**March 2, 2026**

**To Whom It May Concern,**

This letter serves as confirmation that the property owner, **Gospel Missionary Union** doing business as **Avant Ministries**, grants permission to the named applicant(s) to perform the proposed work or project on the property described below.

**Property Name & Address:**
Echo Ranch Bible Camp
40001 Glacier Highway
Juneau, Alaska 99811

**Parcel Number:** 3-B45-0-100-004-1

**Proposed Work:** Construct a metal structure on the existing slab where the gym was previously located.

**Applicant Names & Contact Information:**
Randy Alderfer
Echo Ranch Bible Camp Director
Phone: 907-723-2998

Ryan Regier
Echo Ranch Bible Camp Facilities Director
Phone: 907-500-8787

If further information or verification is required, please feel free to contact us.

Sincerely,

Curt Cole, COO & Authorized Representative
Gospel Missionary Union doing business as Avant Ministries

Project Information Submitted by Ryan Regier via Civic Access

**Description:** *We are wanting to rebuild our gymnasium at Echo Ranch that collapsed this winter. The new building will go directly back on the slab of the old gym. The structure will be 60x120 and is partially in an AE zone and a V zone. This new building will be a multi-purpose building, for 5 months of the year it will be used for recreational purposes, the other 7 months it will be used as a storage building and for agricultural purposes as well.*

**Describe the Project:** *We are wanting to erect a 65' x 120' metal hoop structure covered with waterproof canvas affixed to rows of 2'x2'x6' concrete bin blocks to use for recreational and storage purposes. The building will be used for recreational and staging purposes for around 150 days a year and solely for storage pruposes the remainder of the year.*

**Base Flood Elevation:** *22.63 feet*

**Elevation of Lowest Floor of All Structures; Including Basement:** *Approximately 23 feet*

**Elevation to Which the Structure Has Been Floodproofed:** *Approximately 25 feet*

**Flood Insurance Rate Map Panel Number:** *02110C0550D*

On the night of January 9th, 2026, Diller Fieldhouse (our camp gym/fieldhouse) collapsed due to the excessive snow load from the same snowstorms that plagued Juneau. We are in desperate need of replacing this building with a new structure to allow us to continue to fully function as a summer camp and retreat center as we have for over 60 years. This Fieldhouse has been a pillar of Echo Ranch since the late 1980s.

Our plan is to deconstruct the current collapsed fieldhouse as soon as we can get out there with the proper help and machinery. The foundation and floor are in great condition; no cracks have been noticed and it looks to be in good structural condition. The current slab (the concrete floor with the basketball court lines painted on) is the only place we can erect a new structure in the time frame we have to be open to the public by May 1st. There is no possible way for us to clear any other land of the trees, do the grade work, and pour a 7,800 square foot slab to make it ready to put up a metal structure in the time frame we have. Due to the flood designation where the current building sits, we have been told that without an exemption from the planning commission we are not allowed by the City to rebuild this critical building in its current location. There is no other option available to us in the AE flood zones at camp.

I don't know what would happen if there wasn't a gym/fieldhouse available to the around 1,000 summer campers that come from Juneau and SE Alaska. They spend a good portion of the activity time in the gym everyday. It is a safe place to play games while it is raining, a great place to build bonds with their fellow cabin mates, and get the activity they need if the weather isn't cooperating. We have 2,000 people come through the gym each year, 1,000 are campers and the other 1,000 are retreaters, community groups and school groups from right here in Juneau. We start every retreat and every camp at the gym, staging everyone's luggage for them to find and tag so we can help them bring it to their cabin. We don't have any facilities that would be large enough to do this if we do not have a new gym/fieldhouse this year.

Not only is it a staging area, it is a great place to play activities and games when the weather is bad. Additionally, a lot of retreats hold classes and sessions in the fieldhouse for their retreaters. For example, ADFG uses the fieldhouse for their Becoming an Outdoor Woman retreat. This space is vital for that retreat to even happen. It is a staging area, a classroom, a gathering place, a recreational facility, etc. It is so many things to so many people that come to camp each year. With its proximity to the recreational area of camp, sports field, challenge course, miniature golf, etc., we utilize this building for a lot of the programming portion of Echo Ranch. If it could not be built again in the same location, it would definitely impede the flow and efficiency of the programming of Echo Ranch.

The base flood plain elevation that the Teri Camry used and adopted as our approved elevation was 22.63'. This was based on a partial report submitted to FEMA by Michael Stephens. *Email correspondence with Teri is attached to application*. The foundation of the old fieldhouse is approximately 1' above the BFE and we are proposing to use concrete bin blocks as footers along the entire perimeter of the new building except at entry points. The blocks are 2' in height, putting the walls starting close to 3' above the prior approved BFE. These concrete blocks are impervious to water damage.

The type of building we would like to erect is a metal hoop structure covered in a waterproof canvas. There will be a 12' overhead door on one side, a 6' double walk in door on the opposite end to allow any water that would rise high enough to come in and go right on through. The likelihood of any sort of flood waters reaching the foundation of the old fieldhouse is extremely low. There has never been any recorded level of water near that structure. There is a slough that runs from the Cowee Creek and will occasionally rise with rain water and tidal influence. This slough is over 620 feet away and there is no evidence of past flooding that the slough has ever overflowed its banks onto the sports field.

With the highest of high tides in the 22-foot range and 3 of the wettest summers on record in the past 10 years, water levels from the influence of the Cowee and tidal rises have never been on our sports field or anywhere near the Diller Fieldhouse. We have never needed any sort of water course or waterway to mitigate water levels getting to the fieldhouse. We feel that it is not necessary for any reason to make any changes to the terrain around the fieldhouse and even the 5 acre sports field that separates the slough from the fieldhouse.

The surrounding structures include the following with distances provided. Volunteer cabin at 160 feet, camper cabin at 90 feet (10 feet higher in elevation), movable storage building on skids at 15 feet, and a gaga ball pit at 100 feet.

We respectfully request that we are allowed to bring our case before the planning commission ASAP (CBJ has expedited the process for many that are rebuilding from natural disasters), to give us the best chance possible of reconstructing this crucial building in time for our fast-approaching summer camping season. If the facility is not rebuilt this year, the camp will face unprecedented disruptions, forced cancellations, and diminished experiences for all participants. The urgency to restore the fieldhouse cannot be overstated: Echo Ranch's operations and service to the community rely on having this essential space available.

CBJ 49.70.410 Exceptions that we feel have been presented in this narrative:

CBJ 49.70.410(a)(2)- Intent of maintaining the economic and social well being of the community while minimizing flood risk.

CBJ 49.70.410(b)3 – Permitted use and replacement of structures in flood hazard areas when consistent with floodplain management objectives. In addressing

CBJ 49.70.410(b)(5)- Exceptions may be granted when no history of flooding exists and site conditions minimize flood risk.

CBJ 49.70.410(b)(7)- Reconstruction or replacement permitted when no other reasonably safe location exists and the project complies with floodplain standards.

CBJ 49.70.410(b)11 - The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges. *With our remote location, there would be no cost whatsoever to the city or state for any issues that would arise with a very unlikely event of a flooding situation that would affect the new fieldhouse structure. There are no public utilities in the area that would be affected*.

CBJ 49.70.410(c)(1)- Requires new construction and substantial improvements to be anchored and flood resistant; the slab already meets these conditions.

CBJ 49.70.410(c)(1)(A)- All new construction or substantial improvements shall have the lowest floor elevated to or above the base flood elevation.

CBJ 49.70.410(c)(2)- Nonresidential structures may be floodproofed or elevated to maintain flood protection.

CBJ 49.70.410(c)(3)- Materials must be resistant to flood damage; *both steel and waterproof fabric meet this condition*.

CBJ 49.70.410(c)(4)- Structural designs must minimize flood related damage; *openings on the endwall configuration achieve this requirement*.

CBJ 49.70.410(c)(6)- Development must not increase flood hazards to other properties; project meets this by maintaining the same footprint and elevation.


Cowee Creek
Diller Fieldhouse

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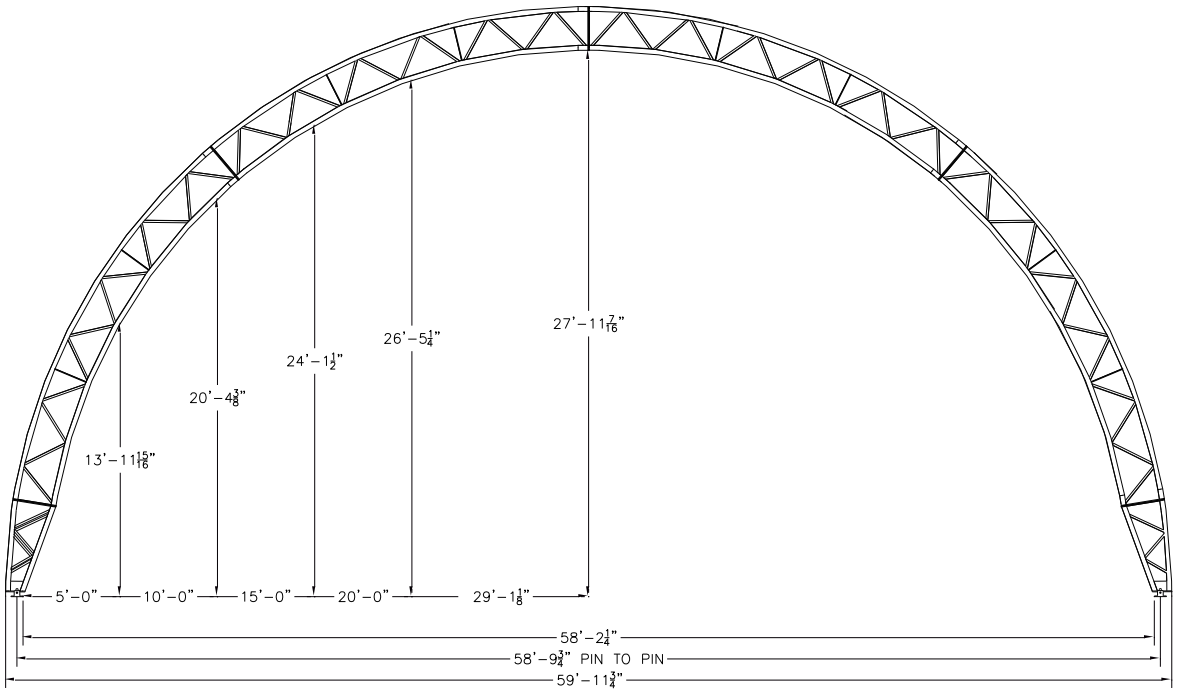
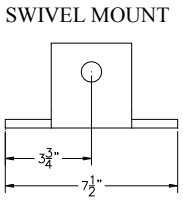
# 60’ WIDE TRUSS BUILDING




INTERIOR CLEARANCE




WALL MOUNT DIMENSIONS

## FRAME COMPONENTS

**RAFTERS:** Welded truss construction with 3-inch **12 gauge** top and bottom chords.
**RAFTERS AND PURLINS:** Straight and/or “X” bracing configured to application.
**RAFTER SPACING:** Offered in 8-foot, 10-foot, and 14-foot truss spacing depending on local codes..
**PONY WALL MODELS:** Designed to be set on wood, concrete, or steel.
Walls must be at least 24-inches high to allow for tensioning.
**Included:** assembly bolts, lashing winches with mounting brackets.
**Not included:** posts**,** rub rail, or concrete anchors.

## FABRIC COVER

**FABRIC:** 12.5 oz tear resistant high density polyethylene with reinforced corners and pockets.
**COLORS:** White, Blue, Green, Red, Tan, Silver, Frost/translucent.
Available as solid colors (some colors may be up charged), with colored canastoga ends, or stripes.
**TENSIONING:** Pipe and 2” lashing winch at each truss.
Standard end tension kit with ratchets spaced at 36”; high tension kit available.

## AVAILABLE OPTIONS

**END WALLS:** Steel uprights with fabric cover; pipe and 2” lashing winch tensioning.
**END WALL SUPPORTS:** Our standard uprights with tabs for customer supplied girts and skin.
**HEADERS & DOORS**: Door headers available. Fabric roll-up doors available.
**RIDGE VENTS:** 8X16 top vent holes, partial or entire length of building.
**AWNING:** 5ft awning greatly extends weather protection for buildings with feed-bunks or open sides.
**SIDE CURTAINS:** Roll-Up curtain to allow ventilation or wind protection. Electric curtain option available.

**1314 Walnut St.**
**Springfield, SD 57062**

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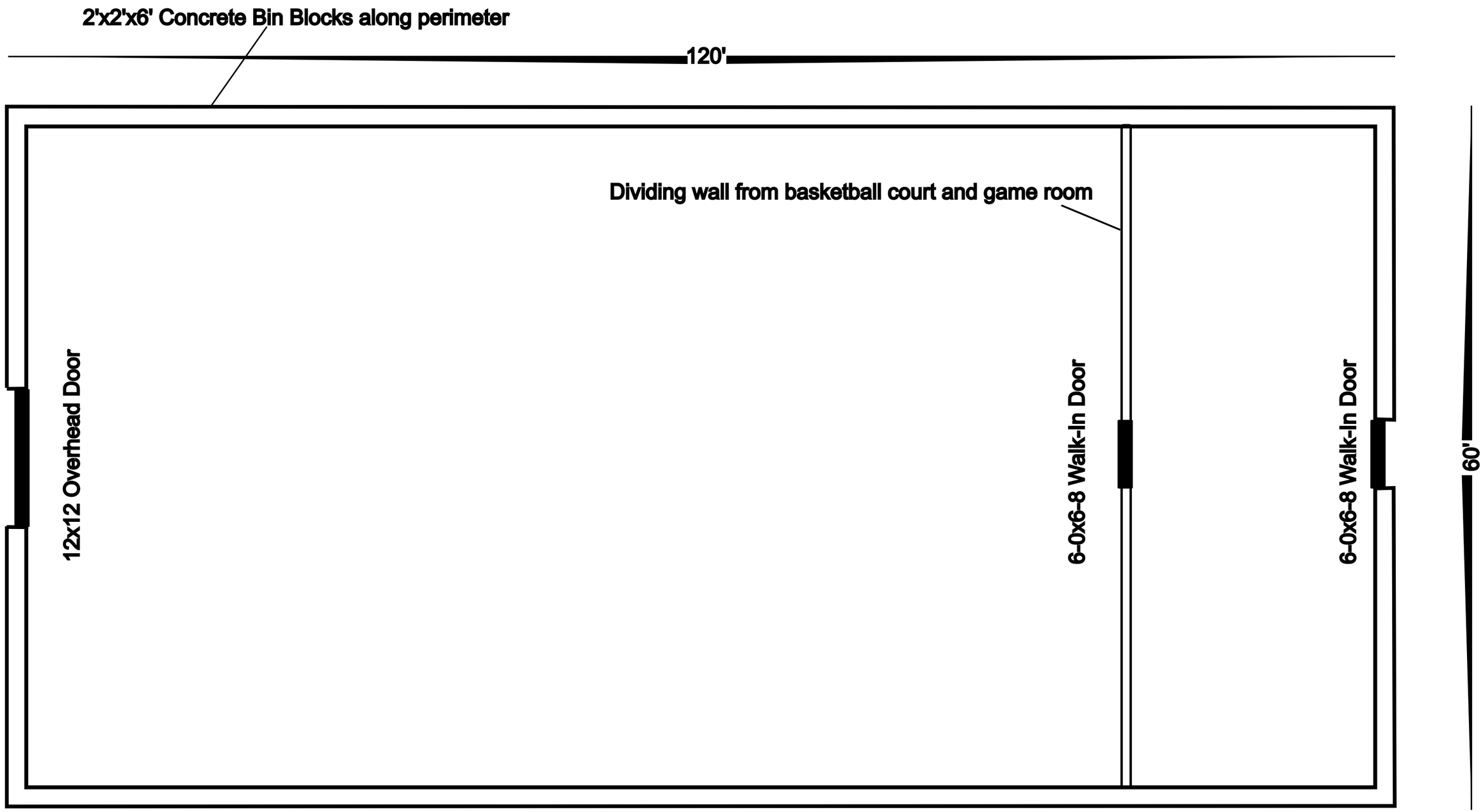


Echo Ranch - Diller Fieldhouse Replacement - Not to Scale

This is a picture of the hoop styte structure we are wanting to build. This one is on a poured concrete wall. The Manufacturer recommends the 2x2x6 concrete bin blocks for construction when pouring is not practical. Ours will have two endwalls with an overhead door on one side and a double walk-in door on the other, totally enclosing it for weather purposes.

The endwalls and rafters are engineered to IBC for what Juneau requires. Engineering documents are available if the exception is granted.

Gmail

**Ryan Regier <ryan.regier@avmi.org>**

# FEMA and Echo Ranch

**Teri Camery** <Teri.Camery@juneau.gov> Mon, Feb 12, 2024 at 11:22 AM
To: Ryan Regier <ryan.regier@avmi.org>

Good morning Ryan,

I have Michael Steven's FEMA report with FEMA's tentative acceptance of a Base Flood Elevation of 22.63 feet. This is the number that CBJ will use as the "best available data" for the V flood zone for Echo Ranch.

Please submit a Development Permit Application and Floodplain Development Permit Application for the proposed units with the concrete-enforced piers that you described, with an Elevation Certificate that shows that the lowest horizontal member of the piers is at or above 22.63 feet. It sounds like you are well above that, so the review process should be straightforward.

Thanks very much for your patience.

Best wishes,

Teri Camery

**Teri Camery | Senior Planner, CFM**

Community Development Department | City & Borough of Juneau, AK

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

Mailing address: 155 Heritage Way Juneau, Alaska 99801

Office: 907.586.0753 extension 4129

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

**From:** Ryan Regier <ryan.regier@avmi.org>
**Sent:** Tuesday, February 6, 2024 1:29 PM

**To:** Teri Camery <Teri.Camery@juneau.gov>
**Subject:** FEMA and Echo Ranch

Teri, just wanting to check in if there has been any headway with the info about the FEMA floodplain and Michael's report. Let me know, thanks!

[Quoted text hidden]

# Slough Picture #1

This is a picture of the slough mentioned in the narrative. This is over 620 feet from the fieldhouse. You can tell in picture that there isn't any high water marks above the bank of the slough from marks on the beams of the bridge. We have rot on the bridge from not treating the lumber, but no evidence of high water above the bank. Average water line marked in red. This line is approximately 4-5 lower than the elevation of the floor of the fieldhouse. Water hasn't gotten above the red line in the last 8 years due to fixing culverts and other watercourse corrections done in 2017.

# Slough Picture #2

This is a picture of our slough within 250 feet of the banks of the Cowee Creek. This is a high tide and is as high as we have seen this slough at this location. When it has been this high here, it still is not above the red mark on the picture of the slough by the castle. This picture was taken when river was full of runoff couple with a high tide.


Cowee Creek
Diller Fieldhouse
Slough Picture #2
Slough Picture #1

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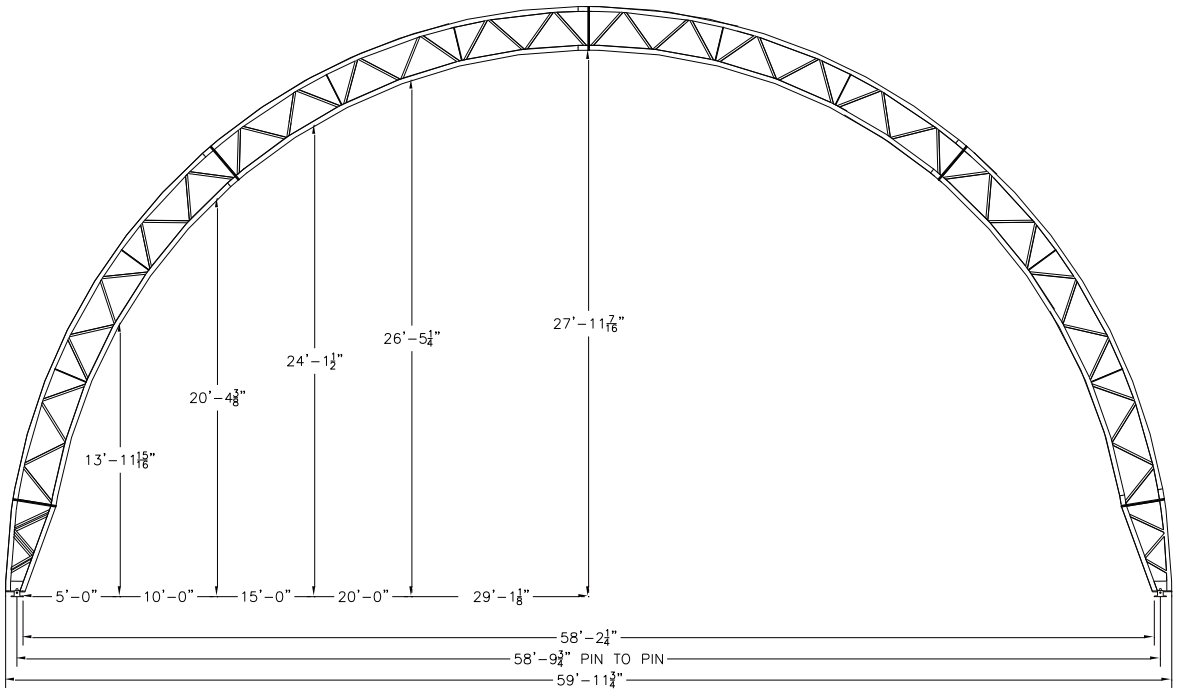


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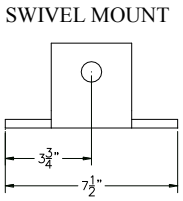


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