

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00 p.m.
Meeting Date: October 11, 2022

1. ARP2022 0001:

- a. Public Comment – Erica & Rich Sjoroos, received 09-20-2022 (page 2)
- b. Public Comment – Holly & Sean Kveum, received 10-07-2022 (page 3)

2. Memo Regarding SGE2016 0001 (page 4-17)

From: Sjoroos <ersjoroos@gci.net>
Sent: Tuesday, September 20, 2022 2:48 PM
To: PC_Comments; Irene Gallion
Subject: 7400 Glacier Highway

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

To Whom It May Concern:

My husband and I live at 7539 Vista Del Sol Drive and both of us were born and raised in Juneau, Alaska. We have raised our children, work full time and own businesses here in Juneau. Rich is the head coach for the Juneau Huskies Football team and has coached sports teams in Juneau since 1993. We are dedicated residents and understand the need for housing as much as anyone else.

That said we are very concerned about the planned neighborhood design for 7400 Glacier Highway.

Vista Del Sol Drive is a quiet residential street with mostly single-family homes, only a couple have attached small apartments. What is currently being planned is not in harmony with what currently exists.

We are worried about Vista Del Sol Drive and Seymour Way potentially connecting. A planned 444 housing units and an estimated 2500 cars driving by daily creates traffic, safety, and noise concerns. We request the new developers plan to have entrance and exit streets within their own lot, or plan a cul-de-sac.

I'm looking forward to seeing the traffic analysis. From personal experience Glacier Highway can be a busy road, especially because it connects Fred Meyers and Costco! There have been many times I sit on Vista Del Sol Drive waiting for a break in traffic to pull out. The bend in the road where Vista Del Sol Drive and 7400 Glacier Highway connects does not help your vision. I find it hard to believe adding 2500 more vehicle trips per day through this area will pass inspection without further development.

We would also like to request a buffer between Vista Del Sol Drive and the new development. A fence and landscaping will help with the safety and noise for both neighborhoods.

We are concerned about the trees that will be left standing after 7400 Glacier Highway is clearcut. Unfortunately, residents on Vista Del Sol Drive already know how their houses can be at risk in this situation. Multiple houses have already experienced the scare, inconvenience, and expense of having trees fall on their roofs after only the lowest portion of the lot clearcut in the past.

We appreciate your time and willingness to read our letter and take our concerns into consideration.

Best Regards,

Erica and Rich Sjoroos

October 7, 2022

Commissioners,

In your review of project ARP2022 0001, please consider the impact of a D-18 neighborhood with density bonuses using secondary access via a D-5 neighborhood.

My husband and I purchased a home in the Vista Del Sol subdivision this May, the same month that Rooftop Properties acquired the adjacent subject property. It was quite alarming to receive a notice of a neighborhood meeting just a few months later about a development that would allow for an additional 444 housing units to be built next door. I find it unfortunate that although the 2015 Planning Commission originally recognized the issues of rezoning an existing D-5 lot to a D-18 lot when said lot is surrounded by D-5 zoned lots that the Assembly still approved the jump in density. Even though the lot has been re-zoned and supports a significantly higher density, please consider what the impact of a D-18 neighborhood, with density bonuses, will cause to a D-5 neighborhood by using it as secondary access. One impact is the value of my property- I'm confident that allowing for more than three times the amount of traffic in my small neighborhood will decrease the value of my home. Unfortunately, the City Assessor did not respond to Staff's request for comment on this project regarding property value. Another inevitable impact is the amount of anticipated traffic will affect the safety of the residents of the Vista Del Sol subdivision, which was a major talking point at the neighborhood meeting. I urge you to drive through the neighborhood- there are always children playing in the street and on the sidewalks.

At the meeting it seemed that there was an agreement that the applicant would discuss a secondary access through Alaska Mental Health Trust Authority land which, per the staff report, is interested in comparable density development of their property (Page 7, section 2- Analysis). After reviewing the staff report it doesn't seem that the conversation took place between the applicant and AMHTA. I urge the Commission to continue the review of this project to a future date and request analysis of the impact of secondary access traffic to the Vista Del Sol subdivision.

Thank you for your time,

Holly & Sean Kveum



(907) 586-0715
jill.maclean@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

October 7, 2022

MEMO

To: Michael LeVine, Chair, Planning Commission, and Members of the Commission

From: Jill Maclean, AICP, Director *Jill Maclean*

Case Number: SGE2016 0001 Stabler Point Quarry

RE: Notification of Extended Hauling Hours for Emergency Work at Hecla Greens Creek

This memo serves to update the Planning Commission on a recent hazard event that led to emergency extension of hauling hours at Stablers Quarry beyond the hours approved in the permit (SGE2016 0001).

On September 27, 2022, a landslide occurred adjacent to the haulage road at the Greens Creek mine on Admiralty Island. After consultation with Director Koester, CBJ Engineering and Public Works, I issued temporary emergency hours of hauling operations to facilitate mitigation of the event [CBJ 49.10.600(a)].

The SGE2016 0001 Permit states:

- Condition 3: The hours, days, and dates of operation shall be 8 a.m. — 4:30 p.m., Monday through Friday, all year except State holidays.

I extended these hours from 7 a.m. to 10 p.m. each day from September 30, 2022 through October 11, 2022. Hecla Greens Creek anticipates needing these hours through November 1, 2022. Director Koester has informed me that hauling has mostly been occurring between 7 a.m. and 7 p.m. (not 10 p.m.).

No changes to blasting times were requested or granted.

At this time, I recommend allowing the emergency hours to continue until November 1, 2022. I do not recommend a modification to the Permit at this time. CBJ Engineering and Public Works does not anticipate the need for extended hours outside emergency situations that may occur.

Attachments

Attachment A – SGE2016 0001 Notice of Decision

Attachment B – Email from Director Koester, CBJ Engineering and Public Works, dated September 30, 2022



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

PLANNING COMMISSION NOTICE OF DECISION

Date: August 24, 2016

File No.: SGE2016 0001

City & Borough of Juneau
Lands Division
155 S. Seward Street
Juneau, AK 99801

Proposal: A Conditional Use Permit for an extension to year 2026 and expansion of blast size and area of rock quarry operations for Stabler Point Quarry.

Property Address: 13010 Glacier Highway

Legal Description: USS 3810 LT 1 FR

Parcel Code No.: 4-B30-0-102-002-0

Hearing Date: August 23, 2016

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 11, 2016, and approved the Conditional Use Permit for Stabler Point Quarry to be conducted as described in the project description and project drawings submitted with the application and with the following conditions. The Commission modified conditions 2, 21, and 26 – 28 as described below.

1. All vehicle loads shall be contained. Vehicles hauling from the site shall be operated with tailgates, covers or other similarly effective methods. The use of exhaust brakes on trucks entering or leaving the quarry shall not be used, unless required for safety reasons.
2. Public notification warning signs shall be erected a minimum of 24 hours prior to blasting. Written notification shall be given to Juneau Flight Services, Juneau Police Department and Capital City Fire / Rescue a minimum of 24 hours prior to blasting. The applicant shall issue email notification 24 hours prior to blasting to all those who request it.
3. The hours, days and dates of operation shall be 8am – 4:30pm, Monday through Friday, all year except State holidays.

4. Blasting operation shall be scheduled to occur between 10am-12pm and 1pm-3pm, Monday through Friday.
5. This quarry permit shall expire 10-years after the date of approval.
6. Each quarry operator shall submit an individual mining plan that is in conformance with this Conditional Use permit and is approved by the quarry manager prior to performing any work in the quarry. Each mining plan shall be prepared by a civil engineer or other authorized professional.
7. The operator is required to comply with the requirements of CBJ Standard Specifications 02090 Blasting Controls. A quarry operator shall submit a blast plan, reviewed by an independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast.
8. Quarry operators shall comply with the existing ADOT/PF approved Stabler Traffic Control Plan(s) for blasting operations, quarry access, and work within the ADOT/PF ROW.
9. Explosives shall not be stored on site, except for that which is immediately necessary for the next blast.
10. The applicant shall comply with ADEC regulations governing stormwater discharges from the quarry site, with particular attention paid to protecting Auke Nu Creek.
11. The applicant shall (or shall cause to) reclaim the quarry site with finished faces and established benches, and remove loose rock during the period between projects, even if the entire quantity of rock has not been removed.
12. The applicant shall (or cause to) control dust caused by excavation, truck hauling, rock crushing, or other aspects of the operation.
13. The applicant shall (or cause to) repair any damage to Glacier Highway as a result of the quarry operation. If there is visible damage to the roadway due to hauling or mining operations, the roadway shall be repaired in cooperation with ADOT/PF.
14. The applicant shall require the posting of a bond (or equivalent if project based) from all quarry operators to ensure spilled or tracked material are removed from public roads. The applicant shall (or cause to) remove all spilled materials immediately from public roadway and ensure that mud and debris tracked onto roads be cleaned daily with the City having the ability to allow less frequency on a case by case basis as warranted. ADOT/PF reserves the right to request sweeping at any time it sees a problem or complaint.
15. The applicant shall ensure that lighting (if any) does not glare onto adjacent roadways.
16. The applicant shall (or cause to) operate the quarry according to the application proposal, including attachments and drawings, except that all conditions contained herein shall take precedence.

17. The applicant shall ensure that the rock extraction is consistent with the recommendations of the US Fish & Wildlife Service for the protection of nesting eagles according to the past approved variances (VAR96-52, VAR2000-37, VAR2001-17, & VAR2008-6).
18. The applicant shall maintain a lockable security gate at the quarry entrance.
19. The applicant shall (or cause to) retain a natural buffer at the western end of the quarry similar to that at the eastern end for a visual and noise barrier. This buffer may be pierced to create the new western entrance roadway (Attachment A). Additionally, and when feasible, the buffer shall be retained during all quarry operations throughout the site for noise and visual buffering.
20. Prior to extracting the southwestern cliff face of the quarry, a qualified expert in geophysical hazard shall evaluate the site and recommend guidelines for its development. Further, these guidelines shall be made part of any approved mining plans for these areas and written notification given to all operators.
21. The noise levels (excluding blasting) as measured at the nearest property lines shall not exceed 65 dBA.
22. Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located in a way to provide additional noise screening barriers whenever possible.
23. The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary environmental controls.
24. The site clearing shall be consistent with needs to retain sound and visual barriers for the quarry operation. Prior to removal of substantial vegetation, the clearing limits shall be flagged and reviewed for approval by the Community Development Department.
25. Individual blasts shall be limited to a maximum of 25,000 cubic yards.
26. The pull out area adjacent to the quarry entrance drive near Glacier Highway is to be used for equipment transfer only. There shall not be temporary or long term parking on the pull out area. Transfer operations shall occur outside of the roadway clear zone. Access into the pull out area shall be limited to right in and right out turns.
27. A strip of land at the existing topographic level not less than 15 feet in width shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.
28. If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind

composing it, or such other angle as the Commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

Attachments: August 11, 2016, memorandum from Jonathan Lange, Community Development, to the CBJ Planning Commission regarding SGE2016 0001.

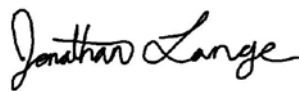
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Effective Date: The permit is effective upon approval by the Commission, August 23, 2016.

Expiration Date: The permit will expire 18 months after the effective date, or February 23, 2018, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

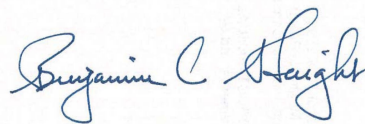
Project Planner:



Jonathan Lange, Planner Community
Development Department



Filed With City Clerk



Ben Haight, Chair
Planning Commission

8/30/16

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

From: [Katie Koester](#)
To: [Jill Maclean](#)
Subject: FW: Notification of expanded hours at Stabler Quarry
Date: Friday, October 7, 2022 1:32:56 PM
Attachments: [CBJ landslide info.pptx](#)

From: Katie Koester
Sent: Friday, September 30, 2022 5:18 PM
To: Jill Maclean <Jill.Maclean@juneau.org>
Cc: Brian Erickson <BErickson@hecla-mining.com>; 'Aaron Marsh' <amarsh@hecla-mining.com>; Robert Barr <Robert.Barr@juneau.org>; Michael Eich <Michael.Eich@Juneau.org>
Subject: Notification of expanded hours at Stabler Quarry

CDD Director Maclean,

The purpose of this email is not notify you that Hecla Greens Creek Mining Company has requested altering day and hour operating limitations for the CBJ's Conditional Use Permit SGE2016-0001 for the Stabler Point Rock Quarry. As the land owner and applicant, CBJ Engineering and Public Works Director is notifying CDD that quarry operations associated with the Greens Creek haulage road landslide mitigation project will operate from 7AM to 7PM each day from now (October 1) through Tuesday October 11, 2022. Hecla Greens Creek anticipates needing to extend this request to November 1, 2022. ~~The number of daily truck loads is estimated to be 10, though that may change if additional materials or barge space becomes available.~~

On September 27th, a landslide occurred adjacent to the haulage road at the Greens Creek mine on Admiralty Island. Mitigation efforts require approximately 18,000 cubic yards of rock material in order to prevent haulage road failure and an indefinite cessation of mining operations at Greens Creek. This modification of CUP SGE2016-0001 is intended to allow the timely supply of geotechnically and geochemically suitable materials from the Stabler Point Quarry for barge shipment to the Greens Creek Mine during the mitigation efforts. Expanded days and hours of operation at the Stabler Point Quarry in the near term will include drilling and limited processing of rock, along with truck haulage of rock material from the Quarry. Blasting is currently planned on Tuesday October 4th between 10AM and 12PM or 1PM and 3PM following blasting requirements of the Conditional Use Permit.

Please see the attached slides documenting the impact of the landslide and the need for swift repairs.

I understand that the Planning Commission will be made aware of this discrepancy to the CUP at their October 11th meeting and will have the opportunity to express any concerns they may have. CBJ Engineering and Public Works has requested that Hecla and Seacon work to make sure disruption to the neighborhood is as minimal as possible.

Hecla Greens Creek Mining Company maintaining access and operations is in the interest of the public; thank you for your understanding as they work to repair damage to access and prevent failure.

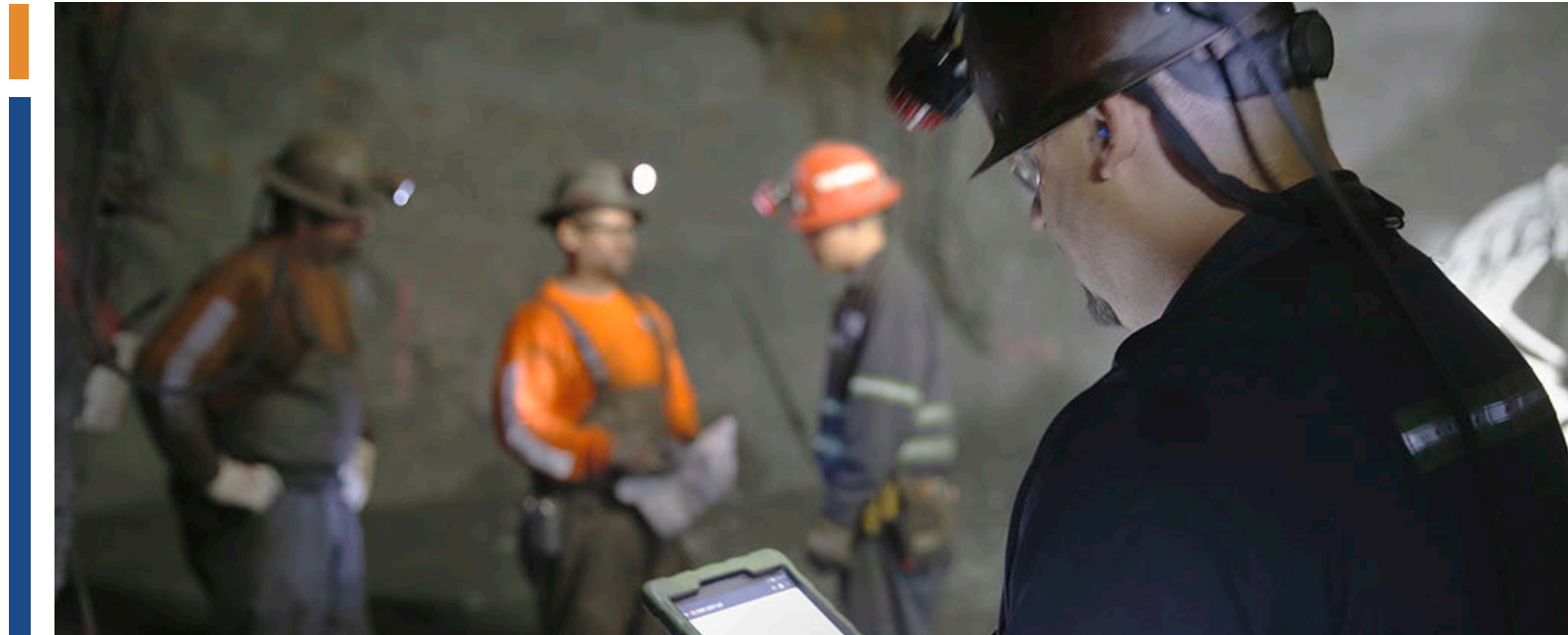
Sincerely,

Katie Koester
EPW Director
City and Borough of Juneau

Greens Creek Landslide

Informational Packet - CBJ

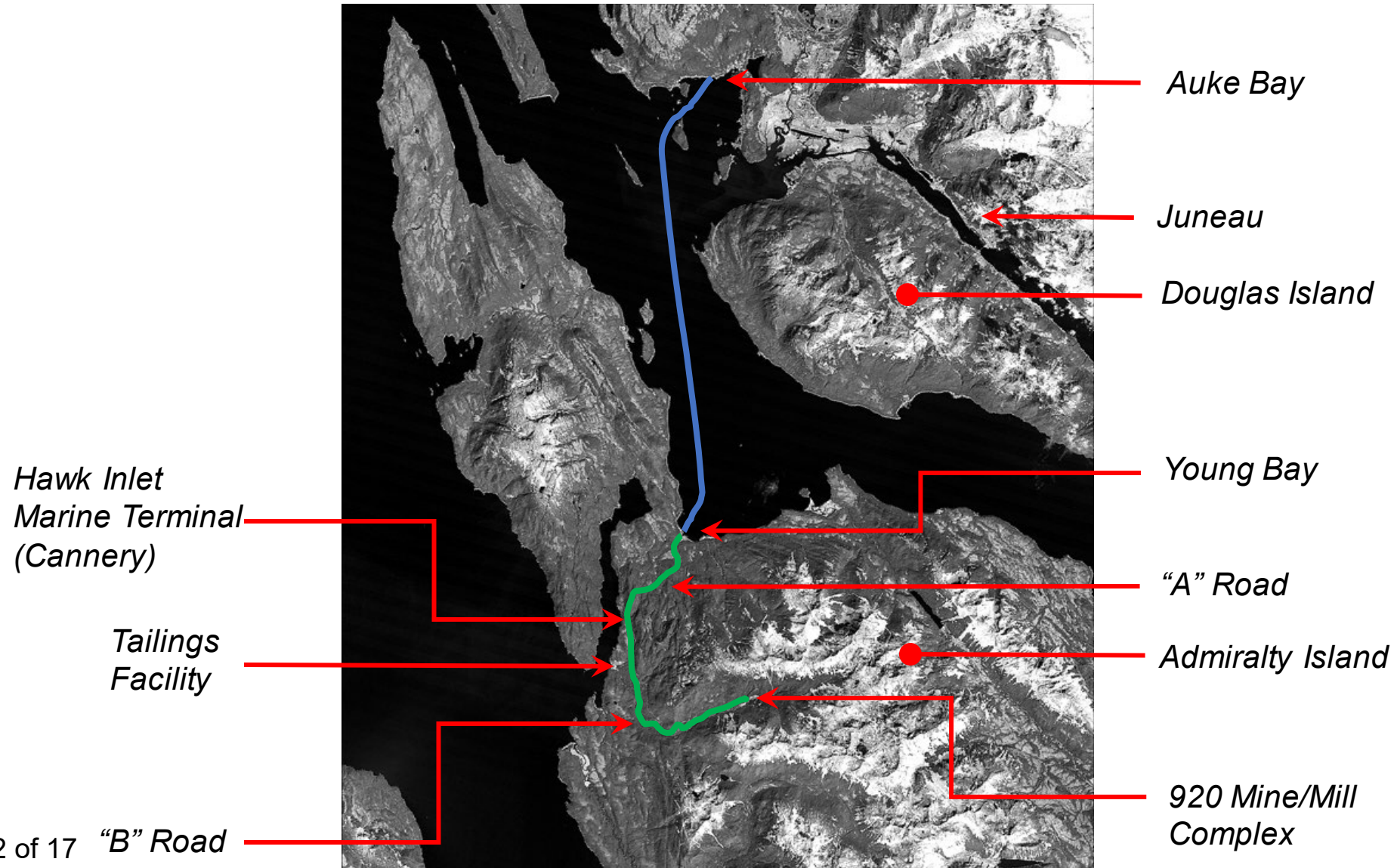
9/30/22



RESPONSIBLE. SAFE. INNOVATIVE.

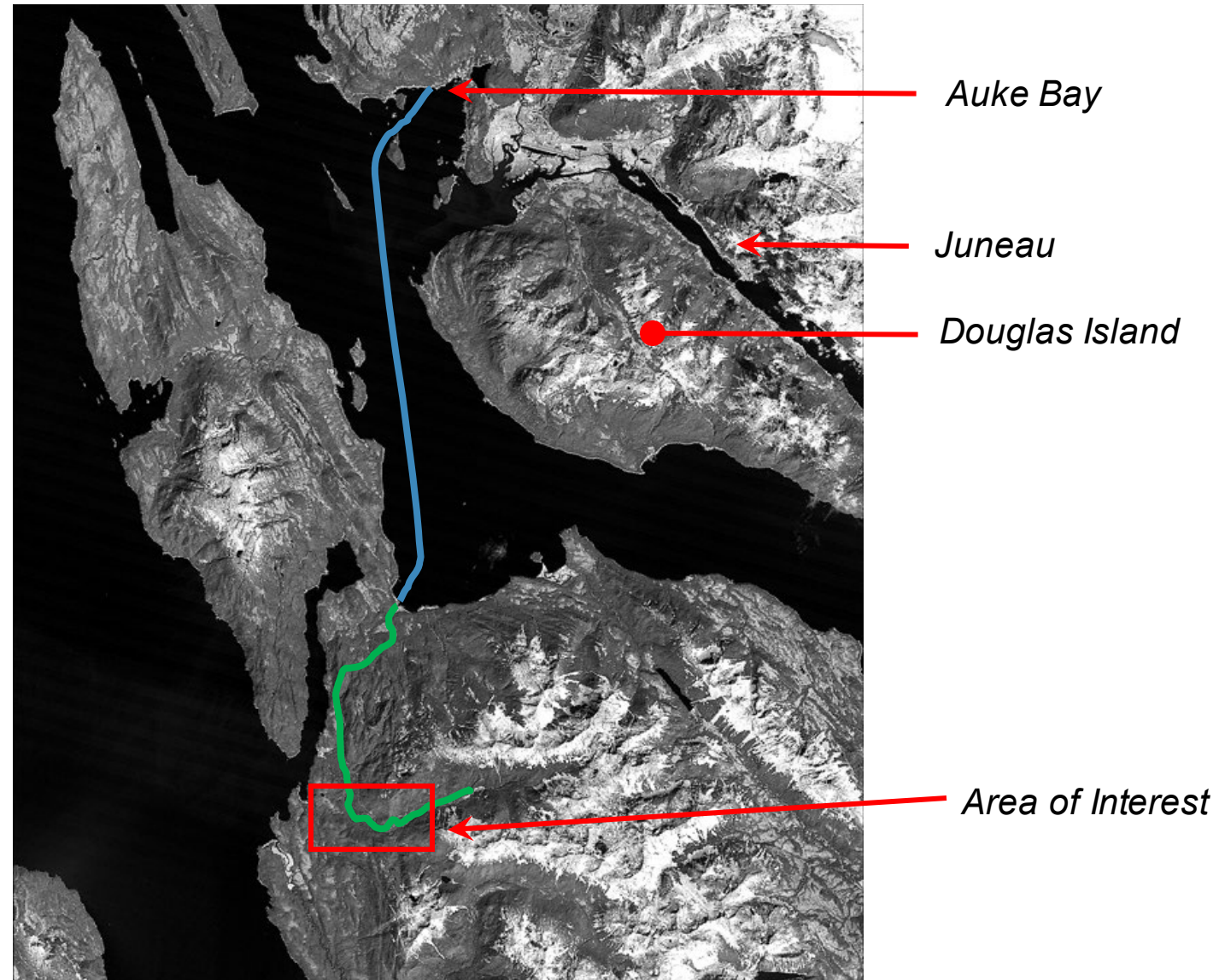
Greens Creek General Location Information

Attachment B - Email from Director Koester, CBJ Engineering and Public Works,
dated September 30, 2022



Greens Creek General Location Information

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dated September 30, 2022



Greens Creek General Location Information



Landslide information

Attachment B - Email from Director Koester, CBJ Engineering and Public Works,
dated September 30, 2022

MSE Wall

Head
scarp
boundary



Head scarp limits



Edge of MSE Wall

Landslide information

Showing location of upper bounds of the head scarp and base of MSE Wall

