




**PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2024 0009
HEARING DATE: MAY 14, 2024**

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: April 9, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Teri Camery, Senior Planner, CFM 
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: A Conditional Use permit for a temporary asphalt plant at the Juneau International Airport (JIA)

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Temporary asphalt plants have been approved at this location in 2019 and 2020.
- The development has all required permits.
- No public comments have been received and agencies have no concerns.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

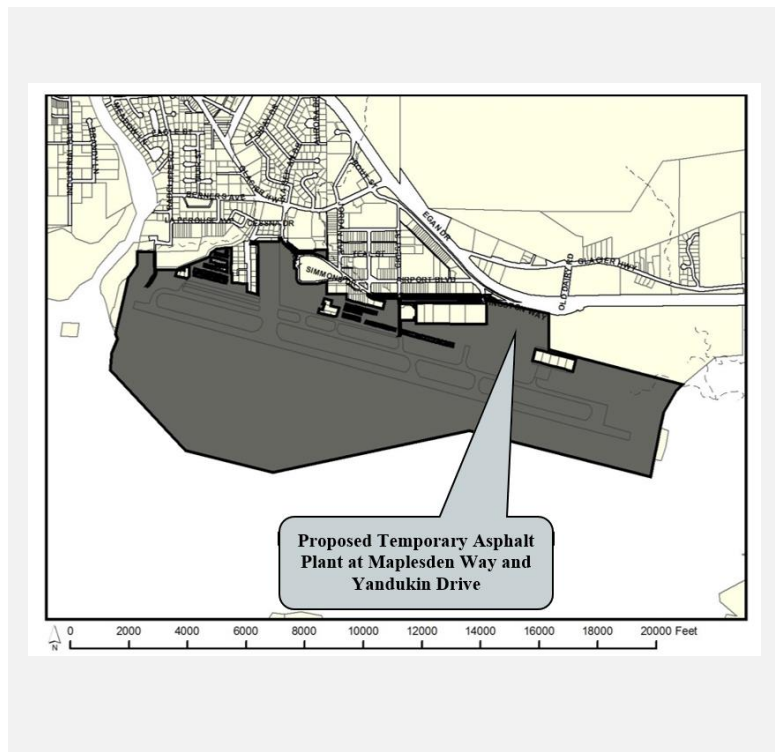
STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 49.15.330
 - 49.80

GENERAL INFORMATION	
Property Owner	City and Borough of Juneau
Applicant	COLASKA Inc. DBA SECON
Property Address	1873 Shell Simmons Drive
Legal Description	Airport TR A & B [Airport terminal and runway land]
Parcel Number	3B1601000010
Zoning	Industrial (I)
Land Use Designation	Institutional and Public Use
Lot Size	N/A
Water/Sewer	Public water and sewer
Access	Maplesden Way
Existing Land Use	Airport
Associated Applications	None

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (I)	airport
South (I)	airport
East (I)	airport
West (I)	airport

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The applicant requests a Conditional Use permit for the development of a temporary asphalt plant at the Juneau International Airport (JIA) to support CBJ Contract No. BE23-243 to rehabilitate the JIA Apron, where aircraft are parked. (Attachment A). The project will start upon CBJ approval with a final completion date of October 28, 2026. This timeline includes seasonal shutdowns from approximately October 31 through April 1 through two winter seasons. The plant will be on site for the duration of the project, or roughly 30 months. The project is broken up into 12 phases of work to allow construction as well as continued seamless operation of airport facilities by all users.

The location meets the Transportation Security Administration (TSA)’s setbacks from the security fence for any structure or vehicle. The development is below the height requirements for any structure near the Federal Aviation Administration (FAA)’s runway control envelope. It is also outside of the FAA/JIA taxiway’s control zone. The development has been accepted by the Alaska Department of Environmental Conservation (ADEC) for the current location.

Background –

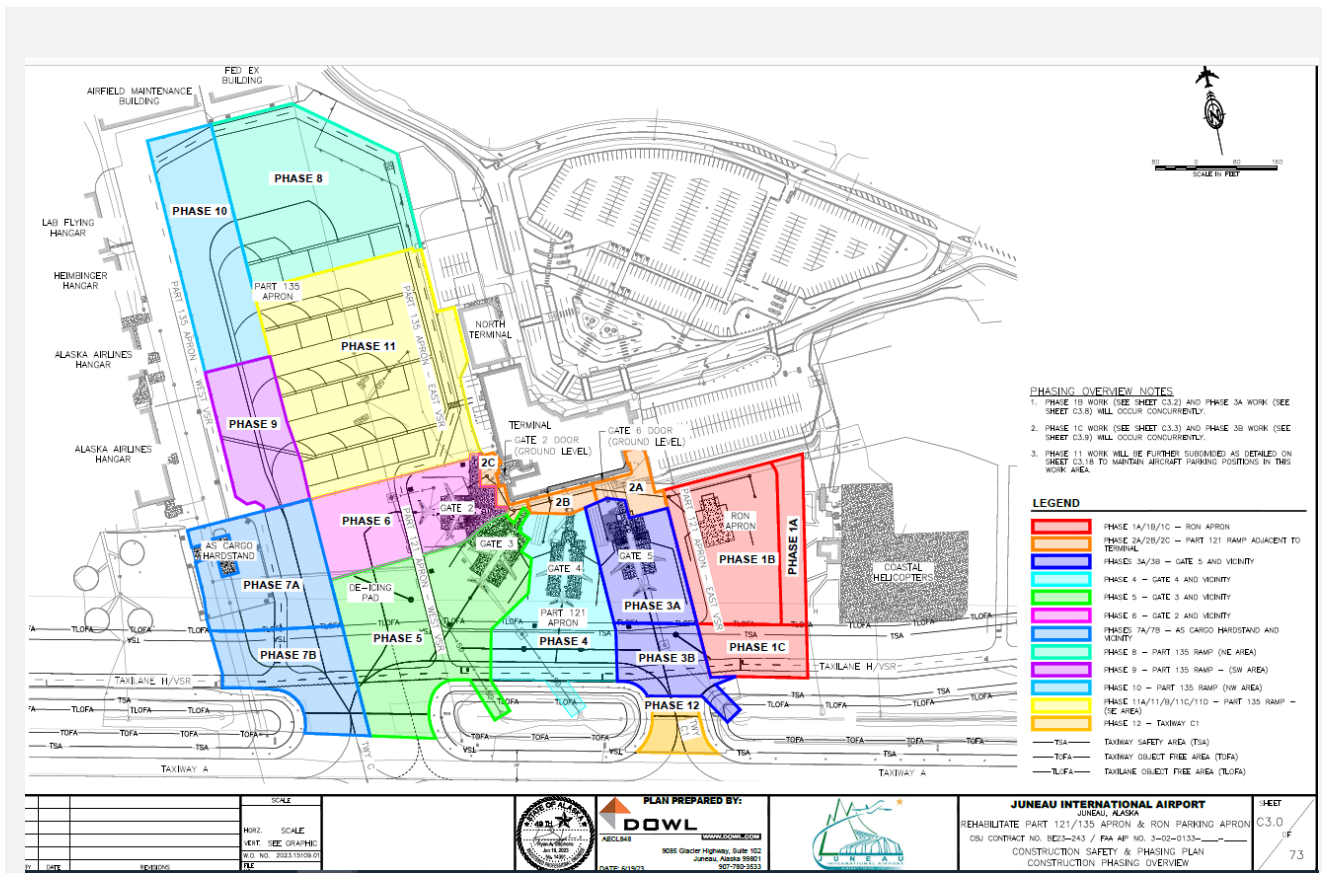
The temporary asphalt plant has been located on the JIA property for previous projects in 2015 by the airport float pond, and in 2018, 2019, and 2020 by Gate P. The 2015 and 2018 asphalt plant operations were permitted in conjunction with other airport construction projects, while the 2019 and 2020 approvals were specific to the temporary asphalt plant. The proposed location for the current development is the same location as the 2019 and 2020 Conditional Use Permit approvals.

Date	Item	Summary
3/13/19	USE20190001	Temporary Asphalt Plant
4/30/20	USE20200005	Temporary Asphalt Plant

ZONING REQUIREMENTS

The development is in the Industrial zoning district on a JIA parcel of 640.55 acres. The development exceeds required Industrial zoning setbacks of 10 feet front, rear, and sides. There is no maximum height in the Industrial zoning district.

SITE PLAN



ANALYSIS

Project Site and Design– The proposed site is located on JIA property near the intersection of Maplesden Way and Yandukin Drive. The site is surrounded by airport infrastructure, and the runway is adjacent to the south side. The facility consists of a daytime generator, nighttime generator, control house, tank containers, feeder bins, drum, baghouse, and storage silo. Aggregate stockpiles will be stored onsite. The layout of the site the phasing of the development are depicted in the application (Attachment A).

The applicant has requested that the permit be granted for 10 years instead of the project completion date of October 28, 2026, to accommodate future JIA paving projects. Previous Conditional Use permits (USE2019 0001 and USE2020-0005) have been limited to the duration of the project. In addition, CBJ 49.80.25, Definitions, defines temporary structure as “*a structure established in support of and during the construction of a structure.*” A 10 year permit for an asphalt plant would not meet the definition of a temporary structure. In addition, the applicant has obtained agency permits for a temporary asphalt plant specific to CBJ Contract No. BE23-243, not a permanent one. To be consistent with past Conditional Use permits and the temporary structure definition, staff recommends that the permit be issued for the duration of the project as described in the application, October 28, 2026.

Condition: The permit shall be valid through October 28, 2026.

Traffic – The truck route for the development is entirely within the fenced airport perimeter, with no impacts to Yandukin Drive, Shell Simmons Drive, or Cessna Drive. The location of the asphalt plant on Maplesden Way eliminates previously used truck routes from Concrete Way to Egan Drive. Raw aggregate for making asphalt will come from SECON’s Hidden Valley source and from Aggpro on Concrete Way. Trucks leaving Aggpro would take a right turn through the Lemon Creek industrial area to reach Egan drive instead of taking a left turn through the Lemon Creek residential area. The applicant anticipates 50 truckloads of asphalt per day when hauling aggregate.

Per CBJ 49.40.300(a)(2) *A development projected to generate fewer than 250 ADT shall not be required to have a traffic impact analysis.*

A traffic impact analysis is not necessary.

Condition: None.

Vehicle Parking & Circulation – Parking requirements for commercial and industrial developments established in CBJ Code 49.40.210(a) are based on gross floor area, which is not applicable to the proposed development. The Code does not have an established parking requirement for asphalt plants or similar uses that utilize large outdoor plants and outdoor storage areas.

The JIA is a large site and has ample room for parking to accommodate the proposed temporary asphalt plant.

Condition: None.

Noise – Working hours are Monday through Sunday from 7:00 AM to 7:00 PM. The project also includes mandated nighttime work to maintain commercial flight patterns, according to the project narrative (Attachment A). Nighttime work hours follow contract guidelines and are subject to change. The applicant has applied for a noise permit with CBJ. The main sources of noise will be heavy machinery and vehicle traffic. Noise will be consistent with noise generated by daily airport operations.

According to CBJ 42.20.095(c), the operation of heavy construction equipment is prohibited before 7:00 A.M. or after 10:00 P.M., Monday through Friday, or before 9:00 A.M. or after 10:00 P.M., Saturday and Sunday, unless a

permit is granted by the City and Borough Building Official. Before starting any work outside of these hours, the applicant is required to receive a permit from the CBJ Building Code Official.

Condition: Operations shall be from 7 A.M. to 10 P.M. Monday through Friday, and 9 A.M. to 10 P.M. on Saturday and Sunday, unless a permit has been obtained from the CBJ Building Code Official.

Lighting – Lighting may be necessary for nighttime work, and will be provided via portable self-contained light plants. Lighting will not affect Egan Drive traffic or JIA air traffic.

Condition: None.

Vegetative Cover & Landscaping – The vegetative cover requirement for the Industrial zoning district is five percent. This requirement has been met.

Condition: None.

Habitat – The site is in an established industrial area and does not have any salmon streams, eagle nests, wetlands, or other sensitive habitat near the proposed development. The ADEC Stormwater Pollution Prevention Plan (SWPPP) addresses both stormwater and spill prevention. The SWPPP is available on the ADEC’s online webpage.

Condition: None.

Drainage and Snow Storage – Drainage has been addressed by the ADEC SWPPP. If any stormwater runoff is present it will be managed with wattles and earthen berms. The development will not be operating during the winter months. Snow storage needs will be addressed by the property owner, JIA.

Condition: None.

Hazard Zones - The lot is not in a mapped hazard zone or mapped flood zone.

Condition: None.

Public Health, Safety, and Welfare – The development is in an established industrial area with security fencing and other measures to ensure the public health and safety. All security requirements from JIA and the FAA have been met. The asphalt plant has received an Air Quality Control Permit from ADEC permit number AQ024MG301, which is available on ADEC’s online webpage:

<http://dec.alaska.gov/Applications/airtoolsweb/AirPermitsApprovalsAndPublicNotices> .

There is no evidence that the proposed development will negatively affect public health or safety.

Condition: None.

Property Value or Neighborhood Harmony – The development is in an established industrial area. Noise, traffic, and lighting impacts are consistent with the operations of the JIA. Negative impacts to property value or neighborhood harmony are not anticipated.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between March 7 and March 22, 2024 and received the following responses:

Agency	Summary
Alaska Department of Environmental Conservation	The Alaska Department of Environmental Conservation, Division of Water, Non-Point Source section has no issues with the Conditional Use Permit application for a temporary asphalt plant at the Juneau International Airport in conjunction with airport projects.
Alaska Department of Transportation and Public Facilities	Southcoast Region DOT&PF does not have any objection.
CBJ Capital City Fire and Rescue	No concerns from fire at this time.
Juneau International Airport	Airport is good with this.
CBJ CDD Building Division	Buildings has no issues with this project at this time.

PUBLIC COMMENTS

CDD conducted a public comment period between April 8 and April 22, 2024. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. No public comments have been received to date.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Juneau Comprehensive Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Juneau Comprehensive Plan	Five	47	Policy 5.4	Support regional economic development.
	Eight	104	Policy 8.1	Promote and support aviation safety; develop and maintain airport facilities.
	Ten	136	Policy 10.8	Encourage Juneau’s position as a regional trade center.
2015 Juneau Economic Development Plan		66	Objective 6	Develop the infrastructure needed to support innovation and entrepreneurship.

FINDINGS

Conditional Use Permit Criteria –

1. Is the application for the requested Conditional Use Permit complete?

Analysis: No further analysis needed.

Finding: **Yes.** The application is complete.

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

Analysis: The permit is listed at CBJ 49.25.300, Section 4.100, Heavy Manufacturing, for the Industrial zoning district.

Finding: **Yes.** The proposed development is appropriate according to the Table of Permissible Uses.

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

Analysis: No further analysis needed.

Finding: **Yes.** The proposed development, with the recommended condition, will comply with Title 49, including traffic, lighting, vegetative cover, and noise.

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

Analysis: No further analysis needed.

Finding: **No.** The requested Conditional Use Permit in the Industrial zoning district, with the recommended condition, 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?

Analysis: No further analysis needed.

Finding: **No.** The requested Conditional Use Permit in the Industrial zoning district, with the recommended condition, will not substantially decrease the value or be out of harmony with the 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?

Analysis: No further analysis needed.

Finding: **Yes.** The proposed development, with the recommended condition, will conform with the 2013 Juneau Comprehensive Plan and the 2015 Juneau Economic Development Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Conditional Use Permit. The permit would allow the development of a temporary asphalt plant in the Industrial zoning district. The approval is subject to the following condition:

- 1) Operations shall be from 7 A.M. to 10 P.M. Monday through Friday, and 9 A.M. to 10 P.M. on Saturday and Sunday, unless a permit has been obtained from the CBJ Building Code Official.
- 2) The permit is valid through October 28, 2026. An extension may be granted in accordance with CBJ 49.15.230

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice and Public Notice Sign Photo
Attachment C	Agency Comments



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION			
	Physical Address Gate P on Maplesden Way - 1873 Shell Simmons Dr.			
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Airport TR A & B [Airport Term & Runway Land]			
	Parcel Number(s) 3B160-100-0010			
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____			
	LANDOWNER/ LESSEE			
	Property Owner	Juneau International Airport	Contact Person	Patty Wahto
	Mailing Address	1873 Shell Simmons Drive, Suite 200, Juneau, AK 99801	Phone Number(s)	907-789-7821
	E-mail Address	Patty Wahto <Patty.Wahto@jnuairport.com>		
	LANDOWNER/ LESSEE CONSENT			
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.				
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.				
_____ Patricia K Wahto <small>Landowner/Lessee (Printed Name)</small>		_____ Airport Manager-JNU Airport <small>Title (e.g.: Landowner, Lessee)</small>		
X _____ <small>Landowner/Lessee (Signature)</small>		_____ 3/6/2024 <small>Date</small>		
_____ <small>Landowner/Lessee (Printed Name)</small>		_____ <small>Title (e.g.: Landowner, Lessee)</small>		
X _____ <small>Landowner/Lessee (Signature)</small>		_____ <small>Date</small>		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.				
APPLICANT if same as LANDOWNER, write "SAME"				
Applicant (Printed Name)	Colaska dba Secon	Contact Person	Maureen Hansen	
Mailing Address	PO Box 32159, Juneau, AK 99803	Phone Number(s)	907-780-5145	
E-mail Address	mhansen@colaska.com			
X _____ <small>Applicant's Signature</small>		_____ 3-4-2024 <small>Date of Application</small>		

DEPARTMENT USE ONLY BELOW THIS LINE

Intake Initials <div style="text-align: center; font-size: 2em;">TC</div>
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INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <div style="text-align: center; font-size: 1.5em;">USE24-009</div>	Date Received <div style="text-align: center; font-size: 1.5em;">3/6/24</div>
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ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Temporary Asphalt Plant on site in support of CBJ project BE23-243 JNU Rehabilitate Part 121/135 Apron & RON Parking Apron

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- Accessory Apartment – Accessory Apartment Application (AAP)
- Use Listed in 49.25.300 – Table of Permissible Uses (USE)
Table of Permissible Uses Category: 4100

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

- YES – Case # _____ NO

UTILITIES PROPOSED

WATER: Public On Site SEWER: Public On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot ^{87,120} _____ square feet Total Area of Existing Structure(s) _____ square feet
Total Area of Proposed Structure(s) _____ 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

ALL REQUIRED DOCUMENTS ATTACHED

Narrative including:

- Current use of land or building(s)
- Description of project, project site, circulation, traffic etc.
- Proposed use of land or building(s)
- How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- Notice of Decision and case number
- Justification for the modification or extension
- Application submitted at least 30 days before expiration date

Plans including:

- Site plan
- Floor plan(s)
- Elevation view of existing and proposed buildings
- Proposed vegetative cover
- Existing and proposed parking areas and proposed traffic circulation
- Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ 1,000.00	CLASS 1V		
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ 50.00			
Pub. Not. Sign Deposit	\$ 100.00			
Total Fee	\$ 1,150.00			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number USE24-009	Date Received 3/6/2024
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Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



A COLAS COMPANY

P.O. Box 32159 Juneau, Alaska 99803
Phone (907) 780-5145 Fax (907) 780-5896
www.colaska.com

Ms. Teri Camery
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

3/4/2024

RE: City and Borough of Juneau Conditional Use Permit Application
Temporary Location of ASTEC Asphalt Plant
For Project BE23-243 JNU Rehabilitate Part 121/135 Apron & RON Parking Apron

To Ms. Camery,

Secon was awarded a project at the Juneau International Airport (JIA), CBJ Contract No. BE23-243, JNU Rehabilitate Part 121/135 Apron & RON Parking Apron in late 2023. The substantial completion date for the project is September 30st, 2026. This project has a bid quantity of 23,512 tons of Hot Mix Asphalt for the planned airport improvements.

To facilitate the operations of paving at the airport Secon is requesting a Conditional Use Permit (CUP) for the ASTEC Asphalt Plant at a location by Gate P on Maplesden Way inside the airport fence on JIA property.

The ASTEC Asphalt Plant has been setup on the JIA property for previous projects in 2015 by the float pond and in 2018, 2019, and 2020 by Gate P. The proposed location for the asphalt plant is the same as it occupied during the 2018-2020 approvals and has been approved by the JNU Airport Project Manager. The location meets the TSA's set-backs from the security fence for any structure or vehicle. It is below the height requirements for any structure near the FAA's runway control envelope. It is also outside of the FAA/JIA taxiway's control zone. It has been accepted by Alaska Department of Environmental Conservation (DEC) for the current location.

Typical JIA project working hours are Monday through Sunday 7:00 AM to 7:00 PM. The project also includes contract mandated night work to maintain commercial flight patterns. These night work hours will follow contract guidelines and are subject to change. A Noise permit has been applied for with CBJ. The spring startup is anticipated for the first of April. Paving will start sometime towards end of April to first part of May depending upon weather. This project has a final completion date of



October 28th, 2026 with seasonal shutdowns of approximately October 31 in 2024 and 2025. We anticipate having the plant setup on site for the duration of the project or roughly 30 months.

The project is broken up into 12 phases of work to allow construction as well as continued seamless operation of the airport facilities by all users. Secon has proposed a revised 8 phase plan. Final phasing is still under discussion but has no affect on asphalt plant location or duration.

The trucking route for the project is all within the fenced airport perimeter (reference sheet C1.0). No impacts to Yandukin Drive, Shell-Simmons Drive and Cessna Drive. As the contractor haul route starts at Gate P all trucking for the project was planned for access thru Maplesden Way. With the ASTEC Asphalt Plant located at Maplesden Way it would eliminate trucks hauling hot asphalt from Concrete Way to Egan Drive and then turning across in-bound traffic on Egan Drive and reduce the trucking impacts to Maplesden Way itself. Raw aggregates for making asphalt will come from both Hidden Valley and Aggpro via Egan Drive not thru Lemon Creek residential area. An estimated average of 50 loads in a day when hauling aggregate. AML will be delivering tanks of asphalt cement via Egan Drive for the project with an estimated maximum of 12 loads per day.

Light for the asphalt plant may be needed. Lighting will be provided via portable self-contained light plants. The lights will be setup with the intent of not impacting the Egan Highway traffic or JIA air traffic. JIA Project Engineer will determine the location and light direction per FAA requirements if there are concerns from interested parties.

The ASTEC Asphalt Plant is operating under the Project's Construction SWPPP which is currently in the final approval process. The NOI Authorization from DEC can be provided when available.

Based on google earth the nearest stream is about 1.400 feet from the plant on the far side of taxiway F. The nearest wetland is on the other side of TEMSCO at about 900 feet away.

Per the State of Alaska Geoportal for Documented Eagle Nest Sites, there are no active sites within a ½ mile radius of the proposed asphalt plant location.

Dust control will be with a water truck wetting down the truck routes.

The plant will be located on dredged sands and gravels from the float plane pond. If any stormwater runoff is present it will be managed with wattles and earthen berms.

The ASTEC Asphalt Plant air quality permit AQ0247MG301 can be found at DEC's Air Permits Approvals and Public Notices web page:

<http://dec.alaska.gov/Applications/Air/airtoolsweb/AirPermitsApprovalsAndPublicNotices>



Permit/Approval Type: Minor General - Asphalt Plant - Title I (MG3)
Owner: Colaska Inc, dba Secon
Stationary Source: ASTEC Super Six Drum Mix Asphalt Plant

Security is courtesy of JIA in being located inside their fences and on their property.

Attachments comprise original phasing plan, proposed phasing plan, Sheet C1.0 showing trucking routes, ASTEC location, ASTEC setup, 7460 for asphalt plant and crane used to set it up, and pre-application meeting report.

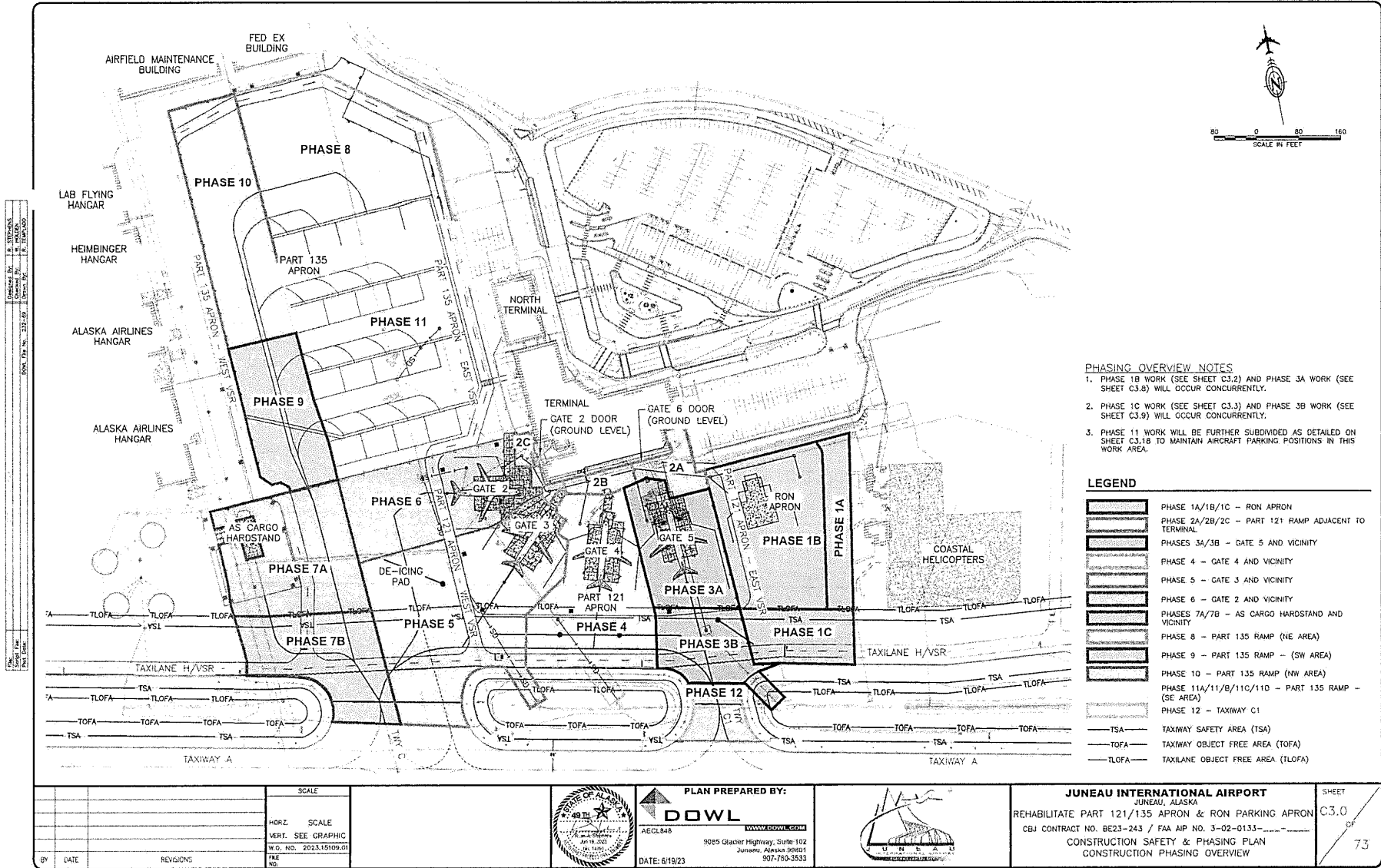
We believe that it would provide a benefit to CBJ if this CUP extended beyond just a single project. We request the permit be for 10 years as is typical for these permits. This process has been undertaken multiple times in the past six years for airport project work and the trend will likely continue. At a minimum, we request the permit expiration be tied to the project completion date even if it changes so permit flexes with project changes.

If any question or clarifications are need please contact me.

Sincerely,

A handwritten signature in black ink that reads "Maureen A. Hansen". The signature is fluid and cursive, written over a horizontal line.

Maureen A. Hansen, P.E
Engineering & Environmental Manager



PHASING OVERVIEW NOTES

1. PHASE 1B WORK (SEE SHEET C3.2) AND PHASE 3A WORK (SEE SHEET C3.8) WILL OCCUR CONCURRENTLY.
2. PHASE 1C WORK (SEE SHEET C3.3) AND PHASE 3B WORK (SEE SHEET C3.9) WILL OCCUR CONCURRENTLY.
3. PHASE 11 WORK WILL BE FURTHER SUBDIVIDED AS DETAILED ON SHEET C3.18 TO MAINTAIN AIRCRAFT PARKING POSITIONS IN THIS WORK AREA.

LEGEND

- PHASE 1A/1B/1C - RON APRON
- PHASE 2A/2B/2C - PART 121 RAMP ADJACENT TO TERMINAL
- PHASES 3A/3B - GATE 5 AND VICINITY
- PHASE 4 - GATE 4 AND VICINITY
- PHASE 5 - GATE 3 AND VICINITY
- PHASE 6 - GATE 2 AND VICINITY
- PHASES 7A/7B - AS CARGO HARDSTAND AND VICINITY
- PHASE 8 - PART 135 RAMP (NE AREA)
- PHASE 9 - PART 135 RAMP - (SW AREA)
- PHASE 10 - PART 135 RAMP (NW AREA)
- PHASE 11A/11B/11C/11D - PART 135 RAMP - (SE AREA)
- PHASE 12 - TAXIWAY C1
- TSA - TAXIWAY SAFETY AREA (TSA)
- TOFA - TAXIWAY OBJECT FREE AREA (TOFA)
- TLOFA - TAXIWAY OBJECT FREE AREA (TLOFA)

BY	DATE	REVISIONS

SCALE	HORZ. SCALE
	VERT. SEE GRAPHIC
	W.O. NO. 2023.15109.01
	FILE NO.



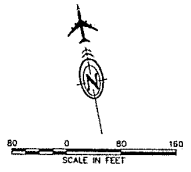
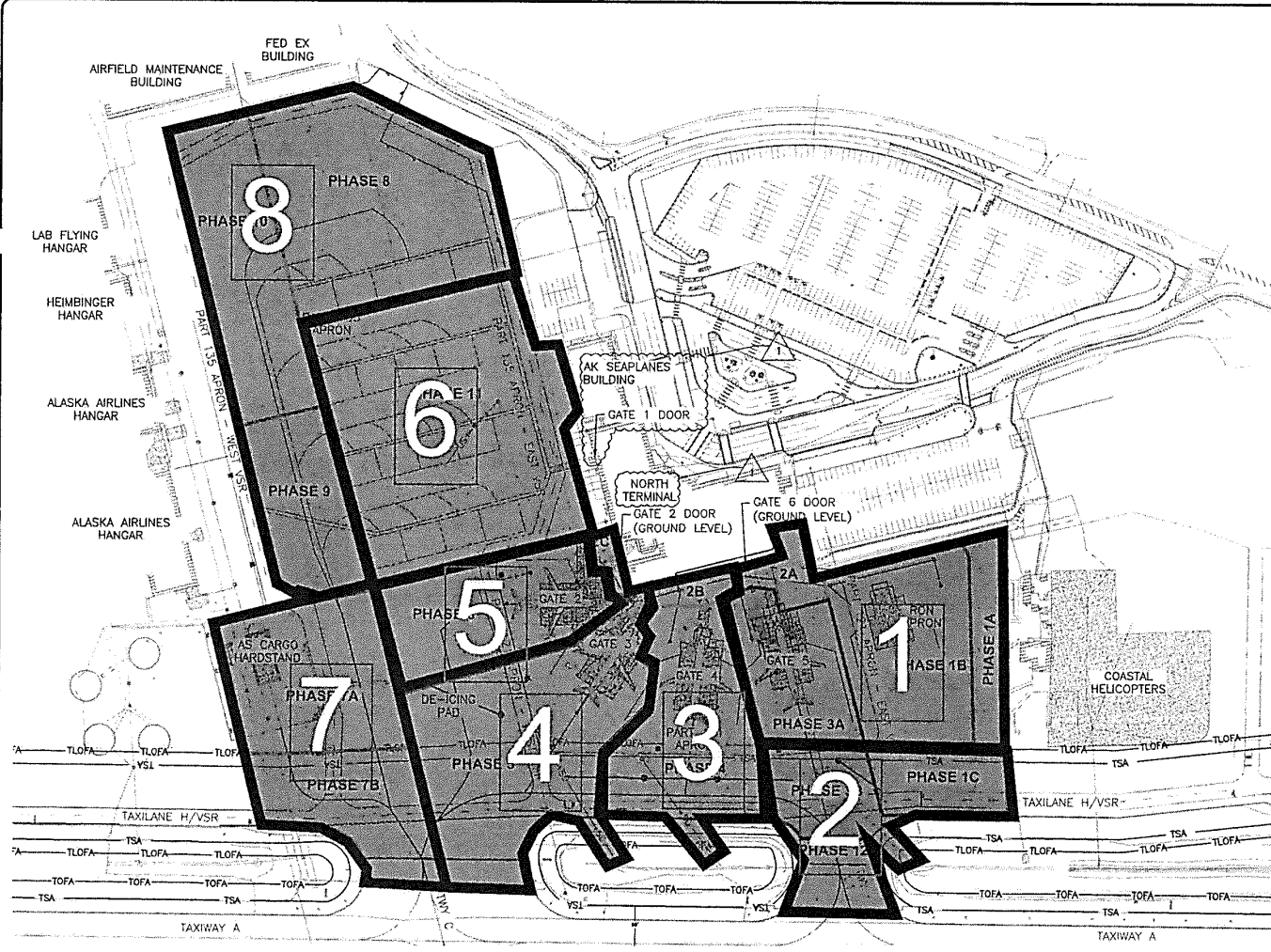
PLAN PREPARED BY:
DOWL
 AEGL848 WWW.DOWL.COM
 9025 Glacier Highway, Suite 102
 Juneau, Alaska 99801
 507-780-3533
 DATE: 6/19/23



JUNEAU INTERNATIONAL AIRPORT
 JUNEAU, ALASKA
 REHABILITATE PART 121/135 APRON & RON PARKING APRON
 CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133
CONSTRUCTION SAFETY & PHASING PLAN
 CONSTRUCTION PHASING OVERVIEW

SHEET
C3.0
 OF
73

Drawn By: J. STEVENS	Checked By: R. THOMPSON
Date: 6/21/23	Date: 6/21/23
Scale: AS SHOWN	Scale: AS SHOWN



PHASING OVERVIEW NOTES

1. PHASE 1B WORK (SEE SHEET C3.2) AND PHASE 3A WORK (SEE SHEET C3.8) WILL OCCUR CONCURRENTLY.
2. PHASE 1C WORK (SEE SHEET C3.3) AND PHASE 3B WORK (SEE SHEET C3.9) WILL OCCUR CONCURRENTLY.
3. PHASE 11 WORK WILL BE FURTHER SUBDIVIDED AS DETAILED ON SHEET C3.18 TO MAINTAIN AIRCRAFT PARKING POSITIONS IN THIS WORK AREA.

LEGEND

[Pattern]	PHASE 1A/1B/1C - RON APRON
[Pattern]	PHASE 2A/2B/2C - PART 121 RAMP ADJACENT TO TERMINAL
[Pattern]	PHASES 3A/3B - GATE 5 AND VICINITY
[Pattern]	PHASE 4 - GATE 4 AND VICINITY
[Pattern]	PHASE 5 - GATE 3 AND VICINITY
[Pattern]	PHASE 6 - GATE 2 AND VICINITY
[Pattern]	PHASES 7A/7B - AS CARGO HARDSTAND AND VICINITY
[Pattern]	PHASE 8 - PART 135 RAMP (NE AREA)
[Pattern]	PHASE 9 - PART 135 RAMP - (SW AREA)
[Pattern]	PHASE 10 - PART 135 RAMP (NW AREA)
[Pattern]	PHASES 11A/11/B/11C/11D - PART 135 RAMP - (SE AREA)
[Pattern]	PHASE 12 - TAXIWAY C1
[Pattern]	TSA - TAXIWAY SAFETY AREA (TSA)
[Pattern]	TOFA - TAXIWAY OBJECT FREE AREA (TOFA)
[Pattern]	TLOFA - TAXILANE OBJECT FREE AREA (TLOFA)

RAS	6/21/23	ADDENDUM 1
BY:	DATE	REVISIONS

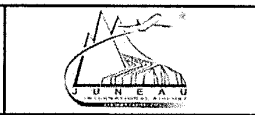
SCALE	HORZ. SCALE
	VERT. SEE GRAPHIC
W.D. NO. 2023.15109.01	FILE NO.

PLAN PREPARED BY:

DOWL
www.dowl.com

8085 Grader Highway, Suite 102
Juneau, Alaska 99801
907-789-3553

DATE: 6/29/23



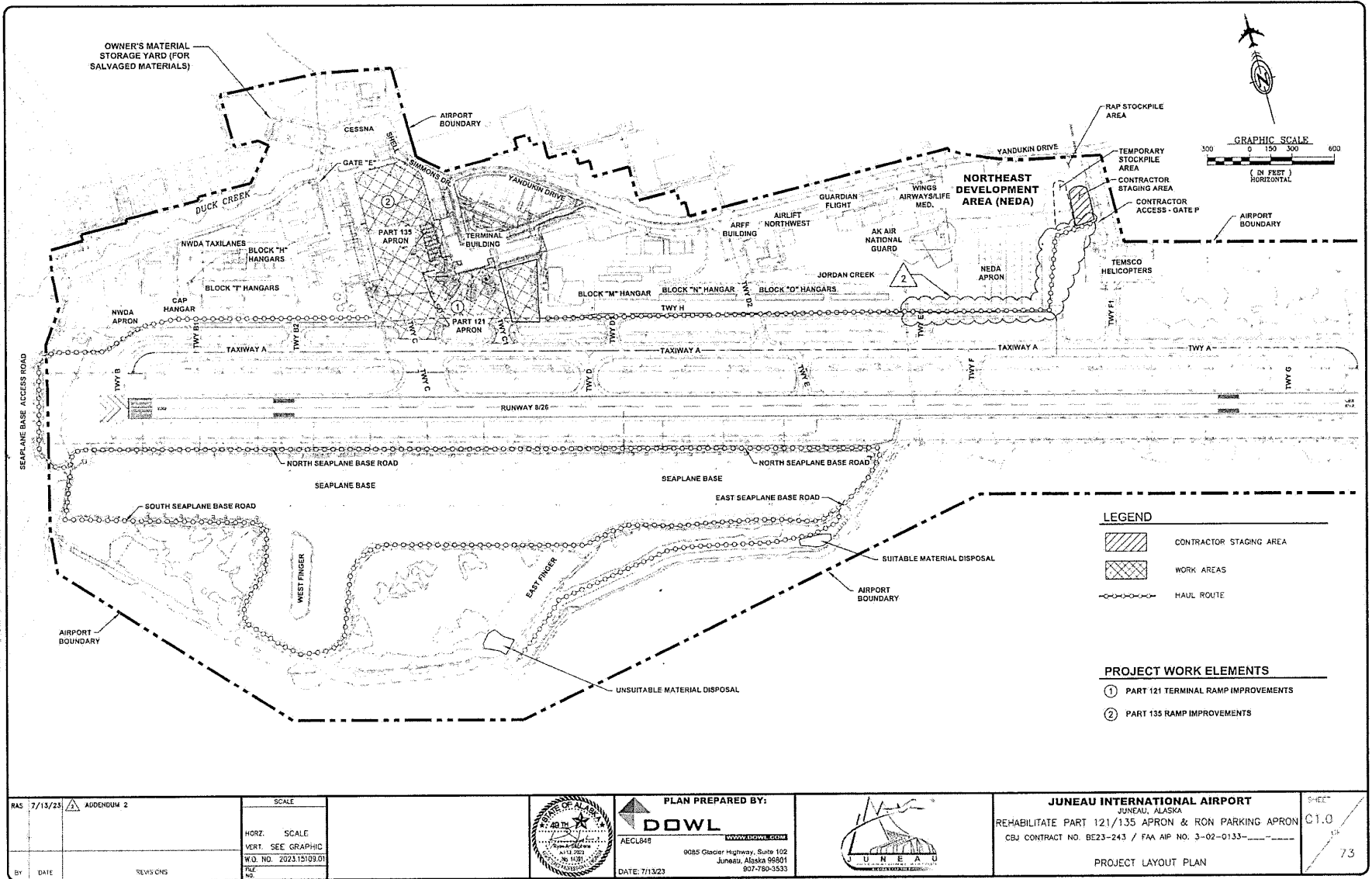
JUNEAU INTERNATIONAL AIRPORT
JUNEAU, ALASKA

REHABILITATE PART 121/135 APRON & RON PARKING APRON

CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133

CONSTRUCTION SAFETY & PHASING PLAN
CONSTRUCTION PHASING OVERVIEW

SHEET
C3.0
OF
73



RAS	7/13/23	ADDENDUM 2
BY	DATE	REVISIONS

SCALE
HORZ. SCALE
VERT. SEE GRAPHIC
W.O. NO. 2023.15109.01
FILE NO.



PLAN PREPARED BY:
DOWL
 AECL848
 WWW.DOWL.COM
 9085 Glacier Highway, Suite 102
 Juneau, Alaska 99801
 807-780-3533
 DATE: 7/13/23



JUNEAU INTERNATIONAL AIRPORT
 JUNEAU, ALASKA
 REHABILITATE PART 121/135 APRON & RON PARKING APRON
 CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133-
 PROJECT LAYOUT PLAN

SHEET
 C1.0
 73

FIGURE 1 VICINITY MAP



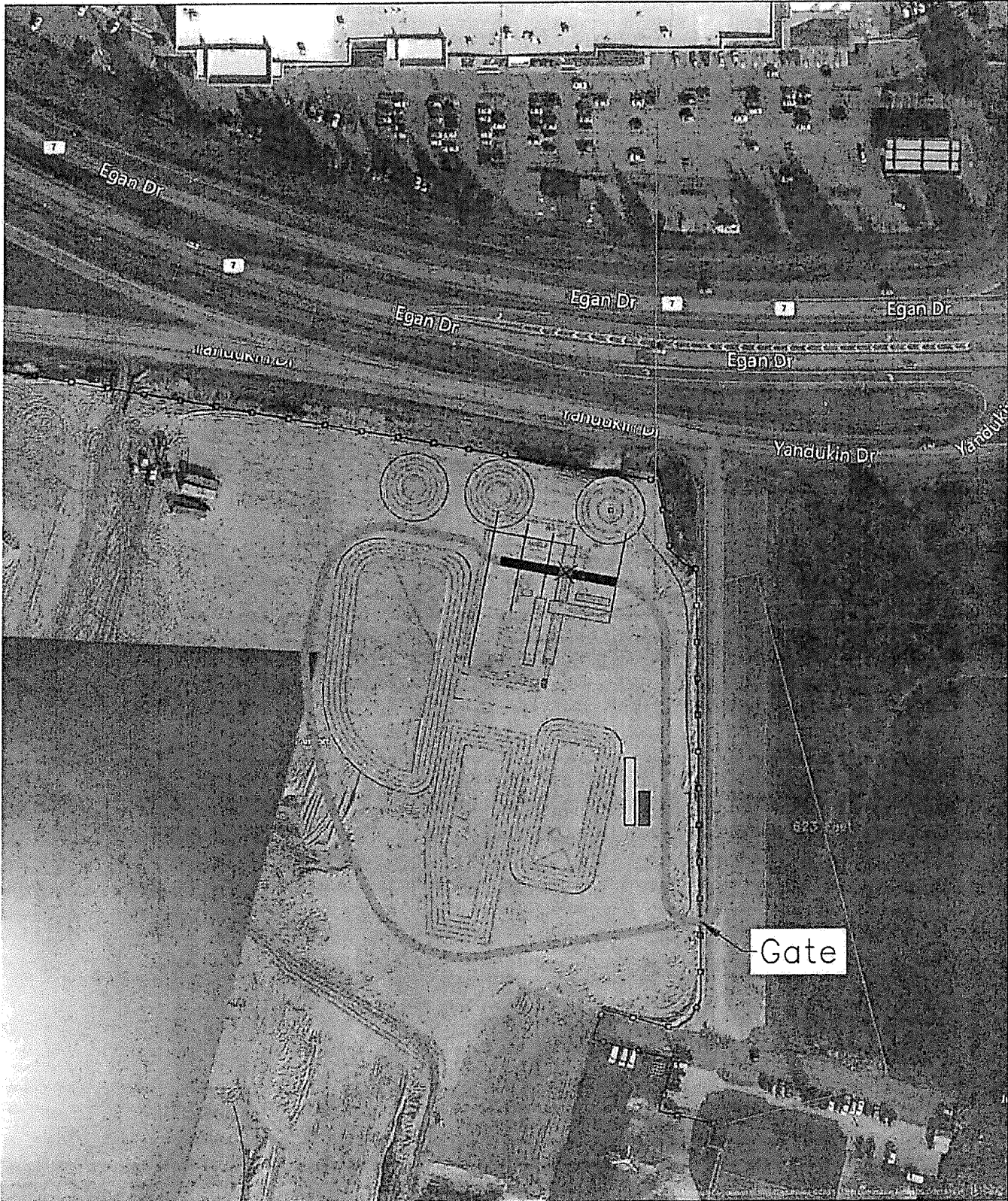
SECON
SOUTHEAST ALASKA
1836 Anka Drive P.O. Box 32159
Juneau, AK 99801 Juneau, AK 99803
19071780-5145

ASTEC ASPHALT PLANT

Location of Plant	
Juneau Airport 2109	
REVISION:	Sheet
Scale: 1"=1000'	1

Drawn by: ---- 12/27/2018 Project Number: 100711

Attachment A - Application



SECON
SOUTHEAST ALASKA
1836 Anka Drive
Juneau, AK 99801
(907) 780-5145
P.O. Box 32159
Juneau, AK 99803

ASTEC ASPHALT PLANT

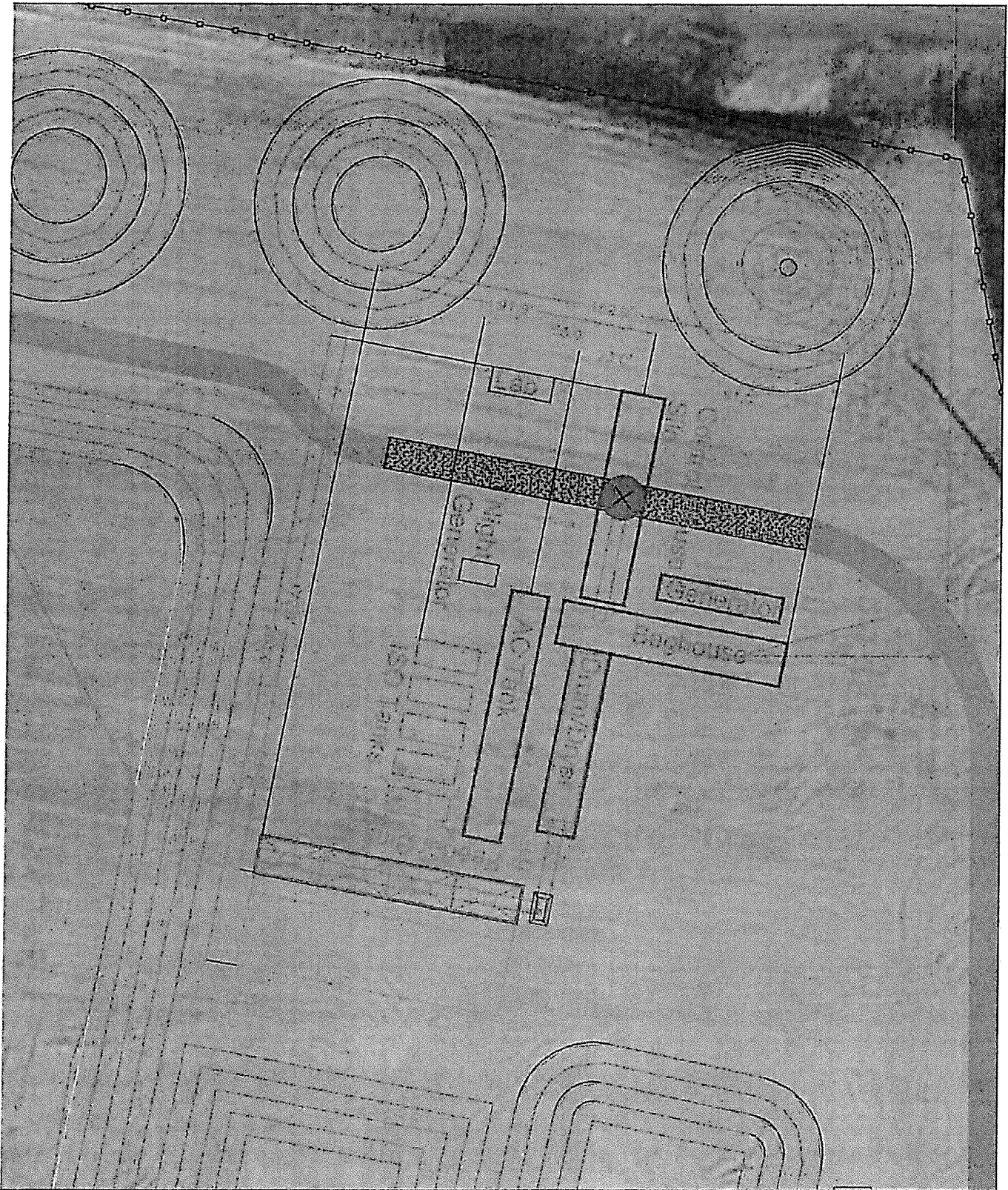
Plant Setup

Juneau Airport 2109

REVISION:

Sheet

Attachment A - Application



SECON
SOUTHEAST ALASKA
1036 Anka Drive
Juneau, AK 99801
(907) 780-5145
P.O. Box 32159
Juneau, AK 99803

ASTEC ASPHALT PLANT

ASTEC ASPHALT PLANT

Juneau Airport 2109

REVISION:

Sheet



Federal Aviation Administration
 222 West 7th Ave., Box 14
 Anchorage, AK 99513-7587

Venus Larson AAL-624

February 09, 2024

TO:
 Secon
 Attn: Jared Mackey
 1836 Anka Street
 Juneau, AK 99801
 jmackey@colaska.com

RE: *(See attached Table 1 for referenced case(s))*
 FINAL DETERMINATION

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Location	Latitude (NAD83)	Longitude (NAD83)	AGL (Feet)	AMSL (Feet)
2024-AAL-27-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-27.90N	134-33-46.58W	80	107
2024-AAL-28-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-27.34N	134-33-41.66W	80	107
2024-AAL-29-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-26.06N	134-33-39.18W	80	106
2024-AAL-30-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-22.90N	134-33-39.40W	80	106
2024-AAL-31-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-23.14N	134-33-46.40W	80	107

Description: This Notice is to be used in conjunction with another project filed under with Aeronautical Study Number 2023-AAL-1209-NRA. An asphalt plant will be set up for the duration of the project in another area of the airport. The plant will be set up in the Northeast Development Area (NEDA) of Juneau International Airport. A site plan from the conformed documents has been included for reference.

We do not object with conditions to the construction described in this proposal provided:

You comply with the requirements set forth in FAA Advisory Circular 150/5370-2, "Operational Safety on Airports During Construction."

- The proposal violates the criteria given in the siting standard, Order 6560.20, for the Runway Visual Range (RVR) equipment serving Ted Stevens Juneau International Airport, Juneau, Alaska (AK). The proposal is expected to generate significant dust or smoke in the vicinity of the RVR Runway 08 Touchdown/Runway 26 Rollout and Ambient Light Sensor facilities. If not possible, the RVR data must be NOTAMed out of service and additional cleaning, calibration, and maintenance may be required. Contact the Operations Control Center (OCC) prior to the start of the project in order to schedule any necessary service outages at 866-4-FAA-OCC.

- Contact Airport Management prior to starting work to coordinate the work schedule, issue NOTAMs and possible impact mitigations.

- A separate notice to the FAA is required for any construction equipment, such as temporary cranes, whose working limits would exceed the height and lateral dimensions of your proposal.

- Please inform the airport owners that as the Airport Layout Plan is updated, please include this new development.

Further, you should contact the Airport Traffic Control Tower (ATCT) Watch Supervisor at (907) 790-8502 prior to the crane(s) being raised for purposes of establishing a procedure to have the crane(s) immediately lowered upon request of the ATCT. When the crane(s) is no longer needed and has been permanently lowered, you should contact the ATCT at the telephone numbers given above and log back into your registered E-file account to provide the Flight Data Center (FDC) with notification that the NOTAM can be cancelled.

This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA), and known natural objects within the affected area would have on the airport proposal.

This determination expires on 10/31/2025 unless:

(a) extended, revised or terminated by the issuing office.

(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for the completion of construction, or the date the FCC denies the application.

NOTE: Request for extension of the effective period of this determination must be obtained at least 15 days prior to expiration date specified in this letter.

If you have any questions concerning this determination contact Venus Larson (907) 271-3813 venus.larson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AAL-27-NRA.

Venus Larson
Specialist
Signature Control No: 610499543-612273809



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

Airport temporary asphalt batch plant

Case Number: PAC2024 0005
 Applicant: Colaska Inc. DBA SECON
 Property Owner: City & Borough of Juneau
 Property Address: 8907 Yandukin Dr
 Parcel Code Number: 3B1601000010
 Site Size: n/a
 Zoning: Industrial
 Existing Land Use: Airport

Conference Date: January 24, 2024

Report Issued: February 7, 2024

DISCLAIMER: *Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.*

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Maureen Hansen	Applicant	mhansen@colaska.com
Teri Camery	Planning	teri.camery@juneau.gov
Bridget LaPenter	General Engineering	Bridget.LaPenter@juneau.gov
David Sevdý	Permit technician	David.sevdy@juneau.gov

Revised 5/07/2021

i:\documents\cases\2024\pac\pac24-005 airport asphalt batch plant\to admin\pac2024-0005 final.doc

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports. The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The applicant requests a Conditional Use Permit for the development of a temporary asphalt plant at the Juneau International Airport in the corner along Maplesden Way for paving work on CBJ Contract No. BE23-243. The location is the same as two previous projects: USE2020-0005 for CBJ Contract No. BE19-218; and USE2019-0001 for CBJ Contract No. BE18-213. The applicant intends to start work in May and operate through the construction season. The project could extend through 2025.

The applicant is encouraged to follow the application materials used in previous Conditional Use Permit applications as provided via email, and to specifically address the following issues: light and noise and working hours; months/seasons of operation; a drainage plan and final Stormwater Pollution Prevention Plan in conformance with Alaska Department of Environmental Conservation requirements; lighting; and anticipated daily truck traffic and truck routes.

The applicant should allow for a three month process before obtaining a final decision from the CBJ Planning Commission.

Planning Division

1. **Zoning** – Industrial
2. **Table of Permissible Uses** - The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 4.100, Heavy Manufacturing, for the Industrial zoning district.
3. **Setbacks** – Setbacks in the Industrial zoning district are 10 feet in the front, rear, and sides.
4. **Height** – There is no maximum height in the Industrial zoning district.
5. **Access** – Maplesden Way and Yandukin Drive
6. **Parking & Circulation**– Parking and circulation requirements are based on gross floor area per CBJ Code 49.40.210(a), which is not applicable to the proposed development. The code does not have an established parking requirement for asphalt plants or similar uses that utilize large outdoor plants and outdoor storage areas.
7. **Lot Coverage** – There is no maximum lot coverage in the Industrial zoning district.
8. **Vegetative Coverage** – The vegetative cover requirement in the Industrial Zoning district is five percent, and is not relevant to the proposed temporary asphalt plant.
9. **Lighting** – A lighting plan needs to be addressed in the application project narrative. Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property. All exterior lighting fixtures shall be of a “full cutoff” design.
10. **Noise** – Daily hours of operation and noise impacts need to be addressed in the application project narrative.
11. **Flood** –
The proposed development is not within a mapped floodplain.

12. Hazard/Mass Wasting/Avalanche/Hillside Endorsement –

The proposed development is not within a mapped hazard zone.

13. Wetlands – There are no wetlands on the project site.

14. Habitat –Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are within 50 feet of the development.

15. Plat or Covenant Restrictions – n/a

16. Traffic – Traffic routes and daily traffic estimates need to be included in the project narrative in the application.

17. Nonconforming situations – There are no known nonconforming situations on the property.

Building Division

18. Building – The Building Division has no issues.

19. Outstanding Permits – none.

General Engineering/Public Works

20. Engineering – CBJ Engineering has no issues.

Fire Marshal

21. Fire Items/Access – The Fire Department has no issues with the proposal.

Other Applicable Agency Review

22. Alaska Department of Environmental Conservation comments will be required for the permit review, in addition to other standard agency reviews.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Conditional Use Permit Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. n/a

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Pre-Application Conference Final Report

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit Class IV use, \$1,000.00
2. Conditional Use Permit Public Notice sign fee \$50; deposit \$100.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

- 49.15.330 – Conditional Use Permit



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Environmental
Conservation**
DIVISION OF WATER

Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/wastewater

March 05, 2024

Operator Info

Secon
ATTN: Brian Maller
1836 Anka Street
Juneau AK 99801
bmaller@colaska.com

Project Info

**JNU Rehabilitate Part 121/135 Apron &
RON Parking Apron**
1873 Shell Simmons Drive
Juneau, AK 99801

Est. Start – End: **04/01/2024 - 10/28/2026**
Est. Area Disturbed: **20.2 acres**
Latitude, Longitude: **58.359850, -134.58182**

General Permit Authorization Number: **AKR10H0FR v1.0**

This email/letter acknowledges that you have submitted a Notice of Intent (NOI) form to be covered under the APDES General Permit for Stormwater Discharges for Construction General Permit Activity (Construction General Permit) and is assigned the permit authorization number: AKR10H0FR v1.0. Please reference your permit authorization number in all future correspondence. The permittee is authorized to discharge storm water under the terms and conditions of this permit upon the issuance date of this letter and expires January 31, 2026 or as per Permit Part 2.6. Permit documents will be posted to the Alaska DEC EDMS Map Explorer at <https://dec.alaska.gov/Applications/Water/EDMS/nsite>.

According to the NOI information provided (ref: HQ1-XBW4-5FJVQ, recd: 03/05/2024), the location of the SWPPP or the name and telephone number of the contact person for scheduling SWPPP viewing times is as follows:

- **SWPPP Location:** Project Address
- **SWPPP Contact:** Jared Mackey, Project Engineer, (406) 529-6331, jmackey@colaska.com, 1836 Anka Street, Juneau, AK 99801

Note, as per Permit Part 2.7 the permittee is required to **submit a modification NOI within 30 calendar days if any of the following change:** Owner/Operator address and contact information, site information, estimated start or end dates, acres disturbed, or SWPPP location and contact information.

Coverage is not transferable. The permittee must **submit a Notice of Termination (NOT) instead of an NOI modification to DEC within 30 calendar days when the operator has changed.** A change of operator in this case means when an organization changes control of the project. It does not mean when a corporate officer of the organization changes while the organization continues with the project. The new owner/operator must file a new NOI to obtain coverage under the CGP.

A permittee must **submit an NOT within 30 calendar days when final stabilization has been achieved on all portions of the site**, in accordance with Permit Part 4.5.2 for which the permittee is responsible, all ground disturbing construction activity or use of support activities has been completed, and all temporary Best Management Practices (BMP's) have been removed; or a new permittee has assumed control over all areas of the site that have not been finally stabilized.

AKR10H0FR

As stated above, this letter acknowledges receipt of a Notice of Intent. However, it is not an ADEC determination of the validity of the information you provided. Your eligibility for coverage under the Permit is based on the validity of the certification you provided. Your signature on the Notice of Intent certifies that you have read, understood, and are implementing all of the applicable requirements. An important aspect of this certification requires that you correctly determine whether you are eligible for coverage under this permit.

As you know, the Construction General Permit requires you to have developed and begun implementing a Stormwater Pollution Prevention Plan (SWPPP) and outlines important inspection and record keeping requirements. You must also comply with any additional location-specific requirements applicable to Alaska. A copy of the Construction General Permit must be kept with your SWPPP. An electronic copy of the Permit and additional guidance materials can be viewed and downloaded at <https://dec.alaska.gov/water/wastewater/stormwater/construction>.

Prior to discharge, please review your authorization and general permit AKR100000 to ensure that you understand the requirements contained within them. If you have general questions regarding the storm water program or your responsibilities under the Construction General Permit, please call 907-269-6285.

Re: EDMS CGP NOI Submission: HQ1-XBW4-5FJVQ, Received: 3/5/2024 1:29:50 PM



A COLAS COMPANY

P.O. Box 32159 Juneau, Alaska 99803
Phone (907) 780-5145 Fax (907) 780-5896
www.colaska.com

Ms. Teri Camery
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

3/4/2024

RE: City and Borough of Juneau Conditional Use Permit Application
Temporary Location of ASTEC Asphalt Plant
For Project BE23-243 JNU Rehabilitate Part 121/135 Apron & RON Parking Apron

To Ms. Camery,

Secon was awarded a project at the Juneau International Airport (JIA), CBJ Contract No. BE23-243, JNU Rehabilitate Part 121/135 Apron & RON Parking Apron in late 2023. The substantial completion date for the project is September 30st, 2026. This project has a bid quantity of 23,512 tons of Hot Mix Asphalt for the planned airport improvements.

To facilitate the operations of paving at the airport Secon is requesting a Conditional Use Permit (CUP) for the ASTEC Asphalt Plant at a location by Gate P on Maplesden Way inside the airport fence on JIA property.

The ASTEC Asphalt Plant has been setup on the JIA property for previous projects in 2015 by the float pond and in 2018, 2019, and 2020 by Gate P. The proposed location for the asphalt plant is the same as it occupied during the 2018-2020 approvals and has been approved by the JNU Airport Project Manager. The location meets the TSA's set-backs from the security fence for any structure or vehicle. It is below the height requirements for any structure near the FAA's runway control envelope. It is also outside of the FAA/JIA taxiway's control zone. It has been accepted by Alaska Department of Environmental Conservation (DEC) for the current location.

Typical JIA project working hours are Monday through Sunday 7:00 AM to 7:00 PM. The project also includes contract mandated night work to maintain commercial flight patterns. These night work hours will follow contract guidelines and are subject to change. A Noise permit has been applied for with CBJ. The spring startup is anticipated for the first of April. Paving will start sometime towards end of April to first part of May depending upon weather. This project has a final completion date of



October 28th, 2026 with seasonal shutdowns of approximately October 31 in 2024 and 2025. We anticipate having the plant setup on site for the duration of the project or roughly 30 months.

The project is broken up into 12 phases of work to allow construction as well as continued seamless operation of the airport facilities by all users. Secon has proposed a revised 8 phase plan. Final phasing is still under discussion but has no affect on asphalt plant location or duration.

The trucking route for the project is all within the fenced airport perimeter (reference sheet C1.0). No impacts to Yandukin Drive, Shell-Simmons Drive and Cessna Drive. As the contractor haul route starts at Gate P all trucking for the project was planned for access thru Maplesden Way. With the ASTEC Asphalt Plant located at Maplesden Way it would eliminate trucks hauling hot asphalt from Concrete Way to Egan Drive and then turning across in-bound traffic on Egan Drive and reduce the trucking impacts to Maplesden Way itself. Raw aggregates for making asphalt will come from both Hidden Valley and Aggpro via Egan Drive not thru Lemon Creek residential area. An estimated average of 50 loads in a day when hauling aggregate. AML will be delivering tanks of asphalt cement via Egan Drive for the project with an estimated maximum of 12 loads per day.

Light for the asphalt plant may be needed. Lighting will be provided via portable self-contained light plants. The lights will be setup with the intent of not impacting the Egan Highway traffic or JIA air traffic. JIA Project Engineer will determine the location and light direction per FAA requirements if there are concerns from interested parties.

The ASTEC Asphalt Plant is operating under the Project's Construction SWPPP which is currently in the final approval process. The NOI Authorization from DEC can be provided when available.

Based on google earth the nearest stream is about 1.400 feet from the plant on the far side of taxiway F. The nearest wetland is on the other side of TEMSCO at about 900 feet away.

Per the State of Alaska Geoportal for Documented Eagle Nest Sites, there are no active sites within a ½ mile radius of the proposed asphalt plant location.

Dust control will be with a water truck wetting down the truck routes.

The plant will be located on dredged sands and gravels from the float plane pond. If any stormwater runoff is present it will be managed with wattles and earthen berms.

The ASTEC Asphalt Plant air quality permit AQ0247MG301 can be found at DEC's Air Permits Approvals and Public Notices web page:

<http://dec.alaska.gov/Applications/Air/airtoolsweb/AirPermitsApprovalsAndPublicNotices>



Permit/Approval Type: Minor General - Asphalt Plant - Title I (MG3)
Owner: Colaska Inc, dba Secon
Stationary Source: ASTEC Super Six Drum Mix Asphalt Plant

Security is courtesy of JIA in being located inside their fences and on their property.

Attachments comprise original phasing plan, proposed phasing plan, Sheet C1.0 showing trucking routes, ASTEC location, ASTEC setup, 7460 for asphalt plant and crane used to set it up, and pre-application meeting report.

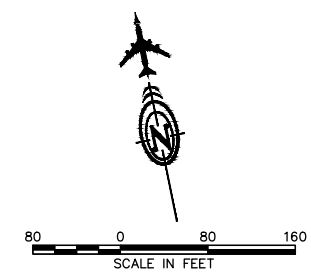
We believe that it would provide a benefit to CBJ if this CUP extended beyond just a single project. We request the permit be for 10 years as is typical for these permits. This process has been undertaken multiple times in the past six years for airport project work and the trend will likely continue. At a minimum, we request the permit expiration be tied to the project completion date even if it changes so permit flexes with project changes.

If any question or clarifications are need please contact me.

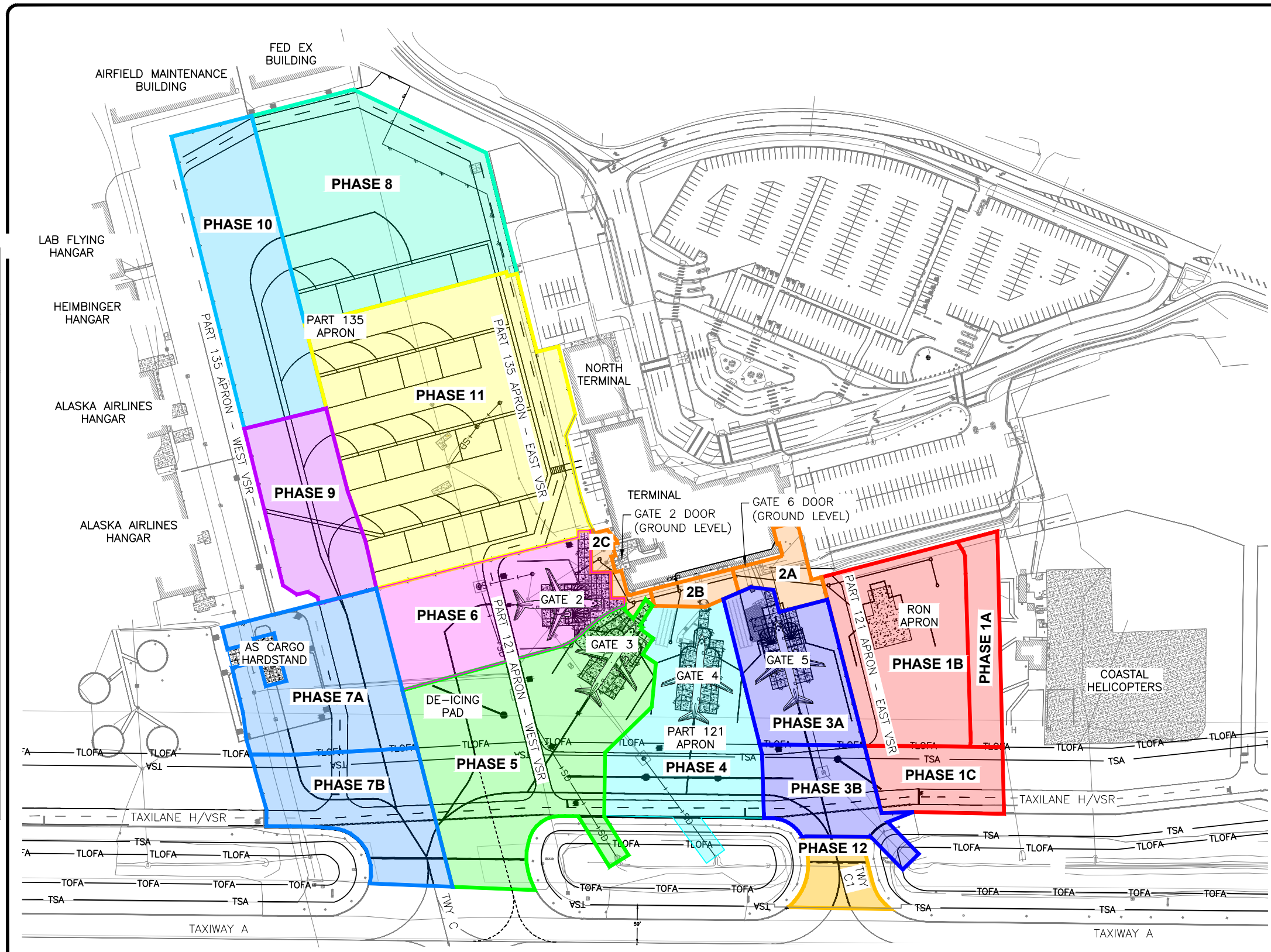
Sincerely,

A handwritten signature in blue ink that reads "Maureen A. Hansen".

Maureen A. Hansen, P.E
Engineering & Environmental Manager



File: C:\GSI\p\w\06403841\NSC-AV-CSP-15109.dwg
 Script File:
 Plot Date:
 Designed By: R. STEPHENS
 Checked By: W. HILDEN
 Drawn By: R. TERPUGO
 DOWL File No. 232-89



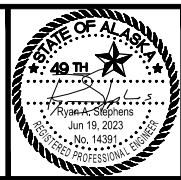
- PHASING OVERVIEW NOTES**
1. PHASE 1B WORK (SEE SHEET C3.2) AND PHASE 3A WORK (SEE SHEET C3.8) WILL OCCUR CONCURRENTLY.
 2. PHASE 1C WORK (SEE SHEET C3.3) AND PHASE 3B WORK (SEE SHEET C3.9) WILL OCCUR CONCURRENTLY.
 3. PHASE 11 WORK WILL BE FURTHER SUBDIVIDED AS DETAILED ON SHEET C3.18 TO MAINTAIN AIRCRAFT PARKING POSITIONS IN THIS WORK AREA.

LEGEND

	PHASE 1A/1B/1C - RON APRON
	PHASE 2A/2B/2C - PART 121 RAMP ADJACENT TO TERMINAL
	PHASES 3A/3B - GATE 5 AND VICINITY
	PHASE 4 - GATE 4 AND VICINITY
	PHASE 5 - GATE 3 AND VICINITY
	PHASE 6 - GATE 2 AND VICINITY
	PHASES 7A/7B - AS CARGO HARDSTAND AND VICINITY
	PHASE 8 - PART 135 RAMP (NE AREA)
	PHASE 9 - PART 135 RAMP - (SW AREA)
	PHASE 10 - PART 135 RAMP (NW AREA)
	PHASE 11A/11/B/11C/11D - PART 135 RAMP - (SE AREA)
	PHASE 12 - TAXIWAY C1
	TSA - TAXIWAY SAFETY AREA (TSA)
	TOFA - TAXIWAY OBJECT FREE AREA (TOFA)
	TLOFA - TAXILANE OBJECT FREE AREA (TLOFA)

BY	DATE	REVISIONS

SCALE
HORZ. SCALE
VERT. SEE GRAPHIC
W.O. NO. 2023.15109.01
FILE NO.

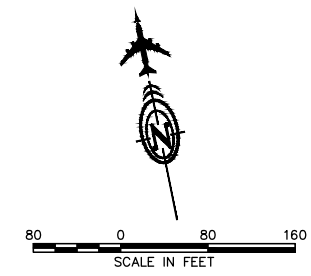


PLAN PREPARED BY:
DOWL
 AECL848
 www.dowl.com
 9085 Glacier Highway, Suite 102
 Juneau, Alaska 99801
 907-780-3533
 DATE: 6/19/23

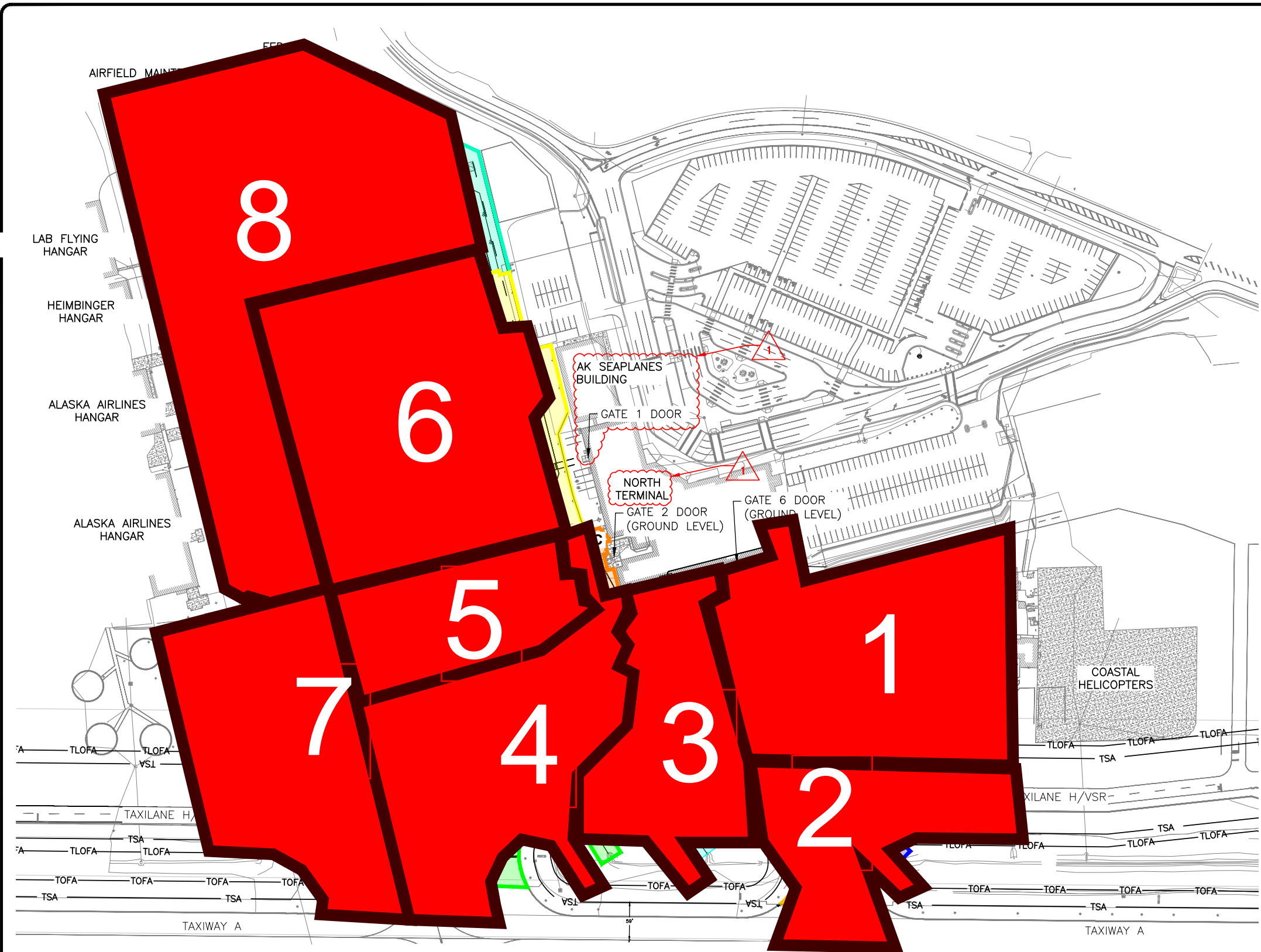


JUNEAU INTERNATIONAL AIRPORT
 JUNEAU, ALASKA
 REHABILITATE PART 121/135 APRON & RON PARKING APRON
 CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133-
 CONSTRUCTION SAFETY & PHASING PLAN
 CONSTRUCTION PHASING OVERVIEW

SHEET
 C3.0
 OF
 73



Designed By: R. STEPHENS
 Checked By: W. HOLDEN
 Drawn By: R. TEMPLADO
 DOWL File No. 232-89
 File: G:\Gowl_dw\0403641\SC-A\CSPP-15109.dwg
 Script File:
 Plot Date:



PHASING OVERVIEW NOTES

1. PHASE 1B WORK (SEE SHEET C3.2) AND PHASE 3A WORK (SEE SHEET C3.8) WILL OCCUR CONCURRENTLY.
2. PHASE 1C WORK (SEE SHEET C3.3) AND PHASE 3B WORK (SEE SHEET C3.9) WILL OCCUR CONCURRENTLY.
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	PHASE 2A/2B/2C - PART 121 RAMP ADJACENT TO TERMINAL
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	PHASE 12 - TAXIWAY C1
	TSA - TAXIWAY SAFETY AREA (TSA)
	TOFA - TAXIWAY OBJECT FREE AREA (TOFA)
	TLOFA - TAXILANE OBJECT FREE AREA (TLOFA)

RAS	6/21/23	ADDENDUM 1
BY	DATE	REVISIONS

SCALE
HORZ. SCALE
VERT. SEE GRAPHIC
W.O. NO. 2023.15109.01
FILE NO.



PLAN PREPARED BY:

DOWL

AECL848 WWW.DOWL.COM

9085 Glacier Highway, Suite 102
Juneau, Alaska 99801
907-780-3533

DATE: 6/29/23

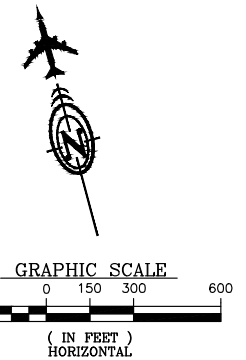
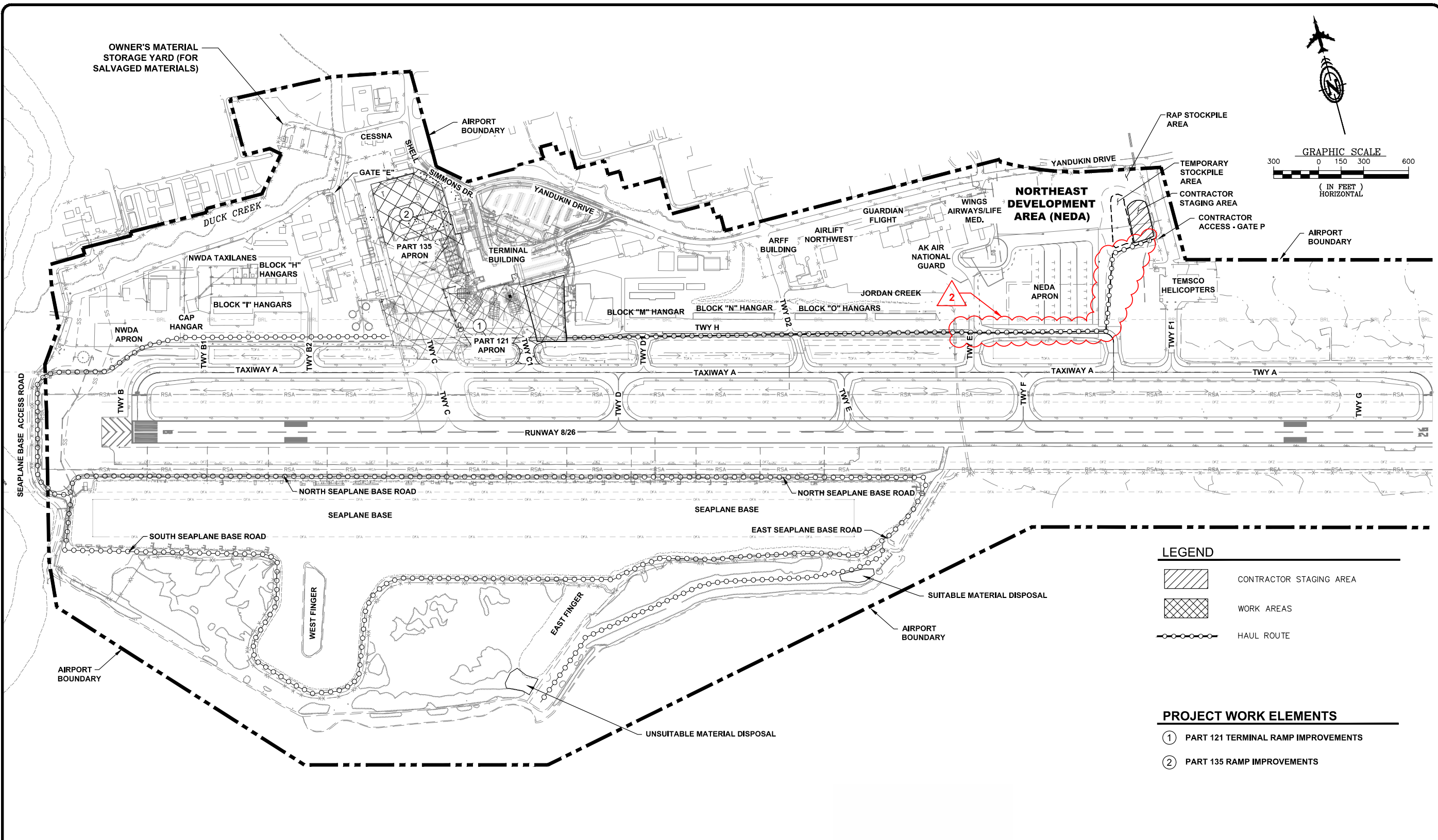


JUNEAU INTERNATIONAL AIRPORT
JUNEAU, ALASKA

REHABILITATE PART 121/135 APRON & RON PARKING APRON
CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133-_____

CONSTRUCTION SAFETY & PHASING PLAN
CONSTRUCTION PHASING OVERVIEW

SHEET
C3.0
OF
73



File: C:\GOWI\DWG\040384\SA-AV-KW-15109.dwg
 Script File: July 13, 2023
 Plot Date: July 13, 2023
 DWL File No. 232-89
 Designed By: R. STEPHENS
 Checked By: W. HOLDEN
 Drawn By: R. TEMPLADO

LEGEND

- CONTRACTOR STAGING AREA
- WORK AREAS
- HAUL ROUTE

- PROJECT WORK ELEMENTS**
- ① PART 121 TERMINAL RAMP IMPROVEMENTS
 - ② PART 135 RAMP IMPROVEMENTS

RAS 7/13/23 ADDENDUM 2	SCALE HORZ. SCALE VERT. SEE GRAPHIC W.O. NO. 2023.15109.01 FILE NO.		PLAN PREPARED BY: AECL848 www.dowl.com 9085 Glacier Highway, Suite 102 Juneau, Alaska 99801 907-780-3533 DATE: 7/13/23		JUNEAU INTERNATIONAL AIRPORT JUNEAU, ALASKA REHABILITATE PART 121/135 APRON & RON PARKING APRON CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133-_____ PROJECT LAYOUT PLAN	SHEET C1.0 OF 73
BY	DATE	REVISIONS				

FIGURE 1 VICINITY MAP



SECON
SOUTHEAST ALASKA
1836 Anka Drive P.O. Box 32159
Juneau, AK 99801 Juneau, AK 99803
(907) 780-5145

ASTEC ASPHALT PLANT

Location of Plant

Juneau Airport 2109

REVISION:

Sheet

Scale: 1"=1000'

1

Drawn by: ----

12/27/2018

Project Number: 100711

Attachment A - Application



SECON
SOUTHEAST ALASKA
 1836 Anka Drive P.O. Box 32159
 Juneau, AK 99801 Juneau, AK 99803
 (907) 780-5145

ASTEC ASPHALT PLANT

Plant Setup

Juneau Airport 2109

REVISION:

Sheet

Attachment A - Application



SECON
SOUTHEAST ALASKA
 1836 Anka Drive
 Juneau, AK 99801
 (907) 780-5145

P.O. Box 32159
 Juneau, AK 99803

ASTEC ASPHALT PLANT

ASTEC ASPHALT PLANT

Juneau Airport 2109

REVISION:

Sheet



Federal Aviation Administration

222 West 7th Ave., Box 14
Anchorage, AK 99513-7587

Venus Larson AAL-624

February 09, 2024

TO:

Secon

Attn: Jared Mackey

1836 Anka Street

Juneau, AK 99801

jmackey@colaska.com

RE: (See attached Table 1 for referenced case(s))

****FINAL DETERMINATION****

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Location	Latitude (NAD83)	Longitude (NAD83)	AGL (Feet)	AMSL (Feet)
2024-AAL-27-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-27.90N	134-33-46.58W	80	107
2024-AAL-28-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-27.34N	134-33-41.66W	80	107
2024-AAL-29-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-26.06N	134-33-39.18W	80	106
2024-AAL-30-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-22.90N	134-33-39.40W	80	106
2024-AAL-31-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-23.14N	134-33-46.40W	80	107

Description: This Notice is to be used in conjunction with another project filed under with Aeronautical Study Number 2023-AAL-1209-NRA. An asphalt plant will be set up for the duration of the project in another area of the airport. The plant will be set up in the Northeast Development Area (NEDA) of Juneau International Airport. A site plan from the conformed documents has been included for reference.

We do not object with conditions to the construction described in this proposal provided:

You comply with the requirements set forth in FAA Advisory Circular 150/5370-2, "Operational Safety on Airports During Construction."

- The proposal violates the criteria given in the siting standard, Order 6560.20, for the Runway Visual Range (RVR) equipment serving Ted Stevens Juneau International Airport, Juneau, Alaska (AK). The proposal is expected to generate significant dust or smoke in the vicinity of the RVR Runway 08 Touchdown/Runway 26 Rollout and Ambient Light Sensor facilities. If not possible, the RVR data must be NOTAMed out of service and additional cleaning, calibration, and maintenance may be required. Contact the Operations Control Center (OCC) prior to the start of the project in order to schedule any necessary service outages at 866-4-FAA-OCC.

- Contact Airport Management prior to starting work to coordinate the work schedule, issue NOTAMs and possible impact mitigations.

- A separate notice to the FAA is required for any construction equipment, such as temporary cranes, whose working limits would exceed the height and lateral dimensions of your proposal.

- Please inform the airport owners that as the Airport Layout Plan is updated, please include this new development.

Further, you should contact the Airport Traffic Control Tower (ATCT) Watch Supervisor at (907) 790-8502 prior to the crane(s) being raised for purposes of establishing a procedure to have the crane(s) immediately lowered upon request of the ATCT. When the crane(s) is no longer needed and has been permanently lowered, you should contact the ATCT at the telephone numbers given above and log back into your registered E-file account to provide the Flight Data Center (FDC) with notification that the NOTAM can be cancelled.

This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA), and known natural objects within the affected area would have on the airport proposal.

This determination expires on 10/31/2025 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for the completion of construction, or the date the FCC denies the application.

NOTE: Request for extension of the effective period of this determination must be obtained at least 15 days prior to expiration date specified in this letter.

If you have any questions concerning this determination contact Venus Larson (907) 271-3813 venus.larson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AAL-27-NRA.

Venus Larson
Specialist
Signature Control No: 610499543-612273809



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

Airport temporary asphalt batch plant

Case Number: PAC2024 0005
 Applicant: Colaska Inc. DBA SECON
 Property Owner: City & Borough of Juneau
 Property Address: 8907 Yandukin Dr
 Parcel Code Number: 3B1601000010
 Site Size: n/a
 Zoning: Industrial
 Existing Land Use: Airport

Conference Date: January 24, 2024
 Report Issued: February 7, 2024

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Maureen Hansen	Applicant	mhansen@colaska.com
Teri Camery	Planning	teri.camery@juneau.gov
Bridget LaPenter	General Engineering	Bridget.LaPenter@juneau.gov
David Sevdy	Permit technician	David.sevdy@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The applicant requests a Conditional Use Permit for the development of a temporary asphalt plant at the Juneau International Airport in the corner along Maplesden Way for paving work on CBJ Contract No. BE23-243. The location is the same as two previous projects: USE2020-0005 for CBJ Contract No. BE19-218; and USE2019-0001 for CBJ Contract No. BE18-213. The applicant intends to start work in May and operate through the construction season. The project could extend through 2025.

The applicant is encouraged to follow the application materials used in previous Conditional Use Permit applications as provided via email, and to specifically address the following issues: light and noise and working hours; months/seasons of operation; a drainage plan and final Stormwater Pollution Prevention Plan in conformance with Alaska Department of Environmental Conservation requirements; lighting; and anticipated daily truck traffic and truck routes.

The applicant should allow for a three month process before obtaining a final decision from the CBJ Planning Commission.

Planning Division

1. **Zoning** – Industrial
2. **Table of Permissible Uses** - The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 4.100, Heavy Manufacturing, for the Industrial zoning district.
3. **Setbacks** – Setbacks in the Industrial zoning district are 10 feet in the front, rear, and sides.
4. **Height** – There is no maximum height in the Industrial zoning district.
5. **Access** – Maplesden Way and Yandukin Drive
6. **Parking & Circulation**– Parking and circulation requirements are based on gross floor area per CBJ Code 49.40.210(a), which is not applicable to the proposed development. The code does not have an established parking requirement for asphalt plants or similar uses that utilize large outdoor plants and outdoor storage areas.
7. **Lot Coverage** – There is no maximum lot coverage in the Industrial zoning district.
8. **Vegetative Coverage** – The vegetative cover requirement in the Industrial Zoning district is five percent, and is not relevant to the proposed temporary asphalt plant.
9. **Lighting** – A lighting plan needs to be addressed in the application project narrative. Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property. All exterior lighting fixtures shall be of a “full cutoff” design.
10. **Noise** – Daily hours of operation and noise impacts need to be addressed in the application project narrative.
11. **Flood** –

The proposed development is not within a mapped floodplain.

12. Hazard/Mass Wasting/Avalanche/Hillside Endorsement –

The proposed development is not within a mapped hazard zone.

13. Wetlands – There are no wetlands on the project site.

14. Habitat –Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are within 50 feet of the development.

15. Plat or Covenant Restrictions – n/a

16. Traffic – Traffic routes and daily traffic estimates need to be included in the project narrative in the application.

17. Nonconforming situations – There are no known nonconforming situations on the property.

Building Division

18. Building – The Building Division has no issues.

19. Outstanding Permits – none.

General Engineering/Public Works

20. Engineering – CBJ Engineering has no issues.

Fire Marshal

21. Fire Items/Access – The Fire Department has no issues with the proposal.

Other Applicable Agency Review

22. Alaska Department of Environmental Conservation comments will be required for the permit review, in addition to other standard agency reviews.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Conditional Use Permit Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. n/a

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit Class IV use, \$1,000.00
2. Conditional Use Permit Public Notice sign fee \$50; deposit \$100.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

- 49.15.330 – Conditional Use Permit



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Environmental
Conservation**
DIVISION OF WATER

Wastewater Discharge Authorization Program

555 Cordova Street
Anchorage, Alaska 99501-2617
Main: 907.269.6285
Fax: 907.334.2415
www.dec.alaska.gov/wastewater

March 05, 2024

Operator Info

Secon
ATTN: Brian Maller
1836 Anka Street
Juneau AK 99801
bmaller@colaska.com

Project Info

**JNU Rehabilitate Part 121/135 Apron &
RON Parking Apron**
1873 Shell Simmons Drive
Juneau, AK 99801

Est. Start – End: **04/01/2024 - 10/28/2026**
Est. Area Disturbed: **20.2 acres**
Latitude, Longitude: **58.359850, -134.58182**

General Permit Authorization Number: **AKR10H0FR v1.0**

This email/letter acknowledges that you have submitted a Notice of Intent (NOI) form to be covered under the APDES General Permit for Stormwater Discharges for Construction General Permit Activity (Construction General Permit) and is assigned the permit authorization number: AKR10H0FR v1.0. Please reference your permit authorization number in all future correspondence. The permittee is authorized to discharge storm water under the terms and conditions of this permit upon the issuance date of this letter and expires January 31, 2026 or as per Permit Part 2.6. Permit documents will be posted to the Alaska DEC EDMS Map Explorer at <https://dec.alaska.gov/Applications/Water/EDMS/nsite>.

According to the NOI information provided (ref: HQ1-XBW4-5FJVQ, recd: 03/05/2024), the location of the SWPPP or the name and telephone number of the contact person for scheduling SWPPP viewing times is as follows:

- **SWPPP Location:** Project Address
- **SWPPP Contact:** Jared Mackey, Project Engineer, (406) 529-6331, jmackey@colaska.com, 1836 Anka Street, Juneau, AK 99801

Note, as per Permit Part 2.7 the permittee is required to **submit a modification NOI within 30 calendar days if any of the following change:** Owner/Operator address and contact information, site information, estimated start or end dates, acres disturbed, or SWPPP location and contact information.

Coverage is not transferable. The permittee must **submit a Notice of Termination (NOT) instead of an NOI modification to DEC within 30 calendar days when the operator has changed.** A change of operator in this case means when an organization changes control of the project. It does not mean when a corporate officer of the organization changes while the organization continues with the project. The new owner/operator must file a new NOI to obtain coverage under the CGP.

A permittee must **submit an NOT within 30 calendar days when final stabilization has been achieved on all portions of the site**, in accordance with Permit Part 4.5.2 for which the permittee is responsible, all ground disturbing construction activity or use of support activities has been completed, and all temporary Best Management Practices (BMP's) have been removed; or a new permittee has assumed control over all areas of the site that have not been finally stabilized.

As stated above, this letter acknowledges receipt of a Notice of Intent. However, it is not an ADEC determination of the validity of the information you provided. Your eligibility for coverage under the Permit is based on the validity of the certification you provided. Your signature on the Notice of Intent certifies that you have read, understood, and are implementing all of the applicable requirements. An important aspect of this certification requires that you correctly determine whether you are eligible for coverage under this permit.

As you know, the Construction General Permit requires you to have developed and begun implementing a Stormwater Pollution Prevention Plan (SWPPP) and outlines important inspection and record keeping requirements. You must also comply with any additional location-specific requirements applicable to Alaska. A copy of the Construction General Permit must be kept with your SWPPP. An electronic copy of the Permit and additional guidance materials can be viewed and downloaded at <https://dec.alaska.gov/water/wastewater/stormwater/construction>.

Prior to discharge, please review your authorization and general permit AKR100000 to ensure that you understand the requirements contained within them. If you have general questions regarding the storm water program or your responsibilities under the Construction General Permit, please call 907-269-6285.

Re: EDMS CGP NOI Submission: HQ1-XBW4-5FJVQ, Received: 3/5/2024 1:29:50 PM



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY	
Temporary Asphalt Plant on site in support of CBJ project BE23-243 JNU Rehabilitate Part 121/135 Apron & RON Parking Apron	
TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED	
<input type="radio"/> Accessory Apartment – Accessory Apartment Application (AAP) <input checked="" type="radio"/> Use Listed in 49.25.300 – Table of Permissible Uses (USE) Table of Permissible Uses Category: <u>4100</u>	
IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? <input type="radio"/> YES – Case # _____ <input type="radio"/> NO	
UTILITIES PROPOSED	WATER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site SEWER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site
SITE AND BUILDING SPECIFICS	
Total Area of Lot <u>87,120</u> square feet Total Area of Existing Structure(s) _____ square feet Total Area of Proposed Structure(s) _____ square feet	
EXTERNAL LIGHTING	
Existing to remain <input checked="" type="radio"/> No <input type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures Proposed <input checked="" type="radio"/> No <input type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures	
ALL REQUIRED DOCUMENTS ATTACHED	
<input checked="" type="checkbox"/> Narrative including: <input type="checkbox"/> Current use of land or building(s) <input checked="" type="checkbox"/> Description of project, project site, circulation, traffic etc. <input checked="" type="checkbox"/> Proposed use of land or building(s) <input type="checkbox"/> How the proposed use complies with the Comprehensive Plan	
<input checked="" type="checkbox"/> Plans including: <input checked="" type="checkbox"/> Site plan <input type="checkbox"/> Floor plan(s) <input type="checkbox"/> Elevation view of existing and proposed buildings <input type="checkbox"/> Proposed vegetative cover <input checked="" type="checkbox"/> Existing and proposed parking areas and proposed traffic circulation <input type="checkbox"/> Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)	
<i>If this is a modification or extension include:</i>	
<input type="checkbox"/> Notice of Decision and case number <input type="checkbox"/> Justification for the modification or extension <input type="checkbox"/> Application submitted at least 30 days before expiration date	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
-------------	---------------

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



A COLAS COMPANY

P.O. Box 32159 Juneau, Alaska 99803
Phone (907) 780-5145 Fax (907) 780-5896
www.colaska.com

Ms. Teri Camery
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

3/4/2024

RE: City and Borough of Juneau Conditional Use Permit Application
Temporary Location of ASTEC Asphalt Plant
For Project BE23-243 JNU Rehabilitate Part 121/135 Apron & RON Parking Apron

To Ms. Camery,

Secon was awarded a project at the Juneau International Airport (JIA), CBJ Contract No. BE23-243, JNU Rehabilitate Part 121/135 Apron & RON Parking Apron in late 2023. The substantial completion date for the project is September 30st, 2026. This project has a bid quantity of 23,512 tons of Hot Mix Asphalt for the planned airport improvements.

To facilitate the operations of paving at the airport Secon is requesting a Conditional Use Permit (CUP) for the ASTEC Asphalt Plant at a location by Gate P on Maplesden Way inside the airport fence on JIA property.

The ASTEC Asphalt Plant has been setup on the JIA property for previous projects in 2015 by the float pond and in 2018, 2019, and 2020 by Gate P. The proposed location for the asphalt plant is the same as it occupied during the 2018-2020 approvals and has been approved by the JNU Airport Project Manager. The location meets the TSA's set-backs from the security fence for any structure or vehicle. It is below the height requirements for any structure near the FAA's runway control envelope. It is also outside of the FAA/JIA taxiway's control zone. It has been accepted by Alaska Department of Environmental Conservation (DEC) for the current location.

Typical JIA project working hours are Monday through Sunday 7:00 AM to 7:00 PM. The project also includes contract mandated night work to maintain commercial flight patterns. These night work hours will follow contract guidelines and are subject to change. A Noise permit has been applied for with CBJ. The spring startup is anticipated for the first of April. Paving will start sometime towards end of April to first part of May depending upon weather. This project has a final completion date of

October 28th, 2026 with seasonal shutdowns of approximately October 31 in 2024 and 2025. We anticipate having the plant setup on site for the duration of the project or roughly 30 months.

The project is broken up into 12 phases of work to allow construction as well as continued seamless operation of the airport facilities by all users. Secon has proposed a revised 8 phase plan. Final phasing is still under discussion but has no affect on asphalt plant location or duration.

The trucking route for the project is all within the fenced airport perimeter (reference sheet C1.0). No impacts to Yandukin Drive, Shell-Simmons Drive and Cessna Drive. As the contractor haul route starts at Gate P all trucking for the project was planned for access thru Maplesden Way. With the ASTEC Asphalt Plant located at Maplesden Way it would eliminate trucks hauling hot asphalt from Concrete Way to Egan Drive and then turning across in-bound traffic on Egan Drive and reduce the trucking impacts to Maplesden Way itself. Raw aggregates for making asphalt will come from both Hidden Valley and Aggpro via Egan Drive not thru Lemon Creek residential area. An estimated average of 50 loads in a day when hauling aggregate. AML will be delivering tanks of asphalt cement via Egan Drive for the project with an estimated maximum of 12 loads per day.

Light for the asphalt plant may be needed. Lighting will be provided via portable self-contained light plants. The lights will be setup with the intent of not impacting the Egan Highway traffic or JIA air traffic. JIA Project Engineer will determine the location and light direction per FAA requirements if there are concerns from interested parties.

The ASTEC Asphalt Plant is operating under the Project's Construction SWPPP which is currently in the final approval process. The NOI Authorization from DEC can be provided when available.

Based on google earth the nearest stream is about 1.400 feet from the plant on the far side of taxiway F. The nearest wetland is on the other side of TEMSCO at about 900 feet away.

Per the State of Alaska Geoportal for Documented Eagle Nest Sites, there are no active sites within a ½ mile radius of the proposed asphalt plant location.

Dust control will be with a water truck wetting down the truck routes.

The plant will be located on dredged sands and gravels from the float plane pond. If any stormwater runoff is present it will be managed with wattles and earthen berms.

The ASTEC Asphalt Plant air quality permit AQ0247MG301 can be found at DEC's Air Permits Approvals and Public Notices web page:

<http://dec.alaska.gov/Applications/Air/airtoolsweb/AirPermitsApprovalsAndPublicNotices>



Permit/Approval Type: Minor General - Asphalt Plant - Title I (MG3)

Owner: Colaska Inc, dba Secon

Stationary Source: ASTEC Super Six Drum Mix Asphalt Plant

Security is courtesy of JIA in being located inside their fences and on their property.

Attachments comprise original phasing plan, proposed phasing plan, Sheet C1.0 showing trucking routes, ASTEC location, ASTEC setup, 7460 for asphalt plant and crane used to set it up, and pre-application meeting report.

We believe that it would provide a benefit to CBJ if this CUP extended beyond just a single project. We request the permit be for 10 years as is typical for these permits. This process has been undertaken multiple times in the past six years for airport project work and the trend will likely continue. At a minimum, we request the permit expiration be tied to the project completion date even if it changes so permit flexes with project changes.

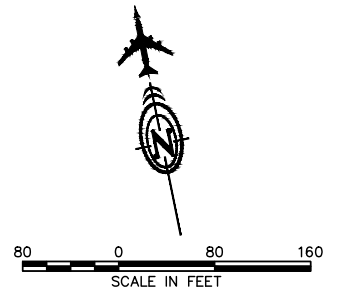
If any question or clarifications are need please contact me.

Sincerely,

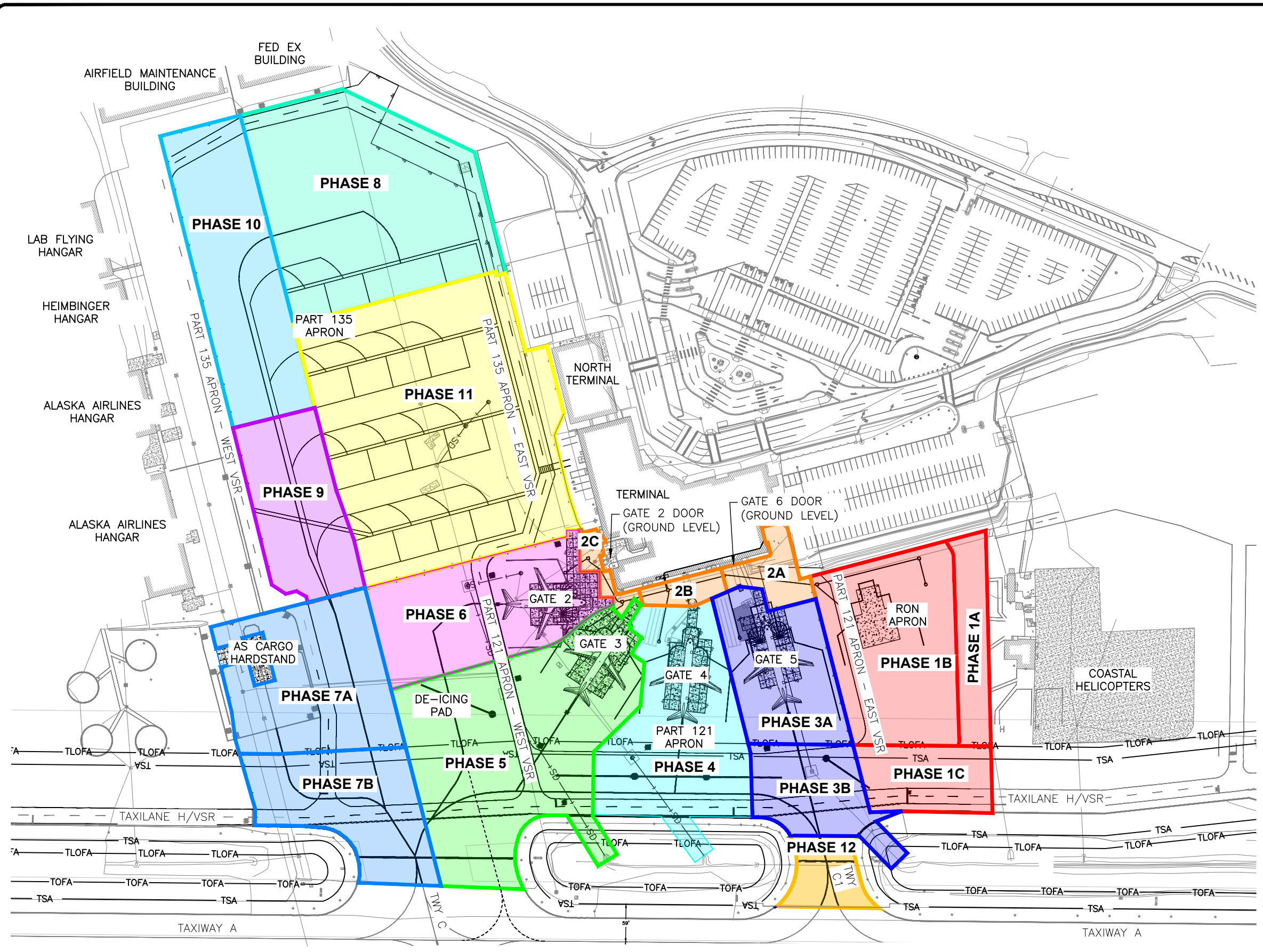
A handwritten signature in blue ink that reads "Maureen A. Hansen".

Maureen A. Hansen, P.E

Engineering & Environmental Manager



Designed By: R. STEPHENS
 Checked By: W. HOLDEN
 Drawn By: R. TEMPLADO
 DOWI File No. 232-89
 File Path: C:\dowl\pwa\00403841\SC-AV-CSP-15109.dwg
 Sheet File: SC-AV-CSP-15109.dwg
 Plot Date:



- PHASING OVERVIEW NOTES**
1. PHASE 1B WORK (SEE SHEET C3.2) AND PHASE 3A WORK (SEE SHEET C3.8) WILL OCCUR CONCURRENTLY.
 2. PHASE 1C WORK (SEE SHEET C3.3) AND PHASE 3B WORK (SEE SHEET C3.9) WILL OCCUR CONCURRENTLY.
 3. PHASE 11 WORK WILL BE FURTHER SUBDIVIDED AS DETAILED ON SHEET C3.18 TO MAINTAIN AIRCRAFT PARKING POSITIONS IN THIS WORK AREA.

LEGEND

	PHASE 1A/1B/1C - RON APRON
	PHASE 2A/2B/2C - PART 121 RAMP ADJACENT TO TERMINAL
	PHASES 3A/3B - GATE 5 AND VICINITY
	PHASE 4 - GATE 4 AND VICINITY
	PHASE 5 - GATE 3 AND VICINITY
	PHASE 6 - GATE 2 AND VICINITY
	PHASES 7A/7B - AS CARGO HARDSTAND AND VICINITY
	PHASE 8 - PART 135 RAMP (NE AREA)
	PHASE 9 - PART 135 RAMP - (SW AREA)
	PHASE 10 - PART 135 RAMP (NW AREA)
	PHASE 11A/11B/11C/11D - PART 135 RAMP - (SE AREA)
	PHASE 12 - TAXIWAY C1
	TSA - TAXIWAY SAFETY AREA (TSA)
	TOFA - TAXIWAY OBJECT FREE AREA (TOFA)
	TLOFA - TAXILANE OBJECT FREE AREA (TLOFA)

BY	DATE	REVISIONS

SCALE
HORZ. SCALE
VERT. SEE GRAPHIC
W.O. NO. 2023.15109.01
FILE NO.

PLAN PREPARED BY:

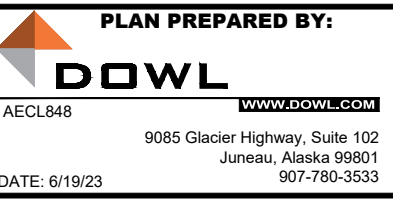
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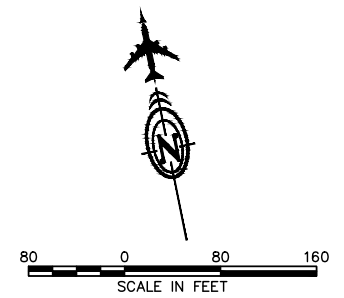
9085 Glacier Highway, Suite 102
Juneau, Alaska 99801
907-780-3533

DATE: 6/19/23

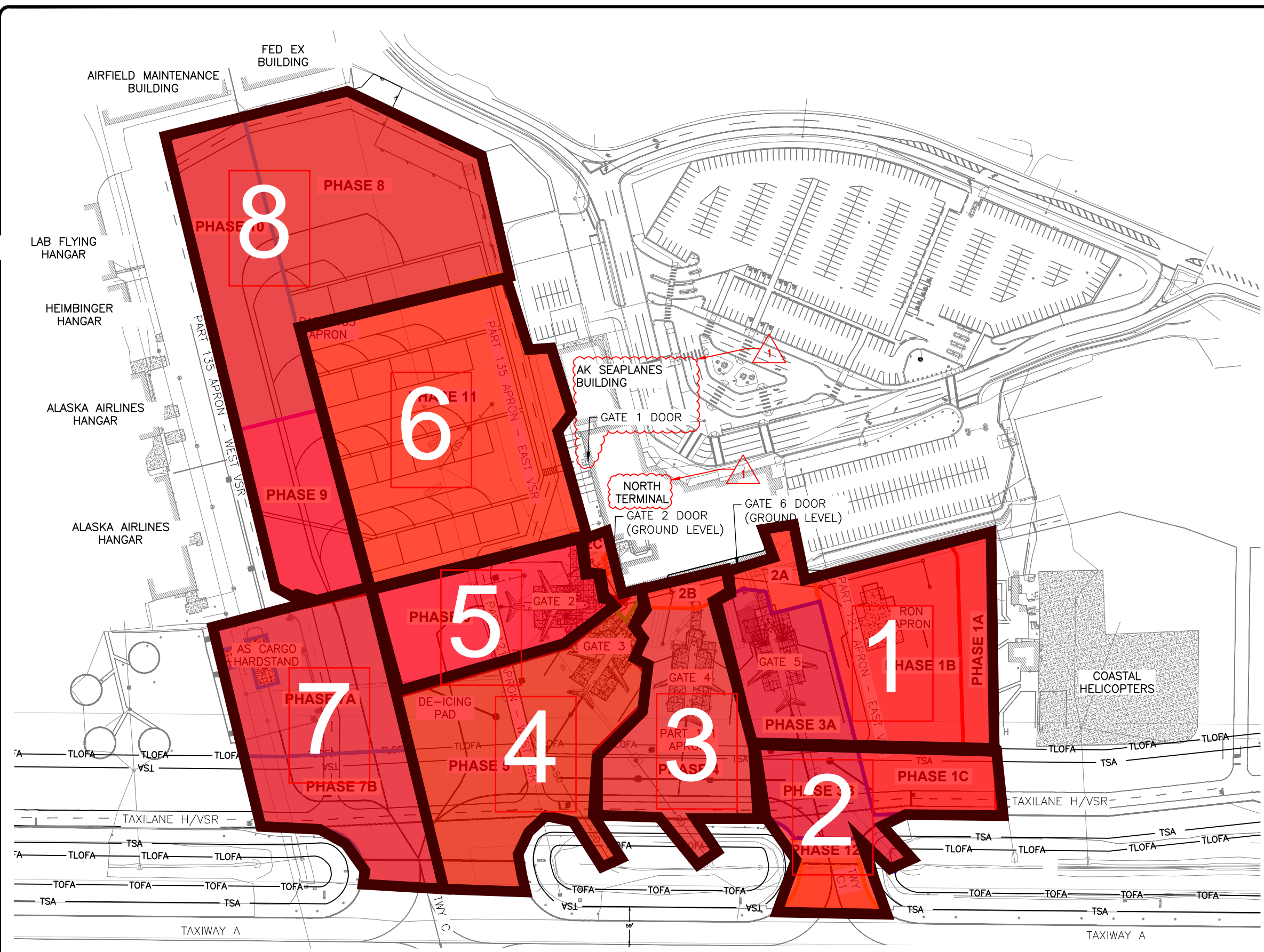


JUNEAU INTERNATIONAL AIRPORT
 JUNEAU, ALASKA
 REHABILITATE PART 121/135 APRON & RON PARKING APRON
 CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133-_____
 CONSTRUCTION SAFETY & PHASING PLAN
 CONSTRUCTION PHASING OVERVIEW

SHEET **C3.0** OF **73**



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 Script File:
 Plot Date:
 Designed By: R. STEPHENS
 Checked By: W. HOLDEN
 Drawn By: R. TEMPLADO
 DOWL File No. 232-89



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	TSA - TAXIWAY SAFETY AREA (TSA)
	TOFA - TAXIWAY OBJECT FREE AREA (TOFA)
	TLOFA - TAXILANE OBJECT FREE AREA (TLOFA)

RAS	6/21/23	ADDENDUM 1
BY	DATE	REVISIONS

SCALE	
HORZ.	SCALE
VERT.	SEE GRAPHIC
W.O. NO.	2023.15109.01
FILE NO.	



PLAN PREPARED BY:

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Juneau, Alaska 99801
907-780-3533

DATE: 6/29/23



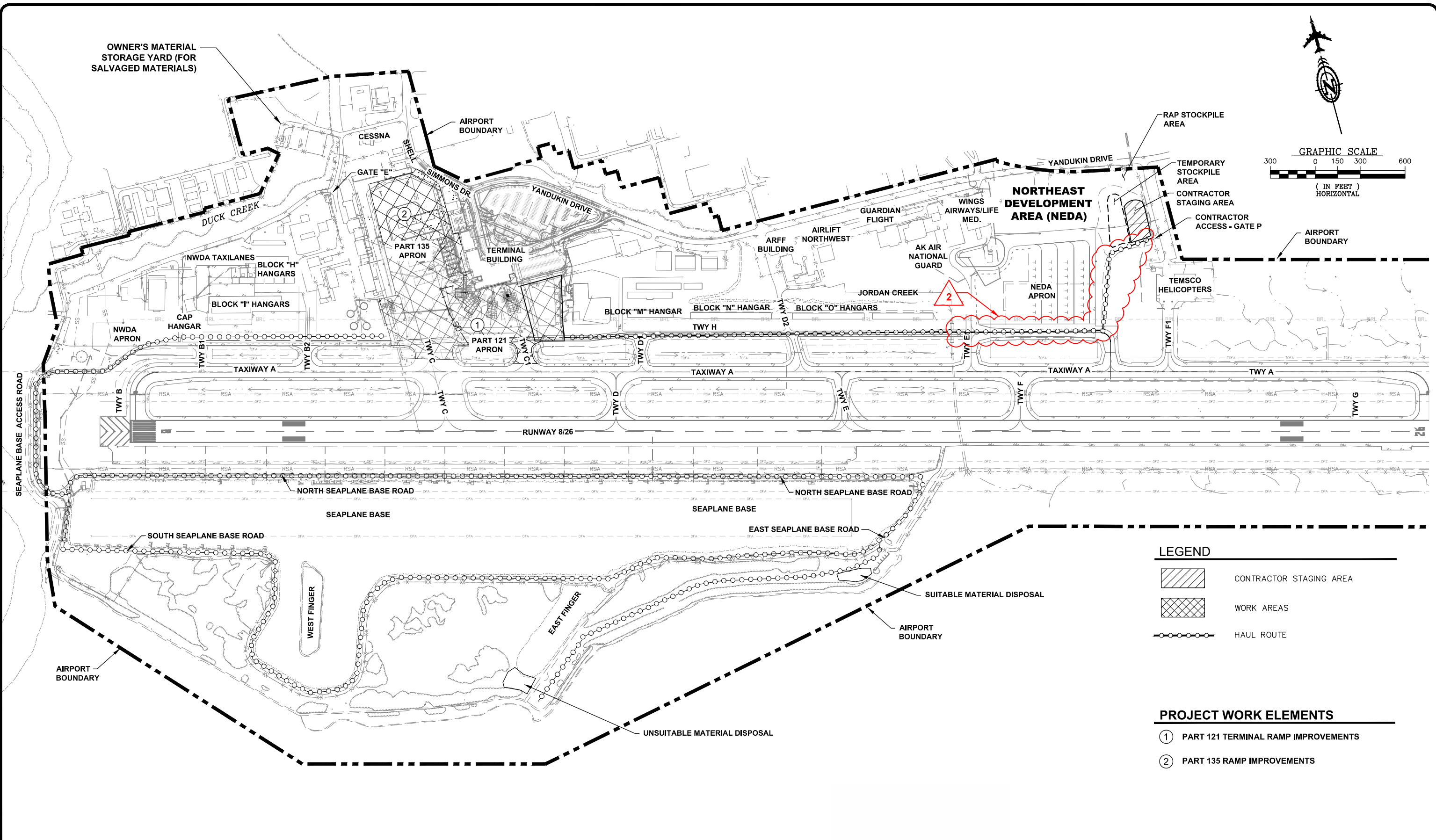
JUNEAU INTERNATIONAL AIRPORT
JUNEAU, ALASKA

REHABILITATE PART 121/135 APRON & RON PARKING APRON
CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133-____-____

CONSTRUCTION SAFETY & PHASING PLAN
CONSTRUCTION PHASING OVERVIEW

SHEET
C3.0
OF
73

File: C:\dowl_dw\00403641\SA-AV-KM-15109.dwg
 Script File: July 13, 2023
 Plot Date: July 13, 2023
 DOWL File No. 232-89
 Designed By: R. STEPHENS
 Checked By: W. HOLDEN
 Drawn By: R. TEMPLADO



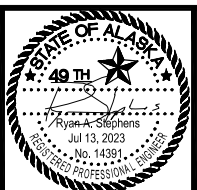
LEGEND

- CONTRACTOR STAGING AREA
- WORK AREAS
- HAUL ROUTE

- PROJECT WORK ELEMENTS**
- ① PART 121 TERMINAL RAMP IMPROVEMENTS
 - ② PART 135 RAMP IMPROVEMENTS

RAS	7/13/23	ADDENDUM 2
BY	DATE	REVISIONS

SCALE
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VERT. SEE GRAPHIC
W.O. NO. 2023.15109.01
FILE NO.



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 Juneau, Alaska 99801
 907-780-3533
 DATE: 7/13/23



JUNEAU INTERNATIONAL AIRPORT
 JUNEAU, ALASKA
 REHABILITATE PART 121/135 APRON & RON PARKING APRON
 CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133-_____
 PROJECT LAYOUT PLAN

SHEET C1.0 OF 73

FIGURE 1 VICINITY MAP



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SECON
SOUTHEAST ALASKA
 1836 Anka Drive P.O. Box 32159
 Juneau, AK 99801 Juneau, AK 99803
 (907) 780-5145

ASTEAC ASPHALT PLANT

Location of Plant	
Juneau Airport 2109	
REVISION:	Sheet 1
Scale: 1"=1000'	

Drawn by: ---- 12/27/2018 Project Number: 100711







February 09, 2024

TO:
 Secon
 Attn: Jared Mackey
 1836 Anka Street
 Juneau, AK 99801
 jmackey@colaska.com

RE: (See attached Table 1 for referenced case(s))
 FINAL DETERMINATION

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Location	Latitude (NAD83)	Longitude (NAD83)	AGL (Feet)	AMSL (Feet)
2024-AAL-27-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-27.90N	134-33-46.58W	80	107
2024-AAL-28-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-27.34N	134-33-41.66W	80	107
2024-AAL-29-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-26.06N	134-33-39.18W	80	106
2024-AAL-30-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-22.90N	134-33-39.40W	80	106
2024-AAL-31-NRA	2023-AAL-1209-NRA	JUNEAU,AK	58-21-23.14N	134-33-46.40W	80	107

Description: This Notice is to be used in conjunction with another project filed under with Aeronautical Study Number 2023-AAL-1209-NRA. An asphalt plant will be set up for the duration of the project in another area of the airport. The plant will be set up in the Northeast Development Area (NEDA) of Juneau International Airport. A site plan from the conformed documents has been included for reference.

We do not object with conditions to the construction described in this proposal provided:

You comply with the requirements set forth in FAA Advisory Circular 150/5370-2, "Operational Safety on Airports During Construction."

- The proposal violates the criteria given in the siting standard, Order 6560.20, for the Runway Visual Range (RVR) equipment serving Ted Stevens Juneau International Airport, Juneau, Alaska (AK). The proposal is expected to generate significant dust or smoke in the vicinity of the RVR Runway 08 Touchdown/Runway 26 Rollout and Ambient Light Sensor facilities. If not possible, the RVR data must be NOTAMed out of service and additional cleaning, calibration, and maintenance may be required. Contact the Operations Control Center (OCC) prior to the start of the project in order to schedule any necessary service outages at 866-4-FAA-OCC.
- Contact Airport Management prior to starting work to coordinate the work schedule, issue NOTAMs and possible impact mitigations.
- A separate notice to the FAA is required for any construction equipment, such as temporary cranes, whose working limits would exceed the height and lateral dimensions of your proposal.

- Please inform the airport owners that as the Airport Layout Plan is updated, please include this new development.

Further, you should contact the Airport Traffic Control Tower (ATCT) Watch Supervisor at (907) 790-8502 prior to the crane(s) being raised for purposes of establishing a procedure to have the crane(s) immediately lowered upon request of the ATCT. When the crane(s) is no longer needed and has been permanently lowered, you should contact the ATCT at the telephone numbers given above and log back into your registered E-file account to provide the Flight Data Center (FDC) with notification that the NOTAM can be cancelled.

This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA), and known natural objects within the affected area would have on the airport proposal.

This determination expires on 10/31/2025 unless:

(a) extended, revised or terminated by the issuing office.

(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for the completion of construction, or the date the FCC denies the application.

NOTE: Request for extension of the effective period of this determination must be obtained at least 15 days prior to expiration date specified in this letter.

If you have any questions concerning this determination contact Venus Larson (907) 271-3813 venus.larson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AAL-27-NRA.

Venus Larson
Specialist
Signature Control No: 610499543-612273809



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

Airport temporary asphalt batch plant

Case Number: PAC2024 0005
 Applicant: Colaska Inc. DBA SECON
 Property Owner: City & Borough of Juneau
 Property Address: 8907 Yandukin Dr
 Parcel Code Number: 3B1601000010
 Site Size: n/a
 Zoning: Industrial
 Existing Land Use: Airport

Conference Date: January 24, 2024
 Report Issued: February 7, 2024

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Maureen Hansen	Applicant	mhanzen@colaska.com
Teri Camery	Planning	teri.camery@juneau.gov
Bridget LaPenter	General Engineering	Bridget.LaPenter@juneau.gov
David Sevdy	Permit technician	David.sevdy@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The applicant requests a Conditional Use Permit for the development of a temporary asphalt plant at the Juneau International Airport in the corner along Maplesden Way for paving work on CBJ Contract No. BE23-243. The location is the same as two previous projects: USE2020-0005 for CBJ Contract No. BE19-218; and USE2019-0001 for CBJ Contract No. BE18-213. The applicant intends to start work in May and operate through the construction season. The project could extend through 2025.

The applicant is encouraged to follow the application materials used in previous Conditional Use Permit applications as provided via email, and to specifically address the following issues: light and noise and working hours; months/seasons of operation; a drainage plan and final Stormwater Pollution Prevention Plan in conformance with Alaska Department of Environmental Conservation requirements; lighting; and anticipated daily truck traffic and truck routes.

The applicant should allow for a three month process before obtaining a final decision from the CBJ Planning Commission.

Planning Division

1. **Zoning** – Industrial
2. **Table of Permissible Uses** - The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 4.100, Heavy Manufacturing, for the Industrial zoning district.
3. **Setbacks** – Setbacks in the Industrial zoning district are 10 feet in the front, rear, and sides.
4. **Height** – There is no maximum height in the Industrial zoning district.
5. **Access** – Maplesden Way and Yandukin Drive
6. **Parking & Circulation**– Parking and circulation requirements are based on gross floor area per CBJ Code 49.40.210(a), which is not applicable to the proposed development. The code does not have an established parking requirement for asphalt plants or similar uses that utilize large outdoor plants and outdoor storage areas.
7. **Lot Coverage** – There is no maximum lot coverage in the Industrial zoning district.
8. **Vegetative Coverage** – The vegetative cover requirement in the Industrial Zoning district is five percent, and is not relevant to the proposed temporary asphalt plant.
9. **Lighting** –A lighting plan needs to be addressed in the application project narrative. Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property. All exterior lighting fixtures shall be of a “full cutoff” design.
10. **Noise** – Daily hours of operation and noise impacts need to be addressed in the application project narrative.
11. **Flood** –

The proposed development is not within a mapped floodplain.

12. Hazard/Mass Wasting/Avalanche/Hillside Endorsement –

The proposed development is not within a mapped hazard zone.

13. Wetlands – There are no wetlands on the project site.

14. Habitat –Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are within 50 feet of the development.

15. Plat or Covenant Restrictions – n/a

16. Traffic – Traffic routes and daily traffic estimates need to be included in the project narrative in the application.

17. Nonconforming situations – There are no known nonconforming situations on the property.

Building Division

18. Building – The Building Division has no issues.

19. Outstanding Permits – none.

General Engineering/Public Works

20. Engineering – CBJ Engineering has no issues.

Fire Marshal

21. Fire Items/Access – The Fire Department has no issues with the proposal.

Other Applicable Agency Review

22. Alaska Department of Environmental Conservation comments will be required for the permit review, in addition to other standard agency reviews.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Conditional Use Permit Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. n/a

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit Class IV use, \$1,000.00
2. Conditional Use Permit Public Notice sign fee \$50; deposit \$100.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:

49.15.330 – Conditional Use Permit



March 05, 2024

Operator Info

Secon
ATTN: Brian Maller
1836 Anka Street
Juneau AK 99801
bmaller@colaska.com

Project Info

**JNU Rehabilitate Part 121/135 Apron &
RON Parking Apron**
1873 Shell Simmons Drive
Juneau, AK 99801

Est. Start – End: **04/01/2024 - 10/28/2026**
Est. Area Disturbed: **20.2 acres**
Latitude, Longitude: **58.359850, -134.58182**

General Permit Authorization Number: **AKR10H0FR v1.0**

This email/letter acknowledges that you have submitted a Notice of Intent (NOI) form to be covered under the APDES General Permit for Stormwater Discharges for Construction General Permit Activity (Construction General Permit) and is assigned the permit authorization number: AKR10H0FR v1.0. Please reference your permit authorization number in all future correspondence. The permittee is authorized to discharge storm water under the terms and conditions of this permit upon the issuance date of this letter and expires January 31, 2026 or as per Permit Part 2.6. Permit documents will be posted to the Alaska DEC EDMS Map Explorer at <https://dec.alaska.gov/Applications/Water/EDMS/nsite>.

According to the NOI information provided (ref: HQ1-XBW4-5FJVQ, recd: 03/05/2024), the location of the SWPPP or the name and telephone number of the contact person for scheduling SWPPP viewing times is as follows:

- **SWPPP Location:** Project Address
- **SWPPP Contact:** Jared Mackey, Project Engineer, (406) 529-6331, jmackey@colaska.com, 1836 Anka Street, Juneau, AK 99801

Note, as per Permit Part 2.7 the permittee is required to **submit a modification NOI within 30 calendar days if any of the following change:** Owner/Operator address and contact information, site information, estimated start or end dates, acres disturbed, or SWPPP location and contact information.

Coverage is not transferable. The permittee must **submit a Notice of Termination (NOT) instead of an NOI modification to DEC within 30 calendar days when the operator has changed.** A change of operator in this case means when an organization changes control of the project. It does not mean when a corporate officer of the organization changes while the organization continues with the project. The new owner/operator must file a new NOI to obtain coverage under the CGP.

A permittee must **submit an NOT within 30 calendar days when final stabilization has been achieved on all portions of the site**, in accordance with Permit Part 4.5.2 for which the permittee is responsible, all ground disturbing construction activity or use of support activities has been completed, and all temporary Best Management Practices (BMP's) have been removed; or a new permittee has assumed control over all areas of the site that have not been finally stabilized.

As stated above, this letter acknowledges receipt of a Notice of Intent. However, it is not an ADEC determination of the validity of the information you provided. Your eligibility for coverage under the Permit is based on the validity of the certification you provided. Your signature on the Notice of Intent certifies that you have read, understood, and are implementing all of the applicable requirements. An important aspect of this certification requires that you correctly determine whether you are eligible for coverage under this permit.

As you know, the Construction General Permit requires you to have developed and begun implementing a Stormwater Pollution Prevention Plan (SWPPP) and outlines important inspection and record keeping requirements. You must also comply with any additional location-specific requirements applicable to Alaska. A copy of the Construction General Permit must be kept with your SWPPP. An electronic copy of the Permit and additional guidance materials can be viewed and downloaded at <https://dec.alaska.gov/water/wastewater/stormwater/construction>.

Prior to discharge, please review your authorization and general permit AKR100000 to ensure that you understand the requirements contained within them. If you have general questions regarding the storm water program or your responsibilities under the Construction General Permit, please call 907-269-6285.

Re: EDMS CGP NOI Submission: HQ1-XBW4-5FJVQ, Received: 3/5/2024 1:29:50 PM



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY	
Temporary Asphalt Plant on site in support of CBJ project BE23-243 JNU Rehabilitate Part 121/135 Apron & RON Parking Apron	
TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED	
<input type="radio"/> Accessory Apartment – Accessory Apartment Application (AAP) <input type="radio"/> Use Listed in 49.25.300 – Table of Permissible Uses (USE) Table of Permissible Uses Category: <u>4100</u>	
IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? <input type="radio"/> YES – Case # _____ <input type="radio"/> NO	
UTILITIES PROPOSED	WATER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site SEWER: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On Site
SITE AND BUILDING SPECIFICS	
Total Area of Lot <u>87,120</u> square feet Total Area of Existing Structure(s) _____ square feet Total Area of Proposed Structure(s) _____ square feet	
EXTERNAL LIGHTING	
Existing to remain <input type="radio"/> No <input type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures Proposed <input type="radio"/> No <input type="radio"/> Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures	
ALL REQUIRED DOCUMENTS ATTACHED	
<input checked="" type="checkbox"/> Narrative including:	
<input type="checkbox"/> Current use of land or building(s) <input checked="" type="checkbox"/> Description of project, project site, circulation, traffic etc. <input checked="" type="checkbox"/> Proposed use of land or building(s) <input type="checkbox"/> How the proposed use complies with the Comprehensive Plan	
<input checked="" type="checkbox"/> Plans including:	
<input checked="" type="checkbox"/> Site plan <input type="checkbox"/> Floor plan(s) <input type="checkbox"/> Elevation view of existing and proposed buildings <input type="checkbox"/> Proposed vegetative cover <input checked="" type="checkbox"/> Existing and proposed parking areas and proposed traffic circulation <input type="checkbox"/> Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)	
<i>If this is a modification or extension include:</i>	
<input type="checkbox"/> Notice of Decision and case number <input type="checkbox"/> Justification for the modification or extension <input type="checkbox"/> Application submitted at least 30 days before expiration date	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ _____			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
-------------	---------------

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

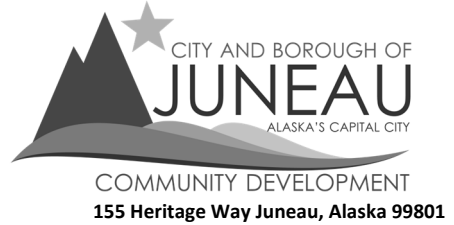
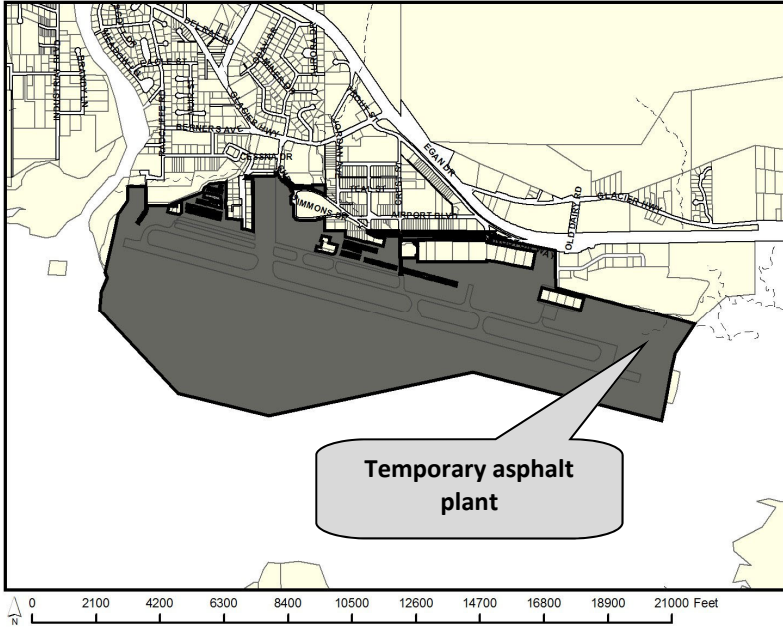
The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission for a **temporary asphalt plant** at the Juneau International Airport, located at **1873 Shell Simmons Drive** in an **Industrial Zone**.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **May 6, 2024** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through April 22

Comments received during this period will be sent to the Planner, **Teri Camery** to be included as an attachment in the staff report.

April 23 — noon, May 10

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, May 14, 2024

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/86939674618> and use the Webinar ID: 869 3967 4618 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.

May 15

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4129

Email: pc_comments@juneau.gov or teri.camery@juneau.gov

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: **USE2024 0009**

Parcel No.: **3B1601000010**

CBJ Parcel Viewer: <http://epv.juneau.org>



NOTICE 586-0715
TEMPORARY ASPHALT PLANT
CASE: USE 2024 0009
PERMIT FOR A TEMPORARY ASPHALT PLANT AT THE JUNEAU INTERNATIONAL AIRPORT.
HEARING DATE: 5/14/2024



From: [Augat, Gretchen M \(DEC\)](#)
To: [Teri Camery](#)
Subject: FW: USE2024 0005 Airport temporary asphalt plant COMMENTS REQUESTED
Date: Monday, March 18, 2024 7:59:43 AM
Attachments: [USE Allowable Conditional Use application.pdf](#)
[Application Review for Asphalt Plant.pdf](#)
[Construction General Permit Application Letter AKR10H0FR.pdf](#)
[Development Site Application.pdf](#)
[NOD Use of US.pdf](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Good morning.

The Department of Environmental Conservation, Division of Water, Non-Point Source section has no issues with the Conditional Use Permit application for a temporary asphalt plant at the Juneau International Airport in conjunction with airport projects.

Thank you for the review opportunity.

Gretchen Augat, Environmental Specialist 3
Alaska Department of Environmental Conservation
Nonpoint Source Water Pollution & Prevention Section
<https://dec.alaska.gov/water/water-quality/>

(907) 465-5023

gretchen.augat@alaska.gov

Mailing address: P.O. Box 111800, Juneau, AK 99811

Physical address: 333 Willoughby Ave 8th Fl Suite 800

From: Teri Camery <Teri.Camery@juneau.gov>
Sent: Thursday, March 7, 2024 9:29 AM
To: Charlie Ford <Charlie.Ford@juneau.gov>; Theresa Ross <Theresa.Ross@juneau.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Scott Gray <Scott.Gray@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Augat, Gretchen M (DEC) <Gretchen.augat@alaska.gov>; Patty Wahto (DOT-sponsored) <patty.wahto@jnuairport.com>; Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>; Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>
Subject: USE2024 0005 Airport temporary asphalt plant COMMENTS REQUESTED

Some people who received this message don't often get email from teri.camery@juneau.gov. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please review the attached Conditional Use Permit application for a temporary asphalt plant at the Juneau International Airport in conjunction with airport projects. The applicant, SECON, has two previously approved Conditional Use permits for asphalt permits in this location. The Notice of Decision for the last Conditional Use Permit, USE2020-0005, is attached for reference.

Please provide comments by Friday March 22, and please let me know if you have questions or need additional information.

Best,
Teri Camery

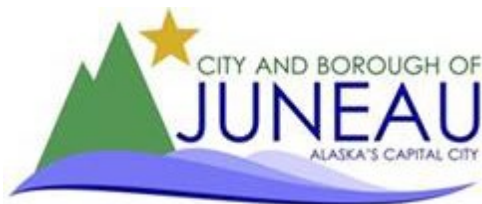
Teri Camery | Senior Planner, CFM

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Mailing address: 155 Heritage Way Juneau, Alaska 99801

Office: 907.586.0753 extension 4129



From: [Drown, Arthur EE \(DOT\)](#)
To: [Teri Camery](#); [Charlie Ford](#); [Theresa Ross](#); [Kanouse, Kate M \(DFG\)](#); [Scott Gray](#); [Dan Bleidorn](#); [Augat, Gretchen M \(DEC\)](#); [Patty Wahto](#); [Bridget LaPenter](#)
Cc: [Scott Ciambor](#)
Subject: RE: USE2024 0005 Airport temporary asphalt plant COMMENTS REQUESTED
Date: Thursday, March 7, 2024 1:00:34 PM

Southcoast Region DOT&PF does not have any objection.

Thank you,

Arthur Drown

Right of Way Agent
Property Management, Right of Way
Department of Transportation & Public Facilities
Southcoast Region
6860 Glacier Hwy, Juneau, AK 99801
(907)465-4517

From: Teri Camery <Teri.Camery@juneau.gov>
Sent: Thursday, March 7, 2024 9:29 AM
To: Charlie Ford <Charlie.Ford@juneau.gov>; Theresa Ross <Theresa.Ross@juneau.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Scott Gray <Scott.Gray@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Augat, Gretchen M (DEC) <Gretchen.augat@alaska.gov>; Patty Wahto (DOT-sponsored) <patty.wahto@jnuairport.com>; Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>; Bridget LaPenter <Bridget.LaPenter@juneau.gov>
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Subject: USE2024 0005 Airport temporary asphalt plant COMMENTS REQUESTED

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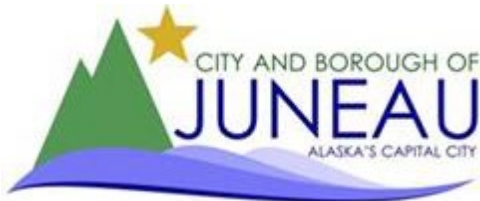
Teri Camery | Senior Planner, CFM

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Mailing address: 155 Heritage Way Juneau, Alaska 99801

Office: 907.586.0753 extension 4129



From: [Charlie Ford](#)
To: [Teri Camery](#); [Theresa Ross](#); [Kanouse, Kate M \(DFG\)](#); [Scott Gray](#); [Dan Bleidorn](#); [Augat, Gretchen M \(DEC\)](#); [Patty Wahto](#); arthur.drown@alaska.gov; [Bridget LaPenter](#)
Cc: [Scott Ciambor](#)
Subject: RE: USE2024 0005 Airport temporary asphalt plant COMMENTS REQUESTED
Date: Thursday, March 7, 2024 9:34:22 AM

Hi Teri,

Buildings has no issues with this project at this time.

Thanks,

From: Teri Camery <Teri.Camery@juneau.gov>
Sent: Thursday, March 7, 2024 9:29 AM
To: Charlie Ford <Charlie.Ford@juneau.gov>; Theresa Ross <Theresa.Ross@juneau.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Scott Gray <Scott.Gray@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Augat, Gretchen M (DEC) <Gretchen.augat@alaska.gov>; Patty Wahto <Patty.Wahto@jnuairport.com>; arthur.drown@alaska.gov; Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Cc: Scott Ciambor <Scott.Ciambor@juneau.gov>
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Best,

Teri Camery

Teri Camery | Senior Planner, CFM

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Mailing address: 155 Heritage Way Juneau, Alaska 99801

Office: 907.586.0753 extension 4129



From: [Theresa Ross](#)
To: [Teri Camery](#)
Subject: RE: USE2024 0005 Airport temporary asphalt plant COMMENTS REQUESTED
Date: Thursday, March 7, 2024 10:09:33 AM

No concerns from fire at this time.

From: Teri Camery <Teri.Camery@juneau.gov>
Sent: Thursday, March 7, 2024 9:29 AM
To: Charlie Ford <Charlie.Ford@juneau.gov>; Theresa Ross <Theresa.Ross@juneau.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Scott Gray <Scott.Gray@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Augat, Gretchen M (DEC) <Gretchen.augat@alaska.gov>; Patty Wahto <Patty.Wahto@jnuairport.com>; arthur.drown@alaska.gov; Bridget LaPenter <Bridget.LaPenter@juneau.gov>
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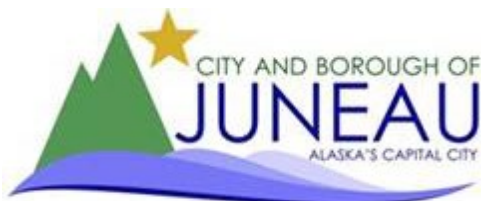
Teri Camery | Senior Planner, CFM

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Mailing address: 155 Heritage Way Juneau, Alaska 99801

Office: 907.586.0753 extension 4129



From: [Patty Wahto](#)
To: [Teri Camery](#)
Subject: RE: USE2024 0005 Airport temporary asphalt plant COMMENTS REQUESTED
Date: Monday, March 11, 2024 10:59:16 AM

Sorry , Teri. I can't remember (and didn't see) that I answered on this. Airport is good with this.
Thank you

Patty Wahto
Airport Manager
Juneau International Airport
Office (907) 789-7821

EMAIL: Patty.Wahto@jnuairport.com



From: Teri Camery <Teri.Camery@juneau.gov>
Sent: Thursday, March 7, 2024 9:29 AM
To: Charlie Ford <Charlie.Ford@juneau.gov>; Theresa Ross <Theresa.Ross@juneau.gov>; Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>; Scott Gray <Scott.Gray@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Augat, Gretchen M (DEC) <Gretchen.augat@alaska.gov>; Patty Wahto <Patty.Wahto@jnuairport.com>; arthur.drown@alaska.gov; Bridget LaPenter <Bridget.LaPenter@juneau.gov>
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