

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
6:00pm
Meeting Date: March 11, 2025

- 1. USE2025 0001:**
 - a. Memo: Irene Gallion, additional condition proposed

- 2. PC_Comments:**
 - a. Public comment: Emily Palmer, received 3/4/25



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March 7, 2025

MEMO

To: Mandy Cole, Chair, Planning Commission

From: Irene Gallion, Senior Planner

Through: Jill Lawhorne, AICP, Director

Parcel No.: 7B1001160015

Legal Description: Chilkat Vistas Tr A3

Case Number: USE2025 0001: Site plan revision: fire turnaround relocation

RE: Additional condition proposed

CBJ's General Engineering Department has been working with Chilkat Vistas on design review of the relocated fire apparatus turn-around. The toe-of-slope for the relocation appears to impact previously-approved drainage routes. The delay is due to workload on both sides, rather than a design impasse.

I recommend the following condition be added to USE2025 0001:

Condition: Prior to the modification of the building permit for fire apparatus turn-around relocation, the developer shall submit to the CBJ Engineering Department a drainage plan that details how relocation impacts to drainage are addressed. No modification to the building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.

This condition is a slight modification of a standard condition in our projects database (Govern) for applicability to this scenario.

From: [emily harshman](#)
To: [PC Comments](#); [Borough Assembly](#); [Jill Lawhorne](#); [Nate Watts](#); [Denise Koch](#)
Subject: Re: illegal rock quarry
Date: Tuesday, March 4, 2025 6:57:13 PM

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

Dear members of the Assembly, Planning Commission, Manager Koester, Director Lawhorne, Director Koch, and Nate Watts,

I am writing once again to complain about the illegal commercial rock quarry being operated in the Blacktail estates above the Bonnie Brae neighborhood. This illegal quarry is known to contain high concentrations of naturally occurring asbestos. Naturally occurring asbestos, once disturbed, creates a significant health risk. There are no known safe levels of asbestos.

Peter Peel and Bruce Griggs have been operating this illegal quarry and have trucked thousands of pounds of uncovered material off site. Today (3/4/25) is another example of several fully loaded dump trucks being filled in the illegal rock quarry, driving past my house and out of the Bonnie Brae neighborhood to be dumped on some other property in the borough. Below is a photo of a dump truck driving past my house. When you zoom in, you can see the material is rock.

Additionally, the CBJ authorized Peel/Griggs+ to deposit known asbestos material into CBJ streets through right of way/utility permits and approach/driveway permits. The CBJ streets in the neighborhood now contain toxic asbestos. I have tested samples from CBJ streets, which show a significant level of asbestos. I have previously shared these results with CBJ staff, who did not seem to understand the gravity of the issue. I am happy to share the sample results with you.

To give you some perspective, this type of asbestos is extremely friable and lofts easily because water does not hold it down. Thus, every time a car, a dump truck, a CBJ work truck, or a CBJ snowplow drives across the CBJ roads, asbestos is spread. This is not an issue that will disappear with time or by ignoring it. The only way to mitigate the harm is for the roads and area drains to be sealed. That likely means paving and curb/gutter.

Below is a photos of a dump truck loaded with rock from the illegal quarry driving through the neighborhood. I do not know where the truck took the rock, but suspect that it was dumped in a driveway less than 1/2 a mile from the neighborhood. You can clearly see that these are big rocks being removed and not dirt, top soil, or overburden which the property owner and developer do have a permit to remove. Peter Peel, Bruce Griggs, and the CBJ should not be allowed to continue to put the Bonnie Brae neighborhood and the taxpayers throughout Juneau at risk by continuing to spread materials containing toxic asbestos. I have made several complaints in the past, and yet nothing seems to have been done. I also believe several other neighbors have made complaints as well. Mr. Peel and Mr. Griggs have shown over and over again that they do not care about rules and do not think any rules apply to them. In many ways, CBJ is proving them right by refusing to take any action.

However, while the CBJ can choose to not take enforcement action against Mr. Peel and Mr. Griggs and choose not to mitigate the asbestos harm on the CBJ streets, the CBJ's inaction is likely going to turn Bonnie Brae into a superfund site to which the CBJ will be liable for. Think about what happens when the first property owner in Bonnie Brae tries to sell their house with a property disclosure that says CBJ streets are contaminated with asbestos. Would you want to buy? Maybe there are buyers who don't care about asbestos, but reasonable people likely want nothing to do with asbestos. If that occurs, then the homes along the contaminated CBJ streets have no value.

The CBJ can likely course correct, but time is limited. The Assembly can likely solve this issue if you act quick enough by taking enforcement action and capping the CBJ streets in Bonnie Brae.

For future development, the Assembly may want to consider the protections provided by 17 AAC 97.

CBJ is already facing a housing crisis, made worse by flooding along the Mendenhall river. CBJ cannot afford to lose the 100+ houses in the Bonnie Brae neighborhood due to the unmitigated risks of asbestos.

I would be happy to talk further about this.

Thank you,
Emily Palmer



On Sunday, January 26, 2025 at 09:28:09 AM AKST, emily harshman <eehars@yahoo.com> wrote:

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Peter Peel and Bruce Griggs have been operating this illegal quarry and have trucked thousands of pounds of uncovered material off site. Friday (1/24/25) is another example.

Additionally, the CBJ authorized Peel/Griggs+ to deposit known asbestos material into CBJ streets through right of way/utility permits and approach/driveway permits. The CBJ streets in the neighborhood now contain toxic asbestos. I have tested samples from CBJ streets, which show a significant level of asbestos. I have previously shared these results with CBJ staff, who did not seem to understand the gravity of the issue. I am happy to share the sample results with you.

To give you some perspective, this type of asbestos is extremely friable and lofts easily because water does not hold it down. Thus, every time a car, a dump truck, a CBJ work truck, or a CBJ snowplow drives across the CBJ roads, asbestos is spread. This is not an issue that will disappear with time or by ignoring it. The only way to mitigate the harm is for the roads and area drains to be sealed. That likely means paving and curb/gutter.

I am attaching a couple of photos of a dump truck loaded with rock from the illegal quarry driving through the neighborhood and leaving the neighborhood along the N. Douglas highway today (1/24/25). I do not know where the truck took the rock. You can clearly see that these are big rocks being removed and not dirt, top soil, or overburden which the property owner and developer do have a permit to remove. Peter Peel, Bruce Griggs, and the CBJ should not be allowed to continue to put the Bonnie Brae neighborhood and the taxpayers throughout Juneau at risk by continuing to spread materials containing toxic asbestos. Mr. Peel and Mr. Griggs have shown over and over again that they do not care about rules and do not think any rules apply to them. In many ways, CBJ is proving them right by refusing to take any action.

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says CBJ streets are contaminated with asbestos. Would you want to buy? Maybe there are buyers who don't care about asbestos, but reasonable people likely want nothing to do with asbestos. If that occurs, then the homes along the contaminated CBJ streets have no value.

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