

AGENDA

FOR THE REGULAR MEETING
OF THE CITY COUNCIL FOR THE
CITY OF THORNE BAY, ALASKA
TUESDAY, APRIL 2, 2024

TIME: 6:30 p.m.

THERE WILL BE A WORKSHOP BEGINNING AT 6:00PM

LOCATION: IN PERSON AT CITY HALL **or** TELECONFERENCE/VIDEO CONFERENCING LINE

Phone Number: 1- 650-479-3208 Meeting

Link:

<https://cityofthornebay.my.webex.com/cityofthornebay.my/j.php?MTID=m99f71eee7f975b71d7ee0f9f7c5e44a1>

Meeting number: 182 323 7632 Password [MghMxgJy424 \(64469459 from phones and video systems\)](#)

- 1) CALL TO ORDER:
- 2) PLEDGE TO FLAG:
- 3) ROLL CALL:
- 4) APPROVAL OF AGENDA:
- 5) MAYOR'S REPORT:
- 6) ADMINISTRATIVE REPORTS:
 - a) City Administrator:
 - b) Clerk: Attached in Packet
- 7) DEPARTMENT REPORTS:
 - a) WATER: In Packet
 - b) EMS:
- 8) PUBLIC COMMENTS:
- 9) COUNCIL COMMENTS:
- 10) PUBLIC HEARING:
 - a) Resolution 24-04-02-01-PZ Public Hearing on City of Thorne Bay for Atlas Towers Conditional Use Permit for Telecommunications Tower Construction on Tract EGP, Sandy Beach Road:
- 11) CONSENT AGENDA:
 - a) Minutes of the March 5, 2024, Regular City Council Meeting, discussion and action item:
- 12) NEW BUSINESS:
 - a) Resolution 24-04-02-02: Authorizing Adventure Alaska to Rent Additional Boat Stalls Within the Main Thorne Bay Harbor. Discussion and Action Item;
 - b) Resolution 24-04-02-02: Approving the 6 month renewal for Deana Cotrell in RV Lot 1, Discussion and Action Item;
- 13) ORDINANCES FOR PUBLIC HEARING:
- 14) ORDINANCES FOR INTRODUCTION:
- 15) CONTINUATION OF PUBLIC COMMENT:
- 16) CONTINUATION OF COUNCIL COMMENT:
- 17) ADJOURNMENT:

POSTED: March 29, 2024

MINUTES

FOR THE REGULAR MEETING
OF THE CITY COUNCIL FOR THE
CITY OF THORNE BAY, ALASKA

TUESDAY, March 5, 2024

TIME: 6:30 p.m.

THERE WAS A WORKSHOP OF THE CITY COUNCIL HELD AT 6:00PM

1) **CALL TO ORDER:**

Vice Mayor Burger called the meeting to order at 6:30 p.m.

2) **PLEDGE TO FLAG:**

The audience and council stood for the pledge to the flag.

3) **OATH OF OFFICERS:**

- a) Vice Mayor: Lee Burger
- b) Seat D: Anthony Lovell

4) **ROLL CALL:**

Those present were:

Blair, LaVoie, Burger, Lovell, Hartwell & Kaer

Those absent were:

Nyquest

5) **APPROVAL OF AGENDA:**

Burger moved to approve the agenda. Blair seconded the motion. No Further Discussion.

MOTION: Move to approve the Agenda.
F/S: Burger/Blair
YEAS: Kaer, Blair, LaVoie, Burger, Hartwell, Lovell
NAYS: None
STATUS: Motion Passed.

6) **MAYOR'S REPORT:**

Vice Mayor Burger reported that the Mayor has had surgery and is recovering.

7) **ADMINISTRATIVE REPORTS:**

- a) City Administrator: Attached in Minutes
- b) Clerk: Attached in Minutes

8) **DEPARTMENT REPORTS:**

- a) **WATER:** Attached in Minutes
- b) **EMS:** No report given
- c) **VPSO:** Will West reported 115 calls, not all emergencies. Updated the council on the progress of hiring a new VPSO and reported the need for a possible 3rd VPSO.

9) **PUBLIC COMMENTS:**

- none

10) **COUNCIL COMMENTS:**

- none

11) **CONSENT AGENDA:**

- a) Minutes of the February 6, 2024, Regular City Council Meeting, discussion and action item:

Burger moved to approve the Consent Agenda of February 6, 2024 Regularly City Council Meeting, Blair seconded. Discussion none.

MOTION: Move to approve the Consent Agenda of February 6, 2024 Regularly City Council Meeting
F/S: Burger/
YEAS: Kaer, LaVoie, Burger, Hartwell, Lovell, Blair
NAYS: None
ABSENT: Nyquest
STATUS: Motion Passed

12) NEW BUSINESS:

a) **Resolution 24-03-05-01:** Updating Signers on the Tongass Federal Credit Union Account discussion and action item;

Burger moved to approve Resolution 24-03-05-01, Updating Signers on the TFCU Account, Blair seconded. No further discussion

MOTION: Move to approve the
F/S: Burger/
YEAS: Kaer, LaVoie, Burger, Hartwell, Lovell, Blair
NAYS: None
ABSENT: Nyquest
STATUS: Motion Passed

b) **Conditional Use Permit Application for Atlas Towers, Discussion and possible action item;**
Burger Moved to approve the Conditional Use Permit Application for discussion, Lovell seconded.

Huestis Clarified that if the lease is approved, the purpose would require a CUP. A Public Hearing will be held at the next meeting. City is the owner and would be processing the permit ourselves. Atlas has already submitted a Development plan already. Land is zoned public and we will be reaching out to the neighboring properties. This is just an introduction.

13) ORDINANCES FOR PUBLIC HEARING:

a) **Non-Code Ordinance 24-03-05-01:** Approving the Long-term Lease with Atlas Towers discussion and action item;

Burger moved to approve the Long-term Lease with Atlas Towers, Hartwell seconded, Discussion as follows:

- **Huestis** commented that Atlas Towers is seeking a 50x50ft piece of land and they are looking at the lot by out City Shop. There is road access already, they would be improving the base, putting up fencing, and small buildings to house power. They would have 24/7 access to the lot. Continued with financial details included in the lease. Explained the 3 year “option” of the lease and when the lease would take effect. Explained the option to choose another location within the 3 year period.
- **Burger** asked that the timeframe is for the construction and **Huestis** clarified the terms of lease.
- **Lovell** asked if the \$2000 was a good deal to hold the land for 3 years?
Huestis responded that they offered nothing until we asked for good faith money, and the land is not in high demand.

MOTION: Move to approve the Long-term Lease with Atlas Towers

F/S: Burger/Hartwell

YEAS: Kaer, LaVoie, Burger, Hartwell, Lovell, Blair

NAYS: None

ABSENT: Nyquest

STATUS: Motion Passed

14) ORDINANCES FOR INTRODUCTION:

15) CONTINUATION OF PUBLIC COMMENT:

- None

16) CONTINUATION OF COUNCIL COMMENT:

- None

17) ADJOURNMENT:

Vice Mayor Burger adjourned the meeting at 7:02 pm.

PROCEDURE FOR PUBLIC HEARINGS

Mayor reads the Resolution title into the record

- Administrator provides staff report
 - councilmembers may question staff through the Mayor
 - **NO** council discussion at this time

- The Mayor or Sponsor of the Resolution may provide an overview of the Resolution
 - 10-minute time limit (Sponsor)
 - councilmembers may question the sponsor through the Mayor.
 - **NO** council discussion at this time

- Mayor opens the public hearing
 - 3 minutes per person for members of the public
 - Members of the public may only speak to the public hearing item up for discussion
 - Ask members of the public to give their name, community, or whom they are representing.
 - 7 minutes per person for representatives of a state agency, city or borough official, or a recognized representative of a community council
 - Councilmembers may question members of the public if allowed by the Mayor.
 - **NO** council discussion at this time

- Mayor invites the sponsor (if applicable) to respond to questions/statements from the public
 - 10-minute time limit
 - councilmembers may question the sponsor on the Resolution
 - **NO** council discussion at this time
 - **NO** discussion between the applicant and the public.

- Mayor closes the public hearing

- Mayor asks the council for a motion to approve the Resolution
 - discussion moves to the council
 - 4 affirmative votes are necessary for approval of the proposed action



CITY OF THORNE BAY
RESOLUTION 24-04-02-01-PZ

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF THORNE BAY, ALASKA, APPROVING CONDITIONAL USE PERMIT APPLICATION NO 24-02-19-01, SUBMITTED BY THE CITY OF THORNE BAY FOR ATLAS TOWERS, FOR THE PURPOSE OF CONSTRUCTING A TELECOMMUNICATIONS TOWER WITHIN THE PUBLIC ZONED PROPERTY

WHEREAS, the City Council acting as Planning Commission performs the city-wide functions of planning, platting and zoning for the city, and to advise the chief executive officer and city council of them; and

WHEREAS, The City of Throne Bay submitted a Conditional Use Permit (CUP) on February 19, 2024, for the purpose of construction of a Telecommunications Tower per Atlas Towers on the property located on Tract EGP, Sandy Beach Road, Thorne Bay, zoned as Public; and

WHEREAS, the City of Thorne Bay (hereinafter referred to as “applicant”), is property owner of Tract EGP Sandy Beach Road, also identified by legal description as Lot 93, Block 6, Tract EGP, Thorne Bay; and

WHEREAS, the property identified above is currently zoned as Public, and allows for the construction of Telecommunications Towers under a Conditional Use Permit; as per the Thorne Bay Municipal Code Sections 17.04.030(b) by reference; and

WHEREAS, the City Council has already approved a Lease Agreement with Atlas Tower for the purpose of constructing, operating, and maintaining a Communication Tower on this City property and has reviewed and approved the required City Development Permit and draft construction plans for the construction of the tower; and

WHEREAS, the City of Thorne Bay provided written notice to the surrounding property owners of the Conditional Use Permit Application and Public Hearing as set forth in Thorne Bay Municipal Code Title 17.04.043 (C) (2);

WHEREAS, the City Council acting as Planning Commission, held a public hearing on April 2, 2024, to consider the approval of Conditional Use Permit No. 24-02-19-01, submitted by City of Thorne bay for the purpose of permitting the construction of a Telecommunication Tower within Public Zoned property; and

NOW, THEREFORE BE IT RESOLVED, by the City Council acting as Planning Commission, that Conditional Use Permit Application 24-02-19-001, fully satisfies the requirements for

approval as set forth in the Thorne Bay Municipal Code Section 17. 04.043-Conditional Use Permits, Section B-Criteria for Consideration in Establishing Approval or Denial as follows:

1. The City Council acting as Planning Commission, found the proposal is consistent with the Thorne Bay Municipal code and all other applicable city ordinances
2. The proposed use is an expressly permitted conditional use in the Public Zone
3. The use is generally compatible with other existing or proposed uses in the surrounding area
4. The proposed use would not adversely affect the health, safety or welfare of persons or property in the area neighboring the proposal and the surrounding area
5. The proposed use would not have and unfavorable or detrimental effect on property or property values in the area
6. Building height, poor or decrepit construction and incompatibility would not significantly affect the surrounding area, or the view shed in the neighborhood,
7. All utilities to the proposal are adequate. The property is not serviced by Municipal water source and does not apply to the proposed use for the Conditional Use Permit
8. Traffic volume, type and patterns are taken into consideration and access is adequate to serve any additional traffic flow, the proposed change in use will not increase traffic flow
9. Adequate off-street parking is provided
10. The proposed use would not degrade land, water, air or habitat quality
11. All other reasonable objections were taken into consideration by the City Council acting as Planning Commission, at the public hearing held April 2, 2024.

BE IT FINALLY RESOLVED that the City Council acting as Planning Commission, hereby approves Resolution No 24-04-02-01-PZ, approving Conditional Use Permit No. 24-02-19-01, submitted by City of Thorne Bay for the use/operation of the property located at Tract EGP, Sandy Beach Road, Thorne Bay, for Telecommunication Tower.

PASSED AND APPROVED April 2, 2024

Lee Burger, Vice Mayor

ATTEST:

Caitlyn Sawyer City Clerk/Treasurer



CITY OF THORNE BAY

PHONE: (907) 828-3380 FAX: (907) 828-3374

E-MAIL: cityclerk@thornebay-ak.gov

**CONDITIONAL USE PERMIT APPLICATION
INSTRUCTIONS CITY OF THORNE BAY**

Forms are available in the City Clerk’s Office at City Hall, 120 Freeman Drive, or on the City website at www.thornebay-ak.gov/forms.

Schedule an appointment with the Planning Official (907) 828-3380.
Verify the following: Parcel address(es), parcel number, recordable legal description and zoning classification.
Discuss proposed use and why a conditional use is necessary; Review applicable section of the Municipal Code.

Complete Application.
Applications shall be signed by owner(s) of the property or agent with a signed affidavit. Complete the Application in its entirety, including necessary attachments – see Attachments.

Incomplete or illegible applications will be refused.

Submit application to the City Clerk’s Office, along with cash or a check made payable to the City of Thorne Bay in the amount of \$50.00.

Actions for CUP Process:	DATE of Hearing:
Submittal Date:	02/19/2024
Initial Review by Planning Official:	02/19/2024
Notice Mailed to Surrounding Property Owners:	03/22/2024
*Introduction to City Council:	03/05/2024
*City Council Public Hearing: (FINAL HEARING)	04/02/2024

****attendance required of applicant or representative**

Receipt and Approval:

The City Council shall review the detailed site plan, existing and proposed structures and uses, architectural plans, neighborhood uses, parking areas, driveway locations, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation.



City of Thorne Bay

Thorne Bay, AK 999109

PHONE: (907) 828-3380 FAX: (907) 828-3374

E-MAIL: cityclerk@thornebay-ak.gov

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): ATLAS TOWER HOLDINGS, LLC

3002 BLUFF STREET SUITE 300, BOULDER CO, 80301

Owner of property (name and address), if different than Applicant: CITY OF THORNE BAY

120 FREEMAN DRIVE, BOX 19110 THORNE BAY, AK 99919

Legal Description (must be a recordable legal description; see Requirements): 1218 SANDY BEACH RD

LOT 93, BLOCK 6, TRACT EGP

Zoning Classification: Public Zone

- Residential
- Public
- Low Density Residential
- Deer Creek Residential
- Greentree Heights Residential
- Commercial
- Mixed Residential/Commercial I
- Mixed Residential/Commercial II
- Mixed Residential/Commercial III
- Industrial

Why are you applying for a Conditional Use Permit? Construction of a Telecommunications Tower

A Conditional Use Permit is required per Thorne Bay Code-Chapter: 17

Section: 04, Subsection: 030 (b)

Description of subject site and CURRENT use: _____

Page 2: CONDITIONAL USE PERMIT APPLICATION

Description of PROPOSED site and operation/use (detailed plan of the proposed site):

See Development Plans

Type of Structure PROPOSED, if applicable: **Telecommunications tower**

Number of CURRENT employees, if applicable: _____ |

Number of PROPOSED employees, if applicable: _____

Number of CURRENT off-street parking spaces: _____

Number of PROPOSED off-street parking spaces: _____

ADDITIONAL INFORMATION PERTINENT TO THE REQUEST FOR CONDITIONAL USE PERMIT:

Page 3: CONDITIONAL USE PERMIT APPLICATION

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my Knowledge and belief.

STATE OF Alaska)

) ss

CITY OF Thorne Bay)

The undersigned, City of Thorne Bay, being duly
(owner of subject parcel(s) for Conditional Use)

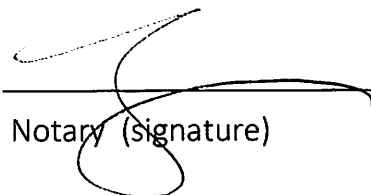
sworn, states:

1. That the undersigned is an adult resident of the City of Thorne Bay, AK.
(City) (State)

2. That the undersigned is a/the legal owner of the property located at:

1218 Sandy Beach rd. Thorne Bay AK 99919.
(address of subject parcel for Conditional Use)

By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Notary (signature)

2/19/24
(date)

907-828-3380
(telephone)

cityclerk@thornebay-ak.gov
(email)



For Office Use Only

Application No: _____

Date: _____

Approved: _____

Denied: _____

DEVELOPMENT PLAN APPLICATION

PLEASE PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

- New Development: Yes: No:
- Modification to Existing: Yes: No:

A. Project Name: Atlas Tower Telecommunications Tower

B. Applicant: Atlas Tower 1, LLC

C. Location of Proposal (street address): Sandy Beach Rd

D. Legal Description of said Property: TBD

Lot: 93, Block: 6, Subdivision: _____, Tract: EGP

E. General Description of Project: Construction of a 120 foot telecommunications tower,

F. Zoning: _____

G. Square Footage of Structure Existing: n/a Proposed: 2500 sq ft

H. Number of Dwelling Units Existing: n/a Proposed: _____

Agent/Owner: _____
(Signature*)

Address: 2500 30th St. Ste 304
Boulder CO 80301

Telephone: 303 887 0752

Email: jgifford@atlastowers.com

Planning Official Review	
Reviewed on:	<u>2/20/2024</u>
Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>
By:	<u>John W. Huestis</u>
(Print)	
(Signature*)	<u>[Signature]</u> City Administrator

* An authorization letter must be provided by the owner if an agent is providing representation.

* If ownership cannot be verified through the Alaska Records Office, a copy of the recorded warranty deed, a copy of a valid purchase contract, or a signed/notarized letter from the owner of record must be submitted.

DEVELOPMENT PLAN SUBMISSION CHECKLIST

Per Section 15.04.020 of the Thorne Bay Municipal Code, a Land Development Plan must be submitted to the Planning Official prior to any development or construction. The following shall be submitted to initiate a development review.

Applications that do not comply with all of the items on this checklist (with the exception of any item(s) marked not applicable by appropriate City staff) will not be accepted for consideration.

- A. Fully completed application form.
- B. Proof of ownership.
- C. Site Development Plan:

SITE DEVELOPMENT PLAN INDICATING:

- Property boundaries and dimensions;
- Scale with north arrow;
- All existing and proposed structures and their dimensions;
- Distance of structures to all lot lines;
- Rights-of-way and easements adjacent to the property;
- Off-street parking spaces with their dimensions;
- Location of utility poles, and water and sewer lines;
- Access and driveways;
- Any topographical features that may affect the development of the property;
- Proposed use of the new structure and current use of any existing structures which will remain (indicate use, setbacks from property lines, and dimensions).
- Location, character, and height of walls and/or fences.

SITE NAME: THORNE BAY
PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY
TOWER TYPE: 120' SELF SUPPORT TOWER
SITE ADDRESS: 1218 SANDY BEACH RD THORNE BAY, AK 99919
AREA OF CONSTRUCTION: 2,500± SQ. FT. (LEASE AREA)
JURISDICTION: CITY OF THORNE BAY
ZONING: PUBLIC



SITE NAME:
THORNE BAY

**1218 SANDY BEACH RD
 THORNE BAY, AK 99919**

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

PROJECT INFORMATION

LATITUDE N 55° 41' 25.4" (NAD '83) *
LONGITUDE W 132° 31' 25.2" (NAD '83) *

SITE COORDINATES

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING
 (800) 478-3121
EMERGENCY:
 CALL 911



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:
 1. INTERNATIONAL BUILDING CODE 4. NATIONAL ELECTRIC CODE (2012 EDITION)
 2. INTERNATIONAL CODE COUNCIL 5. LOCAL BUILDING CODE
 3. ANS/ISA/IEA-222-G 6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED SELF SUPPORT TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER FACILITIES.
 1. FACILITY DESIGNED IN ACCORDANCE WITH CITY OF THORNE BAY REGULATIONS.
 2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
 3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES



LOCATION MAP

FROM KETCHIKAN INTERNATIONAL AIRPORT: DRIVE ALONG AIRPORT FERRY TERMINAL. TAKE THE FERRY ACROSS THE WATER. TURN RIGHT ONTO N TONGASS HWY. CONTINUE TO HOLLIS - KETCHIKAN. TAKE THE HOLLIS - KETCHIKAN FERRY TO CRAIG. TURN RIGHT ONTO FERRY LOADING RAMP. FOLLOW HOLLIS RD TO STATE HWY 929/BOUNDARY RD IN KLAUWOK. FOLLOW STATE HWY 929 AND THORNE BAY RD TO SANDY BEACH RD IN THORNE BAY.

DIRECTIONS

SITE CONSTRUCTION MANAGER:
 NAME: WIBLUE, INC.
 CONTACT: COREY BONNER
 PHONE: (303) 448-8896
SITE APPLICANT:
 NAME: ATLAS TOWER HOLDINGS, LLC
 ADDRESS: 3002 BLUFF STREET SUITE 300
 CITY, STATE, ZIP: BOULDER, CO 80301
 CONTACT: SANDRA LAYTON
 PHONE: (303) 448-8896
ORIGINAL SURVEYOR:
 NAME: TBD
 CITY, STATE, ZIP: TBD

UTILITIES:
 POWER COMPANY: TBD
 ADDRESS: TBD
 METER # NEAR SITE:
 TELEPHONE COMPANY: TBD
 CONTACT: TBD
 PHONE: TBD
 PEDESTAL # NEAR SITE:

CIVIL ENGINEER:
 NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: ANDREW HALDANE, P.E.
 PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
 NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: ANDREW HALDANE, P.E.
 PHONE: (919) 661-6351

PROPERTY OWNER:
 NAME:
 ADDRESS:
 CITY, STATE, ZIP:

CONTACT INFORMATION

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	0
N1	GENERAL NOTES	0
C1	SITE PLAN	0
C2	COMPOUND DETAIL	0
C3	TOWER ELEVATION	0
C4	FENCE DETAILS	0
C5	GENERAL NOTES	0
C6	SITE PLAN	0
E1	ELECTRICAL NOTES	0
E2	POWER PLAN & ONE-LINE DIAGRAM	0
E3	SERVICE RACK DETAILS	0
E4	GROUNDING PLAN & DETAILS	0
E5	GROUNDING DETAILS	0
E6	TOWER FOUNDATION GROUNDING DETAILS	0

INDEX OF SHEETS

0	02-15-24	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: KFS		CHECKED BY: NMC



SEAL:




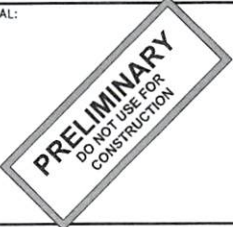
SHEET NUMBER: **T-1** REVISION: **0**
 TEP#: 337051.420040

GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS 1, LLC, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF ALASKA.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2005, FOR A 90 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

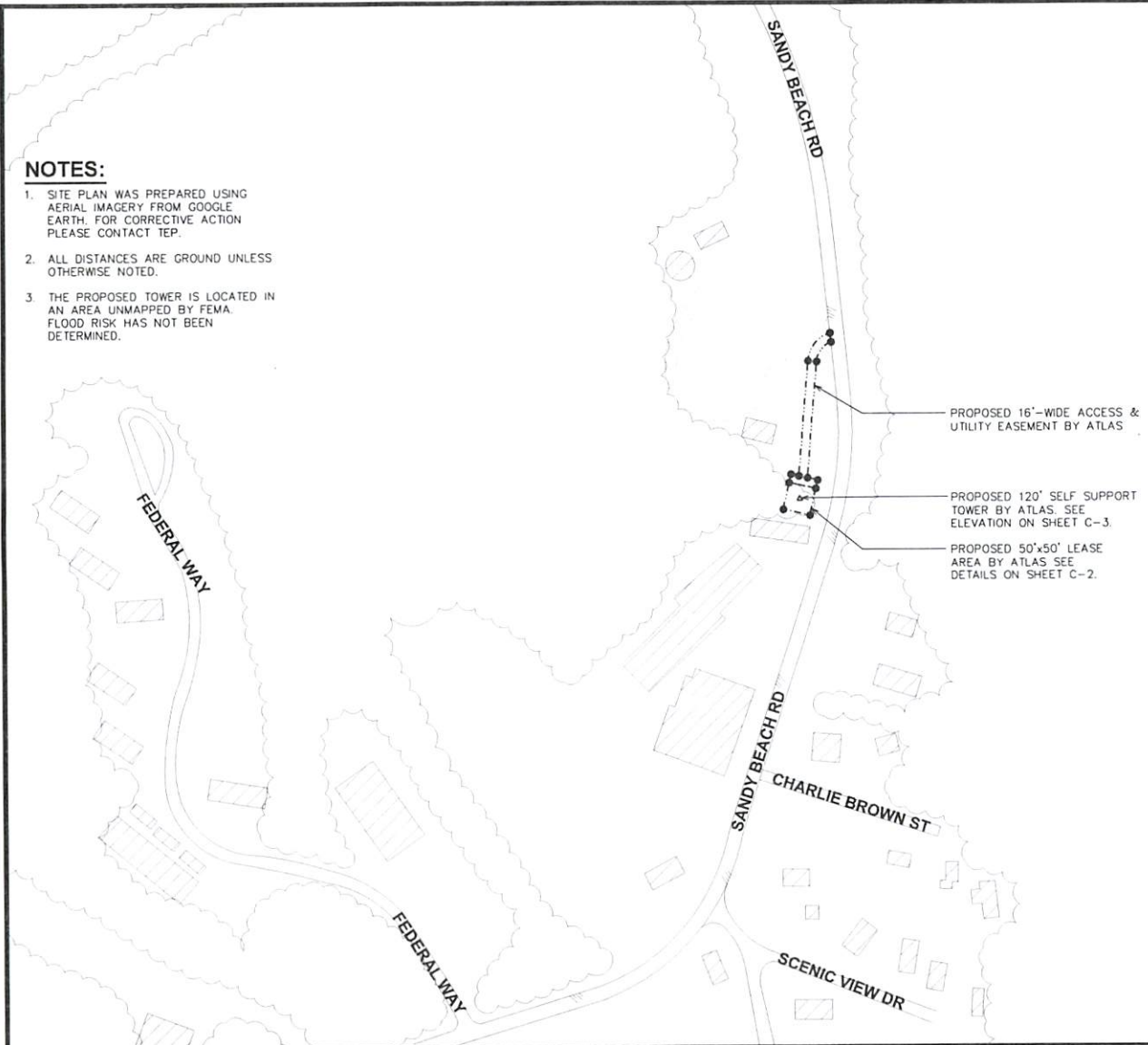
STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.
 - B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
 - C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
 - D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

PROJECT INFORMATION: THORNE BAY 1218 SANDY BEACH RD THORNE BAY, AK 99919	
PLANS PREPARED FOR:  Office: (888) 609-9596	
PLANS PREPARED FOR:  3002 BLUFF ST, SUITE 300 BOULDER, CO 80301 Office: (303) 448-8896	
PLANS PREPARED BY:  TOWER ENGINEERING PROFESSIONALS 4700 DAHLIA STREET DENVER, CO 80216 OFFICE: (303) 566-9914 www.tepgroup.net	
SEAL: 	
0	02-15-24
REV	DATE
PRELIMINARY	ISSUED FOR:
DRAWN BY: KE5	CHECKED BY: NMC
SHEET TITLE: GENERAL NOTES	
SHEET NUMBER: N-1	REVISION: 0
TEP#:337051.420040	

NOTES:

1. SITE PLAN WAS PREPARED USING AERIAL IMAGERY FROM GOOGLE EARTH. FOR CORRECTIVE ACTION PLEASE CONTACT TEP.
2. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
3. THE PROPOSED TOWER IS LOCATED IN AN AREA UNMAPPED BY FEMA. FLOOD RISK HAS NOT BEEN DETERMINED.



PROJECT INFORMATION:
THORNE BAY
 1218 SANDY BEACH RD
 THORNE BAY, AK 99919

PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-8914
 www.tepgroup.net

SEAL:

0	02-15-24	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: KES		CHECKED BY: NMC

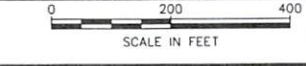
SHEET TITLE:
SITE PLAN

SHEET NUMBER: **C-1** REVISION: **0**
 TEP#: 337051-420049

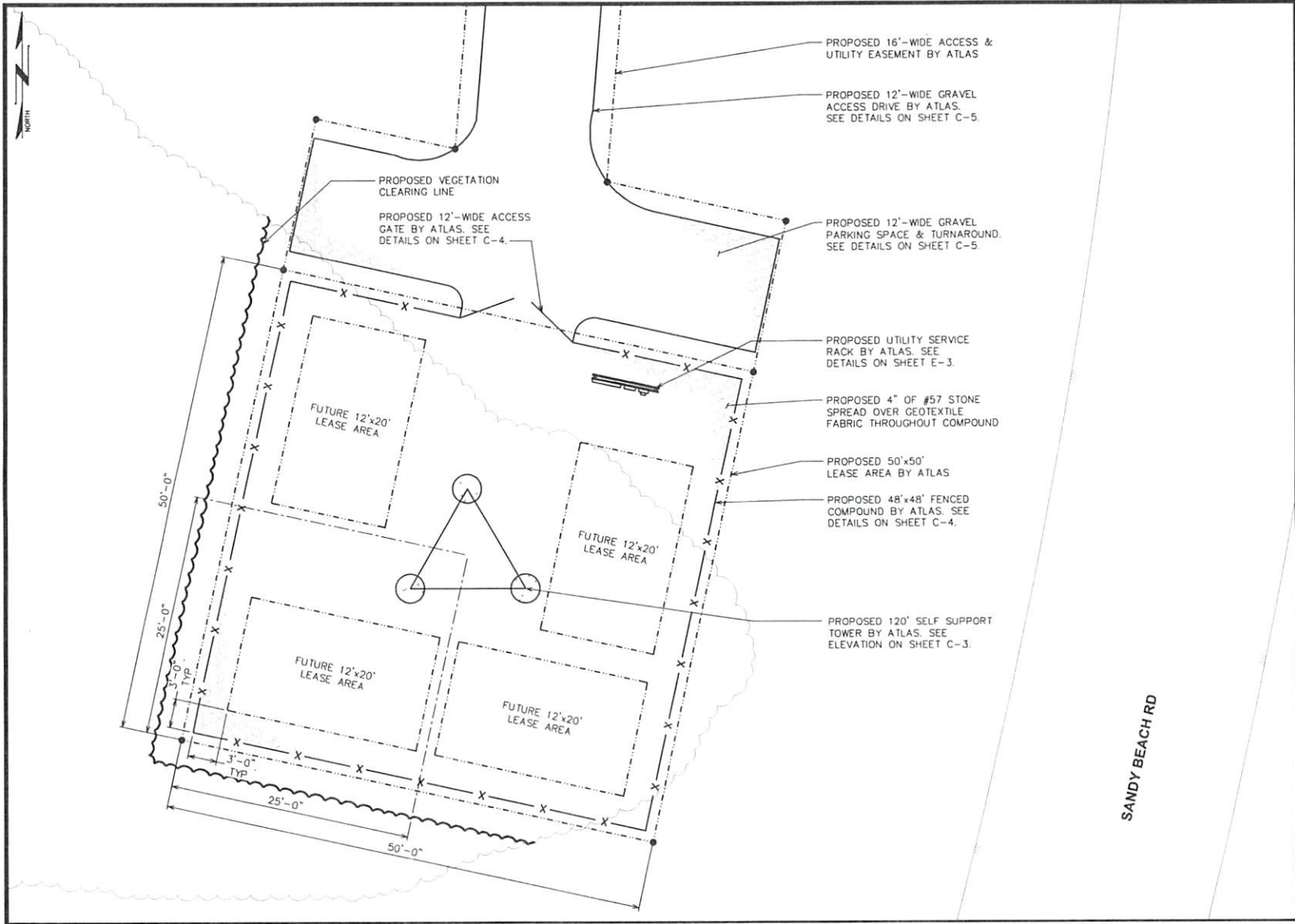
LEGEND

- PARENT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ⊡ EXIST. UTILITY POLE
- ⊞ EXIST. TELCO PEDESTAL
- ⊞ EXIST. POWER METER
- ⊞ EXIST. TRANSFORMER
- ⊙ PROPERTY CORNER
- LEASE/EASEMENT CORNER
- - -200- - - EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- - -OHW- - - OVERHEAD WIRE
- - -G- - - UNDERGROUND GAS
- - -R/W- - - RIGHT-OF-WAY
- x - CHAIN LINK FENCE
- ~ EXISTING TREE LINE
- ☀ EXIST. LIGHT POLE

SITE COORDINATES
 LATITUDE: N 55° 41' 25.4" (NAD '83)
 LONGITUDE: W 132° 31' 25.2" (NAD '83)



SITE PLAN
 SCALE: 1" = 200'




PROJECT INFORMATION:
THORNE BAY
 1218 SANDY BEACH RD
 THORNE BAY, AK 99919

PLANS PREPARED FOR:
WiBlue Inc.
 Office: (888) 609-9596

PLANS PREPARED FOR:
ATLAS TOWER
LLC BY PROXIMA
 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE (303) 566-8814
 www.tepgroup.net

SEAL:


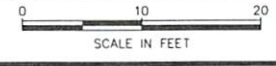
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REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: NMC

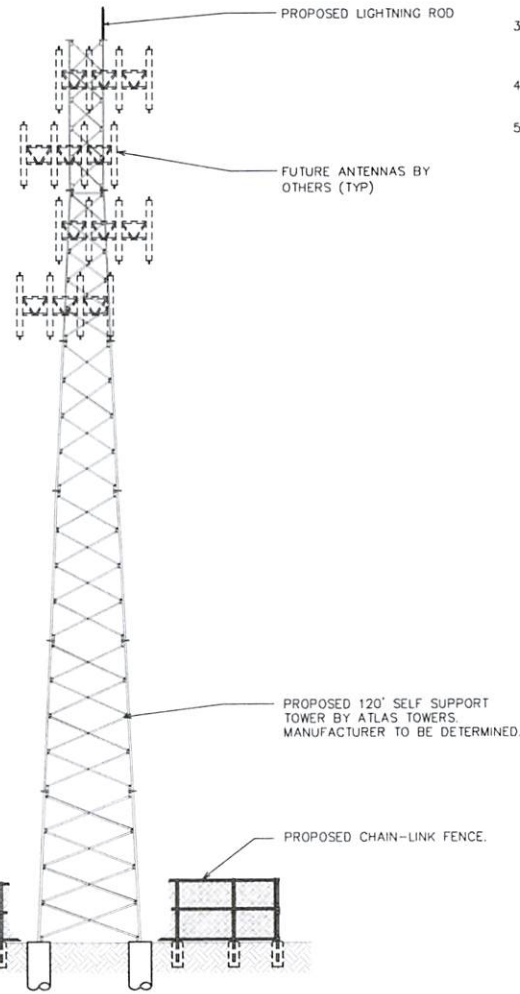
SHEET TITLE:
COMPOUND DETAIL

SHEET NUMBER: **C-2** REVISION: **0**
 TEP#:33705 | 420940

COMPOUND DETAIL
 SCALE: 1" = 10'



- 124'-0"±
T/LIGHTNING ROD
- 120'-0"±
T/TOWER
- 115'-0"±
C/ FUTURE ANTENNAS
- 105'-0"±
C/ FUTURE ANTENNAS
- 95'-0"±
C/ FUTURE ANTENNAS
- 85'-0"±
C/ FUTURE ANTENNAS
- 0'-0" (REF)
T/ GRADE



NOTES:

1. TOWER TO REMAIN A GALVANIZED COLOR.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX TO BE ROUTED UP WAVEGUIDE LADDER. (PROVIDED BY TOWER MANUFACTURER)
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

PROJECT INFORMATION:
THORNE BAY
 1218 SANDY BEACH RD
 THORNE BAY, AK 99919

PLANS PREPARED FOR:

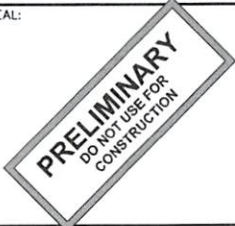
 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
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SEAL:


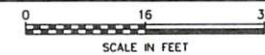
0	02-15-24	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: KES		CHECKED BY: NMC

SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER: **C-3** REVISION: **0**
 TEP#: 337051-420040

TOWER ELEVATION

SCALE: 1/8" = 1'-0"





**RESOLUTION 24-04-02-01
CITY OF THORNE BAY**

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF THORNE BAY, ALASKA,
AUTHORIZING ADVENTURE ALASKA TO RENT ELEVEN (11) ADDITIONAL BOAT STALLS
WITHIN THE MAIN THORNE BAY HARBOR

WHEREAS, the City Council is the governing body for the City of Thorne Bay, Alaska; and

WHEREAS, the Thorne Bay Municipal Code 18.20.070-Priority in Space Assignment, states that a person may rent more than 2 harbor stalls pending availability and approval from the Harbor Master and City Council; and

WHEREAS, Adventure Alaska understands that they may need to move their vessels if there is high demand from those who do not already pay for harbor stalls; and

WHEREAS, the Harbormaster has no objections to the City Council granting the request for additional harbor stalls as requested by Adventure Alaska.

NOW, THEREFORE BE IT RESOLVED, the City Council for the City of Thorne Bay, Alaska, hereby approves Adventure Alaska's request for renting 11 additional harbor stalls within the main Thorne Bay Harbor Facilities.

PASSED AND APPROVED by the City Council of the City of Thorne Bay, Alaska this 2ND day of April 2024, with a vote of _____ Yeah and _____ Nay.

Lee Burger, Vice Mayor

ATTEST:

Caitlyn Sawyer, City Clerk/Treasurer



CITY OF THORNE BAY
 PO Box 19110
 120 Freeman Drive

APPLICATION FOR MULTIPLE BOAT HARBOR STALLS

NAME Adventure Alaska Southeast LLC PHONE 907-828-3907

ADDRESS 206 Hemlock loop

CITY, STATE, ZIP Thorne Bay AK 99919

Business
 DRIVER'S LICENSE 000106 SOCIAL SECURITY Tin T000106

Billing preference: Mail Email: info@fishorhunt.com

Person responsible for boat when owner not available (MUST BE LOCAL resident unless approved by harbormaster)

NAME: Luther Jensen PHONE: 218-452-0801

ADDRESS: 1513 Shoreline Dr

Thorne Bay AK 99919

BOAT DATA - REQUIRED and MUST BE CURRENT.

REGISTRATION NUMBER BOAT NAME	AK#	EXP.	LENGTH	ANNUAL SEMI-ANNUAL MONTHLY	STALL #
#2 SKIFF <i>(renews 4/1/23)</i>	3438-AK		18.1	<i>ANNUAL</i>	<i>34</i>
#3 SKIFF	7056-AG		18.1		
#4 SKIFF	3426-AM		18.1		
#5 SKIFF	3144-AF		18.1		
#6 SKIFF	3146-AF		18.1		
#7 SKIFF	3363-AL		18.1		
NORTHRIVER 23	3137-AN		27.6		
NORTHRIVER 21	1061-AP		25.6		
NORTHRIVER XJET	2358-AM		24.2		
NORTHRIVER 150	5110-AJ		22.6		
NORTHRIVER 115	8910-AR		22.6		
NORTHRIVER 90	4825-AJ		21.5		
ALPHA + OMEGA <i>renews</i>	5139-AG		30.6	<i>Annual</i>	<i>81</i>

3/1/24



Adventure Alaska Southeast LLC
P.O. Box 19561, Thorne Bay, AK 99919

fishorhunt.com

info@fishorhunt.com
907-828-3907

Dear City Council,

Thank you for adding our annual request for boat slips at the city dock to the agenda for this meeting. This year, we need to request 11 monthly boat slips for the summer, starting 5/1/24 to meet the demand for our business.

As most of you know, these boat slips are an integral part of our business, and we hope that there will be no issues in reserving them once again.

Thank you again, from the entire team of locals at Adventure Alaska Southeast, for taking the time to review this request.

Best,

Jason Clowar/ Luther Jenson
Adventure Alaska Southeast, GM

fishorhunt.com
info@fishorhunt.com
Office: 907-828-3907



Sponsor: Lee Burger
Introduction: April 2, 2024
Vote: ___ Yeas, ___ Nays, ___ Absent

CITY OF THORNE BAY
RESOLUTION 24-04-02-02

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF THORNE BAY, ALASKA, APPROVING THE REQUEST FOR A 6-MONTH RENTAL EXTENSION FOR DEANA COTRELL OF LOT 1, IN THE THORNE BAY RV PARK

WHEREAS, the City Council is the governing body of the City of Thorne Bay; and

WHEREAS, the Thorne Bay Municipal Code 12.04.030-Occupancy Duration, Monthly Renters, provides that use of an RV space is limited to six consecutive months, unless an extension is approved by the City Council upon written request of renter; and

WHEREAS, Deana Cotrell wishes to renew her rental term for an additional six month; and

WHEREAS, Deana Cotrell has resided in the Thorne Bay RV Park since October 2023 and has kept current on her accounts with the city; and

WHEREAS, the City Administrator has no objection to approving the request for a six-month extension for Lot 1 rented to Deana Cotrell.

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Thorne Bay hereby approves the request for a 6-month rental extension for Lot 1, in the Thorne Bay RV Park.

PASSED AND APPROVED this 2nd day of April 2024, by a duly constituted quorum of the City Council with a vote of ___ Yeah, ___ Nays and ___ Absent.

ATTEST

Lee Burger, Vice Mayor

Caitlyn Sawyer, City Clerk/Treasurer