


MEMORANDUM

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

DATE: September 4, 2013

TO: Planning Commission

FROM: Chrissy A. McNally, Planner 
Community Development Department

FILE NO.: CSP2013 0021

PROPOSAL: Install avalanche cameras at four locations along Thane Road to monitor avalanche zone entrance and exit points and provide weather information. Project includes installation of bases and towers to mount cameras and associated weather instruments.

GENERAL INFORMATION

Applicant: State of Alaska DOT & PF

Property Owner: AJT Mining Properties Inc. & CBJ

Property Address: Thane Road

Legal Description: ATS 556 Tract A, USS 1111, USMS 989

Parcel Code No.: 1-C11-0-K00-004-0
1-C11-0-I07-001-0
1-B04-0-100-003-0

Site Size: Approximately 350 Square Feet

**Comprehensive Plan Future
Land Use Designation:** Waterfront Commercial Industrial (WCI)
Rural Dispersed Residential (RDR)

Zoning: D1

Access: Thane Road

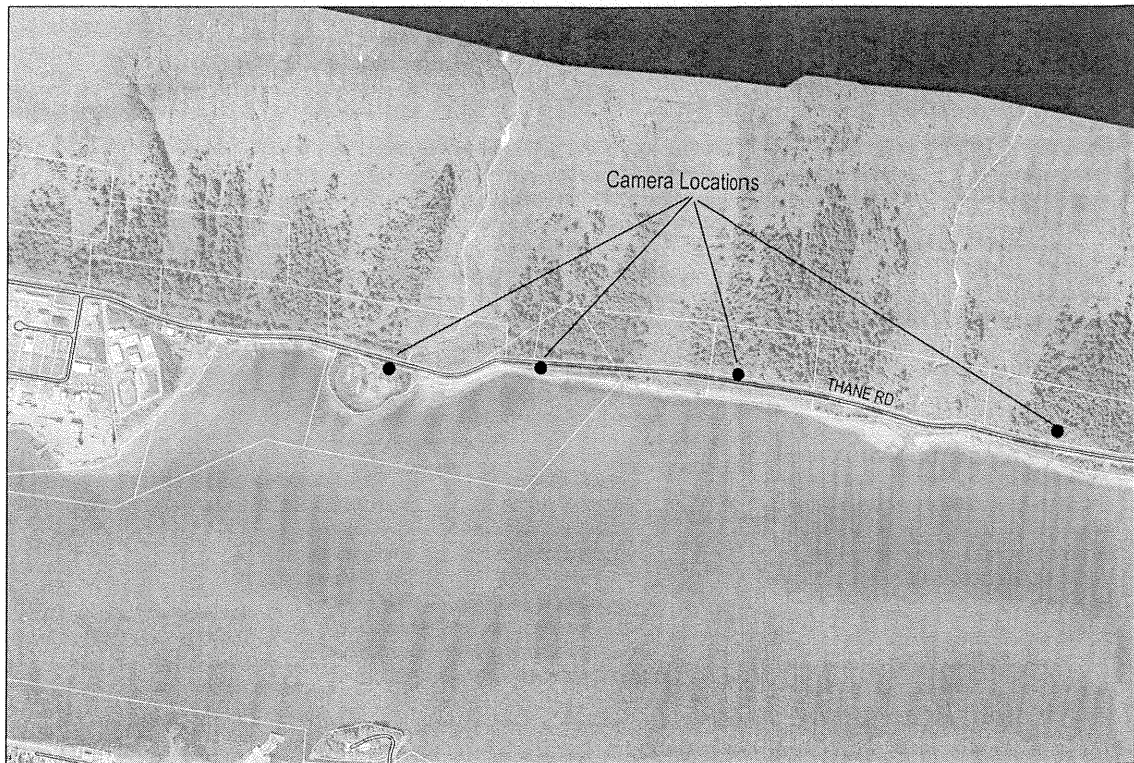
Existing Land Use: Vacant

Surrounding Land Use: North - Vacant
South - Vacant
East - Vacant
West - Gastineau Channel



CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

VICINITY MAP



ATTACHMENTS

Attachment A – Thane Road Camera Locations

Attachment B – Surveys showing easement locations for camera poles

BACKGROUND

Avalanche monitoring cameras will be placed at miles 2, 2.2, 2.4 and 3 of Thane Road. The State Department of Transportation & Public Facilities (AKDOT & PF) received an easement of 170 square feet of land from the CBJ for installation of the camera at mile 2 with CSP2012 0016. The other three cameras will be located on private property owned by AJT Mining Properties. AKDOT & PF has received an easement from the property owner for the land needed to install the camera pole (see Attachment B). The cameras monitoring the slide area at mile 2 and mile 2.2 will be located on the channel side of Thane Road. The two cameras monitoring the slide area at mile 2.4 and mile 3 will be located on the mountainside of Thane Road (see Attachment A).

AKDOT & PF plans to monitor vehicles and pedestrians passing through the two avalanche paths along Thane Road. A camera will be placed at each end of the respective slide chutes. The locations are shown in the vicinity map above and in Attachment A. The cameras will monitor the area 24 hours a day, 7 days a week during avalanche season.

Local review and concurrence is required for State projects by CBJ 49.15.580

The Commission shall review proposed Alaska State Capital Improvement Projects for consistency with this title pursuant to AS 35.30.010, and may impose conditions on and modifications to such projects.

When the applicant applied for the building permit for the camera installation it was found that a local consistency review was never conducted. It was decided by the Community Development Director to allow the building permit to move forward while a local consistency review was underway. The cameras will already be installed prior to Commission review of this report. If for some reason the installation of these cameras is found to not be consistent with this title, the cameras will be removed.

ANALYSIS

The cameras will allow both AKDOT & PF and CBJ emergency service centers to review images just prior to an avalanche to determine if any vehicles or pedestrians had entered, but not exited the avalanche zone. Emergency services will be better able to determine if a rescue operation is needed during an avalanche event. If a rescue operation is needed, emergency services personnel will have detailed information about anyone trapped within the avalanche zone.

The installment of avalanche cameras along Thane Road is consistent with CBJ 49.70.300(a)(1):

Development in all landslide and avalanche areas shall minimize the risk of loss of life or property due to landslides and avalanches.

For those residents along Thane Road, the risk of driving through this high risk avalanche zone during the winter months will significantly decrease with the presence of avalanche cameras.

CONFORMITY WITH ADOPTED PLANS

The 2008 Comprehensive Plan of the City & Borough of Juneau states that “avalanches...are a very serious threat to human safety and development...” The CBJ has adopted avalanche maps and strict building regulations to minimize avalanche harm and encourage smart development.

The avalanche sites targeted with these cameras are hazardous to vehicles and pedestrians along Thane Road. Avalanches in this area block the road causing traffic delays and congestion. Worse, avalanches in this area have caused road closures, trapping travelers and residents of the Thane Neighborhood and cutting off all safe access to the rest of Juneau and the Thane neighborhood.

Though the Comprehensive Plan states several policies for avalanche safety and control, as well as safe development, the following policy relates specifically to the proposal:

POLICY 7.17. IT IS THE POLICY OF THE CBJ TO MINIMIZE THE THREAT TO HUMAN SAFETY AND DEVELOPMENT POSED BY LANDSLIDES (MASS WASTING) AND AVALANCHES.

Allowing AKDOT & PF to install cameras to promote avalanche safety is consistent with the 2008 Comprehensive Plan of the City & Borough of Juneau.

HABITAT

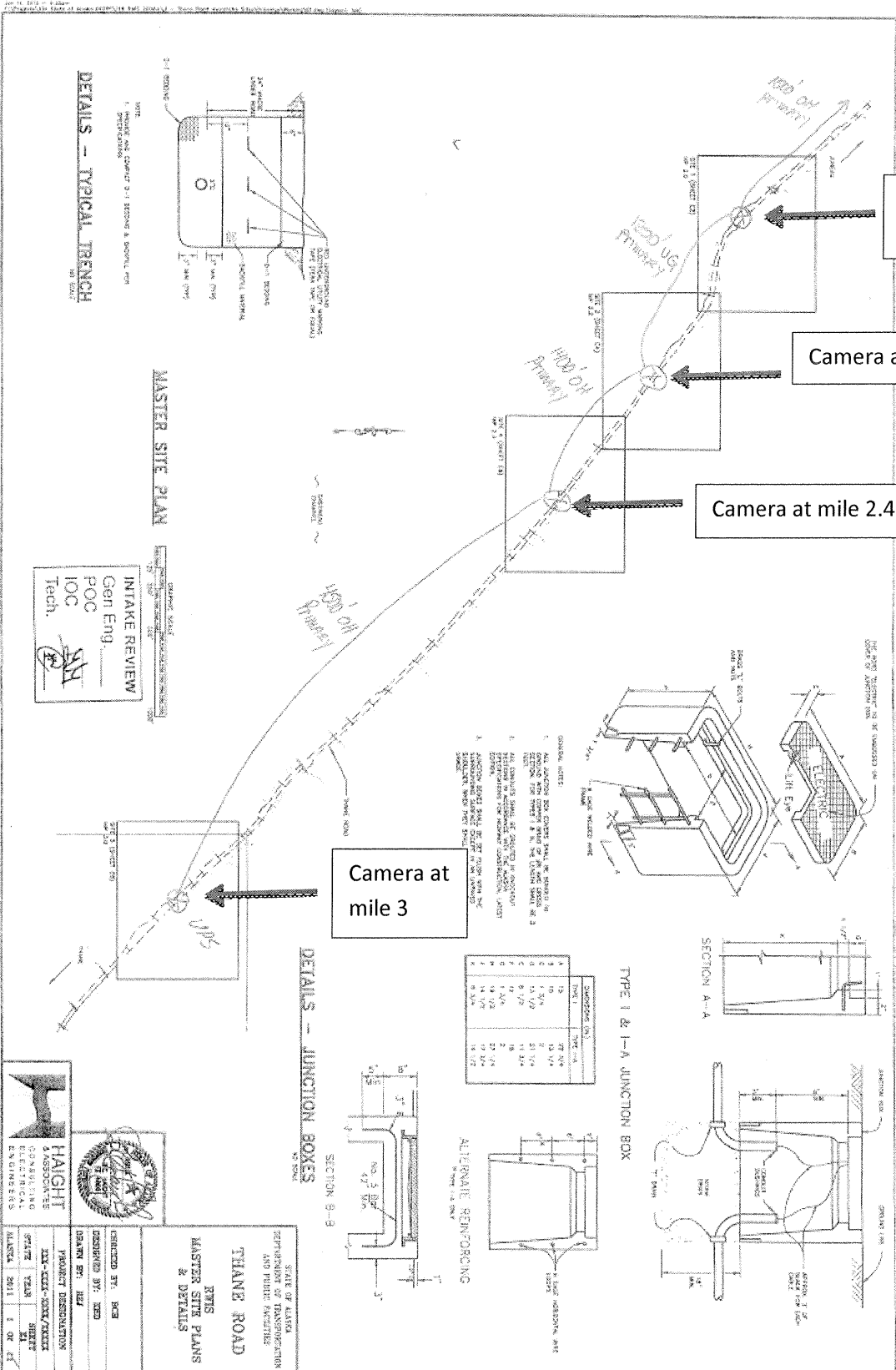
There are no sensitive habitats protected by the Land Use Code that will be affected by the installation of the four cameras.

FINDINGS

The proposed project is a public safety project that is consistent with adopted plans, and with Title 49, the Land Use Code.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the above findings and recommend the Assembly approval of the proposed City-State Project review, which would allow the installation of avalanche cameras in four locations along Thane Road to monitor traffic during avalanche events.



NOT TO SCALE
 1/4" = 1' (SEE NOTE 1)
 1/8" = 1' (SEE NOTE 2)
 1/16" = 1' (SEE NOTE 3)

DETAILS - TYPICAL TRENCH

1/4" = 1' (SEE NOTE 1)
 1/8" = 1' (SEE NOTE 2)
 1/16" = 1' (SEE NOTE 3)

MASTER SITE PLAN

1/4" = 1' (SEE NOTE 1)
 1/8" = 1' (SEE NOTE 2)
 1/16" = 1' (SEE NOTE 3)

Camera at mile 3

1/4" = 1' (SEE NOTE 1)
 1/8" = 1' (SEE NOTE 2)
 1/16" = 1' (SEE NOTE 3)

DETAILS - JUNCTION BOXES

1/4" = 1' (SEE NOTE 1)
 1/8" = 1' (SEE NOTE 2)
 1/16" = 1' (SEE NOTE 3)

Camera at mile 2 on CBJ property

1/4" = 1' (SEE NOTE 1)
 1/8" = 1' (SEE NOTE 2)
 1/16" = 1' (SEE NOTE 3)

Camera at mile 2.2

1/4" = 1' (SEE NOTE 1)
 1/8" = 1' (SEE NOTE 2)
 1/16" = 1' (SEE NOTE 3)

Camera at mile 2.4

1/4" = 1' (SEE NOTE 1)
 1/8" = 1' (SEE NOTE 2)
 1/16" = 1' (SEE NOTE 3)

Camera at mile 3

1/4" = 1' (SEE NOTE 1)
 1/8" = 1' (SEE NOTE 2)
 1/16" = 1' (SEE NOTE 3)

Camera at mile 2 on CBJ property

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Camera at mile 2.2

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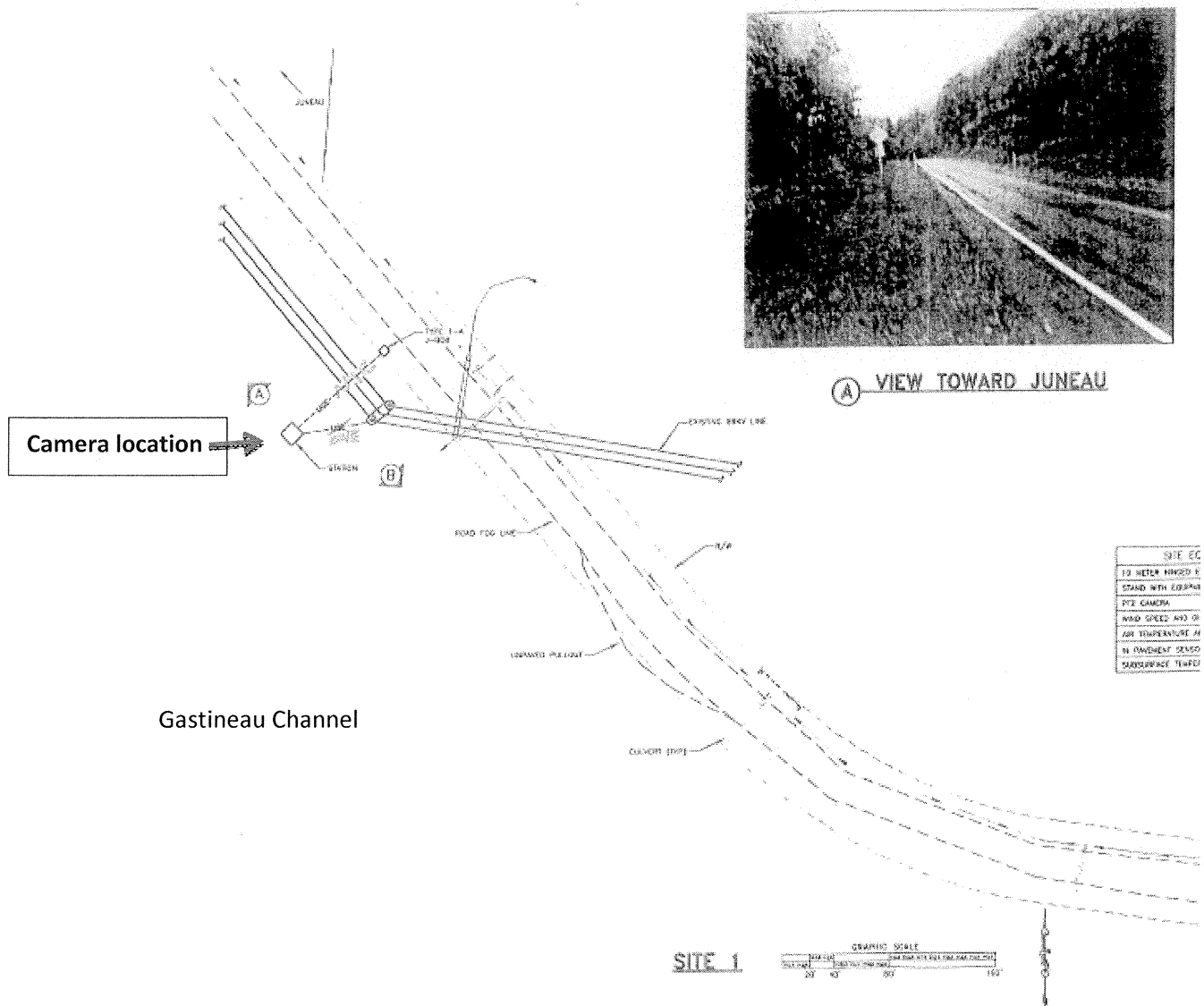
Camera at mile 2.4

1/4" = 1' (SEE NOTE 1)
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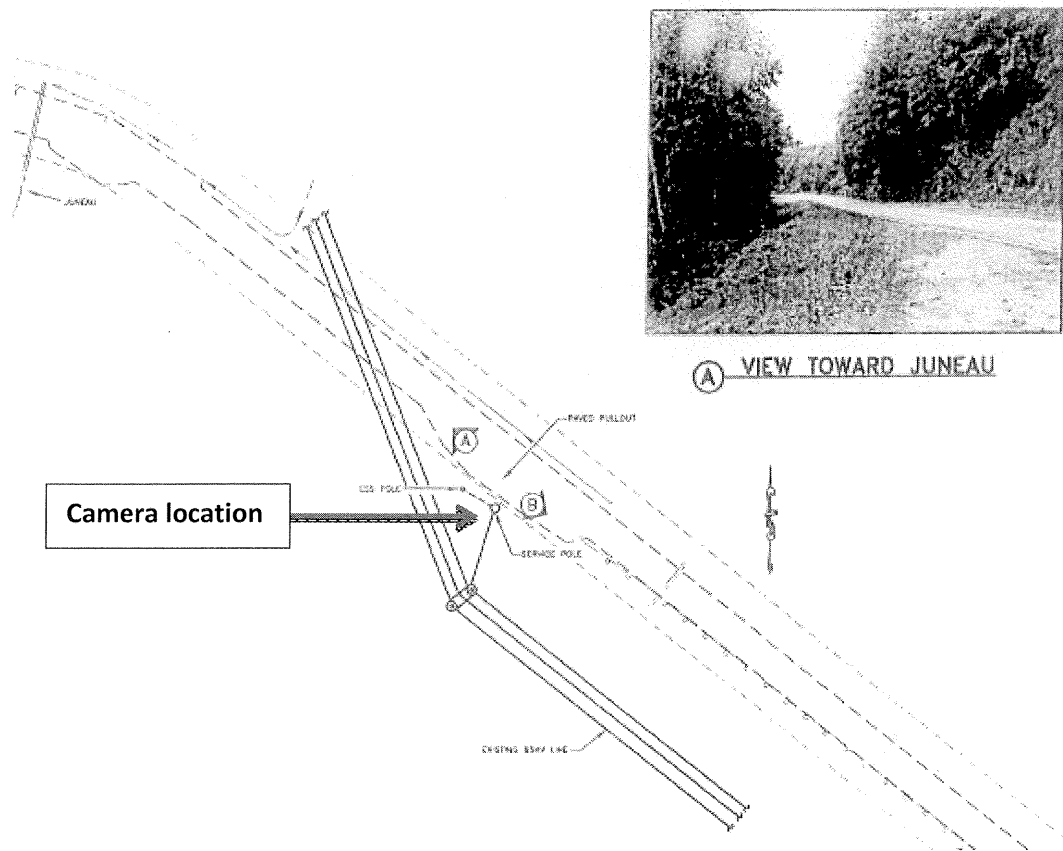
Camera at mile 3

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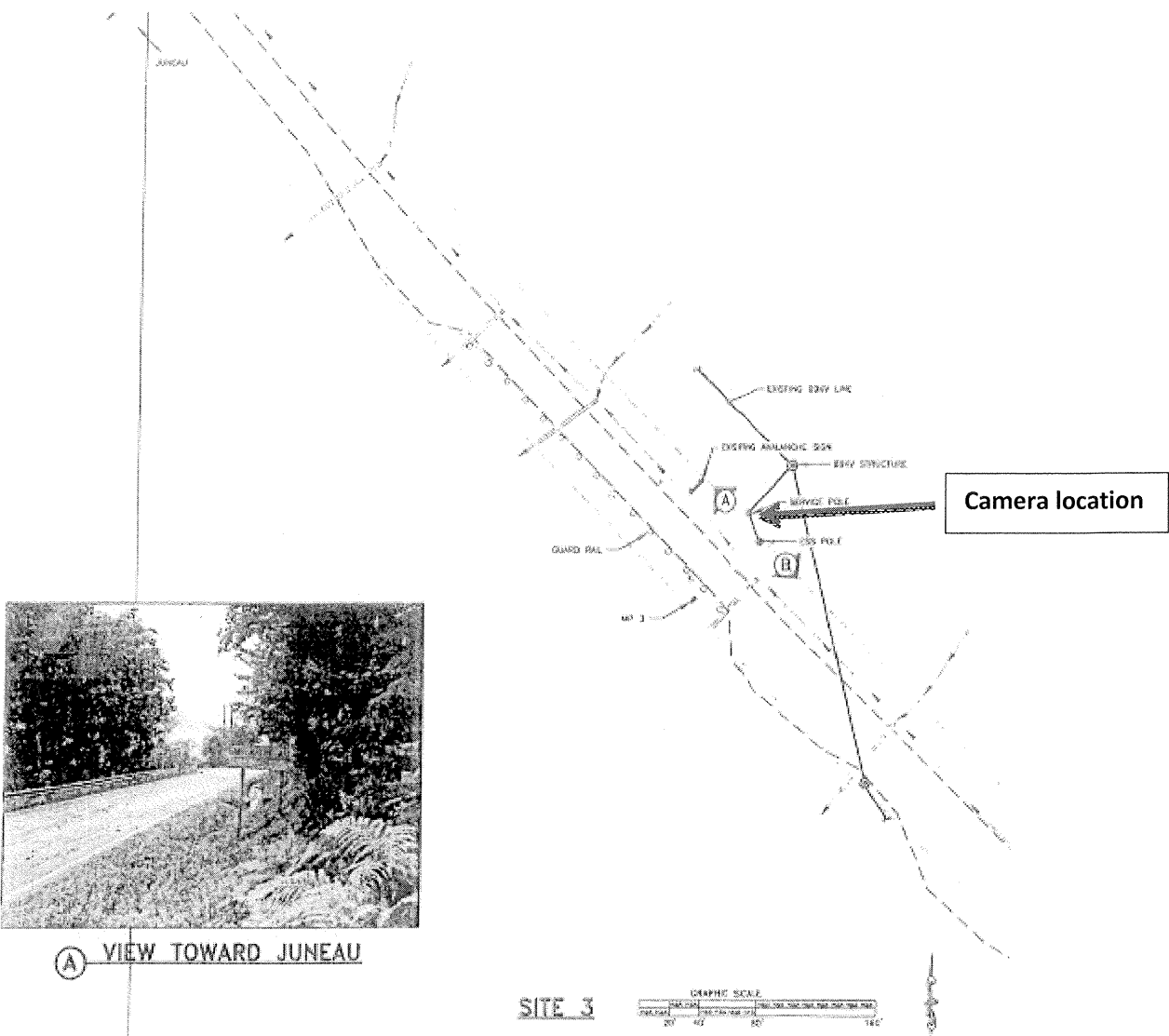
SITE 1: mile 2 - CBJ easement location



SITE 2: mile 2.2



SITE 3: mile 2.4



SITE 4: mile 3

