







# 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 <sup>87,120</sup> \_\_\_\_\_ 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			
<b>Total Fee</b>	<b>\$ 1,150.00</b>			

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](mailto: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.

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**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 30<sup>st</sup>, 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.

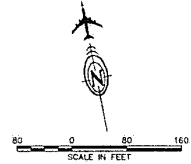
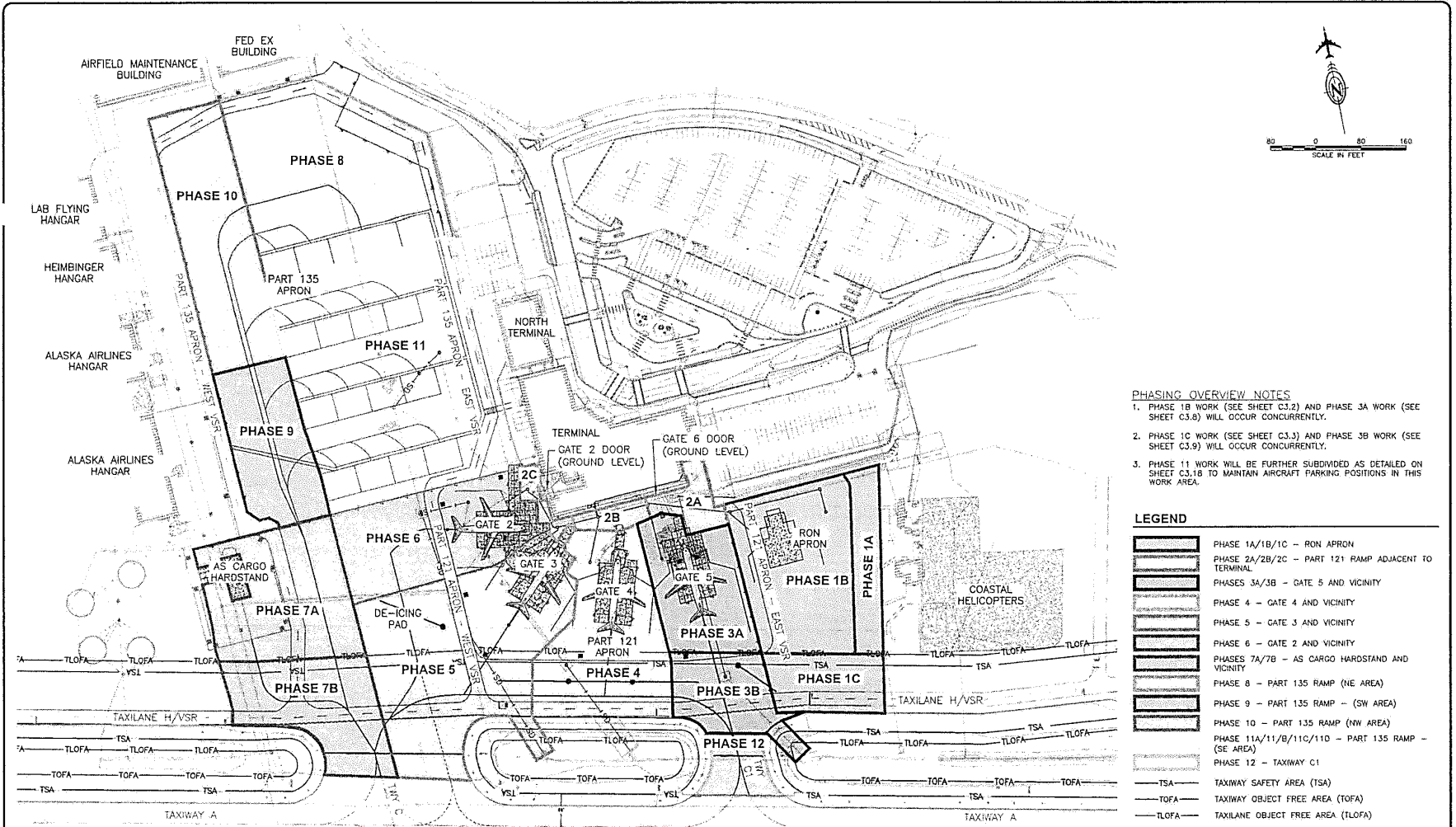
We believe that it would provide a benefit to CBJ if this CUP extended beyond just a single project. We request the permit be for 10 years as is typical for these permits. This process has been undertaken multiple times in the past six years for airport project work and the trend will likely continue. 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)

DRAWING NO. 2023.15109.01  
 SHEET NO. 73 OF 73  
 DATE: 6/19/23  
 PROJECT: REHABILITATE PART 121/135 APRON & RON PARKING APRON

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](http://WWW.DOWL.COM)  
 9025 Glacier Highway, Suite 102  
 Juneau, Alaska 99801  
 507-780-3533  
 DATE: 6/19/23

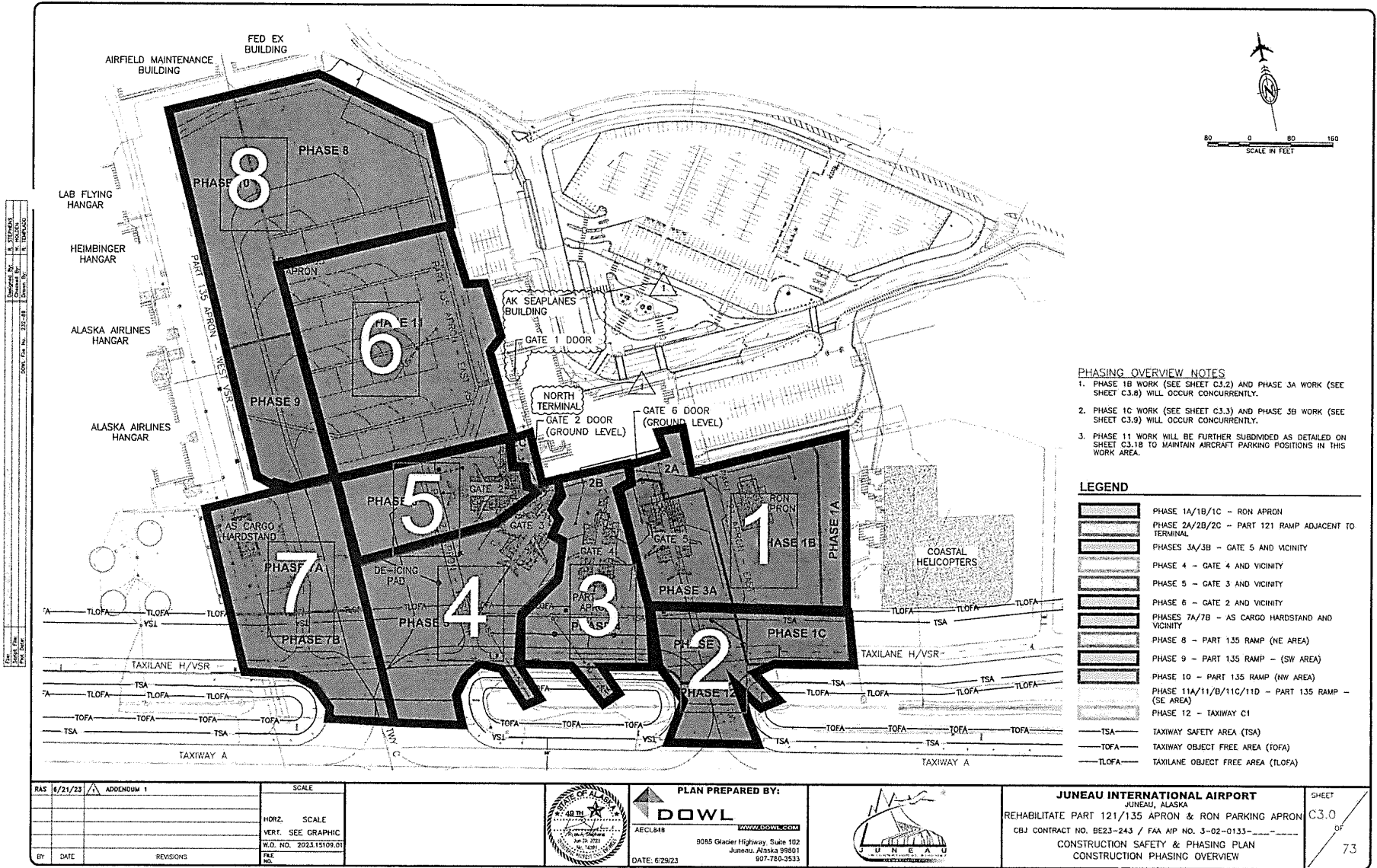


**JUNEAU INTERNATIONAL AIRPORT**  
 JUNEAU, ALASKA  
 REHABILITATE PART 121/135 APRON & RON PARKING APRON  
 CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133  
 CONSTRUCTION SAFETY & PHASING PLAN  
 CONSTRUCTION PHASING OVERVIEW

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



Attachment A - Application Packet



**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**  
 AECL848  
 www.dowl.com  
 8085 Glader Highway, Suite 102  
 Juneau, Alaska 99801  
 907-780-3553  
 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

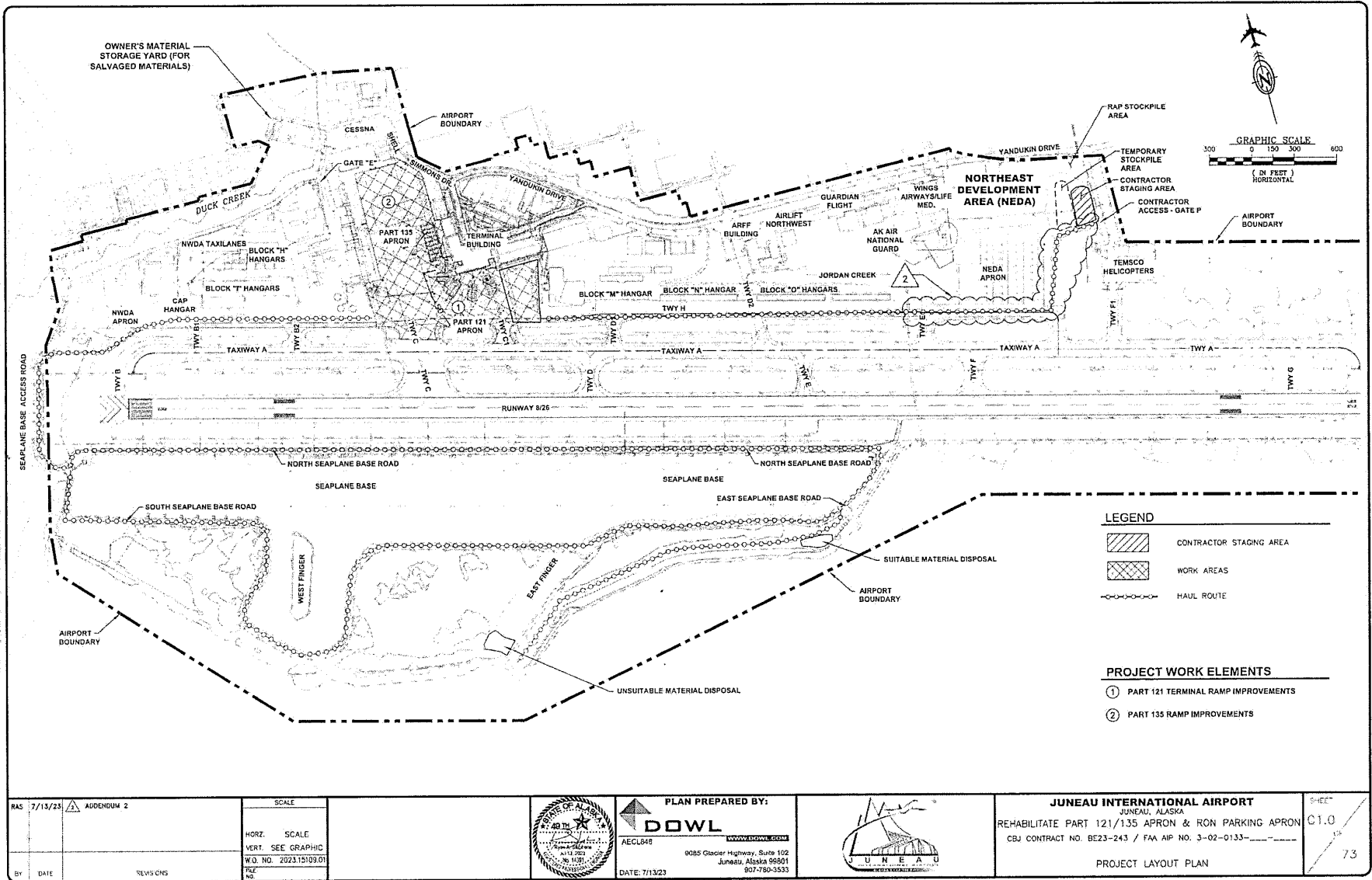


FIGURE 1 VICINITY MAP



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

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

**ASTEC ASPHALT PLANT**

<b>Location of Plant</b>	
Juneau Airport 2109	
REVISION:	Sheet
Scale: 1"=1000'	1

Attachment A - Application

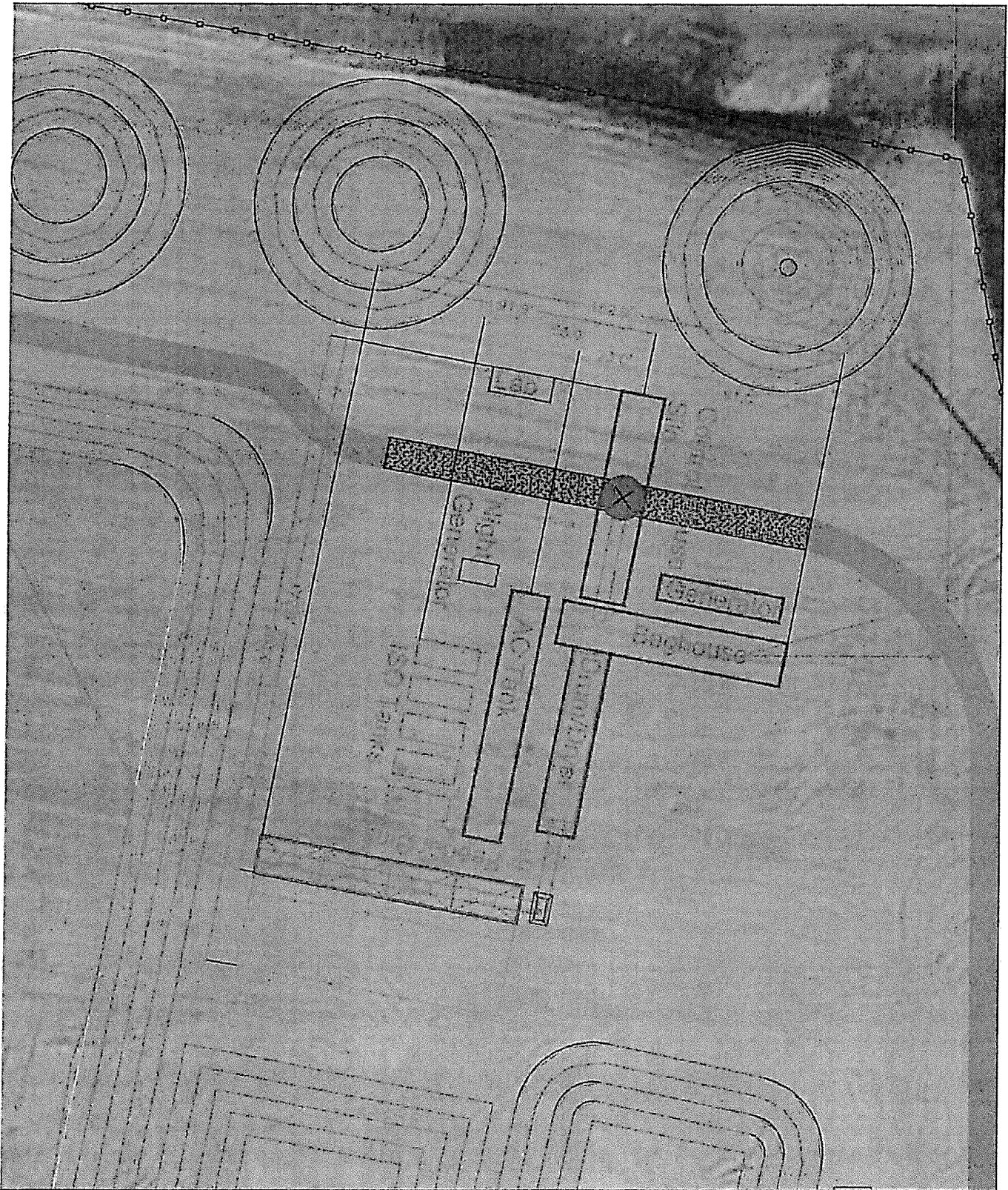


**SECON**  
SOUTHEAST ALASKA  
1836 Anka Drive  
Juneau, AK 99801  
(907) 780-5145  
P.O. Box 32159  
Juneau, AK 99803

**ASTECC ASPHALT PLANT**

<b>Plant Setup</b>	
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](mailto: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	<a href="mailto:teri.camery@juneau.gov">teri.camery@juneau.gov</a>
Bridget LaPenter	General Engineering	<a href="mailto:Bridget.LaPenter@juneau.gov">Bridget.LaPenter@juneau.gov</a>
David Sevdý	Permit technician	<a href="mailto:David.sevdy@juneau.gov">David.sevdy@juneau.gov</a>



## 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](http://www.juneau.org/community-development).

**Submit your Completed Application**

You may submit your application(s) online via email to [permits@juneau.gov](mailto: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](http://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](http://www.dec.alaska.gov/wastewater)

March 05, 2024

**Operator Info**

Secon  
ATTN: Brian Maller  
1836 Anka Street  
Juneau AK 99801  
[bmaller@colaska.com](mailto: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](mailto: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 30<sup>st</sup>, 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.

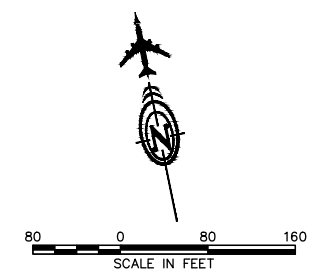
We believe that it would provide a benefit to CBJ if this CUP extended beyond just a single project. We request the permit be for 10 years as is typical for these permits. This process has been undertaken multiple times in the past six years for airport project work and the trend will likely continue. 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.

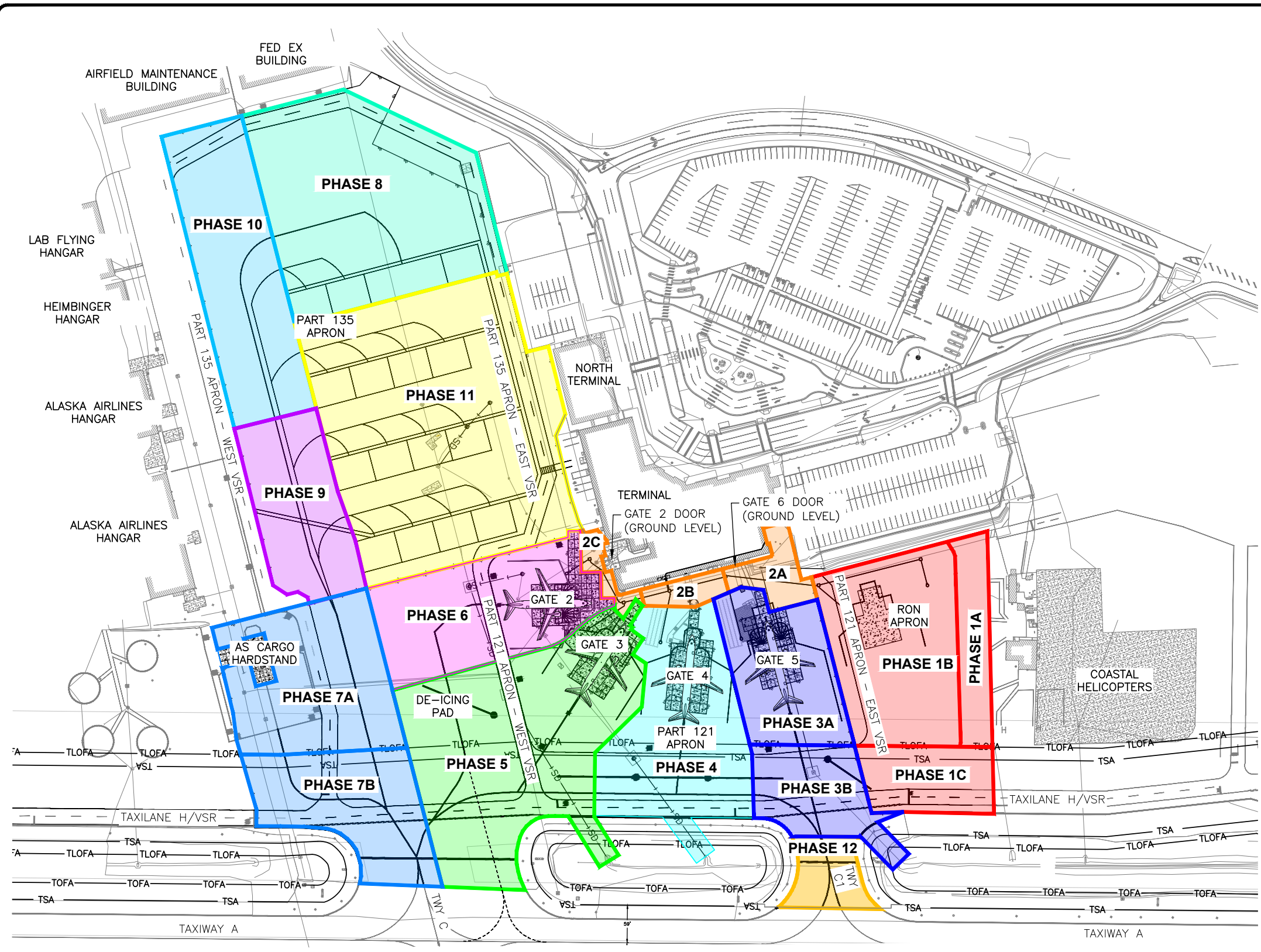
Sincerely,

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

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



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 Plot Date:  
 Designed By: R. STEPHENS  
 Checked By: W. HILDEN  
 Drawn By: R. TERPUGO  
 DOWL File No. 232-89



**PHASING OVERVIEW NOTES**

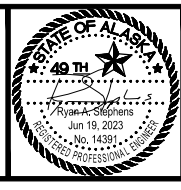
1. PHASE 1B WORK (SEE SHEET C3.2) AND PHASE 3A WORK (SEE SHEET C3.8) WILL OCCUR CONCURRENTLY.
2. PHASE 1C WORK (SEE SHEET C3.3) AND PHASE 3B WORK (SEE SHEET C3.9) WILL OCCUR CONCURRENTLY.
3. PHASE 11 WORK WILL BE FURTHER SUBDIVIDED AS DETAILED ON SHEET C3.18 TO MAINTAIN AIRCRAFT PARKING POSITIONS IN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

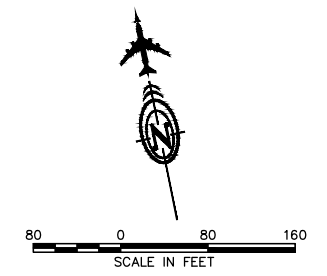


**JUNEAU INTERNATIONAL AIRPORT**  
JUNEAU, ALASKA

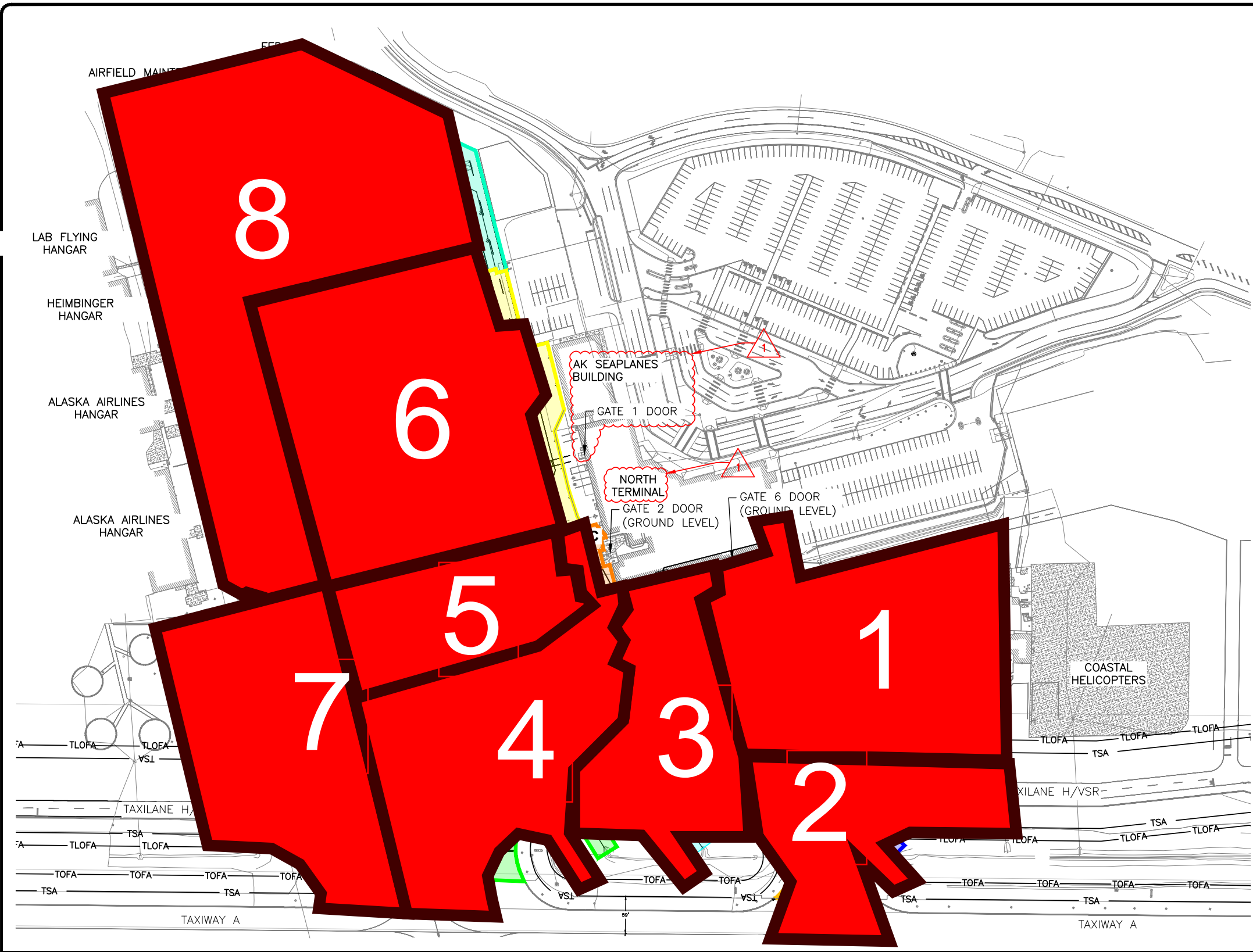
REHABILITATE PART 121/135 APRON & RON PARKING APRON  
CBJ CONTRACT NO. BE23-243 / FAA AIP NO. 3-02-0133-\_\_\_\_\_

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-AV-CSP-15109.dwg  
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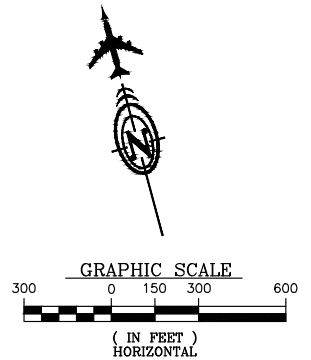
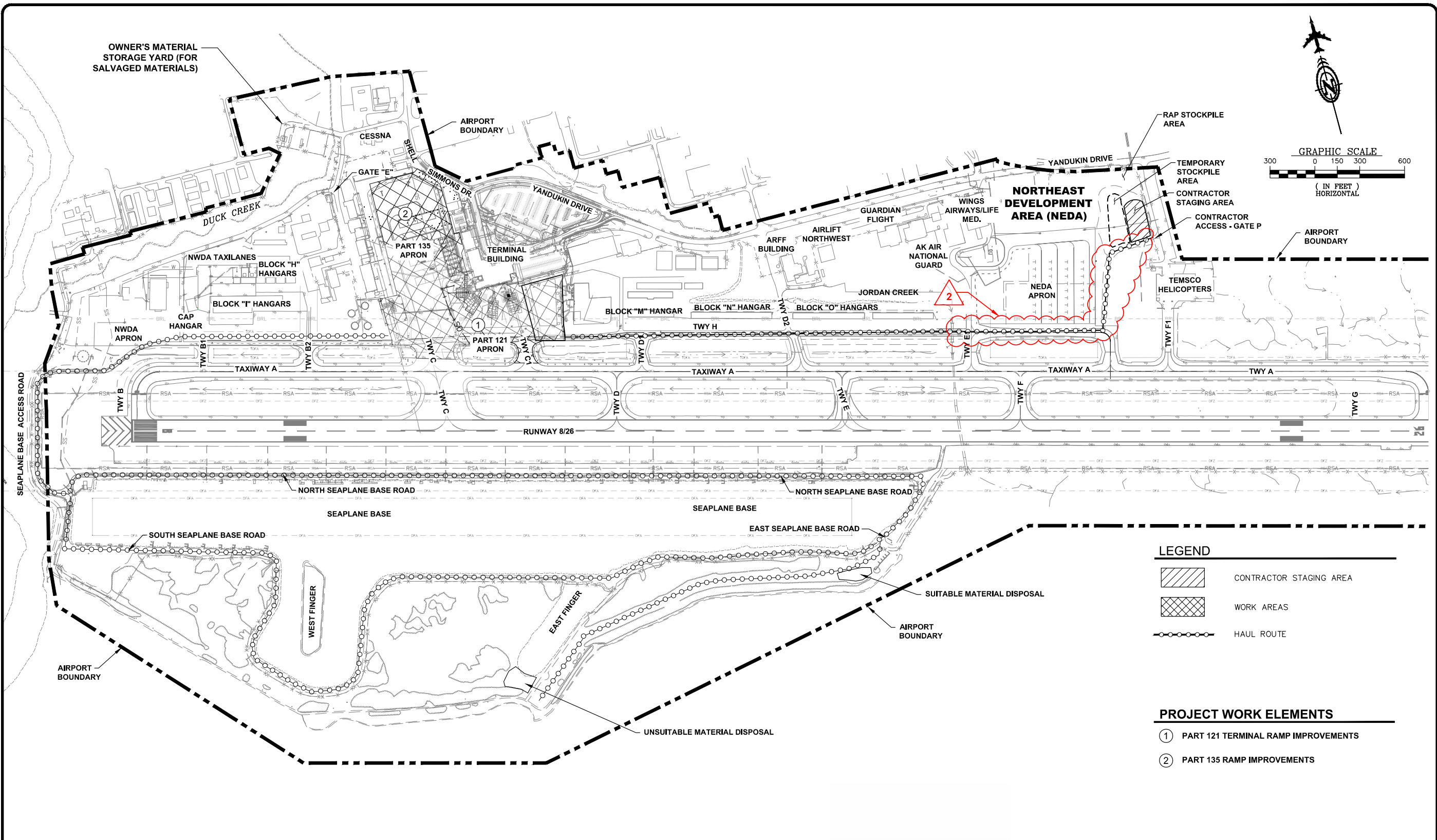
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3. PHASE 11 WORK WILL BE FURTHER SUBDIVIDED AS DETAILED ON SHEET C3.18 TO MAINTAIN AIRCRAFT PARKING POSITIONS IN THIS WORK AREA.

**LEGEND**




	PHASE 1A/1B/1C - RON APRON
	PHASE 2A/2B/2C - PART 121 RAMP ADJACENT TO TERMINAL
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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		SCALE HORZ. SCALE VERT. SEE GRAPHIC W.O. NO. 2023.15109.01 FILE NO.		<b>PLAN PREPARED BY:</b>  AECL848 <a href="http://WWW.DOWL.COM">WWW.DOWL.COM</a> 9085 Glacier Highway, Suite 102 Juneau, Alaska 99801 DATE: 6/29/23 907-780-3533	 <b>JUNEAU INTERNATIONAL AIRPORT</b> 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
BY	DATE	REVISIONS				



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 Plot Date: July 13, 2023  
 DWL File No. 232-89  
 Designed By: R. STEPHENS  
 Checked By: W. HOLDEN  
 Drawn By: R. TEMPLADO

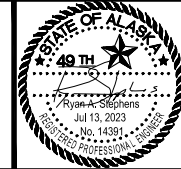
**LEGEND**

	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	2	ADDENDUM 2
BY	DATE	REVISIONS	

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

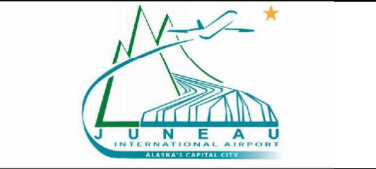


**PLAN PREPARED BY:**

**DOWL**  
www.dowl.com

AECL848  
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

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

**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](mailto: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	<a href="mailto:teri.camery@juneau.gov">teri.camery@juneau.gov</a>
Bridget LaPenter	General Engineering	<a href="mailto:Bridget.LaPenter@juneau.gov">Bridget.LaPenter@juneau.gov</a>
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](http://www.juneau.org/community-development).

**Submit your Completed Application**

You may submit your application(s) online via email to [permits@juneau.gov](mailto: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](http://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](http://www.dec.alaska.gov/wastewater)

March 05, 2024

**Operator Info**

Secon  
ATTN: Brian Maller  
1836 Anka Street  
Juneau AK 99801  
[bmaller@colaska.com](mailto:bmaller@colaska.com)

**Project Info**

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

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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](mailto: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	<b>PROJECT SUMMARY</b>		
	<b>TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED</b>		
	Accessory Apartment – Accessory Apartment Application (AAP) Use Listed in 49.25.300 – Table of Permissible Uses (USE) Table of Permissible Uses Category: _____		
	<b>IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?</b>		YES – Case # _____ NO
	<b>UTILITIES PROPOSED</b>	<b>WATER:</b> Public On Site	<b>SEWER:</b> Public On Site
	<b>SITE AND BUILDING SPECIFICS</b>		
	Total Area of Lot _____ square feet      Total Area of Existing Structure(s) _____ square feet Total Area of Proposed Structure(s) _____ square feet		
<b>EXTERNAL LIGHTING</b>			
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			
<b>ALL REQUIRED DOCUMENTS ATTACHED</b>			
<b>Narrative including:</b> 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  <b>Plans including:</b> 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)		<i>If this is a modification or extension include:</i> Notice of Decision and case number Justification for the modification or extension 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	\$ _____			
<b>Total Fee</b>	<b>\$ _____</b>			

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
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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](mailto: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.

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**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**