Management Assessment and Planning report.

The following is a summary of the permits the CBJ had to obtain for the US Forest Service to allow continued use of the site. Since there were wetlands in the area of expansion, the CBJ filed a US Army Corps of Engineers (COE) permit. This permit triggered a review by the Environmental Protection Agency (EPA). The EPA required the CBJ to examine other viable snow storage sites. The CBJ identified 21 sites in the Valley for snow storage (including the subject site). However, the subject site is superior for the following reasons:

- 1) Developed for tour bus parking,
- 2) Currently used as a snow disposal site,
- 3) Has good access,
- 4) Is located near areas with the most demand for snow removal – lowers haul costs,
- 5) Has no adjacent residential or other incompatible uses, and
- 6) Has room to be redesigned to include water quality treatment prior to stormwater discharge.

When the site was chosen for the EPA permitting process, an Environmental Assessment (EA) was completed, which included determining and evaluating various site designs for effective snow disposal and treatment while also minimizing impacts to the wetlands. The EA process also included a public scoping period to gather comments from the public, other agencies, and special interest groups. This included the Gastineau Aeromodelers Society. A representative of this group submitted comments about the Conditional Use permit, which are addressed under Public Comments. The CBJ completed the EA in compliance with the National Environment Policy Act. The US Forest Service concluded that the EA resulted in a Finding of No Significant Impact. This allowed the CBJ to gain permission by the US Forest Service to continue using the site.

ANALYSIS

Project Site

The parking lot is located off of the Glacier Spur Road on US Forest Service lands near the Mendenhall Glacier. This is in the Tongass National Forest. The site is flat and surrounded by trees, shrubs, and wetlands. The parking lot is one acre in size. There are recreational trails nearby the site, which would not be impacted by the project.

Project Design

The project will expand the existing snow disposal site toward the back of the parking lot, away from the road. See Figure 1. Project plans are shown in Attachment A. No outdoor lights are needed for the project. The design capacity is derived from the Snow Management Assessment and Planning Report. The proposed berms, detention ponds, water treatment infrastructure and other elements of the project are designed to accommodate the volume of snow based on the past few years of hauled snow from the Mendenhall Valley area. There are many aspects of the project that will minimize harmful impacts to the environment. Staff provides a greater explanation of environmental protection under Habitat.

The expansion will not impede tourist bus parking nor Gastineau Aeromodelers Society operations.

Construction is expected to start at the end of September and finish mid-November of this year.

Traffic

Glacier Spur Road collects traffic heading to and from the Mendenhall Glacier and various trails in area. This road receives heavy commercial traffic during the cruise ship season. During the off-season, traffic lessens and is primarily from non-commercial vehicles.

Expanding the snow storage area will not affect tourist bus parking. Truck delivery volume to the site is expected to remain constant since the snow storage capacity is not changing.

Parking and Circulation

There is no parking requirement for a snow storage site. As stated earlier, the site is used as a large parking lot during the summer.

Noise

Since the snow storage capacity is not increasing, the noise level generated by the snow delivery trucks will not increase. The noise level heard from Glacier Spur Road may slightly decrease with the snow storage being located farther away from the road.

Public Health or Safety

The snow storage operation has existed at the site for many years without impacting the health or safety of the public. The project will not increase the intensity of the truck hauling or tour bus

parking. According to the applicant, the Snow Management Assessment and Planning Report concluded that with the impervious nature of existing soils, water from snow melt is not expected to infiltrate the ground water. Further, the project is designed to separate heavy minerals and dilute chlorides prior to entering surface run off.

Habitat

As seen in Attachment B, the applicant has listed many Best Management Practices (BMP) that will be used to avoid and mitigate potential environment impacts. Generally, these BMPs will help separate and dilute harmful chemicals in the snow collected from roadways, and establish an Erosion and Sediment Control Plan, Storm Water Pollution Prevention Plan, and Hazardous Materials Control Plan.

As indicated earlier, the CBJ filed COE permits to fill wetlands, and gained permission by the EPA and US Forest Service as a result of a no significant impact EA.

Property Value or Neighborhood Harmony

The site is located in the Tongass National Forest and over ½ mile away from the nearest private residence. As stated earlier, the expansion will be towards the back of the site and away from the Glacier Spur Road.

Conformity with Adopted Plans

According to the 2008 Comprehensive Plan (Plan), the site is located in the Recreational Resources (REC) land use category. Staff notes that the US Forest Service property around the Mendenhall Glacier falls under this category. The Plan identifies many policies that guide development and preservations of lands within Juneau. The following policy is germane to the project:

Implementing Actions

7.7.IA1 Provide community snow storage areas throughout the Urban Service Area, each containing a filter settling basin to reduce the amount of sediment entering local drainage systems and water bodies.

As stated earlier, the project is designed with a new water treatment system and detention ponds to filter and dilute harmful elements prior to entering surface run off. Also, the CBJ completed an EA that the US Forest Service stated results in no significant impact. The project is consistent with the 2008 Comprehensive Plan.

Public Comments

Staff received comments from the Gastineau Aeromodelers Society president (Craig Orsborn). See Attachment C. As noted earlier, this group uses the site. Mr. Orsborn provided some history in his letter indicating their use of the site since 2003 and having an agreement with the US Forest Service. He states that the primary flying season is during the winter so not to conflict with tour bus parking in the summer. However, there are some limited summer hours available. Mr. Orsborn states that their airstrip has been impacted by the snow disposal operations and litter left behind from the hauled

snow in the past. The runway is shown in the submitted plans. The area of expansion will be away from the runway and no construction will be allowed to occur or snow to be stored within 10 feet from the airstrip. Further, a new berm will be made to redirect water flow away from the airstrip. These measures will minimize disruptions and impacts to the Gastineau Aeromodeler's Society operations.

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 10.237 for the Rural Reserve 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 June 28, and July 8, 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. As stated earlier, the project will not increase the intensity of the use of the site during the winter or summer. The new water treatment elements will minimize the intrusion of heavy metals and chemicals into surface run off and ground water. Therefore, the health and safety of the public will not be negatively impacted, it will be improved.

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

No. As mentioned earlier, the site is located in the Tongass National Forest which falls under the US Forest Service jurisdiction. The snow storage area will be farther from the Glacier Spur Road, and therefore, less visible from the road. The site is over ½ mile away from the nearest private residence. Therefore, the project will not 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 use of the parking lot for CBJ snow disposal has been occurring for many years and will be improved with the project. The project is in conformance with 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?*

Yes. The applicant has filed the necessary permits from the COE and EPA and completed a satisfactory EA to fill wetlands in the scope of the project.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit, and recommend the Planning Commission adopt the Director's analysis and findings of the City Project and recommend the expansion of the existing snow storage site.

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

| | | | |
|----------------|------------------------------|----------------------------------|---------------------------------|
| Project Number | Project Name (15 characters) | Case Number <i>USE 13-020</i> | Date Received <i>5/28/13</i> |
|----------------|------------------------------|----------------------------------|---------------------------------|

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: 10.230 - Snow Storage Basin
10.237 Area wide, over 1/2 acre

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

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

See attached

IS THIS A MODIFICATION OF AN EXISTING APPROVAL? NO YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S): The parking lot is currently used for tourist bus overflow for the Mendenhall Glacier, (runway for Gastineau Accomodator's Society (GAS) and snow storage for GBS. A portion of the land that is proposed to be developed is forest.

PROPOSED USE OF LAND OR BUILDING(S): Approximately 1 acre of existing snow storage area would be used for snow storage and approximately 1 acre of forest would be cleared & used for additional snow storage & meltwater treatment

UTILITIES PROPOSED: N/A WATER: Public On Site SEWER: Public On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot _____ square feet Total Area of Existing Structure(s) _____ square feet
 Total Area of Proposed Structure(s) _____ square feet

EXTERNAL LIGHTING: N/A

- 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 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 type="checkbox"/> Elevation view of existing and proposed buildings | |
| <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 \$ <u>750.00</u> | _____ | _____ | _____ |
| Admin. of Guarantee \$ _____ | _____ | _____ | _____ |
| Adjustment \$ _____ | _____ | _____ | _____ |
| Pub. Not. Sign Fee \$ <u>50.00</u> | _____ | _____ | _____ |
| Pub. Not. Sign Deposit \$ <u>100.00</u> | _____ | _____ | _____ |
| Total Fee \$ <u>900.00</u> | <u>PAC</u> | <u>NA</u> | <u>5/28/13</u> |

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

| | | | |
|----------------|------------------------------|-----------------------------------|---------------------------------|
| Project Number | Project Name (15 characters) | Case Number CSP 13-0014 | Date Received 5/28/13 |
|----------------|------------------------------|-----------------------------------|---------------------------------|

TYPE OF PROJECT REVIEW:

City Project Review
 City Land Acquisition /Disposal
 State Project Review

DESCRIPTION OF PROJECT see attached

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S): The parking lot is currently used for tourist bus overflow parking for the glacier, wayway for Castineau Accommodator's Society (COAS), and snow storage for CBSJ. A portion of the land that is proposed to be developed is forest.

PROPOSED USE OF LAND OR BUILDING(S): Approximately 1 acre of existing snow storage area would be used for snow storage and approximately 1 acre of forest would be cleared and used for additional snow storage and meltwater treatment.

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits? No Yes Case No.: _____

Capital Improvement Program # (CIP) R7A-038 ↳ Conditional Use Permit - applying now

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ 322,780.00

| For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side. If you need any assistance filling out this form, please contact the Permit Center at 586-0770. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">CITY/STATE PROJECT FEES</th> <th style="text-align: center;">Fees</th> <th style="text-align: center;">Check No.</th> <th style="text-align: center;">Receipt</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td>Application Fees</td> <td style="text-align: center;">\$ _____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total Fee</td> <td style="text-align: center;">\$ _____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> </tbody> </table> <p style="font-size: 1.2em; margin-top: 10px;"><i>Less than \$2.5 million → No fee.</i></p> <p style="text-align: right; margin-top: 5px;"><i>- ESF 5/28/13</i></p> | CITY/STATE PROJECT FEES | Fees | Check No. | Receipt | Date | Application Fees | \$ _____ | _____ | _____ | _____ | Total Fee | \$ _____ | _____ | _____ | _____ |
|---|--|-------------------------|---------|-----------|---------|------|------------------|----------|-------|-------|-------|-----------|----------|-------|-------|-------|
| CITY/STATE PROJECT FEES | Fees | Check No. | Receipt | Date | | | | | | | | | | | | |
| Application Fees | \$ _____ | _____ | _____ | _____ | | | | | | | | | | | | |
| Total Fee | \$ _____ | _____ | _____ | _____ | | | | | | | | | | | | |

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM & EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS APPLICATION MUST BE FILLED OUT

TO BE COMPLETED BY THE APPLICANT

DEVELOPMENT PERMIT APPLICATION

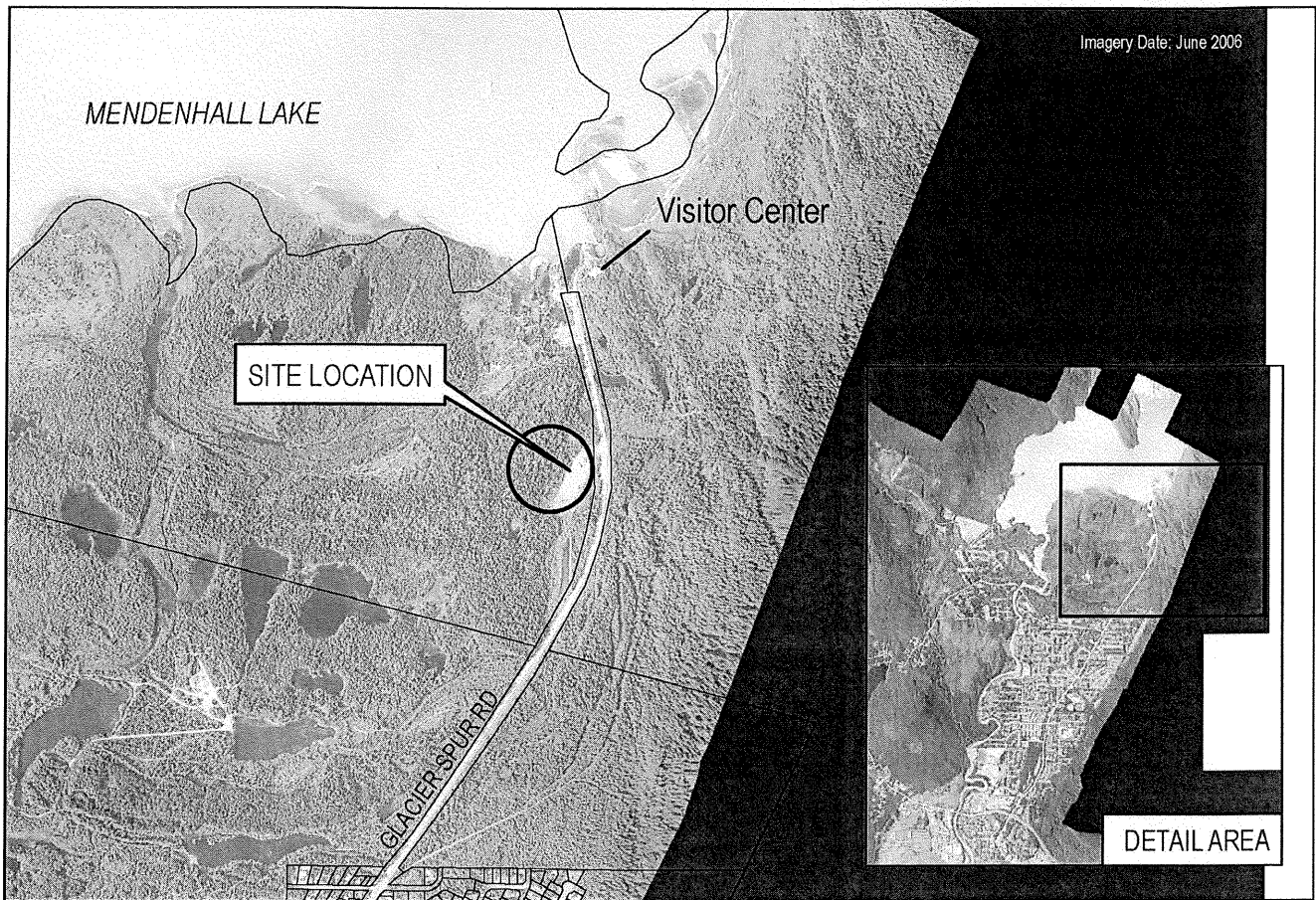
| | | |
|---|----------------------------|----------------|
| Project Number UG13-20 | CITY and BOROUGH of JUNEAU | Date Received: |
| Project Name (City Staff to Assign Name) | | |

| | | | |
|---|---|--|--------------------------------|
| PROJECT / APPLICANT INFORMATION | Project Description <i>At the existing snow storage area for the Mendenhall Valley, construct a rock pad for snow using V-swale design and treatment basin for runoff.</i> | | |
| | PROPERTY LOCATION | | |
| | Street Address <i>USFS bus parking lot, Mendenhall glacier, glacier Spur Rd.</i> | City/Zip <i>Juneau</i> | |
| | Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <i>can't find info on CBS street atlas or assessor's database</i> | | |
| | Assessor's Parcel Number(s) | | |
| | LANDOWNER/LESSEE | | |
| | Property Owner's Name <i>USDA Forest Service, Juneau Ranger District</i> | Contact Person: <i>Marti Marshall</i> | Work Phone: <i>789-6244</i> |
| | Mailing Address <i>Tongass National Forest, 8510 Mendenhall Loop Rd 99801</i> | Home Phone: | Fax Number: |
| | E-mail Address <i>mmarshall01@fs.fed.us</i> | 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. <input checked="" type="checkbox"/> _____ <i>Marti Marshall</i> _____ <i>5.23.13</i> Landowner/Lessee Signature Date <input checked="" type="checkbox"/> _____ _____ _____ 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 | | | |
| Applicant's Name <i>Michelle Elfers, City and Borough of Juneau</i> | Contact Person: <i>Michele Elfers</i> | Work Phone: <i>5810-0931</i> | |
| Mailing Address <i>Engineering Dept. 155 S. Seward St. 99801</i> | Home Phone: | Fax Number: | |
| E-mail Address <i>Michele-elfers@ci.juneau.ak.us</i> | Other Contact Phone Number(s): | | |
| <input checked="" type="checkbox"/> _____ <i>Michele Elfers</i> _____ <i>5/23/13</i> Applicant's Signature Date of Application | | | |

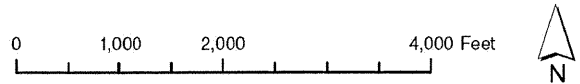
-----OFFICE USE ONLY BELOW THIS LINE-----

| | | | | | |
|--|-------------------------------------|--|------|--------------------|-----------------------|
| STAFF APPROVALS | <input checked="" type="checkbox"/> | Permit Type | City | 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) | | <i>5/28/13</i> | <i>use 15020</i> |
| | | Variance Case (De Minimis and all other Variance case types) | | | |
| | | Wetlands Permits | | | |
| | Zone Change Application | | | | |
| | Other (Describe) | | | | |
| ***Public Notice Sign Form filled out and in the file. | | | | | |
| Comments: | | | | Permittee Initials | |
| | | | | | |
| | | | | | |

NOTICE OF PUBLIC HEARING



SNOW STORAGE SITE VICINITY
USE20130020 & CSP20130014



PROPOSAL: A Conditional use and City Project Review to expand existing snow storage by Mendenhall Glacier.

| | | | |
|----------------------|--|----------------------|-------------------|
| File No: | USE2013 0020 & CSP2013 0014 | Applicant: | CBJ Engineering |
| To: | Adjacent Property Owners | Property PCN: | 5-B25-0-158-009-0 |
| Hearing Date: | July 9, 2013 | Owner: | US Forest Service |
| Hearing Time: | 7:00 PM | Size: | 2 acres |
| Place: | Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801 | Zoned: | Rural Reserve |
| | | Site Address: | Glacier Spur Road |
| | | Accessed Via: | Glacier Spur Road |

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.

Mendenhall Bus Parking Area Snow Storage Project Description

Project Purpose

To construct a site for storage of snow removed from streets and sidewalks in the Mendenhall Valley that would;

- Use Best Management Practices (BMPs) and treatment design based on research conducted in the Municipality of Anchorage to provide water quality treatment for stormwater;
- Be located in an area with compatible land uses;
- Provide convenient access for trucks hauling snow from the Mendenhall Valley; and
- Provide room for safe and efficient snow disposal operations.

This action is needed to 1) promote public safety by allowing CBJ to remove snow from public roads and sidewalks in the Mendenhall Valley, and 2) provide a snow disposal site that is environmentally sound, compatible with adjacent land uses, and compliant with applicable water quality regulations.

Project History:

In 2009, the City and Borough of Juneau (CBJ) applied for an Army Corps of Engineers (ACOE) permit to fill wetlands at a CBJ owned site off Crazy Horse Drive for the purpose of snow disposal and treatment for Mendenhall Valley snow. The Environmental Protection Agency (EPA) responded to the permit and requested a more detailed analysis of alternative sites for snow disposal. These comments motivated the CBJ to perform a city wide analysis of potential snow storage and treatment sites.

In December 2010, the City and Borough of Juneau (CBJ) produced a report titled 'Snow Management Assessment and Planning. This report was in response to comments from the EPA and the ACOE regarding an application for a snow storage site in the Mendenhall Valley. The agencies requested a thorough assessment of potential sites for snow storage in Juneau. This report is located on the internet at: http://www.juneau.org/engineering/Snow_Storage/Snow_Storage.php

Twenty-one potential Valley sites were identified in the snow management study. The highest ranked option for the Mendenhall Valley was the continued use of the United States Forest Service (USFS) Mendenhall bus parking area (BPA) because it is developed for tour bus parking, is currently used as a snow disposal site, has good access, is located near the areas with the most demand for snow removal which lowers haul costs, has no adjacent residential or other incompatible uses, and has room for the site to be redesigned to include water quality treatment prior to stormwater discharge.

In conjunction with DOWL HKM the CBJ produced three concept designs for the Mendenhall BPA snow disposal site. Once wetland mapping and scoping were complete, the designs were evaluated to determine which had the least detrimental environmental effects.

A public scoping period was held in June of 2011 and using comments from the public, other agencies, and special interest groups, a list of issues to address in an Environmental Assessment was developed.

In March 2012, the CBJ in conjunction with DOWL HKM produced an Environmental Assessment in support of and in compliance with the US Forest Service National Environmental Policy Act (NEPA) This Environmental Assessment discloses the direct, indirect, and cumulative environmental impacts that would result from the Proposed Action and the No Action Alternative. A review of the Environmental Assessment by the US Forest Service resulted in a Finding of No Significant Impact (FONSI).

Project Description

The snow disposal site would occupy approximately 2 acres within the existing tour bus parking area. The snow disposal site would consist of a snow disposal pad and a stormwater detention pond. The detention

pond is included to allow sediment to settle out of stormwater and chlorides to be diluted. Since heavy metals in stormwater tend to attach to sediment, this treatment process would also reduce these pollutants in the water discharged from the site. Construction would be largely contained within the existing disturbed portion of the parking area, but approximately one acre of previously disturbed, early successional vegetation would be cleared in the southwest corner of the tour bus parking area.

The snow disposal pad will be a low gradient v-swale designed to collect and control stormwater at the site. The V-shape of the pad diverts stormwater inward and through the snow pile, ensuring predictable discharge points that are more easily managed for water quality, and flow routes that minimize erosion of the pad and surrounding areas. The pad is designed with a low gradient such that the majority of sediment will be retained on the pad, rather than being discharged with melt water to the receiving detention pond. A berm and cut slopes surround the pad to minimize the potential for melt water to leave the pad untreated. Armor rock is placed along the edges of the berm and through the bottom of the v-swale; the rock is pervious enough to allow flow between the void spaces in the v-swale, but solid enough to prevent erosion.

The Snow Management Assessment and Planning Report included an extensive study of the volume of snow that has been hauled in the valley areas over the last few years. This volume of snow was used to size the proposed snow storage facility. The stormwater treatment pond size is based on this volume also so that it can effectively promote the settling of sediment and dilution of chlorides prior to discharge from the site.

The stormwater detention pond has been designed to provide 24 hours of detention for snow melt water to allow settling of sediments and heavy metals in the melt water, and to allow chlorides to be adequately diluted before the stormwater enters surrounding surface waters. The berms of the detention pond will be constructed of pervious material that allows water to seep out over time. Due to the height of the berm and the location of the discharge the stormwater detention pond would not be accessible to fish. Neither the pad nor the pond will be lined, as native soils found under and surrounding the parking lot fill material are relatively impervious sands and silts. Due to the impervious nature of the native soils and the likelihood that the pad surface will be frozen or saturated during melt periods, ground water infiltration from melt water from the storage pad and is not expected, and the pond is sized accordingly.

To avoid and minimize potential environmental impacts from the project, the following mitigation measures would be implemented:

- BMPs for the design and operation of snow storage facilities will be implemented. The BMPs are focused on addressing chlorides, hydrocarbons, heavy metals and sediment in melt water. The BMP's will be amended, as necessary, if potential contaminants or contaminant regulations change in the future.
- The collection and control of melt water at the site will be accomplished by the shaping and storing of snow on a v-swale pad to allow sediment to settle before melt water is discharged to a receiving detention pond.
- The detention pond will allow further settling of sediment and provide for dilution of chlorides.
- BMPs to avoid and minimize erosion and to control sedimentation during construction will also be implemented to minimize the impact to water quality, wetlands, and aquatic species. The project will have an Erosion and Sediment Control Plan from which the Contractor will prepare a Storm Water Pollution Prevention Plan (SWPPP) and Hazardous Materials Control Plan

(HMCP). These plans would detail erosion and siltation control measures and other pollution prevention measures that would be used during project construction to minimize water quality impacts.

The area to be cleared will be clearly marked; no vegetation clearing beyond what is necessary will occur.

Any disturbed areas that are not part of the snow storage pad and stormwater detention pond or part of the already disturbed bus parking lot and aeromodelers landing strip will be covered with 3" of organic soil and planted with native grasses such as *Festuca rubra* for stabilization.

The proposed construction plan is to begin construction on September 26, 2013 and complete construction in early November so that the site is functional for the winter season.

Eric Feldt

From: Michele Elfers
Sent: Thursday, June 27, 2013 9:04 AM
To: Eric Feldt
Subject: Mendenhall Valley Snow Storage and Treatment Site
Attachments: Project Description.docx

Hi Eric,

The project description I was referring to earlier is attached to this email. I am pretty sure I submitted it with the permit application. But in reference to our earlier conversation, I wanted to clarify that the amount of snow being stored at the USFS bus parking lot is not changing due to the proposed project. The CBJ is still hauling snow from the same areas of town, the Mendenhall Valley and Auke Bay. However the configuration of the snow storage area will change. During the EA process, various options for the layout and configuration of the snow storage site were considered and the USFS selected the proposed configuration because of visual impact concerns and also because they wanted the north end of the bus parking lot to be free of snow in the spring for tour bus usage.

The proposed layout and design will allow for snow melt runoff treatment. There is no treatment occurring currently. A design approach studied and employed in Anchorage for snow storage pads, called the v-swale design, creates a shallow rock drain strip in the middle of the pad. Snow melt runs into this center strip and then discharges into a treatment pond. The pond is designed to dilute chlorides in the snow, the main concern with snow melt in freshwater. The pond will also allow for any additional settling of sediment.

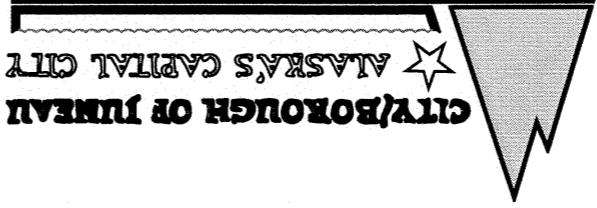
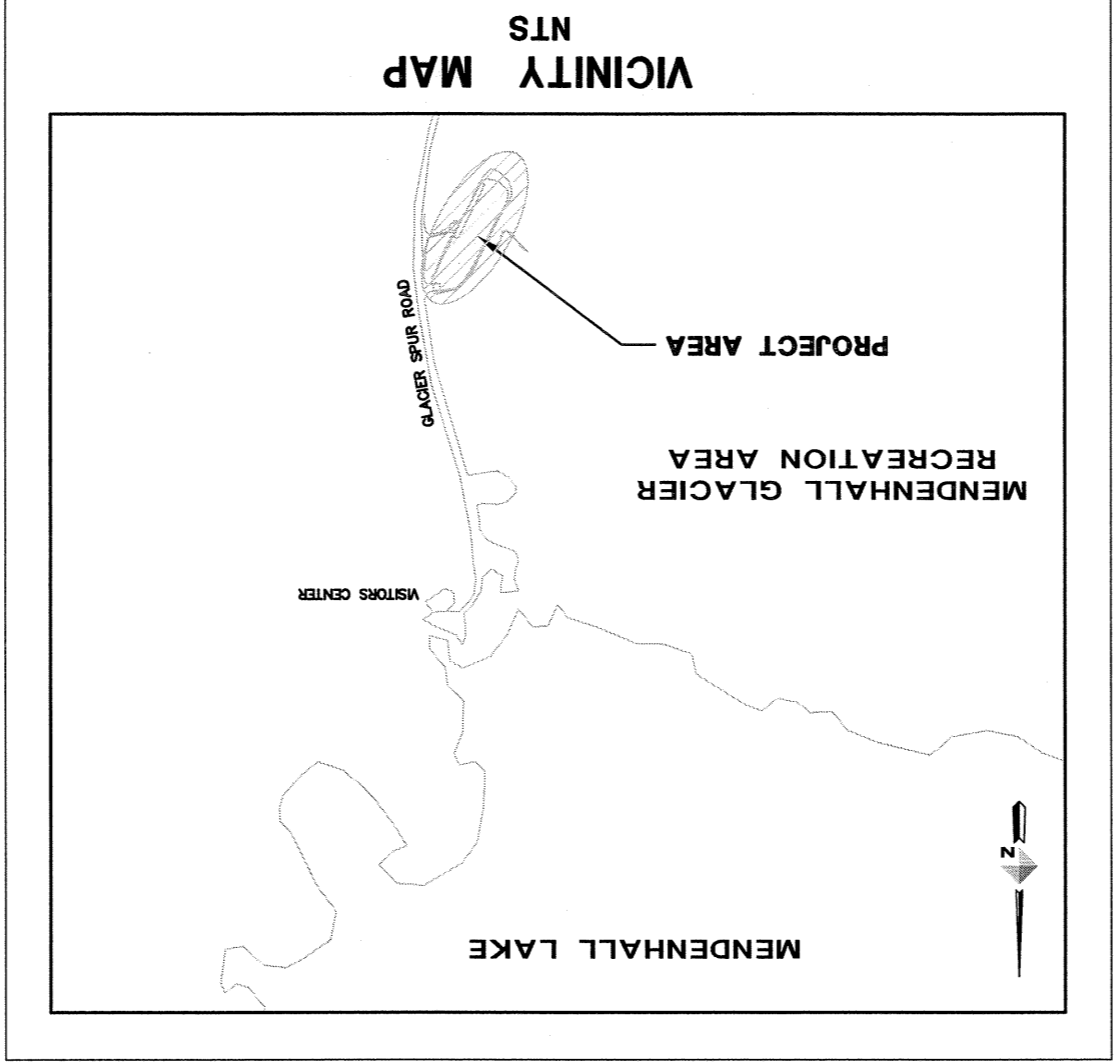
Please let me know if you have any additional questions.
Thanks,
Michele Elfers

6/27/2013

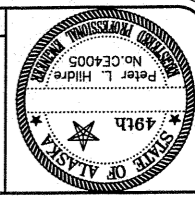
INDEX

| DESCRIPTION | SHEET NO. |
|---|-----------|
| COVER SHEET | 1 OF 12 |
| LEGEND, ABBREVIATIONS, TEST PIT LOGS AND GENERAL NOTES | 2 OF 12 |
| HORIZONTAL AND VERTICAL CONTROL, EXISTING TOPOGRAPHY AND TEST PIT LOCATIONS | 3 OF 12 |
| TEST PIT LOGS | 4 OF 12 |
| SNOW STORAGE PAD AND DETENTION POND SECTIONS | 5 OF 12 |
| BERM AND SIDESLOPE DETAILS | 6 OF 12 |
| DETENTION POND OUTFALL WEIR DETAILS | 7 OF 12 |
| DETENTION POND | 8 OF 12 |
| SILT FENCE SYSTEM | 9 OF 12 |
| GRADING PLAN | 10 OF 12 |
| BOP TO STA "N" 6+00 | 10 OF 12 |
| SITE PLAN | 11 OF 12 |
| BOP TO STA "N" 6+00 TO EOP | 11 OF 12 |
| GRADING AND SITE PLAN | 12 OF 12 |
| EROSION AND SEDIMENT CONTROL PLAN AND TOPSOIL AND SEEDING AREAS | 12 OF 12 |

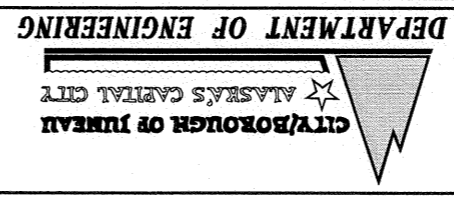
MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
CONTRACT NO. E13-254



DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax



DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax



MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
CONTRACT NO. E13-254

LEGEND, ABBREVIATIONS, AND GENERAL NOTES

SHEET NO. **2** of **12**

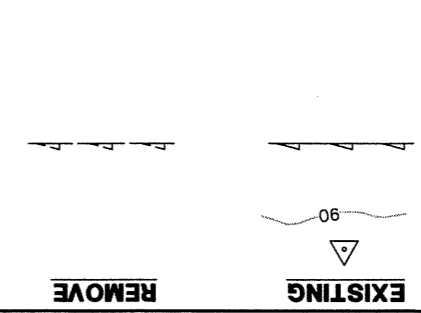
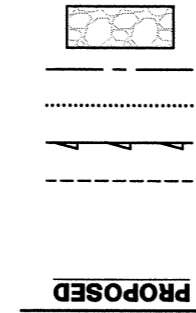
TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC SHALL BE CONTROLLED PER THE REQUIREMENTS OF THE ALASKA TRAFFIC MANUAL (U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE ALASKA SUPPLEMENT).
2. CIVIL ENGINEERING STANDARD DETAILS BOOK DATED AUGUST, 2011 IS MADE PART OF THIS CONTRACT, WITH CURRENT REVISIONS AS APPLICABLE.
3. EXISTING GROUND CONTOURS BASED ON DOWL HKM TOPOGRAPHIC SURVEY PERFORMED OCTOBER, 2011. CONTRACTOR SHALL VERIFY SITE CONDITIONS.
4. GRADING AND ALIGNMENT ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER.
5. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS. BURNING SHALL NOT BE ALLOWED ON SITE.
6. THE PLAN SHEETS DO NOT SHOW ALL TREES AND OTHER VEGETATION THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO TREES OR OTHER VEGETATION ARE TO BE REMOVED OR DAMAGED BEYOND THE DESIGNATED CLEARING LIMITS UNLESS APPROVED OR DIRECTED BY THE ENGINEER.
7. ALL CONTOURS SHOWN ON THE DRAWINGS ARE EXISTING CONTOURS. FINISH GRADES SHALL BE AS INDICATED ON THE DRAWINGS, AND AS DIRECTED BY THE ENGINEER.
8. REFER TO SPECIAL PROVISIONS FOR EQUIPMENT FUELING REQUIREMENTS.
9. ACCESS FOR RECREATION ACTIVITIES IN THE PROJECT AREA SHALL BE MAINTAINED AT ALL TIMES.
10. ALL VEHICLES OVER ONE TON AND ALL OTHER EQUIPMENT SHALL BE STEAM CLEANED OFFSITE PRIOR TO ENTERING THE USFS PARKING LOT. ALL GREASE, OILS, DIRT AND OTHER MATERIALS ON ALL AREAS OF THE UNDERCARRIAGE, TRACKS, ROLLERS, CAB, WHEELS, ATTACHMENTS AND OTHER EQUIPMENT COMPONENTS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE ENGINEER. NO VEHICLES OR OTHER EQUIPMENT SHALL BE DELIVERED TO THE SITE WITHOUT AN OFF-SITE INSPECTION AND APPROVAL BY THE ENGINEER. THIS WILL BE A ONE TIME REQUIREMENT ONLY.
11. CONTRACTOR SHALL PROVIDE A RECREATIONAL ACCESS PLAN TEN DAYS PRIOR TO BEGINNING CONSTRUCTION. THE PLAN SHALL SHOW HOW SAFE ACCESS TO THE TRAILHEAD WILL BE PROVIDED FROM THE MAIN ENTRANCE GATE AND PARKING AREA FOR SIX CARS WITH ACCESS TO THE G.A.S. RUNWAY. IT SHALL ALSO SHOW THE REQUIRED 10' NO DISTURB ZONE AROUND THE RUNWAY.
12. NO WORK SHALL BEGIN AT THE PROJECT SITE UNTIL SEPTEMBER 26, 2013.
13. NO WORK WILL BE PERMITTED AT THE PROJECT SITE ON SUNDAYS. THE GASTNEAU AEROMODELERS SOCIETY WILL HAVE USE OF THIS SITE ON SUNDAYS.
14. SEEDING OPERATIONS SHALL BE COORDINATED WITH USFS.

ABBREVIATIONS

| | |
|---------------------------------------|--------|
| CORRUGATED POLYETHYLENE PIPE | CPP |
| DIAMETER | DIA |
| DITCH | DT |
| ELEVATION | EL |
| EROSION SEDIMENT CONTROL PLAN | ESCP |
| FINISHED GRADE | FG |
| GASTNEAU AEROMODELERS SOCIETY | G.A.S. |
| INVERT | INV |
| LEFT | LT |
| NOT IN CONTRACT | NIC |
| NOT TO SCALE | NTS |
| RIGHT | RT |
| SHOULDER | SHLD |
| STATION | STA |
| STANDARD | STD |
| STORM WATER POLLUTION PREVENTION PLAN | SWPPP |
| TEST PIT | TP |
| UNITED STATES FOREST SERVICE | USFS |

ABBREVIATIONS TO BE USED WITHOUT PERIODS



LEGEND

| | |
|-------------------------|-------------------------|
| DESCRIPTION | EXISTING |
| CONTOUR LINE | CONTOUR LINE |
| CUT LIMITS | CUT LIMITS |
| DRAINAGE SWALE OR DITCH | DRAINAGE SWALE OR DITCH |
| FILL LIMITS | FILL LIMITS |
| PROJECT CONTROL LINE | PROJECT CONTROL LINE |
| ROCK PAD | ROCK PAD |

GENERAL NOTES



DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax

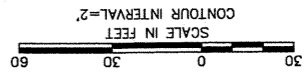
DATE: JUNE 2013
 CHECKED BY: STAFF
 DESIGNED BY: P. HILDRE
 DRAWN BY: STAFF
 JOB NO. J70572

DEPARTMENT OF ENGINEERING
 CITY/BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY

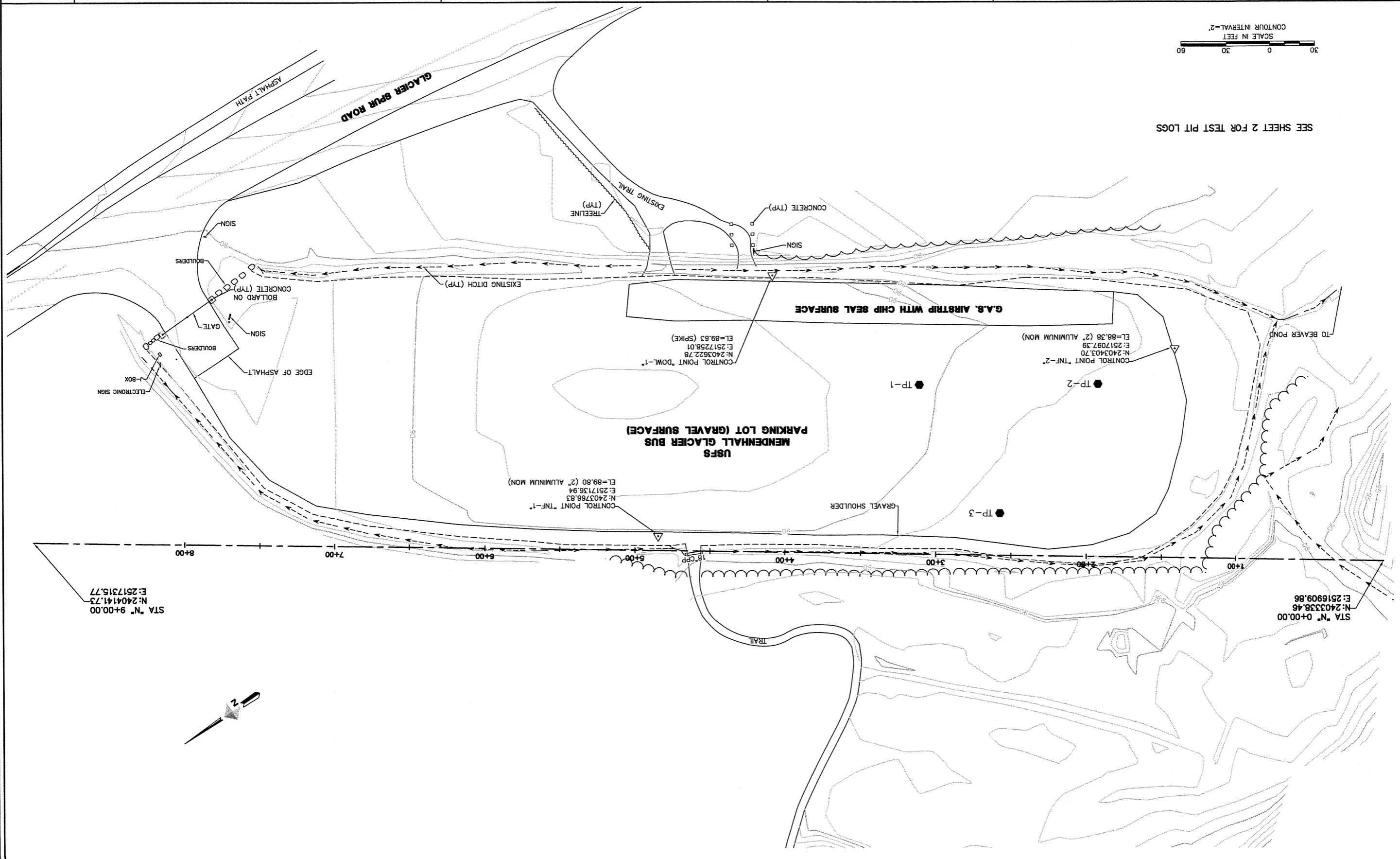
MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
 CONTRACT NO. E13-254

HORIZONTAL AND VERTICAL CONTROL, EXISTING TOPOGRAPHY AND TEST PIT LOCATIONS

SHEET NO. 3 of 12



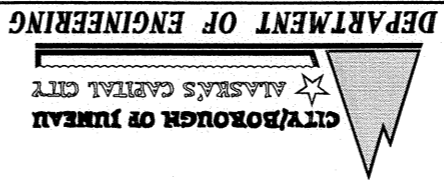
SEE SHEET 2 FOR TEST PIT LOGS





DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax

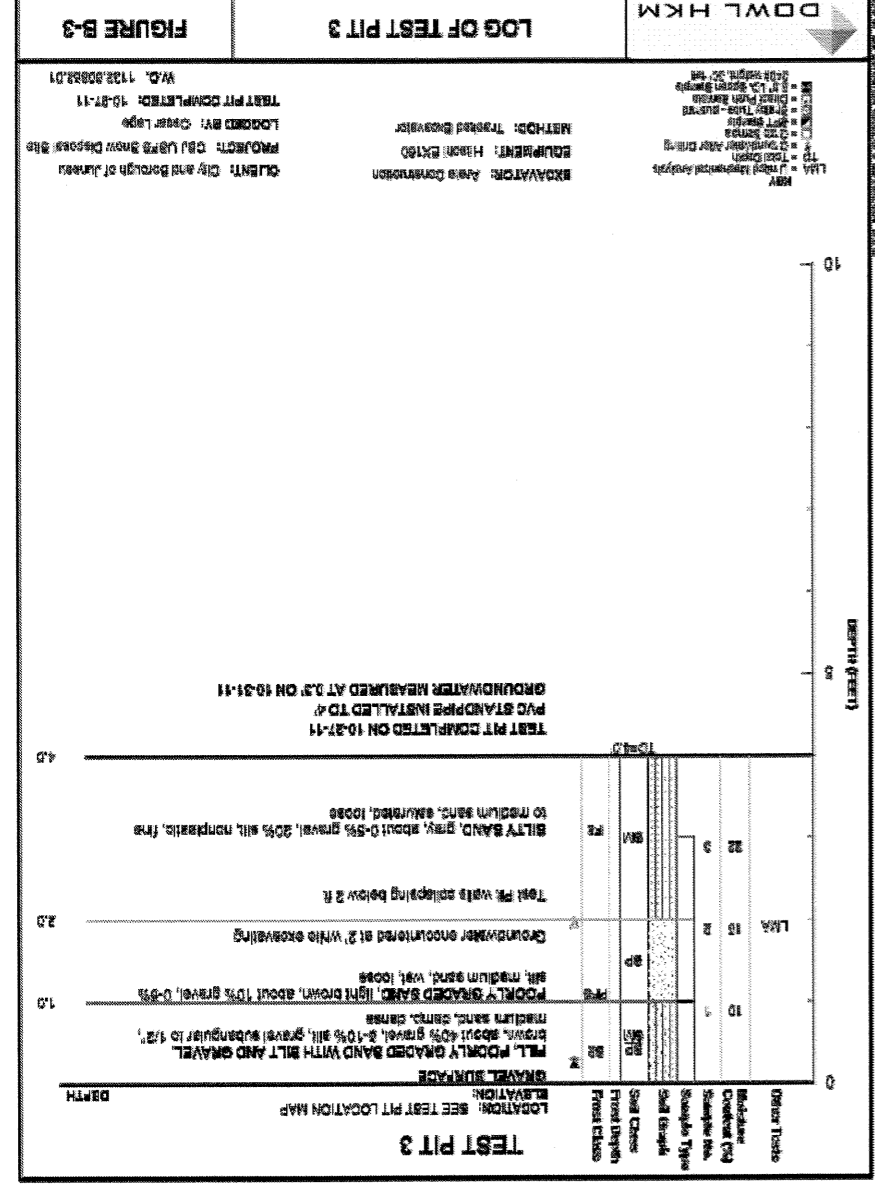
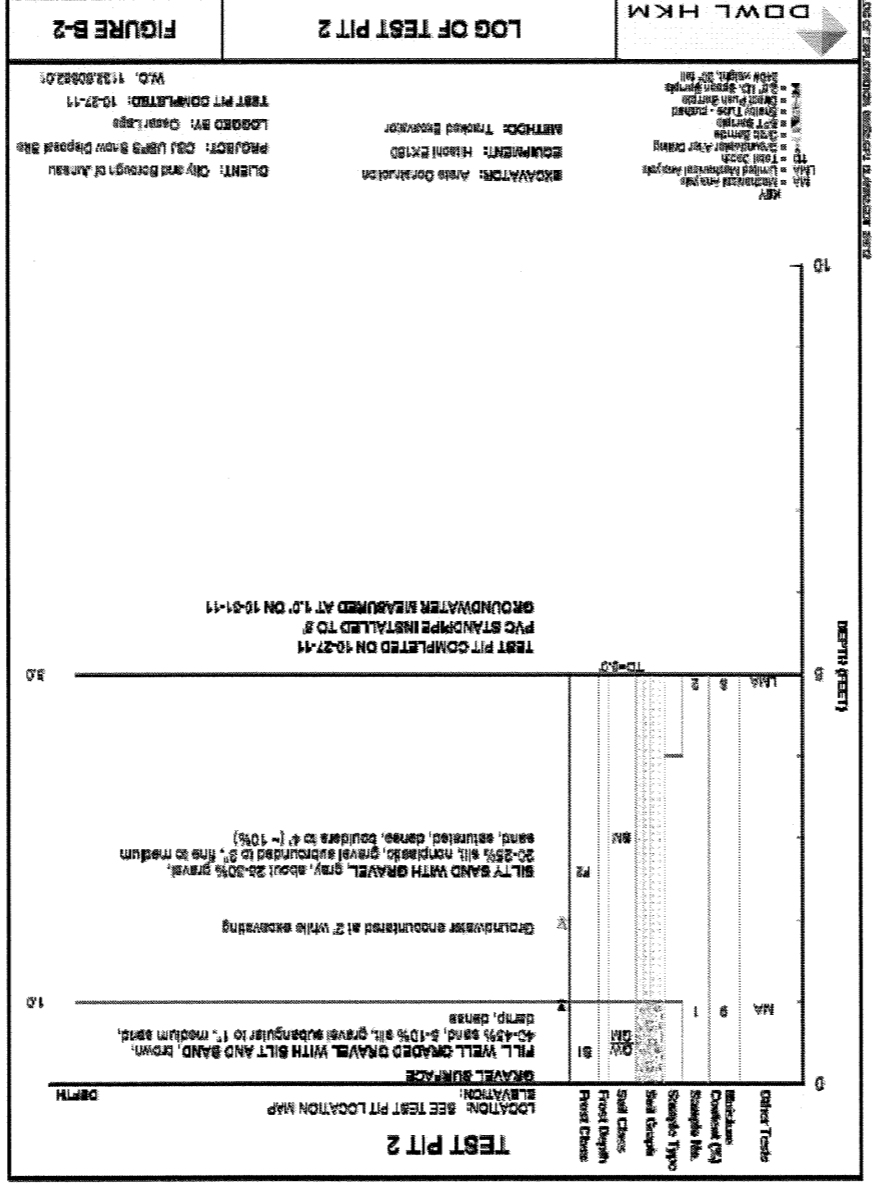
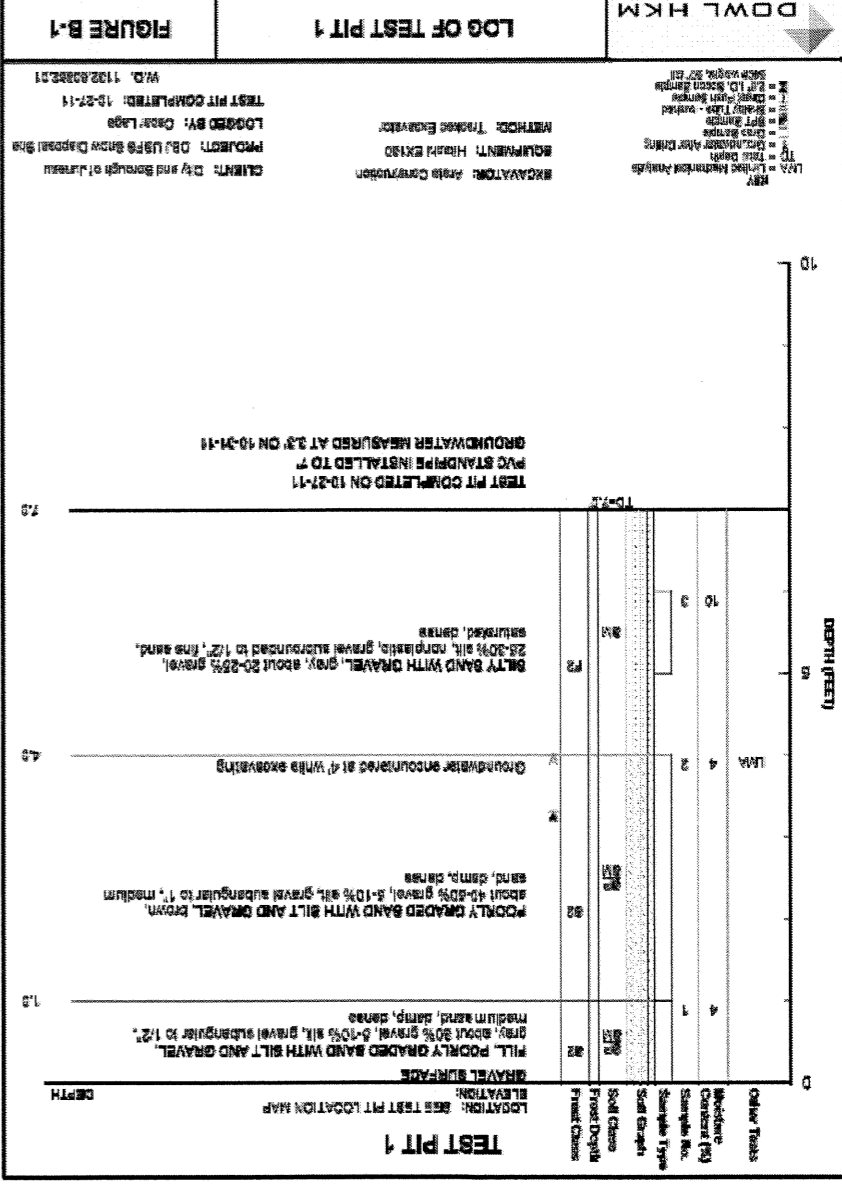
DATE: JUNE 2013
 CHECKED BY: STAFF
 DESIGNED BY: P. HILDRE
 DRAWN BY: STAFF
 JOB NO. J70572



MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
CONTRACT NO. E13-254

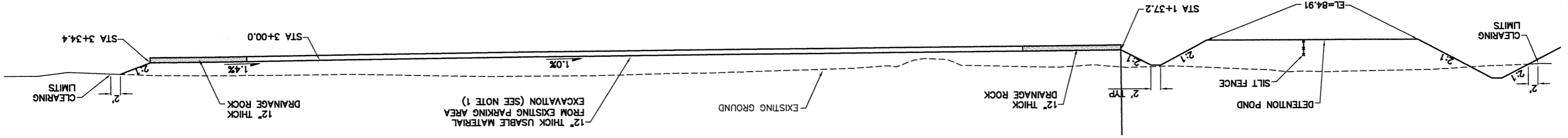
TEST PIT LOGS

SHEET NO. **4** OF **12**

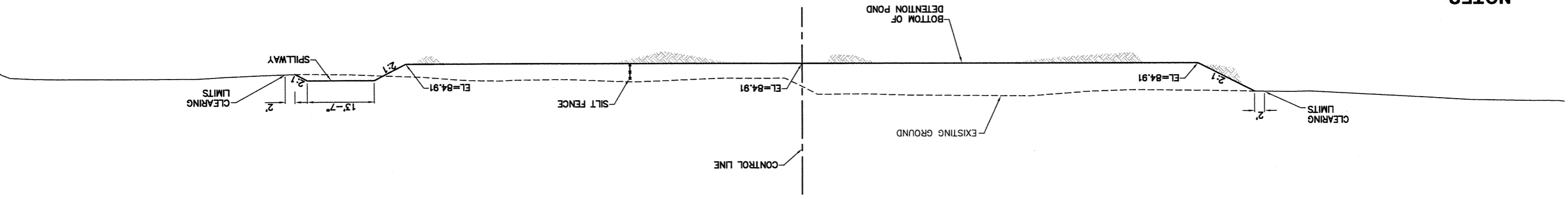




SECTION C-C
NTS

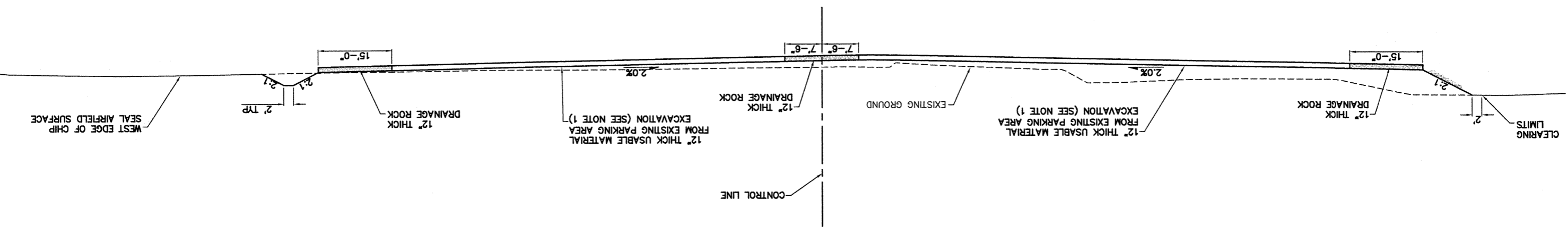


SECTION B-B
NTS



NOTES:
1. THE TOP 18" OF EXCAVATION WITHIN THE EXISTING PARKING AREA LIMITS SHALL BE SALVAGED AND STOCKPILED TO BE REUSED TO PROVIDE 12" THICK SURFACING WITHIN THE SNOW STORAGE AREA TO THE INSIDE OF THE DRAINAGE ROCK BOUNDARY. THIS MATERIAL SHALL BE CAREFULLY EXCAVATED FROM THE PARKING AREA IN A MANNER THAT WILL PREVENT CONTAMINATION FROM THE UNDERLYING NATIVE SOILS.

SECTION A-A
NTS





DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax

DATE: JUNE 2013
 CHECKED BY: STAFF
 DESIGNED BY: P. HILDRE
 DRAWN BY: STAFF
 JOB NO. J70572

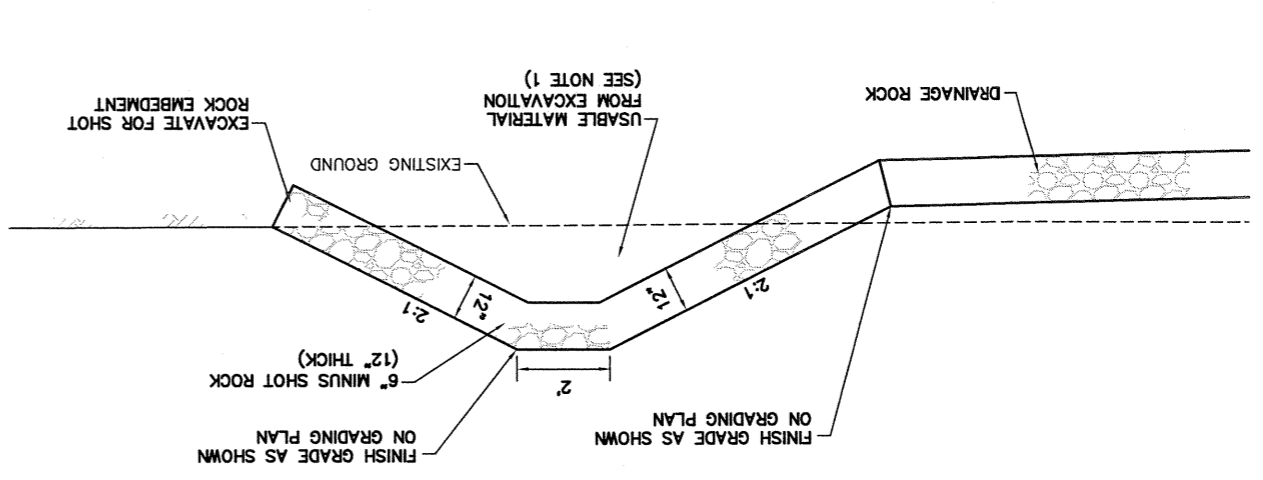
DEPARTMENT OF ENGINEERING
 CITY/BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY

MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
 CONTRACT NO. E13-254

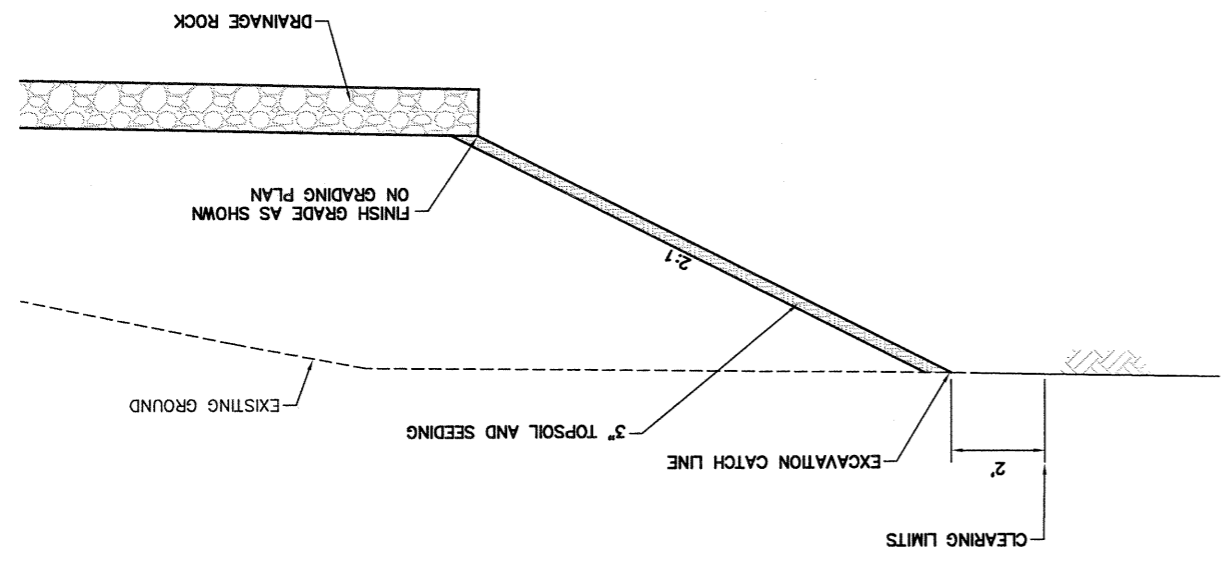
BERM AND SIDESLOPE DETAILS

SHEET NO. 6 of 12

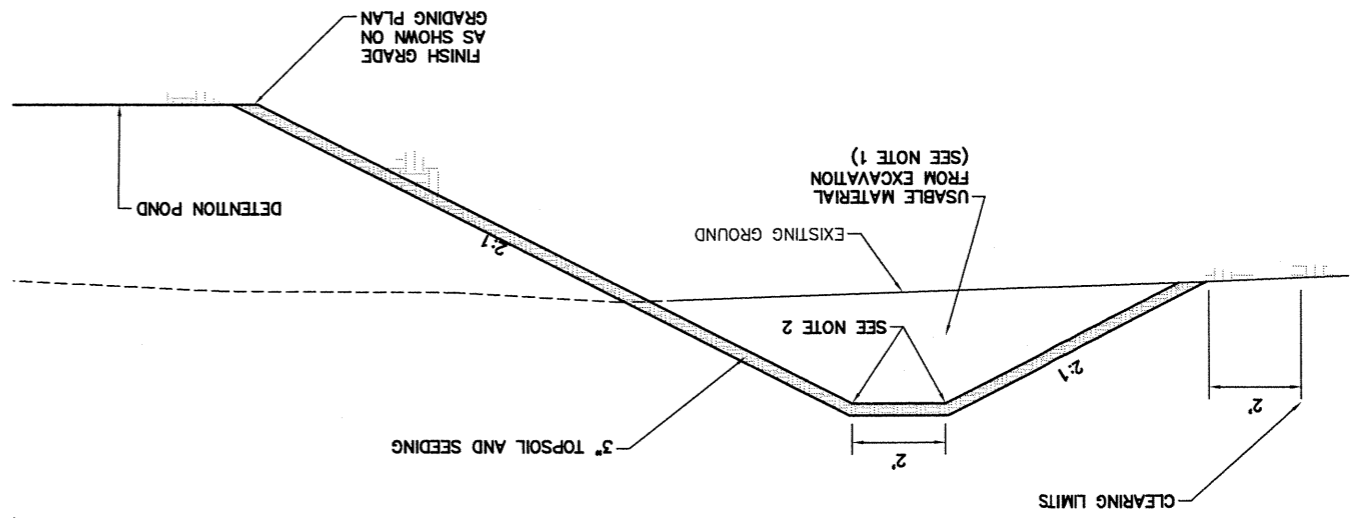
PERIMETER BERM ALONG EAST SIDE OF SNOW STORAGE AREA
 NTS



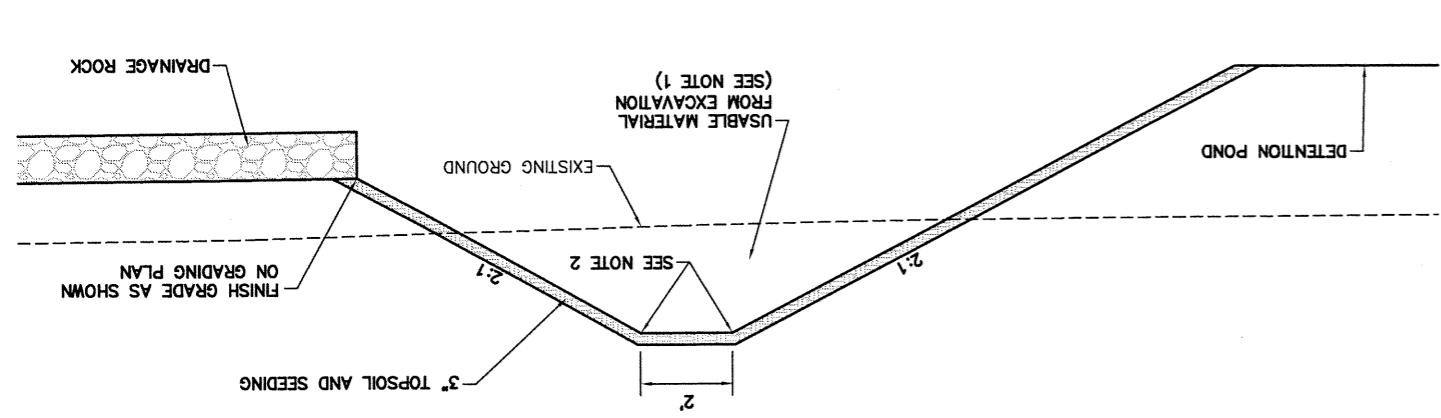
WESTERLY AND NORTH SIDE SIDESLOPE
 NTS



PERIMETER BERM AROUND SOUTHERLY AND EASTERLY SIDE OF DETENTION POND
 NTS



SEPARATION BERM BETWEEN DETENTION POND AND SNOW STORAGE AREA
 NTS



- NOTES:**
1. THIS SHALL BE USABLE NATIVE SOILS EXCAVATED FROM OUTSIDE OR BENEATH THE IMPORTED FILL MATERIALS FROM THE EXISTING PARKING AREA.
 2. BERM SECTION BENEATH TOPSOIL LAYER IS FINISH GRADE AS SHOWN ON THE GRADING PLAN.



DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax

DATE: JUNE 2013
 CHECKED BY: STAFF
 DESIGNED BY: P. HILBRE
 DRAWN BY: STAFF
 JOB NO. J70572

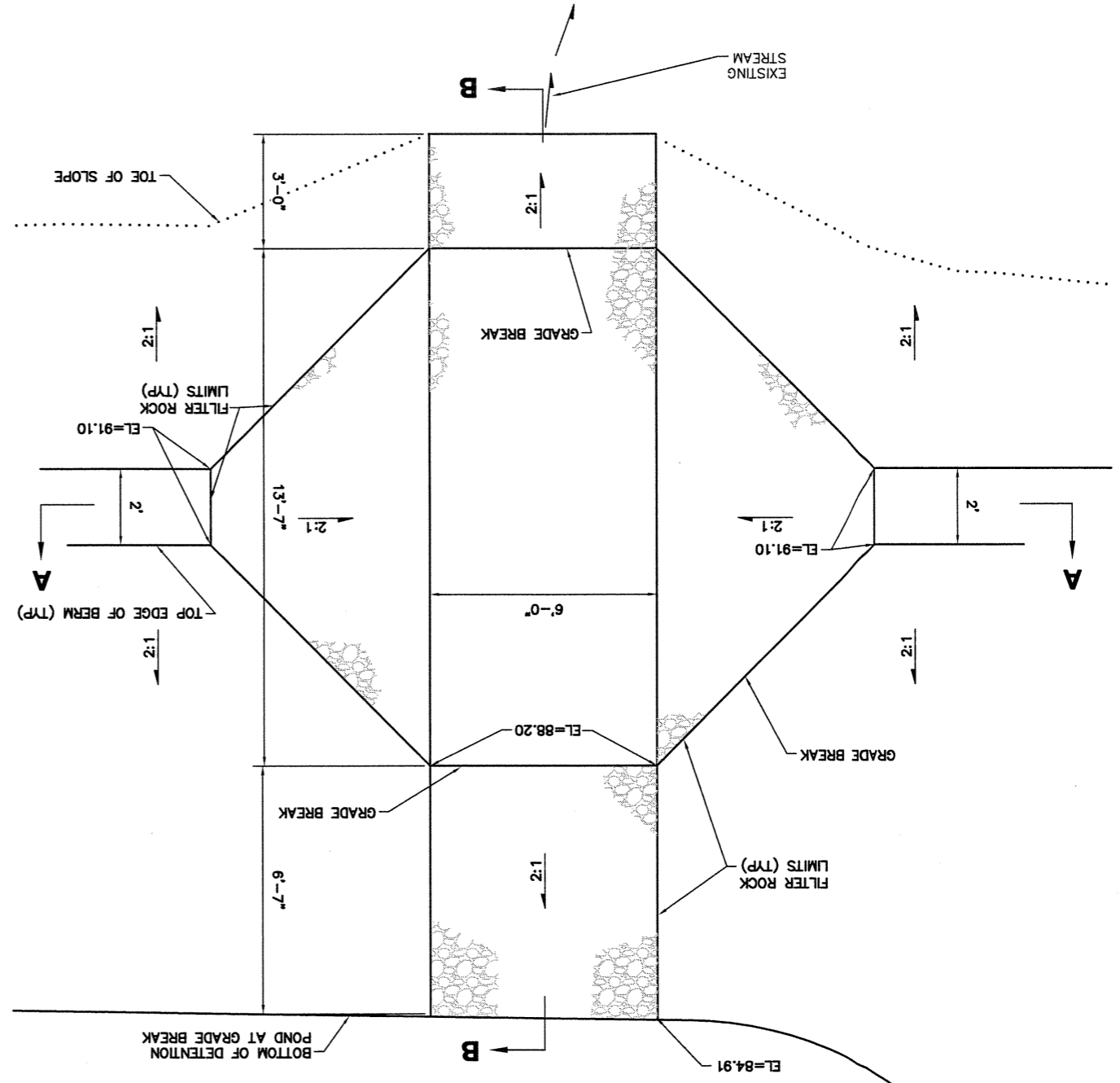
CITY/BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
 DEPARTMENT OF ENGINEERING

MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
 CONTRACT NO. E13-254

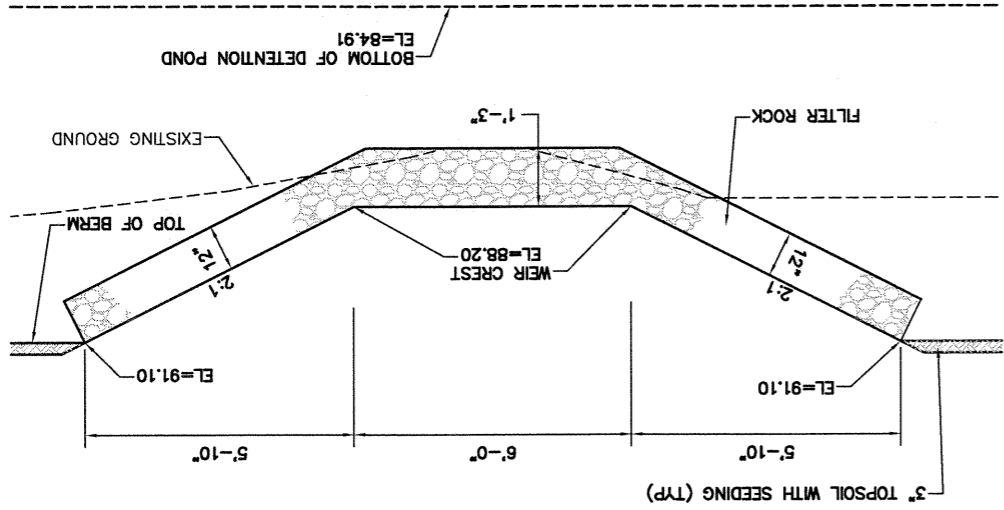
DETENTION POND OUTFALL WEIR DETAILS

SHEET NO. 7 of 12

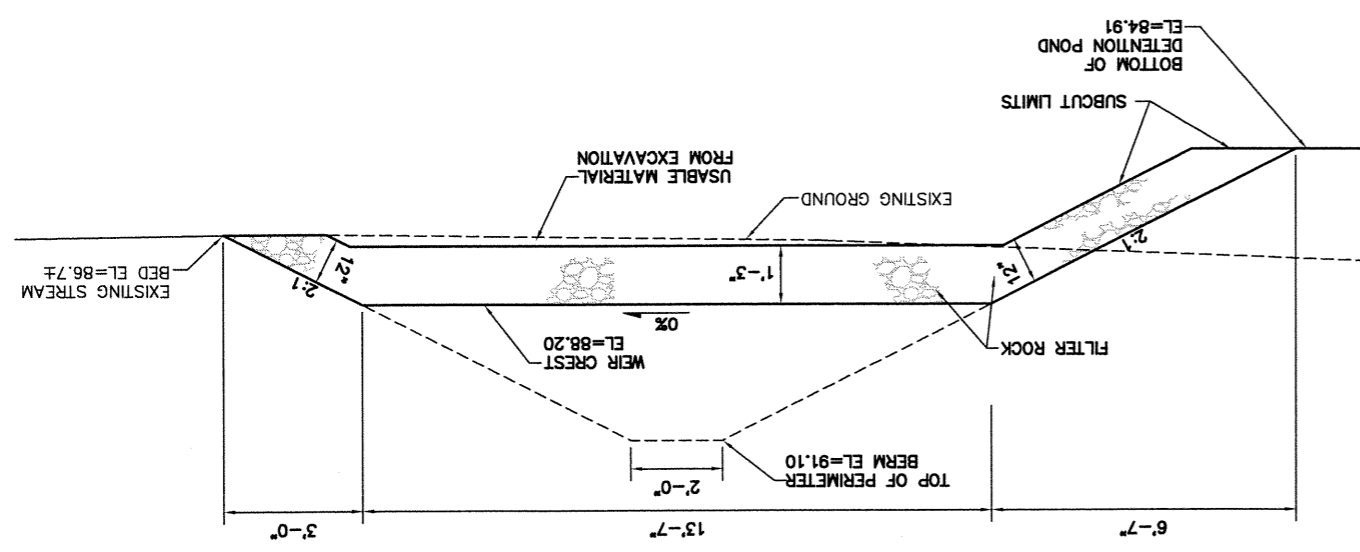
OUTFALL WEIR
PLAN VIEW
 N.T.S.



OUTFALL WEIR
SECTION A-A
 N.T.S.



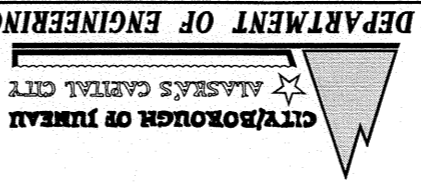
OUTFALL WEIR
SECTION B-B
 N.T.S.





DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax

DATE: JUNE 2013
 CHECKED BY: STAFF
 DESIGNED BY: P. HILDRE
 DRAWN BY: STAFF
 JOB NO. J70572

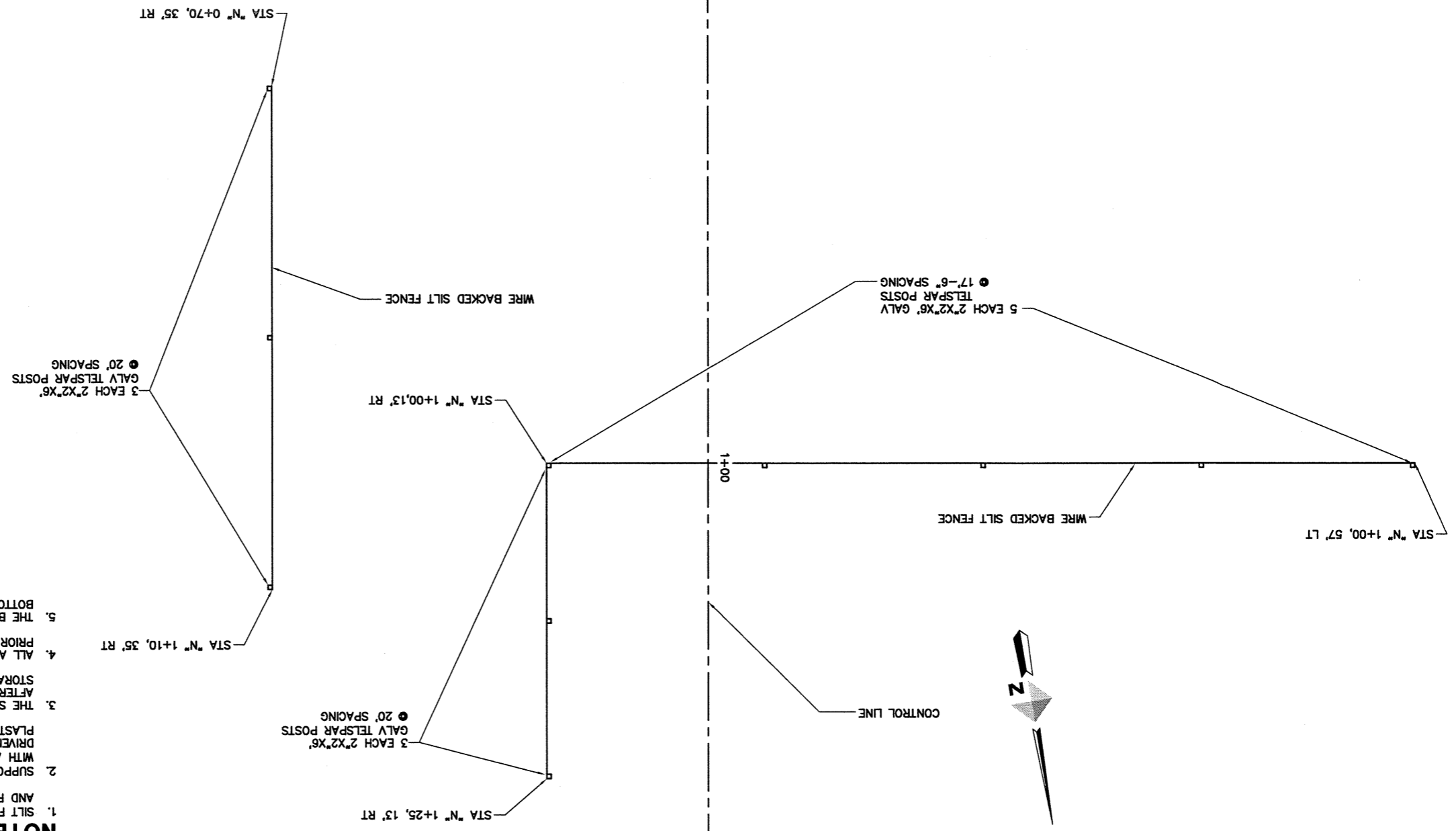


MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
 CONTRACT NO. E13-254

DETENTION POND SILT FENCE SYSTEM

SHEET NO. **8** of **12**

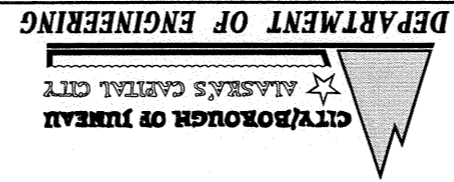
PLAN VIEW
 NTS



- NOTES:**
1. SILT FENCE SHALL BE WIRE BACKED SILT FENCE WITH A WIRE AND FABRIC HEIGHT OF 36".
 2. SUPPORT POSTS SHALL BE DRIVEN 2' DEEP AT A 6' SPACING, WITH ADDITIONAL GALVANIZED 2"x2"x6" TELSPAR POSTS DRIVEN 30" DEEP. SECURE TELSPAR POSTS TO FENCING WITH PLASTIC CABLE TIES.
 3. THE SILT FENCE INSTALLATION SHALL NOT PROCEED UNTIL AFTER FINAL GRADING OF THE DETENTION POND AND SNOW STORAGE PAD.
 4. ALL ACCUMULATED SILT AND DEBRIS SHALL BE REMOVED PRIOR TO THE SILT FENCE INSTALLATION.
 5. THE BOTTOM OF THE SILT FENCE FABRIC SHALL BE SET AT BOTTOM OF POND GRADE.



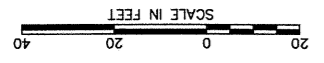
DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax



MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
 CONTRACT NO. E13-254

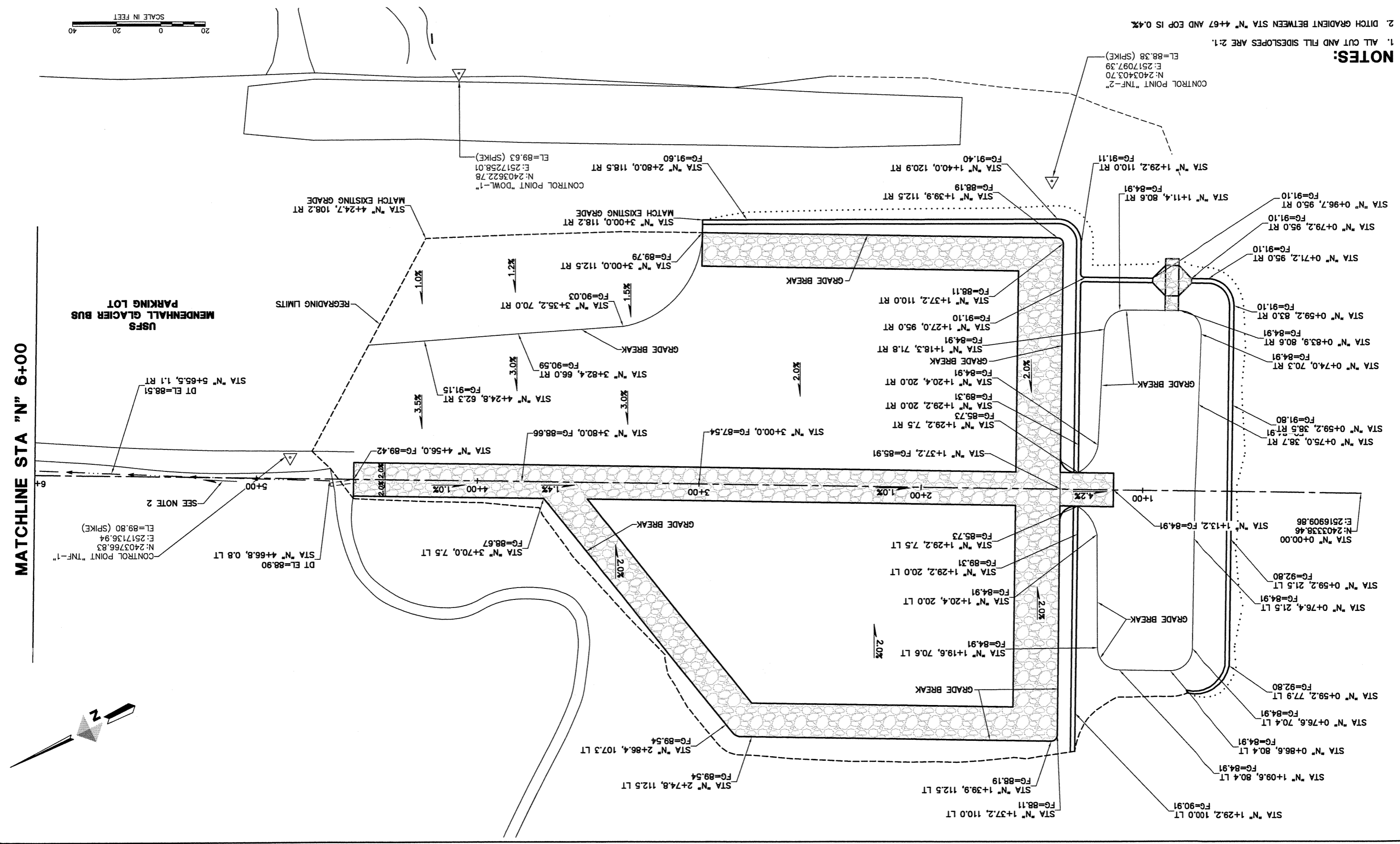
GRADING PLAN
 BOP TO STA "N" 6+00

SHEET NO. 9
 of 12



NOTES:

1. ALL CUT AND FILL SIDESLOPES ARE 2:1.
2. DITCH GRADIENT BETWEEN STA "N" 4+67 AND EOP IS 0.4%.





DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax

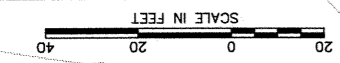
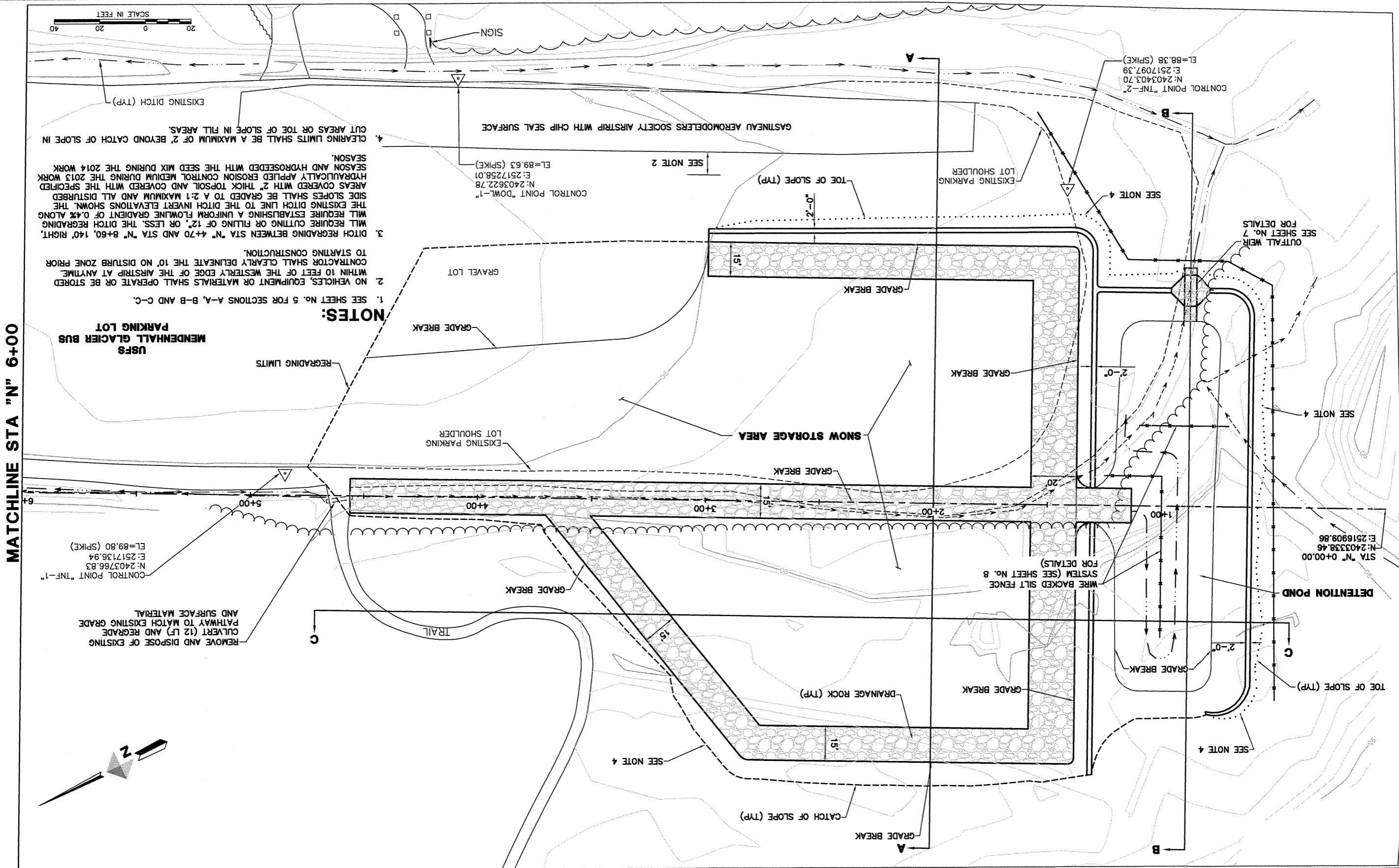
DATE: JUNE 2013
 CHECKED BY: STAFF
 DESIGNED BY: P. HILDRE
 DRAWN BY: STAFF
 JOB NO. J70572

CITY/BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING

MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
CONTRACT NO. E13-254

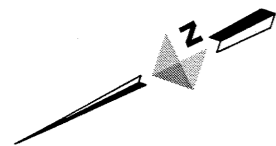
SITE PLAN
BOP TO STA "N" 6+00

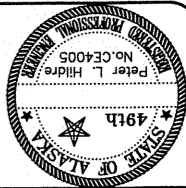
SHEET NO. 10 of 12



- NOTES:**
1. SEE SHEET NO. 5 FOR SECTIONS A-A, B-B AND C-C.
 2. NO VEHICLES, EQUIPMENT OR MATERIALS SHALL OPERATE OR BE STORED WITHIN 10 FEET OF THE WESTERLY EDGE OF THE AIRSTRIP AT ANYTIME. CONTRACTOR SHALL CLEARLY DELINEATE THE 10' NO DISTURB ZONE PRIOR TO STARTING CONSTRUCTION.
 3. DITCH REGRADE BETWEEN STA "N" 4+70 AND STA "N" 8+60, 140' RIGHT, WILL REQUIRE CUTTING OR FILLING OF 12" OR LESS. THE DITCH REGRADE WILL REQUIRE ESTABLISHING A UNIFORM FLOWLINE GRADIENT OF 0.4% ALONG THE EXISTING DITCH LINE TO THE DITCH INVERT ELEVATIONS SHOWN. THE AREAS COVERED WITH 2" THICK TOPSOIL AND COVERED WITH THE SPECIFIED HYDRAULICALLY APPLIED EROSION CONTROL MEDIUM DURING THE 2013 WORK SEASON AND HYDROSEDED WITH THE SEED MIX DURING THE 2014 WORK SEASON.
 4. CLEARING LIMITS SHALL BE A MAXIMUM OF 2' BEYOND CATCH OF SLOPE IN CUT AREAS OR TOE OF SLOPE IN FILL AREAS.

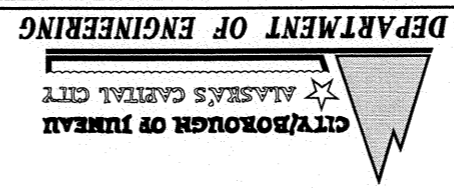
REMOVE AND DISPOSE OF EXISTING CULVERT (12 LF) AND REGRADE PATHWAY TO MATCH EXISTING GRADE AND SURFACE MATERIAL.
 CONTROL POINT "TNF-1"
 N: 2403766.83
 E: 2517136.94
 EL: 89.80 (SPIKE)





DOWL HKM
 Consulting Engineers • Land Surveyors • Construction Administration
 5368 Commercial Blvd.
 Juneau, Alaska 99801
 (907) 780-3533 Office
 (907) 780-3535 Fax

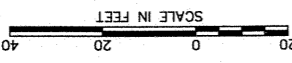
DATE: JUNE 2013
 CHECKED BY: STAFF
 DESIGNED BY: P. HILDRE
 DRAWN BY: STAFF
 JOB NO. J70572



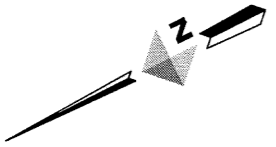
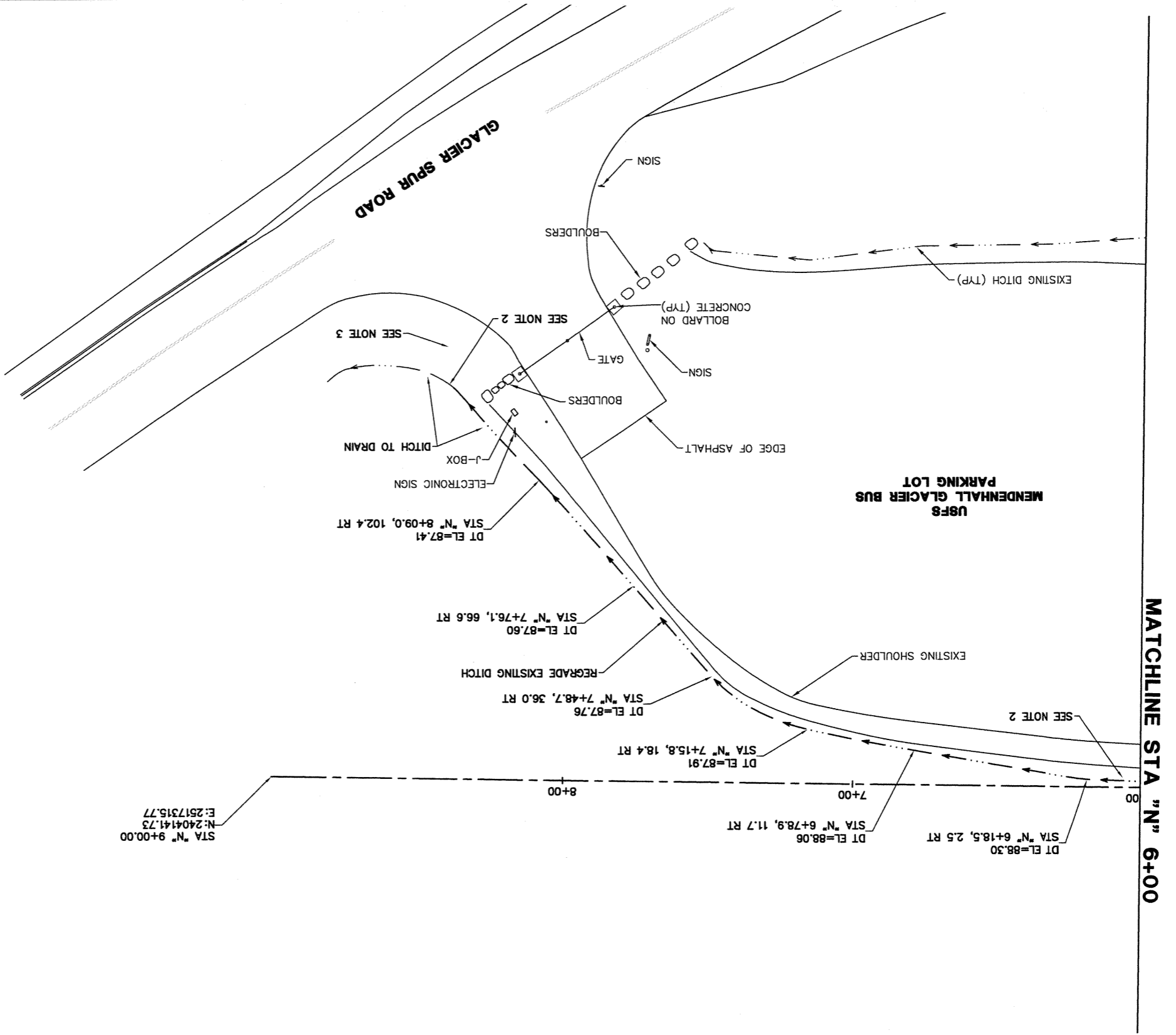
MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE
CONTRACT NO. E13-254

GRADING AND SITE PLAN
STA "N" 6+00 TO EOP

SHEET NO. **11** of **12**



- NOTES:**
1. DITCH REGRADE BETWEEN STA "N" 4+70 AND STA "N" 8+60, 140' RIGHT, WILL REQUIRE CUTTING OR FILLING OF 12" OR LESS.
 2. DITCH GRADIENT BETWEEN STA "N" 4+70 AND END OF DITCHING IS 0.4%.
 3. INSTALL CBJ FURNISHED SIGN ON A 4"x4" POST TO BE LOCATED IN THIS AREA FACING THE GLACIER SPUR ROAD. THE LOCATION WILL BE MARKED BY THE ENGINEER.



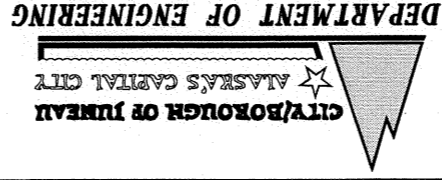


DOWL HKM

5368 Commercial Blvd.
Juneau, Alaska 99801
(907) 780-3533 Office
(907) 780-3535 Fax

Consulting Engineers • Land Surveyors • Construction Administration

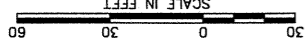
JOB NO. J70572 DRAWN BY: STAFF DESIGNED BY: P. HILBRE CHECKED BY: STAFF DATE: JUNE 2013



MENDENHALL VALLEY SNOW STORAGE AND TREATMENT SITE CONTRACT NO. E13-254

EROSION AND SEDIMENT CONTROL PLAN AND TOPSOIL AND SEEDING AREAS

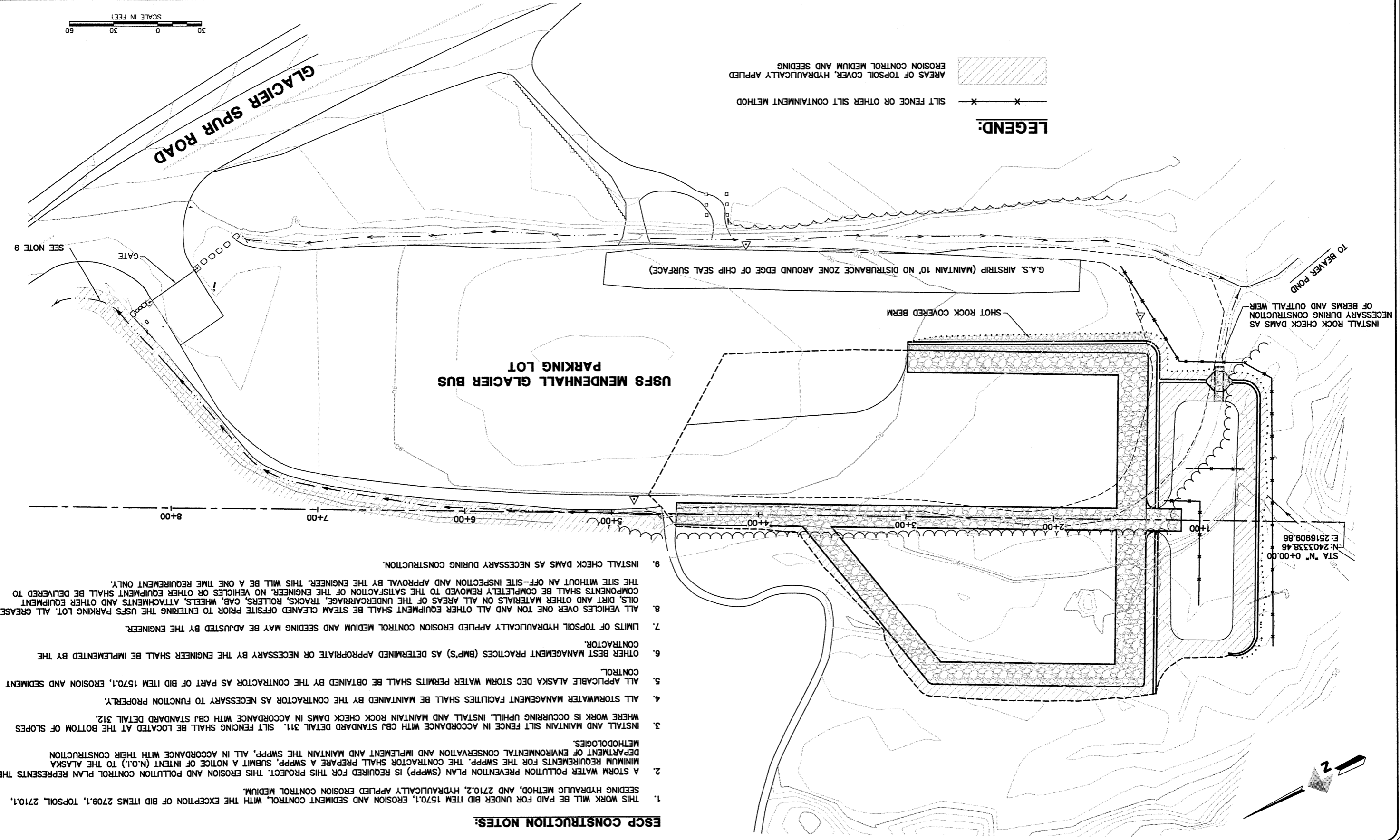
SHEET NO. 12 of 12



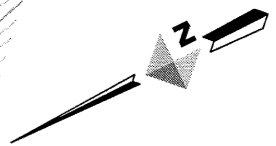
LEGEND:

▨ AREAS OF TOPSOIL COVER, HYDRAULICALLY APPLIED EROSION CONTROL MEDIUM AND SEEDING

—x—x— SILT FENCE OR OTHER SILT CONTAINMENT METHOD



- ESCP CONSTRUCTION NOTES:**
1. THIS WORK WILL BE PAID FOR UNDER BID ITEM 1570.1, EROSION AND SEDIMENT CONTROL, WITH THE EXCEPTION OF BID ITEMS 2709.1, TOPSOIL, 2710.1, SEEDING HYDRAULIC METHOD, AND 2710.2, HYDRAULICALLY APPLIED EROSION CONTROL MEDIUM.
 2. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THIS PROJECT. THIS EROSION AND POLLUTION CONTROL PLAN REPRESENTS THE MINIMUM REQUIREMENTS FOR THE SWPPP. THE CONTRACTOR SHALL PREPARE A SWPPP, SUBMIT A NOTICE OF INTENT (N.O.I.) TO THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND IMPLEMENT AND MAINTAIN THE SWPPP, ALL IN ACCORDANCE WITH THEIR CONSTRUCTION METHODOLOGIES.
 3. INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH CBJ STANDARD DETAIL 311. SILT FENCING SHALL BE LOCATED AT THE BOTTOM OF SLOPES WHERE WORK IS OCCURRING UPHILL. INSTALL AND MAINTAIN ROCK CHECK DAMS IN ACCORDANCE WITH CBJ STANDARD DETAIL 312.
 4. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO FUNCTION PROPERLY.
 5. ALL APPLICABLE ALASKA DEC STORM WATER PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AS PART OF BID ITEM 1570.1, EROSION AND SEDIMENT CONTROL.
 6. OTHER BEST MANAGEMENT PRACTICES (BMP'S) AS DETERMINED APPROPRIATE OR NECESSARY BY THE ENGINEER SHALL BE IMPLEMENTED BY THE CONTRACTOR.
 7. LIMITS OF TOPSOIL HYDRAULICALLY APPLIED EROSION CONTROL MEDIUM AND SEEDING MAY BE ADJUSTED BY THE ENGINEER.
 8. ALL VEHICLES OVER ONE TON AND ALL OTHER EQUIPMENT SHALL BE STEAM CLEANED OFFSITE PRIOR TO ENTERING THE USFS PARKING LOT. ALL GREASE, OILS, DIRT AND OTHER MATERIALS ON ALL AREAS OF THE UNDERCARRIAGE, TRACKS, ROLLERS, CAB, WHEELS, ATTACHMENTS AND OTHER EQUIPMENT COMPONENTS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE ENGINEER. NO VEHICLES OR OTHER EQUIPMENT SHALL BE DELIVERED TO THE SITE WITHOUT AN OFF-SITE INSPECTION AND APPROVAL BY THE ENGINEER. THIS WILL BE A ONE TIME REQUIREMENT ONLY.
 9. INSTALL CHECK DAMS AS NECESSARY DURING CONSTRUCTION.



Eric Feldt

From: craig orsborn [theoz@gci.net]
Sent: Saturday, June 29, 2013 10:42 AM
To: Eric Feldt; Craig Orsborn
Subject: Snow Dump

Attachments: snow dump agreement0001.pdf; Resize of 005.JPG; Resize of 007.JPG; Resize of 169.JPG; Resize of 2009_0312kristaandshane0009.JPG; Resize of DSCF0887.JPG



snow dump
reement0001.pdf (28



Resize of 005.JPG
(124 KB)



Resize of 007.JPG
(116 KB)



Resize of 169.JPG
(107 KB)



Resize of
09_0312kristaands



Resize of
CF0887.JPG (75 KB)

First I would like to give some club history our club G.A.S Gastineau Aeromoldelers Society was started in 1974 we have 27 members and some of the members have been active club members sense when the club first began, we also have members that hold current pilots license .Our club is been involved with helping young people learn to fly RC aircraft we hold a mall show every year and also do a fly in at the air strip before the start of the tourist season and after the tourist season is over.The original run way was built from G.A.S funds of around 1200 dollars and matched by the forest service from money brought in by the visitors center at the glacier it was made of dirt covered in hot oil and compacted .This air strip was their several years before the city started dumping at the site and after thy did that investment was destroyed .Our club invested money and time into rebuilding the air strip it is only after the city was moving forward with getting a permit to use the cite did thy make any effort to help with clean up of garbage left behind after the snow goes away .And to do any thing to help rebuild what was destroyed .Our club rebuilt the runway with our own money and time and after the runway was rebuilt by GAS the city laid down some rap over it and compacted it .We have been vary impacted by the city dumping snow at the cite the main reason is that we do most of our flying in the winter because we can not fly in the summer at the BPA until after 7.30pm 7 days a week .We have worked with thy city to come up with a plan that will work for both groups and we have written signed agreement by the city for snow clean up at the bus lot as well as compacting the run way in the summer the snow removal is VARY important at the bus lot and one of the main reasons why we were able to come together on the bus lot, but the vary first winter this agreement was in place we got the door slammed in our face we were told by the valley supervisor we are not doing any thing until we need use to it, this was a slap in our clubs face after all the money and man power that was put into rebuilding the runway and the time we spent in coming up with a agreement that will work for both groups .We expect the city to honor the written signed agreements with our club.G.A.S has honored all of the agreements we have made we the city .The snow clean up in the BPA should be done at least once a week so as to help our club in keeping the BPA open for our FS 5 year permitted use we also have club members that are handicapped .This can be done by a grader in around 30 minute I have seen it done .The city owns hundreds of miles of land and we have a strip of dirt 25ft wide and 320ft long and this is all we have to enjoy our sport of flying radio controlled aircraft . Craig Orsborn President of G.A.S

Attachment C