REGULAR PLANNING COMMISSION AGENDA

July 28, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/86847221296 or 1-253-215-8782 Webinar ID: 8868 4722 1296

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. June 9, 2026, Draft Minutes Regular Planning Commission

2. June 23, 2026, Draft Minutes Regular Planning Commission

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

1. USE2026 0006: An amendment to a Conditional Use Permit's (USE2006-00042) ongoing conditions for the Channel-facing side of the building to allow a façade-mounted art installation in a Waterfront Commercial (WC) zone.

Applicant: Tracys King Crab Shack
Location: 108 Peoples Wharf

DIRECTOR'S REPORT

The applicant requests an amendment to Conditional Use Permit USE2006 00042 to allow a façade-mounted art installation on the Channel-facing side of the building. The proposal includes sculptural elements extending from the second-story windows and aligns with the vision of CBJ-adopted waterfront plans.

STAFF RECOMMENDATION

Staff recommend the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit amendment. This would allow an

amendment to Ongoing Condition 14 of USE2006 00042, allowing changes to the Channel-facing side of the building beyond the originally approved plans.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. SMP2026 0001: Applicant requests a preliminary plat review for Phase IV, Chilkat Vistas Subdivision, proposing the subdivision of Tract A1 to create seven (7) single-family residential lots and extend Robbie Road.

Applicant: Chilkat Vistas LLC
Location: No existing address

DIRECTOR'S REPORT

Following the prior Phase I, Phase II, and Phase III subdivision approvals, Phase IV proposes single-family residential lots. Three lots may have accessory apartments. Prior settlement and sketch plat materials identify Robbie Road as terminating after the seven single-family lots and not serving as a public through street. Phase IV meets all development criteria set forth in the Richland Manor Settlement Agreement.

STAFF RECOMMENDATION

Staff recommend the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS.**

The approval is subject to the following conditions:

1. A drainage plan submitted and approved by General Engineering.

2. A full set of construction plans submitted and approved by General Engineering.

3. All improvements completed or bonded prior to signature of the plat.

4. Property taxes are to be paid prior to the signature of the plat.

2. SGE2026 0002: The applicant, CBJ Lands and Resources Division and the Engineering and Public Works Department, requests a Conditional Use Permit renewal for sand and gravel extraction at CBJ's Stabler Point Quarry in Auke Bay. The development was initially permitted in 1996, began operations in 2001, and has been modified through subsequent Planning Commission approvals authorizing amendments and expansions, including a 10-year permit renewal and expansion in 2016.

DIRECTOR'S REPORT

The 2026 renewal request includes an expansion of rock quarry operations, extension of the operational life to the year 2036, additional operating hours (one hour earlier and later), an increase of maximum blast size to 40,000 cubic yards (CY), including testing, and authorization that the Community Development Department (CDD) Director may grant temporary extension of operational hours and days during declared emergencies. Temporary extensions have been granted four times under the current permit.

STAFF RECOMMENDATION

Staff recommend the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit SGE2026 0002 with the requested modifications.

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

1. Additional Materials

S. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.

DRAFT MINUTES

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Erik Pedersen, Chair
June 9, 2026

A. LAND ACKNOWLEDGEMENT – Read by Ms. Cole.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

Lacey Derr, Vice Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 6:01 p.m.

Commissioners present:	Commissioners present in Chambers – Lacey Derr, Vice Chair; Mandy Cole, Clerk; Karinne Wiebold Commissioners present via video conferencing – Jessalynn Rintala, Vice Clerk; Douglas Salik; Carlee Simon
Commissioners absent:	Erik Pedersen, Chair; Larry Gamez; Kieth Koruna
Staff present:	Forrest Courtney, Senior Planner, Floodplain Manger; Jeffrey Hedges, Building Code Official; Nicolette Chappell, CDD Administrative Coordinator; Nicole Lynch, Attorney III
Assembly members:	Greg Smith

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. May 12, 2026 Draft Minutes, Regular Planning Commission

MOTION: *by Ms. Cole to approve the* May 12, 2026 *Planning Commission Regular Meeting minutes.*

The motion passed.

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

1. **USE2026 0005:** Conditional Use Permit for amendment of existing hotel approval (USE1999-50) to include four (4) additional guest rooms, restaurant, bar, and small-scale retail.

   Applicant: LaQuita Chmielowski
   Location: 1800 Shell Simmons Drive

Director's Report

The applicant requests a Conditional Use Permit to amend the existing 96 rooms, two-story hotel approval, USE1999 00050, to include four (4) additional guest rooms, totaling 100, and a restaurant, bar, and small-scale retail. No proposed changes to the existing footprint. Internal space created by converting the existing 1,065 square foot pool room and 1,500 square foot conference room.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2026 0005 with conditions.

MOTION: *by Ms. Cole to accept staff's findings, analysis, and recommendations, and approve USE2026 0005.*

The motion passed.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. **SMF2026 0002:** Final plat review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone.

   Applicant: Rob Worden
   Location: 4760 Glacier Hwy

Director's Report

Applicants request a Final plat review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE SMF2026 0002 with the requested conditions.

Ms. Cole asked for confirmation that the findings on Page 9 of 250 of the packet that have not been met will still be in effect and need to be met prior to the issuance of the final plat even though they are saying the final plat meets the standard set forth.

Mr. Courtney answered yes.

MOTION: *by Ms. Cole to accept staff's findings, analysis, and recommendations, and approve SMF2026 0002.*

The motion passed.

K. OTHER BUSINESS

L. STAFF REPORTS

Mr. Courtney shared that Director Ciambor will be returning to the office on Monday, and Senior Planner Minta Montalbo is currently serving as their Acting Planner Manager. He expressed that he attended the National Floodplain Conference in Milwaukee last week. He stated they recently recruited a Planner I and administrative officer, who will both start next Monday, and they just finished a round of interviews for the senior planner position, as they currently have two vacancies. He added they recently relaunched recruitment for their Planner 1, 2, and flex positions.

M. COMMITTEE REPORTS

Ms. Wiebold reported the Committee of Sustainability is working on field trips, including to the land fill.

N. LIAISON REPORTS

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. ADJOURNMENT

The June 9, 2026 Planning Commission Meeting was adjourned at 6:12 p.m.

DRAFT MINUTES

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Erik Pedersen, Chair
June 23, 2026

A. LAND ACKNOWLEDGEMENT – Read by Ms. Derr.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

Erik Pedersen, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 6 p.m.

Commissioners present:	Commissioners present in Chambers –Erik Pedersen, Chair; Lacey Derr, Vice Chair; Mandy Cole, Clerk; Jessalynn Rintala, Vice Clerk; Larry Gamez; Carlee Simon; Keith Koruna; Karinne Wiebold Commissioners present via video conferencing – Douglas Salik
Commissioners absent:	None
Staff present:	Scott Ciambor, CDD Director; Forrest Courtney, Senior Planner; Madeline Carse, CDD Administrative Assistant; Nicole Lynch, Attorney III; Emmanuel Lebbie, CDD Administrative Officer
Assembly members:	None

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

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E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

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H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. CSP2026 0001: The Alaska Department of Transportation and Public Facilities requests State Project Review for construction of a modified, partially signalized intersection at Egan Drive and Yandukin Drive.

Applicant: Alaska Department of Transportation and Public Facilities
Location: 8181 Glacier Hwy

Director's Report

The Alaska Department of Transportation and Public Facilities requests a State Project Review approval for construction of a modified, partially signalized intersection at Egan Drive and Yandukin Drive.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE City/State Project CSP2026 0001

Chair Pedersen recused himself from the item and asked Ms. Derr to preside over the item.

Jim Brown, Design Group Chief of Alaska DOT & PF, gave the history and overview of the intersection at Egan Drive and Yandukin Drive. He talked about the PEL that was conducted after concerns about safety at the intersection. He said they started with 15 different concepts with the stakeholder advisory groups, some of which included a mobility alternative, full access signalized intersection, two signalized T-intersections, and Diamond Exchange Overpass at the intersection, but they ultimately decided on the Partial Access Signalized Intersection Project.

Yuri Mereszczak, with Parametrix, discussed the preliminary design work that occurred since the PEL. He explained the intersection will maintain the right-in/right-out and left end movements to continue prohibiting left turns out, add a traffic signal at the intersection to stop Egan Drive traffic based on the detection of left turn vehicles or the pedestrian crossing button, two in-bound left turn lanes for both directions, a new at-grade pedestrian and bicycle connection between the Fred Meyer area, airport, and Honsinger Pond area, with new sidewalks and pedestrian ramps, median refuge areas, pedestrian activated signalized crossings, advanced warning flashers, and

lengthening of the northbound acceleration lane on Egan Drive. He went over what drivers, pedestrians and bicyclists can expect from the finished project and what users can expect during construction. He voiced that construction is anticipated to begin and end 2027 and last for around six months.

Mr. Brown expressed they are getting ready to head into final review and should be going into certification this fall and starting construction next spring, which is estimated to last 4 to 6 months. He also talked about public participation and stakeholder advisory groups participation.

Mr. Mereszczak added they met and spoke with the Public Works Committee in November and also gave thanks to CBJ's participation.

Ms. Cole asked why they chose this design over some of the others they discussed.

Mr. Brown answered some of the alternatives included economic impacts and situations where they would still have pedestrians running across the highway. He noted this is a crash prone intersection and they wanted to get something as expediently done as they could.

Mr. Gamez inquired if there was any consideration for a bus stop on Yandukin Drive, as people leaving the airport with luggage could have to cross that highway.

Mr. Mereszczak agreed that was an interesting consideration and said that bus stop may not even fall within the project area based on airport traffic. He shared they are partnering with Capital Transit and it would probably ultimately be a collaboration between DOT and Capital Transit to make something like that occur, but it was not a consideration so far for this project.

Ms. Wiebold asked if the pedestrians would be initiating crossing by pushing the button like at a normal intersection where they push it or like the one by IGA, where they stop everything and the lights come on for the pedestrian.

Mr. Mereszczak answered the pedestrian crossing on Egan Drive north and south bound through lanes will be regular pedestrian crossings with the button and walk signal, but for the crossing of the right turn lanes that come off and go into Fred Meyer or go on to Yandukin Drive, as well as crossing Yandukin to get to the Honsinger area, they will be pressing the button to activate flashing lights.

Ms. Wiebold asked if issues of speed were negated by the fact that the crosswalks are very close to the actual turns so cars almost slow completely by the time they are at a crosswalk.

Mr. Mereszczak responded yes, they used the geometrics and curvature to slow people down, but that is also what is already there and they felt that was not enough, which is why the flashing lights are part of this. He also shared some statistics on using the flashing lights.

Ms. Wiebold voiced the left turns are one of the biggest problems there. She said when trying to get to Fred Meyer's, the northbound or southbound people cannot go at the same time because the traffic signal prohibits that.

Mr. Mereszczak responded the northbound and southbound left turns will be able to go at the same time, and southbound left will not have to judge gaps with the northbound through traffic. He added there will also be a raised median in the center of the intersection to help better define the pathways for those left turns.

Ms. Cole voiced when making the lefthand turn southbound to Fred Meyer, there is a right merge lane going into Yandukin and they both have to merge to that small space before Fred Meyer.

Mr. Mereszczak explained currently there is a single lane for a short distance and then it widens to the left turn into Fred Meyer, but with the new design, they will have two lanes from that left turn and the inner left turn lane will go into the Fred Meyer access and the outer lane will continue on to Glacier Highway. He said the right turns will still be in a yield condition for gaps in traffic to go to Fred Meyer's, but the signal will help meter that.

Ms. Rintala commented the lefthand left lane will probably draw more traffic with people mostly going to Fred Meyer's. She inquired if they thought that would cause any downstream effects.

Mr. Mereszczak answered the length of the left turn lanes are such that it allows for backup traffic around 500 feet in each lane. He stated the lanes are actually about 1000 feet long to provide the room for that storage and room beyond that to allow vehicles coming into those lanes to decelerate. He was not concerned about backup out of the left turn lanes into Egan Drive traffic, but they did consider backup due to congestion at Yandukin and Honsinger, which is why they provided the same situation on that side. He added they talked with the DOT traffic engineer about good signage to put before the intersection and at the intersection to help people line into the proper lanes.

Ms. Simon asked if they would be eliminating all of the grassy median.

Mr. Mereszczak responded there will be around 5 to 7 feet of the grassy median left. He added part of what is taking up that grassy area is barrier to provide position protection between the dual left turn lanes and avoid crossing lane collisions.

Ms. Simon inquired if they see a potential problem after passing Fred Meyer's in the area of the funny stop sign.

Mr. Mereszczak answered they are not worried about a problem at that location as much as the other side of the road. He did not think the volumes going to and from Glacier Highway and the connection intersection would change too much with this project, but they were concerned about the Honsinger area. He shared they added a center to a left turn lane at Yandukin and Honsinger to allow drivers from Honsinger to come out and do a type of two stage action if turning left onto Yandukin.

Ms. Rintala stated there were a lot of community concerns about perceived safety risk at this intersection. She wondered what the community outreach looked like on this.

Mr. Brown expressed this project has really been identification of the community's interest in the safety concerns and hearing a lot of stories about lack of visibility and severity of crashes. He

said from this point forward, it is mostly outreach to determine the construction and a lot of the people they will impact by that, so a lot of their public involvement now more targeted for that rather than the design solution.

Ms. Simon commented that having one main artery and no other option seems like a missed opportunity. She inquired if there were any discussion on how to possibly not have this one road.

Mr. Brown responded they first focused on getting a speed reduction in place until they could get a signal in place, and step three would be looking at trying to find funding for an extension of the roadway behind Fred Meyer down to McDonalds.

Ms. Wiebold explained what they hear from people is that Egan is a state highway, but if they put too many lights on it, too many lights closer together or fully bladed intersections, it will not be a state highway, and then they lose their money.

Mr. Brown stated he was not aware of such a stipulation at all with that.

Ms. Derr asked who would be maintaining the snow removal there and who they should direct the public to on that, because if it is not removed, pedestrians will be standing on Egan Drive.

Mr. Brown answered it is a state route so it would be the state's responsibility, and he recommended contacting maintenance at 7 mile for that.

Ms. Derr asked for public comment on the item.

Jenny Smith, resident, asked why they did not have a pedestrian crossing bridge as one of the options.

Ms. Derr invited Mr. Brown and Mr. Mereszczak to come back up for closing.

Mr. Brown stated the question of the pedestrian crossing bridge came up during the PEL as well. He said a pedestrian bridge was one of the alternatives they were looking at potentially funding, but they do not know enough about the use patterns from pedestrians right now. He said by putting this signal in place and pedestrian crossing in first, they will have an assessment of how well that functions and see if there is a need for a pedestrian bridge.

Mr. Mereszczak added that is also a substantial cost investment and they want to make sure the usage is in place for reaping the benefits of that substantial cost investment. He noted with a pedestrian bridge there, they would have to go farther out of the way to get to it because of requirements with accessibility.

Ms. Derr asked for commission discussion and/or a motion.

MOTION: *by Ms. Cole to accept staff's findings, analysis, and recommendations, and approve CSP2026 0001.*

The motion passed.

2. VAR2026 0001: Non-Administrative Variance to reduce the rear yard setback in an Industrial zone.

Applicant: Mike Sturrock
Location: 1727 Anka Street

Director's Report

The applicant requests a Non-Administrative Variance to reduce the rear yard setback from 10 feet to 2 feet for the purpose of constructing a storage structure with a caretaker unit in an Industrial zone

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY VAR2026 0001.

Mike Sturrock explained he wanted to maximize practical use of industrial land. He said they currently have 0 foot side setbacks, 10 foot front and rear setbacks, and the 10 foot rear setback borders a parcel of land that is unbuildable and mined every year. He stated since it is bordering unbuildable land, he did not seed the need or purpose for the 10 feet rear setback. He noted that land is different than every other block of land in the subdivision. He asked to have the 10 foot rear setback reduced to make use of the industrial land.

Mr. Gamez asked if the setback was toward Lemon Creek and who owned the other side of the parcel.

Mr. Sturrock answered yes, it borders the rear of the property, but is 50 feet away from the property line. The owners of the other side is Colaska.

Mr. Gamez inquired if he was the first one on the line of Lemon Creek requesting this setback.

Mr. Sturrock responded yes, as far as he knew.

Ms. Cole noted the staff report says the 50 foot no build from the river extends 2 feet into his property, basically 8 foot of setback and 2 feet in the no build. She asked if that was his understanding.

Mr. Sturrock answered yes.

Mr. Koruna inquired if there were any erosion concerns happening on the back side of the property from Lemon Creek or the mining activities.

Mr. Sturrock responded he has not seen any.

Ms. Derr inquired if he had considered any other dimensions of his building to fit within the setback and still accomplish what he wanted to do.

Mr. Sturrock answered yes, but it makes the building 10 feet smaller and the land behind the building becomes unusable.

Mr. Koruna pointed out that in the packet he said something about utilizing the space between the new carport and the additional one and the space in between. He asked if he had a rough dimension of the ending of the existing carport to the beginning of the new building.

Mr. Sturrock answered roughly 22 feet.

Ms. Wiebold asked if the non-administrative variance is denied and the storage structure is still constructed, would it still maintain approximately 22 feet separation from the existing structure to accommodate circulation, as noted in the packet.

Mr. Sturrock yes, if he was to shrink the building.

Chair Pedersen asked for public comment. There was none.

Mr. Sturrock declined the need to add additional information or closing.

Chair Pedersen asked for Commission deliberation and/or a motion.

Ms. Cole commented it was clear that while the applicant would like to use this and his building would be 10 feet bigger if he were able to build into the setback, it did not meet the definitional standard of an undue hardship. Therefore, she agreed to deny the variance.

MOTION: *by Ms. Cole to accept staff's findings, analysis, and recommendations, and deny VAR2026 0001.*

The motion passed 5-4.

K. OTHER BUSINESS

L. STAFF REPORTS

Mr. Ciambor thanked CBD staff for helping with the last Planning Commission Meeting in his absence. He stated the Community Development Department have already gone through 450 building permits, 30 packs, and 30 NCC applications to date. He shared that they hired a new administrative officer and Planner I, changed some of the senior planner job descriptions in order to recruit more candidates, rehired Jospeh Myers in one of the new senior planner positions, and promoted David Peterson to Senior Planner. He expressed they have two Planner I and II positions open, in which they have 16 resumes in the queue for, and they still have the planning manager position vacancy. He voiced they updated almost all the job descriptions and refined a Planner I and II training module

to see if they can help planners to get a better understanding of the software system and start on substantial work quicker. In regard to EPL and Civic Access, they are working on the software and trying to figure out how best to train, setup standard protocols, and how to get the most use out of the system. He added CDD has rewritten almost all of their standard operating procedures since the transition, and there will be continued tweaking as they learn more. Mr. Ciambor shared they have had a big problem with legacy permits, and had to do a lot of leg work in reaching out to those applicants to get them to sign up for an account and get all their information they already submitted into the system. He said Planning staff is in a mixed phase of working 80% in Civic Access while also still dealing with their old legacy system. He felt implementing this software has been a big culture shift internally and on the customer side. He added one of the key features of the new software is applicants can see their status and if the status does not change, they start getting calls on why. He emphasized they are still in transition and there are new things to learn every day and they will have a move to another office building at some point. Mr. Ciambor expressed the Advisory Committee would be meeting tomorrow to start looking into the growth and land use scenarios that came out of the last round, and they will fine-tune their commentary for preparations to go public with the scenarios. He said they have been warning applicants that when the Planning Commission packet gets posted, they have been getting immediately bombarded with requests of money, emails scans, and wire transfers. He stated they talked with Law and IT about it and decided to redact emails on all the public documents, but that did not work, so they are trying to figure that out.

M. COMMITTEE REPORTS

N. LIAISON REPORTS

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Ms. Wiebold asked when they are going to vote on the DOT proposition.

Chair Pedersen explained it is up to the chair to call a roll call vote or ask if there is any opposition. He said the chair usually tries to feel out the room in the discussion and if people do not really ask questions or indicate opposition, the chair usually leans more towards just asking for any opposition.

Ms. Simon stated if there any committees that need someone, she currently does not have any and was available for that.

Chair Pedersen responded they would keep that in mind, especially when they do new committee assignments at the beginning of the year. He added sometimes the Assembly forms new advisory committees for special projects, but there were none upcoming yet.

Mr. Salik asked for an idea of what the future looks like in terms of meetings.

Mr. Ciambor responded so far they have two cases scheduled in July for the end of the month and August has not be set yet, but he assumed they would have stuff for each meeting through the fall.

Q. EXECUTIVE SESSION

R. ADJOURNMENT

The June 23, 2026 Planning Commission Meeting was adjourned at 7:23 p.m.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2026 0006
HEARING DATE: JULY 28, 2026

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: July 20, 2026

TO: Erik Pedersen, Chair, Planning Commission

BY: Kathryn Oberlin, Planner I

THROUGH: Scott Ciambor, Director

PROPOSAL: An amendment to a Conditional Use Permit's (USE2006-00042) ongoing conditions for the Channel-facing side of the building to allow a façade-mounted art installation in a Waterfront Commercial (WC) zone.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Request to amend an ongoing condition of USE2006-00042 (**Attachment B** and **C**) to allow changes to the building's originally-approved design.
- Sculptural element of the façade-mounted installation sets it apart from signs, canopies, and other architectural features.

GENERAL INFORMATION	
Property Owner	Menzi 2025 Trust
Applicant	Tracy's King Crab Shack
Property Address	108 People's Wharf
Legal Description	TIDELANDS ADDITION BL 83 LTS 9 FR & 12
Parcel Number	1C070K830070
Zoning	Waterfront Commercial (WC)
Land Use Designation	Marine Commercial (MC)
Lot Size	4,747 square feet
Water/Sewer	CBJ-provided
Access	People's Wharf
Existing Land Use	Tracy's King Crab Shack
Associated Applications	FZD2026 0008

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

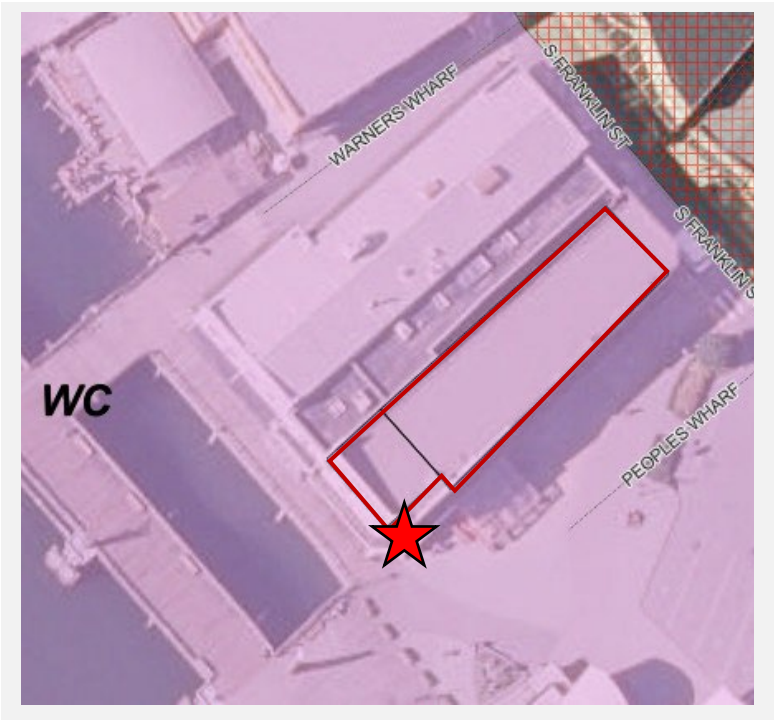
Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.15.330
  - 49.15.830(b)(2)
  - 49.45.220(c)
  - 49.80.120

The Commission shall hear and decide the case per *49.15.330(a) Conditional Use Permit.* *A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (**WC**)	Commercial
East (**WC/MU**)	South Franklin Street
South (**WC**)	People's Wharf
West (**WC**)	Seawalk

SITE FEATURES	
Anadromous	N/A
Flood Zone	Zone VE (EL25), Panel 02110C1567E
Hazard	None mapped
Hillside	N/A
Wetlands	N/A
Parking District	Town Center Parking, No Parking Required
Historic District	No
Overlay Districts	Mining and Exploration Surface Activities Exclusion, Urban Mining, Cruise Ship Berthing and Lightering

BACKGROUND INFORMATION

Project Description – Applicant is proposing a sculptural art installation extending from second-story windows (**Attachment A**). The installation will be installed and removed seasonally. This proposal would amend USE2006-00042, ongoing condition #14, "A canopy and storefront shall be constructed on the Gastineau Channel-facing side of the building, as shown on the attached plans and in accordance with the Long Range Waterfront Design Criteria." The proposed 570-square-foot art installation will project approximately one foot past the existing awning, approximately eleven feet above the sidewalk. The materials will consist of aluminum and a foam coating. The proposed installation would be on the Channel-facing façade of a commercial structure at 108 People's Wharf (Tracy's King Crab Shack).

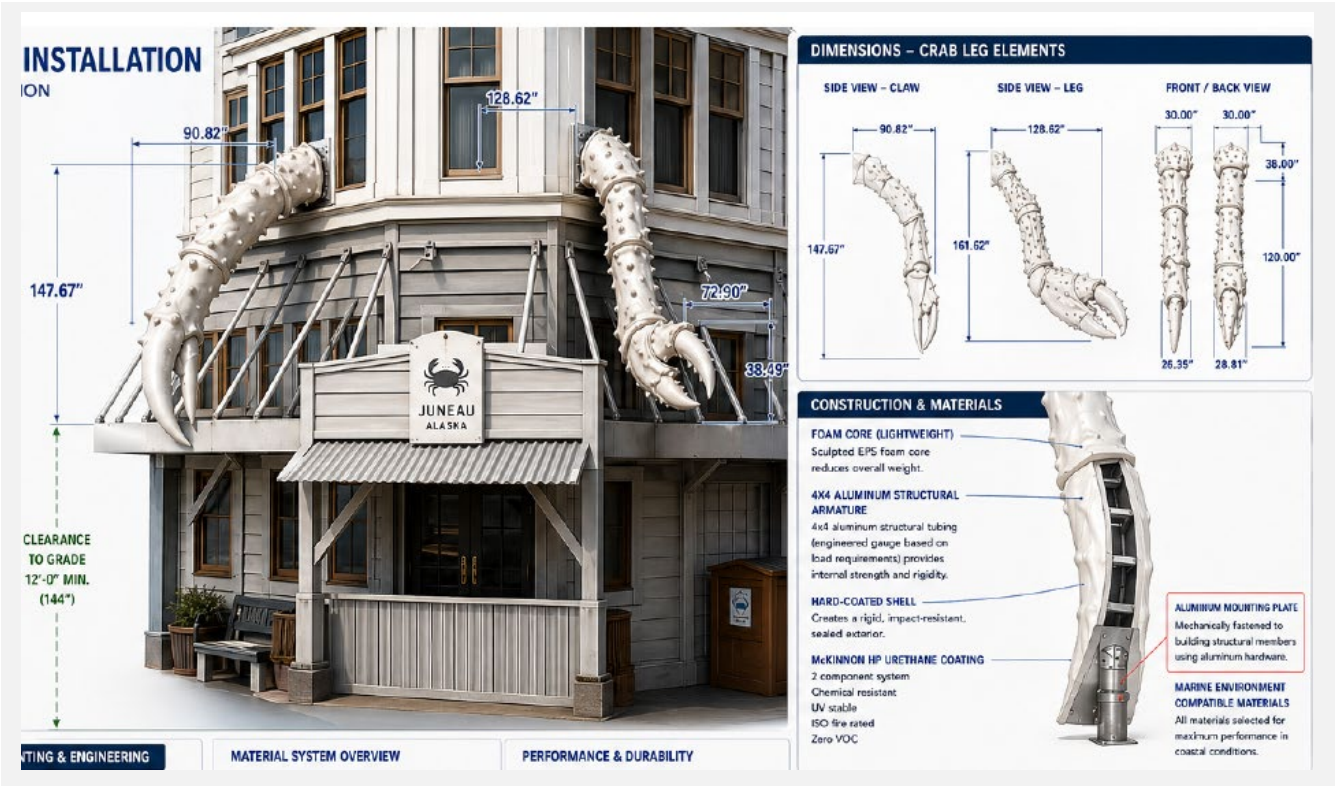
Background – The People's Wharf Building was redeveloped in 2006 following approval of Conditional Use Permit USE2006-00042 (**Attachment B** and **C**), which authorized a new two-story commercial building with retail, apartments, and storage in the Waterfront Commercial (WC) zoning district. A separate Conditional Use Permit, USE2006-00043 (**Attachment D**), approved construction within a moderate hazard zone. The project also received variances for development seaward of mean high tide, setbacks, parking, and vegetative cover (**Attachments E, F,** and **G**). The existing building was constructed under BLD2006-00674. A Certificate of Occupancy was issued for the existing structure in 2007 (**Attachment J**). Subsequent permits have primarily consisted of tenant improvements and minor alterations. The adopted 2003 Long Range Waterfront Plan and 2008 Waterfront Design Guidelines emphasize a waterfront that is pedestrian-oriented for residents and visitors which includes the incorporation of public art that enhances the seawalk without inhibiting circulation. The proposal is in alignment with the vision of these waterfront plans.

Date	Item	Summary
1962	Survey	Tidelands Addition Survey (**Attachment H**).
1987	Plat	Juneau Plat 87-10. A subdivision of Lot 7 and Lot 9, Block 83 Tidelands Addition (**Attachment I**).
2006	Variance	VAR2006-00029: A Variance request to construct seaward of the reach of mean high tide (**Attachment E**).
2006	Variance	VAR2006-00030: A Variance request to reduce the setbacks outside of the Historic District to 0' where 10' is required (**Attachment F**).
2006	Variance	VAR2006-00032: A variance request to allow for 0% vegetative cover where 10% is required (**Attachment G**).
2006	Conditional Use Permit	USE2006-00042: A Conditional Use permit for a new 5,100-square-foot commercial development with second-story storage and apartments (**Attachment B** and **C**).
2006	Conditional Use Permit	USE2006-00043: A Conditional Use permit for construction in a moderate hazard zone (**Attachment D**).
2006	Building Permit	BLD2006-00674: New two-story, 10,398-square-foot People's Wharf building with first-floor retail space and three second-floor apartments and storage space.
2006	Building Permit	BLD2006-00647: Demolition of retail/residential building.
2007	Certificate of Occupancy	New two-story, 10,398-square-foot People's Wharf building with first-floor retail space and three residential units issued June 26, 2007 (**Attachment J**).
2007	As-Built Survey	A signed and stamped as-built survey from William T. Pence dated June 5, 2007 (**Attachment K**).
2026	Pre-Application Conference Report	Report from pre-application conference held on May 6, 2026, where applicant's team discussed the details of the proposed art installation with the planning, building, and general engineering divisions (**Attachment L**).
2026	Assessor's Records	Historical documents from the Assessor's Office recording site history and appraised values (**Attachment M**).

ZONING REQUIREMENTS

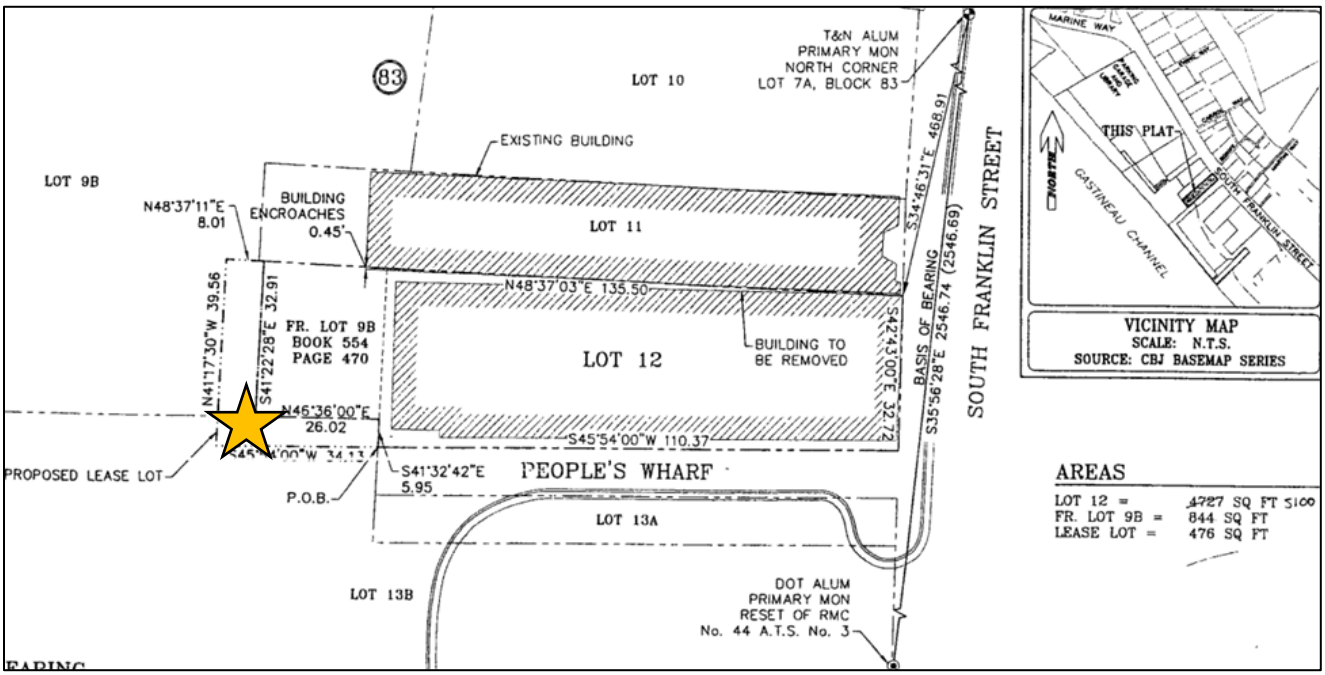
Standard		Requirement	Existing	Code Reference
Lot	Size	2,000 square feet	4,747 square feet	CBJ 49.25.400
	Width	20 feet	33 feet	CBJ 49.25.400
Setbacks	Front	0 feet	0 feet	CBJ 49.25.400
	Rear	0 feet	0 feet	CBJ 49.25.400
	Side	0 feet	0 feet	CBJ 49.25.400
	Street Side	0 feet	0 feet	CBJ 49.25.400
Lot Coverage Maximum		None	100%	CBJ 49.25.400
Vegetative Cover Minimum		0%	0% (VAR06-32)	CBJ 49.50.300
Height	Permissible	35 feet	2-stories	CBJ 49.25.400
	Accessory	35 feet	N/A	CBJ 49.25.400
Maximum Dwelling Units/Acre		18 units/acre	3 units/0.12 acre	CBJ 49.25.500
Use		Waterfront Commercial	2.200 Sales and Rental of Goods, Merchandise, or Equipment	CBJ 49.25.300

PROPOSED INSTALLATION



ANALYSIS

Project Site – The project site is located at 108 People's Wharf. The adjacent uses are also commercial and align with the intention of the underlying Waterfront Commercial (WC) zoning district as retail services linked to maritime clientele.



Condition: None

Project Design – The structure, which was approved through USE2006-00042, is limited to approved plans. Ongoing Condition 14 of USE2006-00042 requires that the canopy and storefront on the Channel-facing side of the building be constructed as shown on the attached plans and in accordance with the Long Range Water Front Design Criteria (**Attachment C**). Amending USE2006-00042 and removing Ongoing Condition 14 would allow modifications to the Channel-facing canopy and storefront, provided they are otherwise consistent with the conditions of approval and applicable provisions of CBJ Title 49 (e.g., building permit, floodplain development permit, etc.).

Condition: None

Originally-approved elevation

Proposed elevation

Traffic – Traffic would primarily be pedestrian. The proposed art installation is located adjacent to the cruise-ship docks. This area serves as a primary pedestrian arrival point for cruise-ship passengers, who disembark onto the wharf and travel on foot to Franklin Street and other downtown destinations.

Condition: None

Vehicle Parking & Circulation – The lot is in the No Parking Required Area. Staff has identified concerns regarding pedestrian congestion and circulation (See image above from 2023 CBJ Parcel Viewer imagery). The applicant has discussed mitigating long lines. The installation will not reduce the width of the pedestrian route or obstruct access to the wharf or adjacent businesses.

Condition: None

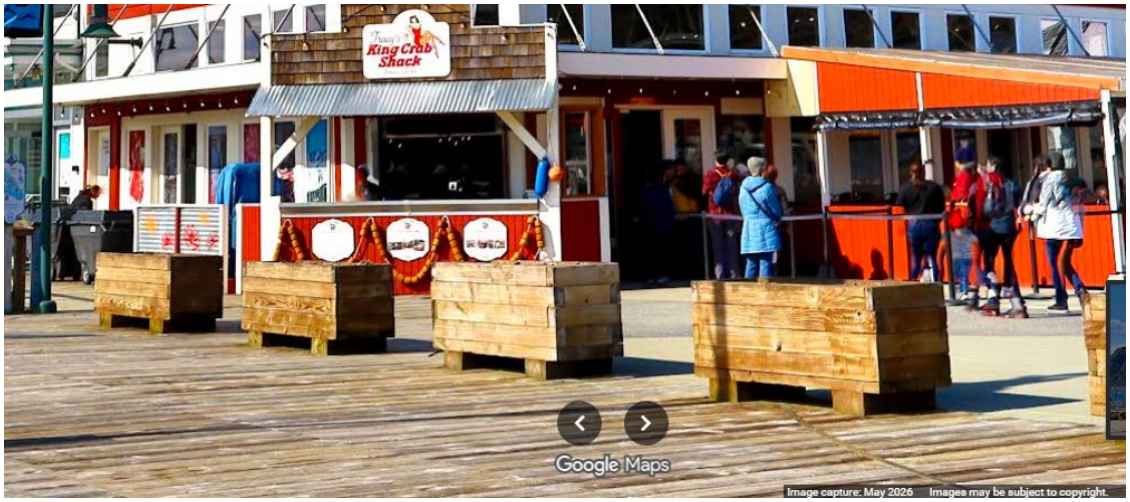
Noise – Staff does not anticipate the proposed art installation causing additional noise.

Condition: None

Lighting – The applicant is not proposing any additional lighting.

Condition: None

Vegetative Cover & Landscaping – VAR2006-00032 conditioned a mixture of baskets and trellises as approved by the variance and certified by the Certificate of Occupancy (**Attachment J**). The image below shows planters located adjacent to the lot.



Condition: None

Habitat - No anadromous waterbodies are on the subject parcel, or within 50 feet.

Condition: None

Drainage and Snow Storage – No new snow storage proposed. No drainage concerns identified.

Condition: None

Historic District – The portion of the structure where the installation is proposed is not in the historic district.

Condition: None

Flood Zone - The proposed installation is located within a Special Flood Hazard Area (Zone VE). Development within a Special Flood Hazard Area requires either a Floodplain Development Permit or a Flood Zone Exception.

Condition: None

Public Health, Safety, and Welfare – The proposed art installation projects from the building similar to a canopy or projecting sign. Consistent with the clearance standards in CBJ 49.15.830(b)(2) for canopies and CBJ 49.45.220(c) for projecting signs, the installation shall maintain a minimum vertical clearance of eight feet above any pedestrian walkway. Requiring a minimum clearance of eight feet above pedestrian areas protects pedestrians and helps maintain a safe and accessible use of the public way.

Condition: The installation shall maintain a minimum vertical clearance of eight feet above any pedestrian walkway.

Property Value or Neighborhood Harmony – No evidence suggests the proposal would result in a significant adverse impact on surrounding property values or neighborhood harmony. While the proposal is not consistent with neighboring commercial façades, it is in alignment with the presence of art installations in the Downtown area.

Condition: None

AGENCY REVIEW

CDD conducted an agency review comment period between June 22 and July 10 and received the following responses, which can be found in **Attachment N**:

Agency	Summary
General Engineering	No comments received.
Capital City Fire and Rescue	No comments received.
Building Division	The Building Division has no comments or concerns for this project.
Lands and Resources	No comments received.
Docks and Harbors	The Docks & Harbors Board does not object to the art installation at Tracy's Crab Shack as long as it does not impede emergency vehicle access and is designed to withstand wind loads in accordance with applicable design criteria.
Streets and Fleets	No objection.
Visitor Industry	No concerns.
Alaska Department of Transportation	No comments or objections, provided the installation is outside S. Franklin ROW.

PUBLIC COMMENTS

CDD conducted a public comment period between June 18 and July 6. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment O**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment P**). No public comments were submitted at time of writing this staff report.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, the 2003 Long Range Waterfront Master Plan, 2008 Waterfront Design Guidelines and the 2015 Juneau Economic Development Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	11	163	Map M	Complies with Marine Commercial land designation.
	5	48	Policy 5.5	To maintain and strengthen Downtown Juneau as a safe, dynamic, and pleasant center for commercial activities.
	5	53	Policy 5.6	To encourage tourism, convention, and other visitor-related activities through the development of appropriate facilities and services, while protecting Juneau's natural, cultural and economic attractions for local residents and visitors alike, and to participate in the accommodation of the future growth of tourism in a manner that addresses both community and industry concerns.

PLAN	Chapter	Page No.	Item	Summary
2003 Long Range Waterfront Master Plan	2. Organizing a Compelling Vision for Juneau's Waterfront	31	Concepts Organization Plan	Area D: Critical to area success is strengthening and extending the seawalk, allowing it to emerge as a desirable corridor that residents and visitors enjoy for recreation purposes as a circulation alternative to Franklin Street.
2008 Waterfront Design Guidelines	3. Design Guidelines for New Construction	19	3.20	Develop the ground floor level of a project to encourage pedestrian activity.
		19	3.21	Avoid blank walls or the appearance of a vacant wall.
	4. Design Guidelines for the Public Streetscape, Seawalk, Public Art & Plazas.	26	4.15	Locate public art installations to enhance the urban environment.
		27	4.16	Provide a clear continuous, unimpeded seawalk.
	6. Design Guidelines for Signs.	32	6.6	Using a symbol for a sign is encouraged.
		35	6.12	Use signage materials that are compatible with the building facade.
		36	6.16	A corporate logo or color scheme incorporated into a building may be recognized as a sign.
		37	6.17	Avoid damaging or obscuring and architectural details or features when installing signs.
2015 Juneau Economic Development Plan	5. Action Plan for Juneau's Economy	76	Initiative: Build on Our Strengths	Supports initiative to build on Juneau's competitive advantage of the visitor industry.
		88	Initiative: Revitalize Downtown	Aligns with Downtown Juneau's function as the city's most commercial center, supporting the tourism economic center.
2026 Blueprint Downtown Area Plan	2	45	Actions	Promotes uses and facilities that enhance the public realm, such as ground floor retail, plazas and parks, public seating, landscaping and street trees.

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. ***Is the application for the requested Conditional Use Permit complete?***

   Analysis: No further analysis needed.

   Finding: Yes. The application contains the information necessary to conduct a full review of the proposed amendment. The applicant's submittal, including appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. ***Is the proposed use appropriate according to the Table of Permissible Uses (TPU)?***

   Analysis: The existing structure is 5,100 square feet and used for the storage and display of goods, which is a major development under Use 2.200 and permissible through the Conditional Use Permit process (USE2006-00042) in the WC district. The portion of the structure where the installation is proposed is a seasonal seafood restaurant without drive-through service (Use 8.100), which is a minor development and permissible in the WC district.

   Finding: Yes. The requested conditional use permit is appropriate according to the Table of Permissible Uses.

3. ***Will the proposed development comply with the other requirements of this chapter?***

   Analysis: No further analysis needed.

   Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, and noise.

4. ***Will the proposed development materially endanger the public health, safety, or welfare?***

   Analysis: No further analysis needed.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the requested art installation, in a WC zoning district, will materially endanger the public health or safety.

5. ***Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

   Analysis: No further analysis needed.

   Finding: No. There is no evidence to suggest that with appropriate conditions, the requested art installation, in a WC zoning district, will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: No further analysis needed.

Finding: Yes. The proposed art installation, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan, 2015 Juneau Economic Development Plan, 2008 Waterfront Design Guidelines, and 2003 Long Range Waterfront Master Plan.

RECOMMENDATION

Staff recommend the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit amendment. This would allow an amendment to Ongoing Condition 14 of USE2006-00042, allowing changes to the Channel-facing side of the building beyond the approved plans.

The approval is subject to the following conditions:

1. The installation shall maintain a minimum vertical clearance of eight feet above any pedestrian walkway, consistent with the clearance standards in CBJ 49.15.830(b)(2) for canopies and CBJ 49.45.220(c) for projecting signs.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	NOD_USE06-42
Attachment C	STF_USE06-42
Attachment D	NOD_USE06-43
Attachment E	NOD_VAR06-29
Attachment F	NOD_VAR06-30
Attachment G	NOD_VAR06-32
Attachment H	1962 Tidelands Addition Survey
Attachment I	87-10 Subdivision of Tidelands Addition
Attachment J	CO_BLD2006-00674
Attachment K	As-Built Survey
Attachment L	PAC26-17 Final Report Without Attachments
Attachment M	Assessor's Records
Attachment N	Agency Comments
Attachment O	Abutters Notice
Attachment P	Public Notice Sign Photo

City & Borough of Juneau, Alaska
155 Heritage Way Juneau, AK 99801

Plan NO.: ***USE20260006***
Plan Type: **PL - USE - Conditional Use Permit**
Work Classification: **Commission Approval (Final)**
Plan Status: **In Review**
Apply Date: **05/21/2026**
Expiration: **[None Listed]**

Location Address

108 PEOPLES WHARF, JUNEAU, AK 99801

Parcel Number

1C070K830070

Contacts

Tracy LaBarge, TRACYS KING CRAB SHACK **Applicant**	William Heumann, Polar Properties **Owner**
, JUNEAU, AK 99802	
(907) 790-2722 [redacted]@kingcrabshack.com	(907) 723-4540 [redacted]@msn.com

Description: Art Installation of Crab Legs extending out from 2nd story of building

Fees	Amount
Public Notice Sign Fee	50.00
Public Notice Sign Deposit	100.00
Class II Use Fee	500.00
Total:	**$650.00**

Payments	Amt Paid
Total Fees	**$650.00**
Credit Card	$550.00
Credit Card	$100.00
Amount Due:	**$0.00**

Additional Information:

Note: *Only answered questions are listed below. For a full view of all application questions see Civic Access More Info Tab:*

https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/plan/ba530939-4a7c-489b-8b6f-24cbb071fdf0?tab=moreinfo

Pre-Application Case Number: APC20260017
Describe the Project: A seasonal art installation of king crab legs crawling out of the top story, exterior facade windows on the building.
Describe the Project Purpose: This installation is meant to honor the Crabbing/Fishing Industry and celebrate 20 years of business in town. We have commissioned a seasoned, museum quality sculptural art installation
Describe the Project Site Circulation: The legs will come out of our offices on the second floor of the building. The legs will not be branded, no logo, no advertising or lights. We believe it will serve as a meaningful cultural landmark, photographic destination for all who visit Juneau.
Describe the Project Traffic: I don't anticipate traffic to be any different than a busy day on the cruise ship docks. It will be landmark for Juneau and people will post pictures, enhance the visitors experience and provide a cultural and photographic moment on the Juneau waterfront.
Describe the Project Site Drainage: Waterfront dock
Describe the Project Site Snow Storage: No storage
Describe the Project Site Vegetation: City planter flower boxes
Describe Any Other Project Details: We have commissioned world class movie production designers with 30 years' experience in installations in amusement parks, sporting events, commercials. They are used to working with difficult conditions such as wind. The legs will be taken down in the winters to preserve quality.
Comprehensive Plan: Similar to other art around town such as Taku Smokeries Crab, Alaska native art on buildings.
Accessory Apartment?: No
Total Area of Lot (Sq. Ft): 10000
Total Area of Existing Structures(s) (Sq.Ft): 10000
Total Area of Proposed Structure(s) (Sq. Ft.): 572
Total Lot Coverage Existing Structure(s) (Sq. Ft.): 10000 sf
Total Lot Coverage Proposed Structure(s) (Sq. Ft.): 572 sf
Current use of land or building(s): Restaurant and gift shops with offices and apartments
Proposed use of land or building(s): Extending legs out of our office on the second floor.
Project includes proposed lighting?: No
Existing lighting to remain?: N/A
CBJ Water Available?: On Site
CBJ Sewer Available?: On Site
Class I Use: No
Class II Use: No
Class III Use: No
Class IV Use: No
Class V Use: No

CRAB LEG SCULPTURAL INSTALLATION

SEASONAL PUBLIC ART INSTALLATION

CONCEPT

- Seasonal public art
- Celebrates local crab industry
- Enhances visitor experience

SEASONAL & TEMPORARY

This is a seasonal, temporary public art installation installed during peak tourism months and fully removed and stored during the off-season.

- No permanent alteration to the building
- No long-term maintenance burden
- If issues arise, it's removable

TOURISM / SEASONAL

Designed to enhance the visitor experience during peak cruise season while celebrating local industry.

EXTREME WEATHER PLAN

Removal trigger plan:

- Removed before winter storm season
- Designed for X wind load

INSTALL PROTOCOL

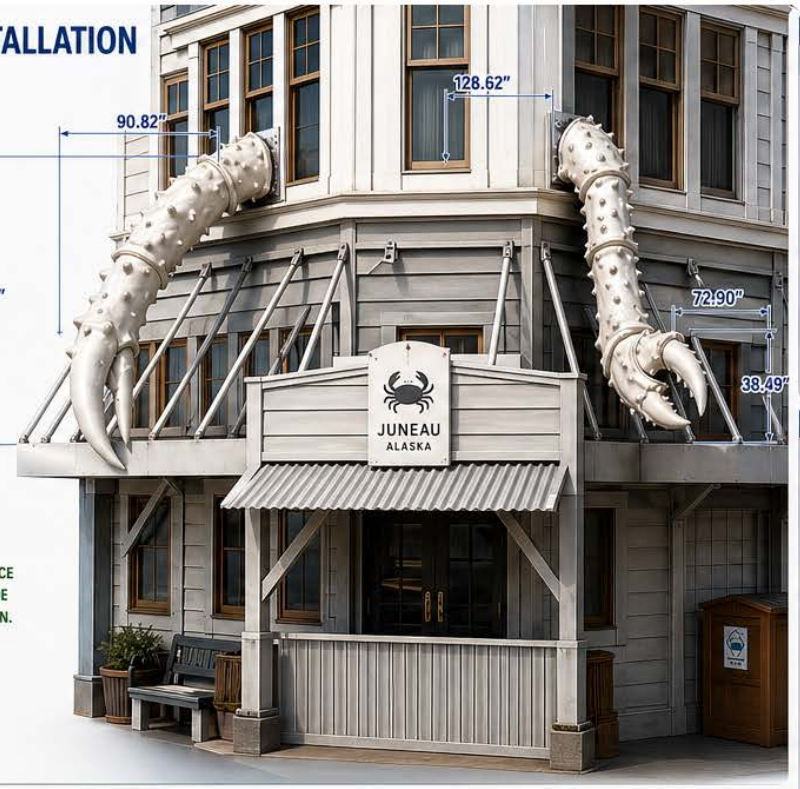
Each season includes a documented install and inspection process, including structural check, mounting verification, and surface condition review prior to public exposure.

CLEARANCE / PUBLIC SAFETY

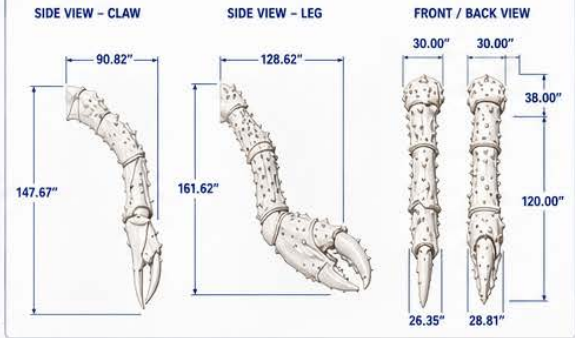
The crab leg and claw are installed well above code-required clearance and are not low enough to be interactive or climbable.

Out of reach / above code-required clearance

Because of the cantilevered form, we're working with an engineer to ensure wind load and moment forces are fully accounted for in the mounting system.



DIMENSIONS – CRAB LEG ELEMENTS



CONSTRUCTION & MATERIALS

FOAM CORE (LIGHTWEIGHT)
Sculpted EPS foam core reduces overall weight.

4X4 ALUMINUM STRUCTURAL ARMATURE
4x4 aluminum structural tubing (engineered gauge based on load requirements) provides internal strength and rigidity.

HARD-COATED SHELL
Creates a rigid, impact-resistant, sealed exterior.

McKINNON HP URETHANE COATING
2 component system
Chemical resistant
UV stable
ISO fire rated
Zero VOC

ALUMINUM MOUNTING PLATE
Mechanically fastened to building structural members using aluminum hardware.

MARINE ENVIRONMENT COMPATIBLE MATERIALS
All materials selected for maximum performance in coastal conditions.

MOUNTING & ENGINEERING

The internal aluminum armature terminates at aluminum mounting plates, which are mechanically fastened into the building's structural members—not just the facade.

Final attachment will be reviewed and stamped by a structural engineer.

MATERIAL SYSTEM OVERVIEW

FOAM CORE (LIGHTWEIGHT)
EPS foam core keeps overall weight low, reducing load on the building.

4X4 ALUMINUM STRUCTURAL ARMATURE
Carries structural forces and provides the engineering backbone.

McKINNON HP URETHANE COATING
2 component system, Chemical resistant, UV stable, ISO fire rated, Zero VOC.

RESULT
Creates a hardened, impact-resistant shell suitable for exterior public installation.

PERFORMANCE & DURABILITY

LIGHTWEIGHT + STRONG
Foam core reduces load; aluminum armature provides strength.

DURABLE & WEATHER RESISTANT
Sealed, waterproof, impact-resistant exterior—similar to systems used in themed environments and public displays.

BUILT FOR COASTAL CONDITIONS
Designed to withstand a full season of coastal weather—rain, salt air, and temperature shifts.

FIRE-RATED & ZERO VOC
Meets ISO fire rating requirements and uses zero-VOC materials for public safety and environmental responsibility.

SAFETY + ENGINEERING INTENT

- ☑ Temporary installation
- ☑ Engineered mounting system
- ☑ Wind + environmental consideration
- ☑ Annual inspection protocol
- ☑ All materials marine environment compatible
- ☑ Removable with no permanent alteration to the building

LOGISTICS

INSTALL TIMELINE
Installed prior to peak cruise season (May – June)

REMOVAL TIMELINE
Removed before winter storm season (Sept – Oct)

STORAGE PLAN
Elements are cleaned, inspected, and stored indoors for off-season protection.

KEY SPECIFICATIONS

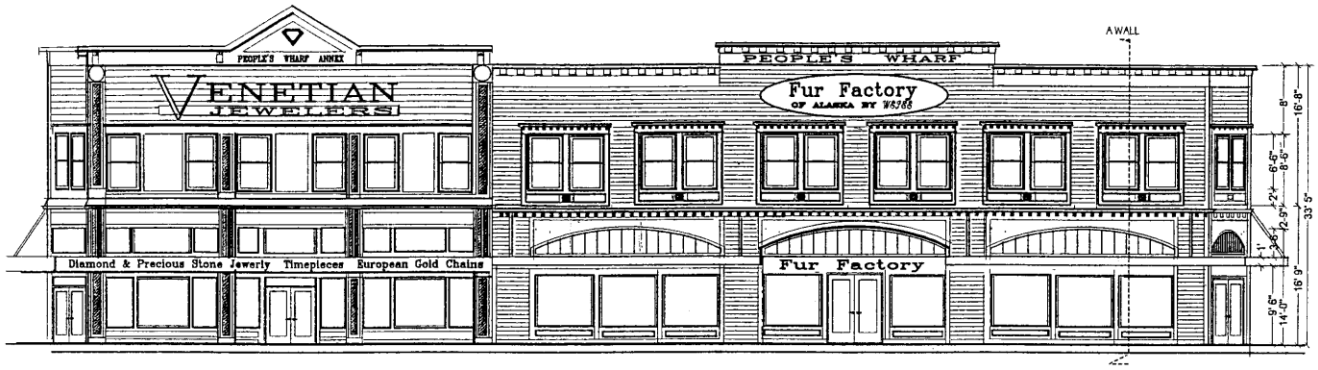
- Base (Core): EPS foam, lightweight
- Structure: 4x4 aluminum structural tubing (engineered gauge)
- Coating Structure: Hardened shell
- Coating / Paint: McKinnon HP urethane coating (2 component system)
- Wind Rated To: Designed for X wind load (final to be engineered)

PROVEN SYSTEM. PROVEN RESULTS.

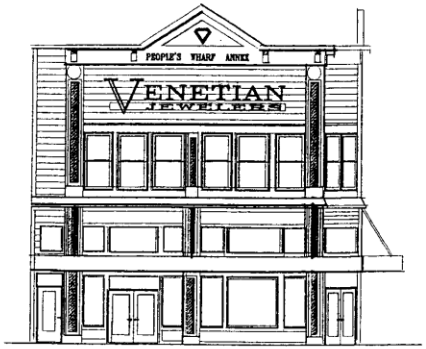
We selected this system specifically because it's commonly used in theme park and public installations where safety, durability, and fire compliance are critical. This reframes it from an "art experiment" to a proven industry approach.

COMPLIANCE & STANDARDS

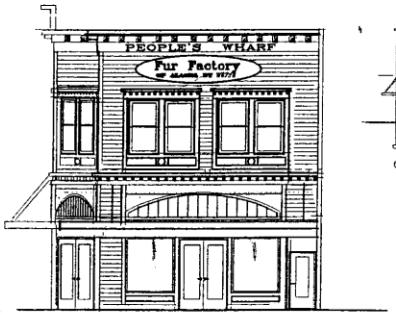
- Designed and reviewed by structural engineer
- Materials selected for marine environment compatibility
- Fire rated (ISO)
- Zero VOC materials
- Built for public safety and durability



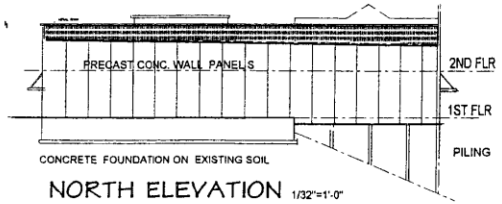
SOUTH ELEVATION 3/32"=1'-0"



WEST ELEVATION 3/32"=1'-0"



FRANKLIN STREET ELEVATION 3/32"=1'-0"



NORTH ELEVATION 1/32"=1'-0"

ELEVATIONS NOTES
1. Siding -BEVEL WOOD SIDING 6"EXPOSURE AT FUR BUILDING SIDE HOME SCUKER / AIR SPACE WITH AIR SPACE BEHIND
2. Fascia... MDO OR FIBER CEMENT /COMPOSITE
3. Trim... CORNER BOARD, COMPOSITE, CEDAR
4. Fascia.. 1 1/4" CEDAR
5. Roofing... METAL OR VINYL -CLASS 9
6. Windows -WHITE VINYL , R3
7. Doors , RETAIL...ALUM OR WOOD EQUAL Residential...
8. Flashing..., 18 GA GI FLASHING
9. Exterior wood... P.T. WOOD EXPOSED TO DIRECT WEATHER OR GROUND

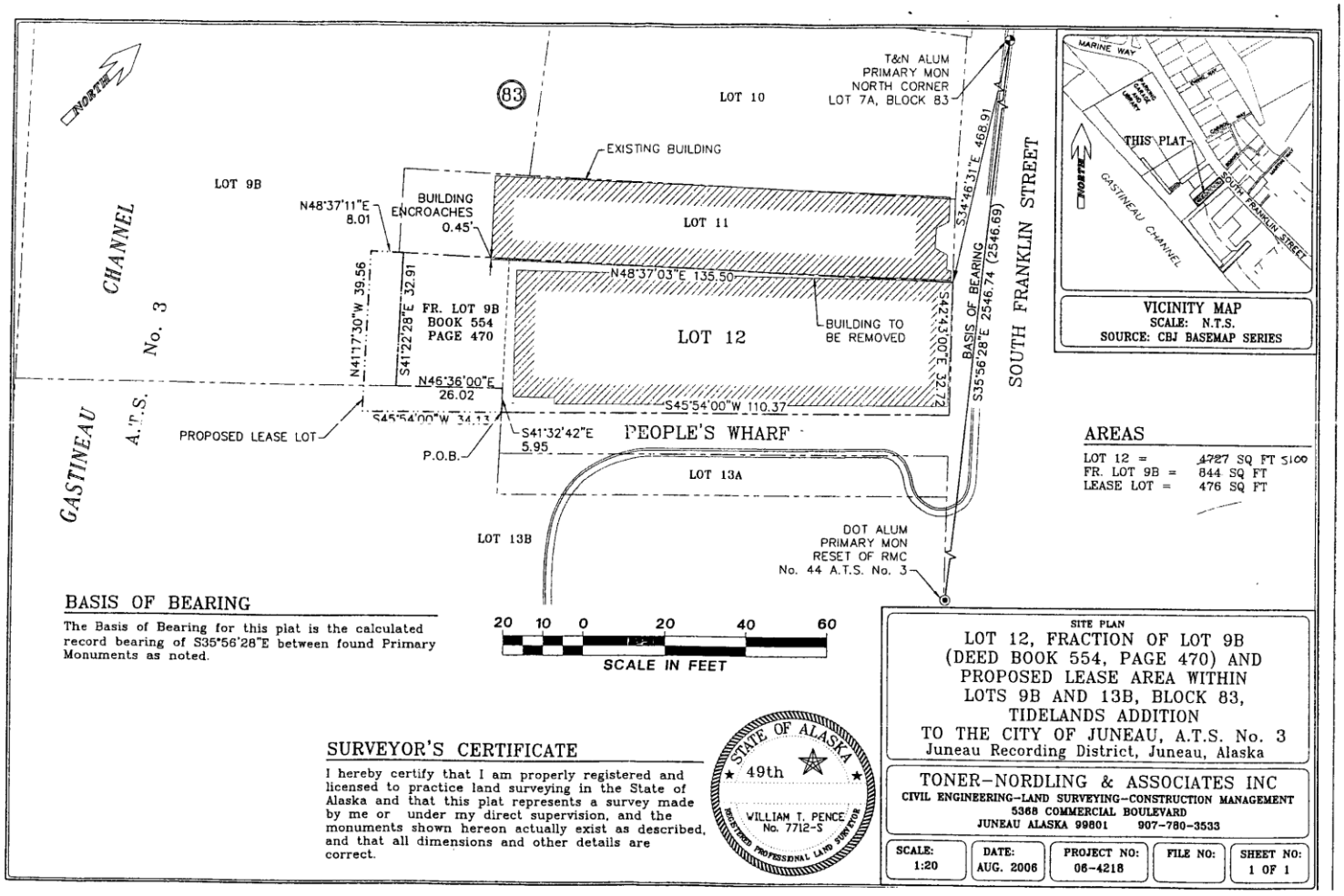
ABC
ALASKA BUILDING CONSULTANTS
2314 Douglas Hiway
Douglas, AK 99824
907 364-3636 & FAX
IBUILDINAK@AOL.COM

PEOPLE'S WHARF
432 SOUTH FRANKLIN STREET
JUNEAU, ALASKA
WILLIAM HEUMANN
723-4540

8.16.06

A4

ATTACHMENT A



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: September 27, 2006

File No.: USE2006-000042

William C. Heumann
6000 Thane Road
Juneau, AK 99801

Application For: A Conditional Use permit for new 5,100 square foot commercial retail development with second-story storage and apartments.

Legal Description: Tidelands Addition, Block 83, Lots 9 FR, 12, and 9B

Parcel Code No.: 1-C07-0-K83-007-0 and 1-C07-0-K83-003-2

Hearing Date: September 26, 2006

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 21, 2006, and approved the development to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

Construction phase conditions:

1. Construction-related exterior lighting shall be shielded and shall not cause glare or spill onto neighboring residential properties.
2. All debris from the project should be collected and disposed of at an approved upland location. In addition, all practicable efforts should be made to minimize the amount of debris from the project that reaches the water or intertidal area.
3. The sidewalk and canopy along Franklin Street must be constructed in full by the beginning of the 2007 tourism season prior to issuance of either a temporary certificate of occupancy or certificate of occupancy.
4. The applicant shall obtain a DOT ROW permit for all associated work in the DOT ROW.
5. If pile driving occurs on Saturdays and/or Sundays, it may only occur between the hours of 9:00 a.m. and 7:00 p.m.

6. To address habitat concerns, pile driving shall only occur during the window identified by OHMP to avoid impacts to migrating juvenile salmon and herring in the project area.

Ongoing conditions:

7. Parking Variance 2006-00031 must be approved in order for this Conditional Use permit to be approved. If the Variance is not approved, required parking for the use must be addressed.

8. Vegetative cover Variance 2006-00032 must be addressed in order for this Conditional Use permit to be approved. If the Variance is not approved, the 10% vegetative cover requirement must be addressed.

9. Setback Variance 2006-00030 must be addressed in order for this Conditional Use permit to be approved. If the Variance is not approved, required setbacks must be met.

10. Mechanical equipment must be placed in such a way that it is not visible from the South Franklin corridor. In addition, any rooftop mechanical equipment shall be shielded or designed to prevent noise to neighboring properties and residences. Noise from rooftop equipment shall not exceed ambient noise levels at the property line.

11. A DOT Right-of-Way permit must be applied for pursuant to AS19.25.105 and be received in order to construct the canopies in the ROW.

12. No vehicles shall park within the future Seawalk path. No equipment or storage is to be placed within the Seawalk path and shall remain free and clear at all times for pedestrian usage.

13. The exception to the FEMA Flood Standards (VAR2006-00029) must be approved in order for this Conditional Use permit to be approved. If it is not, development seaward of the reach of mean high tide is forbidden.

14. A canopy and storefront shall be constructed on the Channel-facing side of the building, as shown on the attached plans and in accordance with the Long Range Waterfront Design Criteria.

15. Sprinklers shall be included in the construction of the building. Plans indicating such shall be submitted at time of building permit application and reviewed by the CBJ Fire Marshall.

Historic District-related conditions:

16. Exterior work must be in conformance with the approved set of elevations accompanying the Conditional Use permit. Any deviation from the approved Historic Review set of elevations (accompanying the report) shall trigger re-review by the HRAC, with approval by CDD, until guidelines are met.

17. Prior to the installation of exterior lighting the applicant shall submit to Community Development Department staff, for review and approval, the proposed light plan and luminaire specifications causing no glare of spill onto neighboring properties.

18. No display cases are allowed on the exterior of the building.

19. The applicant shall use cedar wood siding, as indicated in the attached plans. Where fiber cement or composite materials are used for trim, a smooth finish shall be required.

20. Prior to issuance of the Temporary Certificate of Occupancy, the applicant shall comply with the CBJ's Seawalk Ordinance, Serial No. 2005-29(am), and pay a fee to the CBJ equal to twenty percent of the final project cost for a Seawalk constructed to public assembly standards for the section abutting their property. The fee shall be based on CBJ's construction estimate, and CBJ shall refund any remaining balance after construction.

21. *Advisory Condition:* Signage shall require a specific signage permit. Signs located in the Historic District will be reviewed for placement, style, lettering, color, and materials, per the Historic District Design Standards

Attachments: September 21, 2006, memorandum from Matthew Halitsky, Planner, Community Development Department to the CBJ Planning Commission regarding USE2006-00042.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

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

Effective Date: The permit is effective upon approval by the Commission.
September 26, 2006

Expiration Date: The permit will expire 18 months after the effective date, or March 26, 2008, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must by submitted thirty days prior to the expiration date.

Project Planner: _____
Matthew Halitsky, Planner

_____
J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk

_____

9/27/06

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: September 21, 2006

TO: Planning Commission

FROM: Matthew Halitsky, Planner
Community Development Department

FILE NO.: USE2006-00042

PROPOSAL: A Conditional Use permit for new 5,100 square foot commercial retail development with second-story storage and apartments.

GENERAL INFORMATION

Applicant:	William C. Heumann
Property Owner:	William C. Heumann
Property Address:	432 S. Franklin Street
Legal Description:	Tidelands Addition, Block 83, Lots 9 FR, 12, and 9B
Parcel Code Number:	1-C07-0-K83-007-0 and 1-C07-0-K83-003-2
Site Size:	Combined 18,054 Square Feet (0.4145 acres)
Zoning:	Waterfront Commercial
Utilities:	CBJ Water and Sewer
Access:	South Franklin Street
Existing Land Use:	Two-story Commercial Building
Surrounding Land Use:	North - Pioneer Jewelers South - Mount Roberts Tram East - South Franklin Corridor West - Gastineau Channel

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit to construct a 10,000 square foot commercial retail building on South Franklin Street in the Downtown Historic District. Specifically, the applicant desires to construct a two-story structure with 5,100 square feet of first-floor retail, and roughly 1,000 square feet of storage along with three residential apartments on the second floor. The applicant's proposal is for full build-out of the property and tidelands lease, thus Variances are needed for parking, as well as setbacks outside of the historic district and vegetative cover (VAR2006-00030, VAR2006-00031, VAR2006-00032). In addition, the project is located within the mapped Moderate Hazard Zone. Issues specific to the hazard analysis are described concurrently in the USE2006-43 staff report. Moreover, the applicant is proposing to construct seaward of the reach of mean high tide. In order to proceed, an exception in the form of a Variance is needed to Article IV of CBJ §49.70, *Flood Hazard Areas*. These criteria, separate from the typical Variance criteria, can be found under CBJ §49.70.410, and shall be considered by the Board of Adjustment under a separate application (VAR2006-00029).

Commercial/retail structures greater than 5,000 square feet are allowed, with Planning Commission approval, in the Waterfront Commercial Zone with a Conditional Use permit. The project also falls within the Juneau Downtown Historic District, as well as the Juneau Special Waterfront Area and the mapped Moderate Hazard Zone, which merits additional consideration in land use regulation under CBJ §49.70.300, §49.70.500 and §49.70.905.

BACKGROUND

The existing People's Wharf Building (Alaska Historic Resource Survey # JUN-376), once known as the Waterfront Building, as well as the Scandinavian Grocery, is listed as a contributing member of the Juneau Downtown Historic District, and as such is listed on the National Register of Historic Places. Originally constructed in 1916, the structure has undergone several renovations and additions over the past 90 years, and little resembles the original building.

Over the past ten years, redevelopment has taken many of the original historic structures along South Franklin Street. The People's Wharf building is the last remaining historic building on Juneau's waterfront south of Marine Park. Many of the lots in this area are substandard, and as such recent developments in the 400 block of South Franklin Street have undergone full build-out of the existing properties.

The applicant is currently negotiating a 476 square foot tidelands lease from the CBJ in order to expand the buildable area of the proposed commercial building. The proposed lease has been approved by the Harbor Board, and has been introduced to the Assembly. It will be discussed at the Assembly's next scheduled meeting. In order to maximize the investment potential while at the same time complying with the Seawalk requirements, as well as the Historic District Design Standards, the current proposal under consideration would be built to the property boundaries, requiring a Variance to both setbacks and the vegetative cover requirement. A Variance to certain parking standards is also necessary.

The applicant has expressed serious interest in participating in the Fee-in-Lieu program, once adopted. The Fee-in-Lieu Ordinance was reviewed by the Planning Commission on September, 12, 2006, and will be introduced to the CBJ Assembly October 9, 2006. Barring any unexpected glitches, a functioning Fee-in-Lieu program is expected by November 30th of this year. The associated parking Variance serves to fulfill the parking requirement for the current People's Wharf proposal absent of an approved Fee-in-Lieu program. The structure is set up similar to that approved for the Sengul Building last year, utilizing the same lot and taxi service from Eastaugh Way at the Rock Dump to lower Franklin Street.

In conjunction with the now stalled South Franklin Widening Project, a coastal engineering study was completed which asserted that development seaward of the reach of mean high tide in this area of South Franklin Street could withstand flood forces if built correctly, and not cause any off-site impacts or pose a danger to people or property. The Federal Emergency Management Agency, in a memo dated March 30, 2005, indicated that exempting these properties along South Franklin Street from the FEMA Flood Regulations would not jeopardize the CBJ's participation in the Federal Flood Insurance Program. Unfortunately, the widening project has since stalled, but the engineering study and FEMA memo remain valid for development seaward of mean high tide along this portion of South Franklin Street.

The first twenty feet of the proposed building along South Franklin Street is within the Downtown Historic District, thus requiring review for conformance with the Historic District Design Standards. The site also lies within Area D of the Long Range Waterfront Plan. The current proposal was reviewed by the Historic Resources Advisory Committee on September 6, 2006. The Committee's comments are included in the body of this report.

ANALYSIS

Project Site – The proposed project will occupy Lots 9, 9B and 12, as well as an adjacent CBJ tidelands lease area. The parcel is located in a designated moderate hazard zone, and drops at a slight angle from Franklin Street toward the channel. The first approximately 90 feet of the proposed structure will be located on ground adjacent to Franklin Street, with the remaining portion supported by steel pilings on a steel construction with a concrete infill deck. To the north and east of the site are structures located within the severe hazard zone, all on the uphill side of Franklin Street.

Project Design - The proposed development is a two-story, approximately 10,000 square foot commercial building, with the first floor dedicated entirely to retail, and the second to include three residences and roughly 1,000 square feet of storage. The structure, as planned, will be built to all property lines, and parking is proposed off-site.

Though only a portion of the proposed building is located within the Downtown Historic District, the applicant chose to continue the period design throughout. Cedar siding, cornice, clearstory windows and a parapet wall...features consistent throughout much of the Downtown Historic District...are included in the proposed design. The proposal also includes a continuous metal canopy along the exterior of the building, at an elevation of 10 feet.

The approved Seawalk alignment for this portion of the waterfront abuts the subject property. As shown on the attached site plans and drawings, the applicant proposes to connect the west end of the new structure to the pending Seawalk, as well as providing a retail entrance there, providing a secondary storefront and means of egress onto the Seawalk, as envisioned in the Long Range Waterfront Plan.

The building will be designed to withstand the impacts of debris flow in accordance with the recommendations of the hazard analysis conducted by F.W. Baxandall, PE. In addition, as designed the new structure will extend seaward of the reach of mean high tide. The discussion of this exception can be found in the associated exception, VAR2006-29.

Vegetative Cover – In order to conform with the Historic District Design Standards, the applicant will be building out to the property lines along South Franklin Street and the People's Wharf right-of-way in order to maintain the existing streetscape. In addition, in order to comply with the intent of the Seawalk Ordinance, the applicant will build to the west end of the tidelands lease, adjacent to the Seawalk providing direct ingress and egress from the structure to the pedestrian way. The applicant is also proposing to build to the northern property boundary, eliminating any area available for vegetative cover, thus a Variance is requested. The applicant is proposing a mix of hanging baskets and planters in lieu of vegetative cover, which is discussed further in the VAR2006-32 staff report. A more detailed discussion can be found there.

Traffic – The retail use is proposed to be oriented towards cruise ship visitors, thus traffic would primarily be pedestrian. The second-story dwelling units would be associated with the retail use, thus traffic patterns anticipated for this project would be similar to other uses in the downtown area. There will be impact during the construction of the building to the sidewalk directly in front of the site. Since the construction work will be done prior to the 2007 tourism season, when most pedestrian traffic occurs in the area, conditions shall be placed on the permit to assure completion of reconstruction of the sidewalk by the beginning of the 2007 tourism season. In addition, a DOT Right-of-Way permit will be required for work within the ROW. Comments were solicited from both the CBJ Streets Department and the Alaska Department of Transportation, neither of which submitted any negative comments regarding the proposal.

Parking and Circulation - The proposed project, located at 432 South Franklin, is within the PD-2 parking district. According to CBJ Code, the PD-2 parking district allows for a reduction in parking by 30 percent. The proposed 10,000 square foot building includes first floor retail, as well as apartments and storage space on the second floor. Currently, under the PD-2 standard 17 spaces would be required for the proposed project:

PD-2

Retail/Commercial @ 1 space/300 square feet of gross floor area = 17
30% reduction under PD-2 parking standard = 11.9 (rounded to 12)

Three, 3-bedroom Apartments @ 2 spaces/apartment = 6
30% reduction under PD-2 parking standard = 4.2 (rounded to 4)

Storage @ 1 space/1,000 square feet of gross floor area = 1
30% reduction under PD-2 parking standard = 0.7 (rounded to 1)

Total Parking Requirement = 17 spaces

The applicant is requesting a reduction in parking to the PD-1 parking standard for the retail and storage portions of the proposal (VAR2006-00031). This standard allows for a reduction in parking of 60 percent of the normally required parking. In 1996, CDD performed an informal survey of businesses that provide services to cruise ships, and it was found that the parking demand of these businesses was generally for employees. The demand coincidentally equated to the PD-1 parking standard. The Planning Commission has reviewed a Text Amendment to the CBJ Code that would reduce the parking requirement for the South Franklin Area from PD-2 to PD-1, but the proposal has not been approved by the Assembly. By applying the PD-1 parking standard to the proposed project, the parking requirement for the People's Wharf project would fall to ten spaces:

PD-1

Retail/Commercial @ 1 space/300 square feet of gross floor area = 17
60% reduction under PD-2 parking standard = 6.8

Three, 3-bedroom Apartments @ 2 spaces/apartment = 6
60% reduction under PD-2 parking standard = 2.4

Storage @ 1 space/1,000 square feet of gross floor area = 1
60% reduction under PD-2 parking standard = 0.4

Total Parking Requirement = 10 spaces

The primary justification for using the PD-1 parking standard is that the project would primarily serve pedestrian customers and seasonal cruise ship passengers.

The applicant proposes to provide these ten parking spaces at the Rock Dump, located at a distance greater than 500' to the subject parcel. A full parking discussion is included under VAR2006-00031.

Noise - As noise associated with the use will be consistent with other tourism-related businesses found along the South Franklin retail area, no harmful noise impacts are anticipated. Staff is recommending a condition of approval that any HVAC equipment such as fans to be placed on top of the roof must be shielded or designed to prevent noise to nearby businesses and residences.

Chapter 42.20 (a)(b) of the CBJ Code addresses applicable noise associated with the proposed pile driving during construction:

OFFENSES AGAINST PUBLIC ORDER

(a) General. It is unlawful for any person willfully to make or continue to make, or cause to be made or continued, any loud, unnecessary, or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area. The standards which shall be considered in determining whether a violation of the provisions of this section exists shall include the following:

(1) The volume of noise;

(2) The intensity of the noise;

(3) Whether the nature of the noise is usual or unusual;

(4) Whether the origin of the noise is natural or unnatural;

(5) The volume and intensity of the background noise, if any;

(6) The proximity of the noise to residential sleeping facilities;

(7) The nature and zoning of the area within which the noise emanates;

(8) The density of the inhabitation of the area within which the noise emanates;

(9) The time of the day or night the noise occurs;

(10) The duration of the noise;

(11) Whether the noise is recurrent, intermittent or constant;

(12) Whether the noise is produced by a commercial or noncommercial activity;

(13) Whether the noise contains pure tones.

(b) Construction of buildings and projects. It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough building official. Such permit shall be issued by the building official only upon a determination that such operation during hours not otherwise permitted under this section is necessary and will not result in unreasonable disturbance to surrounding residents.

Construction-phase related noise - As there are 192 residences within 1,000 feet from the site, impacts from pile driving noise during construction must be addressed. A condition shall be placed on the permit to restrict noise from heavy equipment, including floating cranes, welders, vibratory hammers, and diesel hammers from operating between 9 a.m. and 7 p.m. on Saturdays and Sundays.

Exterior Lighting – Lighting for the proposed Pioneer Jewelers building has not been proposed at this time. Staff recommends a condition that a detailed lighting plan be required at time of building permit application. In addition, exterior lighting shall not cause glare onto adjacent properties or Rights-of-Way.

Public Health or Safety - The proposed building and dock structure are required to have appropriate building permits and will be inspected during construction to assure that life safety provisions are met. The facility will be served with public sewer and water, thus meeting public health standards. Rich Etheridge, CBJ Fire Marshal, has reviewed the proposal and has stressed the need for sprinklers to be included in the building. As a condition of approval, the applicant will be required to include sprinklers in the construction of the building.

F.W.Berryhill, PE, provided a hazard analysis of the proposed project, which is discussed in the USE2006-43 staff report. The report indicated that construction that meets both vertical and lateral loading should be able to withstand a normal slide event. The analysis was reviewed by the CBJ Engineering Department, which concurred with the analysis.

Per the attached coastal engineering report, construction seaward of the reach of mean high tide should be able to withstand predicted flood hazards or wave damage. The attached Federal Emergency Management Agency memo to Bruce Bothello asserts that a municipal exception to the FEMA regulations would not jeopardize Juneau's inclusion in the Federal Flood Insurance Program.

Property Value or Neighborhood Harmony - The proposed building will be consistent with other uses and is similar in scope and scale with other development in the neighborhood. Neighborhood harmony will be most affected during the construction phase of the project. Conditions regarding lighting and noise have been addressed in preceding sections.

Conformity With Adopted Plans –
The Juneau Comprehensive Plan: The 1995 update of the Juneau Comprehensive Plan identifies this area along South Franklin Street as appropriate for water-related uses and mixed use.

The Long Range Waterfront Plan, 2004: The site is identified as Area D: Franklin Street Corridor. A secondary access way is promoted as a means to alleviate pedestrian congestion on Franklin Street, and in cases when cruise ships are docked (with accompanying security measures), an unobstructed pedestrian path is delineated.

An LID process is now in place under the amended Seawalk ordinance, adopted October 10, 2005. Under the new guidelines, the CBJ is responsible for construction of the Seawalk, with property owners required to pay a fee equal to twenty percent of the final project cost for the portion of the Seawalk abutting their property, built to public assembly standards. As shown on the attached site plan, the proposed People's Wharf building will extend to the western boundary of the CBJ tidelands lease area, abutting the proposed Seawalk alignment.

Historic District Design Review -The Downtown Historic District boundary cuts across the front (South Franklin Street) 20 feet of the proposed project site. Therefore, this front portion of the building is governed by the Downtown Historic District Standards (Title 4, Chapter 80). The approved project was reviewed for compliance with the Downtown Historic District Design Standards at time of application, and the Historic Resources Advisory Committee (HRAC) reviewed the project designs on September 6, 2006. The Committee remarked generally that given the proposed demolition, this project presents an opportunity for a contemporary building utilizing the Secretary of Interior's Standards for New Construction, as discussed by Nore Winter last month. The Committee expressed its disappointment in a faux historic design given the public discussions over the past several months. However, the HRAC concluded that, with a few minor alterations, the current design does meet the adopted Historic District Design Standards for the Downtown Historic District.

In reviewing proposals for development in the District the following specific design standards must be met, or an exception made by the Commission for a project to be approved:

> *Height Standard*: 4 CBJAC 080.050(a) states; *"Building height requirements are broken down into four subdistricts, comprising thirty-five foot, thirty-eight foot, forty-five foot and fifty-five foot height restriction areas. The location of these subdistricts is shown on the height standard map."*

A portion of the subject property is within the Downtown Historic District while the balance is outside the district. In such cases where there is a conflict of standards, the Downtown Historic District Standards would govern as they are set for a specific area. The portion of the building that is not in the Downtown Historic District would be governed by the standards of that zoning district. The height limit within the Downtown Historic District for this particular property is 38 feet. The height limit within the WC, Waterfront Commercial zoning district is 35 feet. Therefore, the front 20 feet of this building is allowed to be 38 feet while the rest of the building is restricted to 35 feet. The height of the proposed building as measured to the parapet is approximately 35 feet as measured on the elevation drawings submitted with the application. Therefore, the proposed building meets both the Downtown Historic District Standards and WC, Waterfront Commercial zoning district height limit.

> *Setback Standard*: 4 CBJAC 080.050(b) states: *"Front and side setbacks for new construction or additions shall maintain the visual continuity of the streetscape."*

The intent of this standard is to maintain the visual continuity of the Historic District streetscape. As stated above, the first 20 feet of the building from Franklin toward the Channel is within the Downtown Historic District. Therefore, the Downtown Historic District Standards apply to that portion of the building while the WC standards apply for the balance of the building. The proposed building would be in line with the Pioneer Jeweler building to the north. In addition, the building spans the full width of the property from side to side. Thus, the portion of the building within the Downtown Historic District meets the setback standard. As stated above, a Variance has been applied for, VAR2006-00030, that proposes to reduce all setbacks to zero.

Roof Standard: 4 CBJAC 080.050(c) states; *"New construction or alterations to existing structures shall respect the original roof form, and shall create the appearance of a horizontal parapet wall from the street. Mechanical equipment and other appurtenances located on the roof must be adequately screened so as to not be visible from the street level."*

The proposed project features a horizontal appearing parapet as seen from the street. Thus, this standard is met.

Retail Storefront Standard; 4 CBJAC 080.060(a) states; *"Alterations to the facade of a building at the first floor level shall conform as nearly as possible to the original design of the building if that building is on a major street and if the original building employed a typical storefront type of facade. A proposed change of use in itself shall not justify an exception and shall require that the building employ mitigating elements to satisfy this guideline. New construction on a major street shall also utilize the elements and proportions of a typical storefront facade at street level."*

Storefronts in the Downtown Historic District typically are comprised of large window elements with small recessed entrances featuring clerestory windows above. The façade of the proposed building meets the design intent. The portion of the building located within the Historic District was inspired by the Seward Building, located at 145 South Franklin Street. The Historic Resources Advisory Committee commented that certain elements of the historic Seward Building recreated in the proposed People's Wharf building, such as arched clerestory windows, are particular to that building and add to its architectural significance. The Committee cautioned against recreating these elements on a contemporary structure, so as to not detract from actual historical elements located elsewhere in the District.

Among some of the features discussed by the HRAC included removal of the dentil trim above the windows, replacement of the arched clerestory windows with rectangular windows, enlarging the large storefront windows to remove the horizontal siding below the canopy, and the use of wood windows as opposed to vinyl, discussed below. With the exception of the vinyl windows, the applicant is open to working with staff on minor changes that improve the façade of the structure. Staff feels these minor aesthetic changes can be worked out over the next few months during building permit review, and would not cause the project to come out of general conformance with the Historic District Design Standards.

Window Standard: 4 CBJAC 080.060(b) states; *"Windows in new construction shall conform in outward appearance to the style, materials, proportions and placement of windows typical of the historic district. If an existing structure is altered, the replacement windows shall match as nearly as possible the dimensions and subdivisions of those original to the structure. The suggested material for windows, including all elements associated with the exterior fenestration such as the trim, sash, frame, sill, and transom, is wood. Windows of other materials and styles are not acceptable, unless they are found to match in size, proportion, color and detail the wood sash typical of the historic district."*

The proportions of upper story windows were altered to be more vertical, a characteristic element found in double hung windows throughout the district. Additionally, traditional window elements such as sill and sash were added to give visual interest to the windows. The applicant proposed storefront windows and clerestory, consistent with other buildings found in the historic district. Recent phenomenon in the historic district is the use of display case windows, typically for jewelry and locked from the outside. As the exterior display cases are not consistent with the intent of 2-way interaction between interior and exterior spaces (storefront windows) and are not typical of a storefront-type facade, no display cases are allowed on the façade or storefront windows.

Much to the dismay of staff, the applicant has proposed vinyl windows for the development. Without question, the use of vinyl in the Downtown Historic District is inappropriate. The construction trades market today offers several alternatives that are efficient, durable in a variety of climates, and would meet the Historic District Design Standards and Secretary of Interior's Standards. As the majority of the development will be located outside of the Historic District, staff feels that consistency throughout in the use of materials is more important that the material itself. The Planning Commission, ultimately responsible for design review, must determine if an alternative to vinyl windows shall be required for this development.

> *Architectural Standard*: 4 CBJAC 080.060(c) states; *"The original architectural details such as moldings, cornices, brackets, columns, and pilasters, of a building shall be maintained in good repair. If they must be replaced for maintenance purposes or during the course of minor alterations, they should be replaced as nearly as possible with elements of the same type and of similar or compatible materials. If substantial replacement is required due to deterioration or a major alteration to the building, the elements shall conform in dimension and detail to those on the original structure. In the case of new construction, architectural details shall be suitable to the building itself and shall conform in dimension and detail with precedents found on comparable buildings or within the district."*

The proposed building features decorative cornice work, dentils, and other detail elements that appear to conform in dimension and detail with those found on buildings within the district. Thus, this standard is met.

> *Finishing Material Standard*: 4 CBJAC 080.070(a) states; *"Finishing materials used in repairing or partially replacing exterior walls should match as closely as possible the materials used on the existing buildings. Where appropriate to the rehabilitation of the building, finishing materials used in major alterations to a building should match as closely as possible the original material used on the building in dimension, texture, and finish. Recommended finishing materials for both new construction and alterations to existing structures are horizontal wood siding, such as shiplap, tongue and groove, clapboard siding, and smooth stucco finish. All buildings must be painted or finished with semi-transparent stain."*

The proposed exterior wall finishes include cedar siding, with either fiber cement or composite trim. While the recommended trim material is wood, the fiber cement products have been generally acceptable as a substitute provided that a smooth finish is specified. Although solid wood trim would be more appropriate with cedar siding, either material would meet the standard given a smooth finish is provided.

Color Standard: 4 CBJAC 080.070(b) states; *"All siding, wood trim, and window trim shall be finished with paint or a semi-transparent stain. All colors and the placement of color on the building should preserve or emphasize structural detailing. All colors and color combinations shall be subject to approval by the Design Review Board."*

The applicant has provided the Community Development Department with paint samples of both siding and trim for the new development. The colors chosen, shades of maroon and green, appear appropriate for the Downtown Historic District.

Canopy Standard: 4 CBJAC 080.070(c) states; *"If canopies are removed during alteration, they must be replaced by canopies in accordance with the following design standards. Canopies must be provided in new construction as well, and where appropriate must allow for a horizontal continuation of the canopies on adjacent or contiguous buildings. Materials traditionally associated with "add-on" or temporary canopies or awnings, such as corrugated fiberglass, canvas, or aluminum are prohibited. Cantilevered concrete, with suitable finishing materials, or wood frame construction should be employed with suitable roofing materials such as asphalt. Canopies shall not follow the grade, but shall be hung horizontally and shall step up with changes in grade, so as to keep within the character of existing canopies in the historic district."*

The proposed building will feature a horizontal sidewalk canopy along Franklin Street, wrapping around to include a canopy along the People's Wharf right-of-way, and continuing along the channel side to provide pedestrian protection and interaction, as provided in the Long Range Waterfront Plan. A rear canopy is recommended under the Long Range Waterfront Plan, as the Seawalk is meant to be a pedestrian thoroughfare in part to help alleviate congestion along South Franklin Street.

The canopy standard only applies to the portion of the building that is within the Downtown Historic District. The proposed 5-foot wide canopy is 10 feet above the Franklin sidewalk, within the range of allowable canopy height in the Historic District.

Signs: The CBJ Land Use Code states; *"All sign proposals for buildings in the historic district require approval by the design review board and a permit form the community development department. The board will review plans for dimensions, placement, subject matter, lettering styles, color, materials, legibility and appropriateness of style to the character of the historic district."*

The applicant has not applied for signage for the building at this time. A recent rash of signage in the Historic District obscures architectural details and retail competition has provided an environment not foreseen in the drafting of the Downtown Historic District Design guidelines. Signage now includes decals on windows, signage on open doors, signage on top of windows, kickplates, and other locations where it obscures the architecture of the building. The Historic District Design Guidelines do not address these kinds of signage, as there are no prohibitions on these types.

Based on the design plans submitted, there appears to be little available space for signage below the canopy along the South Franklin Street façade. Per the design guidelines, only a single sign is permitted above the canopy and can either indicate the name of the building, or its principle use.

Principal use does not translate into the name of a business. Thus, the additional sign indicated on the attached elevations will not be permitted through either a building permit or signage permit review. Moreover, staff recommends an advisory condition that signage requires a specific signage permit, and that signs located in the Historic District will be reviewed for placement, style, lettering, color, and materials, per the Historic District Design Standards.

Juneau Coastal Management Program - The proposed project was reviewed for conformance with the JCMP as contained in the Land Use Code. The downtown waterfront is a Special Waterfront Area under the JCMP, an area reserved for development and specifically acknowledged as having lower habitat values. The proposed development is within a long stretch of commercial and industrial uses and is heavily impacted. Section 49.70.960(b) of the Land Use Code identifies uses that are permissible in a Special Waterfront Area. The proposed project features retail and residential uses. The living quarters would be used by the owner as housing for seasonal retail workers. Section 49.70.960(b)(O) allows gift shops, entertainment facilities, ticketing agencies, and other visitor industry services and Section 49.70.960(b)(K) allows offices that are related to and a necessary part of permissible uses. Relative to the proposed project it appears that the retail use and the associated apartments are allowed in the Special Waterfront Area. Thus, the project meets the JCMP provisions regarding permissible uses.

Section 49.70.960(c)(6) requires waterfront development to incorporate a Seawalk intended to provide a continuous pedestrian path along the downtown waterfront. With the actual Seawalk alignment now in place, the proposed project footprint will be adjacent to the pedestrian way, providing direct access to the business. Thus, the project meets the JCMP provisions regarding the Seawalk.

CBJ staff did not receive any comments from resource agencies during the Conditional Use permit 15 day agency review period, and the Wetland Review Board declined to comment. In order to protect habitat and avoid impacts to migrating juvenile salmon and herring in the project area, staff recommends a condition that the driving of piles be limited to the window provided by the Alaska Office of Habitat Management and Permitting (OHMP).

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.300 (e)(1)(A thru C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 2.120 for the Waterfront Commercial zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the September 15 and September 25, 2006 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public right of way.

4. Will the proposed development materially endanger the public health or safety?

No. The building is required to meet all building codes for life safety and provide sanitary facilities. No evidence is found to indicate that the proposed development will materially endanger the public health or safety. The moderate hazard zone is addressed under USE2006-00043.

5. ***Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

   No. The proposed project is similar in scope and scale to other development in the area. No evidence is found to indicate that the proposed development will be out of harmony with property in the neighboring area. There will be impacts during construction that will be conditioned regarding noise and lighting.

6. ***Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

   No. The proposed project is consistent with uses identified for the downtown waterfront in the Juneau Comprehensive Plan and the Long Range Waterfront Plan.

7. ***Will the proposed development comply with the Juneau Coastal Management Program?***

   Yes. Based on the preceding analysis and conditions being met during the construction phase of the project, the proposal will comply with the JCMP.

8. ***Does the proposed project meet the purpose, general guidelines, and specific standards of the Community Development Department Regulations for development in the Downtown Historic District?***

   Yes. Based upon the above analysis and provided the recommendations stated below are followed, or if the Commission accepts certain standards, it is found that the proposed project meets the Downtown Historic District standards.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested modification. The permit would allow the development of a 10,000 square foot commercial retail/residential building in the WC, Waterfront Commercial zoning district and Downtown Historic District. The approval is subject to the following conditions:

Construction phase conditions:

1. Construction-related exterior lighting shall be shielded and shall not cause glare or spill onto neighboring residential properties.
2. All debris from the project should be collected and disposed of at an approved upland location. In addition, all practicable efforts should be made to minimize the amount of debris from the project that reaches the water or intertidal area.

3. The sidewalk and canopy along Franklin Street must be constructed in full by the beginning of the 2007 tourism season prior to issuance of either a temporary certificate of occupancy or certificate of occupancy.

4. The applicant shall obtain a DOT ROW permit for all associated work in the DOT ROW.

5. If pile driving occurs on Saturdays and/or Sundays, it may only occur between the hours of 9 a.m. and 7 p.m.

6. To address habitat concerns, pile driving shall only occur during the window identified by OHMP to avoid impacts to migrating juvenile salmon and herring in the project area.

Ongoing conditions:

7. Parking Variance 2006-00031 must be approved in order for this Conditional Use permit to be approved. If the Variance is not approved, required parking for the use must be addressed.

8. Vegetative cover Variance 2006-00032 must be addressed in order for this Conditional Use permit to be approved. If the Variance is not approved, the 10% vegetative cover requirement must be addressed.

9. Setback Variance 2006-00030 must be addressed in order for this Conditional Use permit to be approved. If the Variance is not approved, required setbacks must be met.

10. Mechanical equipment must be placed in such a way that it is not visible from the South Franklin corridor. In addition, any rooftop mechanical equipment shall be shielded or designed to prevent noise to neighboring properties and residences.

11. A DOT Right-of-Way permit must be applied for pursuant to AS19.25.105 and be received in order to construct the canopies in the ROW.

12. No vehicles shall park within the future Seawalk path. No equipment or storage is to be placed within the Seawalk path and shall remain free and clear at all times for pedestrian usage.

13. The exception to the FEMA Flood Standards (VAR2006-00029) must be approved in order for this Conditional Use permit to be approved. If it is not, development seaward of the reach of mean high tide is forbidden.

14. A canopy and storefront shall be constructed on the Channel-facing side of the building, as shown on the attached plans and in accordance with the Long Range Waterfront Design Criteria.

15. Sprinklers shall be included in the construction of the building. Plans indicating such shall be submitted at time of building permit application and reviewed by the CBJ Fire Marshall.

Historic District-related conditions:

16. Exterior work must be in conformance with the approved set of elevations accompanying the Conditional Use permit. Any deviation from the approved Historic Review set of elevations (accompanying the report) shall trigger re-review by the HRAC, with approval by CDD, until guidelines are met.

17. Prior to the installation of exterior lighting the applicant shall submit to Community Development Department staff, for review and approval, the proposed light plan and luminaire specifications causing no glare of spill onto neighboring properties.

18. No display cases are allowed on the exterior of the building.

19. The applicant shall use cedar wood siding, as indicated in the attached plans. Where fiber cement or composite materials are used for trim, a smooth finish shall be required.

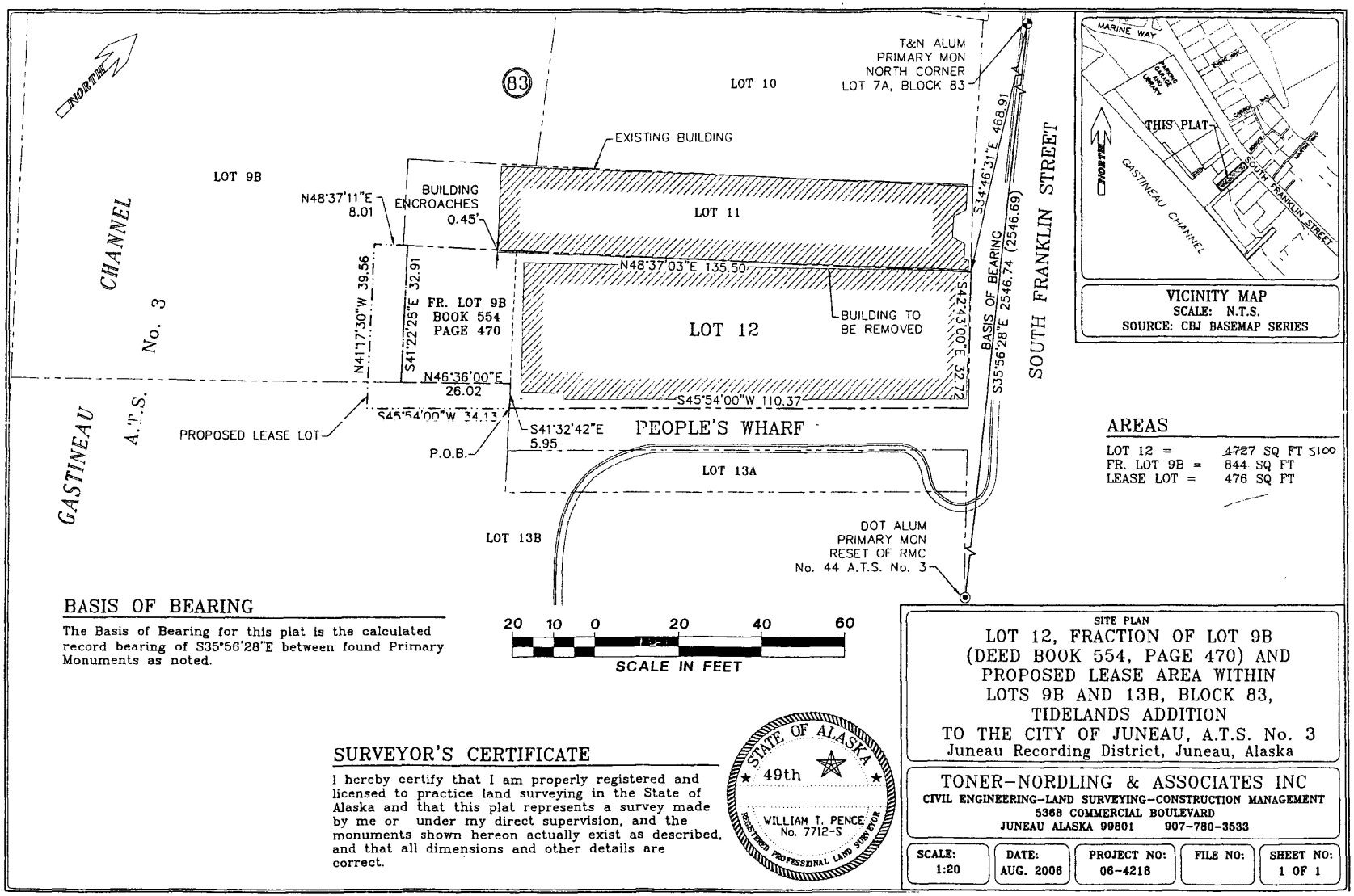
20. Prior to issuance of the Temporary Certificate of Occupancy, the applicant shall comply with the CBJ's Seawalk Ordinance, Serial No. 2005-29(am), and pay a fee to the CBJ equal to twenty percent of the final project cost for a Seawalk constructed to public assembly standards for the section abutting their property. The fee shall be based on CBJ's construction estimate, and CBJ shall refund any remaining balance after construction.

21. *Advisory Condition:* Signage shall require a specific signage permit. Signs located in the Historic District will be reviewed for placement, style, lettering, color, and materials, per the Historic District Design Standards

LIST OF ATTACHMENTS

Attachment A	Site Plan
Attachment B	Architectural Drawings
Attachment C	Hazard Zone Map
Attachment D	Hazard Analysis by F.W. Baxandall, P.E.
Attachment E	Memorandum from Ron King, CBJ Engineering Department
Attachment F	Off-site Parking Map and Site Plan
Attachment G	Coastal Engineering Study for South Franklin Street
Attachment H	Memo from Roger Healy, P.E., CBJ Engineering Department
Attachment I	Applications

ATTACHMENT A



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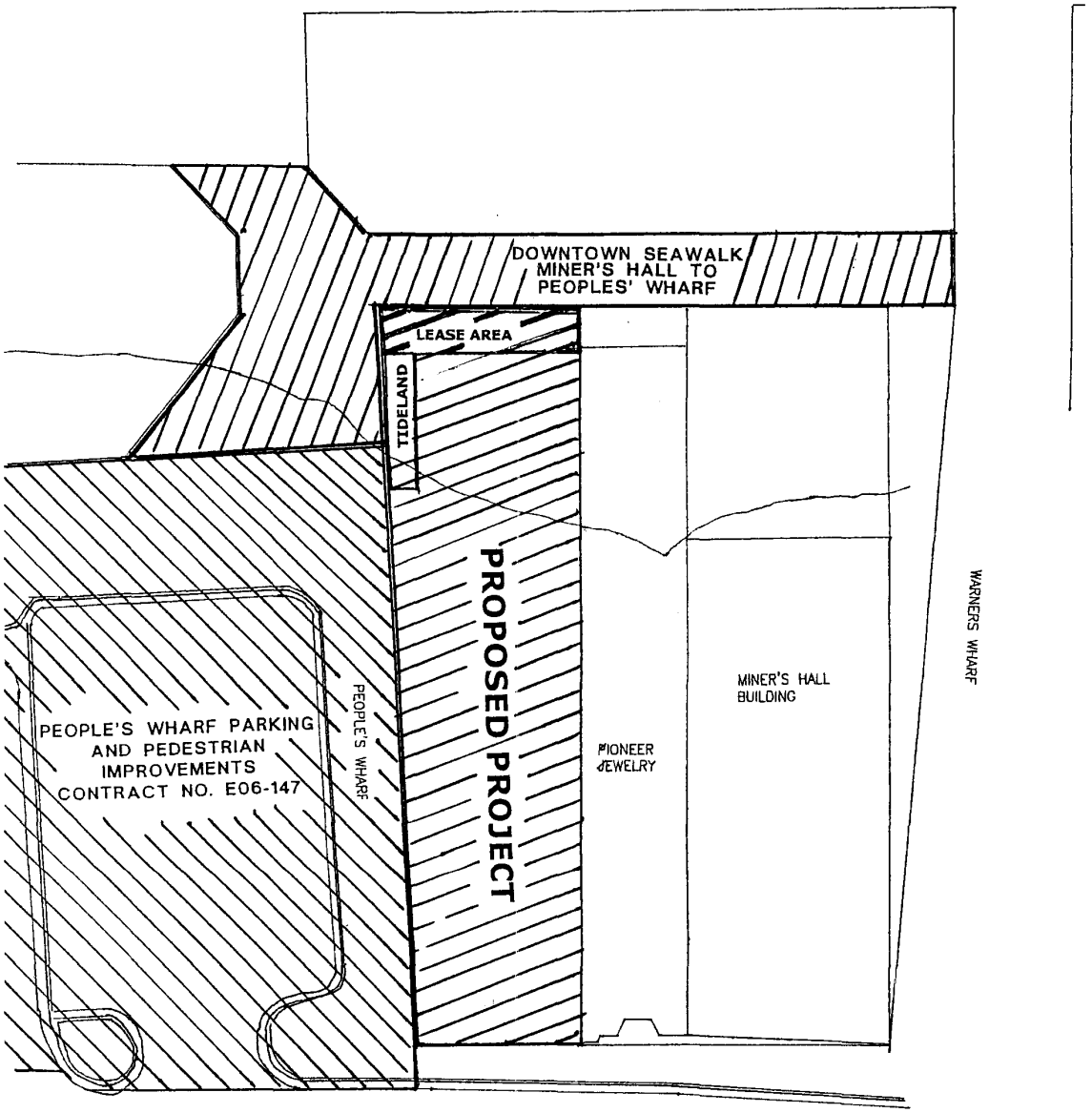
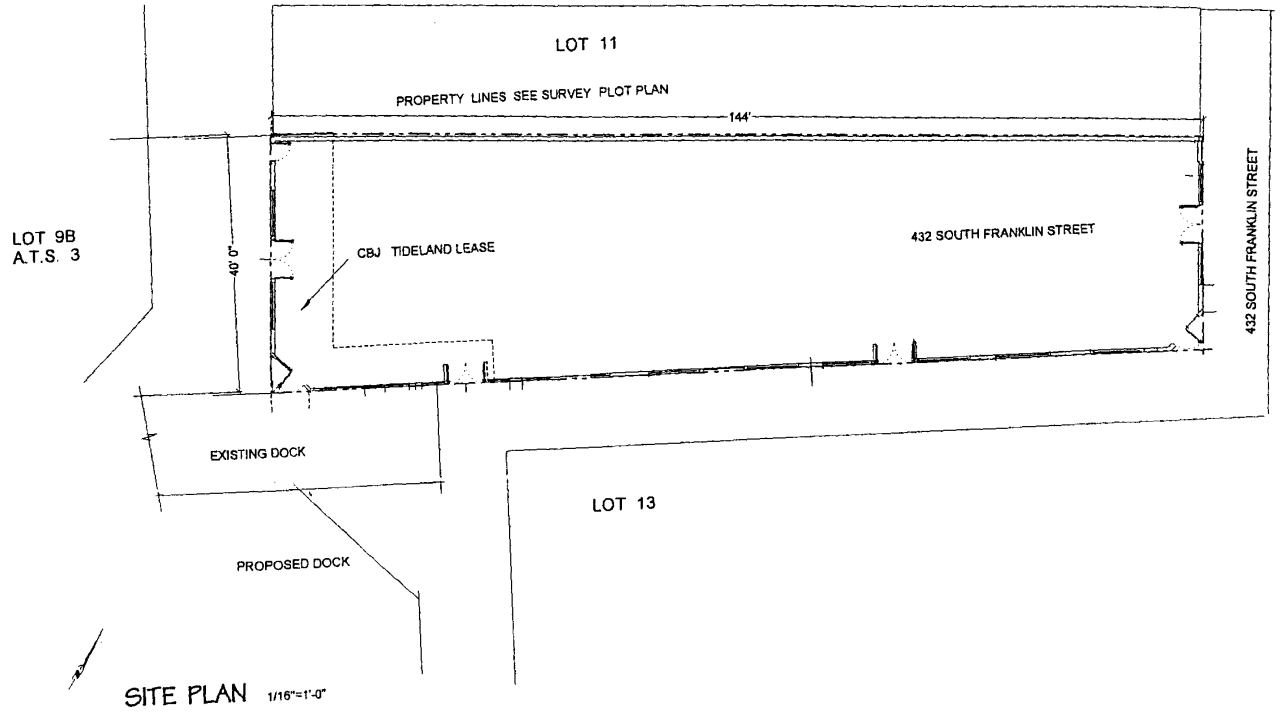


1"=20'

September 9, 2006

William Heumann
6000 Thane Rd.
Juneau, Alaska 99801



ATTACHMENT B

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WILLIAM HEUMANN
723-4540

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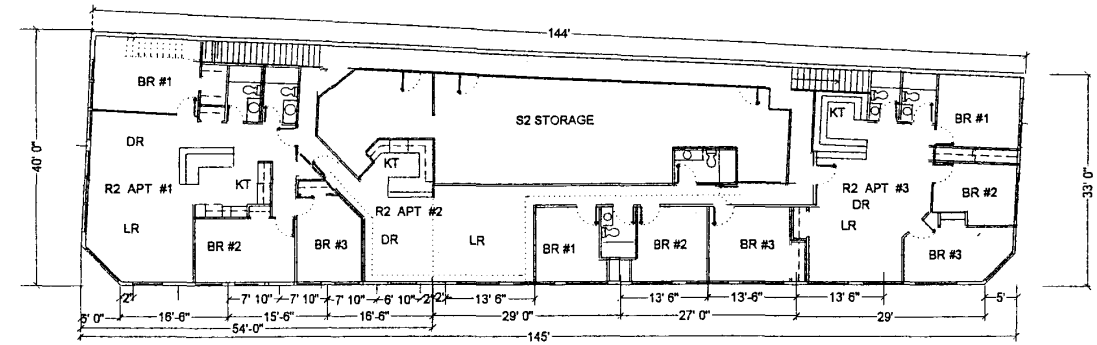
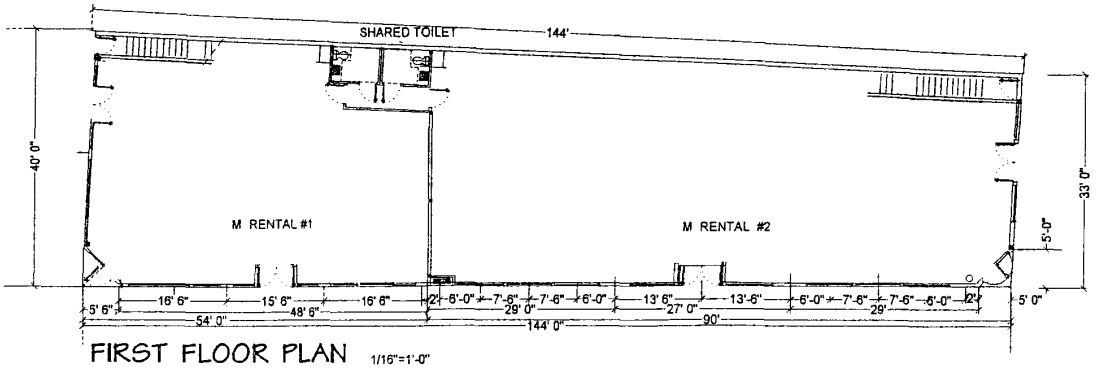


SECOND FLOOR PLAN 1/16"=1'-0"



FIRST FLOOR PLAN 1/16"=1'-0"

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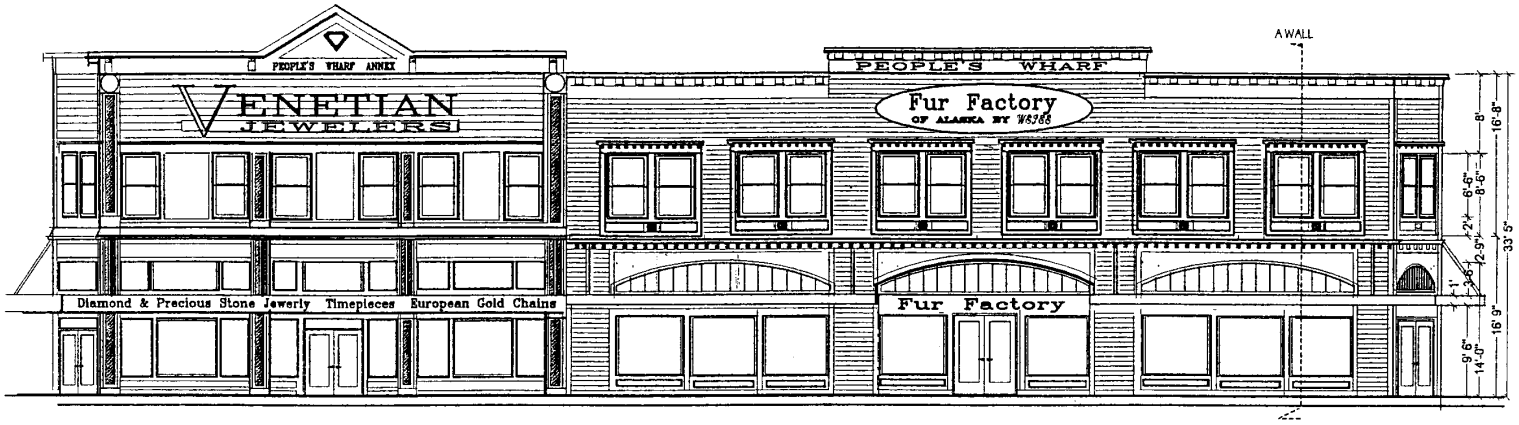
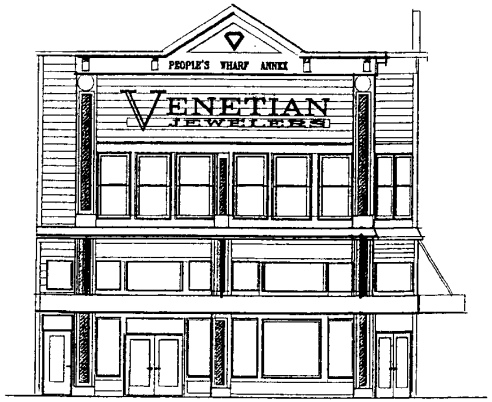
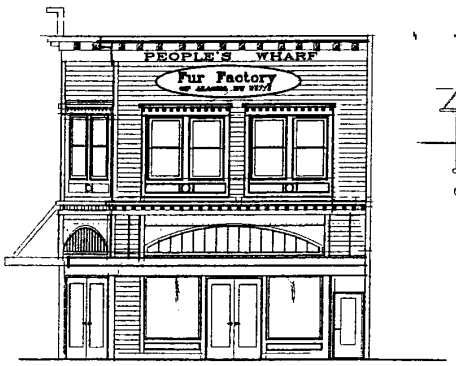


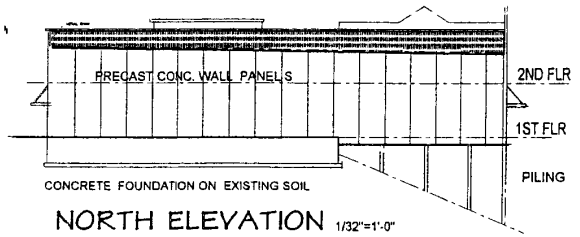
SOUTH ELEVATION 3/32"=1'-0"



WEST ELEVATION 3/32"=1'-0"



FRANKLIN STREET ELEVATION 3/32"=1'-0"



NORTH ELEVATION 1/32"=1'-0"

ELEVATIONS NOTES
1. Siding -BEVEL WOOD SIDING 6"EXPOSURE AT FUR BUILDING SIDE HOME SCUKER / AIR SPACE WITH AIR SPACE BEHIND
2. Fascia.... MDO OR FIBER CEMENT /COMPOSITE
3. Trim... CORNER BOARD, COMPOSITE, CEDAR
4. Fascia.. 1 1/4" CEDAR
5. Roofing... METAL OR VINYL -CLASS 9
6. Windows -WHITE VINYL , R3
7. Doors , RETAIL...ALUM OR WOOD EQUAL Residential...
8. Flashing..., 18 GA GI FLASHING
9. Exterior wood.... P.T. WOOD EXPOSED TO DIRECT WEATHER OR GROUND

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723-4540

8.16.06

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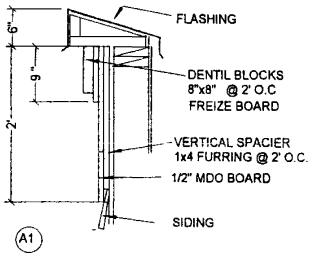
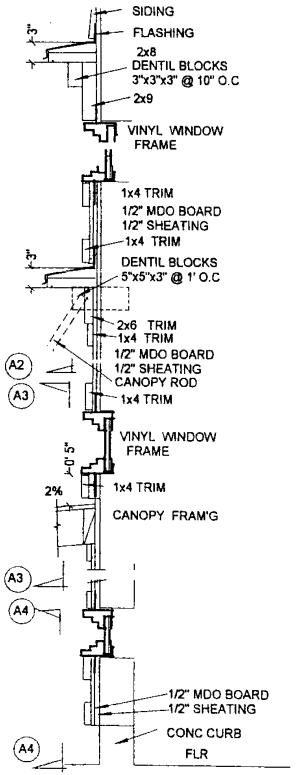
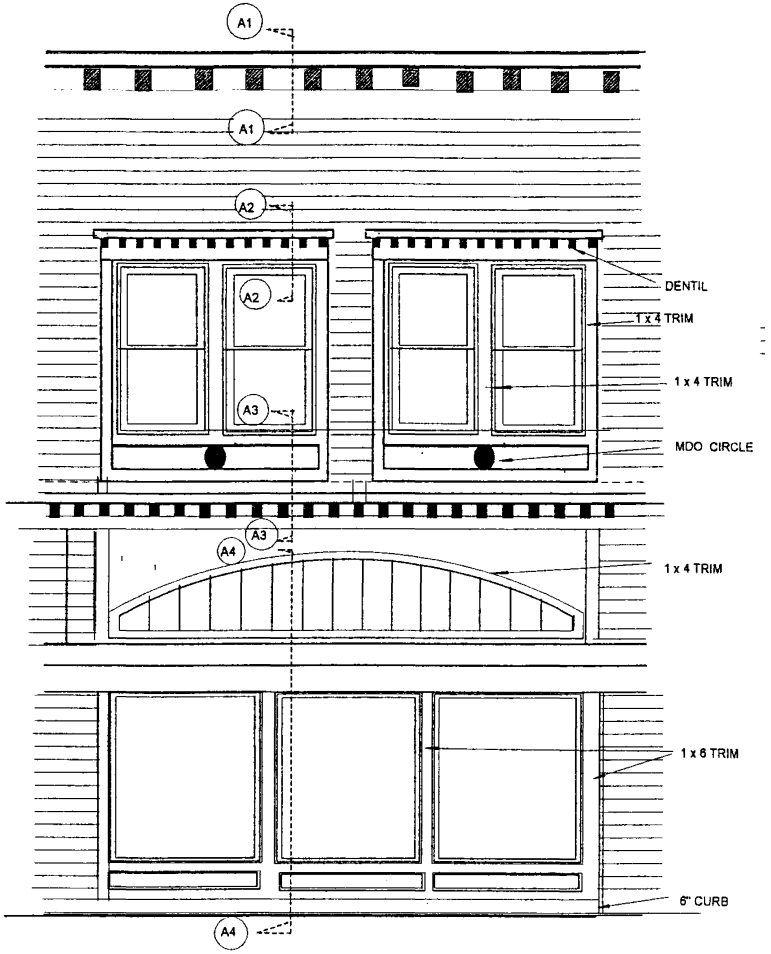




Ⓐ WALL 3/4"=1'-0"



ELEVATION 1/4"=1'-0"

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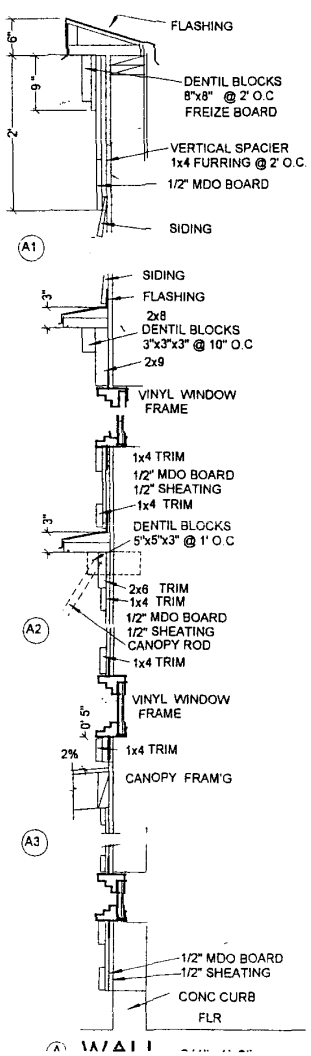

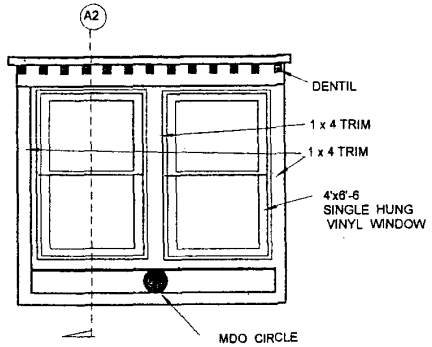

② WINDOW ELEVATON

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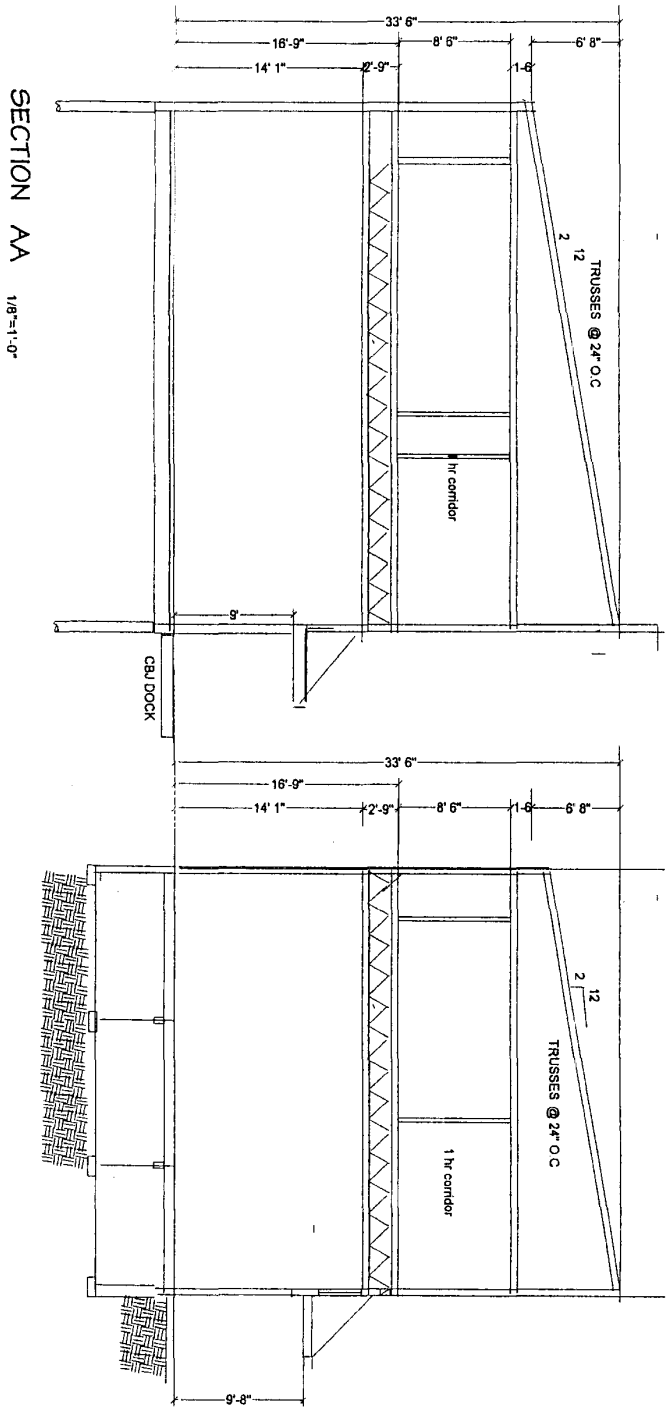

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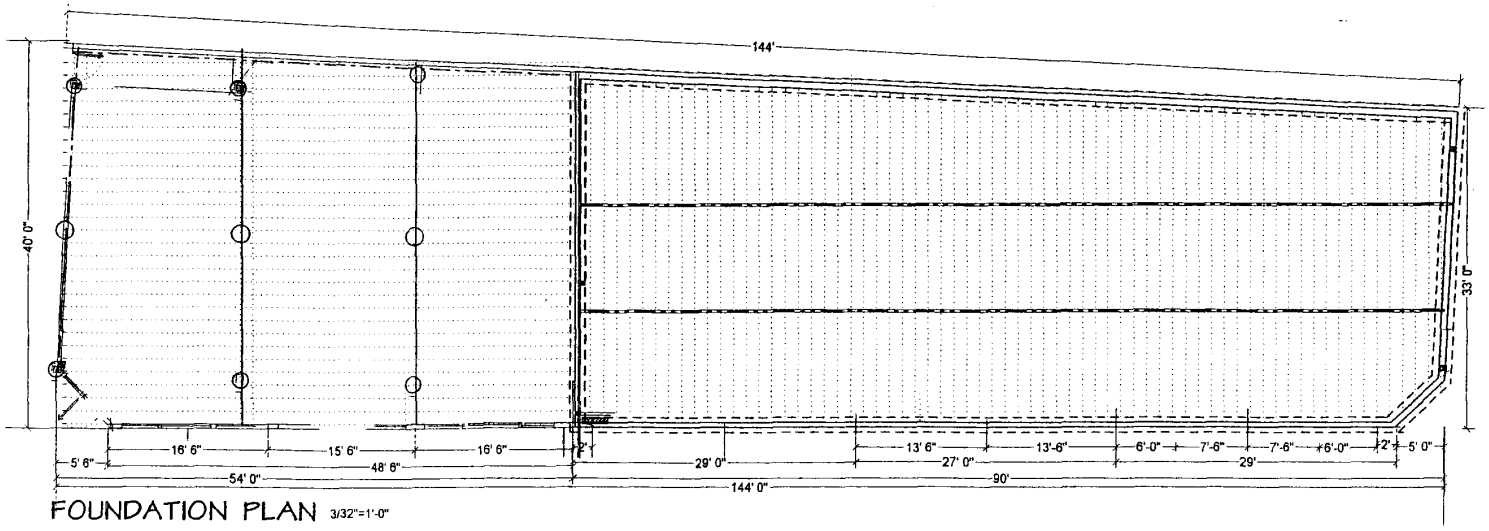

FOUNDATION PLAN 3/32"=1'-0"

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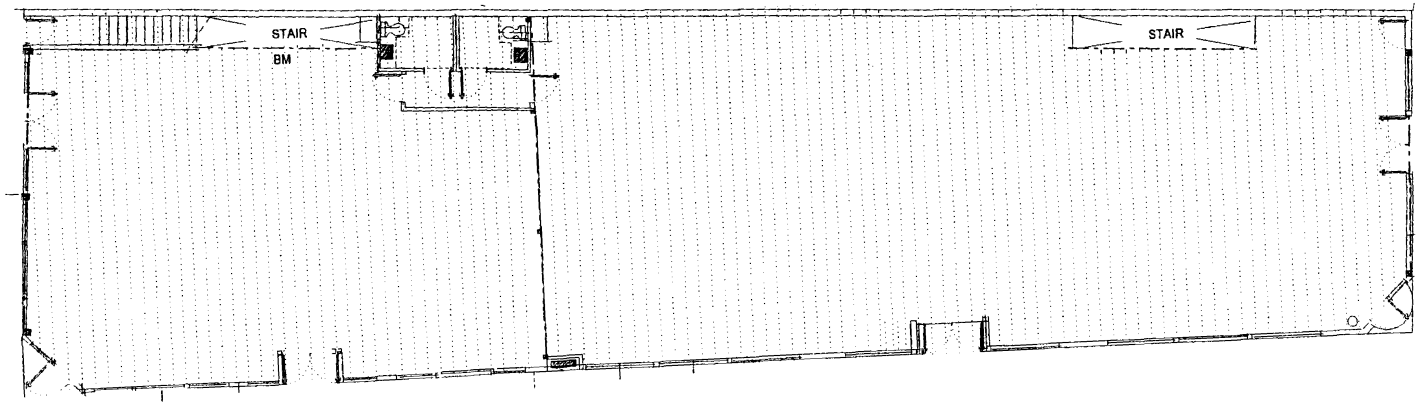

SECOND FLOOR FRAMING PLAN 3/32"=1'-0"

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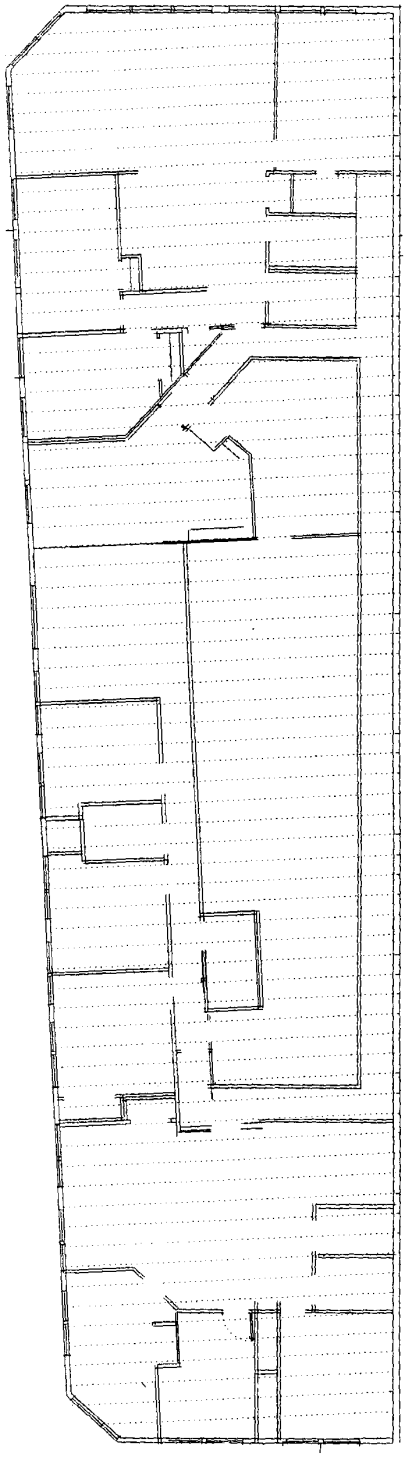
ROOF FRAMING PLAN 3/32"=1'-0"



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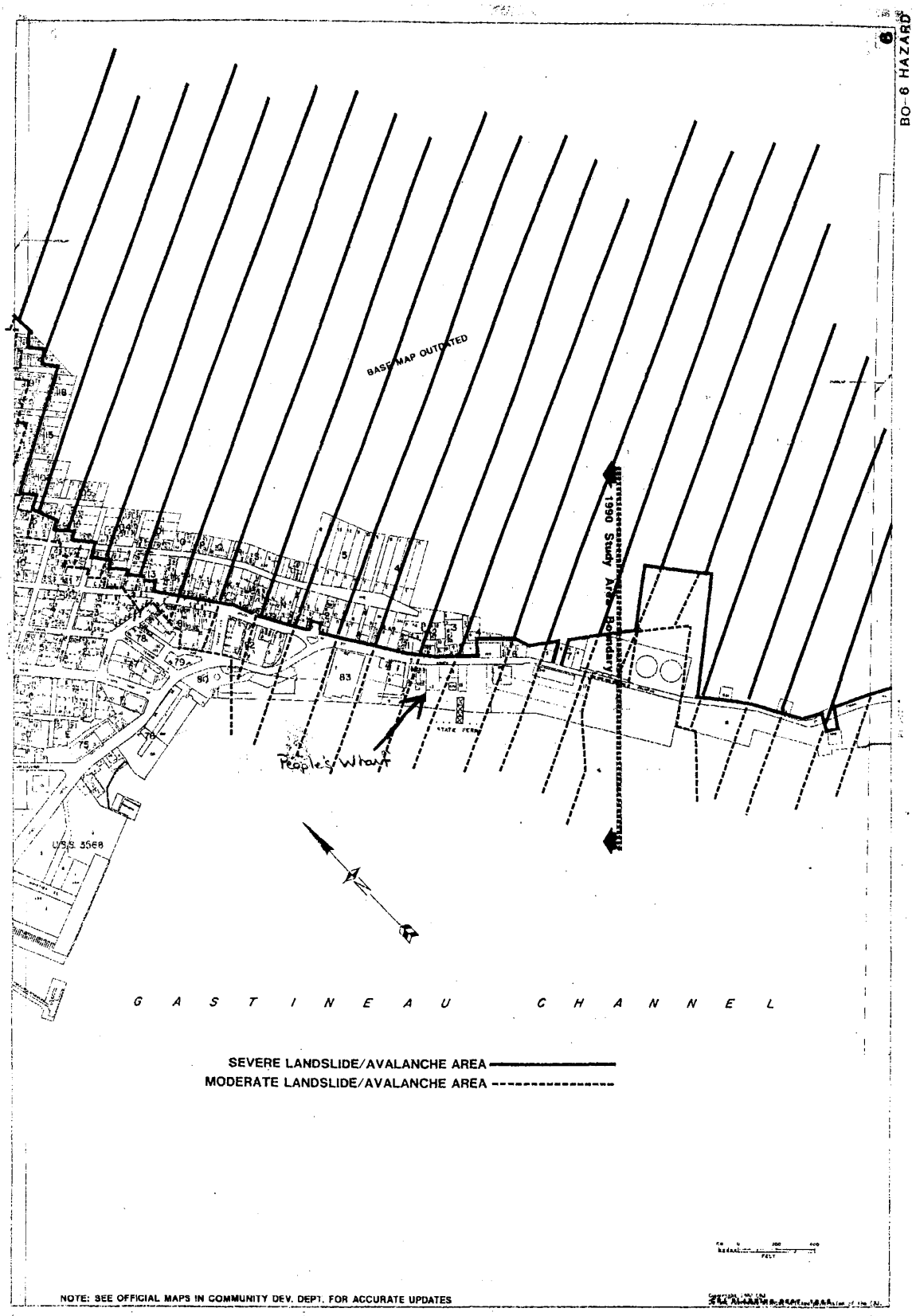


LANDSLIDE AND AVALANCHE AREA

SHEET 1 OF 8

ATTACHMENT C

SITE HAZARD ANALYSIS

432 SOUTH FRANKLIN STREET

JUNEAU, ALASKA

PREPARED FOR

WILLAM HEUMANN
6000 Thane Road
Juneau, Alaska 99801

BY

F.W. "Bill" Baxandall, P.E.
Superior Engineering Technologies, Inc.

ATTACHMENT D

Almost all properties along Gastineau and in turn South Franklin Street, lie within the "Potential Landslide Hazard Zone" as identified in the 1972 Geophysical Hazards Investigation for the City & Borough of Juneau.

The potential for a mass wasting event of the anticipated magnitude is based on normally occurring events within a 100 year occurrence cycle. ***This hazard analysis is based on this type of event.*** Should there be a catastrophic event, that is one resulting from a combination of an extended period of heavy rain fall combined with a major seismic event, one could anticipate a major mass wasting event which would most likely bring down most of the slopes above Gastineau Avenue. Such an event would result in extensive damage to all properties below the slopes, including most of the buildings along South Franklin Street.

The identified hazard zones along the slope of the ridge leading to Mount Roberts, and above Gastineau Avenue, are similar. They consist of a series of debris flow channels that collect debris from both above the channel and from their adjoining side slopes. Periodically, during extensive rain periods, debris flows will occur within these channels. From analyzing vegetation re-growth and deposition areas below the channels, it appears that the debris flows within a given channel have occurred at approximately 100 year intervals.

The debris channel as shown on the adjoining aerial photo that is above Gastineau Avenue and the Heumann property does not appear to have been flushed in at least the past 50-75 years. In addition, at the top of the channel is a blockage that has resulted from the plugging of a drainage that passed through the old ground level tramway grade. This blockage has the potential of being the trigger point for a mass wasting event. The blockage consists of wooden debris, 1 - 3 cubic foot boulders, and gravely soils. It is estimated that there is approximately 350-400 cubic yards of debris material in the plug, with another 3000-4000 cubic yards of material within the channel between the plug and Gastineau Avenue.

The debris flow within the channel is directed in a southwesterly direction and basically at the apartment building that is located on the downhill side of Gastineau Avenue. It is estimated that the depth of the debris flow reaching Gastineau Avenue would be five to six feet. There would be a fair slowing of the debris flow as it flowed across the street and the apartment building parking area. Any debris flow passing through the apartment building complex would be stopped by the debris catchment wall at the back of the A-J Building on South Franklin Street. There is the potential for side casting of the debris flow when it hits Gastineau Avenue, with approximately 1000 cubic yards of debris material flowing alongside the apartment building and on down the slope toward South Franklin Street.

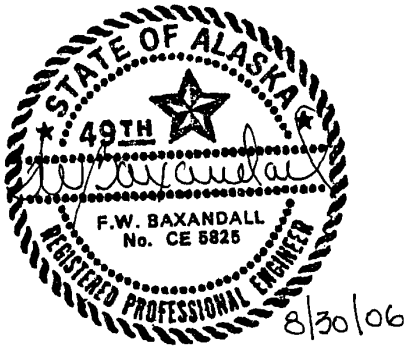
The slope below Gastineau Avenue has a series of small benches as well as being well covered with trees with 10-18 inch diameter stems. Both the trees and the benches will provide a slowing of the debris flow. This debris flow would be primarily directed at the building located at 439 South Franklin Street.

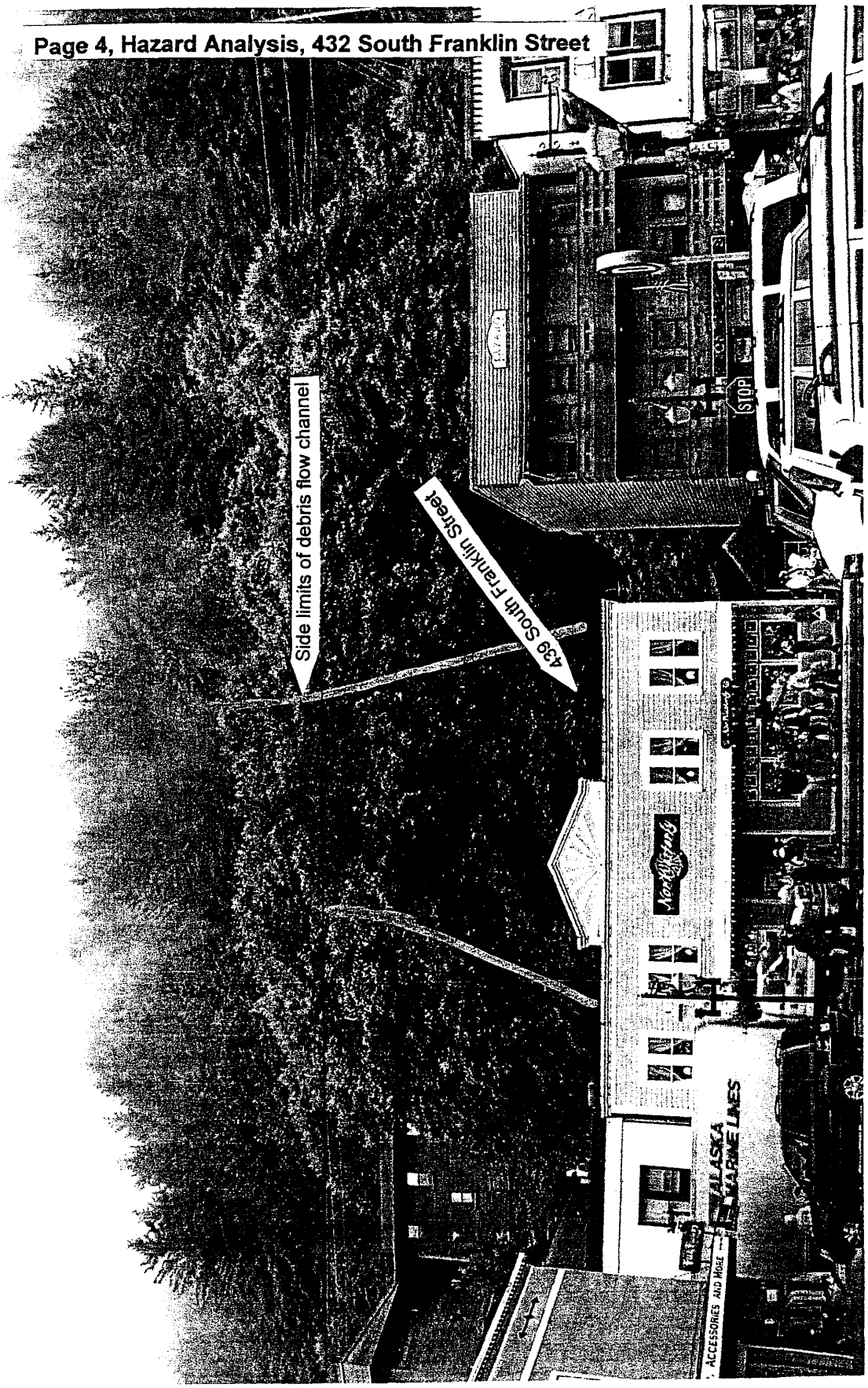
This building has been built back into the slope with the top of the back wall basically at grade level with the slope. Any debris flow reaching this building would tend to flow out onto the roof of the building resulting in collapse of the roof and further slowing and trapping of the debris flow. Any debris flow passing through the building would then be further slowed and most likely stopped by South Franklin Street itself.

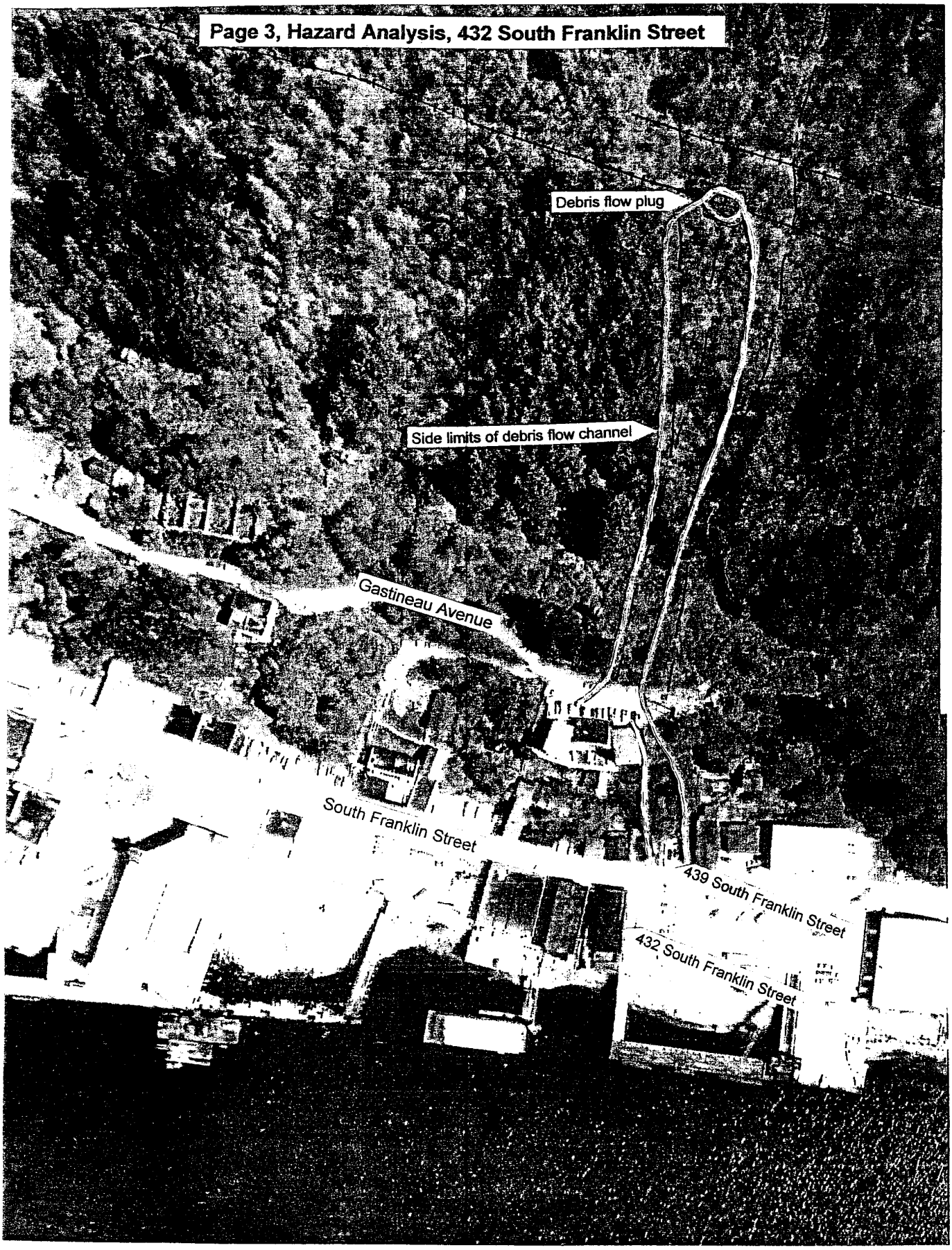
The likelihood of there being a sufficient volume of debris material with a flow velocity to cause damage to the proposed new building at 432 South Franklin Street is minimal to none. At most, there would be some minor piling of debris along the street and left side of the building. The typical wall design for vertical and lateral loading for the new building would be capable of resisting the minimal flow velocity and impact loading imposed.

Bill Baxandall

F.W. "Bill" Baxandall, P.E.




Page 4, Hazard Analysis, 432 South Franklin Street
Side limits of debris flow channel
439 South Franklin Street
STOP
ALASKA MARINE LINES


Page 3, Hazard Analysis, 432 South Franklin Street
Debris flow plug
Side limits of debris flow channel
Gastineau Avenue
South Franklin Street
439 South Franklin Street
432 South Franklin Street

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

TO: Matt Halitsky, Planner

DATE: September 20, 2006

FROM: Ron King General Engineering RL

FILE: Hazard Analysis
432 South Franklin

RE: Review comments

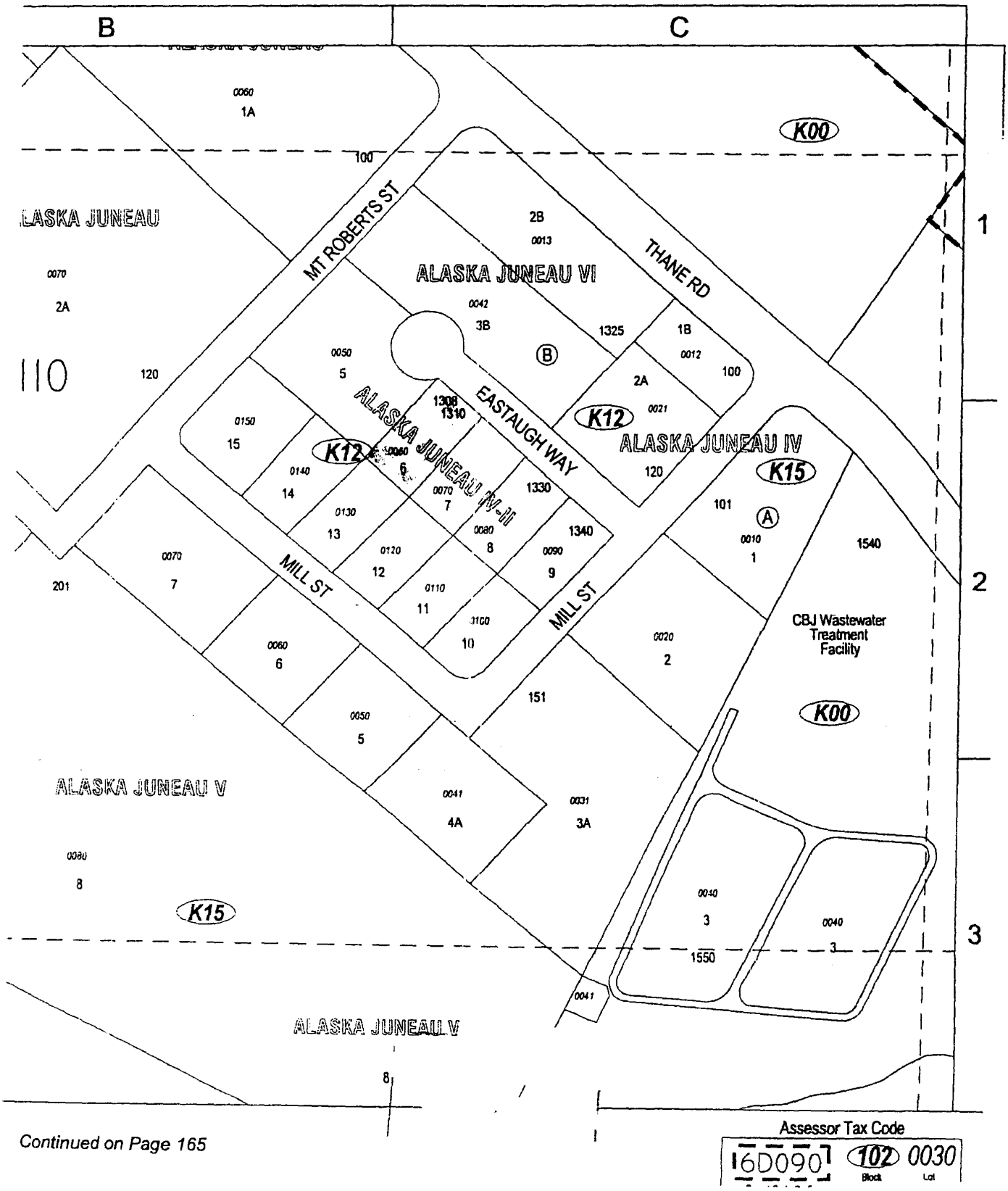
I have reviewed the Site Hazard Analysis from F.W. Baxandall, sealed 8/30/2006, and found his conclusions to be logical. The City & Borough of Juneau accepts no responsibility for the validity of this analysis, nor any damages which may be caused by a landslide or other natural event.

cc: Paul Beck

ATTACHMENT E

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Continued on Page 161



Continued on Page 165

Assessor Tax Code

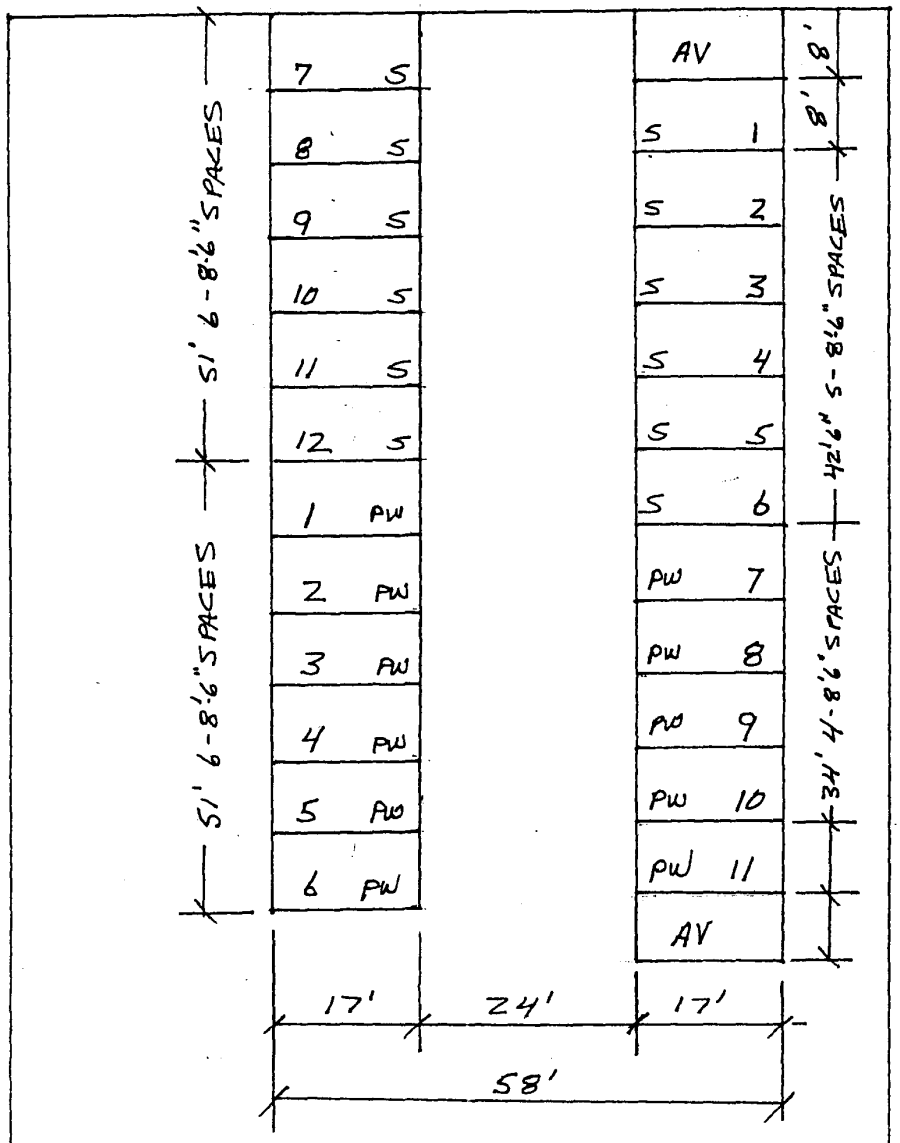
16D090 102 0030

Block Lot

ATTACHMENT F

PARKING PLAN

ESTAUGH WAY



S=SENGAL

PW= PEOPLE'S WHARF

av= ACCESIBLE VAN SPACE 16'x17' LEVEL (MAX. 2% SLOPE ALL DIRECTIONS) ADA SIGN 5' HI (2)-PAINTED BLUE 8' WHEEL STOP FOR av SPACE

LOT #7
17,220 S.F.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

February 17, 2005

Mr. Joe Weber
FEMA Region X
130 228th Street, SW
Bothell, WA 98021

RE: Regulation 44 CRF 60.3(e)(3)

Dear Mr. Weber:

The City & Borough of Juneau, Alaska (CBJ) is a Cooperating Technical Partner in the Map Modernization Program and has been having ongoing discussions with Region X (Dave Carlton and others) about regulation 44 CFR 60.3(e)(3) and its applicability and significance to our local waterfront issues. CBJ has been requesting an administrative variance from this regulation.

Currently, FEMA regulations unnecessarily restrict desired and needed public and private waterfront development. After consulting with Region X and FEMA's technical consultant (Michael Baker Jr., Inc.), CBJ has prepared the enclosed technical document that provides engineering analysis and conclusions for the requested variance. According to this analysis, new construction will not be exposed to damage risks from the one-percent-chance flood.

This matter is an important one for our community, one that our elected officials have given their highest priority. To promote chances for success, our Mayor has additionally contacted our congressional delegation for assistance. A copy of that correspondence, as well as a letter dated 6/1/04 to Region X Director Pennington is enclosed for your reference.

We look forward to your assistance in resolving this issue, and welcome you to your new post. Please contact me should you have any technical or policy questions. I will contact you shortly to ensure that the technical memorandum is clear in its discussion and intent. The issue is timely, and we look forward to your assistance.

Sincerely,

Rorie Watt, P.E.
Chief CIP Engineer
City & Borough of Juneau
(907)586-0877
Rorie_Watt@ci.juneau.ak.us

Enclosure

cc: John Pennington, Director, FEMA Region X, 130 228th Street, SW, Bothell, WA 98021
Darryl Hathaway, Michael Baker Jr., Inc., 3601 Eisenhower Avenue, Suite 600 Alexandria, VA 22304
Christine Miller, State of Alaska, Department of Community and Economic Development
Dave Simpson, P.E., Coast & Harbor Engineering Inc, 110 Main Street, Suite 103, Edmonds, WA 98020
Don Norden, Chambers, Conlon & Hartwell, Inc., 122 C Street, NW, Suite 850, Washington, DC 20001

ATTACHMENT G

155 So. Seward Street Juneau, Alaska 99801-1397

Request for Variance of Regulation on
Constructing Seaward of Mean High Tide Line
As Applied to the South Franklin Street Widening Project,
City and Borough of Juneau

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1. Introduction

1.1. Purpose

The purpose of this report is to provide the background information, technical analysis, and regulatory analysis that will serve as justification for FEMA granting a variance to a flood plain management regulation as applied to a location within the jurisdiction of the City and Borough of Juneau (CBJ). The particular regulation for which the variance is sought is stated in 44 CFR 60.3(e)(3). The regulation states specifically that at a minimum the participating community shall, "Provide that all new construction within Zones V1-30, VE, and V on the community's FIRM is located landward of the reach of mean high tide." The CBJ desires to comply with FEMA regulations, but the only practical option for the specific street widening project has effects that do not conform to the current interpretation of this regulation. A variance to the regulation is a mechanism to resolve the conflict. Analyses that justify the variance are contained herein.

1.2. Background

The CBJ is undertaking a street widening project on South Franklin Street. The developed area is confined to a narrow zone between a steep mountain slope and the edge of water at Gastineau Channel, as is much of the waterfront development at Juneau. There are several lots located along South Franklin Street that will be impacted by the widening. Because the economic activity related to the cruise ship industry is concentrated along this street the CBJ, as part of its master plan, is proposing to compensate the owners of the affected lots and buildings for loss of space on the street side by allowing expansion of the seaward side of the buildings. There are three affected buildings that are supported by piling and extending them in the seaward direction would constitute new construction seaward of the reach of mean high tide, which is in conflict with FEMA regulation 60.3(e)(3). After examining alternative plans, the CBJ determined that the only practical option is to initiate a FEMA process of obtaining a variance to that regulation before widening the street toward the water side and adding building space on the seaward side of the affected buildings.

1.3. Scope

This report presents data and analysis that are limited to the proposed site limits, including modification of the buildings referred to as Timberwolf Gifts, Pioneer Jewelry, and People's Wharf. The effective Flood Insurance Study (FIS) and the adequacy of its assessment of coastal hazards and risk of damage are examined as part of the analysis. This process is not intended to include application for revision of the Flood Insurance Rate Map. Physical processes are analyzed and flooding risks are quantified according to FEMA guidelines. FEMA regulations and policies relevant to building in this specific project environment and insuring those buildings are examined and language for a variance to the regulations is proposed.

2. Project Site

The project area is located in the cruise ship dock area of the Juneau waterfront, as indicated on the location maps in Figures 1 and 2. The waterway affecting the site is the Gastineau Channel, a generally north-south trending fjord of depth greater than 120 feet, which is confined on the east by Mount Roberts (elevation 3,800 ft) and on the west by Douglas Island, which rises to more than 3,000 feet. Land that is suitably flat for development is scarce in this region because of its glacial history. Some of the waterfront area has been developed with pile-supported structures and by construction of rock fill at the shoreline. A large disposal area of rock waste from mining operations is visible in Figure 2 south of the project site. Rock was placed at the shoreline at the project site in the early 1900's and has become stabilized with continuous exposure to natural processes for about a century. No erosion of the placed material is reported to occur currently, either at the rock dump or at the rock fill placed at the shoreline at the project site. Figure 3 shows the shoreline configuration and the shore structures at the project site.

Figure 1 **Large scale representation of South Franklin Street Project Site, Juneau**

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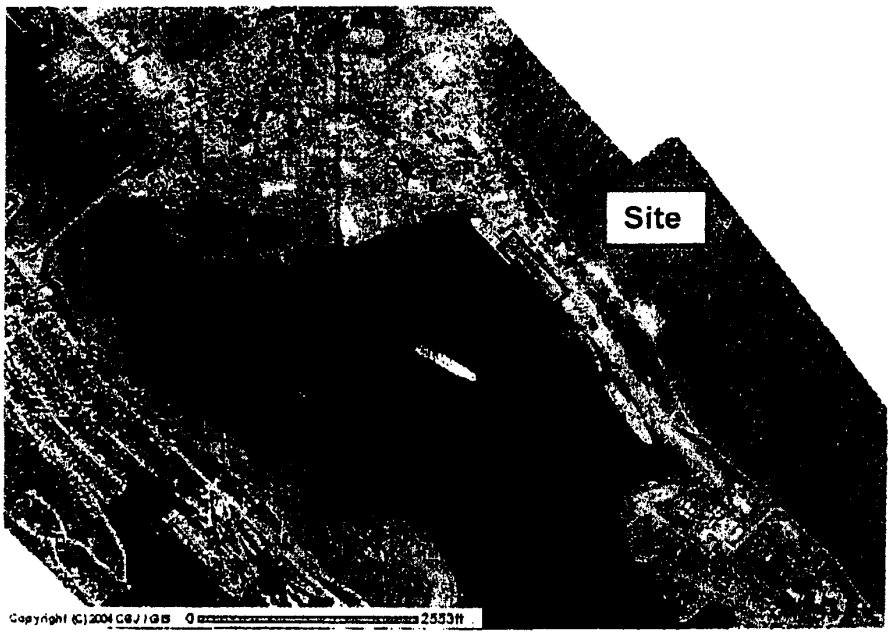

Figure 2 Location of South Franklin Street Project in Gastineau Channel

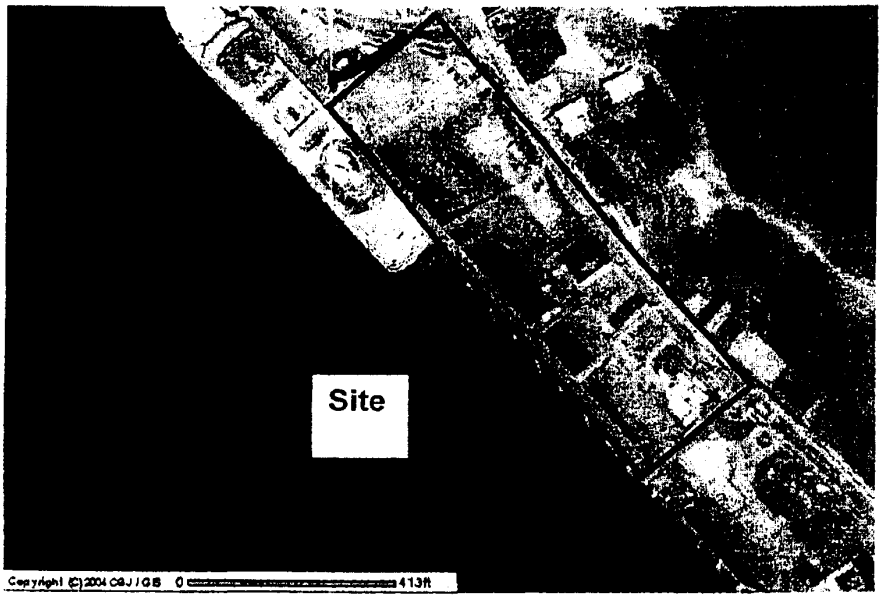

Figure 3 Shoreline and docks in vicinity of project.

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South Franklin Street is the only street that provides land access from the industrial area south of the cruise ship docks, through the tourist area, and into the main downtown Juneau. As tourism has grown in Juneau, due to access by cruise ships, the economic activity and volume of traffic along this street has placed pressure on street capacity. To accommodate the infrastructure needs, the CBJ initiated a study to improve facilities in the cruise ship dock area, including the widening of South Franklin Street. Figure 4 is a photograph from a planning study (TetraTech/KCM 2003) completed for the CBJ that illustrates the inadequacy of the current sidewalk width. Considering that emergency vehicles often must respond at the cruise ship dock, such crowding as shown in the figure is unacceptable. South Franklin Street serves as the only evacuation route for the area south of the project site along the eastern side of Gastineau Channel.

Figure 4 **Example of congestion on South Franklin Street at time of disembarking from cruise ship. (Source: TetraTech/KCM 2003)**

The engineering analysis for the effective Flood Insurance Study (FIS, February 1981) was completed in 1977 and determined a 23-ft Base Flood Elevation for the project area. The vertical datum to which elevations are referenced in the FIS is MLLW. Likewise, that convention is followed in the current analysis. The hazard zone at the shore is designated Zone V5. The main source of flooding is listed as the combination of astronomical tide, surge, and wave runup of waves generated in Gastineau Channel and which propagate northward toward the site. The elevation of the street and the floor of the three structures that are the subject of this analysis is about 26 feet.

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Since the time the FIS was completed, intense storms have occurred which tested the accuracy of the V Zone elevation calculations. The November 1984 storm has the reputation of being the "100-year storm." High storm surge and relatively high wind waves combined to elevate the water level in the Juneau area. Although some locations elsewhere at Juneau reported damage by inundation from that event, the structures that existed in the project area at that time sustained no damage. Floating debris is usually the concern for pile supported structures at times of high waves because impact forces on piles and exposed bracing, pile caps, and decking can be substantial. Storm damage to the subject structures of this project has not been documented in the life of the structures (Some as much as 90 years old).

3. Proposed Street Widening and Building Modification

Alternatives for the street widening project were developed in the Planning and Pre-Design Study and have been evaluated by the CBJ. In all alternatives the curb-to-curb width of the driving lanes remains at 24 feet. The sidewalks require widening, however, to reduce pedestrian-vehicle conflict. The alternative alignments include widening the sidewalk on the landward side 6 to 7 feet, and on the water side as much as 19 feet. The preferred alternative is to widen the sidewalks by 19 feet. Storefronts of the buildings known as Timberwolf Gifts, Pioneer Jewelry, and People's Wharf would have to be demolished for up to 13 feet. Because of the high value of these businesses to the Juneau economy and because their volume of business is tied directly to their proximity to the cruise ship dock, reducing their retail space without compensation is a highly unfavorable option. The CBJ has developed a master plan for this area that includes upgrading tourist access, city infrastructure, and allowance for expanded retail space for these businesses. The widening project is one element of that plan.

As mitigation for the impact of widening South Franklin Street, owners of the structures that would lose space would be allowed to expand the buildings seaward. Figure 5 shows a cross section of the project area and illustrates the site constraints on options for the project. Expanding the street to the landward side without reducing building space of businesses located there would involve excavation and shoring. Expanding to the water side would involve driving piles and extending the existing decking and buildings over the water. Expanding seaward would be simpler than adding building space as a second story. Adding a second story to the buildings would be "substantial improvement" under definitions contained in the shoreline master program. Also, adding a second story is not feasible due to accessibility issues. The required amount of environmental documentation and duration of permitting activities associated with that class of activity was deemed to be a less practical alternative. Currently an ordinance of the CBJ prohibits new construction seaward of the reach of mean high tide. The CBJ has indicated a willingness to grant a variance to the ordinance to allow this type of mitigation to proceed. A regulatory conflict would result unless a variance was granted to the FEMA regulation after which the ordinance was patterned.

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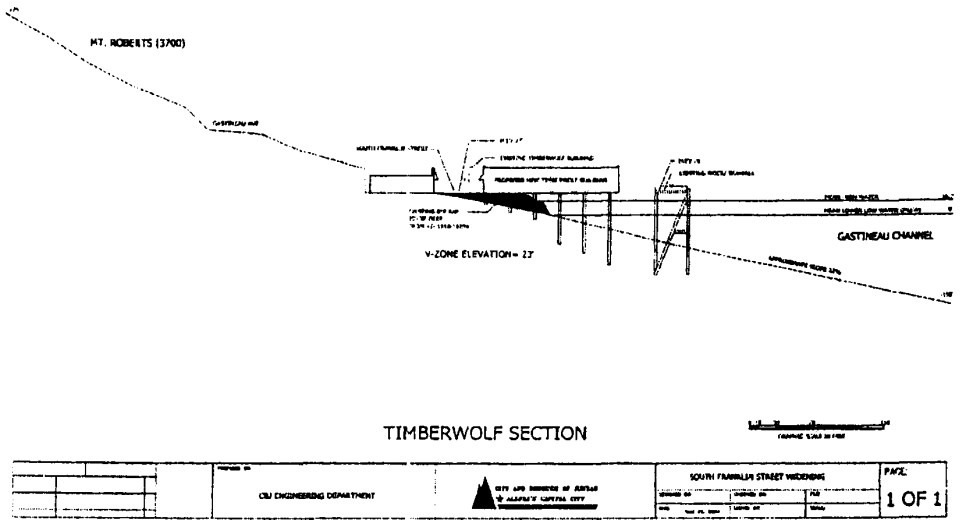

Figure 5. Typical cross section view of proposed building expansion

4. Alternatives Evaluation

The CBJ analyzed the no-action alternative and three action alternatives. The action alternatives are 1) widening the street to the seaward side, 2) widening the street to the land side, and 3) re-routing automobile traffic to a different street. Criteria for evaluating the alternatives are compatibility with the CBJ Masterplan, engineering feasibility, safety, cost, and conformance with land use regulations. Compatibility with the Masterplan was evaluated on the basis of providing for adequate vehicular traffic on South Franklin Street through the area of high concentration of cruise ship visitors, enhancing commercial space that caters to the cruise ship visitors, and meeting requirements for pedestrian traffic flow for future visitor counts. The alternatives are discussed briefly below.

The no-action alternative would allow the continuation of pedestrian-vehicular congestion on South Franklin Street and would provide for worsening of the condition due to increasing numbers of visitors each year. The result would be a less favorable experience by the visitors, which would be a limiting factor on the economic activity associated with the cruise ship industry at Juneau. The criterion of safety is not adequate because of congestion when emergency vehicles must respond in this area. The narrow sidewalk causes some people to walk in the street because of the crowding, which diminishes the quality of the experience of visiting Juneau by ship. This alternative does not have a direct cost associated with it, but fails all other criteria.

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Alternative 1 Street widening in the seaward direction with addition of space at the seaward end of buildings reduces the pedestrian-vehicle conflict, enhances the commercial activity in an economically important area of the waterfront, and is the lowest cost of the action alternatives. A conflict with regulations results with the seaward expansion, however, which requires obtaining an exception or variance. Costs for this alternative include the widened sidewalk, the demolition and remodeling of the three storefronts, and driving piling and expanding the building on the pile structure.

Alternative 2 Street widening in the landward direction would provide the safety and some of the economic benefits of Alternative 1. Greater return on improvement in commercial space access is on the water side, nearer the dock. With proper engineering, modifications associated with Alternative 2 would not conflict with FEMA regulations or City ordinances. The required geotechnical and structural engineering would result in construction costs 10 times more than that of Alternative 1. Due to the inability of the city to compensate equal amounts of land for businesses, the retail space that is taken by the city would have to be bought and could not be made up by the business owners, resulting in significant losses. Therefore, this option is not desirable by the CBJ or local businesses.

Alternative 3 Relocating the vehicular traffic from South Franklin Street would open the entire street as a pedestrian walkway (except for emergency vehicles) and would serve the commercial interests of the shops along the street. The terrain makes it impractical to consider routing street traffic from the waterfront area south of the cruise ship docks into Juneau by any street other than South Franklin Street. A new street would have to be constructed on the side of a steep mountain. Either a large volume of excavation would have to be disposed, or retaining walls would have to be built nearly the full length of the new road. The relocated road would cut through existing buildings and would still have to connect into the main road system, which would require cutting through the pedestrian way. Therefore, this option is not desirable by the CBJ or local businesses.

The alternatives and their evaluation rating using the stated criteria are summarized in Table 1 below.

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Table 1. **Alternative Evaluation Summary for South Franklin Street Widening**

	No Action	Alternative 1 Expand Seaward	Alternative 2 Expand Landward	Alternative 3 Relocate Vehicular Traffic
Compatibility with Master plan	poor	very good	good	poor
Engineering Feasibility	good	good	poor	poor
Cost	none	good	very poor	very poor
Safety	poor	good	good	good
Comply with Regulations	neutral	poor	good	good

5. Coastal Hazard Assessment

Effective Flood Insurance Study. The maximum tide level was listed in the effective FIS as 22 feet for the project area. The FIS does not include details of the 100-year wave or of wave runup at the shoreline. Although the original determination of the V Zone elevation and hazard zone boundary was based on less sophisticated tools and fewer data than are available today, a full re-evaluation of coastal hazards is not justified for the current request for a variance. The long-term history of performance of the structures sited at street level and supported by piles over water indicates that the elevation of their lowest members is adequate to avoid coastal flooding damage. The floor elevations are 26 feet, which provides a rather large clearance above surge level and storm wave crests. The correctness of the V Zone elevation of 23 feet is not verified by this observation, but maintaining a minimum of a 26-foot floor elevation for proposed construction is recommended on the basis of this history.

Coastal Hazard Risk to Proposed Construction. A coastal engineering assessment of the proposed construction is documented below. The purpose is to assess risk of damage to piles and over-water construction planned as part of the street widening project. Risk of damage is from wave forces, water levels, and wave related processes that would impinge on the structures. Wave forces include lateral loading of the piles and pile caps and uplift forces on the horizontal decking. The approach is to first develop the wave field in the project area. The next step is to input the derived wave parameters and given structural dimensions to applicable wave force calculation procedures. Finally, the forces associated with waves are compared with design criteria imposed by seismic codes.

Wave Prediction. The wave field affecting the project site was derived first with a hindcast of wind waves at a location south of the rock dump, an area of fill that extends into Gastineau Channel and partially shelters the site from waves in the Channel. The wave field was then transformed with a two-dimensional model to the project site, accounting for refraction, diffraction, shoaling, and friction, to produce a wave height, period, and direction specific to the locations of the proposed structures. Wave blocking

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and scattering by the presence of the cruise ship dock was not incorporated in the analysis. The effect of not including the cruise ship dock on the wave forces applied to the proposed structures is expected to be insignificant because the gap between the piles of the dock is large relative to the pile diameter.

Wind data that were the basis of the wind speeds for hindcasting waves were collected at the Juneau Federal Building between December 1973 and March 1990. A plot of maximum wind speeds by month was available from a previously completed design study at the Juneau waterfront. Attempts to locate original data were unsuccessful. The National Weather Service, National Climatic Data Center, Alaska Climate Center, Juneau Airport, and Juneau Weather Forecast Office were contacted, but no data from the Federal Building were known by the individuals contacted. The original analysis with the wind data from the Federal Building stated that the speeds were one-minute averages, in knots, measured 148 feet above sea level, and no directions were associated with the speeds. The storm of record at Juneau is the Thanksgiving Day Storm of 1984. The plotted data showed an 80-knot speed for that date. The Juneau office of the National Weather Service stated that the peak wind during that storm was 94 knots (Kanan, personal communication 1993). A usual measuring duration for a peak gust is 5 seconds. A speed of 94 knots for a 5-second duration is approximately equivalent to an 80-knot speed averaged for a period of one minute.

Data recorded at the Federal Building were therefore adopted for the current study as one-minute wind speeds. Speeds were digitized from the plot and all speeds equal to or greater than 40 knots were entered in the extremal analysis routine of the Automated Coastal Engineering System (ACES) (Leenknecht, Szuwalski, and Sherlock 1993). The calculation results are shown in Figure 6. The Weibull distribution with $k = 2.$ showed the best fit to the data. It is noted that speeds predicted for return periods longer than 51 years may not have statistical reliability, but wind data from other locations that could represent wave generating conditions in Gastineau Channel had a shorter period of record. The Juneau Airport has a longer record length but the location is significantly sheltered from southeast winds. The 100-year return period one-minute wind speed of 84.2 knots is the basis of the hindcast 100-year wave to be applied in the coastal hazard analysis. The wind is assumed to blow along the axis of the Channel from its entrance toward Juneau.

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ACES Mode: Single Case Functional Area: Wave Prediction

Application: Extremal Significant Wave Height Analysis

		Weibull Distribution			
N = 86 NU = 0.92 NT = 93 K = 17.0 yr LAMBDA = 5.47	FT-I	k=0.75	k=1.00	k=1.40	k=2.00
Correlation	0.9922	0.9325	0.9743	0.9937	0.9951
Sum Square of Residuals	0.0618	1.4162	0.4777	0.0654	0.0694
Return Period (Yr)	Hs (ft)	Hs (ft)	Hs (ft)	Hs (ft)	Hs (ft)
2	64.14	62.21	63.79	64.54	64.58
5	71.02	71.16	71.81	71.24	70.11
10	76.14	78.53	77.87	75.96	73.80
25	82.86	88.93	85.88	81.85	78.22
50	87.92	97.25	91.94	86.10	81.29
100	92.98	105.92	98.00	90.21	84.18

Options: F1: Next Screen [illegible] to Activity Menu

WARNING: RETURN PERIODS > 51 Yrs May Not Be Meaningful.

Figure 6. Results of extremal analysis of wind speeds (knots) measured at Federal Building in Juneau

The 100-year wind speed was input to the wave growth routine of the ACES software to calculate the 100-year wave height and period at a location just south of the rock dump. The fetch was represented with 5-degree radials measured from the center of the channel to the land boundary. (The longest radial was terminated just outside the entrance to Gastineau Channel, to more realistically represent the wave generating conditions from outside the Channel that would propagate to the hindcast location.) The "final duration" parameter was varied until it was determined at which duration the sea state transitioned from duration limited to fetch limited The 100-year significant wave height and spectral peak period thus calculated are 6.9 ft and 5.1 second, respectively. Wind speeds and corresponding wave heights and periods are listed in Table 2.

Wave Transformation. Deepwater wave height and period were calculated to establish input to the wave transformation model for propagating waves to the project site. The model selected for this analysis is the REF/DIF model (Kirby and Dalrymple 1994). The model RCPWAVE (Ebersole, Cialone, and Prater 1986) is on FEMA's list of approved wave transformation models for coastal flooding studies and was attempted to be applied to the South Franklin Street project. Solutions to the wave equation did not converge at certain calculation points in the model grid, possibly because the gradient in bottom elevation is large, especially near shore. RCPWAVE iteratively solves the elliptic wave equation, whereas the numerical form of the wave equation in REF/DIF is cast in the parabolic form. The REF/DIF solution is stable and the patterns of wave height reduction and wave direction are realistic throughout the model domain. Figure 7 shows the pattern of wave height modeled for the 100-year storm. Figure 8 shows a "slice" oriented alongshore that represents the wave height at the project site at grid position 8,600 ft.

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The transformed wave at the project site has a significant height of 3.0 ft and period of 5.1 seconds.

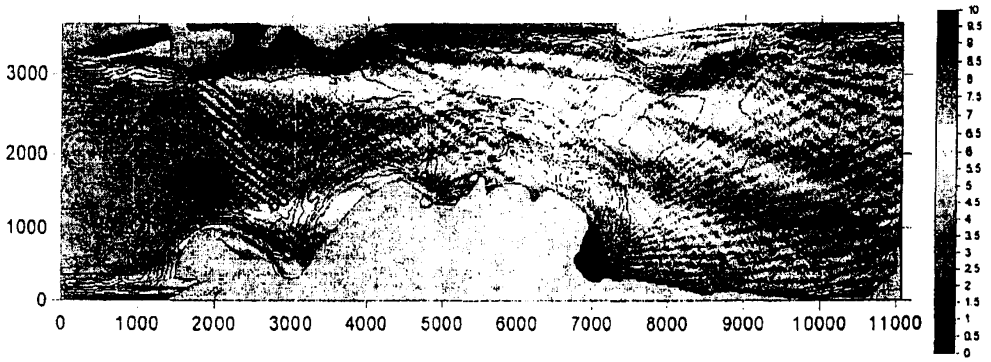
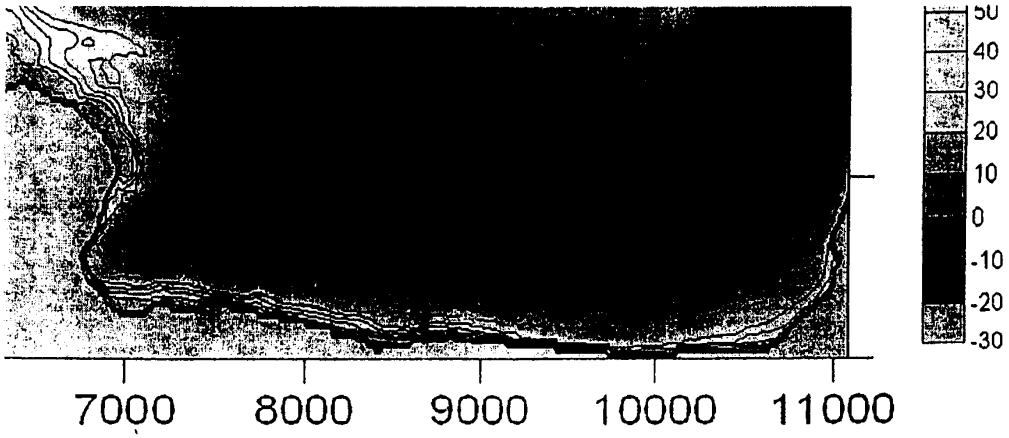


Figure 7. Pattern of wave heights and directions, 100-year wave storm from southeast



(a) Location of profile selected for display of nearshore wave height

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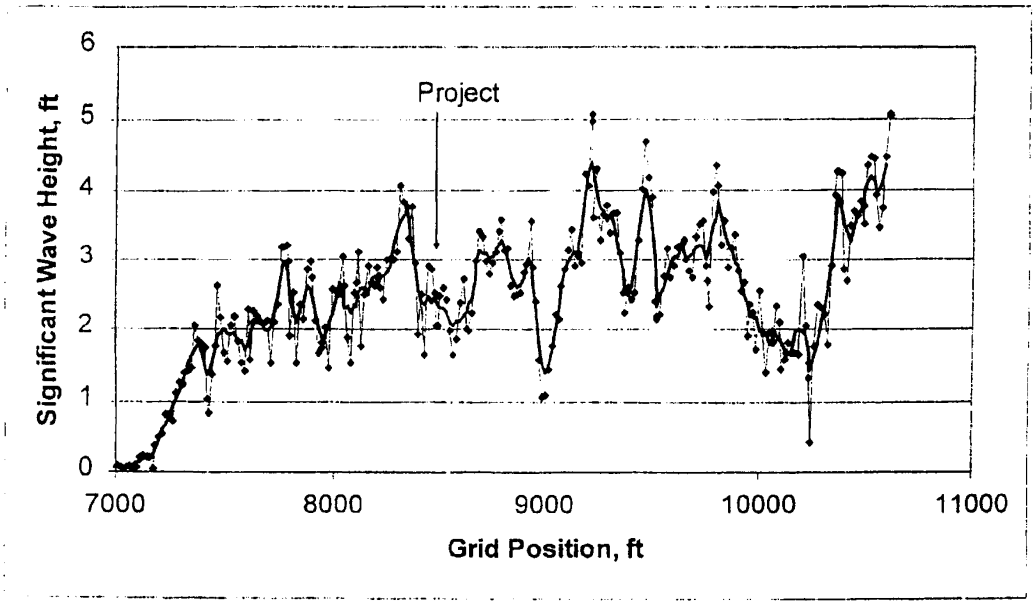

(b) Nearshore wave height

Figure 8. Profile alongshore of transformed wave height in vicinity of South Franklin Street widening project

Table 2 Return period, wind speeds, deep water wave heights and periods for Juneau Harbor

Return Period	Wind Speed	Wave Height	Wave Period	Transformed Height
10 year	73.8 knots	5.8 ft	4.7 sec	
100 year	84.2 knots	6.9 ft	5.1 sec	3.0 ft

Wave Forces. An assessment of wave forces on new construction, specifically effects of floating debris on the piles, is a necessary part of the engineering component of the justification for the variance. Wave height, period, and direction, and the tide level presented above were input to force calculation procedures. The methods and results are presented below.

Morison's equation was applied to evaluate wave loading on piles. The equation is expressed as,

$$F = \frac{1}{2} C_D \rho D v_x^2 + C_m \rho \pi \frac{D^2}{4} \frac{dv_x}{dt} \qquad (1)$$

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In Equation 1 F is horizontal force on the pile per unit length of the pile, C_D and C_m are drag and inertia coefficients, ρ is water density, D is pile diameter, and v_x is horizontal velocity. A 16-inch-diameter cylinder pile was assumed for this analysis, and is typical for new construction of this type at this waterfront. Values for C_D and C_m were those recommended by McConnell, Allsop, and Cruickshank (2004).

Calculation of F_{tot} accounts for the phase difference between drag and inertia components. At the time of occurrence of the maximum drag force F_D, the inertial term will be zero or near zero. The maximum inertia force F_i occurs when the water surface elevation is at or close to the static sea level. To evaluate the maximum total force, the force must be calculated for various time intervals (i.e. phases) during the passage of the wave train.

The 100-year wave height, transformed to the site, were input to the calculation procedure to determine forces for cases of two water depths at a seaward location of new construction:

Case 1. H_s = 3 ft; T_p = 5.09 s; Depth below MLLW d = 10 ft;
Case 2. H_s = 3 ft; T_p = 5.09 s; Depth below extreme high water d = 32.6 ft;

The values of v_x and dv_x/dt have been calculated through use of the Stream Function Theory to 5th order and 3rd order, respectively, for case 1 and case 2. The water column was divided into 50 bins and Equation 1 was used to calculate wave force for each bin. The force on the pile was evaluated by integrating all the values for the bins over the length of the pile, according to Equation 2.

$$F_{tot} = \sum_{i=1}^{N} F(i)\Delta z(i) \qquad (2)$$

Where N is the number of bins and Δz is the height of the bin.

The force calculation results are shown in Table 3.

Table 3. Wave force calculation results for 100-year wave.

Case	H_s (ft)	T_p (s)	d (ft)	C_D	C_m	ρ (lbf/ft^3)	D (inch)	F_D (lbf)	F_i (lbf)	F_{tot} (lbf)
1	3	5.09	10	1.5	2	1.99	16	208	0	**208**
2	3	5.09	32.6	1.5	2	1.99	16	4	139	**249**

For Case 1, the maximum total force occurs when the drag is maximum, i.e. at the wave crest, while for Case 2, the inertia component (acceleration) becomes predominant and the maximum total force occurs at ¼ of the phase.

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The wave force against the underside of the deck supporting the building floors (elevation 26) was calculated with the procedure of Tirindelli et al. (2004).
The available methods to evaluate uplift loading on horizontal elements depend on significant wave height H_s, maximum crest elevation η_{max}, peak period T_p, deck clearance cl above still water level, wetted length of the deck l. Maximum wave crest elevation has been evaluated through Stream Function Theory as 3 ft. The input conditions for this study were:

H_s = 3 ft; T_p = 5.09 s; Water Depth d = 32 ft; cl = 3 ft.

The methods used for this study calculate the quasi-static component of the uplift loading on decks. This component is the one of interest for the design engineer, as it affects the overall stability of the structure that is exposed to waves. Results are given per unit wetted area. To estimate the load it is necessary to know the width of the deck w. The results per unit length (lbf/ft) are therefore $Fqs * w$ (lbf/ft^2 * ft).

There is some scatter among the results of the calculation methods, mainly because they refer to experimental tests in a laboratory and are influenced by the testing conditions (wave conditions, sampling rate, etc.) A safe design force can be chosen as F_{qs} = 60 lbf/ft^2. This value has been evaluated considering the wave direction = 45 Deg to the axis of the jetty.

Impulsive components are of interest only when the stability of weak and/or small elements of the structure is considered, as they are very much localized in time and space. A rule of thumb guidance predicts impacts to be 3.5 times larger than the quasi-static force, therefore F_{imp} = 210 lbf/ft^2. This magnitude should not be multiplied by the deck area because the impulse will not act over such a large area simultaneously.

The force exerted by a drift log impacting a pile was calculated with the assumption that the mass of the log was propelled at a speed one-half of the wave celerity. The assumed dimensions of the log are 2 ft diameter and 20 ft long. The resulting impact force was calculated to be 10,000 pounds.

Experimental formulae have been developed for calculating force applied during impact of floating debris in a current with a solid structure. Procedures relate loading to mass and velocity of a log. Standard methods are not known to exist for estimating velocity of the log under the influence of waves. The velocity of a drift log transported by waves preceding impact with a pile is likely on the order of the velocity of a log in a river flow. The pertinent formulae in the literature are calibrated for high velocity river flows. Three of these formulae were applied in the project area, with the drift log velocity assumed to be one-half that of the wave crest velocity.

Three experimental formulae presented by Haehnel and Daly (2002) were used for calculating debris loading on piles (see Equations 3 through 5).

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$$F = k_1 \cdot u \cdot \sqrt{m} \quad (1)$$

$$F = k_2 \cdot u \cdot m \quad (2)$$

$$F = k_3 \cdot u^2 \cdot m + C \quad (3)$$

where F is force in Newton, u is velocity of the log in m/s, m is mass of the log in Kg/m^3, k_1, k_2 k_3 and C are experimental coefficients, equal to 1550, 90.9, 125 and 8000, respectively. The input for analysis cases were:

Case 1. H_s = 3 ft; T_p = 5.09 s; Depth below MLLW d = 10 ft;
Case 2. H_s = 3 ft; T_p = 5.09 s; Depth below extreme high water d = 32.6 ft;

The maximum values of horizontal water velocity v_x were calculated with the Stream Function Theory of the 5th order for case 1 and 3rd order for case 2. The debris velocity u has been conservatively assumed to be $u = v_x/2$, at phase 0.

The design force for this study has been chosen as the maximum value obtained from Equations 1 through 3. The results of debris loading calculations are shown in Table 4. Units were converted to English.

Table 4 Debris loading calculation results for 100-year wave.

Case	H_s (ft)	T_p (s)	d (ft)	v_x (ft/s)	u (ft/s)	ρ_d (slug/ft^3)	l_d (ft)	D_d (ft)	m_d (slug)	F_d (lbf)
1	3	5.09	10	4.0	2	0.87	20	2	55	**10000**
2	3	5.09	32.6	2.2	1.1	0.87	20	2	55	**5600**

Note: The representative debris log is considered to be a cylindrical wood log; ρ_d is debris density, l_d is debris length, D_d is debris diameter, m_d is debris mass, F_d is debris force.

Summary of Wave Forces. Forces calculated in the above analyses are generated by direct wave impact on the piles that will support the new over-water construction, wave uplift applied by the waves to the under side of the pile supported deck, and wave-carried debris impact against the piles. Magnitudes are summarized below for 100-year wave conditions.

Maximum wave force on pile = 250 pounds
Maximum wave uplift pressure on deck (quasi-static) = 60 p.s.f.
Maximum wave uplift pressure on deck (impulse) = 210 p.s.f.
Maximum debris loading on pile = 10,000 pounds

Structural analysis completed for CBJ Engineering for piles for the Steamship Wharf Project showed that designing to meet seismic criteria will meet the loading requirements of the waves and debris impact associated with a 100-year storm (email from Mr. Skye

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Stekoll to Dave Simpson dated 18 January 2005 regarding pile analysis by a structural engineer). The wave uplift force is expected to be localized to a small area, less than 2 feet in the direction of wave travel and less than 10 feet along the wave crest. The average dead load per unit area of a one-story commercial structure is much greater than the calculated uplift magnitude. Therefore, the impact load and maximum uplift pressure developed in a 100-year wave event would not damage a structure expected to be built at the South Franklin Street location.

6. Regulatory Analysis

A teleconference was held on 24 September 2004 to provide direction to the task of requesting a variance. The participants were:

Roger Healy	CBJ Engineering
Rorie Watt	CBJ Engineering
Skye Stekoll	CBJ Engineering
Greg Chaney	CBJ Planning
Christine Miller	State of Alaska, Dept. of Community and Economic Development
David Carlton	FEMA Region 10
Darryl Hatheway	Baker Civil, Inc.
David Simpson	Coast & Harbor Engineering, Inc.

The participants agreed that the regulation of over water construction contained in 60.3(e)(3) applied to the actions proposed as part of the widening project. The addition of structures to the seaward ends of the buildings as proposed was interpretated to be counter to the language of the regulation. The intent is to control insured risk to the structure. The V Zone elevation applies to locations at the shoreline and to the V Zone (landward) limit. Because wave crest elevations are not specified seaward of the shoreline and are not typically evaluated in a coastal FIS, risks to over-water structures by wave and debris impact and by wave-caused flooding are not indicated on the FIRM.

A CBJ ordinance is patterned after this FEMA regulation, and controls such development through administration of permits. The CBJ has a procedure to grant a variance to its ordinance, and has indicated a willingness to initiate the procedure. Filling at the shoreline and moving the "reach of mean high tide" might be a mechanism to technically allow the construction to be landward of the reach of mean high tide, but the CBJ desires to remain within the spirit as well as the letter of the regulation. Therefore, filling at the shoreline is not a part of the planned construction.

7. Evaluation Summary and Justification

The FEMA regulation in 44 CFR 60.3(e)(3) prohibits constructing seaward of the reach of mean high tide. Improvements are needed at a location on the Juneau waterfront that requires widening a street into the storefront of three buildings. Improvements would

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allow the continued growth of economic activity at the site and improve safety. Mitigation for the effect on the storefronts is the allowance for expanding the buildings in the seaward direction on pile foundations. The planned improvements are part of an approved Masterplan. The alternative of widening in the seaward direction was shown to be the most feasible concept, through the process of developing and evaluating alternatives to accomplish the project's planning objectives. Conflicts with the FEMA regulation and a similar CBJ ordinance must be resolved for the project to proceed. The regulation was established to control flooding losses at coastal locations that are exposed to high waves (relative to the elevation of the deck members) and erosive events that would diminish the capacity of the pile that supports an insurable structure.

A variance is requested to be granted for the extension in the seaward direction of pile supported buildings within the project site boundaries, including Timberwolf Gifts, Pioneer Jewelry, and People's Wharf. The basis of the request is the demonstration by way of coastal engineering calculations that the structures will not be subjected to flood hazards and wave damage under conditions of the 100-year return period wave and water level. The piles will be designed to meet seismic standards and as such, will resist impact forces by wave thrown drift logs. Bottom and embankment material have equilibrated to the wave exposure over a period of nearly a century. Therefore wave erosion of foundation material is not considered a hazard of the site. The floor elevation of the added construction is planned to be 3 feet above the Base Flood Elevation. The flooding risk to the new structures is less than 1 percent chance per year. The construction would not impact the adjacent shoreline or structures. The City and Borough of Juneau therefore requests that FEMA grant a variance to the regulation in 60.3(e) (3).

The following draft language is offered to assist FEMA in crafting a variance for the specified project.

> Following review of the engineering analysis provided by the City and Borough of Juneau (CBJ), a variance of the regulation 44 CFR 60.3(e)(3) is granted to CBJ for the expansion of the buildings within the proposed South Franklin Street Widening project boundary seaward of the reach of mean high tide, with the additional following stipulations:
>
> - Lowest floor elevation is 26 feet above mean lower low water, or higher
> - New structures are supported by piles designed to withstand impact loads of 10,000 pounds during the project life
> - No horizontal members and no bracing, except for batter piles, below elevation 23 feet above mean lower low water
> - Horizontal decking if located at elevation 26 feet must withstand localized uplift pressure of 250 pounds per square foot.

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8. References

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Haehnel R.B. and Daly S.F. (2002) "Maximum Impact Force of Woody Debris on Floodplain Structures", Report ERDC/CRREL TR-02-2, US Army Engineer Research and Development Center, Vicksburg, MS.

Kirby, James T and Robert A. Dalrymple 1994. Combined Refraction/Diffraction Model Ref/Dif1 version 2.5 Documentation and User's Manual. CACR Report No. 94-22, University of Delaware, Newark, DE.

Leenknecht, David, Andrew Szuwalski, and Ann Sherlock 1993. Automated Coastal Engineering System version 1.07e. U.S. Army Engineer Waterways Experiment Station Coastal Engineering Research Center, Vicksburg, MS 39180.

McConnell K.J., Allsop N.W.H. & Cruickshank I.C. (2004) "Piers, jetties and related structures exposed to waves" Thomas Telford, London.

TetraTech/KCM 2003. Planning and Pre-design Services for South Franklin Street Widening. Prepared for the City and Borough of Juneau, December 2003.

Tirindelli, Matteo, Giovanni Cuomo, William Allsop, and Kirsty McConnell 2004. Physical Model Studies of Wave-Induced Loading on Exposed Jetties: Towards New Prediction Formulae, *Proceedings* ISOPE 2003, Honolulu, Hawaii. pp. 823-830.

Tirindelli M. 2004 "Wave-Induced Forces on Maritime Structures" Final dissertation for the fulfilment of the requirements for PhD in Hydraulic Engineering, Polytechnic of Milan, Italy.

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U.S. Department of Homeland Security
Region X
130 228th Street, SW
Bothell, WA 98021-9796

APR 0 1 2005
ENGINEERING

FEMA

March 30, 2005

The Honorable Bruce Botelho
Mayor, City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801-1397

Dear Mayor Botelho:

The City and Borough of Juneau (CBJ) submitted a proposal for the widening of South Franklin Street in the form of an engineering report by Coast and Harbor Engineering to Region X for review and comment. One of the purposes of the report was to provide the U.S. Department of Homeland Security's Federal Emergency Management Agency (FEMA) with information related to the granting of a regulatory variance to CBJ's floodplain management regulations. In turn, Region X submitted the report to our contract engineers, Michael Baker Jr., Inc. for their review and analysis regarding the coastal engineering aspect of the proposal. On March 10, a conference call was held with the CBJ staff, FEMA Region X staff, Dave Simpson with Coast and Harbor Engineering (CBJ contract engineer), Michael Baker Engineers and Christy Miller with the State of Alaska to discuss the project. Mr. Simpson's engineering report provided a thorough description of the project, alternatives analysis, construction hazard assessment and structural certification for coastal high hazard flood zones (required for V zone construction). Baker Engineering did not analyze the structural components of Mr. Simpson's report, as their expertise lies in determining coastal flood zones.

As you may be aware, FEMA Region X has scheduled CBJ for a restudy of Gastineau Channel and the surrounding marine waterfront using a newly developed coastal hazard methodology. The restudy is planned to begin this year and will take approximately two years to complete. We are working with your staff to schedule a scoping meeting as soon as possible.

The National Flood Insurance Program (NFIP) allows communities to grant variances to their regulations promulgated under the minimum required NFIP standards. As we understand the South Franklin Street widening proposal, all aspects of the V zone regulations would be complied with, including the bottom of the lowest horizontal member of the structure's lowest flood (excluding pilings or columns) will be elevated at one foot or more above the base flood elevation. Also, Mr. Simpson's engineering analysis certifies the structure meets the NFIP requirement of being resistant to flotation, collapse and lateral movement due to its location in a velocity flood zone. The only provision being varied is that the structure will be built landward of the reach of mean

high tide. This provision is contained in 44 Code of Federal Regulations (CFR) Section 60.3 [e][3]. While this provision remains valid for all velocity flood zones nationwide, it is our understanding that it was primarily intended for east coast communities subject to dune erosion and other coastal conditions not indicative of the southeastern Alaska's marine environment. FEMA's Coastal Construction Manual recognizes that storm surges and coastal flooding are not as severe in the northwest as it is in other parts of the country. Furthermore, the NFIP gives local communities the ability to issue a variance to their regulatory provisions if it can be shown that a failure to grant the variance would result in exceptional hardship to the applicant. Also, it must be shown that the variance not will result in increased flood heights, additional threats to public safety, extraordinary public expense, and the general law of zoning applies that a unique circumstance exists that otherwise prohibits compliance. Again, Mr. Simpson's engineering analysis addresses this issue. Should CBJ grant the variance, I do not see that it would jeopardize your eligibility under the NFIP. I want to make it clear that the project is still within the Gastineau Channel velocity flood zone and subject to wave impact and velocity flow during a coastal storm.

The Federal Flood Insurance Manual prohibits the sale of federal flood insurance to buildings newly constructed or substantially improved on or after October 1, 1982, and located entirely in, on, or over water or seaward of mean high tide. It might be prudent that CBJ document this fact within your record of decision and potentially notify all private property owners needing flood insurance for mortgage purposes. Other types of non-federally provided flood insurance may be available.

Please let me know if my staff or I can be of further assistance.

Sincerely,

Carl L. Cook, Jr., Director
Mitigation Division

cc: Rorie Watt, PE, Chief CIP Engineer, City and Borough of Juneau
Greg Chaney, Community Development, City and Borough of Juneau
Christy Miller, State of Alaska NFIP Coordinator, Anchorage,

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

TO: Matthew Halitsky, Planner
Community Development Department

DATE: September 21, 2006

FROM: Roger K. Healy, P.E.
Engineering Director

RE: **People's Wharf Building Application**

This memorandum summarizes the Engineering Department's opinion regarding the proposed People's Wharf Building expansion into tidelands seaward of the reach of mean high tide. This new structure replaces an existing structure of marginal stability. The land use code regulates this activity, and specifically requires that the commission consider the potential effects on the costs of providing services after a flood. The code section is as follows:

49.70.410 Exceptions

(b) In passing upon such application, the board of adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of this article, and:

(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.

The completed attached technical study concludes that the proposed construction will not be exposed to damage risks from the one-percent chance flood. There would be no additional flood damage effects on adjacent properties, and therefore no change to the cost of governmental services provided during or after flood conditions.

ATTACHMENT H

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

~~ALLOWABLE~~/CONDITIONAL USE APPLICATION

(APPLICANT ~~PLEASE~~ FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number	Project Name	Case Number	Date Received
PRJ06-177	Peoples Wharf Retail/Res/Stor	USE 2006-00042	6/30/06

APPLICANT INFORMATION

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

RETAIL IN WC ZONE

TEAR DOWN & REBUILD BUILDING IN WATER FRONT RETAIL AREA BECAUSE TOURISTS COME IN ON CRUISE SHIPS.

MODIFICATION OF EXISTING APPROVAL? ☐ No ☐ Yes - CASE NUMBER _____

EXISTING USE OF LAND AND/OR BUILDING(S):

RETAIL RESIDENTIAL

PROPOSED USE OF LAND AND/OR BUILDING(S):

RETAIL RESIDENTIAL RESIDENTIAL

UTILITIES PROPOSED WATER: ☑ ~~Public~~ ☐ On Site SEWER: ☑ ~~Public~~ ☐ On Site

SITE DIMENSIONS:
Width 32 ft. Depth 160 ft. Total Area 5100 square feet

DIMENSIONS OF STRUCTURE: (Outside Dimensions)
Length 32 ft. Width 160 ft. Height 25 ft. Total Area 5100 square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING
Existing to remain ☑ ~~No~~ ☐ Yes - provide fixture information, illumination pattern, and location of lighting fixtures.
Proposed ☐ No ☐ Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

PARKING
Existing Spaces: _____ Proposed Spaces: _____

PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISION ACTION.
UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: ALLOWABLE USE / CONDITIONAL USE | TABLE OF PERMISSIBLE USES CATEGORY:

	Fees	Check No.	Receipt No.	Date
Application Fees	$400.00			
Adjustment	$			
Public Notice Sign Fee	$50.00			
Public Notice Sign Deposit	$100.00			
Total Fee	$550.00	chq	22863	6/30/06

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NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED

ATTACHMENT I

ALLOWABLE/CONDITIONAL USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number	Project Name	Case Number	Date Received
PRT06.177	Peoples Wharf Retail/Res/Stor	USE2006-00047	6/30/06

APPLICANT INFORMATION

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

STORAGE W.C. STORAGE TO BE USED TO MEET THE NEEDS OF LOCAL RETAIL STORES.

MODIFICATION OF EXISTING APPROVAL? ☐ No ☐ Yes - CASE NUMBER _____

EXISTING USE OF LAND AND/OR BUILDING(S):

RESIDENTIAL RETAIL

PROPOSED USE OF LAND AND/OR BUILDING(S):

RESIDENTIAL RETAIL STORAGE

UTILITIES PROPOSED WATER: ☑ Public ☐ On Site SEWER: ☑ Public ☐ On Site

SITE DIMENSIONS: Width 32 ft. Depth 160 ft. Total Area ~~5120~~ square feet

DIMENSIONS OF STRUCTURE: (Outside Dimensions) Length 32 ft. Width 160 ft. Height 25 ft. Total Area 5120 square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING

Existing to remain ☐ No ☐ Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

Proposed ☐ No ☐ Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

PARKING

Existing Spaces: _____ Proposed Spaces: _____

PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISION ACTION. UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: ALLOWABLE USE / CONDITIONAL USE | TABLE OF PERMISSIBLE USES CATEGORY:

	Fees	Check No.	Receipt No.	Date
Application Fees	$			
Adjustment	$			
Public Notice Sign Fee	$			
Public Notice Sign Deposit	$			
Total Fee	$			

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NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED

ALLOWABLE/CONDITIONAL USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number	Project Name	Case Number	Date Received
PRJ06-177	Peoples Wharf Retail/Res/Stor	USE06-42	6/30/06

APPLICANT INFORMATION

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.

APARTMENTS IN WC ZONE

APARTMENTS ARE NECESSARY TO PROVIDE HOUSING FOR RETAIL EMPLOYEES SO THEY DON'T DISPLACE OTHER LOCAL RENTERS.

MODIFICATION OF EXISTING APPROVAL? ☐ No ☐ Yes - CASE NUMBER _____

EXISTING USE OF LAND AND/OR BUILDING(S):

RESIDENTIAL RETAIL

PROPOSED USE OF LAND AND/OR BUILDING(S):

RESIDENTIAL RETAIL STORAGE

UTILITIES PROPOSED WATER: ☑ Public ☐ On Site SEWER: ☑ Public ☐ On Site

SITE DIMENSIONS: Width 32 ft. Depth 160 ft. Total Area 5120 square feet

DIMENSIONS OF STRUCTURE: (Outside Dimensions) Length _____ ft. Width _____ ft Height _____ ft. Total Area _____ square feet

SIGNS: Sign Approvals are a separate permit approval. Provide sign plan as an information item.

EXTERNAL LIGHTING
Existing to remain ☑ No ☐ Yes - provide fixture information, illumination pattern, and location of lighting fixtures.
Proposed ☐ No ☐ Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

PARKING Existing Spaces: 0 Proposed Spaces: 9 Parking will be @ rock dump

PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISION ACTION.
UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.

CIRCLE TYPE OF PERMIT: ALLOWABLE USE / CONDITIONAL USE | TABLE OF PERMISSIBLE USES CATEGORY:

	Fees	Check No.	Receipt No.	Date
Application Fees	$			
Adjustment	$			
Public Notice Sign Fee	$			
Public Notice Sign Deposit	$			
Total Fee	$			

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NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: September 27, 2006

File No.: USE2006-000043

William C. Heumann
6000 Thane Road
Juneau, AK 99801

Application For: A Conditional Use permit for construction of a 10,000 square foot structure in the moderate hazard zone.

Legal Description: Tidelands Addition, Block 83, Lots 9 FR, 12, and 9B

Parcel Code No.: 1-C07-0-K83-007-0 and 1-C07-0-K83-003-2

Hearing Date: September 26, 2006

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 20, 2006, and approved the development to be conducted as described in the project description and project drawing submitted with the application.

Attachments: September 20, 2006, memorandum from Matthew Halitsky, Planner, Community Development to the CBJ Planning Commission regarding USE2006-00043.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

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

Effective Date: The permit is effective upon approval by the Commission.
September 26, 2006

Expiration Date: The permit will expire 18 months after the effective date, or March 26, 2008, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must by submitted thirty days prior to the expiration date.

Project Planner: _____
Matthew Halitsky, Planner

_____
J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk

_____

9/27/06

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BOARD OF ADJUSTMENT
NOTICE OF DECISION
Date: September 27, 2006

File No.: VAR2006-00029

William C. Heumann
6000 Thane Road
Juneau, AK 99801

Application For:	A variance request to allow habitable construction seaward of the reach of mean high tide.
Legal Description:	Tidelands Addition, Block 83, Lots 9 Fr, 12 and 9B
Parcel Code No.:	1-C07-0-K83-007-0 and 1-C07-0-K83-003-2
Hearing Date:	September 26, 2006

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 12, 2006, and approved the variance to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. The lowest floor elevation of the proposed construction shall be 26 feet above mean lower low water, or higher.

2. The proposed structure shall be supported by piles designed to withstand impact loads of 10,000 pounds during the project life.

3. No horizontal members and no bracing, except for batter piles, shall be located below the Base Flood Elevation of 23 feet above mean lower low water.

4. Horizontal decking, if located at an elevation of 26 feet, must withstand localized uplift pressure of 250 pounds per square foot.

5. Prior to issuance of a building permit, a hydrologic engineer shall certify that the proposed building, piles, and support structures are able to withstand a 100-year velocity flood.

6. Pile driving shall occur only during periods approved by the Alaska Office of Habitat Management and Permitting, to avoid impacts to migrating juvenile salmon and herring in the project area

Attachment: September 12, 2006 memorandum from Matthew Halitsky, Planner, Community Development to the CBJ Planning Commission regarding VAR2006-00031.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

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

Effective Date: The permit is effective upon approval by the Commission.
September 26, 2006

Expiration Date: The permit will expire 18 months after the effective date or March 26, 2008, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner: Matthew A. Halitsky
Matthew Halitsky, Planner

J. Mark Pusich
J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk
Laurie J. Sica
9/27/06

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BOARD OF ADJUSTMENT
NOTICE OF DECISION
Date: September 27, 2006

File No.: VAR2006-00030

William C. Heumann
6000 Thane Road
Juneau, AK 99801

Application For: A variance request to reduce the setbacks outside of the Historic District to 0' where 10' is required.

Legal Description: Tidelands Addition, Block 83, Lots 9 Fr, 12 and 9B

Parcel Code No.: 1-C07-0-K83-007-0 and 1-C07-0-K83-003-2

Hearing Date: September 26, 2006

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 18, 2006, approved the variance to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. The building shall be sprinkled to the satisfaction of the CBJ Fire Marshall. Sprinkler details must be shown on construction drawings submitted to CD for building permit approval.

Attachment: September 18, 2006 memorandum from Matthew Halitsky, Planner, Community Development to the CBJ Planning Commission regarding VAR2006-00031.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

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

Effective Date: The permit is effective upon approval by the Commission.
September 26, 2006

Expiration Date: The permit will expire 18 months after the effective date or March 26, 2008, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner: _____
Matthew Halitsky, Planner

_____
J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk

_____

_____
9/27/06

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BOARD OF ADJUSTMENT
NOTICE OF DECISION
Date: September 27, 2006

File No.: VAR2006-00032

William C. Heumann
6000 Thane Road
Juneau, AK 99801

Application For: A variance request to allow for 0% vegetative cover where 10% is required.

Legal Description: Tidelands Addition, Block 83, Lots 9 Fr, 12 and 9B

Parcel Code No.: 1-C07-0-K83-007-0 and 1-C07-0-K83-003-2

Hearing Date: September 26, 2006

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 18, 2006, and approved the variance to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. The applicant shall provide a mixture of hanging baskets and trellises, the design of which shall be reviewed and approved by CDD prior to issuance of a Certificate of Occupancy, in lieu of a 10% vegetative cover requirement.

Attachment: September 18, 2006, memorandum from Matthew Halitsky, Planner, Community Development to the CBJ Planning Commission regarding VAR2006-00032.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

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

Effective Date: The permit is effective upon approval by the Commission.
September 26, 2006

Expiration Date: The permit will expire 18 months after the effective date or March 26, 2008, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner: _____
Matthew Halitsky, Planner

_____
J. Mark Pusich, Chairman
Planning Commission

Filed With City Clerk

_____
_____
9/27/06

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

JUNEAU TOWNSITE ADDITION

AMENDED SURVEY 7 A

SOUTH FRANKLIN ST.

FRANKLIN ST.

ADMIRAL WAY

GASTINEAU CHANNEL

N 40° 13' W 154.00'

N 22° 07' W 300.00'

N 37° 17' W 300.00'

N 60° 40' E 24.40'

S 31° 54' W 138.91

N 45° 37' 30" W 263.03'

N 36° 51' W 147.55'

N 34° 31' W 148.19'

S 42° 14' 32" W 3002.34'

S 41° 40' E 350.67'

S 40° 25' E 296.85'

N 44° 21' 30" W 288.97'

N 43° 26' 20" W 328.48'

N 46° 14' W 55.17'

N 44° 35' 20" W 250.97'

(N-1) (2-A) (82) (83) (87)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

Cor. 1 Cor. 2 Cor. 3 Cor. 67 Cor. 68 Cor. 69

FILED
OCT 15 1962
DISTRICT RECORDER AND RECORDER
JUNEAU, ALASKA

Serial No. 62-3994

CITY OF JUNEAU

TIDELANDS ADDITION TO THE CITY OF JUNEAU

SUBDIVISION OF ALASKA TIDELANDS SURVEY NO. 3

Approved: Mayor, City of Juneau

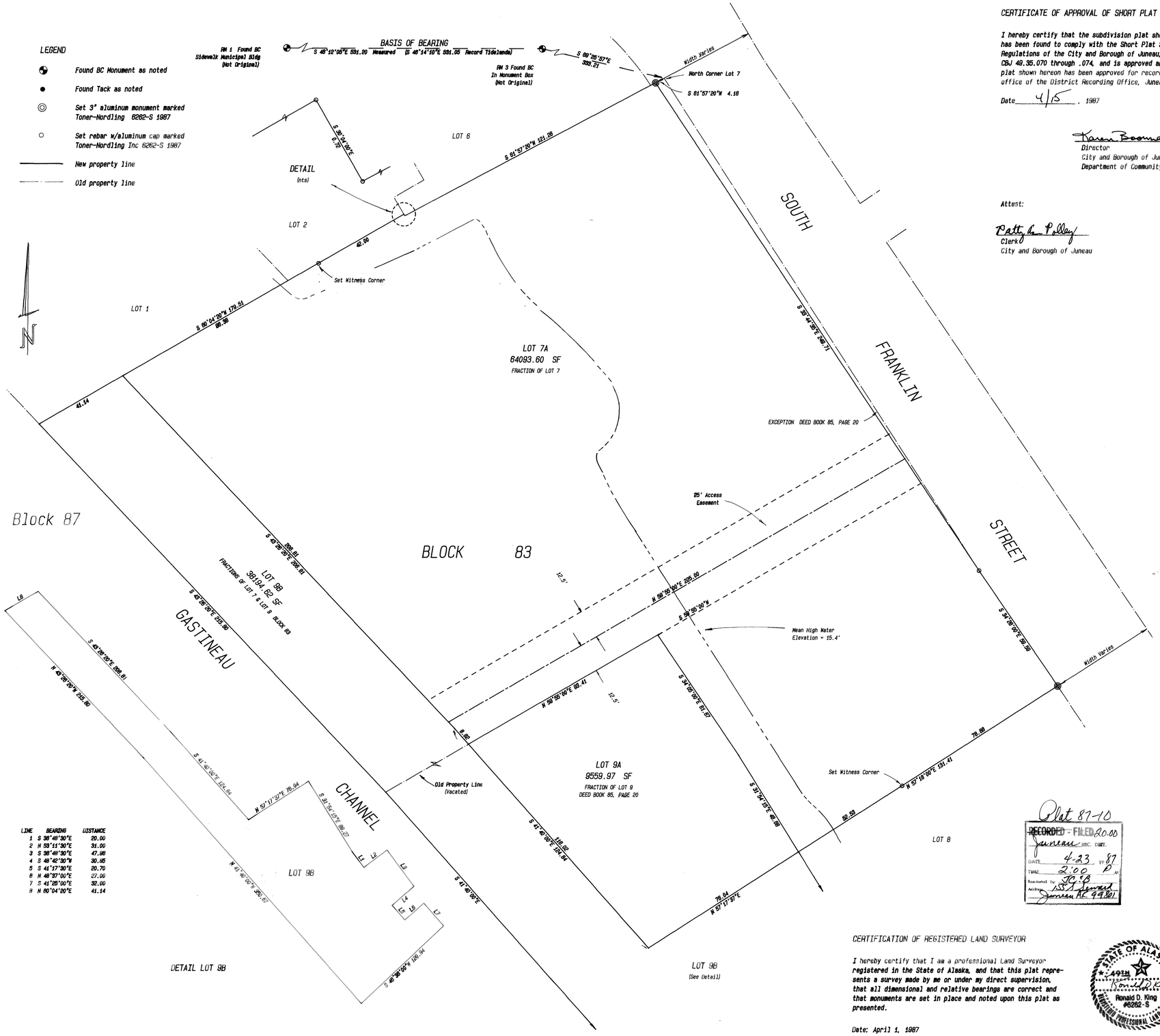
Scale: 1" = 40'

Date Approved: AUGUST 30, 1962

SHEET 16 OF 19

TONER & NORDLING - REGISTERED ENGINEERS - JUNEAU, ALASKA

Plat #340



LINE	BEARING	DISTANCE
1	S 38°48'30"E	20.00
2	N 59°11'30"E	31.00
3	S 38°48'30"E	47.98
4	S 48°42'30"W	30.95
5	S 44°17'30"E	20.70
6	N 48°37'00"E	27.00
7	S 41°25'00"E	32.00
8	N 60°04'20"E	41.14

CERTIFICATE OF APPROVAL OF SHORT PLAT

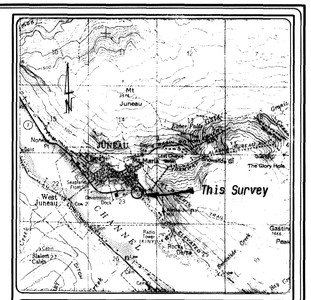
I hereby certify that the subdivision plat shown hereon has been found to comply with the Short Plat Subdivision Regulations of the City and Borough of Juneau, Alaska, CBJ 49.35.070 through .074, and is approved and that the plat shown hereon has been approved for recording in the office of the District Recording Office, Juneau, Alaska.

Date 4/15, 1987

Karen Boorman
Director
City and Borough of Juneau
Department of Community Development

Attest:

Patty A. Polley
Clerk
City and Borough of Juneau



VICINITY MAP
SCALE: 1"= 1 MILE
SOURCE: USGS QUADRANGLE MAP JUNEAU AREA

NOTES

1) Subject to all easements and restrictions of record.

2) All dimensions are measured in U.S. Feet.

3) Mean High Water line is approximated in area beneath old cold storage building.

4) Coordinates for lot corners in block 83 are coordinates of record from original subdivision of Alaska Tidelands Survey No. 3 by Toner & Nordling Registered Eng. on file at 114 South Franklin Street, Juneau, Alaska.

5) Coordinates for P.I. 87 (CBJ) and RM 3 - RM 1 where established by a first order traverse based on Toner-Nordling Reg. Eng. original control monuments T&N 26 (BC at Warner's Wharf and South Franklin Street) and T&N 22 (BC at 4th and Franklin). The coordinates are
P.I. 87 N 4340.5677 E 4967.7785 (N 4340.7158 E 4967.8069 CBJ)
RM 3 N 3676.0410 E 6298.7284 (N 3676.2538 E 6298.8141 CBJ)
RM 1 N 4043.6980 E 5915.3210.

BASIS OF BEARING

The Basis of Bearing for this plat is the bearing of S 46°12'05" E between RM 1 (Reset BC at corner Seward & Marine Way) and RM 3 (Reset BC in monument box near parking garage) established from Toner & Nordling Reg. Eng. Inc. control monuments. (See Note 5)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify I am the City Manager of the City & Borough of Juneau and that the City & Borough of Juneau is the owner of a fraction of Lot 9, shown hereon. I hereby approve this survey and plat for the City & Borough of Juneau, and dedicate for public and private use as noted all easements, public areas and right-of-ways as shown and described hereon.

CITY AND BOROUGH OF JUNEAU

Kevin Ritchie 4/15/87
City manager Date

Steve Hillerton 4/15/87
Witness Date

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

On this 15th day of April, 1987, before the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, appeared Kevin C. Ritchie, known to me to be the person he represents himself to be and the City Manager of the City & Borough of Juneau, who acknowledged to me that he excuted the foregoing instrument as a free act and deed for the purpose therein mentioned, being fully authorized to do so.

Witness my hand and official seal, the day and year in this certificate first written.

Betty V. Hopper
NOTARY PUBLIC FOR ALASKA
My commission expires 7-23-88

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that Sealaska Corporation is the owner of Lot 7 and a fraction of Lot 9, as shown and described hereon and that I, as President, hereby adopt this plat of subdivision with my free consent and dedicate all alleys, walks, parks and other spaces to public use as noted.

SEALASKA CORPORATION

William M. Howe 4/15/87
President Date

Richard Martin Jr 15 Apr 87
Witness Date

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

On this 15TH day of April, 1987, before the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, appeared William M. Howe, known to me to be the person he represents himself to be and President of Sealaska Corporation, who acknowledged to me that he executed the foregoing instrument as a free act and deed for the purpose therein mentioned, being fully authorized to do so.

Witness my hand and official seal, the day and year in this certificate first above written.

Connie R. Bavier
NOTARY PUBLIC FOR ALASKA
My Commission expires 1-15-89

Plat 87-10
~~RECORDED - FILED~~ 20.00
Juneau REC. DIST.
DATE 4-23 YR 87
TIME 2:00 PM
Requested by TC&B
Address 550 W 7th Ave Suite 1500 Anchorage AK 99501

CERTIFICATION OF REGISTERED LAND SURVEYOR

I hereby certify that I am a professional Land Surveyor registered in the State of Alaska, and that this plat represents a survey made by me or under my direct supervision, that all dimensional and relative bearings are correct and that monuments are set in place and noted upon this plat as presented.

Date: April 1, 1987

STATE OF ALASKA 4911 Ronald D. King #6262-S REGISTERED PROFESSIONAL LAND SURVEYOR

Subdivision Plat Of

Lot 9A, Lot 9B, and Lot 7A, Block 83

A Subdivision of Lot 7 and Lot 9, Block 83
Tidelands Addition To The City Of Juneau
Owner: Sealaska Corporation, One Sealaska Plaza, Juneau, Alaska

Toner-Nordling & Associates, Inc.
114 S. Franklin St., Suite 204, Juneau, Alaska 99801 (907) 586-2315

Scale: 1"= 20'	Date: April 1, 1987	Pr.No.: 872586	File No.:

Juneau Plat 87-10

Certificate of Occupancy

City & Borough of Juneau, Alaska

This Certificate is issued pursuant to the requirements of CBJ Title 19.01 certifying that at the time of issuance, this structure was in compliance with the various ordinances of the City & Borough of Juneau regulating building construction or use for the following project:

PEOPLES WHARF BLDG - New two-story, 10,398 sq ft People's Wharf building with first floor retail space and

Use Classification: BUILDING INCLUDING 3+ UNIT RESIDENTIAL

Occupancy Group: M / R-2 / S-1

Owner of Building: WILLIAM C HEUMANN

Building Address: 432 S FRANKLIN ST

Code Edition: 2003 IBC Occupant Load: N/A

Legal Description of Building Lot:

TIDELANDS ADDITION BL 83 LTS 9 FR & 12

Parcel No: 1-C07-0-K83-007-0

Building Permit No. BLD2006-00674

Construction Type: VB

Owner's Address:

PO BOX 35096

JUNEAU AK 99803

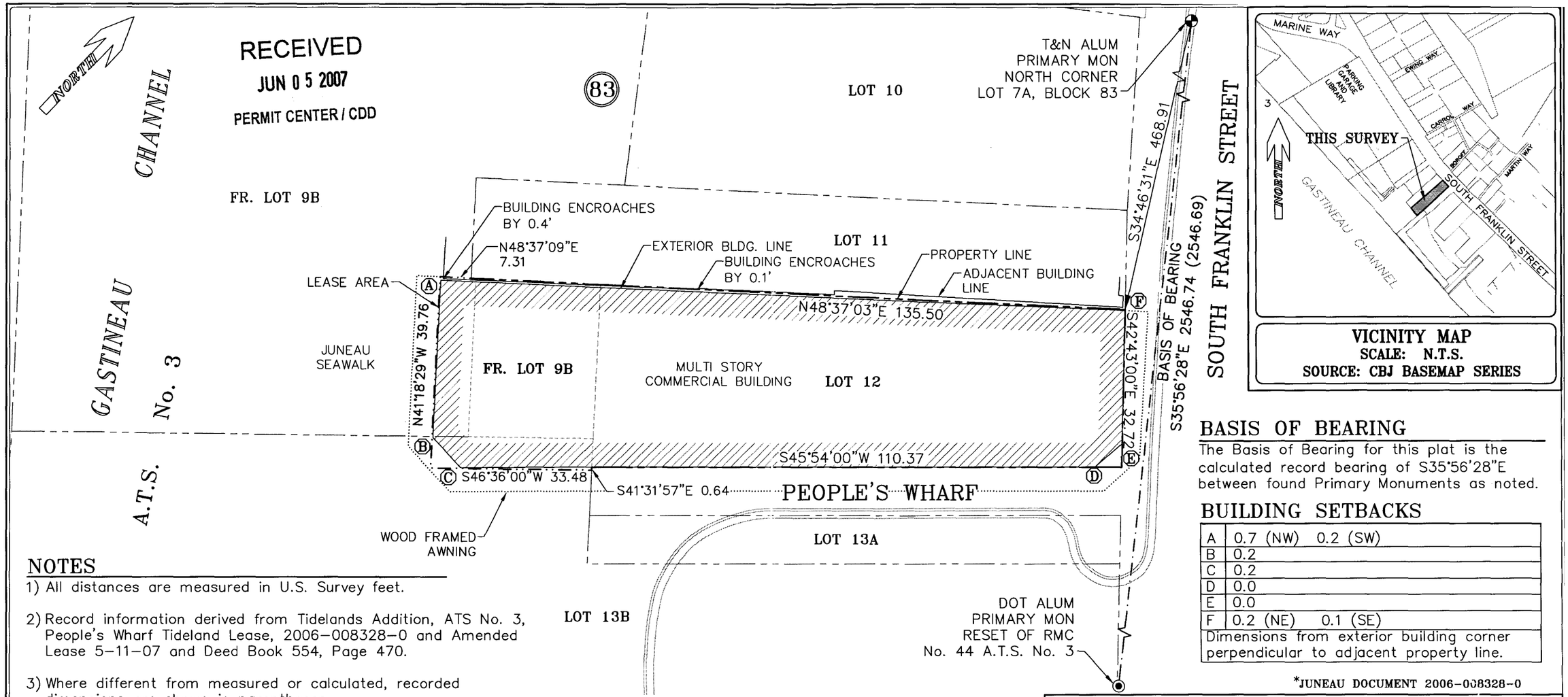
Sprinklers: Required Yes Provided Yes

Building Official: Debra J. Purves, CBO

Signature

Date of Issuance: June 26, 2007

Post this Certificate in a conspicuous place for the duration of the stated occupancy.



VICINITY MAP
SCALE: N.T.S.
SOURCE: CBJ BASEMAP SERIES

BASIS OF BEARING

The Basis of Bearing for this plat is the calculated record bearing of S35°56'28"E between found Primary Monuments as noted.

BUILDING SETBACKS

A	0.7 (NW) 0.2 (SW)
B	0.2
C	0.2
D	0.0
E	0.0
F	0.2 (NE) 0.1 (SE)

Dimensions from exterior building corner perpendicular to adjacent property line.

*JUNEAU DOCUMENT 2006-008328-0

NOTES

1) All distances are measured in U.S. Survey feet.

2) Record information derived from Tidelands Addition, ATS No. 3, People's Wharf Tideland Lease, 2006-008328-0 and Amended Lease 5-11-07 and Deed Book 554, Page 470.

3) Where different from measured or calculated, recorded dimensions are shown in parentheses.

4) Water and sewer service provided by CBJ Public Utilities.

5) South Franklin Street Right-of-Way width varies.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Land Surveyor licensed to practice land surveying in the State of Alaska, and that this plat represents a survey made by me or under my direct supervision of the following described property:

Lot 12, Fraction of Lot 9B (Deed Book 554, page 470) and Lease area within Lots 9B and 13B, Block 83, Tidelands Addition, ATS No. 3 Juneau Recording District, Juneau, Alaska

and that all walks, roads, improvements, encroachments and overlaps are shown correctly to the best of my knowledge.

Date: June 5, 2007

STATE OF ALASKA
49th
William T. Pence
No. 7712-S
REGISTERED PROFESSIONAL LAND SURVEYOR

AS-BUILT

LOT 12, FRACTION OF LOT 9B (DEED BOOK 554, PAGE 470) AND LEASE AREA WITHIN LOTS 9B AND 13B*, BLOCK 83, TIDELANDS ADDITION TO THE CITY OF JUNEAU, A.T.S. No. 3

Juneau Recording District, Juneau, Alaska

TONER-NORDLING & ASSOCIATES INC
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
5368 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

SCALE:	DATE:	PROJECT NO:	FILE NO:	SHEET NO:
1:20	JUNE 2007	06-4218		1 OF 1

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Tracy's King Crab Shack Art Installation

Case Number:	PAC2026 0017
Applicant:	Tracy LaBarge
Property Owner:	William Heumann
Property Address:	108 People's Wharf
Parcel Code Number:	1C070K830070
Site Size:	4,747 square feet
Zoning:	Waterfront Commercial (WC)
Existing Land Use:	Tracy's King Crab Shack

Conference Date:	May 6, 2026
Report Issued:	May 12, 2026

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
Tracy LaBarge	Applicant	Tracy@kingcrabshack.com
Ron Ness	Crab Shack COO	Not provided
Steve Gould	Applicant's associate	Not provided
Jerry Blohm	Movie Prop Rentals	Not provided
Graylan Franklin	Movie Prop Rentals	Not provided
Kathryn Oberlin	Planning	Kathryn.Oberlin@juneau.gov
Forrest Courtney	Planning	Forrest.Courtney@juneau.gov
David Peterson	Planning	David.Peterson@juneau.gov
Jeff Hedges	Building	Jeffrey.Hedges@juneau.gov
Jenny Smith	General Engineering	Jenny.Smith@juneau.gov
Dave Sevdy	General Engineering	David.Sevdy@juneau.gov
Theresa Ross	Capital City Fire and Rescue	Theresa.Ross@juneau.gov
Scott Ciambor	CDD Director	Scott.Ciambor@juneau.gov

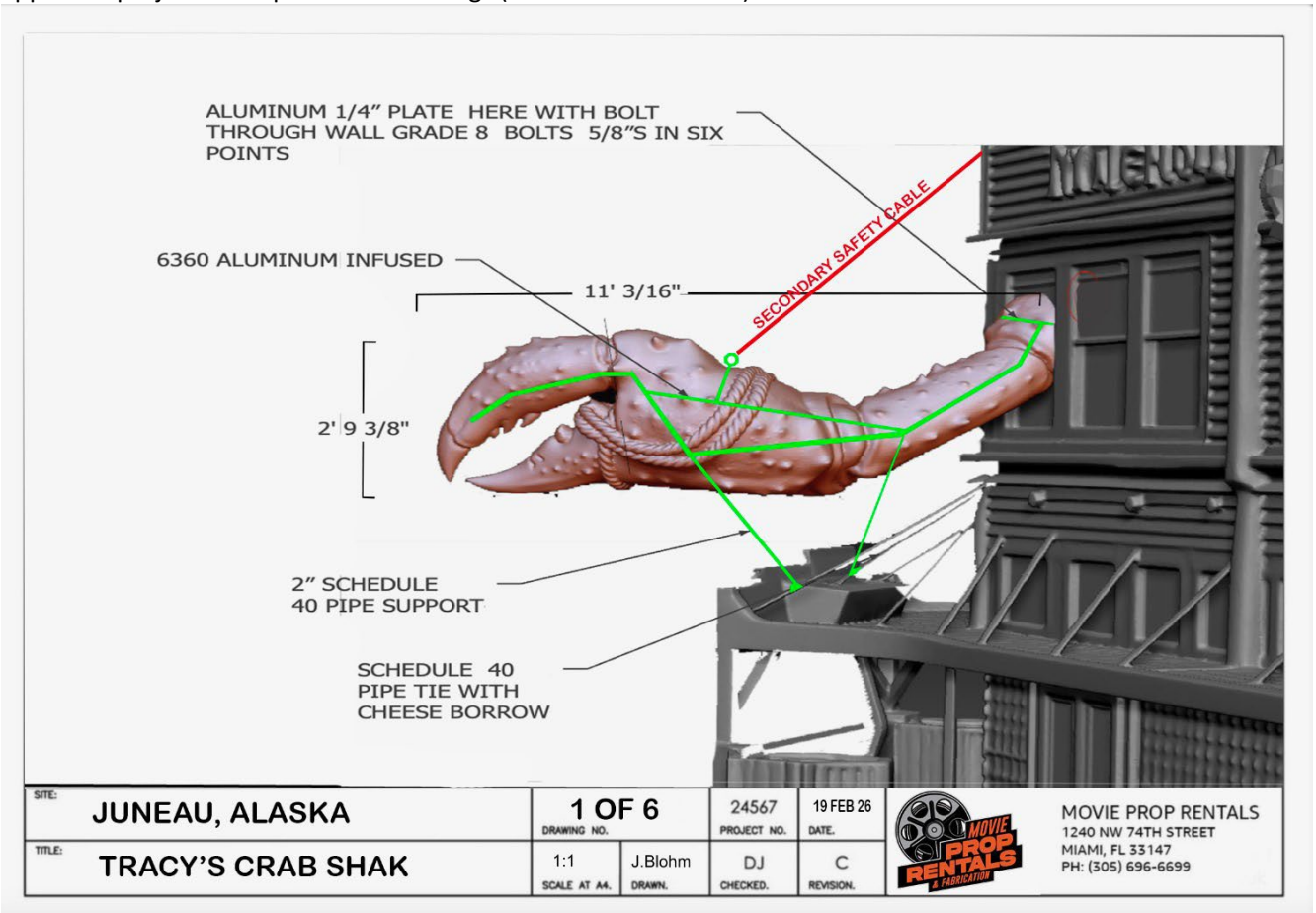
CONFERENCE SUMMARY

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.

- The proposed 200-pound art installation will project one foot past the existing awning, without bearing weight on the awning. It will be approximately eleven feet above the sidewalk.
- The materials will consist of aluminum and a foam coating. It will rely on the framing of the building and windows for support.
- The applicant is proposing four freestanding signs outside of the business.
- The group discussed wind load and the need for engineering to withstand up to 100 mph winds.
- To remove the installation, the applicant's team stated that a lift would be required.

Project Overview

The applicant is proposing a crab-appendage art installation extending from upper-story windows. The applicant plans to remove the installation from the structure's exterior after the tourist season concludes. This proposal is contingent upon a Planning Commission decision because it would amend USE06-42 and is outside of the approved project description and drawings (**Attachment A** and **B**).



Conditional Use Permit CBJ 49.15.330:

- Submit the application and back-up materials.
  - Electronic submissions accepted at https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home

- The project will be assigned to a planner. They will review submitted materials and coordinate where necessary. When the planner assesses that the application is complete, they will schedule a hearing before the Planning Commission. The planner might schedule a Neighborhood Meeting with property owners within 500 feet of the project.
    - A notice will be sent to property owners within 500 feet of the project.
    - There will be two newspaper ads for the case.
    - The Applicant is required to post a Public Notice sign, which will be provided by CDD. The sign must be posted two weeks before the hearing.
    - Staff will prepare a report analyzing the project and make a recommendation to the Commission. The report will be publicly available the week before the hearing.
- At the Planning Commission meeting, the project can be:
    - On the Consent Agenda, where it will be passed without discussion.
    - On the Regular Agenda:
        - The Director will briefly describe the project.
        - The Applicant has 15 minutes to describe the project.
        - The public has the opportunity to comment. There is usually a time limit of two to three minutes.
        - The Applicant has time to respond to issues raised.
        - Public comment is closed, and there is no additional opportunity to participate.
- Within 30 days of the hearing, the Planning Commission will:
    - Approve the project
        - Approve with conditions
    - Deny the project
    - Continue the project – if more information is required or if the Commission runs out of time.
- The decision can be appealed for 20 days after the Notice of Decision is filed with the City Clerk. If the decision is appealed, the Applicant can continue with their project at their own risk.
- Videos of the Planning Commission activities are posted on Assembly's Minutes and Agendas site. https://juneau-ak.municodemeetings.com/

Floodplain Development Permit CBJ 49.70.400:

- A floodplain development permit is required for any development or industrial uses located within a special flood hazard area, including placement of manufactured homes. The director must:
    - Review all floodplain development permit applications for development in the special flood hazard area for compliance with the provisions of this chapter, and to determine if other permits may be necessary from local, state, or federal governmental agencies.
    - Interpret the location of the special flood hazard area boundaries and regulatory floodway. If there appears to be a conflict between a mapped boundary and actual field conditions, the director must determine and interpret the documents. When base flood elevation data has not been provided, the director shall obtain, review, and reasonably utilize base flood elevation and floodway data available from any federal, state, municipal, or any other source to implement the provisions of this chapter.
    - If the director determines that a proposed development is within a special flood hazard area, a permit fee must be collected and the following information must be provided before processing a floodplain development permit:
        - Elevation of the lowest floor, including a basement, of all structures;
        - Elevation to which any structure has been floodproofed;
        - Certification by an engineer or architect that the floodproofing methods for any nonresidential structure meet generally accepted floodproofing standards;

- Description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
- Description of the plan for maintenance of the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished; and
- When base flood elevation data have not been provided, the director shall obtain, review and reasonably apply any base flood elevation and floodway data available from federal, state or other sources.

SECTION 1 – PLANNING DIVISION

1. **Zoning** – Waterfront Commercial (WC)
    a. Mining and Exploration Surface Activities Exclusion District
    b. Urban/Rural Mining District
    c. Town Center Parking Area
    d. No Parking Required Area
    e. Cruise Ship Berthing and Lightering District
2. **Table of Permissible Uses** – 2.200 Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods
3. **Subdivision** – Subdivision of Alaska Tidelands Survey #3 sheet 16
4. **Setbacks** – Reduced to zero feet through a VAR06-30 (**Attachment C**)
5. **Height** – 35 feet maximum
6. **Access** – Peoples Wharf
7. **Parking & Circulation** – Property within designated no parking zone.
8. **Lot Coverage** – No standards for WC.
9. **Vegetative Coverage** – Reduced to 0% through VAR06-32 (**Attachment D**)
10. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.

    Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at §49.40.230(d).

    All exterior lighting fixtures shall be of a “full cutoff” design.
11. **Noise** – Conditions may be imposed to discourage sound in excess of 65 dBa at the property line during the day or 55 dBa at night.
12. **Flood** – Zone VE (EL25), Panel 02110C1567E
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** –
    a. No mapped hazards.
    b. No hillside endorsement required.

14. **Habitat/Wetlands** – 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 on the subject parcel, or within 50 feet.
15. **Plat or Covenant Restrictions** –No restrictions.
16. **Traffic** – Pedestrian congestion concerns
17. **Nonconforming situations** – No known nonconformities.

SECTION 2 – BUILDING DIVISION

1. **Building** – No issues with the art installation. Consider wind loads on the art.
2. **Outstanding Permits** – BLD20260160, Temporary awning for this season

SECTION 3 – GENERAL ENGINEERING/PUBLIC WORKS DEPARTMENTS

1. **Engineering** – Provide detailed drawings of installation configuration and mounting to structure. Include materials and dimensions. Identify extent of sculpture and support elements encroaching into ROW.
2. **Drainage** – No drainage impacts.
3. **Utilities** – (water, power, sewer, etc.) No impacts to utilities.

SECTION 4 – FIRE DEPARTMENT

3. **Fire Items/Access** – Applicant will need the fire rating for the new pieces of artwork to confirm they are of noncombustible construction, as they appear to be made of aluminum. The building is fully sprinklered and this could add a significant fire load if not noncombustible.

SECTION 5 – OTHER APPLICABLE AGENCY REVIEW

4. **Docks and Harbors** – Low concern regarding one foot encroachment into lease, more concern regarding structural safety and ability to withstand high winds up to 130 mph per ASCE Hazard Tool

SECTION 6 – 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.

5. Conditional Use Permit
6. Floodplain Development Permit
7. Building Permit

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.

8. A copy of this pre-application conference report.
9. Plans meeting the requirements of the Conditional Use Permit and all other required applications.

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.

10. None at this time.

FEE ESTIMATES

The preliminary land use 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. Class II uses, $500.00 (Conditional Use Permit)
    a. Commercial, mixed use or enclosed industrial uses with less than 10,000 square feet of building space and using less than one acre of land
2. Public notice sign fee, $150 total ($50 sign fee, $100 deposit)
3. Floodplain Development Permit
    a. Major development, building permit required, $100.00
4. Building Permit – dependent on project cost

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via Civic Access.

Phone: (907) 586-0770
Web: www.juneau.org/community-development

ATTACHMENTS:

Attachment A - STF_USE06-42
Attachment B - NOD_USE06-42
Attachment C - NOD_VAR06-30
Attachment D - NOD_VAR06-32

1506

1C070K830070
108 PEOPLE'S WHARF
BL: 83 LT: 9 FR & 12
SUB: TIDELANDS ADD'N

Wharf
Peoples ~~Warf~~

REMARKS: Peoples Wharf ~~Warf~~

11/6/06 BUILDING RAZED - RETIRED OLD FOLDER
11/20/06 JC BP - FOR NEW 10,000 +/- RETAIL BLDG W/ APTS UPSTAIRS - SITE INSPECTION
FOUNDATION CONCRETE PERIMETER IN 88X33 - ✓ 12/07 for NEW BLDG
12/12/07 BP BLD2006-00674 new bldg complete, photo. KM
10/6/10 CANVAS NAC JS.
1/7/11 REMEASURED, UPDATED SKETCH JCS
2/18/11 - PER 2011 CANVASS - LOT IS 10090 PAD rate + VG location adj RP
6/19/14 CANVASS JCS
1.24.18 Common DMAP

GRADE EACH COMPONENT / NUMBER COMPONENTS

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size												
Foundation												
Floor												
Exterior												
Roof	Total Replacement Cost											
Interior	Cost Conversion Factor											
Insulation	Adj. Replacement Cost											
Heat, Type	Effective Age											
Electrical	Observed Phys. Cond.											
Plumbing	Other Depreciation											
Porch	Total Depreciation											
Steps	Final Net Condition											
Other	Accessory Bldg. Total											
Year Built												

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size												
Foundation												
Floor												
Exterior												
Roof	Total Replacement Cost											
Interior	Cost Conversion Factor											
Insulation	Adj. Replacement Cost											
Heat, Type	Effective Age											
Electrical	Observed Phys. Cond.											
Plumbing	Other Depreciation											
Porch	Total Depreciation											
Steps	Final Net Condition											
Other	Accessory Bldg. Total											
Year Built												

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size												
Foundation												
Floor												
Exterior												
Roof	Total Replacement Cost											
Interior	Cost Conversion Factor											
Insulation	Adj. Replacement Cost											
Heat, Type	Effective Age											
Electrical	Observed Phys. Cond.											
Plumbing	Other Depreciation											
Porch	Total Depreciation											
Steps	Final Net Condition											
Other	Accessory Bldg. Total											
Year Built												

MISC. STRUC.	Item No.	Area or Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Size												
Foundation												
Floor												
Exterior												
Roof	Total Replacement Cost											
Interior	Cost Conversion Factor											
Insulation	Adj. Replacement Cost											
Heat, Type	Effective Age											
Electrical	Observed Phys. Cond.											
Plumbing	Other Depreciation											
Porch	Total Depreciation											
Steps	Final Net Condition											
Other	Accessory Bldg. Total											
Year Built												

13. YARD IMPRS.	Size	Unit Cost	Factor	Depr.	Total	Unit Cost	Factor	Depr.	Total	Unit Cost	Factor	Depr.	Total	Unit Cost	Factor	Depr.	Total
Water																	
Sewer																	
Cistern																	
Driveway																	
Sidewalk																	
Sidewalk																	
Patio																	
Fence																	
Fence																	
Ret. Wall																	
Ret. Wall																	
Risers																	

BUILDING PERMITS

No. _____ Date _____ Genl. Descrp. _____
No. _____ Date _____ Genl. Descrp. _____
No. _____ Date _____ Genl. Descrp. _____
No. _____ Date _____ Genl. Descrp. _____
No. _____ Date _____ Genl. Descrp. _____
No. _____ Date _____ Genl. Descrp. _____

PRINTED IN JUNEAU BY ALASKA LITHO INC

Parcel No. 1C070K830070 Use Code: Comm/RETAIL

Size: Area: 4747 Use Zone: WCR

General Land Description: Land Use:

Appraisal Year	19___		19___		19___		19___		19___	
INFLUENCES:	PLUS	MINUS	PLUS	MINUS	PLUS	MINUS	PLUS	MINUS	PLUS	MINUS
Depth										
Topography										
Size										
Site Prep.										
Drainage										
Physical Barriers										
Access										
Corner										
Water										
Sewer										
Paving										
Other										
TOTAL										
Net ÷ (−)										

LAND VALUE COMPUTATIONS

GENERAL LAND DESCRIPTION

Appraisal Year	19 07	19___	19___	19___	19___
Base Lot Value					
4747 @ $500	2,373,500				
City lease land - ATS #40	(See other sheet)				
Item 13					
Net Adjust					
Adj. Land Value					

YEAR	OWNER	ASSESSED VALUATION Land	Bldgs.	Total	REASON FOR CHANGE
2005		1360000	701700	2061700	
06		2136200	701700	2837900	
07		2,373,500	5000	2378500	- NEW BLDG STARTED
2008 4 09		2,373,500	1,766,200	4,139,700	
2010		2,136,000	1,766,200	3,902,200	
2011		1,708900	1374500	3083200	2011 CANVASS

REMARKS:

PLACE PICTURE HERE

BUILDING AREA CALCULATION

Square Feet — Ground Area

Floor or Part	Width	Length	Area

TOTAL AREA

imeter Scale - Ft.

C
N **1C070K830070**
TIDELANDS ADD'N BL 83 LT 9 FR & 12
WILLIAM C HEUMANN
P 6000 THANE RD
JUNEAU AK 99801

Date Built 2006 –

YEAR	CONDITION	Est. Remain. Econ. Life
	OBSERVED PHYSICAL CONDITION Good ☐ Normal ☐ Fair ☐ Poor ☐	____ years
	OBSERVED PHYSICAL CONDITION Good ☐ Normal ☐ Fair ☐ Poor ☐	____ years
	OBSERVED PHYSICAL CONDITION Good ☐ Normal ☐ Fair ☐ Poor ☐	____ years
	OBSERVED PHYSICAL CONDITION Good ☐ Normal ☐ Fair ☐ Poor ☐	____ years

Parcel No. 1C070K830070
Block 83 **Lot** FR 9, 12
Subdivision TIDELANDS
U.S. Survey

BUILDING TYPE & USE
☐ Apt. ☐ Office ☐ Loft
☐ Hotel ☐ Store
☐ Church ☐ Bank
☐ Theater ☐ Garage
☐ Gas Statn. ☐ Industrial
☐ Warehse. ☐ Greenhouse
☐ Hospital ☐ Restaurant

1. FOUNDATION
☐ Concrete
☐ Concrete Block
☐ Wood Posts
☐ Piling
No. Size Length

2. BASEMENT
☐ None
☐ Full Height
☐ Partial x S.F.
☐ Unfinished Parking
☐ Storage ☐ Utility
☐ Apartment
☐ Office
☐ Floor

3. FRAME
☐ Wood ☐ Steel
☐ Conc. Block ☐ Brick
☐ Reinforced Concrete
☐ Fireproofed Steel
☐ Concrete Panels

4. EXTERIOR
☐ Wood ☐ Metal
☐ Stucco
☐ Conc. Block ☐ Brick
☐ Concrete Reinforced
☐ Other
☐ Fenestration
☐ Trim
☐ None ☐ Minimum
☐ Average ☐ Extensive

5. ROOF
☐ Flat ☐ Gable ☐ Hip
☐ Shakes ☐ Shingle
☐ Built-up ☐ Comp.
☐ Aluminum ☐ G.I.
☐ Roll ☐ Tar Paper
☐ Concrete
☐ Reinforced Concrete

6. INTERIOR
☐ Open Stud
☐ Wallboard
☐ Plasterboard
☐ Plaster
☐ Concrete Block
☐ Other
☐ Story Height
☐ Basement
☐ 1st
☐ 2nd

7. FLOORS
☐ Dirt ☐ Wood
☐ Concrete on Grade
☐ Conc. on Grade, Reinf.
☐ Reinf. Conc., Supported
☐ Tile
☐ Carpet

8. HEAT
☐ None ☐ Space Heater
☐ Hot Air, Forced
☐ Hot Water
☐ Comb. Heat & Cooling
☐ Air Conditioning

FIREPLACES
☐ 1st Floor ____ Type
☐ Basemnt. ____ Type

9. PLUMBING
Number of Fixtures
☐ Store
☐ Garage
☐ Warehouse
☐ Apts. 3F 2F 1F NF

☐ Rms. 3F 2F 1F NF

☐ Extra Fixtures
☐ Sauna - Grade

10. ELECTRICAL
☐ Romex ☐ Conduit
☐ Min. Lights & Fixtures
☐ Adqt. Lights & Fixtures
☐ Good Fixtures
☐ Excellent Fixtures
☐ Building Elevators
Type No. Cap. # Flrs.
☐ Pass.
☐ Frgt.

12. PORCHES
☐ BIOP
☐ BIGP
☐ BICP
☐ Open Porch
☐ Closed Porch
☐ Glazed Porch
☐ Deck
☐ Risers

Lump Sums

	Year 2007 SECTION	Year SECTION	Year SECTION	Year SECTION	Year SECTION	Year SECTION	Year SECTION	Year SECTION
4. Occupancy								
5. Building class and quality 6. Exterior Wall	Cls. Qual.	Cls. Qual.	Cls. Qual.	Cls. Qual.	Cls. Qual.	Cls. Qual.	Cls. Qual.	Cls. Qual.
7. No. of stories & height per story 8. Average floor area	No. Ht.	No. Ht.	No. Ht.	No. Ht.	No. Ht.	No. Ht.	No. Ht.	No. Ht.
9. Average perimeter								
10. Age and condition Marshall & Swift Manual	Ag. Con. Sect.	Ag. Con. Sect.	Ag. Con. Sect.	Ag. Con. Sect.	Ag. Con. Sect.	Ag. Con. Sect.	Ag. Con. Sect.	Ag. Con. Sect.
11. BASE SQUARE FOOT COST								
SQUARE FOOT REFINEMENTS								
12. Heating, cooling, ventilation								
13. Elevator deduction								
14. Miscellaneous								
15. Total lines 11 through 14								
HEIGHT AND SIZE REFINEMENTS								
16. Number of stories-multiplier								
17. Height per story-multiplier (see Line 7)								
18. Floor area-perimeter multiplier (see Lines 8 & 9)								
19. Combined ht. & size multiplier (Lines 16x17x18)								
FINAL CALCULATIONS								
20. Refined sq. ft. cost (Line 15 x Line 19)								
21. Current cost multiplier (Sect. 99, p. 3)								
22. Local multiplier (Sect. 99, p. 5 & 6)								
23. Final sq. ft. cost (l. 20 x l. 21 x l. 22)								
24. Area								
25. Line 23 x 24								
26. Lump sums (Line 32)								
27. REPLACEMENT COST (Line 25 + Line 26)								
28. Depreciation % (Sect. 97)								
29. Depreciation amount (Line 27 – Line 29)								
30. DEPRECIATED COST (Line 27 – Line 29)								
31. Total Building Appraisal								

Property Record Card - Commercial for Parcel 1C070K830070

Assessor's Office
155 S. Seward St.
Juneau, AK 99801
Phone (907) 586-5220
Fax (907) 586-5367

PARCEL #	STREET ADDRESS	LEGAL DESCRIPTION
1C070K830070	108 PEOPLE'S WHARF	TIDELANDS ADDITION BL 83 LTS 9 FR & 12

PROPERTY INFORMATION

OWNER NAME & ADDRESS	PREVIOUS OWNER	LAST TRANS	RECORDING INFO
WILLIAM C HEUMANN 6000 THANE RD JUNEAU AK 99801		12/04/1984	

ASSESSMENT INFORMATION

	YEAR	LAND	BUILDINGS	TOTAL	EXEMPTION TYPE
APPRAISED VALUE	2018	1 708 900	1 409 000	3 117 900	
TAXABLE VALUE	2018	test		3 117 900	

SITE INFORMATION

SERVICE AREA	Roaded	WATER AVAILABILITY	Yes
PROPERTY USE CODE	C- 13 Stores, Commercials, C- 13 Stores, Commercials	WATER SOURCE	City
ZONING DESCRIPTION	(WC) Waterfront Commercial	SEWER AVAILABILITY	Yes
LOT SIZE	4747 SF (0.11 AC)	SEWER SOURCE	City

BUILDING INFORMATION

SECTION 1 - BLDG_ID 1956 - SECTION 0

NAME				BLDG VALUE	683 300
TOTAL AREA	4852	BLDG USE	Mixed Retail w/ Resid. Units	YR BLT	2006
AREA	4852	GRADE	Average	EFF YR	2013
CONSTR CLASS	D	HEAT TYPE	Hot Water Radiant	WALL HGT	14
# STORIES	01	EXTERIOR WALL	Stud Walls-Wood Siding	PERIMETER	

SECTION 2 - BLDG_ID 1956 - SECTION 1

NAME				BLDG VALUE	680 500
TOTAL AREA	4885	BLDG USE	Mixed Retail w/ Resid. Units	YR BLT	2006
AREA	4885	GRADE	Average	EFF YR	2013
CONSTR CLASS	D	HEAT TYPE	Hot Water Radiant	WALL HGT	10
# STORIES	01	EXTERIOR WALL	Stud Walls-Wood Siding	PERIMETER	

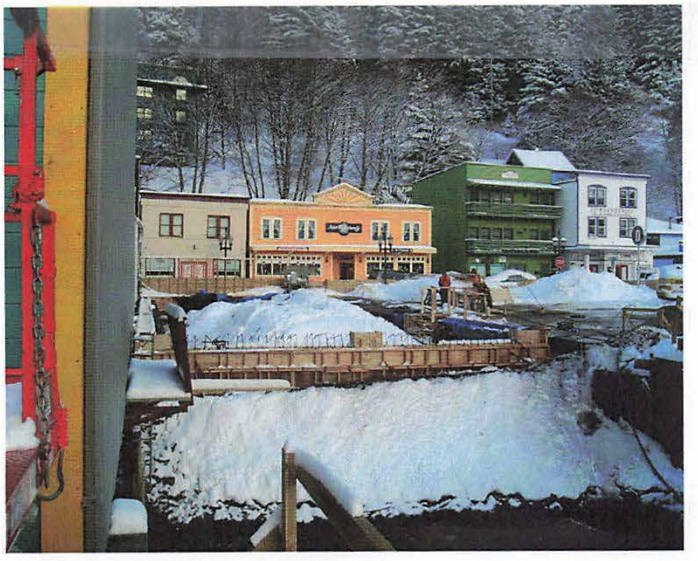
ADDITIONAL INTERIOR & EXTERIOR COMPONENTS

BLDG_ID	SECTION	TYPE		YR BLT	SIZE	GRADE	CONDITION
		Miscellaneous Improvement		2012	1058	Average Quality	Average
		Sprinklers	1				
		Sprinklers	1				

C13
459

1C070K830070_10062010

MAJESTIC GEMS
FREE GEMSTONE
1C070K830070_1_10062010



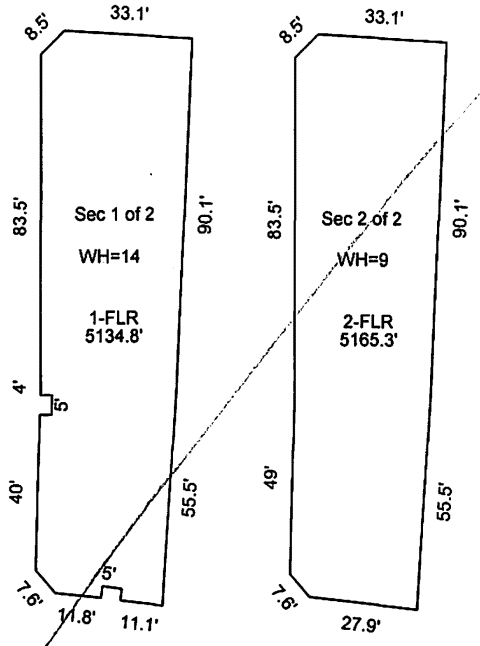
SKETCH/AREA TABLE ADDENDUM

Parcel No **1C070K830070**

SUBJECT

Property Address	
City	State Zip
Owner	
Client	
Appraiser Name	

IMPROVEMENTS SKETCH



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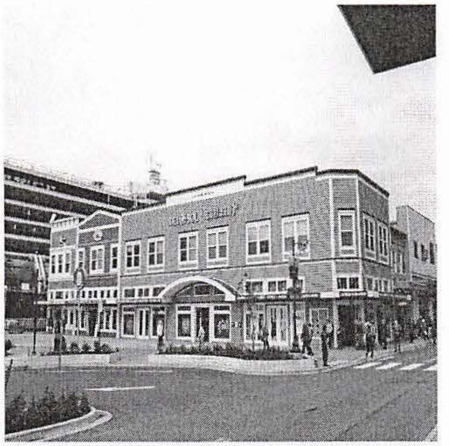
AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	1-FLR	1.00	5134.8	367.2	5134.8
GBA2	2-FLR	1.00	5165.3	355.2	5165.3
Net BUILDING Area		(rounded w/ factors)			10300

Comment Table 1	
Comment Table 2	Comment Table 3

Property Record Card - Commercial for Parcel 1C070K830070



Tracy King Crab Shack
De 1 Sol
Carolina

Assessor's Office
155 S. Seward St.
Juneau, AK 99801
Phone (907) 586-5220
Fax (907) 586-5367

PARCEL #	STREET ADDRESS	LEGAL DESCRIPTION
1C070K830070	108 PEOPLE'S WHARF	TIDELANDS ADDITION BL 83 LTS 9 FR & 12

PROPERTY INFORMATION

OWNER NAME & ADDRESS	PREVIOUS OWNER	LAST TRANS	RECORDING INFO
WILLIAM C HEUMANN		12/04/1984	
6000 THANE RD JUNEAU AK 99801			

ASSESSMENT INFORMATION

	YEAR	LAND	BUILDINGS	TOTAL	EXEMPTION TYPE
APPRAISED VALUE	2018	1 708 900	1 361 100	3 070 000	

SERVICE AREA	Roa	VAILABILITY	Yes
PROPERTY USE CODE	C- 1 Com	OURCE	City
ZONING DESCRIPTION	(WC	VAILABILITY	Yes
LOT SIZE	4747	OURCE	City

Canvas complete 2018 DUNTLWN

ON

SECTION 1 - BLDG_ID 1956 - SECTIO

NAME				BLDG VALUE	663 200
TOTAL AREA	4852			YR BLT	2006
AREA	4852		Resid. Units	EFF YR	2012
CONSTR CLASS	D			WALL HGT	14
# STORIES	01		nt	PERIMETER	
			d Siding		

SECTION 2 - BLDG_ID 1956 - SECTIO

NAME				BLDG VALUE	660 500
TOTAL AREA	4885			YR BLT	2006
AREA	4885	GRADE	Average	EFF YR	2012
CONSTR CLASS	D	HEAT TYPE	Hot Water Radiant	WALL HGT	10
# STORIES	01	EXTERIOR WALL	Stud Walls-Wood Siding	PERIMETER	
			Resid. Units		

ADDITIONAL INTERIOR & EXTERIOR COMPONENTS

BLDG_ID	SECTION	TYPE	YR BLT	SIZE	GRADE	CONDITION
		Canopy		1058		
		Miscellaneous Improvement				
		Sprinklers 1				
		Sprinklers 1				

Cost Report - Commercial

1611		Record	1
Parcel Code Number	1C070K830070	Number of Stories (Building)	01
Owner Name	HEUMANN WILLIAM C	Number of Sections	1
Parcel Address	108 PEOPLE'S WHARF	Perimeter	0
Effective Year Built	2012	Class	D
Year Built	2006	Height	14
Building Model	C- 13 Stores, Commercials	Rank	Average
Building Type	Mixed Retail w/ Resid. Units	Total Area	4,852.00

1611		Record	2
Parcel Code Number	1C070K830070	Number of Stories (Building)	01
Owner Name	HEUMANN WILLIAM C	Number of Sections	1
Parcel Address	108 PEOPLE'S WHARF	Perimeter	0
Effective Year Built	2012	Class	D
Year Built	2006	Height	10
Building Model	C- 13 Stores, Commercials	Rank	Average
Building Type	Mixed Retail w/ Resid. Units	Total Area	4,885.00

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		4852	68.49			332,304
Exterior Wall	Stud Walls-Wood Siding	4852	13.37			64,894
Heating & Cooling	Heating & Cooling	4852	611.00			611
Heating & Cooling	Hot Water Radiant	4852	7.53			36,536
Architect Fee		4852	6.60			32,023
Sprinklers	Sprinklers	4852	4.05			19,651
Fire Alarm System		4852	1.46			7,084
Sub Total						$493,101.92
Local Multiplier				1.43	[X]	$705,136.00
Current Multiplier				0.99	[X]	$698,085.00
Neighborhood Multiplier					[X]	$698,085.00
Depreciation - Physical				5.00	[-]	$34,904.00
Depreciation - Functional					[-]	$0.00
Depreciation - Economic					[-]	$0.00
Percent Complete				100.00	[-]	$663,181.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						$663,181

7/20/98 per rtnd bill C/S to B Heumann oer other addr; 01/15/04 correct owner info per office visit by Wm Heumann;
8/4/9ChgMailAddrPerWmHeumannPhoneCall/tlu;
03/02/10 Update land value only js
9/16/10 LC with manager for owner to contact office for inspection js
10/6/10 canvas -closed for season walk around exterior NAC js
Per Canvass. Re-sketched. Photos.
John_Sahnow - 6/20/2014 3:10:26 PM

Cost Report - Commercial

Section 2	Description	Units	Percent	Cost	+/-	Total
Base Cost		4885		68.49		334,564
Exterior Wall	Stud Walls-Wood Siding	4885		12.28		60,005
Heating & Cooling	Heating & Cooling	4885		611.00		611
Heating & Cooling	Hot Water Radiant	4885		7.53		36,784
Architect Fee		4885		6.60		32,241
Sprinklers	Sprinklers	4885		4.05		19,784
Fire Alarm System		4885		1.46		7,132
Sub Total						$491,121.87
Local Multiplier				1.43	[X]	$702,304.00
Current Multiplier				0.99	[X]	$695,281.00
Neighborhood Multiplier					[X]	$695,281.00
Depreciation - Physical				5.00	[-]	$34,764.00
Depreciation - Functional					[-]	$0.00
Depreciation - Economic					[-]	$0.00
Percent Complete				100.00	[-]	$660,517.00
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						$660,517

Miscellaneous Improvements

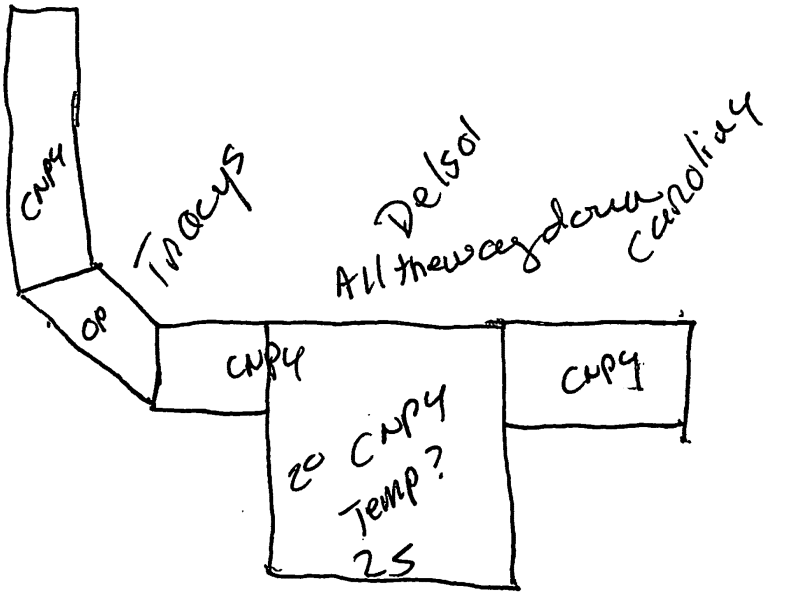
Canopy		[+]	40,500
Miscellaneous Improvement	Built-in Appliances	[+]	6,200

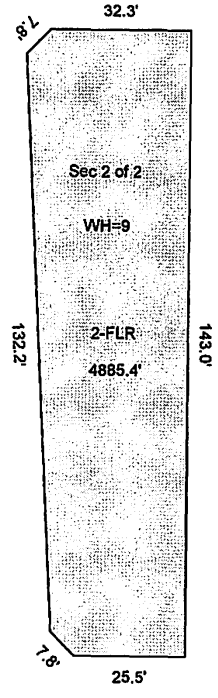
Total Improvement Value $1,370,400

Permits Issued for a Parcel from: to 9/14/2017

1C070K830070 **108 PEOPLE'S WHARF**

		Value	Application Date	Issued Date	Finaled Date	
BLD-0242801	Finaled	$10,000.00	2/29/88	3/3/88	5/6/09	ENLARGE RETAIL SPACE @ HEUMANN RETAIL BLDG
BLD-17355	Finaled		1/22/85	3/26/85	5/6/09	Addition of storefronts to side of structure.
BLD1997-00218	Final	$15,000.00	4/18/97	5/12/97	5/19/97	Tenant improvement for Ice Cream Shop.
BLD1997-00756	Final	$10,000.00	10/13/97	2/3/98	2/21/02	Add 3-foot door to east entrance, paint interior & exterior of bldg, new carpet; remove non-load bearing wall,
BLD1998-00330	Void	$8,000.00	5/13/98	5/27/98		Convert two bedroom apartment into retail space at Peoples Wharf building.
BLD2002-00054	Final	$8,000.00	2/15/02	2/21/02	5/2/02	Install new doors and windows and relocate bathroom.
BLD2002-00063	Finaled	$3,500.00	2/20/02	4/28/04	5/6/09	Replace columns of foundation where necessary and construct footings.
BLD2002-00110	Finaled	$600.00	3/21/02	3/21/02	5/6/09	Demolition of Parapet.
BLD2004-01098	Final	$8,000.00	12/16/04	1/26/05	4/5/05	Relocate accessible restroom and boiler (remodeling existing restroom for ADA access).
BLD2005-00088	Finaled	$5,000.00	3/10/05	3/17/05	5/16/09	Remodel restroom shared by six apartments.
BLD2006-00647	Final	$989,897.84	10/12/06	10/12/06	5/6/09	Demolition of retail/residential building.
BLD2006-00674	Final	$1,001,150.16	10/27/06	3/29/07	6/26/07	New two-story, 10,398 sq ft People's Wharf building with first floor retail space and 3 second floor apartments and storage space.
BLD20110110	Finaled	$64,000.00	3/21/11	4/14/11	8/23/17	Electrical work and addition of a divider wall with walkway.
BLD20140663	Issued	$25,000.00	10/22/14	10/22/14		Rot repair of siding - no structural
BLD20170059	Issued	$50,000.00	2/14/17	3/28/17		Bathroom remodel for future change of use
BLD20170189	Issued	$90,000.00	4/19/17	5/1/17		tenant improvement for tracy's crab shack
DMO20110008	Finaled	$0.00	4/12/11	4/12/11		Selective demolition of interior retail space.
DMO20170005	Finaled	$0.00	1/27/17	1/27/17		Interior demo


CNPY
Tracys
Delsol
All the way down
Carolina
OP
CNPY
CNPY
20 CNPY
Temp?
25



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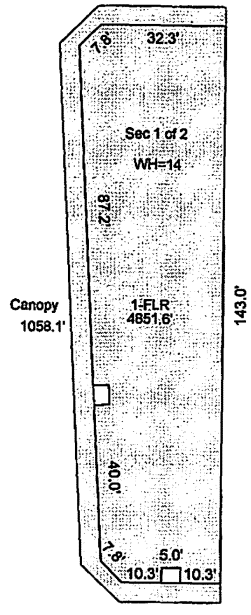
1363800


1.8'
32.3'
Sec 1 of 2
WH=14
27.8'
Canopy
1058.1'
1-FLR
4851.6'
143.0'
40.0'
1.8'
5.0'
10.3'
10.3'

Cost Report - Commercial

1611		Record	1
Parcel Code Number	1C070K830070	Number of Stories (Building)	01
Owner Name	HEUMANN WILLIAM C	Number of Sections	1
Parcel Address	108 PEOPLE'S WHARF	Perimeter	0
Effective Year Built	2012	Class	D
Year Built	2006	Height	14
Building Model	C- 13 Stores, Commercials	Rank	Average
Building Type	Mixed Retail w/ Resid. Units	Total Area	4,852.00

1611		Record	2
Parcel Code Number	1C070K830070	Number of Stories (Building)	01
Owner Name	HEUMANN WILLIAM C	Number of Sections	1
Parcel Address	108 PEOPLE'S WHARF	Perimeter	0
Effective Year Built	2012	Class	D
Year Built	2006	Height	10
Building Model	C- 13 Stores, Commercials	Rank	Average
Building Type	Mixed Retail w/ Resid. Units	Total Area	4,885.00

Section 1	Description	Units	Percent	Cost	+/-	Total
Base Cost		4852		62.28		302,183
Exterior Wall	Stud Walls-Wood Siding	4852		12.14		58,885
Heating & Cooling	Heating & Cooling	4852		611.00		611
Heating & Cooling	Hot Water Radiant	4852		7.00		33,964
Architect Fee		4852		6.60		32,023
Sprinklers	Sprinklers	4852		3.76		18,244
Fire Alarm System		4852		1.46		7,084
Sub Total						**445,909**
Local Multiplier				1.43	[X]	637,650
Current Multiplier				1.07	[X]	682,286
Neighborhood Multiplier					[X]	682,286
Depreciation - Physical				3.00	[-]	20,469
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				100.00	[-]	661,817
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						661,817

7/20/98 per rtnd bill C/S to B Heumann oer other addr; 01/15/04 correct owner info per office visit by Wm Heumann;
8/4/9ChgMailAddrPerWmHeumannPhoneCall/tlu;
03/02/10 Update land value only js
9/16/10 LC with manager for owner to contact office for inspection js
10/6/10 canvas -closed for season walk around exterior NAC js

Cost Report - Commercial

Section 2	Description	Units	Percent	Cost	+/-	Total
Base Cost		4885		62.28		304,238
Exterior Wall	Stud Walls-Wood Siding	4885		11.15		54,449
Heating & Cooling	Heating & Cooling	4885		611.00		611
Heating & Cooling	Hot Water Radiant	4885		7.00		34,195
Architect Fee		4885		6.60		32,241
Sprinklers	Sprinklers	4885		3.76		18,368
Fire Alarm System		4885		1.46		7,132
Sub Total						**444,101**
Local Multiplier				1.43	[X]	635,065
Current Multiplier				1.07	[X]	679,520
Neighborhood Multiplier					[X]	679,520
Depreciation - Physical				3.00	[-]	20,386
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				100.00	[-]	659,134
Cost to Cure						
Neighborhood Adjustment						
Replacement Cost less Depreciation						659,134

Miscellaneous Improvements

Canopy	[+]	42,800
Miscellaneous Improvement	[+]	12,200

SEC 1	661,817
SEC 2	659,134
MISC	55,000
TOTAL	1,376,000

Estimate Number	:	104
Parcel Number	:	1C070K830070
Property Owner	:	William Heumann
Property Address	:	432 South Franklin Street
JUNEAU	:	Juneau
ALASKA	:	Alaska
99801	:	99801

Section 1

Occupancy	Class	Height	Rank
100% Mixed Retail w/ Resid. Units	Wood or steel framed exterior walls	14.00	3.0

Total Area	: 5,135
Number of Stories (Building)	: 2.00
Number of Stories (Section)	: 1.00
Perimeter	: 367
Effective Age (years)	: 2.00

Components	Units/%	Other
Exterior Walls:		
Stud Walls-Wood Siding	100%	
HVAC (Heating):		
Hot Water Radiant	100%	Climate : 1
Sprinklers:		
Sprinklers	100%	
Miscellaneous:		
Fire Alarm System	5,135	

Section 2

Occupancy	Class	Height	Rank
100% Mixed Retail w/ Resid. Units	Wood or steel framed exterior walls	9.00	3.0

Total Area	: 5,165
Number of Stories (Building)	: 2.00
Number of Stories (Section)	: 1.00
Perimeter	: 355
Effective Age (years)	: 2.00

Components	Units/%	Other
Sprinklers:		
Wet Sprinklers	100%	
HVAC (Heating):		
Hot Water Radiant	1%	Climate : 1
Exterior Walls:		
Stud Walls-Wood Siding	100%	
Miscellaneous:		
Fire Alarm System	5,165	

Cost as of 10/2008

	Units/%	Cost	Total
Basic Structure			
Base Cost	10,300	99.99	1,029,925

Cost Data by Marshall & Swift

Estimate Number : 104
99801 : 99801

Exterior Walls	10,300	19.62	202,103
Heating & Cooling	5,187	6.20	32,175
Sprinklers	10,300	5.34	54,989
Fire Alarm System	10,300	2.37	24,411
Basic Structure Cost	10,300	130.45	1,343,603
Extras			
CANOPY	1,086	35.00	38,010
Replacement Cost New	10,300	134.14	1,381,613
Less Depreciation			
Physical & Functional	0.5%		7,306
Depreciated Cost	10,300	133.43	1,374,307
Rounded to Nearest	100		1,374,300

Permits Issued for a Parcel from: to 11/21/2018

1C070K830070 **108 PEOPLE'S WHARF**

		Value	Application Date	Issued Date	Finaled Date	
BLD-0242801	Final	$10,000.00	2/29/88	3/3/88	5/6/09	ENLARGE RETAIL SPACE @ HEUMANN RETAIL BLDG
BLD-17355	Final		1/22/85	3/26/85	5/6/09	Addition of storefronts to side of structure.
BLD1997-00218	Final	$15,000.00	4/18/97	5/12/97	5/19/97	Tenant improvement for Ice Cream Shop.
BLD1997-00756	Final	$10,000.00	10/13/97	2/3/98	2/21/02	Add 3-foot door to east entrance, paint interior & exterior of bldg, new carpet; remove non-load bearing wall,
BLD1998-00330	Void	$8,000.00	5/13/98	5/27/98		Convert two bedroom apartment into retail space at Peoples Wharf building.
BLD2002-00054	Final	$8,000.00	2/15/02	2/21/02	5/2/02	Install new doors and windows and relocate bathroom.
BLD2002-00063	Final	$3,500.00	2/20/02	4/28/04	5/6/09	Replace columns of foundation where necessary and construct footings.
BLD2002-00110	Final	$600.00	3/21/02	3/21/02	5/6/09	Demolition of Parapet.
BLD2004-01098	Final	$8,000.00	12/16/04	1/26/05	4/5/05	Relocate accessible restroom and boiler (remodeling existing restroom for ADA access).
BLD2005-00088	Final	$5,000.00	3/10/05	3/17/05	5/16/09	Remodel restroom shared by six apartments.
BLD2006-00647	Final	$989,897.84	10/12/06	10/12/06	5/6/09	Demolition of retail/residential building.
BLD2006-00674	Final	$1,001,150.16	10/27/06	3/29/07	6/26/07	New two-story, 10,398 sq ft People's Wharf building with first floor retail space and 3 second floor apartments and storage space.
BLD20110110	Final	$64,000.00	3/21/11	4/14/11	8/23/17	Electrical work and addition of a divider wall with walkway.
BLD20140663	Issued	$25,000.00	10/22/14	10/22/14		Rot repair of siding - no structural
BLD20170059	Issued	$50,000.00	2/14/17	3/28/17		Bathroom remodel for future change of use
BLD20170189	Finaled	$90,000.00	4/19/17	5/1/17	4/13/18	tenant improvement for tracy's crab shack
DMO20110008	Final	$0.00	4/12/11	4/12/11		Selective demolition of interior retail space.
DMO20170005	Final	$0.00	1/27/17	1/27/17		Interior demo

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Docks & Harbors

STAFF PERSON/TITLE: Carl Uchytil, Port Director

DATE: 6/25/2026

APPLICANT: Tracy's King Crab Shack

TYPE OF APPLICATION: Conditional Use Permit Amendment

PROJECT DESCRIPTION:

An amendment to a Conditional Use Permit's (USE2006 0042) ongoing conditions for the Channel-facing side of the building to allow a façade-mounted art installation in a Waterfront Commercial (WC) zone.

LEGAL DESCRIPTION: TIDELANDS ADDITION BL 83 LTS 9

PARCEL NUMBER: 1C070K830070

PHYSICAL ADDRESS: 108 People's Wharf

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

Docks & Harbors discussed this CU Amendment at the June 25, 2026 regular Board meeting. The Docks & Harbors Board does not object to the art installation at Tracy's Crab Shack as long as it does not impede emergency vehicle access and that is sufficiently designed to withstand wind loads in accordance with applicable design criteria.

CITY AND BOROUGH OF JUNEAU
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155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Community Development, Building Division

STAFF PERSON/TITLE: Jeff Hedges, Building Code Official

DATE: 06/22/2026

APPLICANT: Tracy's King Crab Shack

TYPE OF APPLICATION: Conditional Use Permit Amendment

PROJECT DESCRIPTION:

An amendment to a Conditional Use Permit's (USE2006 0042) ongoing conditions for the Channel-facing side of the building to allow a façade-mounted art installation in a Waterfront Commercial (WC) zone.

LEGAL DESCRIPTION: TIDELANDS ADDITION BL 83 LTS 9

PARCEL NUMBER: 1C070K830070

PHYSICAL ADDRESS: 108 People's Wharf

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

The Building Division has no comments or concerns for this project.

Outlook

RE: Visitor Industry Comments for Art Installation at 108 People's Wharf

From Alexandra Pierce <Alexandra.Pierce@juneau.gov>
Date Tue 7/7/2026 9:21 AM
To Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>

Hi Kathryn,

Thank you for following up with me on this. I don't have any concerns from a tourism department perspective. I will leave the sign code analysis, etc. to CDD.

Alix

From: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Sent: Monday, July 6, 2026 4:21 PM
To: Alexandra Pierce <Alexandra.Pierce@juneau.gov>
Subject: Re: Visitor Industry Comments for Art Installation at 108 People's Wharf

Hi Alexandra,

I wanted to follow up regarding my request for comments. I had originally asked for feedback by July 13, but the project timeline has been moved up, so I now need comments by the end of the day on July 9, if possible.

Thanks!

Kathryn Oberlin
Planner I
Community Development Department
City & Borough of Juneau, AK
Location: 230 S. Franklin Street
4th Floor Marine View Building
Office: 907.586.0753 x4131

Fostering excellence in development for this generation and the next.

From: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Sent: Tuesday, June 30, 2026 2:32 PM

Outlook

Re: Art Installation at 108 People's Wharf - Streets Division Comments

From Spencer Gates <Spencer.Gates@juneau.gov>
Date Wed 7/1/2026 7:23 AM
To Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>

Good morning,

I have no objection, Kathryn. Have a great 4th!

From: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Sent: Tuesday, June 30, 2026 2:31 PM
To: Spencer Gates <Spencer.Gates@juneau.gov>
Subject: Art Installation at 108 People's Wharf - Streets Division Comments

Hi Spencer,

I am the assigned planner on the Planning Commission case for an amendment to a Conditional Use Permit for an art installation at Tracy's King Crab Shack (108 People's Wharf). I am reaching out to see if the Streets Division has any comments or concerns on the proposal. Please add any comments to the attached form or via email response. I have also attached the application for your reference.

Thanks!

Kathryn Oberlin
Planner I
Community Development Department
City & Borough of Juneau, AK
Location: 230 S. Franklin Street
4th Floor Marine View Building
Office: 907.586.0753 x4131

Fostering excellence in development for this generation and the next.

Outlook

Re: Art Installation at 108 People's Wharf - DOT Comments

From Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Date Tue 7/7/2026 9:36 AM
To Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>

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

Hi Kathryn,
I was operating on the previous timeline, and I won't be able to provide a review by tomorrow.
That said, provided the installation is outside S. Franklin ROW, DOT&PF would not have any comments or objections.

Michael K. Schuler
Property Management Officer
Southcoast Region, Right of Way Section
Alaska Department of Transportation & Public Facilities
Office: 907-465-4499 • Michael.Schuler@alaska.gov
Keep Alaska Moving

From: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Sent: Monday, July 6, 2026 4:21 PM
To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Subject: Re: Art Installation at 108 People's Wharf - DOT Comments

> **CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael,

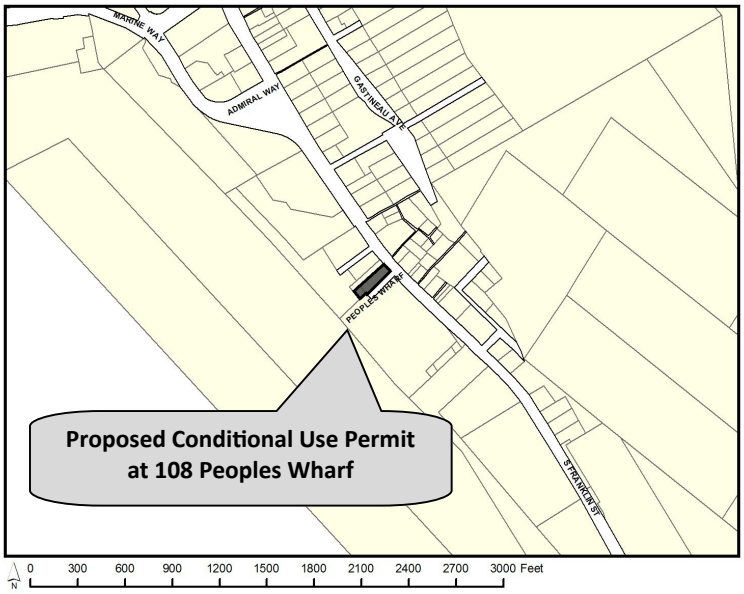
I wanted to follow up regarding my request for comments. I had originally asked for feedback by July 13, but the project timeline has been moved up, so I now need comments by the end of the day on July 9, if possible.

Thanks!

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 Heritage Way Juneau, Alaska 99801

TO

An amendment to ongoing conditions of a Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission **for the Channel-facing side of the building to allow a façade-mounted art installation** at **108 Peoples Wharf** in a **Waterfront Commercial** zone.

PROJECT INFORMATION:
Project Information can be found at:
https://juneau.org/community-development/short-term-projects

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted Monday, July 20, 2026 at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through July 6

Comments received during this period will be sent to the Planner, **Kathryn Oberlin,** to be included as an attachment in the staff report.

July 7— noon, July 24

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 6:00 pm, July 28, 2026

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86847221296 and use the Webinar ID: 868 4722 1296 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.

July 29

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4131**
Email: **pc_comments@juneau.gov or Kathryn.Oberlin@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: USE2026 0006
Parcel No.: 1C070K830070
CBJ Parcel Viewer: http://epv.juneau.org

Printed June 18, 2026

Attachment P - Public Notice Sign Photo

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMP2026 0001
HEARING DATE: JULY 28, 2026

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: July 20, 2026

TO: Erik Pedersen, Chair, Planning Commission

BY: David Peterson, Senior Planner

THROUGH: Scott Ciambor, Director

PROPOSAL: Applicant requests a review for Phase IV, Chilkat Vistas Subdivision, proposing the subdivision of Tract A1 to create seven (7) single-family residential lots and extend Robbie Road.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Phase IV of the Chilkat Vistas phased development, following the prior Phase I, Phase II, and Phase III subdivision approvals.
- Prior settlement and sketch plat materials identify Robbie Road as terminating after the seven single-family lots and not serving as a public through street.
- Phase IV proposes single-family residential lots. Three lots may have accessory apartments.
- Phase IV meets all development criteria set forth in the Richland Manor Settlement Agreement. (**Attachment M**)

GENERAL INFORMATION	
Property Owner	Chilkat Vistas LLC
Applicant	Michael Heuman
Property Address	No existing address
Legal Description	CHILKAT VISTAS TR A1; CHILKAT VISTAS PHASE 2 TR A2
Parcel Number	7B1001160013; 7B1001160012
Zoning	D15
Lot Size	955,767 square feet/21.9 acres; 92,174 square feet/2.12acres
Water/Sewer	CBJ Water and Sewer services provided.
Access	Robbie Road
Existing Land Use	Vacant Tract
Associated Applications	SMF2020-0001; SMF2022-0003; SMF2024-0003; SMP2023-0001

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

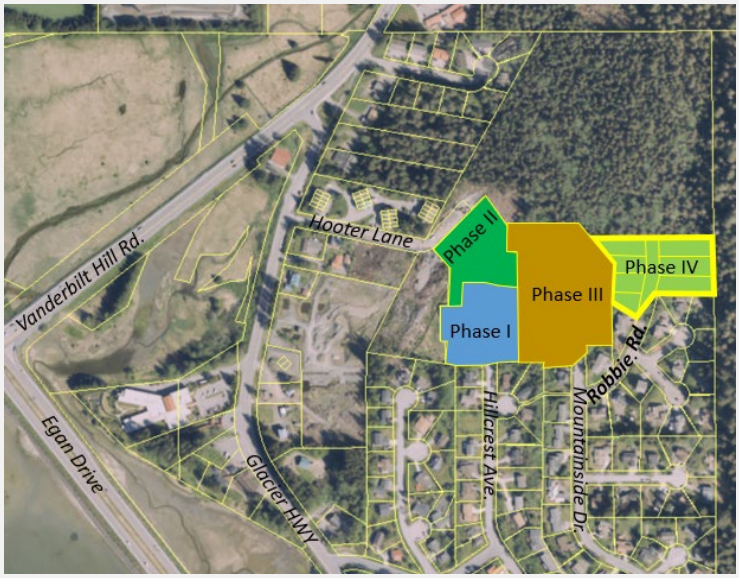
STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.15.402
  - CBJ 49.15.411
  - CBJ 49.25.300
  - CBJ 49.25.400
  - CBJ 49.25.500
  - CBJ 49.25.510
  - CBJ 49.35
  - CBJ 49.40.300
  - CBJ 49.55.010
  - CBJ 49.70.210
  - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.15.400(a) – Purpose and applicability. *The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.*

And per CBJ 49.15.402(a) - A *major subdivision permit is required for subdivisions resulting in 14 or more lots.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D15)	Vacant
South (D5)	Residential
East (RR)	Vacant
West (D15)	Residential

SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A
Hazard	N/A
Hillside	Present
Wetlands	Present
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District; Bonus Eligible Overlay District.

BACKGROUND INFORMATION

Project Description - The applicant is proposing Chilkat Vistas Subdivision Phase IV. The phase will consist of seven (7) single-family residential lots served by a ~392-foot extension of Robbie Road. **(Attachment B)** Robbie Road is proposed to terminate with this phase and not continue as a public through street, per the Richland Manor Settlement Agreement. (**Attachment M**) The subdivision will be reviewed for lot design, access, drainage, utilities, public improvements, fire access, and final plat compliance.

Background - The subject property was originally platted as part of U.S. Survey 4807. Portions of the original survey area were later subdivided as Mountainside Estates Subdivision and Vanderbilt Hill Subdivision, with the remaining area identified as Richland Manor. (**Attachment B**)

In 2018, the applicants acquired the subject property and proposed phased subdivision and development for single-family and multifamily residential use. Prior staff reports state that the applicants purchased the parcel in 2018 with the intent to subdivide and develop it in phases for single-family homes and multifamily developments. (**Attachment J**)

A prior preliminary plat approval for Richland Manor 2, SMP2018-0002, was approved in February 2019 for a phased major subdivision consisting of 12 single-family lots and one large tract. That approval was appealed to the CBJ Assembly under APL20190003. The appeal resulted in a settlement agreement and a revised preliminary plat application, SMP20190004, for the phased Chilkat Vistas subdivision. (**Attachment L**)

Item	Summary
2026 Chilkat Vistas Phase IV Preliminary Plat	Preliminary plat review for Phase IV to create seven single-family residential lots and extend Robbie Road, with Robbie Road terminating in this phase and not continuing as a public through street. Though Phase IV is creating seven lots, because it is associated with Chilkat Vistas, a Major Subdivision, the plat is being reviewed under the Major Subdivision process. (**Attachment B**)
2026 Drainage Graphic	Drainage graphic for Chilkat Vistas Subdivision Phase IV showing developed drainage basin catchment areas. The Phase IV preliminary plat also includes a stormwater note stating that Phase IV public improvements, including surface drainage, driveways, and roadside drainage, must be constructed before final acceptance for maintenance by CBJ Public Works, and that plan modifications require CBJ Engineering approval.
2026 Phase IV utility sketch	Utility sketch for Phase IV showing proposed utility layout for the seven-lot subdivision. The Phase IV application materials state that water, sewer, and electrical utilities are stubbed to the property line and that each lot would be served by connections extending from those existing stubs. (**Attachment F**)
2023 Approved Phase III Plat	Phase III plat materials show the next phase of Chilkat Vistas after Phases I and II, including Lots 28–46 and remaining tracts. The Phase III plat notes state that stormwater runoff is acceptable per the Phase III drainage plan in the approved construction plan set, and that required Phase III public improvements, including surface drainage, driveways, and roadside drainage, must be constructed before final acceptance for maintenance by CBJ Public Works. (**Attachment G**)
2023 Wetland Map	Wetland map materials identify wetland boundaries and proposed Phase III lot layout. The map notes that Phases I and II included Lots 1–27, Phase III included Lots 28–46, and wetland boundaries were delineated on August 19, 2020. (**Attachment H**)
2022 Phase II Plat	Phase II of Chilkat Vistas; subdivision of one tract into residential lots and tracts; construction and drainage plans reviewed after preliminary plat approval. (**Attachment I**)
2020 Phase I Plat	Phase I of Chilkat Vistas; preliminary and final plat review for 14 single-family lots and one large tract for future development. (**Attachment J**)
2019 Subdivision Approval (NOD/Staff Report)	The Planning Commission approved SMP2019 0004 for a phased major subdivision creating 14 lots and one large tract for future development. The Notice of Decision adopted the staff analysis and findings, required final plat corrections, construction plans, engineering estimates, drainage plan approval, financial guarantees or completed improvements, BMPs, driveway paving or bonding for panhandle lots, lighting plan review, and residential sprinkler systems for Phase I dwelling units. The staff report notes that the Planning Commission was not reviewing the private settlement agreement and was required to review the preliminary plat under Title 49. (**Attachment K**)
2018 Mountainside Water System Evaluation	Mountainside high-elevation water system and concluded additional residential units could be served without reducing pressures below required levels. (**Attachment L**)
2018 Richland Manor Settlement Agreement	Appeal of SMP2018 0002 resulted in a settlement agreement and revised sketch/preliminary plat materials. The agreement and related plat notes have guided prior phase development but are not, by themselves, the Planning Commission approval criteria. (**Attachment M**)

ANALYSIS

The proposed Phase IV is consistent with the prior Robbie Road concept if it is limited to seven single-family residential lots and terminates Robbie Road without creating a public through street. Construction plans and agency review will determine the required road, turnaround, drainage, utility, and emergency access improvements before final plat approval.

Minimum Lot Dimensions – The proposed lots must meet or exceed the dimensional standards listed in CBJ 49.25.400 for the D15 zoning district. Lot dimensions have not been provided in the materials reviewed for this draft and must be verified against the preliminary plat and closure report.

Dimensional Standard	Requirement	Met?
Minimum Lot Size	5,000 Square Feet	☒Meets/Exceeds ☐Not met
Minimum Lot Width	50 feet	☒Meets/Exceeds ☐Not met

Density – The proposed lots along Robbie Road are intended for single-family residential development. The Richland Manor Settlement Agreement limits Robbie Road development connected to Mountainside Estates to no more than seven single-family homes, with accessory apartments allowed on, up to, three lots. Any accessory apartment will be reviewed for compliance with the Title 49 requirements in effect at the time of building permit review.

Lot Number	Square Feet	Maximum Number of Dwelling Units
Lot 47	18,487	One single-family detached dwelling and an accessory dwelling unit not to exceed 1,000 square feet.
Lot 48	17,033	One single-family detached dwelling and an accessory dwelling unit not to exceed 1,000 square feet.
Lot 49	17,033	One single-family detached dwelling and an accessory dwelling unit not to exceed 1,000 square feet.
Lot 50	13,563	One single-family detached dwelling and an accessory dwelling unit not to exceed 1,000 square feet.
Lot 51	10,310	One single-family detached dwelling and an accessory dwelling unit not to exceed 1,000 square feet.
Lot 52	9,335	One single-family detached dwelling and an accessory dwelling unit not to exceed 1,000 square feet.
Lot 53	8,272	One single-family detached dwelling and an accessory dwelling unit not to exceed 1,000 square feet.
Tract A2A1	734,813	No dwelling units approved under this application.

Condition: N/A

Plat Note 1: PER THE RECORDED RICHLAND MANOR SETTLEMENT AGREEMENT APPLICABLE TO THIS SUBDIVISION, ACCESSORY DWELLING UNITS ARE LIMITED TO THREE LOTS. ACCESSORY DWELLING UNITS ARE NOT PERMITTED ON MORE THAN THREE LOTS WITHIN THIS SUBDIVISION UNLESS THE SETTLEMENT AGREEMENT IS AMENDED OR SUPERSEDED BY A LATER RECORDED AGREEMENT APPROVED BY CBJ.

Habitat – There are no mapped anadromous resources identified in CBJ records or the Alaska Department of Fish and Game.

The applicant should also verify with the appropriate state or federal agency regarding eagle nests or other habitat constraints that could affect construction timing.

Condition: N/A

Plat Note 2: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Hazard Zones – A Hillside Endorsement will be required for excavation or creation of slopes regulated by CBJ 49.70.210. Topography, grading, retaining structures, and slope stabilization will be reviewed with construction plans and building permits.

Condition: N/A

Plat Note: N/A

TRAFFIC

Traffic – According to CBJ 49.40.300(2) a traffic impact analysis is not required.

Condition: N/A

Plat Note: N/A

Use	ADT/	SFR Units	Total Trips
Single Family Residential	9.52	7	66.64
Accessory Apartments	6.65	3	19.95
		Total ADTs:	**86.59**

ACCESS AND PUBLIC IMPROVEMENTS

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the subdivision is Robbie Road. The applicant has demonstrated that each lot will have direct and practical access to a public right-of-way through the frontage of the lot, as required by CBJ 49.35.250(b).

Lot Number	Primary access
Lot 47	Robbie Road
Lot 48	Robbie Road
Lot 49	Robbie Road
Lot 50	Robbie Road
Lot 51	Robbie Road
Lot 52	Robbie Road
Lot 53	Robbie Road
Tract A2A1	Robbie Road and Hooter Lane

CBJ 49.35.240 Table of Roadway Construction Standards – CBJ 49.35.240(a)(3) establishes a 60-foot minimum right-of-way width for streets other than arterials and collectors. SMP2019 0004 included review of a 50-foot right-of-way width reduction under CBJ 49.35.240(b), and the 2019 staff materials state that remaining phases should also be constructed to a 50-foot width unless further engineering indicates the reduced width is not feasible. The Phase IV plat proposes Robbie Road improvements within the prior phased subdivision framework. Final construction plans must demonstrate that the reduced right-of-way width can accommodate required roadway, drainage, utility, snow storage, emergency access, and other public improvement standards.

Condition: N/A

Plat Note 3: A 50-FOOT RIGHT-OF-WAY WIDTH FOR THIS SUBDIVISION PHASE WAS APPROVED UNDER SMP2019 0004 PURSUANT TO CBJ 49.35.240(b). THIS NOTE APPLIES TO RIGHT-OF-WAY WIDTH ONLY AND DOES NOT APPROVE ANY REDUCTION TO ROADWAY, TRAVEL WAY, DRAINAGE, UTILITY, FIRE ACCESS, OR OTHER CONSTRUCTION STANDARDS UNLESS SEPARATELY APPROVED BY CBJ.

ADTs	TIA	Sidewalks	Travel Way Width	Streetlights	ROW Width	Paved	Publicly Maintained
~200	No	No	22 ft	No	*50 ft	Yes	Yes

Drainage – General Engineering will conduct formal review of the proposed drainage plan after preliminary plat approval. Drainage and hillside stabilization will be evaluated through the subdivision construction plan review process. Any drainage easements required to construct, maintain, or route drainage facilities across lot lines shall be shown on the final plat or provided by separate recorded instrument.

Condition 1: Prior to approval of the final plat, verify with CBJ General Engineering, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an engineer licensed in Alaska in accordance with CBJ 49.35.510.
Plat Note: N/A

Fire Code Improvements – Capital City Fire/Rescue will review construction plans after preliminary plat approval. Robbie Road is proposed to terminate, so the road termination, turnaround, grade, emergency access, and fire apparatus access shall be reviewed for compliance with applicable fire access requirements. If the final design includes an emergency-service-only connection, the final plat and construction plans should identify the connection and any required access controls.

Condition 2: Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.

Plat Note: N/A

AGENCY REVIEW

CDD conducted an agency review comment period between May 6, 2026 through May 20, 2026. Agency review comments can be found in **Attachment N**.

PUBLIC COMMENTS

CDD conducted a public comment period between June 17, 2026 through July 24, 2026. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. (**Attachment O**)

Neighbor	Concern
Neighbor 1	The transition from a 60-foot to a 50-foot right-of-way.
Neighbor 1	Potential on-street parking and congestion.
Neighbor 1	Whether the application graphics adequately depict the Robbie Road termination and emergency connection.
Neighbor 1	The existing drainage, ditch, pavement-settlement, and utility-valve conditions along Hillcrest Avenue and Robbie Road.

FINDINGS

Major Subdivision Preliminary Plat Approval Criteria - Per CBJ 49.15.402(c)(4), the Director makes the following findings on the proposed development:

1. ***Does the preliminary plat comply with CBJ 49.15.411?***

   Analysis: No additional analysis needed.

   Finding: Yes. With recommended conditions, the preliminary plat complies with preliminary platting requirements listed in CBJ 49.15.411.

2. ***Will applicable subdivision development standards be met, or can reasonably be met with conditions?***

   Analysis: The applicant is required to make improvements per 49.35.240.

   Finding: Yes. With recommended conditions, all applicable subdivision development standards can be reasonably met.

3. ***Will the proposed subdivision provide suitable building sites for the zoning district?***

   Analysis: Lots created through this subdivision meet minimum dimensional requirements for the D15 zoning district; these lots can reasonably meet setback and other dimensional requirements.

   Finding: Yes. The proposed subdivision provides building sites suitable for the D15 zoning district.

4. ***Will the proposed street names be unique or continuations of existing streets?***

   Analysis: No additional analysis needed.

   Finding: Yes. Proposed street names are extensions of existing streets.

5. Has the director of Engineering and Public Works reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align with, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

(iii) Any proposed improvements conform to the requirements of this Title 49 and can be feasibly constructed; and,

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatments and disposal or has shown the feasibility of alternative methods of wastewater disposal and treatment.

Analysis: No additional analysis needed.

Finding: Yes. Engineering and Public Works has reviewed the proposed subdivision application and supplemental materials and believes the above criteria can be met.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve the requested preliminary plat for the Chilkat Vistas Phase IV. This permit would allow the applicant to submit for the final plat application.

This approval is subject to the following conditions and plat notes:

Condition 1: Prior to approval of the final plat, verify with CBJ General Engineering, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an engineer licensed in Alaska in accordance with CBJ 49.35.510.

Condition 2: Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.

Condition 3: Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

Condition 4: Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.

Plat Note 1: PER THE RECORDED RICHLAND MANOR SETTLEMENT AGREEMENT APPLICABLE TO THIS SUBDIVISION, ACCESSORY DWELLING UNITS ARE LIMITED TO THREE LOTS. ACCESSORY DWELLING UNITS ARE NOT PERMITTED ON MORE THAN THREE LOTS WITHIN THIS SUBDIVISION UNLESS THE SETTLEMENT AGREEMENT IS AMENDED OR SUPERSEDED BY A LATER RECORDED AGREEMENT APPROVED BY CBJ.

Plat Note 2: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Plat Note 3: A 50-FOOT RIGHT-OF-WAY WIDTH FOR THIS SUBDIVISION PHASE WAS APPROVED UNDER SMP2019 0004 PURSUANT TO CBJ 49.35.240(b). THIS NOTE APPLIES TO RIGHT-OF-WAY WIDTH ONLY AND DOES NOT APPROVE ANY REDUCTION TO ROADWAY, TRAVEL WAY, DRAINAGE, UTILITY, FIRE ACCESS, OR OTHER CONSTRUCTION STANDARDS UNLESS SEPARATELY APPROVED BY CBJ.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	SMP26-01 - Application Packet
Attachment B	SMP26-01 - Phase IV Preliminary Plat
Attachment C	SMP26-01 - Phase IV Closure Report
Attachment D	2026 Preliminary Plat Checklist
Attachment E	2026 Phase IV Drainage Graphic
Attachment F	2026 Phase 4 utility sketch
Attachment G	2023 Approved Phase 3 Plat
Attachment H	2023 Wetland Map
Attachment I	SMF22-03 - Plat 23-7 - Phase II
Attachment J	SMF20-01 - Plat 2020-27 - Phase I
Attachment K	SMP19-04_NOD/Staff Report
Attachment L	2018 Mountainside Water System Evaluation
Attachment M	2018 Richland Manor Settlement Agreement
Attachment N	SMP26-01 - Agency Review Comments
Attachment O	SMP26-01 - Public Notice

CHILKAT VISTAS

Chilkat Vistas Phase 4 Subdivision

Project Overview

Chilkat Vistas LLC proposes the Phase 4 Subdivision of approximately 2 acres within the Chilkat Vistas development. The project will create seven (7) single-family residential lots consistent with the property's existing D-15 (15 dwelling units per acre) zoning designation. The proposed lot configuration is well within the allowable density of the D-15 district.

Site Conditions & Infrastructure

Water, sewer, and electrical utilities are currently stubbed to the property line, and each lot will be served by connections extending from those existing stubs. The subdivision design includes a hammerhead fire apparatus turnaround to provide adequate emergency vehicle access and maneuvering within the development. Additionally, the plat will establish an emergency-only access connection to the remainder of the Chilkat Vistas subdivision, ensuring secondary egress for fire and life-safety purposes without introducing additional day-to-day traffic.

Zoning & Comprehensive Plan Consistency

The proposed subdivision is consistent with the purposes of the D-15 zoning district, which is intended to provide for moderate-density residential development. At seven lots on approximately two acres, the project falls below the maximum allowable density of 30 units, demonstrating a measured approach to development that is compatible with the surrounding neighborhood character. The project supports the community's comprehensive plan goals of increasing housing supply and promoting responsible infill development.

Request

Chilkat Vistas LLC respectfully requests approval of the Phase 4 preliminary plat to subdivide the subject parcel into seven single-family residential lots with associated access and utility improvements as described above.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Chilkat Vistas Phase IV

Case Number:	PAC2026 0005
Applicant:	William (Bill) Heuman
Property Owner:	Chilkat Vistas LLC.
Property Address:	N/A
Parcel Code Number:	7B1001160012; 7B1001160013
Site Size:	92,174 square feet/2.12 acres ; 955,767 square feet/21.94 acres
Zoning:	(D15) Multifamily
Existing Land Use:	Vacant

Conference Date:	March 18, 2026
Report Issued:	March 23, 2026

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
Bill Heuman	Applicant	wheumann@msn.com; chilkatvistas@gmail.com
David Peterson	Planning	David.Peterson@juneau.gov
Jeff Hedges	Building	Jeff.Hedges@juneau.gov
Madeline Carse	Admin.	Madeline.Carse@juneau.gov

CONFERENCE SUMMARY

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

- Lots 28–31 from Phase III should not be shown with solid lines on this plat.
- Where is the 30-foot vegetative buffer shown on Phase II and Phase III? Adjacent neighbors have raised concerns about its omission.
- Property adjacent to Chilkat Vistas Phase IV is zoned D5. Per CBJ 49.25.400, Note 3, where one district abuts another, the greater of the two setbacks applies on the common property line. Lot 47 would therefore be subject to a 20-foot side yard setback. The existing 30-foot vegetative buffer may affect how that setback issue is addressed.
- Due to the number of lots taking direct access from Robbie Road, and the potential for future subdivision or development, Robbie Road will likely need to remain 60 feet in width. A reduction appears unlikely. Verify with the Director whether a reduction to 50 feet would be permissible.
- Applicant stated there is an agreement with the Mountainside Estates development limiting the extent to which Robbie Road may be developed. Verify whether that agreement affects right-of-way width requirements.
- Final determination on any right-of-way width reduction would be made by the Director.
- Phase III remains pending completion of final improvements.

Project Overview
Applicant proposes Phase IV of the Chilkat Vistas subdivision, consisting of a seven-lot subdivision of Tracts A1 and A2 and an approximately 278-foot extension of Robbie Road. Staff preliminarily views the proposal under the major subdivision process because minor subdivision review is not available where a proposal is part of a present or projected major subdivision as determined by the director.

SECTION 1 – PLANNING DIVISION

1. **Zoning** – D15 Residential. Minimum lot size is 5,000 square feet for a standard lot; minimum lot width is 50'. Minimum lot size for a bungalow lot is 3,000 square feet; minimum lot width is 25'.
2. **Table of Permissible Uses** – N/A

3. **Subdivision** – Major Subdivision Process Outline

1. **Pre-Application Conference & Sketch Plat**
    - Required before submission (CBJ 49.15.402(b)).
    - Applicant must attend a Pre-Application conference with the Community Development Department.
    - A **sketch plat** meeting CBJ 49.15.410 standards must be submitted for review.

2. **Preliminary Plat Application**
    - Submit to the Community Development Department:
        - **Major subdivision application form**
        - **Draft preliminary plat** meeting CBJ 49.15.411
        - **Application fee**
    - **Public Notice** required per CBJ 49.15.230:

- Notice mailed to property owners within 500 feet and registered neighborhood associations.
- Applicant pays mailing costs.

- **Staff Report Preparation**:
  - Director evaluates compliance with:
    - CBJ 49.15.411 plat standards.
    - Subdivision development standards.
    - Zoning suitability for building sites.
    - Street naming conventions.
    - Engineering/Public Works review:
      - Drainage and water quality compliance.
      - Traffic, street, and pedestrian access alignment.
      - Feasibility of improvements.
      - Wastewater disposal suitability where no public sewer is provided.
- **Planning Commission Decision**:
  - Approve, amend, or deny the preliminary plat.
  - May impose conditions and plat notes for final plat approval.
  - If denied, applicant has 180 days to submit a revised application without a new fee.

3. **Construction Plan Review**
   - Upon preliminary plat approval, applicant submits **full construction plan sets** for all required improvements.
   - Reviewed by Engineering and Public Works for compliance with CBJ 49.35.140.

4. **Surveying and Monumentation**
   - After construction plan approval, applicant completes surveying and monumentation in accordance with CBJ 49.15, Article IV, Division 6.

5. **Final Plat Application**
   - Submit to the Community Development Department:
     - Final plat meeting CBJ 49.15.412.
     - Application fee.
   - **Commission Review**:

- Director prepares a final plat report for the Planning Commission.
- Commission must confirm:
  - All preliminary plat conditions and notes are satisfied.
  - Required improvements are built or financially guaranteed (CBJ 49.55.010).
  - Plat meets CBJ 49.15.412 standards.

6. **Final Plat Requirements**
   - **On the Plat**:
     - Ownership Certificate.
     - Surveyor's Certificate.
     - Commission Chair Certificate (CBJ 49.15.412(c)(3)).
     - Required plat notes (including PUD-specific use restrictions, if any).
   - **Supporting Documents**:
     - CBJ Treasurer tax certification.
     - Utility company easement confirmation.
     - Proof of construction plan approval.
     - Proof of preliminary plat condition compliance.
     - Improvement guarantee (if applicable).

7. **Plat Recording**
   - Commission Chair signs the final plat.
   - All required certificates notarized.
   - Department files original plat with the State Recorder's Office in Juneau at applicant's expense.

3. **Setbacks** – 20' front; 15' rear; 13' street side; 5' side. Lots that abut the D5 zoning district may have a greater setback. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
4. **Height** – 35 feet permissible uses; 25 feet accessory uses; 25 feet for bungalow lot homes.
5. **Access** – Robbie Road shall be evaluated under CBJ 49.35 access and improvement standards. The default minimum right-of-way width for proposed streets other than arterials and collectors is 60 feet. A reduced right-of-way may be considered only if the director makes written findings addressing future access, utilities, drainage, sidewalk feasibility, and snow storage.Robbie Road will need to be constructed as a 60-feet ROW.
6. **Parking & Circulation** – Requirements vary by use. For single-family homes, 2 spaces are required per dwelling. Refer to parking table found in Title 49, 49.40.210.

7. **Lot Coverage** – Maximum 50% (reviewed with building permit).
8. **Vegetative Coverage** – Minimum 30% (reviewed with building permit).

9. **Lighting** – Lighting for dwellings will be addressed with a building permit. Street lighting shall be required based on engineering standard detail.

   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** – Construction noise shall follow the settlement agreement and be within allowed CBJ hours of operations. See 49.20.095(c).
11. **Flood** – Tracts are not in flood hazard area.
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – Excavation of slopes in excess of 18% may require a hillside endorsement. A plat note will be required. Hillside Endorsements will be reviewed with building permit for single-family homes (minor development) or with Conditional Use Permits (major development) for multi-family development.
13. **Habitat/Wetlands** – 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 on the subject parcel, or within 50 feet.
14. **Plat or Covenant Restrictions** – VERIFY whether the 30-foot vegetative buffer shown or recorded in Plat 2020-27, Plat 23-7, or any separate recorded instrument burdens Tracts A1 and A2. If the buffer applies to the subject land, it shall be shown on the Phase IV plat or removed by recorded amendment or release. If it does not apply to the subject land, staff should identify it as a prior-phase or neighborhood concern rather than a plat deficiency.
15. **Traffic** – Provide the 2020 Traffic Impact Analysis and identify whether it evaluated Robbie Road, the current phase, and the anticipated future build-out affecting this access route. VERIFY whether an updated TIA is required for this application based on the director's determination under CBJ 49.40.300 or any prior approval condition.

16. **Housing and Incentive programs** – Tax Abatement, ADU Grant, and/or the Juneau Affordable Housing Fund (July of each year); check in with the Housing and Land Use Specialist.

    If the applicant pursues housing at this location, there are multiple available programs to incentivize housing. These include, the Juneau Affordable Housing Fund, ADU Grants, and Tax Abatement; please see the housing programs handout located here. D15 zoning district can support up to 15 units of housing per acre.

SECTION 2 – BUILDING DIVISION

17. No comments at this time.

SECTION 3 – GENERAL ENGINEERING/PUBLIC WORKS DEPARTMENTS

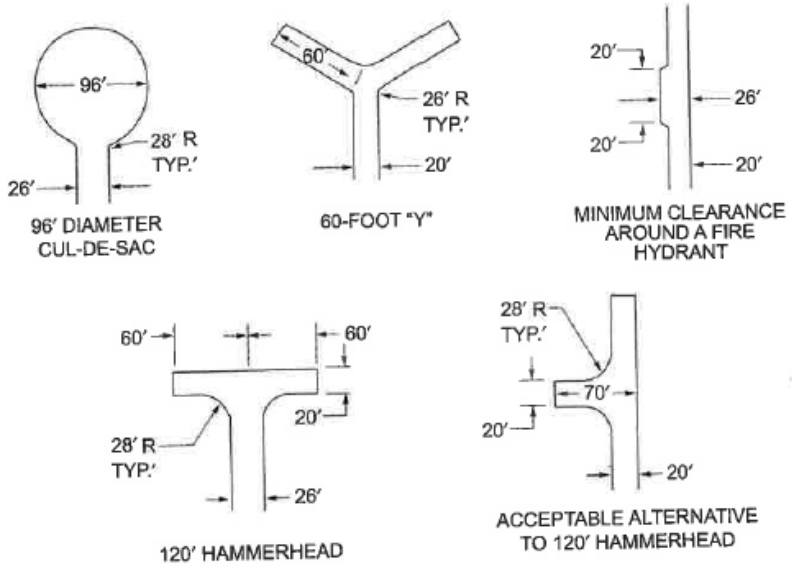
18. **Engineering** – Construction plans will be required when applicant is ready to submit for final plat approval.
19. Utility plans shall be sized for this as well as total planned development beyond lots 49 and 50 to the north if and when Robbie Road is extended further into Tract A2A1.

20. Drainage study shall take into consideration existing terrain draining into Robbie Road.

21. Grading plan shall include topographical contours.

SECTION 4 – FIRE DEPARTMENT

22. Fire Items/Access – Emergency vehicle access should be consistent with IFC 2024.



23.

SECTION 5 – OTHER APPLICABLE AGENCY REVIEW

24. N/A

SECTION 6 – 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.

25. Development Permit Application (DPA)

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.

26. A copy of this pre-application conference report.

27. Preliminary Plat

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. Preliminary Plat: $110 per lot; Total - $770

2. Final Plat: $70 per lot; Tota -$490

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application
You may submit your application(s) online via Civic Access.

Phone: (907) 586-0715
Web: www.juneau.org/community-development

ATTACHMENTS:
Development Permit Application

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant

PROPERTY LOCATION

Physical Address

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)

Parcel Number(s)

☐ This property is located in the downtown historic district
☐ This property is located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner	Contact Person
Mailing Address	Phone Number(s)
E-mail Address	

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits.

Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.

_____
Landowner/Lessee (Printed Name) **Title (e.g.: Landowner, Lessee)**

X _____ _____
Landowner/Lessee (Signature) **Date**

_____
Landowner/Lessee (Printed Name) **Title (e.g.: Landowner, Lessee)**

X _____ _____
Landowner/Lessee (Signature) **Date**

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.

APPLICANT If same as LANDOWNER, write "SAME"

Applicant (Printed Name)	Contact Person
Mailing Address	Phone Number(s)
E-mail Address	

X _____ _____
Applicant's Signature **Date of Application**

----------**DEPARTMENT USE ONLY BELOW THIS LINE**----------

	Intake Initials
Case Number	Date Received

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CHILKAT VISTAS, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I , AS MANAGER, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____,2026

_____

MICHAEL P. HEUMANN , MANAGER
CHILKAT VISTAS,LLC

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS___ DAY OF _____ , 2026, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MICHAEL P. HEUMANN, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE MANAGER OF CHILKAT VISTAS, LLC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR ALASKA

_____
MY COMMISSION EXPIRES:

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF

- US SURVEY 3263, UNDER SPECIAL INSTRUCTIONS DATED 2 DECEMBER 1952, APPROVED 15 JULY 1954
- US SURVEY 4807, UNDER SPECIAL INSTRUCTIONS DATED 19 MARCH 1965 APPROVED 2 AUGUST 1965
- PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961;
- MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983;
- FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983;
- DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991;
- MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988;
- RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997;
- VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999;
- A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003;
- CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005;
- A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009;
- PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015;
- RAVENWOOD SUBDIVISION PLAT NO. 2019-3 RECORDED 28 JANUARY 2019;
- CHILKAT VISTAS SUBDIVISION PHASE 1 PLAT NO. 2020-27 RECORDED 11 AUGUST 2020;
- CHILKAT VISTAS SUBDIVISION PHASE 2 PLAT NO. 2023-7 RECORDED 13 MARCH 2023;
- AMENDED CHILKAT VISTAS PHASE 2 PLAT 2024-5 RECORDED 21 FEBRUARY 2024;
- A PLAT OF TRACT A3A LOT 18A AND LOT 24A, A LOT LINE ADJUSTMENT OF TRACT A1, LOT 18, AND LOT 24, CHILKAT VISTAS SUBDIVISION PHASE 2, A FRACTION OF US SURVEY 4807 PLAT 2024-38 RECORDED 2 OCTOBER 2024

ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).

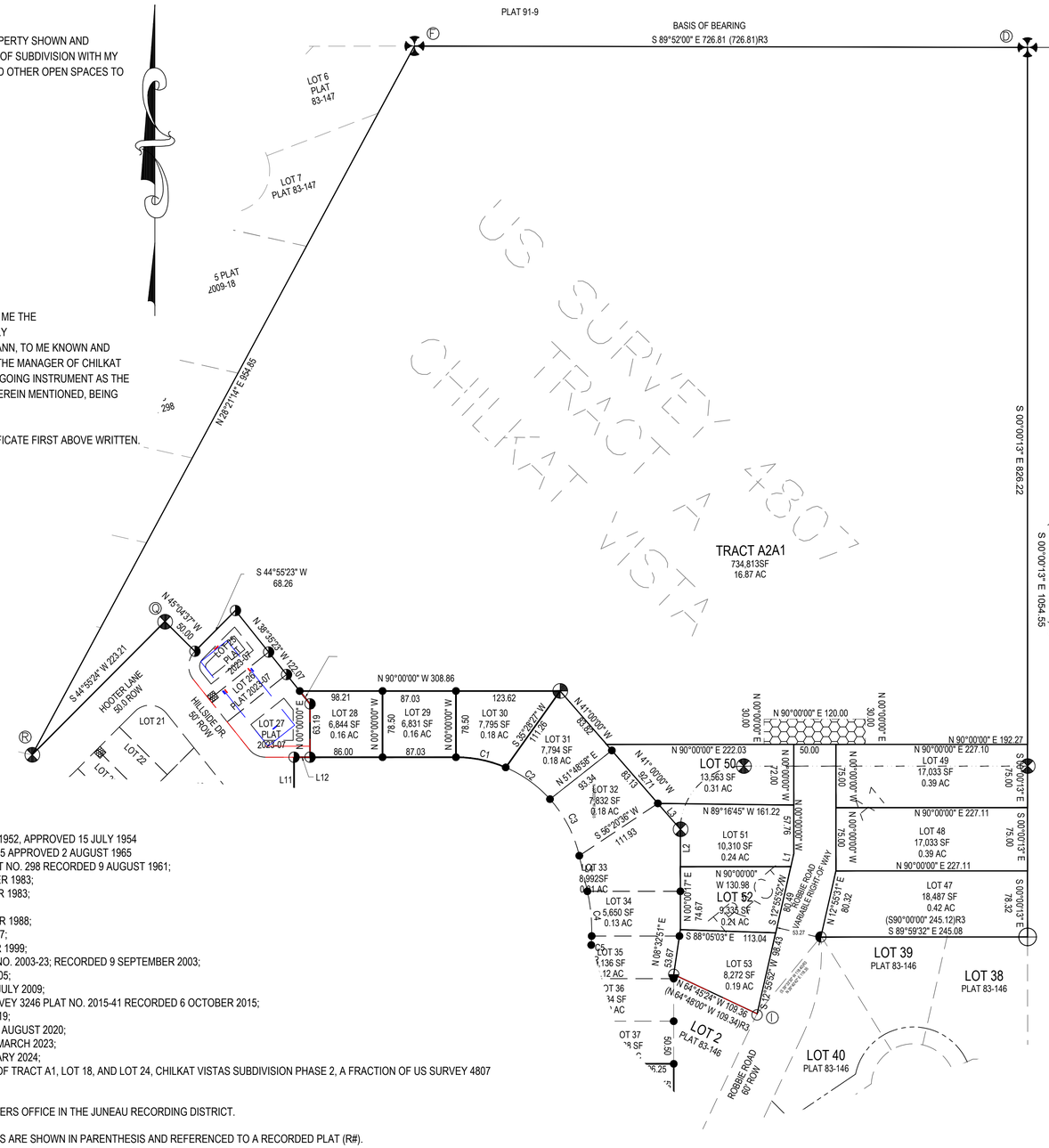
5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER CHILKAT VISTAS SUBDIVISION PHASE 4 DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED CHILKAT VISTAS SUBDIVISION PHASE 4 PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES.

8) WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018

9) OTHER THAN SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10 FEET IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.


PLAT 91-9
BASIS OF BEARING
S 89°52'00" E 726.81 (726.81)R3
LOT 6 PLAT 83-147
LOT 7 PLAT 83-147
5 PLAT 2009-18
N 28°21'14" E 894.85
298
US SURVEY 4807
TRACT A
CHILKAT VISTAS
TRACT A2A1
734,813SF
16.87 AC
S 00°00'13" E 826.22
(S 00°02'30" E 1054.15)R3
S 00°06'13" E 1054.55
FRACTION
US SURVEY 1762
S 44°55'24" W 223.21
HOOTER LANE 50' ROW
HILLSIDE DR. 50' ROW
LOT 21
LOT 22
LOT 23
LOT 27 PLAT 2023-07
LOT 26 PLAT 2023-07
LOT 25 PLAT 2023-07
N 45°04'37" W 50.00
N 38°26'26" W 122.07
S 44°55'23" W 68.26
N 90°00'00" W 308.86
98.21
LOT 28 6,844 SF 0.16 AC
87.03
LOT 29 6,831 SF 0.16 AC
123.62
LOT 30 7,795 SF 0.18 AC
LOT 31 7,794 SF 0.18 AC
LOT 32 7,832 SF 0.18 AC
LOT 33 8,092SF 0.19 AC
LOT 34 5,650 SF 0.13 AC
LOT 35 5,136 SF 0.12 AC
LOT 36 5,614 SF 0.13 AC
OT 37 5,650 SF
N 41°00'00" W 87.71
N 51°48'58" E 93.34
S 55°20'36" W 111.93
N 41°00'00" W 87.71
S 55°20'36" W 111.93
N 89°16'45" W 161.22
N 64°45'24" W 109.36
(N 64°48'00" W 109.34)R3
S 47°55'52" W 88.43
S 88°05'03" E 113.04
N 08°32'51" E 53.67
N 00°00'17" E 74.67
N 90°00'00" W 130.98
LOT 50 13,563 SF 0.31 AC
LOT 51 10,310 SF 0.24 AC
LOT 52 9,333 SF 0.21 AC
LOT 53 8,272 SF 0.19 AC
N 90°00'00" E 222.03
N 90°00'00" E 120.00
N 90°00'00" E 192.27
N 90°00'00" E 227.10
LOT 49 17,033 SF 0.39 AC
N 90°00'00" E 227.11
LOT 48 17,033 SF 0.39 AC
N 90°00'00" E 227.11
LOT 47 18,487 SF 0.42 AC
(S90°00'00" 245.12)R3
S 89°59'32" E 245.08
N 12°55'31" E 80.32
S 12°55'52" W 80.48
ROBBIE ROAD VARIABLE RIGHT-OF-WAY
LOT 39 PLAT 83-146
LOT 38 PLAT 83-146
LOT 40 PLAT 83-146
LOT 2 PLAT 83-146
ROBBIE ROAD 60' ROW
L1
L2
L3
C1
C2
C3
C4
C5
L11
L12
50.00
72.00
75.00
78.32
33.27
30.00
63.19
86.00
87.03
78.50
78.50
78.50
87.03
87.03
50.00
50.00
50.00

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT CHILKAT VISTAS, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON AND THAT I , AS MANAGER, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____,2026

_____
MICHAEL P. HEUMANN , MANAGER
CHILKAT VISTAS,LLC

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS___ DAY OF _____, 2026, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MICHAEL P. HEUMANN, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON HE REPRESENTS HIMSELF TO BE AND THE MANAGER OF CHILKAT VISTAS, LLC WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE FREE ACT AND DEED OF THE SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED, BEING FULLY AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR ALASKA

_____
MY COMMISSION EXPIRES:

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF

- US SURVEY 3263, UNDER SPECIAL INSTRUCTIONS DATED 2 DECEMBER 1952, APPROVED 15 JULY 1954
- US SURVEY 4807, UNDER SPECIAL INSTRUCTIONS DATED 19 MARCH 1965 APPROVED 2 AUGUST 1965
- PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961;
- MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983;
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- VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999;
- A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003;
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- CHILKAT VISTAS SUBDIVISION PHASE 1 PLAT NO. 2020-27 RECORDED 11 AUGUST 2020;
- CHILKAT VISTAS SUBDIVISION PHASE 2 PLAT NO. 2023-7 RECORDED 13 MARCH 2023;
- AMENDED CHILKAT VISTAS PHASE 2 PLAT 2024-5 RECORDED 21 FEBRUARY 2024;
- A PLAT OF TRACT A3A LOT 18A AND LOT 24A, A LOT LINE ADJUSTMENT OF TRACT A1, LOT 18, AND LOT 24, CHILKAT VISTAS SUBDIVISION PHASE 2, A FRACTION OF US SURVEY 4807 PLAT 2024-38 RECORDED 2 OCTOBER 2024

ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).

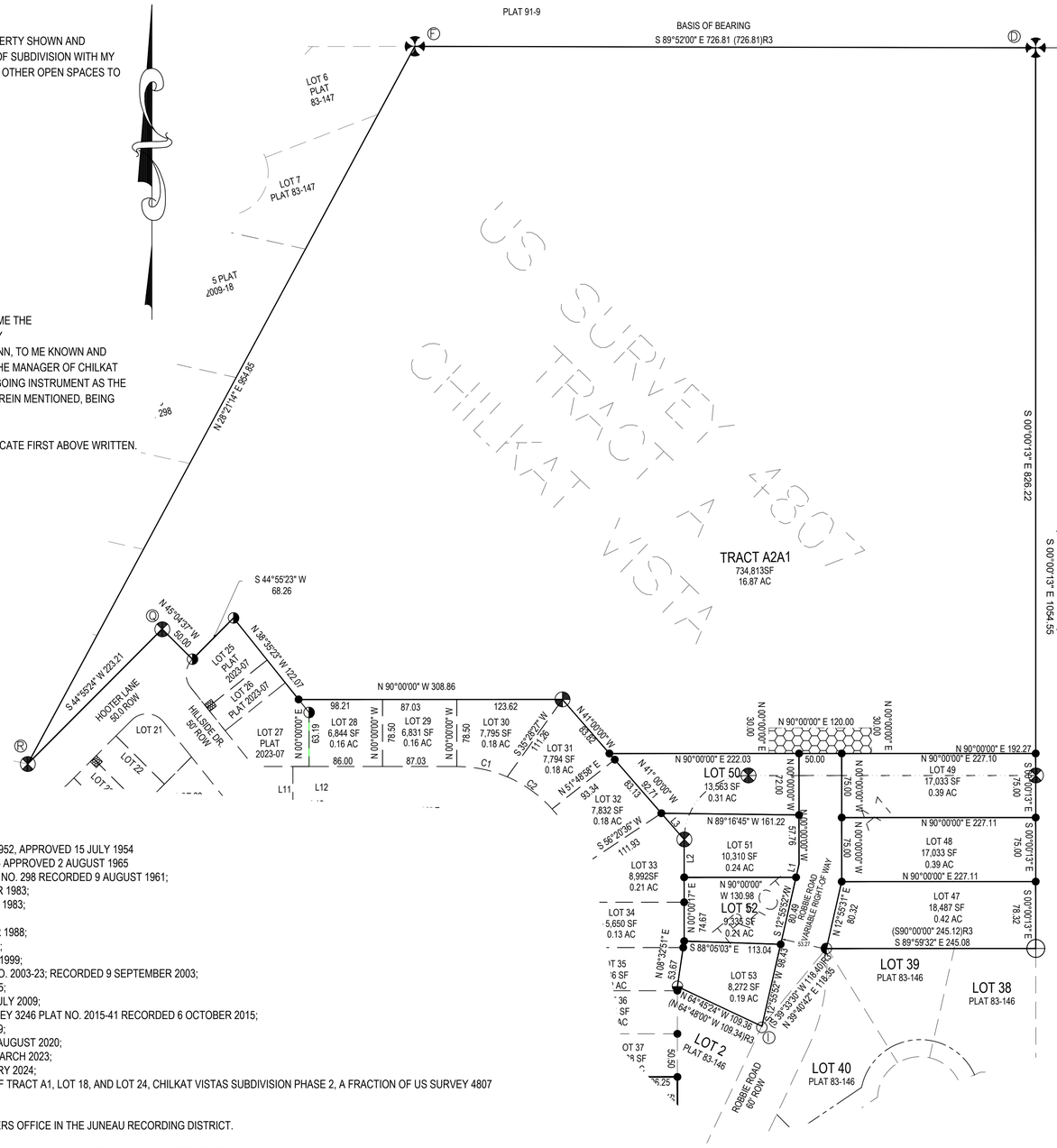
5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER CHILKAT VISTAS SUBDIVISION PHASE 4 DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED CHILKAT VISTAS SUBDIVISION PHASE 4 PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES.

8) WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018

9) OTHER THAN SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10 FEET IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.



PLANNING COMMISSION PLAT APPROVAL

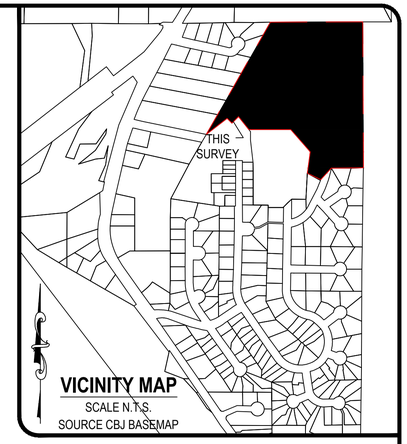
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____ , DATED _____ , 2026, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

_____

DATED _____ , 2026
CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

ATTEST:

_____
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU



LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- 6277-S SECONDARY MONUMENT RECOVERED
- 3650-S MONUMENT RECOVERED
- #5 REBAR RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY
- VACATED BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33"W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- FIRE APPARATUS EASEMENT THIS PLAT

1"=80'

0 80 160 240 320

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 12°55'52" W	15.64
L2	N 00°00'17" E	44.28
L3	N 41°00'00" W	40.74

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 25 MARCH 2026

STATE OF ALASKA 49TH
Joshua Frantz Ivaniszek
25 MARCH 2026
No.12314
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 4
SUBDIVISION OF
TRACT A1 & TRACT A2A CHILKAT VISTA SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

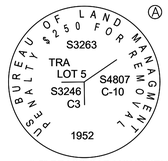
OWNERS
CHILKAT VISTAS,LLC
1015 OTTER RUN JUNEAU, ALASKA 99801

SMP:	SCALE:	DATE:	SHEET NO.
2026-0001	1" = 80'	25 MARCH 2026	1 OF 1

RECOVERED MONUMENT DESCRIPTIONS:

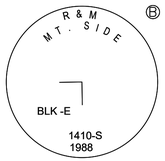
N.T.S.

Ⓐ



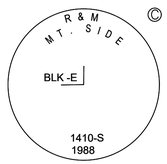
2.5" BRASS CAP MONUMENT

Ⓑ



3.25" ALUMINUM CAP MONUMENT

Ⓒ

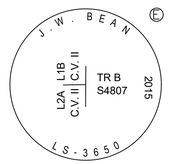


3.25" ALUMINUM CAP MONUMENT

Ⓓ

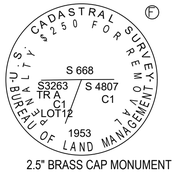
2.5" BRASS CAP MONUMENT

Ⓔ



3.25" ALUMINUM CAP MONUMENT
FOUND J.W. BEAN MONUMENT
S 61°38'46" E 0.37 FROM
US SURVEY 4807 BOUNDARY
MONUMENT NOT ACCEPTED

Ⓕ



2.5" BRASS CAP MONUMENT

Ⓖ

FOUND J.W. BEAN REBAR MONUMENT
S 01°34'23" W0.62 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE WITH
ALASKA DNR

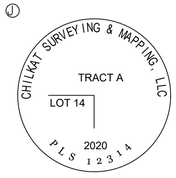
Ⓗ

FOUND JW BEAN REBAR
S 11°57'46"W 1.60 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE
WITH ALASKA DNR

Ⓘ

FOUND #5 REBAR
S 04°55'56"W 1.29 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE
WITH ALASKA DNR

Ⓙ



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

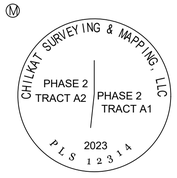
Ⓚ

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓛ

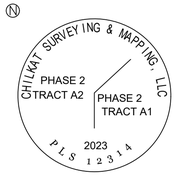
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓜ



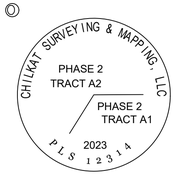
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓝ



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓞ



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓟ

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓠ

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓡ

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

5/8" x 36" REBAR WITH
RED PLASTIC CAP

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____ , DATED _____ , 2026, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

_____DATED _____ , 2026

CHAIRMAN OF THE PLANNING COMMISSION

CITY AND BOROUGH OF JUNEAU

ATTEST:

_____

MUNICIPAL CLERK

CITY AND BOROUGH OF JUNEAU

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DATE: _____,2026

_____

MICHAEL P. HEUMANN , MANAGER
CHILKAT VISTAS,LLC

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)
)SS
STATE OF ALASKA)

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WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____

NOTARY PUBLIC FOR ALASKA

_____

MY COMMISSION EXPIRES:

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF

- US SURVEY 3263, UNDER SPECIAL INSTRUCTIONS DATED 2 DECEMBER 1952, APPROVED 15 JULY 1954
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ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).

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6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER CHILKAT VISTAS SUBDIVISION PHASE 3 DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED CHILKAT VISTAS SUBDIVISION PHASE 3 PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES.

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WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018

9) OTHER THAN SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10 FEET IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.

SURVEYOR'S CERTIFICATE

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DATED: 25 MARCH 2026

PLAT OF

CHILKAT VISTAS SUBDIVISION PHASE 3

SUBDIVISION OF
TRACT A2 CHILKAT VISTAS SUBDIVISION PHASE 2
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
CHILKAT VISTAS,LLC
PO BOX 34024 JUNEAU, ALASKA 99803

SMP:	SCALE:	DATE:	SHEET NO.
2026-0001	NTS	25 MARCH 2026	2 OF 2

Chilkat Surveying & Mapping, LLC
10654 Porter Lane
Juenau, Alaska 99801
Phone: 907-957-1908
Fax:

Name:	C:\chilkat_files_05\2026\2601_phase4_chilkat_vistas\2601_phase4.vce	Name:	United States/NAD83
Size:	50 KB	Zone:	Alaska Zone 1 5001
Modified:	1/8/2026 10:50:16 AM (UTC:-9)	Datum:	NAD83(2011)
Time zone:	Alaskan Standard Time	Global reference datum:	NAD83(2011)
Reference number:		Global reference epoch:	2010
Description:		Geoid:	GEOID12B (Alaska)
Comment 1:		Vertical datum:	
Comment 2:		Calibrated site:	
Comment 3:			

Map Check Report

Summary for 47

Description:

Traverse length:	630.793 ft	**Scale factor:**	1.000000
Total misclosure:	0.000 ft	**Area:**	18,482.7 ft² (0.42431 AC)
Precision ratio:	1:999999999	**Source:**	COGO

Linework for 47

Segment: Type	Northing	Easting	Line/Chord Bearing	Line/Arc Length	Arc Radius
1: Line	2379546.050 ft	2528675.547 ft	S0°00'41.5"E	78.320 ft	
2: Line	2379467.730 ft	2528675.562 ft	N89°59'33.8"W	245.083 ft	
3: Line	2379467.761 ft	2528430.479 ft	N12°55'52.3"E	80.289 ft	
4: Line	2379546.013 ft	2528448.446 ft	N89°59'26.9"E	227.101 ft	

Labeling Precision Misclosure for 47

When each segment in a parcel (excluding misclosures) is appropriately labeled so that the parcel can be re-created using only the information in the labels, another misclosure and precision ratio is computed using the rounded label values. The precision specified for the line labels in the Label Style Manager affects this calculation. This helps you know if the labeling precision is adequate for someone to reproduce the parcel in future surveys. When there are more labels than necessary, a misclosure and precision ratio are computed for each possible scenario.

Starting line:

Direction: Clockwise

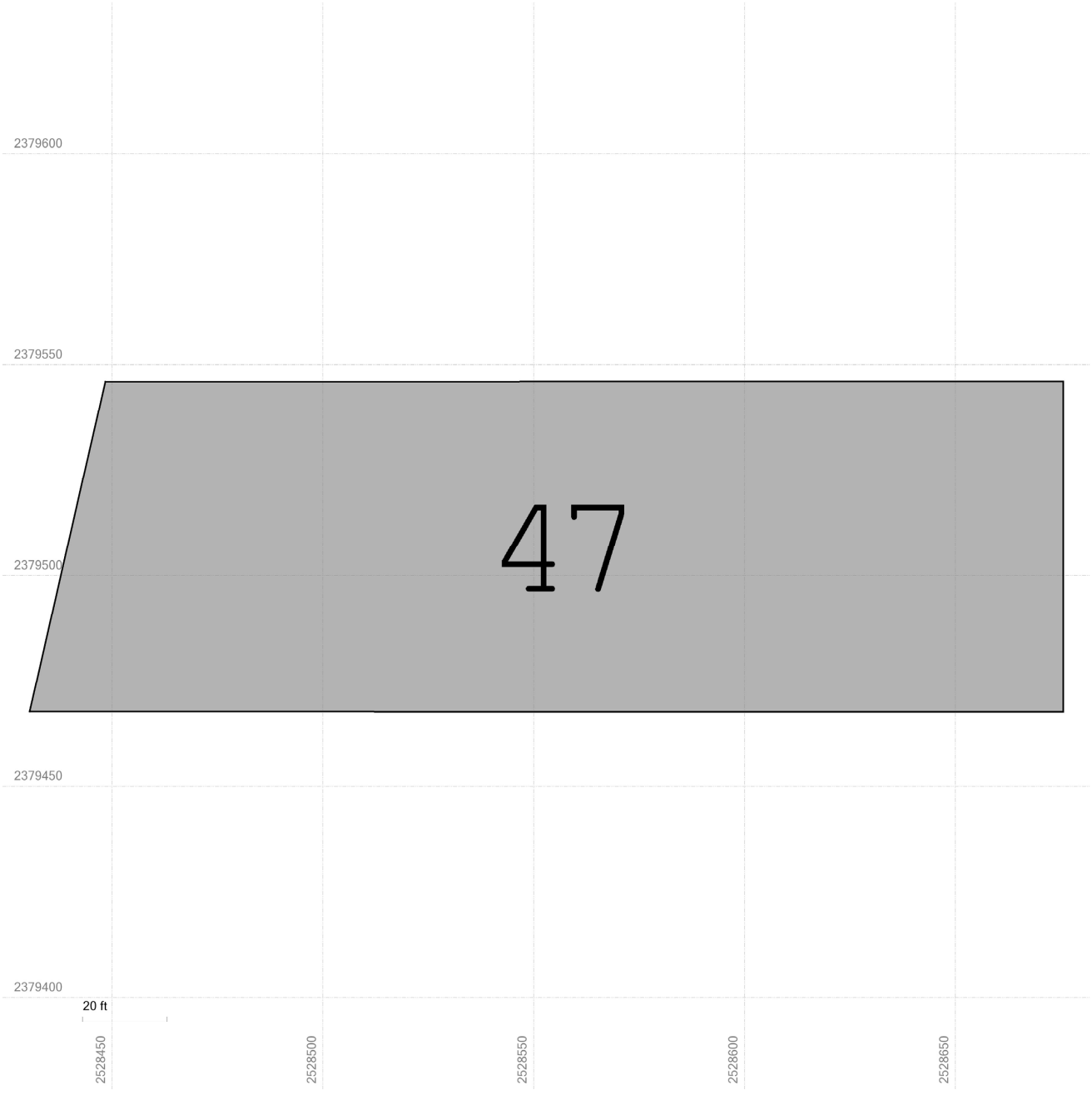
Incomplete Labeling

There is not enough information in the labels to compute the misclosure and precision ratio.

Misclosure due to label rounding: ?

Precision due to label rounding: 1:?

Layout for 47



Summary for 48

Description:

Traverse length:	582.794 ft	**Scale factor:**	1.000000
Total misclosure:	0.000 ft	**Area:**	14,602.0 ft² (0.33522 AC)
Precision ratio:	1:999999999	**Source:**	COGO

Linework for 48

Segment: Type	Northing	Easting	Line/Chord Bearing	Line/Arc Length	
1: Line	2379610.330 ft	2528675.542 ft	S0°00'13.0"E	64.280 ft	
2: Line	2379546.050 ft	2528675.547 ft	S89°59'26.9"W	227.101 ft	
3: Line	2379546.013 ft	2528448.446 ft	N0°00'00.0"W	64.316 ft	
4: Line	2379610.330 ft	2528448.446 ft	S90°00'00.0"E	227.097 ft	

Labeling Precision Misclosure for 48

When each segment in a parcel (excluding misclosures) is appropriately labeled so that the parcel can be re-created using only the information in the labels, another misclosure and precision ratio is computed using the rounded label values. The precision specified for the line labels in the Label Style Manager affects this calculation. This helps you know if the labeling precision is adequate for someone to reproduce the parcel in future surveys. When there are more labels than necessary, a misclosure and precision ratio are computed for each possible scenario.

Starting line:

Direction: Clockwise

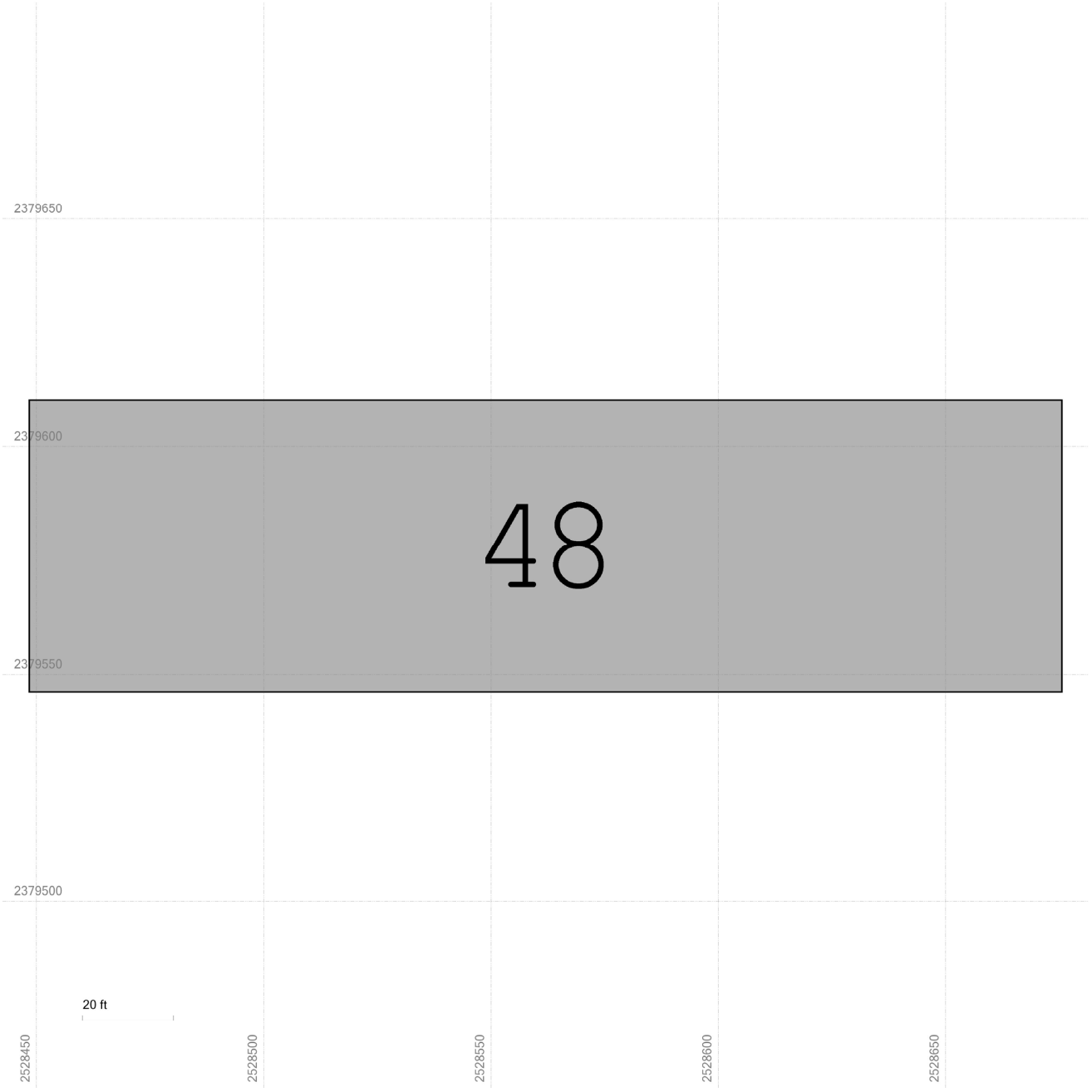
Incomplete Labeling

There is not enough information in the labels to compute the misclosure and precision ratio.

Misclosure due to label rounding: ?

Precision due to label rounding: 1:?

Layout for 48



Summary for 49

Description:

Traverse length:	574.200 ft	**Scale factor:**	1.000000
Total misclosure:	0.000 ft	**Area:**	13,626.0 ft² (0.31281 AC)
Precision ratio:	1:999999999	**Source:**	COGO

Linework for 49

Segment: Type	Northing	Easting	Line/Chord Bearing	Line/Arc Length	
1: Line	2379610.330 ft	2528448.446 ft	N0°00'00.0"E	60.000 ft	
2: Line	2379670.330 ft	2528448.446 ft	N90°00'00.0"E	227.104 ft	
3: Line	2379670.330 ft	2528675.550 ft	S0°00'24.2"W	60.000 ft	
4: Line	2379610.330 ft	2528675.542 ft	N90°00'00.0"W	227.097 ft	

Labeling Precision Misclosure for 49

When each segment in a parcel (excluding misclosures) is appropriately labeled so that the parcel can be re-created using only the information in the labels, another misclosure and precision ratio is computed using the rounded label values. The precision specified for the line labels in the Label Style Manager affects this calculation. This helps you know if the labeling precision is adequate for someone to reproduce the parcel in future surveys. When there are more labels than necessary, a misclosure and precision ratio are computed for each possible scenario.

Starting line:

Direction: Clockwise

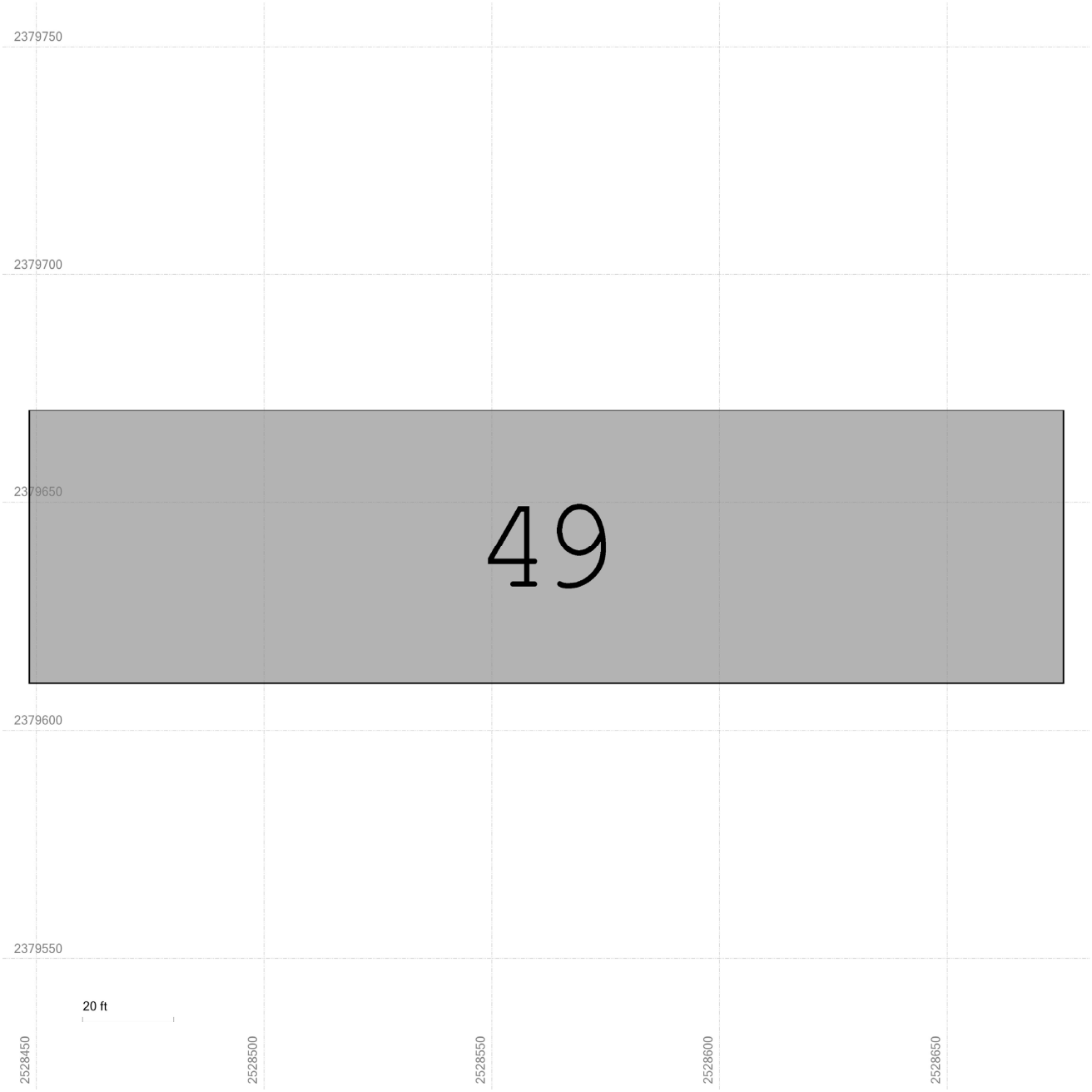
Incomplete Labeling

There is not enough information in the labels to compute the misclosure and precision ratio.

Misclosure due to label rounding: ?

Precision due to label rounding: 1:?

Layout for 49



Summary for 50

Description:

Traverse length:	386.772 ft	**Scale factor:**	1.000000
Total misclosure:	0.000 ft	**Area:**	8,879.2 ft² (0.20384 AC)
Precision ratio:	1:999999999	**Source:**	COGO

Linework for 50

Segment: Type	Northing	Easting	Line/Chord Bearing	Line/Arc Length	
1: Line	2379595.330 ft	2528398.446 ft	S90°00'00.0"W	134.477 ft	
2: Arc	2379595.330 ft	2528263.969 ft	N44°58'45.0"E	117.763 ft	74.983 ft
3: Line	2379670.330 ft	2528338.914 ft	N90°00'00.0"E	59.532 ft	
4: Line	2379670.330 ft	2528398.446 ft	S0°00'00.0"E	75.000 ft	

Labeling Precision Misclosure for 50

When each segment in a parcel (excluding misclosures) is appropriately labeled so that the parcel can be re-created using only the information in the labels, another misclosure and precision ratio is computed using the rounded label values. The precision specified for the line labels in the Label Style Manager affects this calculation. This helps you know if the labeling precision is adequate for someone to reproduce the parcel in future surveys. When there are more labels than necessary, a misclosure and precision ratio are computed for each possible scenario.

Starting line:

Direction: Clockwise

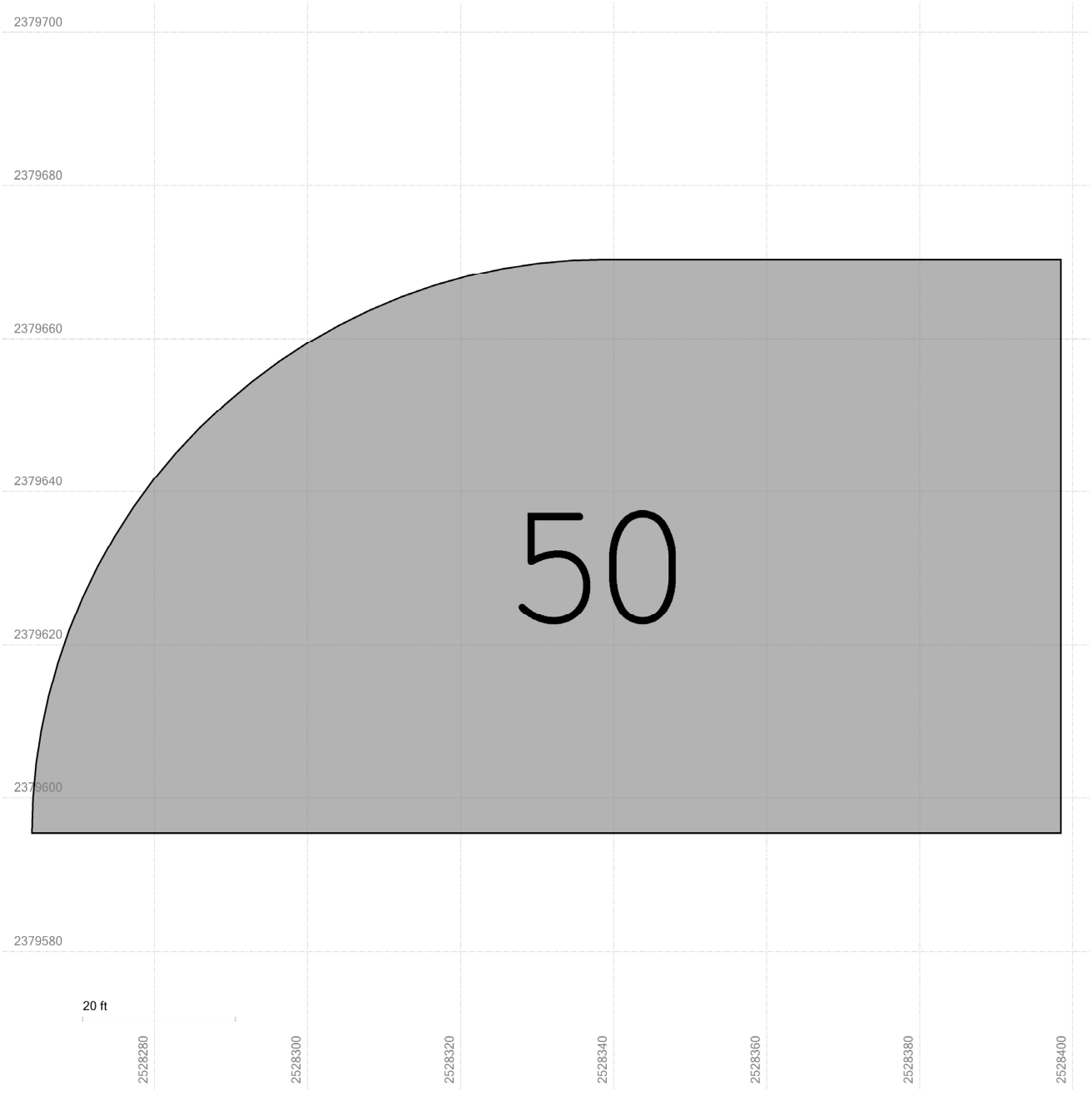
Incomplete Labeling

There is not enough information in the labels to compute the misclosure and precision ratio.

Misclosure due to label rounding: ?

Precision due to label rounding: 1:?

Layout for 50



Summary for 51

Description:

Traverse length:	381.021 ft	**Scale factor:**	1.000000
Total misclosure:	0.000 ft	**Area:**	7,861.2 ft² (0.18047 AC)
Precision ratio:	1:999999999	**Source:**	COGO

Linework for 51

Segment: Type	Northing	Easting	Line/Chord Bearing	Line/Arc Length	
1: Line	2379595.330 ft	2528398.446 ft	S0°00'00.0"E	29.037 ft	
2: Line	2379566.293 ft	2528398.446 ft	S12°55'52.0"W	32.143 ft	
3: Line	2379534.965 ft	2528391.253 ft	N89°00'00.0"W	127.219 ft	
4: Line	2379537.185 ft	2528264.053 ft	N0°05'00.1"W	58.145 ft	
5: Line	2379595.330 ft	2528263.969 ft	N90°00'00.0"E	134.477 ft	

Labeling Precision Misclosure for 51

When each segment in a parcel (excluding misclosures) is appropriately labeled so that the parcel can be re-created using only the information in the labels, another misclosure and precision ratio is computed using the rounded label values. The precision specified for the line labels in the Label Style Manager affects this calculation. This helps you know if the labeling precision is adequate for someone to reproduce the parcel in future surveys. When there are more labels than necessary, a misclosure and precision ratio are computed for each possible scenario.

Starting line:

Direction: Clockwise

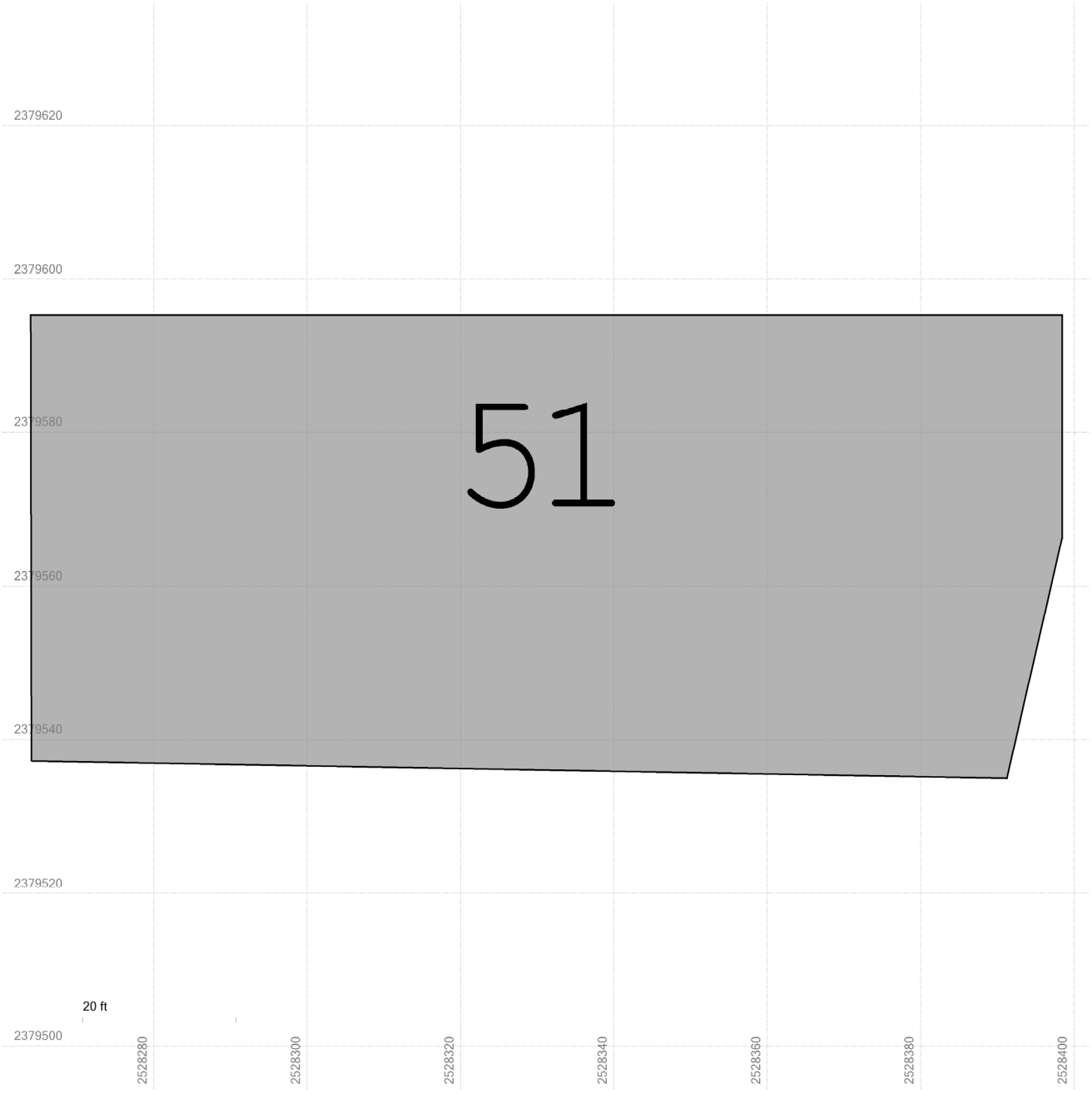
Incomplete Labeling

There is not enough information in the labels to compute the misclosure and precision ratio.

Misclosure due to label rounding: ?

Precision due to label rounding: 1:?

Layout for 51



Summary for 52

Description:

Traverse length:	380.951 ft	**Scale factor:**	1.000000
Total misclosure:	0.000 ft	**Area:**	8,417.9 ft² (0.19325 AC)
Precision ratio:	1:999999999	**Source:**	COGO

Linework for 52

Segment: Type	Northing	Easting	Line/Chord Bearing	Line/Arc Length	
1: Line	2379534.965 ft	2528391.253 ft	S12°55'52.0"W	77.896 ft	
2: Line	2379459.045 ft	2528373.822 ft	N83°00'00.0"W	111.251 ft	
3: Line	2379472.603 ft	2528263.400 ft	N0°34'45.8"E	64.586 ft	
4: Line	2379537.185 ft	2528264.053 ft	S89°00'00.0"E	127.219 ft	

Labeling Precision Misclosure for 52

When each segment in a parcel (excluding misclosures) is appropriately labeled so that the parcel can be re-created using only the information in the labels, another misclosure and precision ratio is computed using the rounded label values. The precision specified for the line labels in the Label Style Manager affects this calculation. This helps you know if the labeling precision is adequate for someone to reproduce the parcel in future surveys. When there are more labels than necessary, a misclosure and precision ratio are computed for each possible scenario.

Starting line:

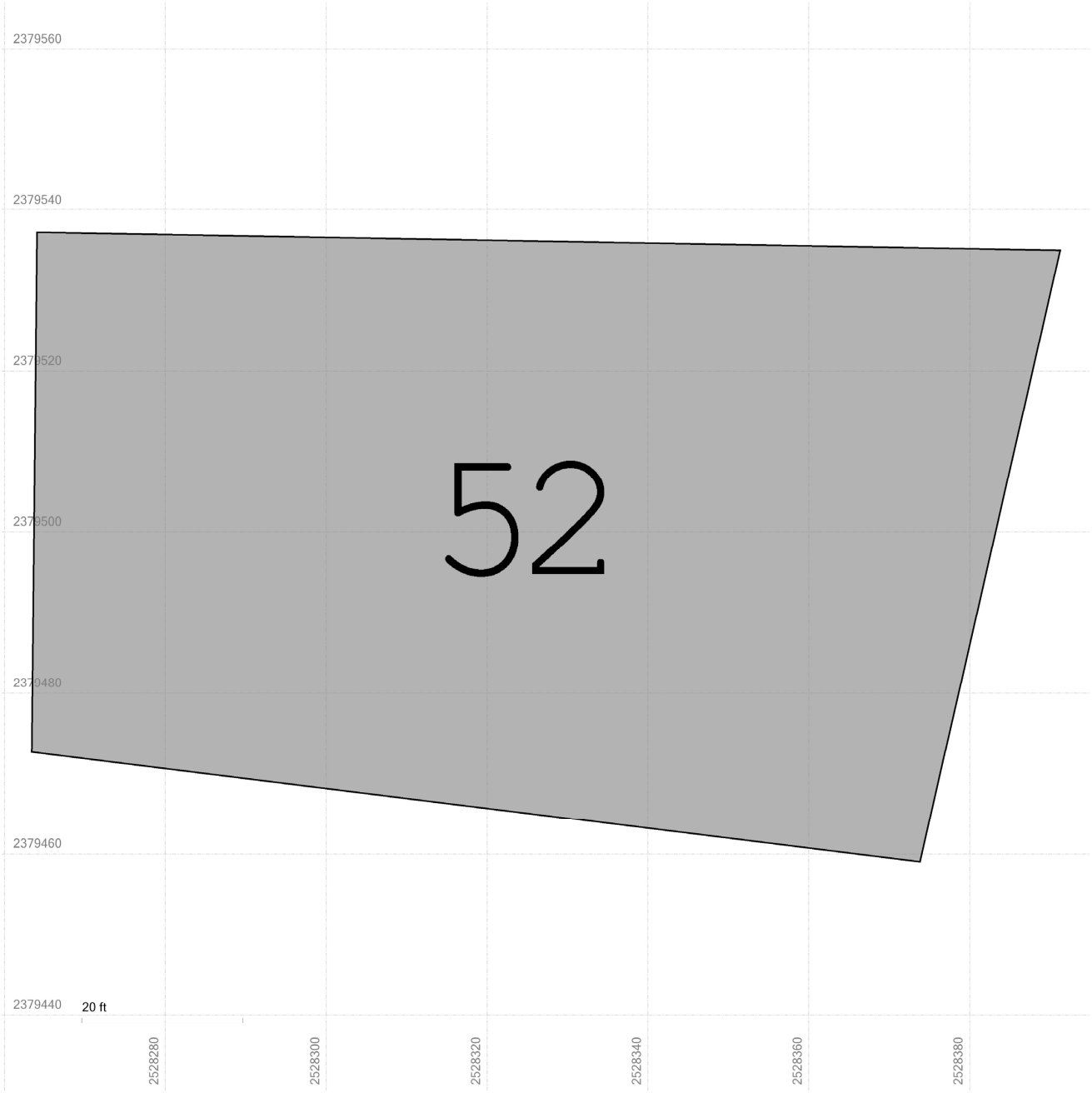
Direction:	Clockwise

Incomplete Labeling

There is not enough information in the labels to compute the misclosure and precision ratio.

Misclosure due to label rounding:	?
Precision due to label rounding:	1:?

Layout for 52



Summary for 53

Description:

Traverse length:	355.010 ft	**Scale factor:**	1.000000
Total misclosure:	0.000 ft	**Area:**	7,289.3 ft² (0.16734 AC)
Precision ratio:	1:999999999	**Source:**	COGO

Linework for 53

Segment: Type	Northing	Easting	Line/Chord Bearing	Line/Arc Length	
1: Line	2379472.603 ft	2528263.400 ft	S83°00'00.0"E	111.251 ft	
2: Line	2379459.045 ft	2528373.822 ft	S12°55'52.0"W	84.521 ft	
3: Line	2379376.667 ft	2528354.907 ft	N64°46'30.5"W	109.349 ft	
4: Line	2379423.268 ft	2528255.985 ft	N8°32'51.0"E	49.889 ft	

Labeling Precision Misclosure for 53

When each segment in a parcel (excluding misclosures) is appropriately labeled so that the parcel can be re-created using only the information in the labels, another misclosure and precision ratio is computed using the rounded label values. The precision specified for the line labels in the Label Style Manager affects this calculation. This helps you know if the labeling precision is adequate for someone to reproduce the parcel in future surveys. When there are more labels than necessary, a misclosure and precision ratio are computed for each possible scenario.

Starting line:

Direction: Clockwise

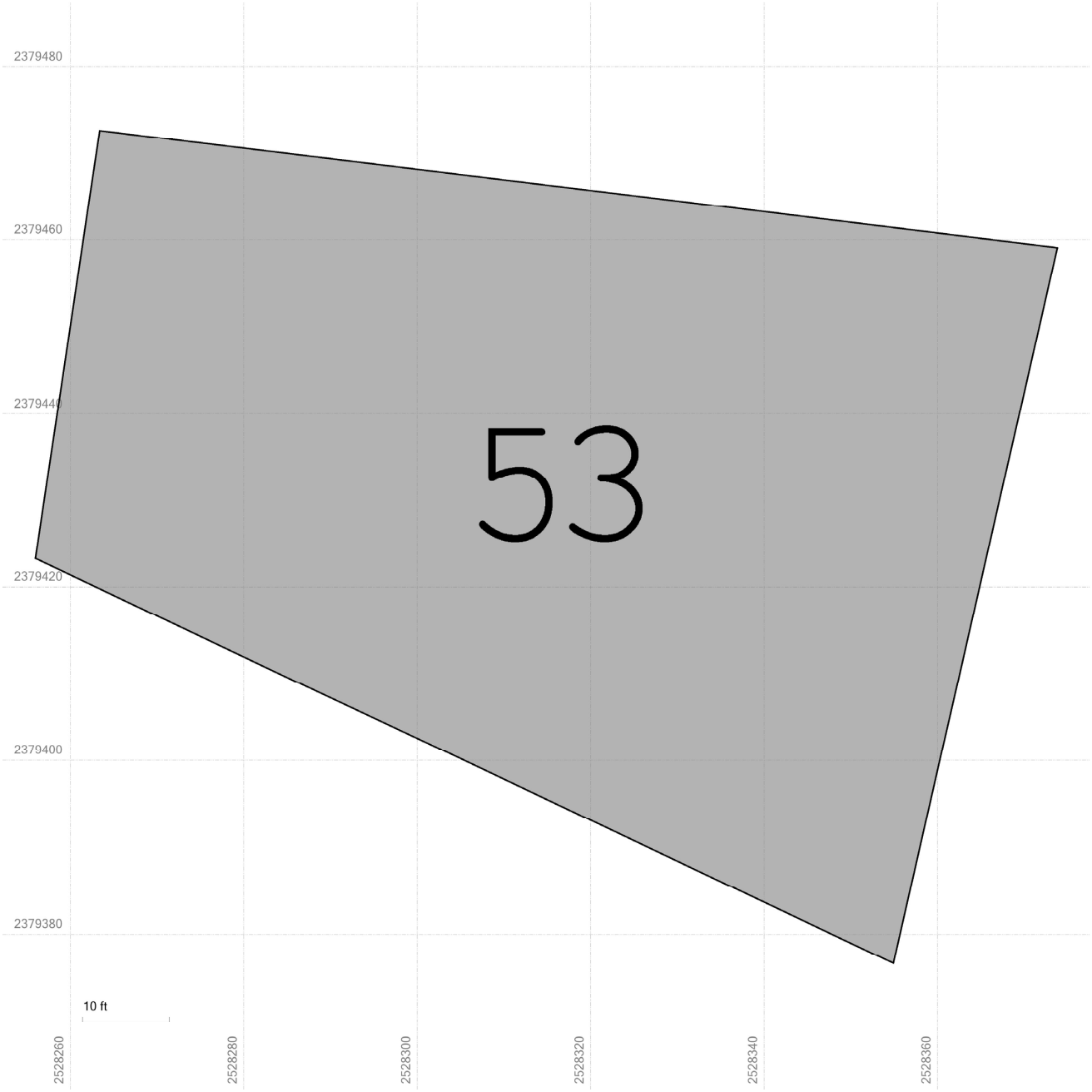
Incomplete Labeling

There is not enough information in the labels to compute the misclosure and precision ratio.

Misclosure due to label rounding: ?

Precision due to label rounding: 1:?

Layout for 53



1/8/2026 10:55:15 AM	C: \chilkat_files_05\2026\2601_phase4_chilkat_vistas\2601_phase4.vce	Trimble Business Center

PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Chilkat Vistas Phase 4

The following items must be included with the initial submittal of a Preliminary Plat:

- ☑ Application, filled out completely
- ☑ Application fee (see fee schedule)
- ☑ Project Narrative
- ☐ Five (5) – 24" by 36" Copies
- ☑ Pre-application Conference Report
- ☑ Lot Closure Report
- ☑ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☑ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.

Applicant or Surveyor - Signature

3-25-26
Date

Mike Heumann
Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- ☑ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☑ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☑ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☑ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☑ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☑ The vicinity map shall be oriented in the same direction as the plat
- ☑ A suitable north arrow shall be shown for the plat and vicinity map
- ☑ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☑ The proposed name of the subdivision
- ☑ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☑ "City and Borough of Juneau, Alaska"
- ☑ "State Recorder's Office at Juneau"
- ☑ The date the preliminary plat was prepared and revised
- ☑ The horizontal scale
- ☑ The name and address of the owner of record
- ☑ The name, address, and telephone number of the surveyor preparing the preliminary plat

Lot, block, and street information:

- ☑ The area of each lot
- ☑ The dimensions in feet and hundredths of a foot
- ☑ An identifying number and letter for lots and blocks
- ☑ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☑ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☑ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☑ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☑ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
  - ☑ The minimum data shown for each curve shall be as follows:
    - ☑ Length
    - ☑ Central angle
    - ☑ Radius
    - ☑ Bearing and distance of long chord
  - ☑ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☑ All boundary lines of the subdivision with bearings and distances described
- ☑ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☑ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☑ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☑ The monuments used to establish the basis of bearing
- ☑ Each monument found or set shall be identified on the plat by a symbol
- ☑ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☑ A legend showing the symbols for all the types of monuments
- ☑ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☑ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☑ Proposed rights-of-way, including their widths and proposed names
- ☑ The grades of existing and proposed streets within these rights-of-way
- ☑ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☑ The width, ownership, and use of all proposed easements

- ☑ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☑ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☑ Proposed trails or pathways and widths of their rights-of-way
- ☑ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☑ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☑ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☑ For slopes between five percent and ten percent, show two foot contour lines
- ☑ For slopes greater than ten percent, show five foot contour lines
- ☑ Every fifth elevation contour shall be distinctive and clearly labeled
- ☑ Dashed lines shall represent existing contours
- ☑ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☑ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
  - ☑ Pad elevations and drainage patterns for each lot
  - ☐ Tops and toes of all manufactured slopes, including daylight lines
  - ☐ Existing and proposed retaining wall locations and heights
- ☑ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☒ N/A Existing sewer and water mains within the tract with pipe sizes and grades
- ☑ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☐ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
  - ☐ North arrow
  - ☐ Legend
  - ☐ Surveyor's seal and signature
  - ☐ Title block
  - ☐ Sheet _____ of _____
  - ☐ Scale
  - ☐ All plat notes
  - ☐ Vicinity map

***ADDITIONAL MAPPING OR REPORTS**- At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:*

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
  - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
  - ☐ The location and size of drain fields for each lot
  - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
  - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
  - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☑ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
  - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
  - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
  - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
  - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☑ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
  - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III

☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands

☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.

☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

☑ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

☐ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

☐ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

NOTE: FLOW PATH REPRESENTS THE MOST HYDRAULICALLY DISTANT POINT IN A GIVEN DRAINAGE BASIN.

NOTE: THE CALCULATIONS AND DRAINAGE REPORT FOR PHASE III OF THIS SUBDIVISION INCLUDED TRACT–A1. IT WAS ASSUMED THAT THIS AREA WOULD BE DEVELOPED AS RESIDENTIAL HOUSING. THIS GRAPHIC IS ONLY INTENDED TO SHOW THE STORMWATER ROUTING FOR PHASE IV WITH THE INDIVIDUAL LOT LAYOUT.

N

CHILKAT VISTAS TRACT A2

ANALYSIS DISCHARGE POINT A (15.40 CFS)

HOOTER LN ROW

CONTRIBUTING FLOW PATH (TYP)

PRIMARY FLOW PATH (TYP)

DRAINAGE BASIN A

MAPPED EXISTING DRAINAGE CHANNELS

LAURIE LN

LING CY

ROBBIE RD

VINTAGE BLVD

GLACIER HWY

TAMARACK TRAILS CONDOS

4815 GLACIER HWY

4825 GLACIER HWY

4770 GLACIER HWY

4670 GLACIER HWY

CHILKAT VISTAS TRACT A3

TRACT–A4

ABBY WAY

HILLCREST AVE

MOUNTAINSIDE DR

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53

100 0 100 200
SCALE IN FEET

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

proHNS LLC
CERTIFICATE OF AUTHORIZATION #100662

2201 DUNN ST STE #2
JUNEAU, AK 99801
solutions@proHNS.com
www.proHNS.com

DRAWN BY:	C. BYDLON
DESIGNED BY:	C. BYDLON
CHECKED BY:	L. CHAMBERS

CHILKAT VISTAS SUBDIVISION, PHASE IV

WILLIAM & MICHAEL HUMEANN

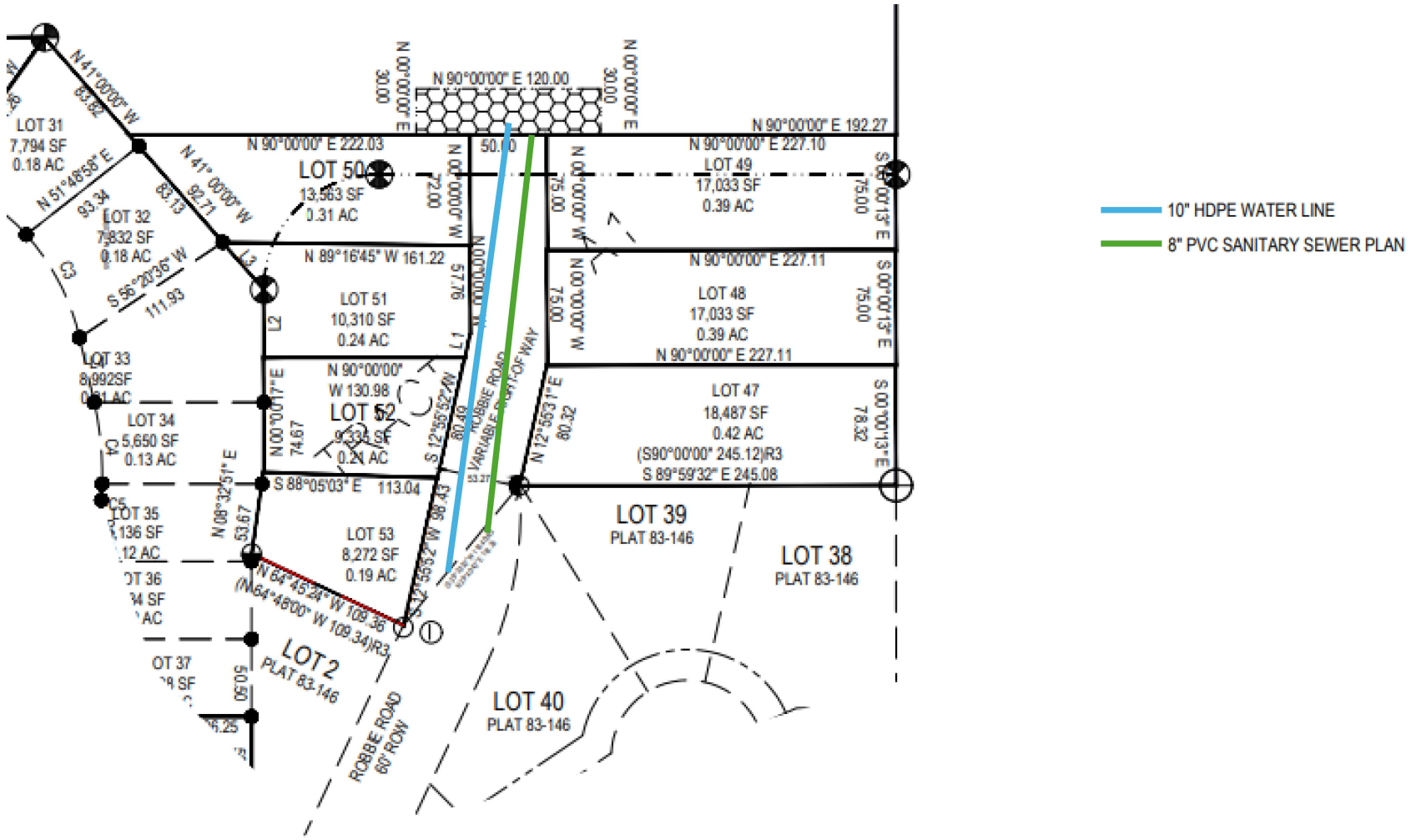
DEVELOPED DRAINAGE BASIN CATCHMENT AREAS

SHEET NUMBER 2 OF 2

March 26, 2026

C:\Users\ChrisBydlon\OneDrive – proHNS LLC\Private Projects – Documents\JNU Chilkat Vistas Sub\C3D Richland Manor\Sheets\Drainage\DrainageMap_Hillcrest_Extension_Phase_IV_Mc

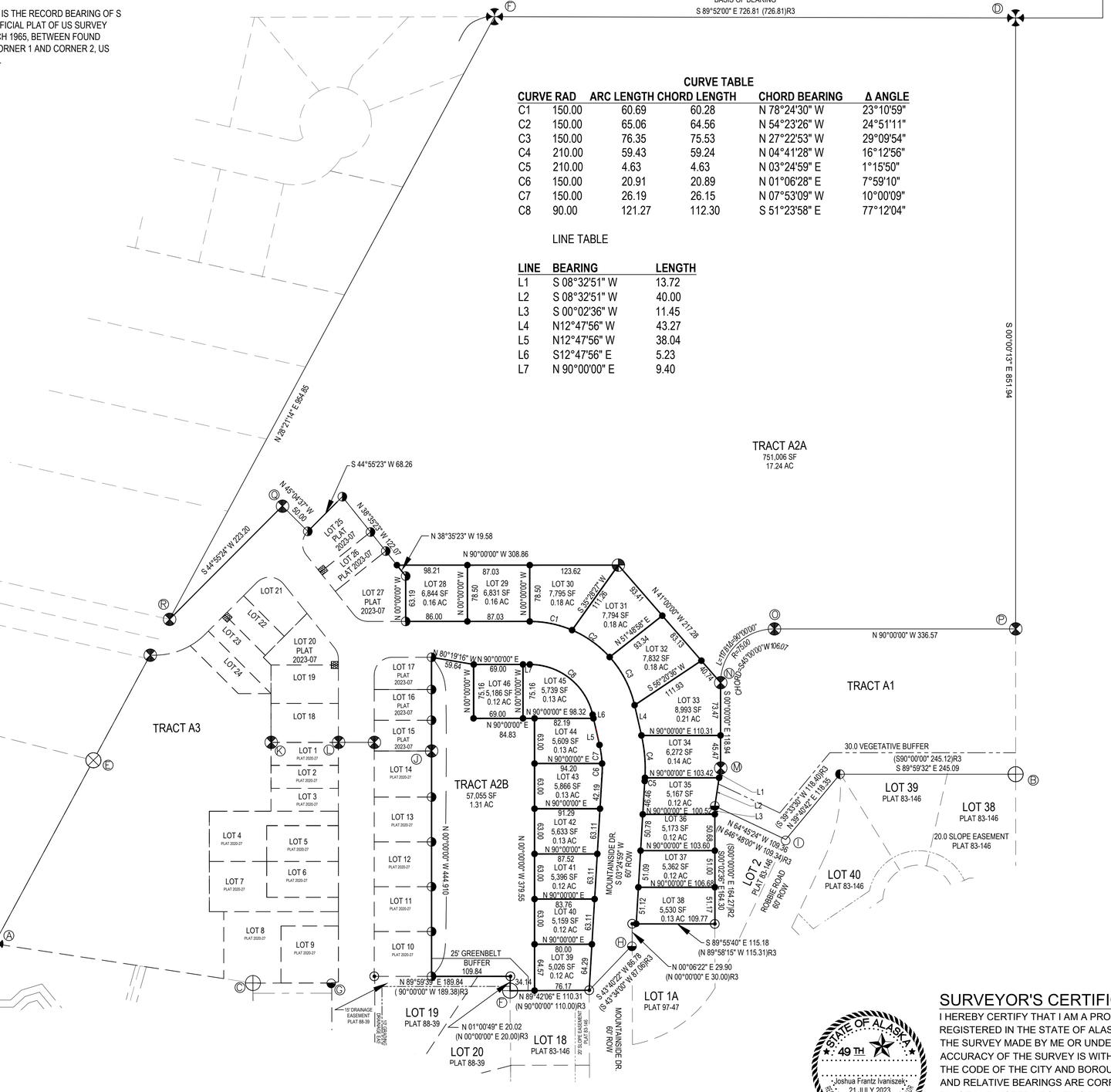
Attachment E - 2026 Phase IV Drainage Graphic



Attachment F - 2026 Phase 4 utility sketch

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.



CURVE TABLE

CURVE	RAD	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ ANGLE
C1	150.00	60.69	60.28	N 78°24'30" W	23°10'59"
C2	150.00	65.06	64.56	N 54°23'26" W	24°51'11"
C3	150.00	76.35	75.53	N 27°22'53" W	29°09'54"
C4	210.00	59.43	59.24	N 04°41'28" W	16°12'56"
C5	210.00	4.63	4.63	N 03°24'59" E	1°15'50"
C6	150.00	20.91	20.89	N 01°06'28" E	7°59'10"
C7	150.00	26.19	26.15	N 07°53'09" W	10°00'09"
C8	90.00	121.27	112.30	S 51°23'58" E	77°12'04"

LINE TABLE

LINE	BEARING	LENGTH
L1	S 08°32'51" W	13.72
L2	S 08°32'51" W	40.00
L3	S 00°02'36" W	11.45
L4	N12°47'56" W	43.27
L5	N12°47'56" W	38.04
L6	S12°47'56" E	5.23
L7	N 90°00'00" E	9.40

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 12314-S SECONDARY MONUMENT RECOVERED
- 6277-S SECONDARY MONUMENT RECOVERED
- 3650-S MONUMENT RECOVERED
- #5 REBAR RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33"W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 21 JULY 2023

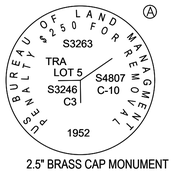
STATE OF ALASKA 49 TH
Joshua Frantz Ivaniszek
21 JULY 2023
No.12314
REGISTERED PROFESSIONAL LAND SURVEYOR

SMF:
2023-XX

RECOVERED MONUMENT DESCRIPTIONS:

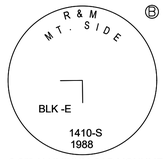
N.T.S.

Ⓐ



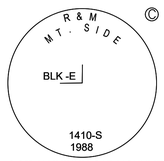
2.5" BRASS CAP MONUMENT

Ⓑ



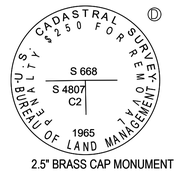
3.25" ALUMINUM CAP MONUMENT

Ⓒ



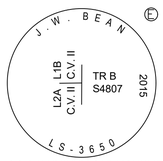
3.25" ALUMINUM CAP MONUMENT

Ⓓ



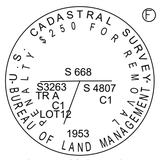
2.5" BRASS CAP MONUMENT

Ⓔ



3.25" ALUMINUM CAP MONUMENT
FOUND J.W. BEAN MONUMENT
S 61°38'46" E 0.37 FROM
US SURVEY 4807 BOUNDARY
MONUMENT NOT ACCEPTED

Ⓕ



2.5" BRASS CAP MONUMENT

Ⓖ

FOUND J.W. BEAN REBAR MONUMENT
S 01°34'23" W0.62 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE WITH
ALASKA DNR

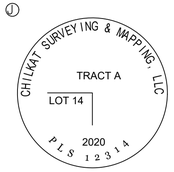
Ⓗ

FOUND JW BEAN REBAR
S 11°57'46"W 1.60 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE
WITH ALASKA DNR

Ⓘ

FOUND #5 REBAR
S 04°55'56"W 1.29 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE
WITH ALASKA DNR

Ⓙ



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

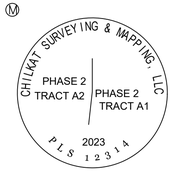
Ⓚ

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓛ

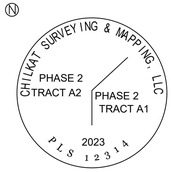
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓜ



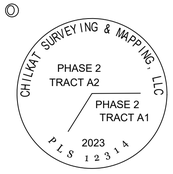
PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓝ



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓞ



PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓟ

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓠ

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

Ⓡ

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP

5/8" x 36" REBAR WITH
RED PLASTIC CAP

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL

N.T.S.

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 3263; US SURVEY 4807, PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961; MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983; FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991; MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988; RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997; VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999; A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003; CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005; A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009; PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015; RAVENWOOD SUBDIVISION PLAT NO. 2019-3 RECORDED 28 JANUARY 2019; CHILKAT VISTAS SUBDIVISION PHASE 1 PLAT NO. 2020-27 RECORDED 11 AUGUST 2020; CHILKAT VISTAS SUBDIVISION PHASE 2 PLAT NO. 2023-7 RECORDED 13 MARCH 2023 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER CHILKAT VISTAS SUBDIVISION PHASE 3 DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED CHILKAT VISTAS SUBDIVISION PHASE 3 PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES.

8) WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018

9) OTHER THAN SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10 FEET IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____ , DATED _____ , 2023, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

_____DATED _____ , 2023

CHAIRMAN OF THE PLANNING COMMISSION

CITY AND BOROUGH OF JUNEAU

ATTEST:

_____

MUNICIPAL CLERK

CITY AND BOROUGH OF JUNEAU

OWNERSHIP CERTIFICATE:

WE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____ _____

_____ _____

WILLIAM C. HEUMANN

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA

STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS___ _____
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM C. HEUMANN AND MICHAEL P. HEUMANN TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, JOSHUA FRANTZ IVANISZEK, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED:

SMF:
2023-xx

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, AK 99801
907 957-1908 chilkat.surveying@gmail.com

Date: 21 JULY 2023

To: CBJ COMMUNITY DEVELPOMENT DEPARTMENT
155 SOUTH SEWARD ST.
Juneau, Alaska 99801

Subject: Lot closure reports

Remarks: The lot closure reflects the proposed subdivision of Chilkat Vistas Phase 3

Lot 28

Northing	Easting	Bearing	Distance
2379759.312	2527812.564		
		N 90°00'00" E	98.213
2379759.312	2527910.777		
		S 00°00'00" E	78.495
2379680.817	2527910.777		
		N 90°00'00" W	86.000
2379680.817	2527824.777		
		N 00°00'00" W	63.190
2379744.007	2527824.777		
		N 38°35'23" W	19.581
2379759.312	2527812.564		

Closure Error Distance> 0.00000
Total Distance> 345.479
Polyline Area: 6844 sq ft, 0.1571 acres

Lot 29

Northing	Easting	Bearing	Distance
2379680.817	2527997.803		
		N 90°00'00" W	87.026
2379680.817	2527910.777		
		N 00°00'00" W	78.495
2379759.312	2527910.777		
		N 90°00'00" E	87.026
2379759.312	2527997.803		
		S 00°00'00" E	78.495
2379680.817	2527997.803		

Closure Error Distance> 0.00000
Total Distance> 331.041
Polyline Area: 6831 sq ft, 0.1568 acres

Lot 30

Northing	Easting	Bearing	Distance
2379668.705	2528056.853		

Radius: 150.000 Chord: 60.280 Degree: 38°11'50" Dir: Left
Length: 60.693 Delta: 23°10'59" Tangent: 30.768

```
  Chord BRG: N 78°24'30" W  Rad-In: S 23°10'59" W  Rad-Out: S 00°00'00"
W
  Radius Point: 2379530.817,2527997.803
2379680.817   2527997.803
                            N 00°00'00" W 78.495
2379759.312   2527997.803
                            N 90°00'00" E 123.618
2379759.312   2528121.421
                            S 35°28'27" W 111.259
2379668.705   2528056.853

Closure Error Distance> 0.00000
Total Distance> 374.066
Polyline Area: 7795 sq ft, 0.1789 acres

Lot 31
Northing      Easting       Bearing       Distance
2379631.117   2528109.337
  Radius: 150.000   Chord: 64.556     Degree: 38°11'50"  Dir: Left
  Length: 65.065    Delta: 24°51'11"  Tangent: 33.052
  Chord BRG: N 54°23'26" W  Rad-In: S 48°02'10" W  Rad-Out: S 23°10'59"
W
  Radius Point: 2379530.817,2527997.803
2379668.705   2528056.853
                            N 35°28'27" E 111.259
2379759.312   2528121.421
                            S 41°00'00" E 93.409
2379688.816   2528182.702
                            S 51°48'58" W 93.336
2379631.117   2528109.337

Closure Error Distance> 0.00000
Total Distance> 363.069
Polyline Area: 7794 sq ft, 0.1789 acres
```

```
Lot 32
Northing      Easting       Bearing       Distance
2379564.047   2528144.076
  Radius: 150.000   Chord: 75.532     Degree: 38°11'50"  Dir: Left
  Length: 76.354    Delta: 29°09'54"  Tangent: 39.023
  Chord BRG: N 27°22'53" W  Rad-In: S 77°12'04" W  Rad-Out: S 48°02'10"
W
  Radius Point: 2379530.817,2527997.803
2379631.117   2528109.337
                            N 51°48'58" E 93.336
2379688.816   2528182.702
                            S 41°00'00" E 83.129
2379626.078   2528237.240
                            S 56°20'36" W 111.926
2379564.047   2528144.076

Closure Error Distance> 0.00000
Total Distance> 364.745
Polyline Area: 7832 sq ft, 0.1798 acres

Lot 33
Northing      Easting       Bearing       Distance
2379564.047   2528144.076
                            S 12°47'56" E 43.266
2379521.856   2528153.660
                            N 90°00'00" E 110.308
2379521.856   2528263.969
                            N 00°00'00" W 73.474
2379595.330   2528263.969
                            N 41°00'00" W 40.741
2379626.078   2528237.240
                            S 56°20'36" W 111.926
2379564.047   2528144.076

Closure Error Distance> 0.00000
Total Distance> 379.715
Polyline Area: 8993 sq ft, 0.2064 acres
```

```
Lot 34
Northing      Easting       Bearing       Distance
2379462.820   2528158.505
  Radius: 210.000   Chord: 59.235     Degree: 27°17'01"  Dir: Left
  Length: 59.433    Delta: 16°12'56"  Tangent: 29.916
  Chord BRG: N 04°41'28" W  Rad-In: N 86°35'01" W  Rad-Out: S 77°12'04"
W
  Radius Point: 2379475.335,2527948.878
2379521.856   2528153.660
                            N 90°00'00" E 110.308
2379521.856   2528263.969
                            S 00°00'00" E 45.471
2379476.385   2528263.969
                            S 08°32'51" W 13.717
2379462.820   2528261.930
                            N 90°00'00" W 103.425
2379462.820   2528158.505

Closure Error Distance> 0.00000
Total Distance> 332.355
Polyline Area: 6272 sq ft, 0.1440 acres

LOT 35
Northing      Easting       Bearing       Distance
2379462.820   2528158.505
                            N 90°00'00" E 103.425
2379462.820   2528261.930
                            S 08°32'51" W 39.996
2379423.268   2528255.985
                            S 00°02'36" W 11.448
2379411.820   2528255.977
                            N 90°00'00" W 100.517
2379411.820   2528155.460
                            N 03°24'59" E 46.459
2379458.196   2528158.229
  Radius: 210.000   Chord: 4.632      Degree: 27°17'01"  Dir: Left
  Length: 4.632     Delta: 1°15'50"   Tangent: 2.316
  Chord BRG: N 03°24'59" E  Rad-In: N 85°57'06" W  Rad-Out: N 87°12'55"
W
  Radius Point: 2379473.022,2527948.753
2379462.820   2528158.505

Closure Error Distance> 0.00000
Total Distance> 306.477
Polyline Area: 5167 sq ft, 0.1186 acres
```

```
LOT 36
Northing      Easting       Bearing       Distance

2379361.135   2528256.032
                            N 90°00'00" W 103.598
2379361.135   2528152.434
                            N 03°24'59" E 50.775
2379411.820   2528155.460
                            N 90°00'00" E 100.534
2379411.820   2528255.994
                            S 00°02'36" E 50.685
2379361.135   2528256.032

Closure Error Distance> 0.00000
Total Distance> 305.593
Polyline Area: 5173 sq ft, 0.1188 acres

Lot 37
Northing      Easting       Bearing       Distance
2379310.138   2528256.071
                            N 90°00'00" W 106.681
2379310.138   2528149.390
                            N 03°24'59" E 51.087
2379361.135   2528152.434
                            N 90°00'00" E 103.598
2379361.135   2528256.032
                            S 00°02'36" E 50.996
2379310.138   2528256.071

Closure Error Distance> 0.00000
Total Distance> 312.363
Polyline Area: 5362 sq ft, 0.1231 acres

Lot 38
Northing      Easting       Bearing       Distance
2379259.107   2528146.343
                            S 89°55'40" E 109.767
2379258.969   2528256.110
                            N 00°02'36" W 51.170
2379310.138   2528256.071
                            N 90°00'00" W 106.681
2379310.138   2528149.390
                            S 03°24'59" W 51.122
2379259.107   2528146.343

Closure Error Distance> 0.00000
Total Distance> 318.740
Polyline Area: 5530 sq ft, 0.1270 acres
```

Lot 39

Northing	Easting	Bearing	Distance
2379166.484	2528080.708		
		S 89°42'06" W	76.170
2379166.088	2528004.539		
		N 00°00'00" W	64.570
2379230.658	2528004.539		
		N 90°00'00" E	80.000
2379230.658	2528084.539		
		S 03°24'59" W	64.288
2379166.484	2528080.708		

Closure Error Distance> 0.00000
Total Distance> 285.028
Polyline Area: 5026 sq ft, 0.1154 acres

Lot 40

Northing	Easting	Bearing	Distance
2379293.658	2528088.299		
		N 90°00'00" W	83.763
2379293.658	2528004.536		
		S 00°00'00" E	63.000
2379230.658	2528004.536		
		N 90°00'00" E	80.002
2379230.658	2528084.538		
		N 03°24'59" E	63.112
2379293.658	2528088.299		

Closure Error Distance> 0.00000
Total Distance> 289.878
Polyline Area: 5159 sq ft, 0.1184 acres

Lot 41

Northing	Easting	Bearing	Distance
2379356.658	2528092.060		
		N 90°00'00" W	87.525
2379356.658	2528004.536		
		S 00°00'00" E	63.000
2379293.658	2528004.536		
		N 90°00'00" E	83.763
2379293.658	2528088.299		
		N 03°24'59" E	63.112
2379356.658	2528092.060		

Closure Error Distance> 0.00000
Total Distance> 297.400
Polyline Area: 5396 sq ft, 0.1239 acres

```
Lot 42
Northing      Easting       Bearing       Distance
2379419.658   2528095.821
                            S 03°24'59" W 63.112
2379356.658   2528092.060
                            N 90°00'00" W 87.525
2379356.658   2528004.536
                            N 00°00'00" W 63.000
2379419.658   2528004.536
                            N 90°00'00" E 91.286
2379419.658   2528095.821

Closure Error Distance> 0.00000
Total Distance> 304.922
Polyline Area: 5633 sq ft, 0.1293 acres

Lot 43
Northing      Easting       Bearing       Distance
2379482.658   2528098.739
                            N 90°00'00" W 94.204
2379482.658   2528004.536
                            S 00°00'00" E 63.000
2379419.658   2528004.536
                            N 90°00'00" E 91.286
2379419.658   2528095.821
                            N 03°24'59" E 42.188
2379461.772   2528098.335
  Radius: 150.000   Chord: 20.890     Degree: 38°11'50"  Dir: Left
  Length: 20.907    Delta: 7°59'10"   Tangent: 10.471
  Chord BRG: N 01°06'28" E  Rad-In: N 84°53'57" W  Rad-Out: S 87°06'54"
W
  Radius Point: 2379475.108,2527948.929
2379482.658   2528098.739

Closure Error Distance> 0.00000
Total Distance> 311.585
Polyline Area: 5866 sq ft, 0.1347 acres
```

```
Lot 44
Northing      Easting       Bearing       Distance
2379508.564   2528095.151
                            N 12°47'56" W 38.039
2379545.658   2528086.724
                            N 90°00'00" W 82.189
2379545.658   2528004.536
                            S 00°00'00" E 63.000
2379482.658   2528004.536
                            N 90°00'00" E 94.204
2379482.658   2528098.739
  Radius: 150.000   Chord: 26.153     Degree: 38°11'50"  Dir: Left
  Length: 26.186    Delta: 10°00'09"  Tangent: 13.127
  Chord BRG: N 07°53'09" W  Rad-In: S 87°06'55" W  Rad-Out: S 77°06'46"
W
  Radius Point: 2379475.109,2527948.929
2379508.564   2528095.151

Closure Error Distance> 0.00000
Total Distance> 303.618
Polyline Area: 5609 sq ft, 0.1288 acres

LOT 45
Northing      Easting       Bearing       Distance
2379620.817   2527988.407
                            N 90°00'00" E 9.396
2379620.817   2527997.803
  Radius: 90.000    Chord: 112.300    Degree: 63°39'43"  Dir: Right
  Length: 121.267   Delta: 77°12'04"  Tangent: 71.847
  Chord BRG: S 51°23'58" E  Rad-In: S 00°00'00" E  Rad-Out: S 77°12'04"
W
  Radius Point: 2379530.817,2527997.803
2379550.755   2528085.566
                            S 12°47'56" E 5.226
2379545.658   2528086.724
                            N 90°00'00" W 98.320
2379545.658   2527988.404
                            N 00°00'00" W 75.160
2379620.818   2527988.404

Closure Error Distance> 0.00277 Error Bearing> S 61°57'16" E
Closure Precision> 1 in 111589.9 Total Distance> 309.369
Polyline Area: 5739 sq ft, 0.1317 acres
```

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, AK 99801
907 957-1908 chilkat.surveying@gmail.com

Lot 46

Northing	Easting	Bearing	Distance
2379620.817	2527919.407		
		N 90°00'00" E	69.000
2379620.817	2527988.407		
		S 00°00'00" E	75.159
2379545.658	2527988.407		
		N 90°00'00" W	69.000
2379545.658	2527919.407		
		N 00°00'00" W	75.159
2379620.817	2527919.407		

Closure Error Distance> 0.00000
Total Distance> 288.317
Polyline Area: 5186 sq ft, 0.1191 acres

TRACT A2B

Northing	Easting	Bearing	Distance
2379165.908	2527970.383		
		N 89°42'06" E	34.140
2379166.086	2528004.523		
		N 00°00'00" W	379.550
2379545.636	2528004.523		
		N 90°00'00" W	84.830
2379545.636	2527919.693		
		N 00°00'00" W	75.160
2379620.796	2527919.693		
		N 80°19'16" W	59.644
2379630.824	2527860.897		
		S 00°00'00" E	444.910
2379185.914	2527860.897		
		N 89°59'39" E	109.840
2379185.925	2527970.737		
		S 01°00'49" W	20.020
2379165.908	2527970.383		

Closure Error Distance> 0.00000
Total Distance> 1208.094
Polyline Area: 57055 sq ft, 1.3098 acres

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, AK 99801
907 957-1908 chilkat.surveying@gmail.com

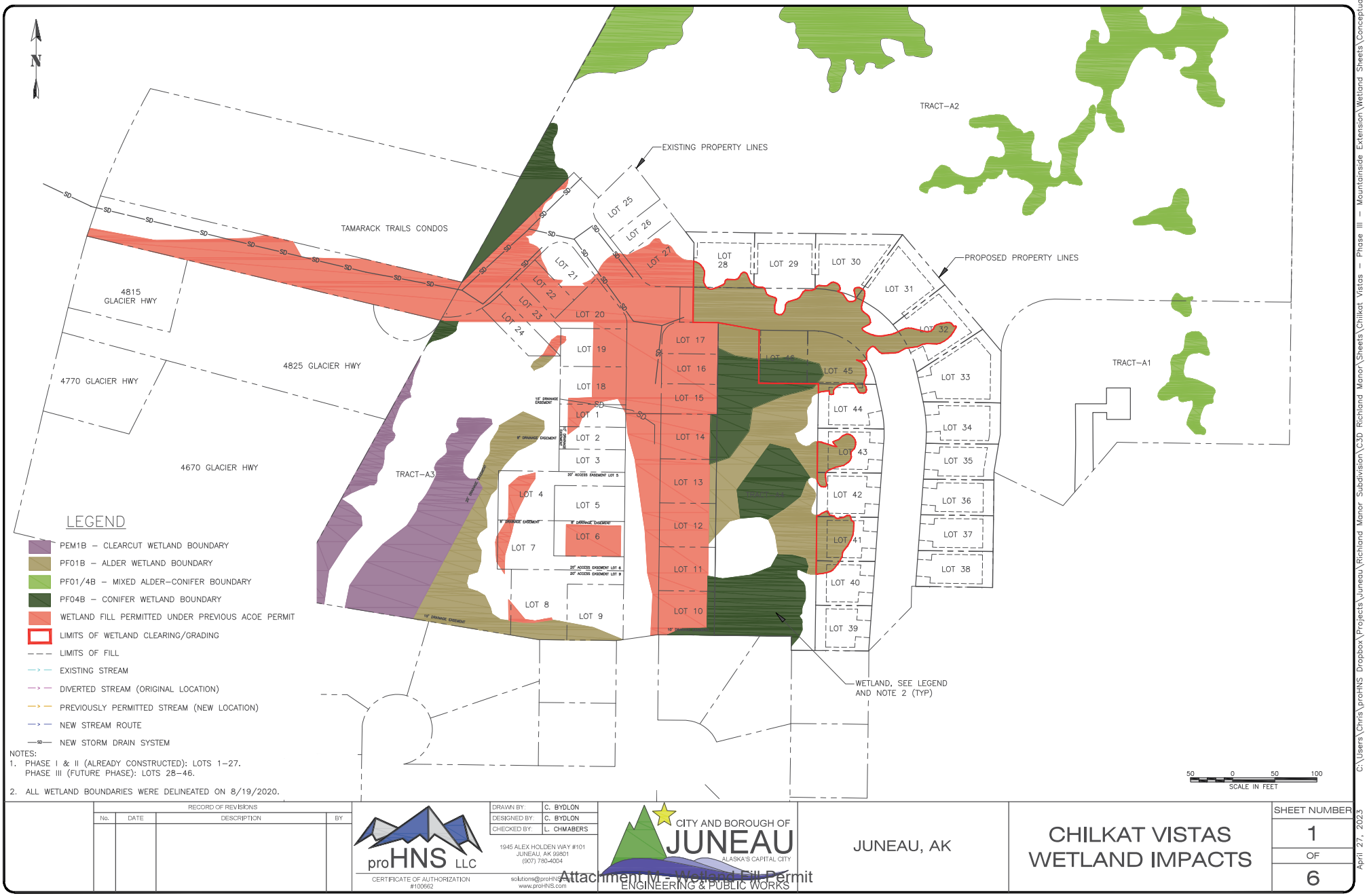
Tract A2A

Northing	Easting	Bearing	Distance
2379595.330	2528263.969		
		N 41°00'00" W	217.279
2379759.312	2528121.421		
		N 90°00'00" W	308.857
2379759.312	2527812.564		
		N 38°35'23" W	122.069
2379854.725	2527736.425		
		S 44°55'23" W	68.262
2379806.392	2527688.221		
		N 45°04'36" W	50.000
2379841.700	2527652.818		
		S 44°55'24" W	223.202
2379683.661	2527495.202		
		N 28°21'14" E	954.853
2380523.961	2527948.677		
		S 89°52'00" E	726.810
2380522.270	2528675.485		
		S 00°00'13" E	851.940
2379670.330	2528675.539		
		N 90°00'00" W	336.570
2379670.330	2528338.969		

Radius: 75.000 Chord: 106.066 Degree: 76°23'40" Dir: Left
Length: 117.810 Delta: 90°00'00" Tangent: 75.000
Chord BRG: S45°00'00" W Rad-In: S00°00'00" E Rad-Out: N 90°00'00" E
Radius Point: 2379595.330,2528338.969

2379595.330 2528263.969

Closure Error Distance> 0.00000
Total Distance> 3977.651
Polyline Area: 751006 sq ft, 17.2407 acres

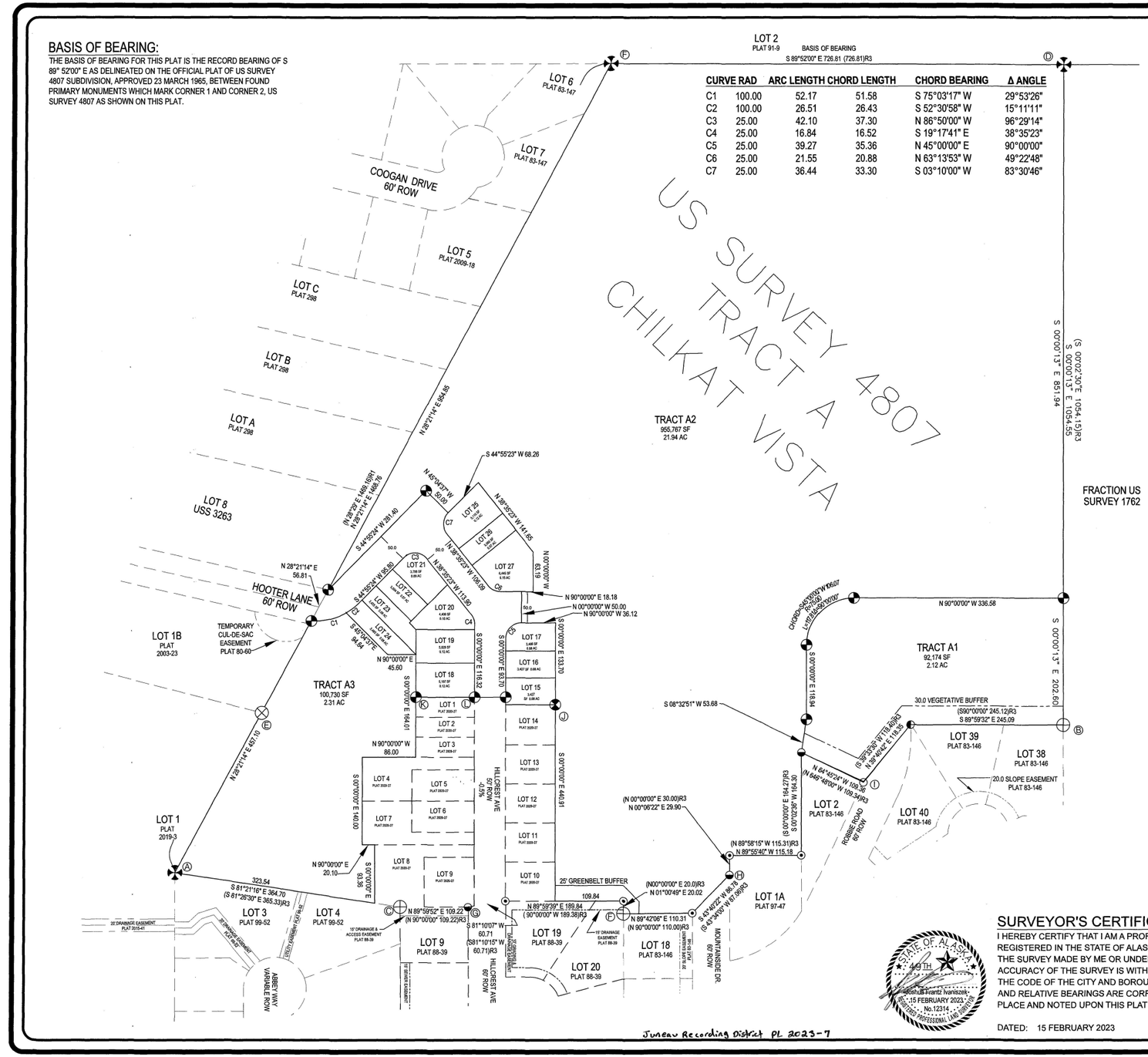


Attachment M - Wetland Fill Permit

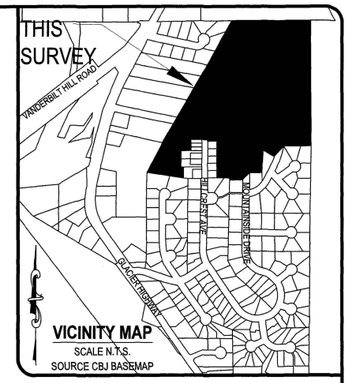
Attachment H - 2023 Wetland Map

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.



CURVE	RAD	ARC LENGTH	CHORD LENGTH	CHORD BEARING	Δ ANGLE
C1	100.00	52.17	51.58	S 75°03'17" W	29°53'26"
C2	100.00	26.51	26.43	S 52°30'58" W	15°11'11"
C3	25.00	42.10	37.30	N 86°50'00" W	96°29'14"
C4	25.00	16.84	16.52	S 19°17'41" E	38°35'23"
C5	25.00	39.27	35.36	N 45°00'00" E	90°00'00"
C6	25.00	21.55	20.88	N 63°13'53" W	49°22'48"
C7	25.00	36.44	33.30	S 03°10'00" W	83°30'46"



LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
- CHILKAT SURVEYING PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 6277-S SECONDARY MONUMENT RECOVERED
- 3650-S MONUMENT RECOVERED
- #5 REBAR RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- (S00°06'33"W)R4 RECORD INFORMATION FROM PLAT No. 2020-27
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY

1"=80'

0 80 160 240 320

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 15 FEBRUARY 2023

STATE OF ALASKA
JOSHUA FRANTZ IVANISZEK
No. 12314
15 FEBRUARY 2023
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 2
SUBDIVISION OF
TRACT A CHILKAT VISTAS SUBDIVISION
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SMF:	SCALE:	DATE:	SHEET NO.
2022-03	1" = 80'	15 FEBRUARY 2023	1 OF 4

Juneau Recording District PL 2023-7

LOT 2
PLAT 91-9

BASIS OF BEARING
S 89°52'00" E 726.81

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S 89° 52'00" E AS DELINEATED ON THE OFFICIAL PLAT OF US SURVEY 4807 SUBDIVISION, APPROVED 23 MARCH 1965, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK CORNER 1 AND CORNER 2, US SURVEY 4807 AS SHOWN ON THIS PLAT.

US SURVEY 4807

TRACT B RICHLAND MANOR

TRACT A
1,242,513 SF
28.52 AC

FRACTION US SURVEY 1762

(S 00°02'30"E 1054.15)R3
S 00°00'13" E 1054.55

LOT 6
PLAT 83-147

LOT 7
PLAT 83-147

COOGAN DRIVE
60' ROW

LOT 5
PLAT 2009-18

LOT C
PLAT 298

LOT B
PLAT 298

LOT A
PLAT 298

LOT 8
USS 3263

N 28°7'14" E 1468.76
(N 28°20'00" E 1469.19)R1

HOOTER LANE
60' ROW

TEMPORARY
CUL-DE-SAC
EASEMENT
PLAT 80-60

LOT 1B
PLAT
2003-23

LOT 1
PLAT
2019-3

323.55
S 81°21'16" E 364.70
(S 81°26'30" E 365.33)R3

LOT 3
PLAT 99-52

LOT 4
PLAT 99-52

20' DRAINAGE EASEMENT
PLAT 2003-41

20' DRAINAGE EASEMENT
PLAT 88-39

UTILITY EASEMENT PLAT 88-39

ABBEY WAY
VARIABLE R/W

N 89°59'52" E 109.22
(N 90°00'00" E 109.22)R3

10' DRAINAGE & ACCESS EASEMENT
PLAT 88-39

S 81°10'07" W
60.71
(S81°10'15" W
60.71)R3

LOT 9
PLAT 88-39

LOT 19
PLAT 88-39

LOT 20
PLAT 88-39

HILLCREST AVE
60' ROW

LOT 1 5,288 SF 0.07 AC
LOT 2 3,248 SF 0.07 AC
LOT 3 3,089 SF 0.07 AC
LOT 4 7,665 SF 0.17 AC
LOT 5 5,000 SF 0.11 AC
LOT 6 5,000 SF 0.11 AC
LOT 7 7,665 SF 0.17 AC
LOT 8 9,435 SF 0.22 AC
LOT 9 6,395 SF 0.15 AC
LOT 10 5,000 SF 0.11 AC
LOT 11 5,000 SF 0.11 AC
LOT 12 5,000 SF 0.11 AC
LOT 13 5,000 SF 0.11 AC
LOT 14 5,157 SF 0.12 AC

HILLCREST AVE
VARIABLE R/W

15' SEWER EASEMENT

N 89°59'39" E 189.84
(90°00'00" W 189.38)R3

15' DRAINAGE EASEMENT
PLAT 88-39

25' GREENBELT BUFFER

109.84

(N00°00'00" E 20.0)R3
N 01°00'49" E 20.02

N 89°42'06" E 110.31
(N 90°00'00" 110.00)R3

20' SLOPE EASEMENT
PLAT 83-146

LOT 18
PLAT 83-146

S 43°40'22" W 86.78
(S 43°34'00" W 87.06)R3

MOUNTAINSIDE DR.
60' ROW

(N 00°00'00" E 30.00)R3
N 00°06'22" E 29.90

(N 89°58'15" W 115.31)R3
N 89°55'40" W 115.18

LOT 1A
PLAT 97-47

(S 00°00'00" E 164.27)R3
S 00°10'28" W 164.30

LOT 2
PLAT 83-146

RIBBIE ROAD
60' ROW

N 64°45'24" W 109.36
(N 64°48'00" W 109.34)R3

(S 39°33'39" W 118.46)R3
N 39°40'47" E 118.55

(S90°00'00" 245.12)R3
S 89°59'32" E 245.08

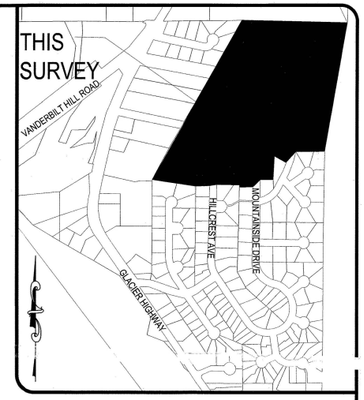
LOT 39
PLAT 83-146

LOT 38
PLAT 83-146

20.0 SLOPE EASEMENT

LOT 40
PLAT 83-146

THIS SURVEY



LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
- 1410-S SECONDARY MONUMENT RECOVERED
- 6277-S SECONDARY MONUMENT RECOVERED
- 3650-S MONUMENT RECOVERED
- #5 REBAR RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- DRAINAGE EASEMENT ESTABLISHED THIS SURVEY
- ACCESS EASEMENT ESTABLISHED THIS SURVEY
- DRAINAGE & SEWER EASEMENT ESTABLISHED THIS SURVEY
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY

1"=80'

0 80 160 240 320

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 29 JULY 2020

STATE OF ALASKA
49TH
Joshua Frantz Iwaniszek
29 JULY 2020
No.12314
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 1
SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SMF 20200001	SCALE: 1" = 80'	DATE: 29 JULY 2020	SHEET NO. 1 OF 3

Juneau Recording District PL 2020-27

LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- JW BEAN 3650-S PRIMARY MONUMENT RECOVERED
- CHILKAT SURVEYING PRIMARY MONUMENT ESTABLISHED
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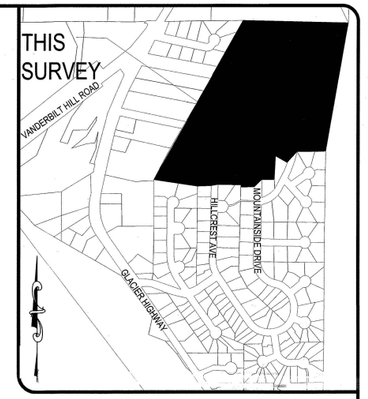
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
- DRAINAGE EASEMENT ESTABLISHED THIS SURVEY
- ACCESS EASEMENT ESTABLISHED THIS SURVEY
- DRAINAGE & SEWER EASEMENT ESTABLISHED THIS SURVEY
- ELECTRICAL EASEMENT ESTABLISHED THIS SURVEY



HOOTER LANE
60.0 ROW

LOT 1B
PLAT
2003-23

PUBLIC DRAINAGE & SEWER EASEMENT

S 84°45'30" E 286.92

S 88°58'07" E 265.33

TEMPORARY CUL-DE-SAC EASEMENT PLAT 80-60

N 00°00'00" W 111.54

N 00°00'00" W 46.70

R= 60
TEMPORARY CUL-DE- SAC

N 90°00'00" W 137.98

N 90°00'00" W 30.19

N 90°00'00" W 71.65

22.35

N 90°00'00" W 50.00

12.00

S 36°24'36" W 61.22

S 36°24'36" W 76.38

LOT 1
3,008 SF 0.07 AC
N 90°00'00" W 94.00

LOT 2
3,008 SF 0.07 AC
N 90°00'00" W 94.00

LOT 3
3,008 SF 0.07 AC
N 90°00'00" W 94.00

8' DRAINAGE EASEMENT

10' DRAINAGE EASEMENT

N 00°00'00" E 96.00

S 27°10'05" W 92.30

S 27°10'05" W 46.96

S 28°21'W 451.59

N 90°00'00" W 86.00

N 90°00'00" W 180.00

20 ACCESS EASEMENT FOR LOT 5

N 90°00'00" W 100.00

LOT 4
7,600 SF
0.17 AC

LOT 5
5,000 SF
0.11 AC

LOT 6
5,000 SF
0.11 AC

LOT 7
7,600 SF
0.17 AC

LOT 8
9,420 SF
0.22 AC

LOT 9
6,365 SF
0.15 AC

S 25°20'45" W 38.89

S 25°20'45" W 38.33

S 25°20'45" W 46.86

8.0 DRAINAGE EASEMENT

N 00°00'00" E 70.00

N 00°00'00" E 50.00

N 00°00'00" E 93.36

S 00°00'00" E 78.00

S 00°00'00" E 79.56

N 90°00'00" W 80.00

N 90°00'00" W 100.00

20 ACCESS EASEMENT FOR LOT 6

20 ACCESS EASEMENT FOR LOT 9

N 90°00'00" W 180.00

N 90°00'00" W 159.90

N 90°00'00" W 80.11

20.10

S 27°42'47" W 114.26

S 27°42'47" W 107.78

DRAINAGE EASEMENT

S 81°43'48" E 125.58

S 81°21'16" E 41.15

N 81°10'07" E 10.11

N 89°59'52" E 39.10

N 89°59'52" E 70.12

15' DRAINAGE & ACCESS EASEMENT

HILLCREST AVE
N 00°00'00" E
50.0 ROW

HILLCREST AVE.
60' ROW

N 00°00'00" E 314.22

LOT 14
5,137 SF
0.12 AC

LOT 13
5,000 SF
0.11 AC

LOT 12
5,000 SF
0.11 AC

LOT 11
5,000 SF
0.11 AC

LOT 10
5,000 SF
0.11 AC

N 90°00'00" W 80.00

64.22

62.50

N 90°00'00" W 80.00 10' DRAINAGE EASEMENT

15' DRAINAGE & ACCESS EASEMENT

LOT 1
PLAT
2019-3

LOT 3
PLAT 99-52

LOT 4
PLAT 99-52

LOT 9
PLAT 88-39

LOT 19
PLAT 88-39

UTILITY EASEMENT

Juneau Recording District PL 2020-27

STATE OF ALASKA
49 TH
Joshua Frantz Ivaniszek
29 JULY 2020
No.12314
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, JOSHUA FRANTZ IVANISZEK, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 29 JULY 2020

1"=30'

0 30 60 90 120

PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 1
SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SMF: 20200001	SCALE: 1" = 30'	DATE: 29 JULY 2020	SHEET NO. 2 OF 3

FOUND MONUMENT DESCRIPTIONS:

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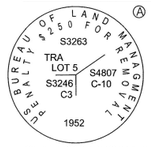
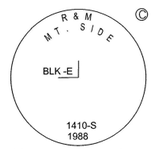


2.5" BRASS CAP MONUMENT

Ⓑ

3.25" ALUMINUM CAP MONUMENT

Ⓒ


3.25" ALUMINUM CAP MONUMENT

Ⓓ

2.5" BRASS CAP MONUMENT

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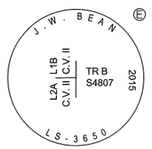


3.25" ALUMINUM CAP MONUMENT
FOUND J.W. BEAN MONUMENT
S 61°38'46" E 0.37 FROM
US SURVEY 4807 BOUNDARY
MONUMENT NOT ACCEPTED

Ⓕ

2.5" BRASS CAP MONUMENT

Ⓖ
FOUND J.W. BEAN REBAR MONUMENT
S 01°34'23" W0.62 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE WITH
ALASKA DNR

Ⓗ
FOUND JW BEAN REBAR
S 11°57'46"W 1.60 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE
WITH ALASKA DNR

Ⓘ
FOUND #5 REBAR
S 04°55'56"W 1.29 FROM
CORNER LOCATION
MONUMENT NOT ACCEPTED
NO RECORD FOUND ON FILE
WITH ALASKA DNR

5/8" x 36" REBAR WITH
RED PLASTIC CAP

PRIMARY MONUMENT
2.5" x 30" ALUMINUM PIPE WITH 3.25"
DIAMETER ALUMINUM CAP WITH CLEAR
DEEP 1 MAGNET AT THE BASE

TYPICAL SET MONUMENT DETAIL
N.T.S.

OWNERSHIP CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 7-30 ,2020
WILLIAM C. HEUMANN

DATE: 7-30 ,2020
MICHAEL P. HEUMANN

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS 30 DAY OF July, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM C. HEUMANN AND MICHAEL P. HEUMANN TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: 7/23/2023

7/23/23

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. SMF2020 0001 DATED July 28 , 2020, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, ANCHORAGE, ALASKA.

CHAIRMAN OF THE PLANNING COMMISSION DATED 8/4 , 2020
CITY AND BOROUGH OF JUNEAU

ATTEST:
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 3263; US SURVEY 4807, PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961; MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983; FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991; MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988; RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997; VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999; A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003; CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005; A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009; PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015 ON FILE WITH IN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFRENCED TO A RECORDED PLAT (R#).

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER CHILKAT VISTAS SUBDIVISION DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET. ALL REQUIRED CHILKAT VISTAS SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICES.

8) LOTS 1 , 2, AND 3 ARE BUNGALOW LOTS. AT THE TIME OF PLAT RECORDING, STRUCTURES ON LOTS 1 & 2 & 3 WERE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE-FAMILY RESIDENCE PER LOT; OTHER DEVELOPMENT RESTRICTIONS APPLY. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

9) LOTS 4, 5, 6, 7, 8, AND 9 ARE PANHANDLE LOTS. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 4, 5, 6, 7, 8, AND 9 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

10) WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018

11) HOOTER LANE WILL BE DEVELOPED AS A PUBLIC TWO-WAY STREET, AS SET OUT IN THE SKETCH PLAT SUBMITTED WITH SMP20190004, SUBJECT TO CBJ PUBLIC IMPROVEMENT STANDARDS IN CBJ 49.35.

12) HOOTER LANE FROM GLACIER HIGHWAY TO HILLCREST AVENUE, AND HILLCREST AVENUE AND MOUNTAINSIDE DRIVE SHALL BE DEVELOPED WITH A SIDEWALK ON ONE SIDE. THE NUMBER OF SIDEWALKS IN THE REMAINDER OF CHILKAT VISTAS WILL BE DETERMINED AT THE TIME OF FUTURE DEVELOPMENT APPLICATIONS.

13) ROBBIE ROAD SHALL TERMINATE AND SHALL NOT BE A POINT OF ACCESS TO CHILKAT VISTAS, UNLESS REQUIRED, AND GATED, FOR FIRE/EMERGENCY SERVICE ACCESS ONLY.

14) HILLCREST AVENUE SHALL TERMINATE AT HOOTER LANE. HILLCREST AVENUE MAY CONNECT TO HOOTER LANE WEST OF THE EXISTING HILLCREST ALIGNMENT AS SHOWN IN THE SKETCH PLAT SUBMITTED WITH SMP20190004. ALTERNATIVELY ROAD ACCESS TO THE NORTHEAST PORTION OF TRACT A" MAY CONNECT TO THE EAST/WEST PORTION OF MOUNTAINSIDE DRIVE ACROSS FROM THE ENTRANCE TO THE "POCKET" BETWEEN HILLCREST AND MOUNTAINSIDE.

15) OTHER THAN SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10 FEET IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.

16) TEMPORARY CUL-DE-SAC EASEMENT SHALL BE VACATED UPON EXTENSION OF HILLCREST AVENUE UNLESS THE DIRECTOR DETERMINES ALL OR A PORTION OF THE CUL-DE-SAC MAY REMAIN.

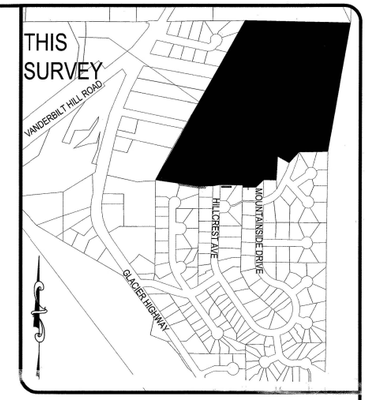
17) ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO PANHANDLE LOTS CREATED THIS SUBDIVISION SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY UNLESS A SECOND DRIVEWAY TO IS APPROVED BY CBJ. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN THE COMMON DRIVEWAY ACCESS, JOINT USE AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION.

*NOTES BELOW REFLECT PRIVATE OBLIGATIONS ASSUMED BY THE DEVELOPER:

18)*DENSITY: IT IS AGREED THAT THE LOOP ROAD OF HILLCREST AVENUE AND MOUNTAINSIDE DRIVE WILL BE DEVELOPED AS SINGLE-FAMILY HOMES, AS DEPICTED ON THE SKETCH PLAT SUBMITTED WITH SMP20190004.

19)*ROBBIE ROAD DEVELOPMENT THAT IS CONNECTED TO MOUNTAINSIDE ESTATES SHALL BE LIMITED TO NOT MORE THAN 7 SINGLE FAMILY HOMES, 3 OF WHICH MAY HAVE ACCESSORY APARTMENTS. WHERE DEVELOPED AS SINGLE FAMILY DWELLINGS A 20' GR3EEN BELT BUFFER WILL BE PROVIDED. WHERE NOT DEVELOPED AS SINGLE FAMILY DWELLING A 30' GREENBELT BUFFER WILL BE PROVIDED. 30' EMERGENCY FIRE ACCESS PROVIDED. NO THROUGH TRAFFIC

20)*GREENBELT BUFFERS WILL BE IMPLEMENTED AND PRIVATELY MAINTAINED BY LOT OWNERS AS DELINEATED ON THE SKETCH PLAT SUBMITTED WITH SMP20190004 AND AS DELINEATED THIS PLAT, TO SEPARATE SINGLE FAMILY HOMES FROM MULTI-FAMILY DEVELOPMENT. EXCAVATION FOR PURPOSES OF SLOPE STABILIZATION MAY TAKE PLACE IN THE GREENBELT BUFFERS PROVIDED THEY ARE ALLOWED TO REVEGETATE FOLLOWING CONSTRUCTION. IN THE EVENT THIS BECOMES NECESSARY THE PROPERTY OWNER WILL CONSULT WITH ADJACENT HOMEOWNERS ABOUT THE IMPACTS.



SURVEYOR'S CERTIFICATE

I, JOSHUA FRANTZ IVANISZEK, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 29 JULY 2020

2020-27
Plat #
Juneau
Rec Dist
08/11/2020
Date
Time 01:57 PM

PLAT OF
CHILKAT VISTAS SUBDIVISION PHASE 1
SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SMP 20200001	SCALE: 1" = 30'	DATE: 29 JULY2020	SHEET NO. 3 OF 3

Juneau Recording District
PL 2020-27

CITY AND BOROUGH OF JUNEAU

Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

William C Heumann and Michael P Heumann

Current Owner

RICHLAND MANOR TR B

Legal Description

7B1001160010

Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2020.

Cheryl A Crawford

Cheryl A. Crawford

June 23, 2020

Date

This Certification of Payment of Taxes is valid through December 31, 2020

Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION
Date: November 13, 2019
File No.: SMP2019 0004

William & Michael Heumann
6000 Thane Road
Juneau, AK 99801

Proposal:	Preliminary Plat approval for a phased major subdivision creating 14 lots and 1 large tract for future development (15 total parcels)
Property Address:	4506, 4508, & 4510 Hillcrest Avenue
Legal Description:	Richland Manor Tract B
Parcel Code No.:	7B1001160010
Hearing Date:	November 12, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 4, 2019, and **APPROVED** the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to approval of the final plat, all required plat corrections listed in the MEMO from the Community Development Department (CDD) to Michael Heumann (applicant), dated November 1, 2019 shall be completed (Attachment H).

2. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.

3. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering and Public Works for compliance with CBJ 49.35.140.

4. Prior to final plat approval, an engineer's estimate for the installation of public utilities and improvements must be submitted to the CDD and reviewed and approved by CDD and Engineering and Public Works.

5. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

6. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.

7. The developer shall utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.

8. The developer shall submit a final drainage plan to be approved by Engineering and Public Works prior to final plat approval. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

9. The applicant shall pave, or bond for, the portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway, whichever length is greater, for all panhandle lots created with this subdivision.

10. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.

11. The applicant shall install a residential sprinkler system that meets Capital City Fire & Rescue requirements in each dwelling unit constructed through Phase 1 of this subdivision.

Attachment: November 4, 2019 memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding SMP2019 0004.

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

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

Effective Date: The permit is effective upon approval by the Commission, November 12, 2019.

Expiration Date: The permit will expire five (5) years after the effective date, or November 12, 2024, if no Building Permit has been issued and substantial construction progress has not been

made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Laurel Christian, Planner
Community Development Department

Benjamin Haight, Chair
Planning Commission

Filed With Municipal Clerk

11/26/2019
Date

cc: Plan Review

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

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

MEMORANDUM

DATE: November 12, 2019

TO: Planning Commission

FROM: Laurel Christian, Planner
Community Development Department

FILE NO.: SMP2019 0004

SUBJECT: Clarification to Staff Report Regarding Right-of-Way Width

The intent of this memorandum is to clarify two sections of the staff report from Laurel Christian to the Planning Commission, dated November 4, 2019. Packet page 111 contains a memorandum from CBJ Engineering and Public works approving a right-of-way width reduction for phase 1, and indicating that remaining phases should also be constructed to the 50-foot width; packet page 76 references this memorandum.

The applicant has clarified that the extended right-of-way of Hillcrest Avenue will be 50 feet in width while the planned extended right-of-way of Mountainside Drive will be 60 feet in width tapering to 50 feet in as it nears the connection to Hillcrest Avenue ("connected loop"). This is depicted on the Sketch Plat, provided as Attachment C in the above referenced staff report.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: November 4, 2019

TO: Planning Commission

FROM: Laurel Christian, Planner I
Community Development Department

FILE NO.: SMP2019 0004

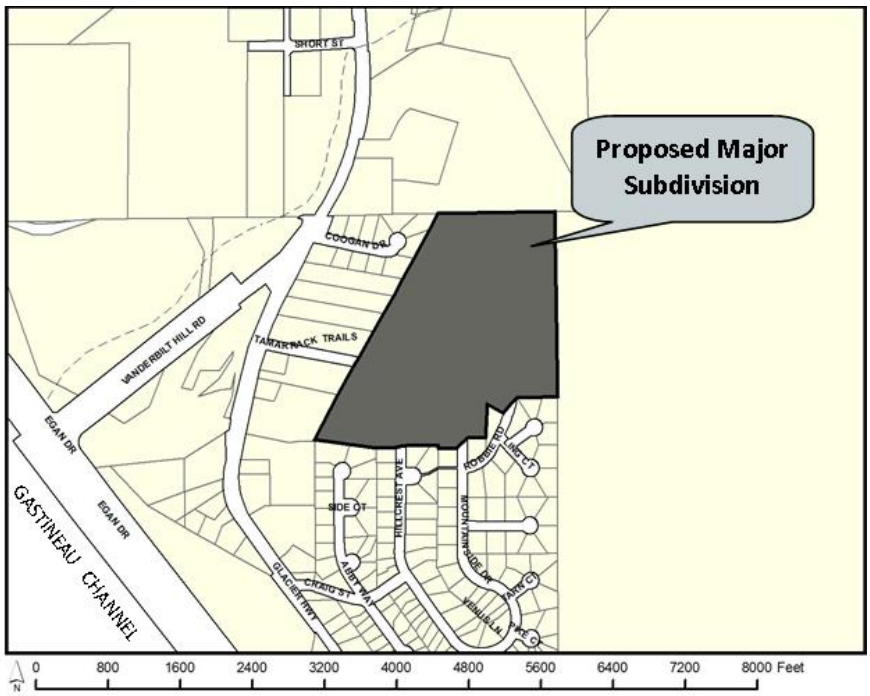
PROPOSAL: Preliminary Plat approval for a phased major subdivision creating 14 lots and 1 large tract for future development (15 total parcels)

GENERAL INFORMATION

Applicant:	Michael & William Heumann
Property Owner:	Michael & William Heumann
Legal Description:	Richland Manor Tract B
Parcel Code No.:	7B1001160010
Site Size:	30.67 Acres (1,335,985 square feet)
Comprehensive Plan Future Land Use Designation:	Medium Density Residential (MDR)
Zoning:	D15
Utilities:	Public Water & Sewer Proposed
Access:	Mountainside Drive, Hillcrest Avenue, and Robbie Road through Craig Street
Existing Land Use:	Vacant

Surrounding Land Use:
North – D18 Multi-family
South – Mountainside Estates Subdivision (D5 Single-family Residential)
East – Vacant forested RR
West – D5 and D15 Single-family Residential and Multi-family

VICINITY MAP



ATTACHMENTS

Attachment A – Application
Attachment B – Preliminary Plat
Attachment C – Sketch Plat
Attachment D – Zoning Map and Comprehensive Plan Future Land Use Designation Map
Attachment E – Preliminary Construction Drawings
Attachment F – Agency Comments
Attachment G – Public Comments
Attachment H – Preliminary Plat Corrections MEMO Dated November 1, 2019
Attachment I – Preliminary Drainage Plan
Attachment J – Water Report
Attachment K – Wetlands Delineation
Attachment L – APL20190003 Settlement Agreement

BACKGROUND

The subject parcel was originally platted through US Survey 4807. Over time, US Survey 4807 was subdivided into the Mountainside Estates Subdivision, Vanderbilt Hill Subdivision, and the remaining tract was called Richland Manor. The parcel was originally planned to be developed with the Mountainside Estates Subdivision, however no development has been completed on the parcel and it has remained vacant.

In 2018, the applicants purchased the subject parcel intending to subdivide and develop the parcel in multiple phases for single-family homes and multifamily developments. The applicants applied, and received approval, for a preliminary plat for a phased major subdivision to include 12 single-family lots and 1 large tract (13 lots total) in February of 2019 for the Richland Manor subdivision (SMP20180002). The approved preliminary plat was appealed to the CBJ Assembly (APL20190003). As a result of this appeal, the appellants and the applicants came to a settlement agreement, which resulted in the submittal of a new preliminary plat application. The applicants submitted a new preliminary plat application on September 19, 2019 (Attachment A), preliminary plat (Attachment B) and sketch plat (Attachment C).

It should be noted that the applicants have chosen to change the subdivision name from Richland Manor 2 to Chilkat Vistas.

APL20190003 SETTLEMENT

As stated above, the applicants received preliminary plat approval in February of 2019 for SMP20180002. This Planning Commission decision was appealed to the CBJ Assembly (APL20190003). The applicants, Mountainside Estates Neighborhood Association (MENA), and the CBJ worked developed a settlement agreement, which would suit all parties. This settlement agreement may be found in Attachment L. This settlement agreement resulted in this preliminary plat application (SMP20190004). The settlement agreement is provided as certain aspects of the agreement have guided subdivision development.

Please note that the Planning Commission is not reviewing this settlement agreement and must review the preliminary plat according to CBJ 49.15.400.

PROPOSAL

The applicant requests preliminary plat approval for Phase 1 of the Chilkat Vistas Subdivision (formerly known as the Richland Manor 2 Subdivision). Phase 1 consists of 14 lots for single-family development and one (1) large tract for future development (15 lots total). Phase 1 includes the extension of Hillcrest Avenue and the installation of public water and sewer. For Phase 1, the applicant proposes a mix of bungalow lots, panhandle lots, and standard D15 lots. Future phases

may include a mix of single-family and multi-family development.

ANALYSIS

Phasing – The proposed subdivision is creating 15 total parcels (14 lots for single-family development and one (1) large tract for future development). Phasing is allowed through the major subdivision process, as long as the infrastructure provided accommodates future phases. A sketch plat has been provided to demonstrate the future potential for the remaining tract of land (Attachment C).

According to CBJ 49.15.410(a), the sketch plat serves the following purposes:

> *(1) To inform the applicant of the City and Borough's subdivision requirements, public improvement requirements, and platting procedures before substantial costs are incurred by the developer in preparation of a subdivision application;*
>
> *(2) To inform the department of the applicant's development plans; and*
>
> *(3) To identify issues with the proposed subdivision, such as issues with the subdivision layout, the extent and nature of required improvements, the location and protection of sensitive areas, impacts to adjoining properties, and traffic, platting, drainage, and utilities requirements.*

The settlement agreement (APL2019 0003) resulted in a revised sketch plat, which contains the following features:

- The extension of Hooter Lane;
- Robbie Road terminates and is not to be a point of access to Chilkat Vistas subdivision. Robbie Road may serve as an emergency service access, but not a public through street;
- Hillcrest Avenue terminates at Hooter Lane; and
- Greenbelt buffers are depicted along the property lines shared by the Mountainside Estates and Chilkat Vistas subdivisions.

Zoning – The subject parcel is located in the D15 zoning district, which allows up to 15 dwelling units per acre. The subject parcel is currently 30.67 acres and the total density for the parcel, un-subdivided, is 460 dwelling units. This density does not take into account any land required for roads, utilities, setbacks, parking or other dimensional standard requirements.

A current zoning map zoning map may be found in Attachment D. The subject parcel is zoned D15, and is surrounded by other zoning districts. The Tamarack Trails Condominiums parcel to the west

is zoned D15, while the neighboring parcels to the south, within the Mountainside Estates subdivision, are zoned D5. To the north, parcels are zoned D18 and General Commercial.

Table of Dimensional Standard Excerpts:

Dimensional Standard		D5	**D15**	D18
Min. Lot Size				
	Single-Family	7,000	**5,000**	5,000
	Bungalow	3,500	**3,000**	2,500
	Duplex	10,500	**5808***	4840*
	Commonwall	7,000	**3,500**	2,500
Min. Lot Width				
	Single-family	70’	**50’**	50’
	Bungalow	35’	**25’**	25’
	Commonwall	60’	**30’**	30’
Min. Lot Depth				
	All Uses	85’	**80’**	80’
Setbacks**				
	Front	20’	**20’**	20’
	Rear	20’	**15’**	10’
	Side	5’	**5’**	5’
	Street Side	13’	**13’**	13’

Table Notes: *Minimum lot size for duplex calculated by allowable density. 1 Acre = 43,560 sq. ft. Minimum lot size required for a duplex in D15 is 5,808sq. ft. (43,560 / 15 = 2,904 X 2). **Per CBJ 49.25.400 Table of Dimensional Standards Note 3, *when one zoning district abuts another, the greater of the two setbacks is required for both uses on the common property line*.

All lots created in Phase 1 meet the required dimensional standards for the D15 zoning district. Future phases are required to meet the dimensional standards for the zoning district. The sketch plat shows future phases may feasibly be developed.

The D15 multifamily zoning district allows for residential construction with densities up to 15 units per acre. A lot that measures 5,000 square feet in the D15 zoning district may have one single-family dwelling. Additionally, per CBJ 49.25.510(k)(2)(G)(i) if a lot in the multifamily zoning district is used primarily for a single-family dwelling, that lot may be permitted to have one accessory apartment under certain conditions.

For multifamily development in the D15 zoning district, 2,904 sq. ft. are required per dwelling unit, as density is measured based on 15 units per acre (43,560 sq. ft. / 15 DU per acre = 2,904 sq. ft.

per DU). The following table demonstrates the dwelling units allowed on each lot created through phase 1:

Phase 1 Lot Number	Lot Size	Total # of Dwellings per lot
1, 2, 3	3,080 sq. ft.	1 dwelling unit
5, 6, 10, 11, 12, 13	5,000 sq. ft.	1 Single-family and 1 accessory apartment
14	5,137 sq. ft.	1 Single-family and 1 accessory apartment
4, 7	7,600 sq. ft.	2 dwelling units
8	9,438 sq. ft.	3 dwelling units
9	6,355 sq. ft.	2 dwelling units
Tract B1	28.80 acres	421 dwelling units**

**Note: this does not take into account any land required for roads, utilities, setbacks, parking or other dimensional standard requirements; this count is strictly based on 15 units per acre x 28.80 acres.

Lot Design

Bungalow Lots – CBJ 49.65 Article IV establishes standards for bungalow lots and bungalow lot subdivisions. These standards include the requirement for public utilities and roads, ratios of bungalow to standard lots, and the process for creating a bungalow lot subdivision. Staff finds all conditions of this chapter can be reasonably met. A standard plat note identifying the proposed bungalow lots and the specified use requirements has been added:

> LOTS 1, 2, AND 3 ARE BUNGALOW LOTS. AT TIME OF PLAT RECORDING, STRUCTURES ON LOTS 1, 2, AND 3 BLOCK B WERE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE-FAMILY RESIDENCE PER LOT; OTHER DEVELOPMENT RESTRICTIONS APPLY. SEE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

Note: Block information may be removed from this plat note. The note may be revised to include lot and phases information.

Panhandle Lots – CBJ 49.15.423 establishes requirements for panhandle lots; through this chapter, panhandle lots may be created through the subdivision process. Dimensional standards, setbacks, and access and parking standards specific to panhandle lots are established in this section. Staff finds all conditions of this chapter can be reasonably met. Two standard plat notes identifying the

panhandle lots have been added:

> LOTS 4, 5, 6, 7, 8, AND 9 BLOCK B ARE PANHANDLE LOTS. AT TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 4, 5, 6, 7, 8, AND 9 BLOCK B IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
>
> ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO PANHANDLE LOTS CREATED THIS SUBDIVISION SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY UNLESS A SECOND DRIVEWAY IS APPROVED BY CBJ. USE OF THE ACCESS EASEMENT DELINEATED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS SET FORTH IIN THE COMMON DRIVEWAY ACCESS, JOINT USE AND HOLD HARMLESS AGREEMENT RECORDED WITH THIS SUBDIVISION.

Note: Block information may be removed from these plat notes. The notes may be revised to include lot and phase information.

Drainage – CBJ Engineering and Public Works Department (E&PW) has reviewed the preliminary drainage plan and found that the plan is not complete though the plan appears to be feasible (Attachment F). E&PW would like to review a final drainage plan prior to the approval of construction plans. The preliminary drainage plan and report may be found in Attachment I.

The following are recommended conditions of approval:

1. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.
2. The developer shall utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.
3. The developer shall submit a final drainage plan to be approved by CBJ Engineering and Public Works prior to final plat approval. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

Water – The applicant has submitted a water report completed by Jim Dorn of Carson Dorn, Inc. (Attachment J). The purpose of the technical memorandum was to evaluate the water booster pump station at the corner of Craig Street and Hillcrest Avenue and determine if there would be adequate pressure with the addition of the proposed homes. It was determined that an additional 80 residential units could be constructed without significantly reducing water pressures.

E&PW has reviewed this report and believes that there is adequate water pressure for Phase I of development using the above referenced pump station (Attachment F).

Wetlands – The 2008 and 2016 Juneau Wetlands Management Plans did not include the subject

parcel in the study area. The applicant has performed wetlands delineation for Phase 1 and found that there are approximately 3.61 total acres of wetlands (Attachment K). The need for a wetlands delineation will be determined at the pre-application conference for each future phase of development. Additionally a standard plat note has been added:

> WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. WETLANDS DELINEATED BY KAREN BOSWORTH NOVEMBER 2018.

The previous preliminary plat approval application (SMP20180002) was taken to the Wetlands Review Board on February 21, 2019. Phase 1 of the proposed subdivision has not significantly changed, so staff does not recommend an additional review by the Wetlands Review Board. Future phases may require additional review. The Wetlands Review Board made the following recommendation on the previous preliminary plat:

> "The applicant use control measures or storm water best management practices that cause the runoff from the development to infiltrate the ground on-site. Conventional storm water systems transport water into impervious surfaces like streets and driveways which concentrates flow of water and pollutants. On-site infiltration treats water naturally."

Under the drainage section of this report, staff recommends conditions that speak to storm water best management practices. The applicant may need an Army Corps of Engineers (ACOE) permit to fill wetlands on the subject parcel. The applicant is aware of this and is working directly with ACOE.

Habitat – There are no known habitat concerns on the subject parcel. The Alaska Department of Fish and Game (ADF&G) was invited to review the proposed subdivision. ADF&G found no issues with the proposed development (Attachment F).

Access – The subject parcel abuts four CBJ rights-of-way: Hillcrest Avenue, Mountainside Drive, Robbie Road, and Hooter Lane. Phase 1 of the proposed subdivision extends Hillcrest Avenue. Future phases of development extend Hillcrest Avenue and Mountainside Drive to form a connected loop, which then connects to Hooter Lane and feeds out onto Glacier Highway. All lots created through Phase 1 have access and frontage on the extension of Hillcrest Avenue.

The applicants request that the right-of-way width be reduced by 10 feet for the extension of Hillcrest Avenue. Per CBJ 49.35.240(a)(3) streets other than arterials and collectors are required to have a minimum right-of-way width of 60 feet; the applicant proposes 50 feet. This right-of-way width may be reduced in accordance with CBJ 49.35.240(b). According to E&PW, this is an acceptable request and *remaining phases shall also be constructed at a width of 50' unless further engineering indicates this is not feasible* (Attachment F).

In Phase 1, the applicants will construct Hillcrest Avenue to standards that are acceptable for public acceptance and maintenance, as required by CBJ 49.250(a). Preliminary construction drawings may

be found in Attachment E. According to E&PW, *the proposed improvements conform to the requirements of this title and can be feasibly constructed in accordance with Title 49* (Attachment F). Preliminary construction drawings for the extension of Hillcrest Avenue show a 50' wide right-of-way containing a 26' wide travel way with sidewalk on one side of the street. Based on the Average Daily Trips (ADTs) generated by the entire development shown on the sketch plat, sidewalks on two sides of the streets should be required.

Per CBJ 49.35.130(b) the Director of E&PW may prescribe different construction standards than those required in the Table of Roadway Construction Standards. E&PW has reviewed the request for sidewalk on one side of the street and approves this request due to the following:

> *"This request is consistent with the other recent local subdivision determinations of similar size developments and is also consistent with the infrastructure within the Mountainside Subdivision, with sidewalk only constructed on one side of the two main access roads, Mountainside Drive and Craig Street (and no sidewalks on the side streets). The previously platted Hooter Lane right-of-way (ROW), which will provide pedestrian connection from the development to Glacier Highway, is only required to have one sidewalk, making the requirement of two sidewalks within the new development an unnecessary redundancy."*(Attachment F)

Prior to final plat approval, the applicant is required to submit construction drawings to be approved by E&PW for all required improvements, this has been added as a condition of approval.

Traffic Analysis – CBJ 49.40.300 states that a traffic impact analysis is required for developments that are projected to generate 500 or more average daily trips. The proposed development for Phase 1 includes 14 single-family homes and one (1) tract for future development. A single-family home generates 9.52 average daily trips and an accessory apartment generates 6.65 average daily trips.

The below table demonstrates the ADTs generated:

Phase 1 Lot Number	**Total # of Dwellings per lot**	**ADTs**
1, 2, 3 (Bungalow Lots)	1 Single-family	9.52 x 3 = 28.56
4, 5, 6, 7, 8, 9 10, 11, 12, 13, 14	1 Single-family and 1 accessory apartment	16.17 x 11 = 177.87
		TOTAL: 206.43 ADTs

The 14 single-family homes and potential accessory apartments would generate 206 ADTs, so

no traffic impact analysis is required for Phase 1. The potential ADTs generated by the large remaining tract (for future development) is not taken into consideration at this time, because future development of that parcel has not been applied for. All existing phases of the Chilkat Vistas subdivision should be taken into consideration when calculating the ADTs generated by the project as each phase is applied for.

Non-motorized Access – As discussed above, the developer is required to install sidewalks within the subdivision. Sidewalk on one side of the street for Phase 1 of development is required. CBJ 49.35.610(b)(1) requires a minimum width of 5 feet for sidewalks. Dimensional standards for sidewalks will be reviewed with construction drawings after preliminary plat approval.

Street Lighting – E&PW Standard Detail 118 requires street lighting at all intersections with spacing between lights not to exceed 250 feet. This is reviewed as part of the construction drawings, after preliminary plat approval.

Hillside Development – The subject parcel contains slopes that are greater than 18%. According to CBJ 49.70.210 (a), *this article applies to all development on hillsides in the City and Borough that involves the following:*

(1) Removal of vegetative cover;
(2) Excavation of any slope in excess of 18 percent;
(3) Creation of new slope in excess of 18 percent for a vertical distance of at least five feet; or
(4) Any hazard area identified on the landslide and avalanche maps dated September 9, 1987…

At this time, final construction plans have not been submitted. A Hillside Development Permit may be required if any of the above listed activities occur within slopes in excess of 18%. CBJ 49.70.220(b) states that, "*The developer shall apply for and obtain a hillside development endorsement prior to any site work other than land and engineering surveys and soils exploration.*" The requirement for a Hillside Development Permit will be reviewed with construction plans for roads and utilities, and again upon submittal of building plans for the single-family dwellings.

AGENCY REVIEW

The proposed subdivision application was sent for review to Capital City Fire & Rescue; Building Division, Assessors Office, Parks and Recreation, Lands and Resources Division, E&PW; the Alaska Department of Transportation and Public Facilities; the Alaska Department of Fish and Game; Army Corps of Engineers; and AEL&P. Agency review comments may be found in Attachment F and are summarized below.

CBJ Assessors Office – Does not anticipate a negative effect on neighboring property values.

Capital City Fire & Rescue (CCFR) – Due to the number of dwellings accessed by a single point (Craig Street) CCFR requires that all homes constructed through Phase 1 be sprinkled. Once there are 200 dwelling units accessed by Craig Street, a second access is required. The requirement for sprinkling has been added as a condition of approval.

CBJ Engineering and Public Works – Comments received from E&PW have been discussed throughout this report.

Alaska Department of Fish and Game (ADF&G) – Found no issues with the proposed development, but recommends employing best management practices for managing waste. Additionally, ADF&G recommends the applicants maintain existing hydrology and drainage channels. No anadromous waterbodies were found on the subject parcel during site visits performed by ADF&G.

Alaska Department of Transportation and Public Facilities (DOT) – No issues at this time. A Traffic Impact Analysis may be required in the future.

PUBLIC COMMENTS

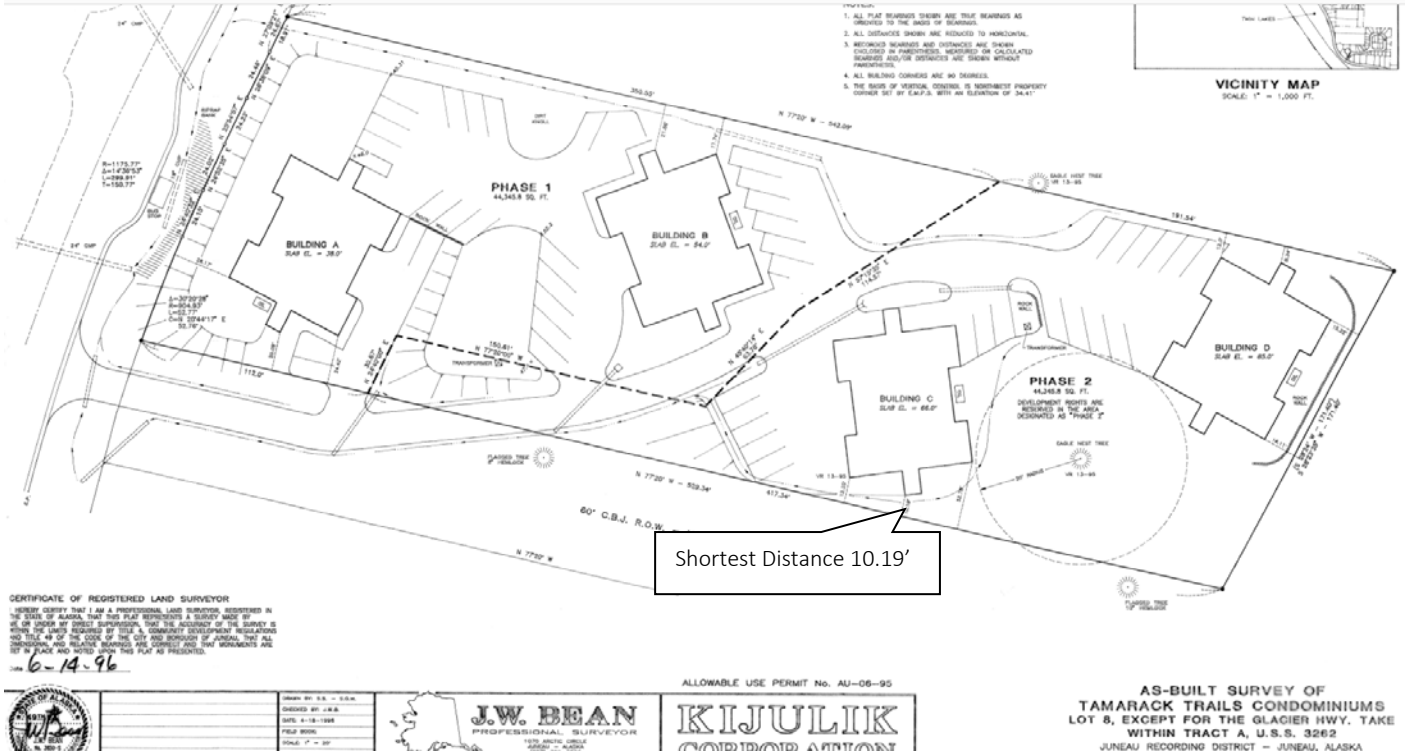
At time of writing this staff report, staff received two (2) public comments (Attachment G).

> *Joan Shorey 10/21/2019* – Ms. Shorey raised concerns over the use of the Hooter Lane right-of-way as an access point for the subdivision. Specific concerns included the loss of parking for the condominium complex and the close proximity of a roadway to buildings within the condominium complex and the potential for impacts on the residents.
>
> *Mountainside Estates Neighborhood Association (MENA) 10/25/2019* – A letter of support for the proposed subdivision was submitted through Paul Grant, representing MENA, in response to the settlement agreement reached between the Applicant and MENA.

Hooter Lane Right-of-Way

The Hooter Lane right-of-way was originally platted in 1971 and re-platted in 1980. The Tamarack Trails Condominiums were permitted in 1995. The undeveloped Hooter Lane right-of-way currently contains the driveway for the Tamarack Trails Condominiums.

According to CDD records, when the Tamarack Trails Condos were constructed, a surveying error was made and one of the buildings was built into the required setback from the Hooter Lane right-of-way (VR-06-96). A variance was approved for this encroachment (VR-06-96). The as-built survey on file for Tamarack Trails Condos shows one building to be within the required setback from Hooter Lane right-of-way and it shows that no structure and no parking are within the Hooter Lane right-of-way. Parking is directly adjacent to the Hooter Lane right-of-way. The following image is a clip from the 1996 as-built survey CDD has on file for Tamarack Trails Condos:



It should be noted that the construction of a public street in the Hooter Lane right-of-way is not proposed in Phase 1 of this subdivision. Hooter Lane is planned to be used as a future second access to the development. During Phase 1, the applicant plans to run a sewer line in the Hooter Lane right-of-way, and use it for construction purposes, but not to construct a full city street at this time.

FINDINGS

CBJ 49.15.402(4) Major Subdivisions, the Director shall prepare and submit a report to the Planning Commission noting any conditions of approval or plat notes recommended, and addressing the following criteria:

(A) Does the preliminary plat comply with CBJ 49.15.411?

Yes. With the conditions listed below, and the plat revisions required, staff finds that the preliminary can comply with CBJ 49.15.411. Required plat corrections can be found in Attachment H, these corrections are required as a condition of approval.

(B) The applicable subdivision development standards of this title are met, or can reasonably be met with conditions?

Yes. Staff finds that applicable subdivision development standards can be reasonably met with conditions.

(C) Will the proposed subdivision will provide building sites suitable for the zoning district?

Yes. Staff finds the proposed subdivision can, with conditions, provide building sites suitable to the D15 zoning district.

(D) Are the proposed street names unique in the City and Borough or are continuations of existing streets and are otherwise acceptable?

Yes. Hillcrest Avenue, platted through Phase 1 of the proposed subdivision is an extension of an existing street.

(E) Has the director of Engineering and Public Works (E&PW) reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

Yes. E&PW found drainage and water quality requirements can reasonably be met with conditions (Attachment F).

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

Yes. E&PW finds the proposed improvements conform to the requirements of this title and can be feasibly constructed in accordance with Title 49 (Attachment F).

(iii) Any proposed improvements conform to the requirements of this title and can feasibly be constructed in accordance with this title; and

Yes. E&PW finds improvements can reasonably be constructed in accordance with this title (Attachment F).

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatment and disposal or has shown the feasibility of alternative methods for wastewater treatment and disposal.

Not Applicable.

CBJ 49.35.240(b)(5) The director shall make written findings supporting right-of-way minimum width reductions granted under this section. The director's findings shall state that:

(A) The applicant has provided room for electric utility features and demonstrates that if the road is upgraded in the future to include additional sidewalks that there is sufficient right-of-way for construction of the sidewalks without need for retaining walls over two feet in height.

(B) There is sufficient right-of-way or easements to allow for drainage improvements required by construction of the sidewalks.

(C) That any driveways shall be constructed to accommodate the elevations of future sidewalks.

(D) No additional right-of-way width will be required in order to provide for sufficient access to abutting lands.

(E) There is sufficient room for snow storage**.**

The Director approves the right-of-way reduction request and finds the above listed conditions can be reasonably met. Additionally, E&PW agrees to this request (Attachment F).

CBJ 49.15.402(5) Major Subdivisions, in issuing its notice of decision on a preliminary plat, the commission may accept, amend, or reject the director's proposed recommendations. The decision of the commission approving or denying a preliminary plat application will be set forth in a notice of decision, and will specify any conditions or plat notes required for final plat approval. If the preliminary plat is denied, the applicant may submit a revised plat application, without paying additional application fees, within 180 days from the date of the notice of decision.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the Preliminary Plat for Phase 1 of the Chilkat Vistas Subdivision. This approval would allow the applicant to submit for the Final Plat Application. The approval is subject to the following conditions:

1. Prior to approval of the final plat, all required plat corrections listed in the MEMO from CDD to Michael Heumann (Applicant), dated November 1, 2019 shall be completed (Attachment H).

2. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing

that all real property taxes and special assessments levied against the property for the year of recording have been paid.

3. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering and Public Works for compliance with CBJ 49.35.140.

4. Prior to final plat approval, an engineer's estimate for the installation of public utilities and improvements must be submitted to the Community Development Department (CDD) and reviewed and approved by CDD and Engineering and Public Works.

5. Prior to approval of the final plat, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

6. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.

7. The developer shall utilize Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.

8. The developer shall submit a final drainage plan to be approved by Engineering and Public Works prior to final plat approval. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

9. The applicant shall pave, or bond for, the portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway, whichever length is greater, for all panhandle lots created with this subdivision.

10. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.

11. The applicant shall install a residential sprinkler system that meets Capital City Fire & Rescue requirements in each dwelling unit constructed through Phase 1 of this subdivision.

Technical Memorandum

Carson Dorn, Inc.

712 West 12th Street
Juneau, AK 99801
Tel: 907-723-4717
jdorn@carsondorn.com

Date: 12/11/2018

To: Bill Heumann

From: Jim Dorn **Reference:**

Subject: Mountainside Estates
High Elevation Water System
Evaluation

PURPOSE OF TECH MEMO

The purpose of this technical memorandum is to evaluate the water booster pump station and water distribution system piping serving the high elevation water system in the Mountainside Estates Subdivision with regards to the possibility of constructing new residences off the end of Hillcrest Avenue, Mountainside Drive and Robbie Road.

SUMMARY OF FINDINGS AND CONCLUSIONS

- The existing Mountainside Estates water booster pump station has 3 – 10 hp pumps each of which is designed to pump 200 gpm. The total design capacity of the pump station is therefore 600 gpm.
- The original design intent for the existing Mountainside Estates water booster pump station was to have sufficient capacity to meet a peak hourly domestic water demand of 100 gpm while simultaneously providing 500 gpm for fire flows.
- 18 AAC 80.205 (a) (5) of the Alaska Department of Environmental Conservation's Drinking Water Regulations requires "…that at least 20 psi of service pressure at the highest elevation or pressure zone of a distribution main be maintained under peak design demand."
- The water pressure provided by the Mountainside Estates water booster pump station is 95 psi. The lowest elevation in the service area is at the end of Hillcrest Avenue and it has a static water pressure of about 96 psi. The highest elevation in the service area is at the upper end of Ling Court and it has the lowest static water pressure in the Mountainside Estates subdivision of about 42 psi.

- Water demand in the high elevation water system in 2018 has averaged about 16,400 gpd. This is equal to about 140 gpd per residence.
- Greatest water demand was in July. In July the daily demand was 20,423 gpd. The CBJ Water Department reviewed the historic water demand trend charts for July, 2018 and peak flows recorded during this period were consistently in the 50 to 60 gpm range.
- There are about 120 residences currently served by the Mountainside Estates Water Booster Pump Station. With current Peak Hourly Flows of 60 gpm, the average per residence Peak Hourly Flow is 0.5 gpm (60 gpm peak hourly flow/120 residential units = 0.5 gpm peak hourly flow/residential unit).
- With the pump station designed to provide peak hourly domestic water flows of 100 gpm, and 60 gpm is currently being used to meet Peak Hourly Domestic demand, there remains 40 gpm of pump station capacity available to meet peak hourly water demands from future residential development. This preserves 500 gpm of pump station capacity for fire flows.
- With average peak hourly flow per residence in Mountainside Estates of 0.5 gpm, if an additional 80 residential units are constructed it would result in a projected 40 gpm increase in the peak hourly flow (80 residential units x 0.5 gpm peak hourly flow/residential unit = 40 gpm). This uses the remaining domestic peak hourly water flow design capacity of the Mountainside Estates pump station.
- Using a computer model of the Mountainside Estates water system, water pressure in the water main at the upper end of Ling Court (the area with the lowest water system pressure) is projected to be as follows for the following conditions:
    - Static Pressure No Water Demand = 41.79 psi
    - 60 gpm Existing Peak Hourly Water Demand = 41.69 psi
    - 100 gpm Future Peak Hourly Water Demand = 41.56 psi
    - 60 gpm Existing Peak Hourly and 500 gpm Fire @ Robbie Rd. = 31.59 psi
    - 100 gpm Future Peak Hourly and 500 gpm Fire @ Robbie Rd. = 30.70 psi
- It appears that an additional 80 residential units could be constructed in the Mountainside Estates high elevation water zone without exceeding the existing pump station design capacity of 100 gpm for peak hourly domestic water demand or reducing pressures in the distribution main to below 20 psi. This also preserves additional pump station capacity of 500 gpm for fire flows without reducing water pressures in the water main to below 20 psi.

MOUNTAINSIDE ESTATES HIGH ELEVATION WATER SYSTEM BACKGROUND

The higher elevations of the Mountainside Estates Subdivision are at an elevation that is too high for it to be served by the low elevation water system which serves much of Juneau. High elevation developments in Juneau, like Mountainside Estates, are typically supplied water using water booster pumps. In some instances, these water booster pumps fill water storage reservoirs that provide higher elevation areas with adequate water pressure and flows using

water stored in the reservoirs. In other instances, the pumps are constant pressure pumps that maintain water pressure in higher elevation areas by varying pump speed to ensure a constant pressure is provided to residents under varying water demand conditions.

The Mountainside Estate Pump Station, located at the intersection of Craig Street and Hillcrest Avenue is a constant pressure pump station that was constructed in 1994. It has three 10 hp pumps each capable of producing 200 gpm. Two of the pumps are controlled by variable frequency drives (VFDs) that adjust pump speed to maintain a constant output pressure of 95 psi at the pump station. For the Mountainside Estates pump station one of the VFD controlled pumps typically operates continuously to maintain water pressure and other is a standby in case water demand exceeds the 200 gpm capacity of a single pump. The two VFD controlled pumps alternate operation each day. The third pump is a constant speed pump and it only operates when the two VFD controlled pumps are unable to maintain a pump station output pressure of 95 psi. The combined output of the three pumps is about 600 gpm. The design flow of the pump station was based on a fire flow of 500 gpm and a peak hourly domestic demand of 100 gpm. These design flows were the result of meetings and conversations between the CBJ Public Utilities, CBJ Engineering and CBJ Fire Departments in 1994.

Mountainside Estates Pump Station

The desired static water pressure (the no flow condition) in water mains within the Juneau Areawide Water System is typically a low of 40 psi and a high of 95 psi. The Mountainside Estates pump station is at elevation 108’ and its output pressure is 95 psi. The lowest elevation in the Mountainside Estates high elevation water service area is at the end of Hillcrest Avenue.

Its elevation is 106' and it has a static operating pressure of about 96 psi. The highest elevation in the Mountainside Estates high elevation water service area is at the end of Ling Court. Its elevation is 231' and it has a static operating pressure of about 42 psi. Houses that are higher or lower than the water main in the road may have pressures that are higher or lower than these calculated pressures.

The water distribution system piping in the Mountainside Estates high elevation service area consists of 8" ductile iron pipe. The service area includes:

- Hillcrest Avenue
- Mountainside Drive
- Timberline Court
- Edwin Place
- Pike Court
- Tarn Court
- Mary Ellen Way
- Robbie Road
- Laurie Lane
- Ling Court

A drive through survey of the service area counted 118 residences in the service area.

MOUNTAINSIDE ESTATES DOMESTIC WATER DEMAND EVALUATION

As discussed earlier, the Mountainside Estates pump station was designed to provide 100 gpm for peak hourly domestic water demand and 500 gpm for fire flows.

There are currently about 118 residences in the service area. Water usage is recorded at the Mountainside Estates pump station a couple of times each week (see Appendix A – 2018 Mountainside Estates Pump Station Flows). From the recorded water usage, daily usage is calculated by dividing the recorded usage by the number of days between each recording. The Average Gallons per Day per Residence is calculated by dividing the calculated daily usage by the number of residences. Average Daily Flow rate is calculated by dividing the daily usage by 1,440 minutes, the number of minutes in a day.

Water demand constantly changes throughout a day. Generally, there are peak water demand periods in the morning and again in the evening. Since water demand is not constant over a day it is typical to evaluate water systems based on the Peak Hourly Flow. Peak Hourly Flows are usually estimated to be between 3 and 4 times the Average Daily Flow. Since Mountainside is a relatively small subdivision, we have used a peaking factor of 4 to calculate the estimated peak hourly flows. Table 1 is a summary of the monthly flows for the Mountainside Estates Pump Station.

Table 1
2018 Mountainside Estates Water Flow Summary

Month	Average Daily Use (GPD)	Avg. GPD Per Residence	Avg. Daily Flow (gpm)	Estimated Peak Hourly Flow (gpm)[1]
January	16,116	136.6	11.2	44.8
February	17,460	148.0	12.1	48.5
March	14,884	126.1	10.3	41.3
April	15,135	128.3	10.5	42.0
May	15,202	128.8	10.6	42.2
June	18,932	160.4	13.1	52.6
July	20,423	173.1	14.2	56.7
August	16,931	143.5	11.8	47.0
September	14,276	121.0	9.9	39.7
October	14,515	123.0	10.1	40.3
November	16,511	139.9	11.5	45.9
December				
Annual Avg.	**16,399**	**139.0**	**11.4**	**45.6**

1. Estimated Peak Hourly Flow is 4.0 times the Average Daily Flow

The CBJ Water Department was contacted to discuss the estimates of peak hourly flow and they were able to review water flow trends at the Mountainside Estates pumps station using their areawide water monitoring system. They reported that in June and July the peak water flow rates recorded by their system for the Mountainside Estates pump station were constantly varying between 50 and 60 gpm. They believe 60 gpm is a good estimate of the current peak hourly flows at Mountainside Estates.

During Peak Hourly Water Demand periods not all residences will be using water simultaneously. Some will be using water at high rates and some will not be using any water at all. To evaluate future peak hourly water demands it is helpful to consider the current average contribution to the peak hourly flow rate per residence. Since there are about 120 current residences in Mountainside and the current peak hourly flows are estimated at 60 gpm, the average peak hourly flow per residence is 0.5 gpm (60 gpm peak hourly flow/120 residential units = 0.5 gpm peak hourly flow/residential unit).

Of the 100 gpm of the pump station capacity dedicated to meeting peak hourly domestic flows, there remains 40 gpm if 60 gpm is currently being used to meet peak hourly flows. Assuming new residences have similar peak hourly water demands as the existing residences, each new residence would add about 0.5 gpm to the peak hourly water demand. On that basis the remaining 40 gpm of pump station capacity available for meeting peak hourly domestic water demand is sufficient to meet the demand from an additional 80 homes (40 gpm/0.5 gpm per residence = 80 residences).

MOUNTAINSIDE ESTATES WATER PRESSURE EVALUATION

During periods of high water demand such as during a fire, the Alaska Department of Environmental Conservation's (ADEC) Drinking Water Regulations (18 AAC 80.205 (a) (5))

requires a minimum residual pressure of 20 psi in water distribution systems after accounting for pressure losses due to flow conditions.

In a water system, highest water pressures occur at the lower elevations and the lowest pressures occur at the highest elevations. ADEC's expectation is that water system pressures will be above 20 psi under conditions of peak hourly demand plus fire flows. A computer model of the Mountainside Estates water system was developed based on as-built record drawings of the water system layout, elevations and water line sizes. A number of different water system scenarios were evaluated including combinations of existing and future peak hourly water demand and fire flows to see what the impact would be on water system operating pressures. The fire flows were modeled with a 500 gpm fire flow at the end of Robbie Road. This is the location that will result in the greatest pressure losses under conditions of fire flow because it has the fire hydrant that is the furthest away from the pump station and at the highest elevation.

An additional scenario was modelled that included a future 1,000' extension to Robbie Road at the same elevation of the existing end of Robbie Road, to see the impact on water system pressure in any future development under fire flow conditions. Table 2 is a summary of the results from the computer modelling of the system.

TABLE 2
MOUNTAINSIDE ESTATES PROJECTED WATER PRESSURES AT SELECTED LOCATIONS
FOR DIFFERENT WATER DEMAND SCENARIOS

Water Demand Scenario	End of Hillcrest Ave.	Pump Station	Timberline Court	Pike Court	Tarn Court	Mary Ellen Way	End of Mtnside Drive	Robbie Road	Laurie Lane	Ling Court
Static Pressures (No Flow) (95 psi at Pump Station)	95.95	95.09	74.29	60.42	50.89	43.96	68.22	50.89	44.39	41.79
Peak Hourly Flow 60 gpm (Existing 118 Residences)	95.95	95.09	74.23	60.36	50.82	43.87	68.12	50.79	44.29	41.69
Peak Hourly Flow 100 gpm (Total 200 Residences)	95.95	95.09	74.18	60.30	50.75	43.76	68.00	50.65	44.16	41.56
Existing Peak Hour (60 gpm) Plus 500 gpm Fire @ Robbie Road	95.95	95.09	70.99	56.30	45.74	36.35	59.17	39.73	34.19	31.59
New Peak Hour (100 gpm) Plus 500 gpm Fire @ Robbie Road	95.95	95.09	70.69	55.93	45.27	35.64	58.33	38.79	33.30	30.70
New Peak Hour (100 gpm) Plus 500 gpm Fire @ End of 1000' Extension to Robbie Road	95.95	95.09	70.69	55.93	45.27	35.64	58.33	34.78	33.30	30.70

In general, it appears that there is a very small decrease in operating system pressures during periods of either existing or future peak hourly flows when compared to the static pressure. When evaluated in combination with fire flow conditions of 500 gpm at the upper end of Robbie Road, a more notable pressure drop of up to about 12 psi is expected in the existing Robbie Road, Ling Court and Laurie Lane area. However, none of the conditions of peak hourly demand in combination with 500 gpm fire flows result in water system pressures less than the ADEC minimum of 20 psi.

APPENDIX A

MOUNTAINSIDE ESTATES PUMP STATION

2018 WATER FLOW RECORDS

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

January, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	1040	45	95	718,752	74,500	18,625	12.9
3							
4							
5							
6							
7							
8							
9	1000	46	94	720,837	108,500	15,500	10.8
10							
11							
12	0930	48	94	721,312	47,500	15,833	11.0
13							
14							
15							
16	1000	45	95	721,987	67,500	16,875	11.7
17							
18							
19	1000	48	95	722,417	43,000	14,333	10.0
20							
21							
22							
23	1520	48	94	723,097	68,000	17,000	11.8
24							
25							
26	1100	49	94	723,512	41,500	13,833	9.6
27							
28							
29							
30	0900	51	94	724,189	67,700	16,925	11.8
31							
					Averages	**16,116**	**11.2**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

February, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	1005	50	94	724,678	48,900	16,300	11.3
3							
4							
5							
6	1040	38	92	725,428	75,000	18,750	13.0
7							
8							
9							
10							
11							
12							
13	0940	53	94	726,712	128,400	18,343	12.7
14							
15							
16	1130	49	93	727,196	48,400	16,133	11.2
17							
18							
19							
20	1033	48	94	727,907	71,100	17,775	12.3
21							
22							
23							
24							
25							
26							
27							
28							
					Averages	**17,460**	**12.1**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

March, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	0830	49	93	729,680	177,300	14,775	10.3
3							
4							
5							
6	1150	49	94	730,365	68,500	17,125	11.9
7							
8							
9	1200	49	94	730,815	45,000	15,000	10.4
10							
11							
12							
13	0915	49	95	731,463	64,800	16,200	11.3
14							
15							
16	1115	48	95	731,905	44,200	14,733	10.2
17							
18							
19							
20	1020	47	94	732,491	58,600	14,650	10.2
21							
22							
23	1000	48	95	732,874	38,300	12,767	8.9
24							
25							
26							
27							
28	0900	48	95	733,565	69,100	13,820	9.6
29							
30							
					Averages	**14,884**	**10.3**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

April, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3	1040	48	94	734,444	87,900	14,650	10.2
4							
5	1545	49	94	734,730	28,600	14,300	9.9
6							
7							
8							
9							
10	1000	48	95	735,488	75,800	15,160	10.5
11							
12	1505	49	94	735,839	35,100	17,550	12.2
13							
14							
15							
16							
17							
18							
19							
20	1110	48	94	736,992	115,300	14,413	10.0
21							
22							
23							
24	0936	46	94	737,629	62,700	15,675	10.9
25							
26							
27	1430	47	94	738,055	42,600	14,200	9.9
28							
29							
30							
					Averages	**15,135**	**10.5**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

May, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3							
4	1135	46	94	739,141	108,600	15,514	10.8
5							
6							
7							
8	1000	48	93	739,783	64,200	16,050	11.1
9							
10	1310	45	94	740,092	30,900	15,450	10.7
11							
12							
13							
14							
15	1020	47	95	740,859	49,700	9,940	6.9
16							
17							
18	1445	47	95	741,337	47,800	15,933	11.1
19							
20							
21	1520	46	94	741,868	53,100	17,700	12.3
22							
23							
24							
25	1015	45	94	742,437	56,900	14,225	9.9
26							
27							
28							
29	0935	48	93	743,109	67,200	16,800	11.7
30							
31							
					Averages	**15,202**	**10.6**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

June, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1	1230	49	93	743,662	55,300	18,433	12.8
2							
3							
4							
5	1015	47	95	744,419	75,700	18,925	13.1
6							
7							
8	1320	47	94	744,896	47,700	15,900	11.0
9							
10							
11							
12	0935	48	92	745,545	64,900	16,225	11.3
13							
14							
15	1335	49	93	746,032	48,700	16,233	11.3
16							
17							
18	1315	48	95	746,524	49,200	16,400	11.4
19							
20							
21							
22	0915	47	95	747,462	93,800	23,450	16.3
23							
24							
25							
26	1000	47	93	748,651	118,900	29,725	20.6
27							
28							
29	0912	47	94	749,106	45,300	15,100	10.5
30							
					Averages	**18,932**	**13.1**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

July, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	1020	47	93	749,642	53,600	17,867	12.4
3							
4							
5							
6	0825	50	91	750,490	84,800	21,200	14.7
7							
8							
9							
10							
11	1300	46	94	751,470	98,000	19,600	13.6
12							
13	1050	47	92	751,796	32,600	16,300	11.3
14							
15							
16							
17	1030	48	93	752,545	74,900	18,725	13.0
18							
19							
20	1135	47	94	753,065	52,000	17,333	12.0
21							
22							
23							
24	1245	47	93	754,016	95,100	23,775	16.5
25							
26							
27	1505	47	94	754,647	65,800	21,933	15.2
28							
29							
30							
31	1030	46	94	755,730	108,300	27,075	18.8
					Averages	**20,423**	**14.2**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

August, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3	1020	47	94	756,274	54,400	18,133	12.6
4							
5							
6							
7	1020	46	93	756,982	76,800	19,200	13.3
8							
9							
10	1010	50	94	757,435	45,300	15,100	10.5
11							
12							
13							
14	1000	45	93	758,089	65,400	16,350	11.4
15							
16							
17	1010	47	94	758,683	59,400	19,800	13.8
18							
19							
20							
21	1030	47	95	759,377	69,400	17,350	12.0
22							
23							
24	1245	48	94	759,842	46,500	15,500	10.8
25							
26							
27							
28	1340	47	93	760,497	65,500	16,375	11.4
29							
30							
31	0825	48	94	760,934	43,700	14,567	10.1
					Averages	**16,931**	**11.8**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

September, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3							
4	1435	42	94	761,661	72,700	18,175	12.6
5							
6							
7	0930	46	93	762,065	40,400	13,467	9.4
8							
9							
10							
11	1020	49	94	762,637	57,200	14,300	9.9
12							
13							
14	0955	45	94	763,041	40,400	13,467	9.4
15							
16							
17							
18	1055	50	93	763,656	61,500	15,375	10.7
19							
20							
21	1020	45	94	764,057	40,100	13,367	9.3
22							
23							
24							
25	1205	47	93	764,618	56,100	14,025	9.7
26							
27							
28	0930	46	94	764,979	36,100	12,033	8.4
29							
30							
					Averages	**14,276**	**9.9**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

October, 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2	1000	47	93	765,571	76,551	19,138	13.3
3							
4							
5	0955	47	93	765,996	42,500	14,167	9.8
6							
7							
8							
9	1010	47	94	766,616	62,000	15,500	10.8
10							
11							
12	1400	47	93	767,005	38,900	12,967	9.0
13							
14							
15							
16	1015	46	94	767,567	56,200	14,050	9.8
17							
18							
19	0910	47	93	767,952	38,500	12,833	8.9
20							
21							
22							
23	1450	46	94	768,552	60,000	15,000	10.4
24							
25							
26	1010	47	93	768,926	37,400	12,467	8.7
27							
28							
29							
30							
31							
					Averages	**14,515**	**10.1**

MOUNTAINSIDE ESTATES PUMP STATION FLOWS

November 2018

Date	Time	PSI In	PSI Out	Meter Reading	Usage (Gal.)	Daily Use (GPD)	Avg. Daily Flow (gpm)
1							
2							
3							
4							
5							
6	1030	48	93	770,616	169,200	15,382	10.7
7							
8							
9	1010	47	95	771,102	48,600	16,200	11.3
10							
11							
12							
13	1020	48	93	771,820	71,800	17,950	12.5
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							
					Averages	**16,511**	**11.5**

BEFORE THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU

MOUNTAINSIDE ESTATES
NEIGHBORHOOD ASSOCIATION, ET AL.,

Appellant,

vs.

CBJ PLANNING COMMISSION, and
MICHAEL AND WILLIAM HEUMANN,

Appellees,

Appeal of:
Notice of Decision
CDD File No. SMP2018-0002

STIPULATED SETTLEMENT AGREEMENT

The parties to this Agreement are the Appellants, consisting of the Mountainside Estates Neighborhood Association and 17 individuals,[1] ("MENA"); the CBJ Planning Commission ("PC"), and Michael and William Heumann, ("Heumanns"). The parties are executing this Stipulated Settlement Agreement in order to resolve this appeal in its entirety, after the Assembly granted their joint motion for a 90 day stay of the appeal for such intended purpose.

Background Information:

The Heumanns applied for approval of a preliminary plat to subdivide and develop the first 12 lots of a phased major subdivision on a 30.67 acre parcel named Richland Manor, which is adjacent to the existing Mountainside Estates subdivision. During the planning process and at the February 26, 2019 hearing on the Heumanns' application, many of the appellants testified against the application, raising concerns that included and related to increased traffic, including construction traffic, pedestrian and child safety, decreased home values, crime and quality of life.

1 In the interests of space, the individual appellants are not listed here but will sign this document at the bottom. Collectively the appellants will be designated as MENA.

On February 28, 2019 the PC issued its decision approving the preliminary plat requested by the Heumanns, with conditions. This appeal followed. The parties then entered into settlement negotiations which have resulted in the following agreements, intended to fully resolve all issues raised in MENA's appeal.

Agreements of the Parties:

The parties agree to the following terms of settlement:

1. SMP 2018 0002 is the preliminary plat approved with conditions, by the PC's February 28, 2019 Notice of Decision ("NOD"), both of which are attached as Exhibit A.
2. Within 30 days of executing this Agreement, the Heumanns will submit an application for the alternative preliminary plat depicted in Attachment B ("alternative plat"). The application will be for approval of Phase 1 of the alternative plat and conditions set out in Exhibit B. For clearer illustration, the features of the alternative plat establishing greenbelt separation on the individual lots between Richland Manor and Mountainside Estates are set out in Exhibit C, ("greenbelt buffers").
3. The parties acknowledge that the alternative preliminary plat application will include the sketch plat in Exhibit D, showing future proposed phases of the Richland Manor subdivision, as required by CBJ 49.15.410, but the application and intended PC action is limited to approval of Phase 1.
4. The following subdivision features, conditions and actions are agreed to between or accepted by the parties as a condition of the dismissal of the appeal and complete settlement of this dispute. To the extent that any of the subdivision features, conditions, or required actions may be included on the alternative plat or the associated conditions, they shall be. The appellants and Heumanns acknowledge, however, that not all features, conditions, notes or

other information appearing on the alternative plat are legally required or enforceable by the Planning Commission and/or the CBJ.

The subdivision features and conditions listed below shall be included or referenced on the plat. To the extent any features, conditions, notes or actions, including, but not limited to, density conditions, are not subject to PC authority or CBJ enforcement jurisdiction, they are indicated with an asterisk* and considered contractual obligations between the Heumanns and Appellants enforceable by direct private legal action to enforce this agreement, or any other lawful process.

(a) Hooter Lane will be developed as a public two-way street, as set out in the alternative plat, subject to CBJ public improvement standards, in CBJ 49.35.

(b) Hooter Lane from Glacier Highway to Hillcrest Avenue, and Hillcrest Avenue and Mountainside Drive shall be developed with a a sidewalk on one side. The number of sidewalks in the remainder of Richland Manor will be determined at the time of future development applications.

(c) *Density: It is agreed that the loop road of Hillcrest Ave. and Mountainside Drive will be developed as single family homes, as depicted on the attached alternative plat.

(d) *Robbie Road development that is connected to Mountainside Estates shall be limited to not more than 7 single family homes, 3 of which may have accessory apartments.

(e) Robbie Road shall terminate and shall not be a point of access to Richland Manor, unless required, and gated, for fire/emergency service access only.

(f) Hillcrest Avenue shall terminate at Hooter Lane. Hillcrest Avenue may connect to Hooter Lane west of the existing Hillcrest alignment as shown in the alternative plat (Exhibit C). Alternatively road access to the northeast portion of Tract B-1 may connect

to the east/west portion of Mountainside Drive across from the entrance to the "pocket" between Hillcrest and Mountainside.

(g) *Greenbelt buffers will be implemented and privately maintained by lot owners as delineated on the alternative plat, Exhibit B (and as more clearly drawn for illustrative purposes in Exhibit C) to separate single family homes from multi-family development. Excavation for purposes of slope stabilization may take place in the greenbelt buffers provided they are allowed to revegetate following construction. In the event this becomes necessary Heumann will consult with adjacent homeowners about the impacts.

5. The following subdivision features, conditions and requirements will not be included or referenced on the plat and are also not matters for PC and/or CBJ enforcement through the platting process, but rather are created by and subject to this contractual agreement as between Heumanns and appellants, and are thus subject to private enforcement by direct private legal action or any other lawful process:

(a) Construction traffic that will utilize roads within Mountainside Estates will be limited to the development and build out of the Hillcrest Avenue extension to Hooter Lane and any development of the seven homes allowed on Robbie Road.

(b) Hooter Lane will be constructed "from the bottom up", meaning that construction will start at Glacier Highway and proceed uphill.

(c) On Tract A, the "pocket" in the loop between Hillcrest Avenue and Mountainside Avenue, there shall be no more than 16 dwelling units, which shall be contained in buildings of no more than 4 units per building, not to exceed two stories each.

(d) Construction traffic for Richland Manor which flows through Mountainside Estates will be limited to the hours between 7:00 a.m. and 7:00 p.m. On days when children are in school in the Juneau School District there will be no construction traffic through

Mountainside Estates between the hours of 7:00 a.m. to 8:15 a.m. and 2:30 p.m. to 3:45 p.m.

(e) Traffic calming measures will be incorporated as part of the CBJ's public right of way adoption process to address changes in traffic patterns or density that may arise from the construction of Richland Manor, subject to CBJ approval. The Heumanns will be responsible for stop signs at all appropriate locations; a 20 MPH posted speed limit; and "Children at Play" warning signs in all appropriate locations within Richland Manor Subdivision. CBJ shall be responsible for similar measures, as appropriate, on Hillcrest Avenue and Mountainside Drive to Craig Street, within Mountainside Estates.

(f) *Water System: As soon as feasible, but in any event prior to connecting up to 80 new residential units to the existing water system and prior to the completion of Mountainside Drive, the Heumanns will connect the water supply system in a loop that encompasses Mountainside Drive and Hillcrest Street or more directly between Hillcrest Avenue and Mountainside Drive. For all units beyond 80, there will be a separate additional water supply developed. Should a unit be disconnected from the water system it may be replace with another.

6. The alternative plat application will be processed in the normal course of business by Community Development Department ("CDD"), followed by the PC's review at a regular PC meeting.

7. CDD has reviewed Attachments B and C, the sketch plat in Exhibit D, and the conditions set out above, and has determined it can conceptually support and recommend approval of the application to the PC, with the associated conditions.

8. Appellants will support the proposed application and agree to timely submit a statement of such support to CDD for inclusion in the packet before the PC.

9. No individual Appellant(s), member of Appellant MENA, MENA representative or Appellee will speak against, obstruct or oppose the alternative plat application or related CBJ, State of Alaska and Federal permits in writing or in public testimony.

10. The Heumanns and Appellants agree that the application is a good faith compromise to settle this appeal, and that if the application is not approved as submitted, either party may request that the stay be lifted to proceed with the appeal of SMP2018 0002. The request must be made within 10 days of the Notice of Decision.

11. The PC has not reviewed, and is not authorized to commit its support and/or approval of the application prior to reviewing it through the normal hearing process, but acknowledges that the application will not automatically supersede or replace SMP2018 0002 unless the PC issues a NOD approving the application as submitted and no appeal is filed by a third party not subject to this agreement.

12. Nothing in this Agreement shall operate or be interpreted to supersede or waive any CBJ Code provision or requirement, including technical plat requirements.

13. If the PC issues a NOD approving the application as submitted and no appeal has been filed by a 3rd party Appellants will file an executed dismissal of the appeal with prejudice, within 3 business days of the expiration of the time limit within to appeal the NOD.

14. Appellants individually and jointly expressly waive their individual and associational rights to appeal to the Assembly under CBJ 01.50, or to otherwise challenge, an NOD that approves the application as submitted. This waiver does not apply to an NOD that alters the terms of this agreement in any significant respect.

15. Should the PC issue a NOD approving the application as submitted which is not appealed by any party, all parties understand that this Agreement shall operate as a full

and final mutual release and discharge of all parties against each other on behalf of themselves, their members, officers, agents, successors, assigns, attorneys, and anyone who can claim through or on behalf of the parties from the current appeal and from any and all past, present, and future appeals or claims relating to SMP 2018 0002 and the approved application. The parties understand and acknowledge that this release and discharge is made for the purpose of settlement and that it may not be construed as an admission of liability.

16. If a third party appeals a Notice Of Decision that approves the alternative plat,, the Heumanns and MENA shall immediately meet and confer (with or without the involvement of the third party appellants) to determine whether there is a solution that is consistent with this Agreement. If an agreement cannot be reached, the Heumanns will have the right to elect to defend against the appeal of the approved alternative plat, in which case MENA will support the Heumanns to the extent necessary to preserve this Agreement, or to abandon the approved alternative plat, lift the stay and defend the original preliminary plat in this appeal brought by MENA.
17. In executing this Agreement, each member of each party fully, completely, and unconditionally acknowledges and agrees that it has had the opportunity to consult with, and have the advice of, duly licensed and competent attorneys, and that it has executed this Agreement after independent investigation, voluntarily and without fraud, duress, or undue influence. Each party expressly consents that this Agreement be given full force and effect according to each and every of its express terms and provisions.
18. Each person executing this Agreement on behalf of another person or organization represents and warrants to each member of all other parties that he or she is fully authorized to execute and deliver this Agreement on behalf of such person or

organization. Each member of each party represents and warrants to all members of all other parties that no consent of any person not a party to this Agreement is necessary in order for this Agreement to be fully and completely binding upon each member of the parties hereto.

19. The parties agree to bear their own costs and attorney fees in this appeal.

Respectfully submitted this 23 day of ~~August~~ Sept 2019.

APPELLANTS, MENA, et al

By: _____
Paul H. Grant, Esq. /Libby Bakalar, Esq.
Alaska Bar No. 7710124

APPELLEE WILLIAM HEUMANN

By: _____
William Heumann

APPELLEE MICHAEL HEUMANN

By: _____
Michael Heumann

APPELLEE PC

By: Jane S. Mores 9/30/19
Jane S, Mores, Esq.
Alaska Bar No. 9011115

SIGNATURES OF INDIVIDUAL APPELLANTS

The following are the individual Appellants in the CBJ Planning Commission appeal designated as No. SMP2018-0002. By signing below each of them certifies that he or she has reviewed the Stipulated Settlement Agreement and the associated exhibits, and agrees that the appeal should be resolved as set out in the Agreement. It is understood that this is a compromise agreement, and that not every Appellant agrees with every term. However, each of the signing Appellants endorses the Settlement as his or her voluntary act, without coercion or undue influence. Each of the signing Appellants agrees that he or she will not oppose the application for approval of the modified plat before the planning commission, and each of them understands that MENA will provide a statement of support for the application.

Dawn Wolfe 9/5/19
date

Eugene Huang 9/11/19
date

Steve Ina 9/5/2019
date

Katherine Sullivan 9/11/19
date

Euming Suewing 9-17-19
date

Luciana Alinson 9-14-19
date

Kerrie Suewing 9-12-19
date

Dave Tallmon 9/12/19
date

Kelli Manchester 9/5/19
date

Dane Lenaker 9/9/19
date

Noelle Blanc 9-12-19
date

Tom Rutecki 9-5-2019
date

Mary Noreross 9/12/2019
date

Bob Janes 9/6/2019
date

Kris Coffee 9/5/19
date

Rhonda Biles 9/5/19
date

Mathew Pegues 9/5/19
date

EXHIBIT A

Planning Commission
(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: February 28, 2019
File No.: SMP2018 0002

Michael & William Heumann
6000 Thane Road
Juneau, AK 99801

Proposal:	A Preliminary Plat for a phased major subdivision to include 12 single-family lots and 1 large tract (13 lots total).
Property Address:	4506, 4508, 4510 Hillcrest Avenue
Legal Description:	Richland Manor Tract B
Parcel Code No.:	7B1001160010
Hearing Date:	February 26, 2019

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 14, 2019, and approved the preliminary plat to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to final plat approval, the following changes shall be made to the preliminary plat:
    a. Complete all 22 requested plat changes listed in the MEMO dated January 31, 2019, from CBJ Engineering & Public Works.
    b. On sheet one (1), label Laurie Lane.
    c. On sheet two (2), label the western lot line with bearing and distances described.
    d. On sheet one (1), show all five (5) lots on the south side of Coogan Drive, created Plat 2009-18.
    e. Through the review process, Blocks A and B have gotten switched. Plat Notes 9 & 10 do not match the plat when referencing the bungalow lots and panhandle lots. Change the plat graphic to match the plat notes or vice versa.
    f. Prior to final plat recording, remove setbacks, wetlands, drainage, and contours from plat graphic and legend.

g. On all pages, use a dashed font to label the original TRACT B.
h. Add the following Plat Note: "Further Subdivision of Tract B-1, Richland Manor 2 Subdivision shall require City & Borough of Juneau Preliminary Platting Requirements indicating adequate access for all lots created in Phase 1, Richland Manor Subdivision 2, and all future Phases."

2. The developer shall utilize Best Management Practices to treat or reduce any harmful particulates that may arise from the development.

3. The developer shall use Best Management Practices for storm water runoff to prevent sediment run-off from construction activities into neighboring waterbodies.

4. The average daily trips (ADT) generated by Phase 1, Richland Manor 2 Subdivision, and all future phases will be included in the ADT's generated by any future development of Tract B1.

5. A Hillside Development Permit may be required if triggered by CBJ 49.70.210(a)(1-5).

6. Sidewalks on both sides of the street are required for Phase 1.

7. All future phases of development may require wetlands delineation.

8. For each pair of panhandle lots sharing a driveway, the applicant must provide a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners. The applicant shall also create a plat note referencing the easements.

9. The applicant shall pave, or bond for, the portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater, for all panhandle lots created with this subdivision.

10. The applicant shall construct, or bond for, street lights at each intersection in this subdivision with spacing between lights not to exceed 250 feet.

11. Prior to construction plan approval, the applicant shall submit a lighting plan meeting applicable CBJ standards.

12. A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the Director prior to recording the plat.

13. The applicant shall install a residential sprinkler system that meets Capital City Fire & Rescue requirements in each dwelling unit within this subdivision.

14. The sketch plat shall be amended to show a future connection to Hooter Lane from Hillcrest Avenue.

15. The applicant must submit a drainage plan showing how drainage will flow from the subdivision to Glacier Highway; this drainage plan must be approved by the CBJ Engineering & Public Works Department. This drainage plan must be signed and stamped by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

16. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to CDD for review by the Director of Engineering & Public Works for compliance with 49.35.140.

17. Prior to final plat approval, an engineer's estimate for the installation of public utilities and improvements must be submitted to CDD and reviewed and approved by CDD and CBJ Engineering & Public Works.

18. Prior to final plat approval, the applicant must construct, and/or bond for, all required public utilities and improvements.

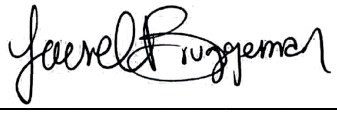
Attachment: February 14, 2019 memorandum from Laurel Bruggeman, Community Development, to the CBJ Planning Commission regarding SMP2018 0002.

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

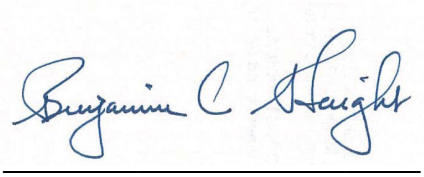
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030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

Effective Date: The permit is effective upon approval by the Commission, February 26, 2019.

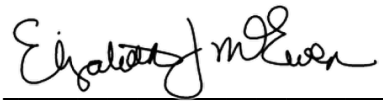
Expiration Date: The permit will expire five (5) years after the effective date, or February 26, 2024, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: 

Laurel Bruggeman, Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission

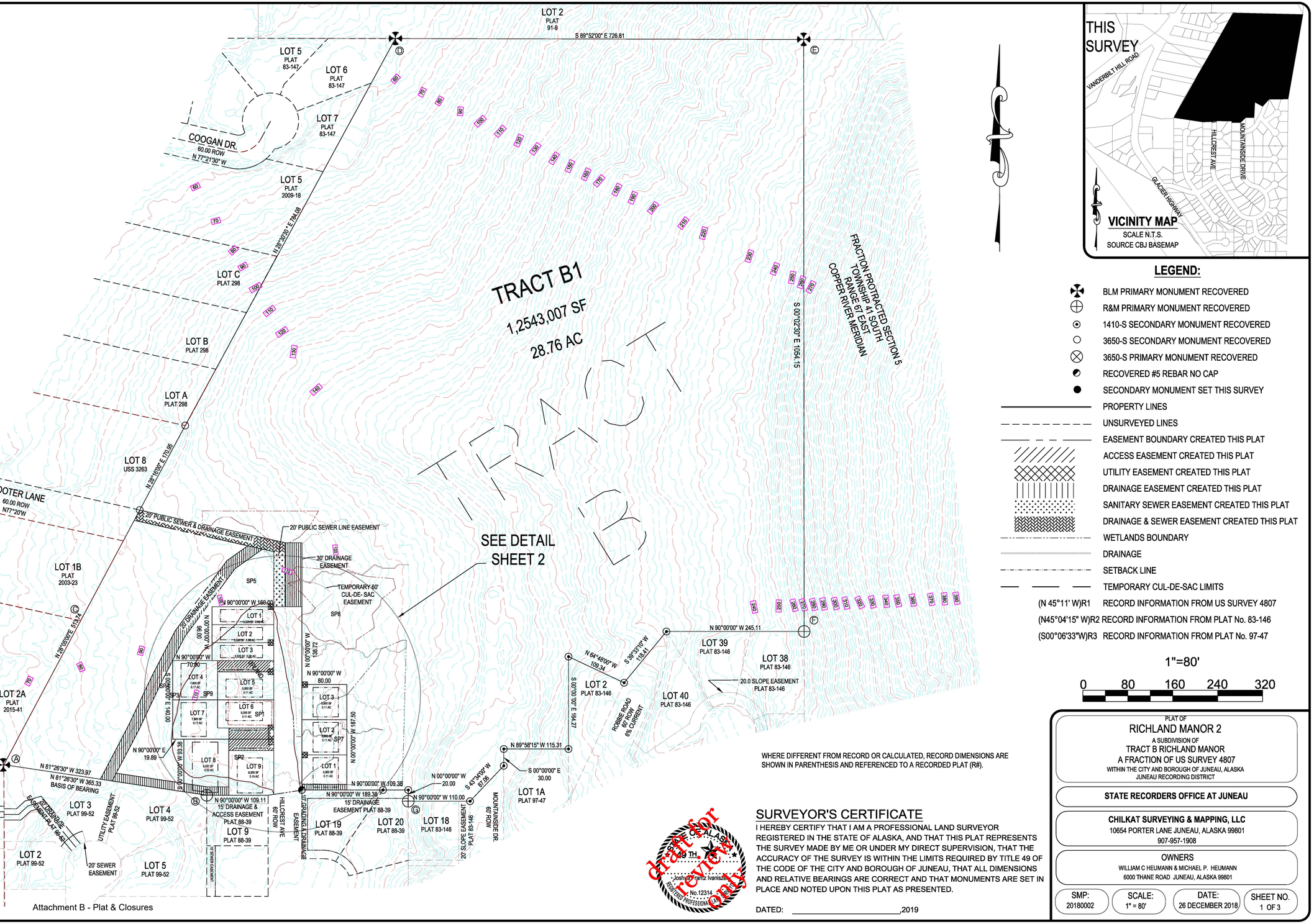


Filed With Municipal Clerk

3/5/2019
Date

cc: Plan Review

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



LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 3650-S SECONDARY MONUMENT RECOVERED
- 3650-S PRIMARY MONUMENT RECOVERED
- RECOVERED #5 REBAR NO CAP
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY CREATED THIS PLAT
- ACCESS EASEMENT CREATED THIS PLAT
- UTILITY EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT CREATED THIS PLAT
- SANITARY SEWER EASEMENT CREATED THIS PLAT
- DRAINAGE & SEWER EASEMENT CREATED THIS PLAT
- WETLANDS BOUNDARY
- DRAINAGE
- SETBACK LINE
- TEMPORARY CUL-DE-SAC LIMITS
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47

1"=80'

0 80 160 240 320

WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____,2019

Joshua P. Iranitz Ivanisze
No.12314
REGISTERED PROFESSIONAL

Draft for review only

PLAT OF
RICHLAND MANOR 2
A SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT JUNEAU

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SMP:	SCALE:	DATE:	SHEET NO.
20180002	1" = 80'	26 DECEMBER 2018	1 OF 3

LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
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- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47

HOOTER LANE
60.00 ROW
N77°20'W

LOT 1B
PLAT
2003-23

N 28°00'00" E 20.15

N 77°20'00" W 265.08

20' PUBLIC SEWER & DRAINAGE EASEMENT

N 77°20'00" W 207.08

TRACT B1
1,253,007 SF
28.76 AC

N 90°00'00" E 30.00

30' DRAINAGE EASEMENT

20' PUBLIC SEWER EASEMENT

S 00°00'00" E 113.96

N 54°28'52" E 45.18

S 54°28'52" W 60.19

26.83

20.67

N 00°00'00" W 113.96

96.16

N 38°28'58" E 159.01

S 46°28'58" W 150.22

N 90°00'00" E 160.00

110.00

50.00

R=60'

LOT 1
3,520 SF 0.08 AC

32.00

LOT 2
3,520 SF 0.08 AC

N 00°00'00" W 96.35

LOT 3
3,520 SF 0.08 AC

N 27°10'35" E 82.29

S 27°10'35" W 90.35

10 X 10 UTILITY EASEMENT

N 90°00'00" W 180.00

20' ACCESS EASEMENT FOR LOT 3

20.00

N 90°00'00" E 100.00

LOT 4
7,600 SF
0.17 AC

N 00°00'00" W 70.00

LOT 5
5,000 SF
0.11 AC

50.00

N 90°00'00" W 100.00

80.00

LOT 6
5,000 SF
0.11 AC

LOT 7
7,600 SF
0.17 AC

20' ACCESS EASEMENT FOR LOT 6

N 90°00'00" W 180.00

160.11

19.89

20' ACCESS EASEMENT FOR LOT 9

N 90°00'00" E 80.11

S 00°00'00" E 93.41

LOT 8
9,439 SF
0.22 AC

N 00°00'00" E 79.54

LOT 9
6,364 SF
0.15 AC

78.00

N 00°00'00" W 138.72

N 90°00'00" E 80.00

63.90

LOT 3
5,000 SF
0.11 AC

63.50

LOT 2
5,000 SF
0.11 AC

LOT 1
5,000 SF
0.11 AC

N 90°00'00" E 80.00
10' DRAINAGE EASEMENT

S 81°10'15" W 50.60

15' DRAINAGE EASEMENT PLAT 88-39

HILLCREST AVE
N 00°00'00" E
50' ROW

BLOCK A

BLOCK B

LOT 2A
PLAT
2015-41

N 27°49'42" E 107.38

S 27°49'42" W 106.84

N 25°20'43" E 96.33

S 25°20'43" W 96.42

20' DRAINAGE EASEMENT

N 81°26'30" W 21.17

121.71

15' DRAINAGE EASEMENT

BASIS OF BEARINGS
S 81°26'30" E 365.33

N 81°26'30" W 41.14

N 00°00'00" W 39.10

N 00°00'00" W 77.98

15' DRAINAGE & ACCESS EASEMENT

S 81°10'15" W 10.11

TRACT 1A1
PLAT
2015-41

20' DRAINAGE EASEMENT
PLAT 2015-41

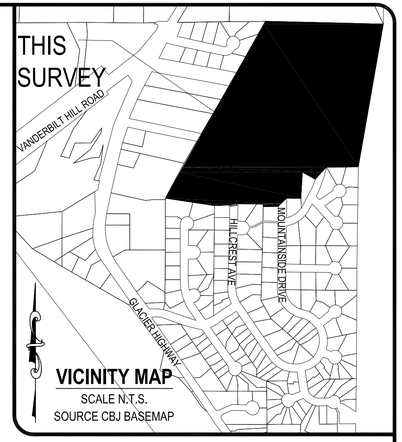
LOT 3
PLAT 99-52

LOT 4
PLAT 99-52

LOT 9
PLAT 88-39

LOT 19
PLAT 88-39

HILLCREST AVE
5%



VICINITY MAP
SCALE N.T.S.
SOURCE CBJ BASEMAP

CHILKAT SURVEYING
BLK B
ROW | L 2
L 1
2019
PLS 12314

TYPICAL MONUMENT DETAIL
N.T.S.
5/8" x 36" REBAR WITH 2.5" ALUMINUM CAP

STATE OF ALASKA
49TH
Joshua Lantz Ivanisnak
No. 12314
PROFESSIONAL LAND SURVEYOR

draft for review

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____,2019

WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).

1"=30'

0 30 60 90 120

PLAT OF
RICHLAND MANOR 2
A SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT JUNEAU

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
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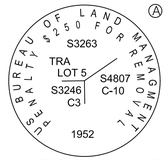
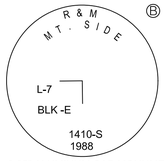
6000 THANE ROAD JUNEAU, ALASKA 99801

SMP:	SCALE:	DATE:	SHEET NO.
20180002	1" = 30'	26 DECEMBER 2018	2 OF 3

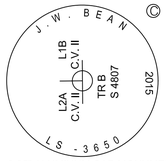
FOUND MONUMENT DESCRIPTIONS:



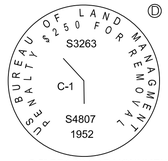
2.5" BRASS CAP MONUMENT



3.25" ALUMINUM CAP MONUMENT



3.25" ALUMINUM CAP MONUMENT



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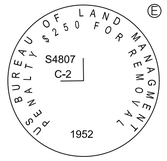
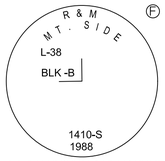
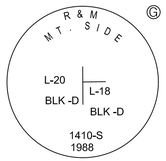


2.5" BRASS CAP MONUMENT



3.25" ALUMINUM CAP MONUMENT



3.25" ALUMINUM CAP MONUMENT

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____ , DATED _____ , 2019_____ , AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

_____DATED _____ , 2019

CHAIRMAN OF THE PLANNING COMMISSION

CITY AND BOROUGH OF JUNEAU

ATTEST:

_____

MUNICIPAL CLERK

CITY AND BOROUGH OF JUNEAU

OWNERSHIP CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____,2019

_____ _____

WILLIAM C. HEUMANN MICHAEL P. HEUMANN

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
)SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS____ DAY OF _____, 2019, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM C. HEUMANN AND MICHAEL P. HEUMANN TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTES:

1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.

2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.

3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 3263; US SURVEY 4807, PLAT OF SUBDIVISION OF LOTS 9 AND 10 US SURVEY 3263 TRACT A PLAT NO. 298 RECORDED 9 AUGUST 1961; MOUNTAINSIDE SUBDIVISION PLAT NO. 83-146 RECORDED 23 SEPTEMBER 1983; FAIRWEATHER SUBDIVISION PLAT NO. 83-147 RECORDED 23 SEPTEMBER 1983; DESERET SUBDIVISION PLAT NO. 91-9 RECORDED 28 FEBRUARY 1991; MOUNTAINSIDE SUBDIVISION II PLAT NO. 88-39 RECORDED 28 DECEMBER 1988; RICHLAND MANOR SUBDIVISION PLAT NO. 97-47 RECORDED 24 JULY 1997; VANDERBILT HILL SUBDIVISION PLAT NO. 99-52 RECORDED 29 OCTOBER 1999; A PLAT OF RESUBDIVISION OF LOT 1 CHILKAT VIEW SUBDIVISION PLAT NO. 2003-23; RECORDED 9 SEPTEMBER 2003; CHILKAT VIEW SUBDIVISION II PLAT NO. 2005-20 RECORDED 20 APRIL 2005; A PLAT OF FALLING TREE SUBDIVISION PLAT NO. 2009-18 RECORDED 7 JULY 2009; PLAT OF LOT 2A, CHILKAT VIEW SUBDIVISION II AND TRACT 1A1, US SURVEY 3246 PLAT NO. 2015-41 RECORDED 6 OCTOBER 2015 ON FILE WITH IN THE JUNEAU RECORDING DISTRICT.

4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).

5) DOMESTIC WATER & SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

7) THE STORMWATER RUNOFF IS ACCEPTABLE PER RICHLAND MANOR II SUBDIVISION DRAINAGE PLAN IN APPROVED CONSTRUCTION PLAN SET AS APPROVED BY CBJ ENGINEERING. . ALL REQUIRED RICHLAND MANOR II SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12 EXCAVATION AND GRADING CODE.

8) OTHER THAN AS SHOWN, THERE IS AN IMPLIED PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE PROPERTY LINES WITHIN THE SUBDIVISION BEING 10FT IN WIDTH CENTERED ON EACH ADJOINING PROPERTY LINE.

9) LOTS 1 , 2, AND 3 BLOCK B ARE BUNGALOW LOTS. AT THE TIME OF PLAT RECORDING, STRUCTURES ON LOTS 1 & 2 & 3 BLOCK B ARE LIMITED TO ONE 1,000 SQUARE FOOT DETACHED SINGLE-FAMILY RESIDENCE PER LOT; OTHER DEVELOPMENT RESTRICTIONS APPLY. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

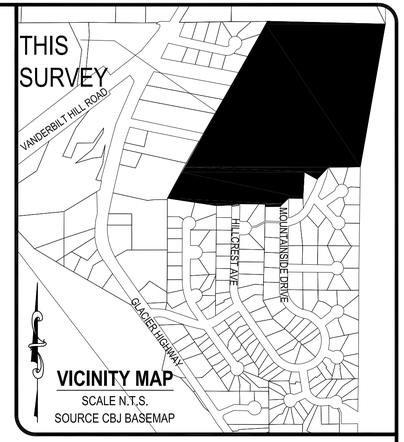
10) LOTS 4, 5, 6, 7, 8, AND 9 BLOCK B ARE PANHANDLE LOTS. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 4, 5, 6, 7, 8, AND 9 BLOCK B IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

11) WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY. WETLANDS DELINEATED BY KOREN BOSWORTH NOVEMBER 2018

11) TOPOGRAPHY DERIVED FROM WATERSHED SCIENCES, INC CBJ LIDAR AND IMAGERY PROJECT DATA COLLECTED MAY 2013 2" CONTOURS.

LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 3650-S SECONDARY MONUMENT RECOVERED
- 3650-S PRIMARY MONUMENT RECOVERED
- RECOVERED #5 REBAR NO CAP
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY CREATED THIS PLAT
- ACCESS EASEMENT CREATED THIS PLAT
- UTILITY EASEMENT CREATED THIS PLAT
- DRAINAGE EASEMENT CREATED THIS PLAT
- SANITARY SEWER EASEMENT CREATED THIS PLAT
- DRAINAGE & SEWER EASEMENT CREATED THIS PLAT
- WETLANDS BOUNDARY
- DRAINAGE
- SETBACK LINE
- TEMPORARY CUL-DE-SAC LIMITS
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47



VICINITY MAP
SCALE N.T.S.
SOURCE CBJ BASEMAP

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 81°26'30" W AS DELINEATED ON THE OFFICIAL PLAT OF VANDERBILT HILL SUBDIVISION, DATED 29 OCTOBER 1999, BETWEEN FOUND PRIMARY MONUMENTS WHICH MARK THE NW CORNER OF LOT 3 AND THE NE CORNER OF LOT 4, VANDERBILT HILL SUBDIVISION AS SHOWN ON THIS PLAT.

0 80 160 240 320

1"=80'

draft for review only

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: _____,2019

PLAT OF
RICHLAND MANOR 2
A SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT JUNEAU

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SMP:	SCALE:	DATE:	SHEET NO.
20180002	1" = 30'	26 DECEMBER 2018	3 OF 3

EXHIBIT A

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, AK 99801
907 957-1908 chilkat.surveying@gmail.com

Date: 24 JANUARY 2019

To: CBJ COMMUNITY DEVELPOMENT DEPARTMENT
155 SOUTH SEWARD ST.
Juneau, Alaska 99801

Subject: Lot closure reports

Remarks: The lot closure reflects the proposed subdivision of Richland Manor II

BLOCK A
Lot 1

Northing	Easting	Bearing	Distance
2379490.480	2527711.091		
		N 90°00'00" W	110.000
2379490.480	2527601.091		
		N 00°00'00" W	32.000
2379522.480	2527601.091		
		N 90°00'00" E	110.000
2379522.480	2527711.091		
		S 00°00'00" E	32.000
2379490.480	2527711.091		

Closure Error Distance> 0.00000
Total Distance> 284.000
Polyline Area: 3520 sq ft, 0.08 acres

Lot 2

Northing	Easting	Bearing	Distance
2379458.480	2527711.091		
		N 90°00'00" W	110.000
2379458.480	2527601.091		
		N 00°00'00" W	32.000
2379490.480	2527601.091		
		N 90°00'00" E	110.000
2379490.480	2527711.091		
		S 00°00'00" E	32.000
2379458.480	2527711.091		

Closure Error Distance> 0.00000
Total Distance> 284.000
Polyline Area: 3520 sq ft, 0.08 acres

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, AK 99801
907 957-1908 chilkat.surveying@gmail.com

```
Lot 3
Northing      Easting       Bearing       Distance

2379426.480   2527711.091
                            N 90°00'00" W 110.000
2379426.480   2527601.091
                            N 00°00'00" W 32.000
2379458.480   2527601.091
                            N 90°00'00" E 110.000
2379458.480   2527711.091
                            S 00°00'00" E 32.000
2379426.480   2527711.091
Closure Error Distance> 0.00000
Total Distance> 284.000
Polyline Area: 3520 sq ft, 0.08 acres

Lot4
Northing      Easting       Bearing       Distance
2379406.480   2527711.091
                            N 90°00'00" W 100.000
2379406.480   2527611.091
                            S 00°00'00" E 50.000
2379356.480   2527611.091
                            N 90°00'00" W 80.000
2379356.480   2527531.091
                            N 00°00'00" W 70.000
2379426.480   2527531.091
                            N 90°00'00" E 180.000
2379426.480   2527711.091
                            S 00°00'00" E 20.000
2379406.480   2527711.091
Closure Error Distance> 0.00000
Total Distance> 500.000
Polyline Area: 7600 sq ft, 0.17 acres

Lot 5
Northing      Easting       Bearing       Distance
2379356.480   2527611.091
                            N 00°00'00" W 50.000
2379406.480   2527611.091
                            N 90°00'00" E 100.000
2379406.480   2527711.091
                            S 00°00'00" E 50.000
2379356.480   2527711.091
                            N 90°00'00" W 100.000
2379356.480   2527611.091
Closure Error Distance> 0.00000
Total Distance> 300.000
Polyline Area: 5000 sq ft, 0.11 acres
```

Lot 6

Northing	Easting	Bearing	Distance
2379306.480	2527611.091		
		N 90°00'00" E	100.000
2379306.480	2527711.091		
		N 00°00'00" W	50.000
2379356.480	2527711.091		
		N 90°00'00" W	100.000
2379356.480	2527611.091		
		S 00°00'00" E	50.000
2379306.480	2527611.091		

Closure Error Distance> 0.00000
Total Distance> 300.000
Polyline Area: 5000 sq ft, 0.11 acres

Lot 7

Northing	Easting	Bearing	Distance
2379286.480	2527711.091		
		N 90°00'00" W	180.000
2379286.480	2527531.091		
		N 00°00'00" W	70.000
2379356.480	2527531.091		
		N 90°00'00" E	80.000
2379356.480	2527611.091		
		S 00°00'00" E	50.000
2379306.480	2527611.091		
		N 90°00'00" E	100.000
2379306.480	2527711.091		
		S 00°00'00" E	20.000
2379286.480	2527711.091		

Closure Error Distance> 0.00000
Total Distance> 500.000
Polyline Area: 7600 sq ft, 0.17 acres

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, AK 99801
907 957-1908 chilkat.surveying@gmail.com

Lot 8

Northing	Easting	Bearing	Distance
2379266.480	2527711.091		
		N 00°00'00" W	20.000
2379286.480	2527711.091		
		N 90°00'00" W	160.109
2379286.480	2527550.982		
		S 00°00'00" E	93.380
2379193.100	2527550.982		
		S 81°26'30" E	41.359
2379186.946	2527591.880		
		N 90°00'00" E	39.100
2379186.946	2527630.980		
		N 00°00'00" W	79.535
2379266.480	2527630.980		
		N 90°00'00" E	80.111
2379266.480	2527711.091		

Closure Error Distance> 0.00000
Total Distance> 513.594
Polyline Area: 9439 sq ft, 0 acres

Lot 9

Northing	Easting	Bearing	Distance
2379186.946	2527701.100		
		N 90°00'00" W	70.120
2379186.946	2527630.980		
		N 00°00'00" W	79.535
2379266.480	2527630.980		
		N 90°00'00" E	80.111
2379266.480	2527711.091		
		S 00°00'00" E	77.983
2379188.497	2527711.091		
		S 81°10'15" W	10.110
2379186.946	2527701.100		

Closure Error Distance> 0.00000
Total Distance> 317.859
Polyline Area: 6364 sq ft, 0 acres

BLOCK B
Lot 1

Northing	Easting	Bearing	Distance
2379196.264	2527761.091		
		N 00°00'00" W	62.500
2379258.764	2527761.091		
		N 90°00'00" E	80.000
2379258.764	2527841.091		
		S 00°00'00" E	62.500
2379196.264	2527841.091		
		N 90°00'00" W	80.000
2379196.264	2527761.091		

Closure Error Distance> 0.00000
Total Distance> 285.000
Polyline Area: 5000 sq ft, 0 acres

Lot 2

Northing	Easting	Bearing	Distance
2379258.764	2527761.091		
		N 00°00'00" W	62.500
2379321.264	2527761.091		
		N 90°00'00" E	80.000
2379321.264	2527841.091		
		S 00°00'00" E	62.500
2379258.764	2527841.091		
		N 90°00'00" W	80.000
2379258.764	2527761.091		

Closure Error Distance> 0.00000
Total Distance> 285.000
Polyline Area: 5000 sq ft, 0 acres

Lot 3

Northing	Easting	Bearing	Distance
2379321.264	2527761.091		
		N 00°00'00" W	62.500
2379383.764	2527761.091		
		N 90°00'00" E	80.000
2379383.764	2527841.091		
		S 00°00'00" E	62.500
2379321.264	2527841.091		
		N 90°00'00" W	80.000
2379321.264	2527761.091		

Closure Error Distance> 0.00000
Total Distance> 285.000
Polyline Area: 5000 sq ft, 0 acres

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, AK 99801
907 957-1908 chilkat.surveying@gmail.com

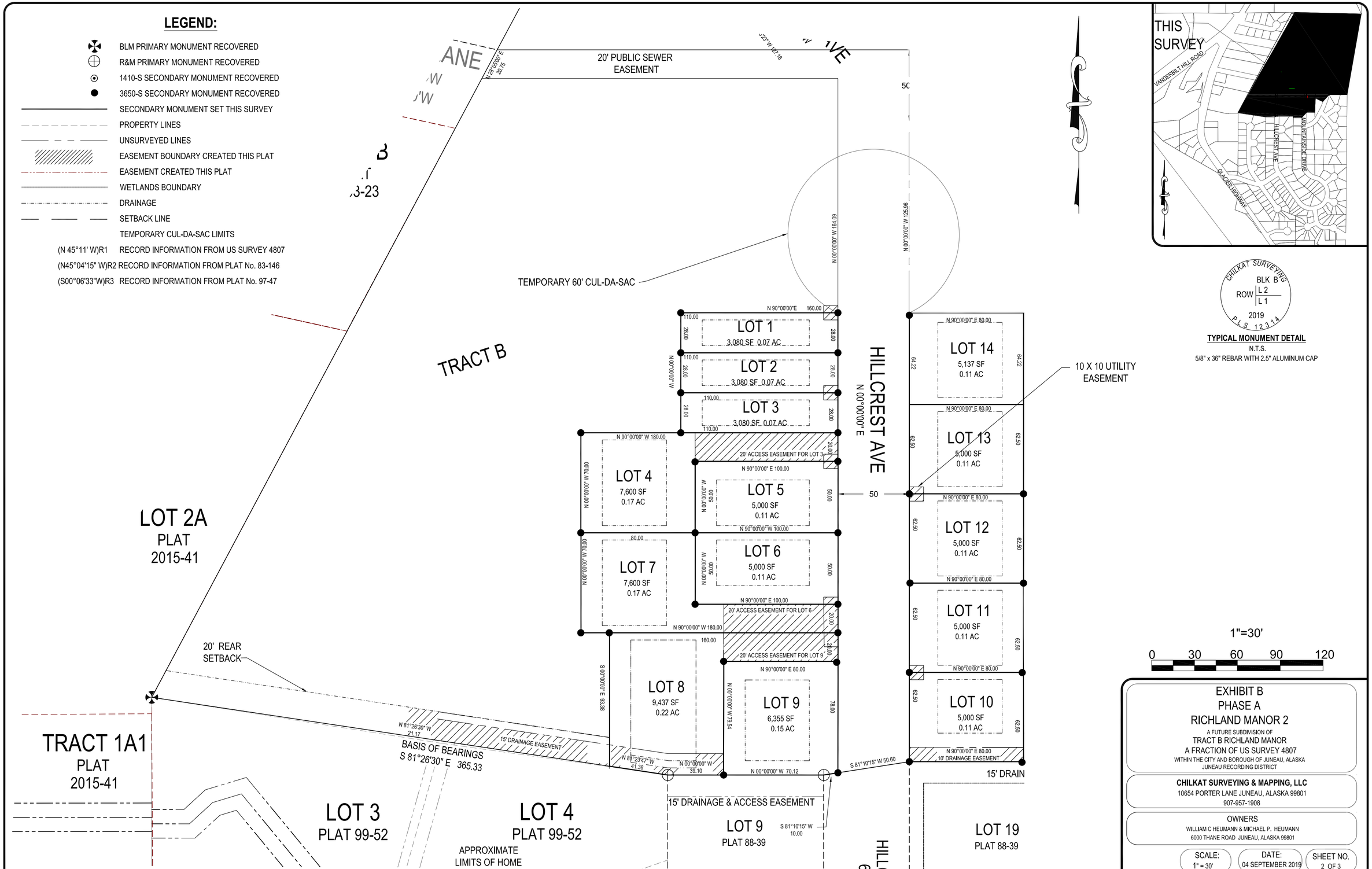
Tract B1

Northing	Easting	Bearing	Distance
2379193.100	2527550.982		
		N 81°26'30" W	323.971
2379241.313	2527230.618		
		N 28°05'00" E	513.740
2379694.567	2527472.464		
		N 28°16'00" E	170.950
2379845.132	2527553.422		
		N 28°30'30" E	784.080
2380534.140	2527927.653		
		S 89°52'00" E	726.810
2380532.449	2528654.461		
		S 00°02'30" E	1054.150
2379478.299	2528655.227		
		N 90°00'00" W	245.110
2379478.299	2528410.117		
		S 39°33'10" W	118.408
2379387.002	2528334.716		
		N 64°48'00" W	109.340
2379433.556	2528235.782		
		S 00°00'00" E	164.270
2379269.286	2528235.782		
		N 89°58'15" W	115.310
2379269.345	2528120.472		
		S 00°00'00" E	30.000
2379239.345	2528120.472		
		S 43°34'00" W	87.060
2379176.264	2528060.471		
		N 90°00'00" W	110.000
2379176.264	2527950.471		
		N 00°00'00" W	20.000
2379196.264	2527950.471		
		N 90°00'00" W	109.380
2379196.264	2527841.091		
		N 00°00'00" W	187.500
2379383.764	2527841.091		
		N 90°00'00" W	80.000
2379383.764	2527761.091		
		N 00°00'00" W	138.720
2379522.484	2527761.091		
		N 90°00'00" W	160.000
2379522.484	2527601.091		
		S 00°00'00" E	96.000
2379426.484	2527601.091		
		N 90°00'00" W	70.000
2379426.484	2527531.091		
		S 00°00'00" E	140.000
2379286.484	2527531.091		
		N 90°00'00" E	19.890
2379286.484	2527550.981		
		S 00°00'00" E	93.383
2379193.101	2527550.981		

Closure Error Distance> 0.00090 Error Bearing> S 81°26'30" E
Closure Precision> 1 in 6266245.1 Total Distance> 5668.072
Polyline Area: 1253007 sq ft, 29 acres

LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- 3650-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- EASEMENT BOUNDARY CREATED THIS PLAT
- EASEMENT CREATED THIS PLAT
- WETLANDS BOUNDARY
- DRAINAGE
- SETBACK LINE
- TEMPORARY CUL-DA-SAC LIMITS
- (N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
- (N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
- (S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47



CHILKAT SURVEYING
BLK B
ROW L 2 / L 1
2019
P L S 12314

TYPICAL MONUMENT DETAIL
N.T.S.
5/8" x 36" REBAR WITH 2.5" ALUMINUM CAP

1"=30'
0 30 60 90 120

EXHIBIT B
PHASE A
RICHLAND MANOR 2
A FUTURE SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SCALE:	DATE:	SHEET NO.
1" = 30'	04 SEPTEMBER 2019	2 OF 3

LOT A
PLAT 298

LOT 8
USS 3263

N 28°16'00" E 170.95

HOOTER LANE
60.00 ROW
N77°20'W

HOOTER LANE
60.00 ROW
N77°20'W

LOT 1B
PLAT
2003-23

N 28°05'00"E 513.74

TRACT B

LOT 2A
PLAT
2015-41

TRACT 1A1
PLAT
2015-41

HOOTER LANE

HILLCREST AVE

N 39°35'23" W

20' PUBLIC SEWER EASEMENT

SIDEWALK (TYP)

50.0

MOUNTAIN SIDE
N90°00'00" E

60.0

LOT 23 5,000 SF 0.11 AC
LOT 22 5,000 SF 0.11 AC
LOT 21 5,000 SF 0.11 AC
LOT 20 5,000 SF 0.11 AC
LOT 19 7,557 SF 0.17 AC
LOT 18 5,908 SF 0.14 AC
LOT 17 5,625 SF 0.13 AC
LOT 16 6,336 SF 0.14 AC
LOT 15 6,802 SF 0.16 AC
LOT 14 6,217 SF 0.14 AC
LOT 13 6,478 SF 0.15 AC
LOT 12 7,190 SF 0.16 AC
LOT 11 5,442 SF 0.12 AC
LOT 10 6,224 SF 0.14 AC
LOT 9 5,458 SF 0.12 AC
LOT 8 5,671 SF 0.13 AC
LOT 7 5,518 SF 0.13 AC
LOT 6 5,403 SF 0.12 AC
LOT 5 5,496 SF 0.13 AC
LOT 4 5,116 SF 0.12 AC
LOT 3 3,577 SF 0.08 AC
LOT 2 3,575 SF 0.08 AC
LOT 1 3,575 SF 0.08 AC
LOT 14 5,137 SF 0.11 AC
LOT 13 5,000 SF 0.11 AC
LOT 12 5,000 SF 0.11 AC
LOT 11 5,000 SF 0.11 AC
LOT 10 5,000 SF 0.11 AC

N 90°00'00" W 160.00

LOT 1 3,080 SF 0.07 AC
LOT 2 3,080 SF 0.07 AC
LOT 3 3,080 SF 0.07 AC

N 90°00'00" W 70.00

LOT 4 7,600 SF 0.17 AC
LOT 5 5,000 SF 0.11 AC
LOT 6 5,000 SF 0.11 AC
LOT 7 7,600 SF 0.17 AC
LOT 8 9,437 SF 0.22 AC
LOT 9 6,355 SF 0.15 AC

S 00°00'00" E 140.00

S 00°00'00" E 70.00

N 90°00'00" E 20.00

20' REAR SETBACK

N 81°26'30" W 323.97

BASIS OF BEARINGS
S 81°26'30" E 365.33

10 X 10 UTILITY EASEMENT

20' ACCESS EASEMENT FOR LOT 4

20' ACCESS EASEMENT FOR LOT 6

20' ACCESS EASEMENT FOR LOT 7

10' DRAINAGE EASEMENT

N 90°00'00" W 109.11

15' DRAINAGE & ACCESS EASEMENT

15' SEWER EASEMENT

UTILITY EASEMENT PLAT 88-39

APPROXIMATE LIMITS OF HOME DEVELOPMENT

LOT 3 PLAT 99-52

LOT 4 PLAT 99-52

LOT 5 PLAT 99-52

LOT 9 PLAT 88-39

LOT 8 PLAT 88-39

HILLCREST AVE 60' ROW

10' GRADING & DRAINAGE EASEMENT

LOT 19 PLAT 88-39

20' SETBACK LINE (TYP)

N 00°00'00" W 20.00

25' GREEN BELT BUFFER

N 90°00'00" W 109.38

15' DRAINAGE EASEMENT PLAT 88-39

N 90°00'00" W 110.00

LOT 18 PLAT 83-146

20' SLOPE EASEMENT PLAT 83-146

10' UTILITY AND PEDESTRIAN ACCESS EASEMENT PLAT 83-146

LOT 17

MOUNTAINSIDE DR.

S 43°34'00" W 87.06

S 00°00'00" E 30.00

LOT 1A PLAT 97-47

N 89°58'15" W 115.31

S 00°00'00" E 164.27

LOT 2 PLAT 83-146

ROBBIE ROAD 60' ROW 6% CURRENT

LOT 40 PLAT 83-146

LAURIE LANE 60' ROW 5% CURRENT

LING COURT 60' ROW 5% CURRENT

LOT 37 PLAT 83-146

LOT 36 PLAT 83-146

LOT 35 PLAT 83-146

LOT 31

N 64°48'00" W 109.34

S 39°33'30" W 118.41

N 90°00'00" W 245.11

LOT 39 PLAT 83-146
APPROXIMATE LIMITS OF HOME DEVELOPMENT

LOT 38 PLAT 83-146

20.0 SLOPE EASEMENT PLAT 83-146

DEVELOPMENT ACCESSED BY ROBBIE ROAD SHALL INCLUDE NO MORE THAN 7 DETACHED SINGLE FAMILY DWELLINGS AND 3 ACCESSORY APARTMENTS

WHERE NOT DEVELOPED AS SINGLE FAMILY DWELLINGS A 30' GREEN BELT BUFFER WILL BE PROVIDED.

THIS SURVEY

VANDERBILT HILL ROAD

HILLCREST AVE

MOUNTAINSIDE DRIVE

GLACIER HIGHWAY

1"=50'

0 50 100 150 200

EXHIBIT C

RICHLAND MANOR 2
A FUTURE SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SCALE: 1" = 50'

DATE: 4 SEPTEMBER 2019

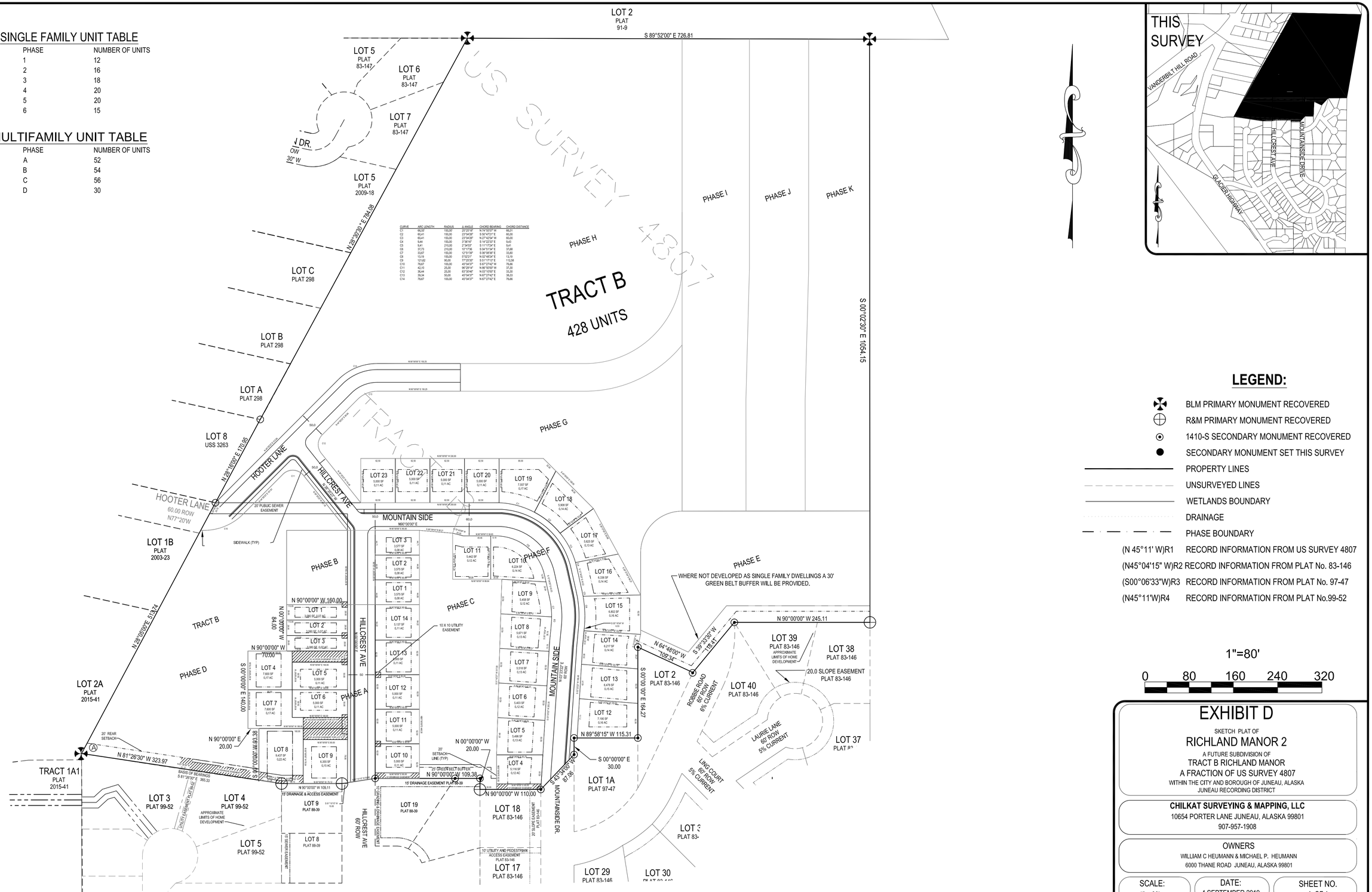
SHEET NO. 1 OF 1

SINGLE FAMILY UNIT TABLE

PHASE	NUMBER OF UNITS
1	12
2	16
3	18
4	20
5	20
6	15

MULTIFAMILY UNIT TABLE

PHASE	NUMBER OF UNITS
A	52
B	54
C	56
D	30



CURVE	ARC LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD DISTANCE
C1	66,00	150,00	25°35'10"	N 74°35'25" W	66,01
C2	60,41	150,00	23°04'28"	S 50°47'31" E	60,00
C3	60,41	150,00	23°04'28"	N 27°42'59" W	60,00
C4	9,44	150,00	3°36'16"	S 14°22'53" E	9,43
C5	9,41	210,00	2°34'03"	S 11°13'54" E	9,41
C6	37,73	210,00	10°17'36"	S 04°51'34" E	37,68
C7	33,87	150,00	12°31'35"	S 06°38'58" E	33,80
C8	13,19	150,00	5°02'21"	N 02°48'24" E	13,19
C9	47,19	150,00	18°01'57"	N 13°49'34" E	47,00
C10	78,67	100,00	45°04'37"	S 67°13'42" W	76,66
C11	42,10	25,00	96°28'14"	N 86°59'09" W	37,30
C12	36,44	25,00	83°30'46"	N 02°13'09" E	33,30
C13	39,34	50,00	45°04'37"	N 67°13'42" E	38,33
C14	78,67	100,00	45°04'37"	N 67°13'42" E	76,66

LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- R&M PRIMARY MONUMENT RECOVERED
- 1410-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINES
- UNSURVEYED LINES
- WETLANDS BOUNDARY
- DRAINAGE
- PHASE BOUNDARY

(N 45°11' W)R1 RECORD INFORMATION FROM US SURVEY 4807
(N45°04'15" W)R2 RECORD INFORMATION FROM PLAT No. 83-146
(S00°06'33"W)R3 RECORD INFORMATION FROM PLAT No. 97-47
(N45°11'W)R4 RECORD INFORMATION FROM PLAT No.99-52

1"=80'

0 80 160 240 320

EXHIBIT D

SKETCH PLAT OF

RICHLAND MANOR 2

A FUTURE SUBDIVISION OF
TRACT B RICHLAND MANOR
A FRACTION OF US SURVEY 4807
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
WILLIAM C HEUMANN & MICHAEL P. HEUMANN
6000 THANE ROAD JUNEAU, ALASKA 99801

SCALE:	DATE:	SHEET NO.
1" = 80'	4 SEPTEMBER 2019	1 OF 1

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Community Development, Zoning

STAFF PERSON/TITLE: David Peterson, Senior Planner

DATE: July 9, 2026

APPLICANT: Chilkat Vistas LLC.

TYPE OF APPLICATION: Preliminary Plat for a Major Subdivision

PROJECT DESCRIPTION:

Applicant requests a review for Phase IV, Chilkat Vistas Subdivision, proposing the subdivision of Tract A1 to create seven (7) single-family residential lots and an extend Robbie Road.

LEGAL DESCRIPTION: CHILKAT VISTAS TR A and A1

PARCEL NUMBER(S): 7B1001160013; 7B1001160012

PHYSICAL ADDRESS: N/A

SPECIFIC QUESTIONS FROM PLANNER:

1. Adjust line type of phase III lots to be dashed.
2. Include plat note that mentions the condition of only 3 lots being permitted to have ADU's per the 2018 Richland Manor Settlement Agreement.

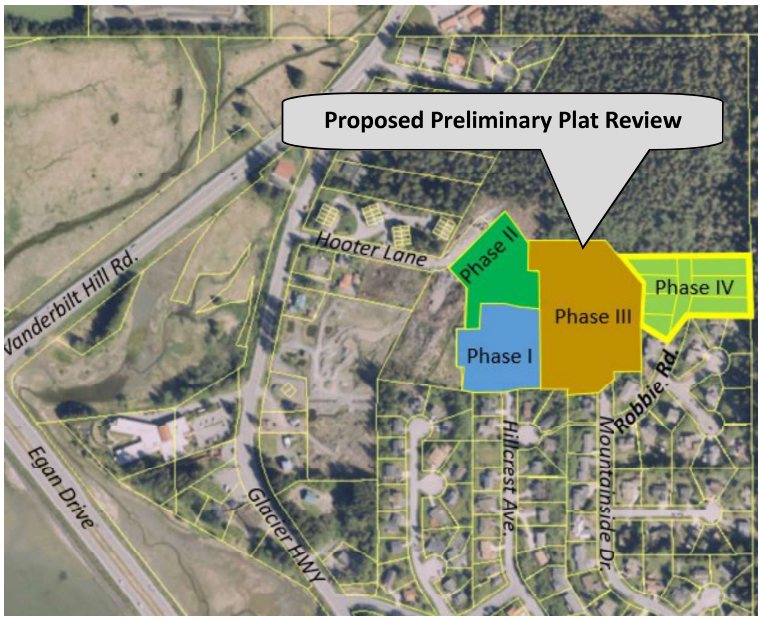
AGENCY COMMENTS:

1. Adjacent Phase 3 lots need to be symbolized as unsurveyed lines.
2. Use consistent bold line type for Phase 4 lots, including Tract A2A1
3. Phase 4 needs monumentation and Phase 3 monuments need to be removed. Shared monuments should be symbolized as recovered.
4. Portions of the Phase 3 (lots 35-37) and annotation are masked. Show the entire annotation or delete.
5. Revise label for dashed annotation for previous TRACT A to A2A.
6. Label adjacent “PHASE 3”.
7. After Phase 3 is recorded, this plat will need to reference the Phase 3 plat.
8. Use consistent font sizes for Lot annotations.
9. Move dashed “TRACT A1” annotation so it doesn’t cover the Lot 52 annotation.
10. Phase 3 sums the total of L1 and L2 as 53.72’. This plat shows 53.62’. Show record information for Phase 3 in parentheses and include in legend (after plat is recorded).
11. I’d recommend revising the scale of the plat so the subdivision is more zoomed in.
12. In the fourth line of the title block, revise VISTA to VISTAS.
13. In the Corporate Ownership Certificate, revise HERON to HEREON.
14. Delete the red and blue lines.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 Heritage Way Juneau, Alaska 99801

TO

A Preliminary Plat Review has been submitted for consideration and public hearing by the Planning Commission for **Chilkat Vistas Subdivision Phase IV, proposing the subdivision of Tract A1 to create seven single-family residential lots and extend Robbie Road** in a **D15 zone.**

PROJECT INFORMATION:
Project Information can be found at:
https://juneau.org/community-development/short-term-projects

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted **Monday, June 15, 2026** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through July 6

Comments received during this period will be sent to the Planner, **David Peterson,** to be included as an attachment in the staff report.

July 7— noon, July 24

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 6:00 pm, July 28, 2026

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86847221296 and use the Webinar ID: 868 4722 1296 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.

July 29

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4132**
Email: **pc_comments@juneau.gov or David.Peterson@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: SMP2026 0001
Parcel No.: 7B1001160012; 7B1001160013
CBJ Parcel Viewer: http://epv.juneau.org

Printed June 17, 2026

Michael Heumann

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT
SAND & GRAVEL EXTRACTION PERMIT: SGE2026 0002
HEARING DATE: JULY 28, 2026

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: July 20, 2026

TO: Erik Pedersen, Chair, Planning Commission

BY: Kathryn Oberlin, Planner I

THROUGH: Scott Ciambor, Director

PROPOSAL: Applicant requests a Conditional Use Permit renewal for sand and gravel extraction at Stabler Point Quarry including an expansion of blasting size and emergency operating hours and days in a Rural Reserve (RR) zone.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- The ten-year Conditional Use Permit (SGE2016-0001 – **Attachment B**) for the quarry requires further extension.
- CBJ Engineering requests an increase of blasting size from 25,000 cubic yards to 40,000 cubic yards. Vibration monitoring data has been provided for up to 35,000 cubic yards.
- The applicant requests an expansion of operating hours to begin operations one hour earlier, at 7:30 AM, and conclude operations one hour later, at 5:30 PM, Monday through Friday.
- The applicant requests emergency extended operating hours and days approvable by the CDD Director on a case-by-case basis along with an emergency declaration. This has taken place in response to hazard response and Glacier Lake Outburst Flood activities in recent years. (**Attachments K** and **L**).

GENERAL INFORMATION	
Property Owner	CBJ Lands and Resources
Applicant	CBJ Engineering; CBJ Lands and Resources
Property Address	13010 Glacier Hwy
Legal Description	USS 3810 LT 1 FR
Parcel Number	4B3001020020
Zoning	Rural Reserve
Land Use Designation	Resource Development
Lot Size	13,503,600 square feet; 310 acres
Water/Sewer	CBJ-provided
Access	Glacier Highway
Existing Land Use	Sand and gravel operations
Associated Applications	SGE2016 0001, USE2011 0017

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

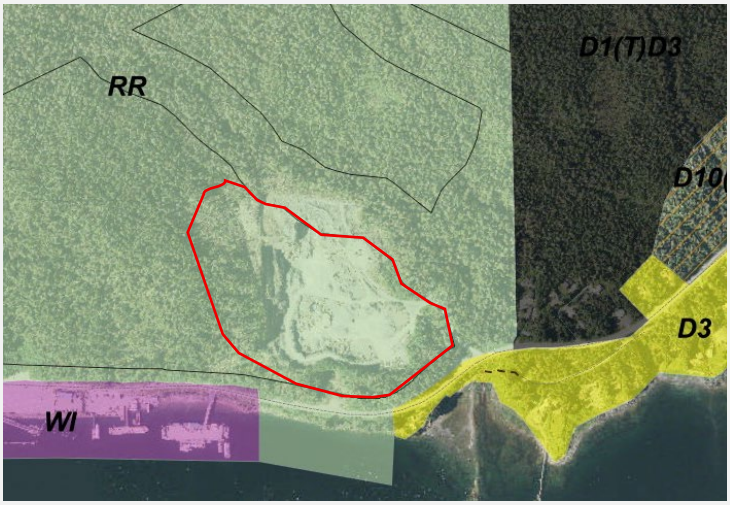
Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.15.330
  - CBJ 49.65.200
  - CBJ 49.80.120

The Commission shall hear and decide the case per CBJ 49.15.330(a) Conditional Use Permit and CBJ 49.65.200 Sand and Gravel. *A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied. The sand and gravel permit procedure includes specific application requirements per CBJ 49.65.210. The Commission may impose restrictions per CBJ 49.65.230. CBJ Section 49.65.235 provides two mandatory permit conditions, and a guarantee must be established per CBJ 49.65.240.*

SITE FEATURES AND ZONING



*Parcel viewer imagery does not accurately reflect the quarry's boundary in relation to the property lines.

SURROUNDING ZONING AND LAND USES	
North (RR)	DNR
South (WI)	Ferry Terminal
East [D1(T)D3]	Residential
West [D3(T)D5]	Residential

SITE FEATURES	
Anadromous	None
Flood Zone	Panels 02110C1214E and 02110C1218E
Hazard	None mapped
Hillside	~17.6%, no hillside endorsement required
Wetlands	Located on eastern portion of lot
Parking District	N/A
Historic District	N/A
Overlay Districts	Urban Mining District, Recreational Vehicle Park Area

BACKGROUND INFORMATION

Project Description – The applicant, City and Borough of Juneau (CBJ) Lands and Resources Division (Lands) and Engineering and Public Works Department (EPW), requests a Conditional Use Permit renewal for sand and gravel extraction at CBJ's Stabler Point Quarry in Auke Bay. The renewal request includes an expansion of rock quarry operations, extension of the operational life to the year 2036, additional operating hours, an increase of maximum blast size to 40,000 cubic yards (CY), including testing, and authorization that the Community Development Department (CDD) Director may grant temporary extension of operational hours and days during declared emergencies. Please see the applicant's narrative (**Attachment A2**) and below, in the Analysis sections, for further details of the request.

Factor	Current	Proposed
Hours of Operation	8:00 AM to 4:30 PM Monday through Friday	7:30 AM to 5:30 PM Monday through Friday

Blast Size	25,000 Cubic Yards	40,000 Cubic Yards
Emergency Hours and Days Authorization	Report to Planning Commission	CDD Director Discretion
Operating Life	Through August 2026	Through August 2036

Background – Stabler Point Quarry is located on Glacier Highway, west of Auke Bay, and just east of the Auke Bay Ferry Terminal. The quarry has been in operation since 2001. CBJ owns and manages the rock quarry, while private contractors conduct sand and gravel extraction operations within it. In 2016, the rock quarry operations Conditional Use Permit approval authorized an expansion of the area of rock quarry operations, an increase in blast size, and allowed for ten more years of operation **(Attachment B)**.

The table below summarizes relevant history for the lot and proposed development:

Item	Summary
Plat 95-53	Subdivision of USS 3810 Lt 1 Fr into Otter Way Subdivision (**Attachment C**).
VAR-VR96-52	Reduce required setback from eagle nest tree.
USE1996-00062	Conditional use permit for sand and gravel extraction at Stabler Point Quarry
CSP1997-00006	Proposal to donate 18.39 acres of CBJ land to the State of Alaska for the Auke Recreation Bypass right-of-way.
USE1997-00011	Conditional use permit for two rock extraction areas adjacent to the new Auke Rec By-Pass roadway alignment to be developed in conjunction with the road project.
USE1997-00077	Amendment to conditional use permit USE96-00062 to modify the area of excavation at Stabler Point Quarry.
CSP2000-00005	City Land Action review of a proposal to convey a right-of-way easement across CBJ lands and the rights to two million cubic yards of rock to DOT/PF in the vicinity of Stabler Point for future roadway improvements.
VAR2000-00037	Variance to allow excavation of rock within the required 330-foot setback for an eagle nest located on public lands.
USE2000-00045 and USE2000-00066	Approved Conditional Use permit to operate a rock quarry at this site in conjunction with the CBJ project for the expansion of Statter Harbor and two DOT/PF projects, the Channel Drive Wayside and Egan Drive improvements (**Attachment D**).
CSP2001-00010 and USE2001-00022	City Project review to allow a rock quarry operation at Stablers Point for a 10-year period. Removal of rock will also result in the eventual realignment of the Glacier Highway roadway in this area.
VAR2001-00017	Variance to allow excavation of rock within the required 330-foot setback for an eagle nest located on public lands. The proposed Stabler Point rock quarry will be within 330' of eagle nest trees at various stages of operation.
USE2004-00028	Approved modification to existing Conditional Use Permit, USE2001-00022, to allow hauling operations on Saturdays (**Attachment E**).
USE2005-00020	Approved modification to existing Conditional Use Permit, USE2001-00022 to extend hours of operation to be 8:00 AM - 5:30 PM for New High School project (Phase 1) only and to shift the mining area boundary to the north 100 feet (**Attachment F**).
BLD2007-00288	Install a new electrical service to an existing truck scale shack.
USE2008-00007	Approved modification of USE2001-00022 to expand the quarry 3 acres, expand overburden storage area 1-acre, extend temporary hours of operation, and allow secondary crushing (**Attachment G**).

USE2008-00028	Adopted modification of Conditional Use Permit USE2008-00007 for Stabler Point Rock Quarry to allow hauling operations on Saturdays (**Attachment H**).
VAR2008-00006	Variance request for the proposed expansion of the existing Stabler Quarry pit within an eagle nest habitat setback.
INQ2009-00050	Pre-application conference to discuss modification of hours of operation. Proposal to modify Condition 3 of USE2001-00022 to extend hauling hours and allow Saturday hauling.
USE2011-0017 and SGE2011-0001	Adopted Conditional Use Permit to renew the 10-year quarry permit for Stabler Point Quarry (**Attachment I**).
USE2013-0021	Adopted modification to USE2011 0017 to Extend Hours of Operation for Truck Hauling 7:00 AM - 5:30 PM Monday - Friday; 9:00 AM - 5:30 PM Saturday (**Attachment J**).
SGE2016-0001 and USE2016-0024	Adopted Conditional Use Permit for an extension to year 2026 and expansion of blast size and area of rock quarry operations for Stabler Point Quarry (**Attachment B**).
BLD2018-0598	New electrical service for tower on Auke Mountain.
PAC2026-0002	Pre-application conference, on February 11, 2026, for renewal of conditional use permit with increased blast size and hours (**Attachment A5**).

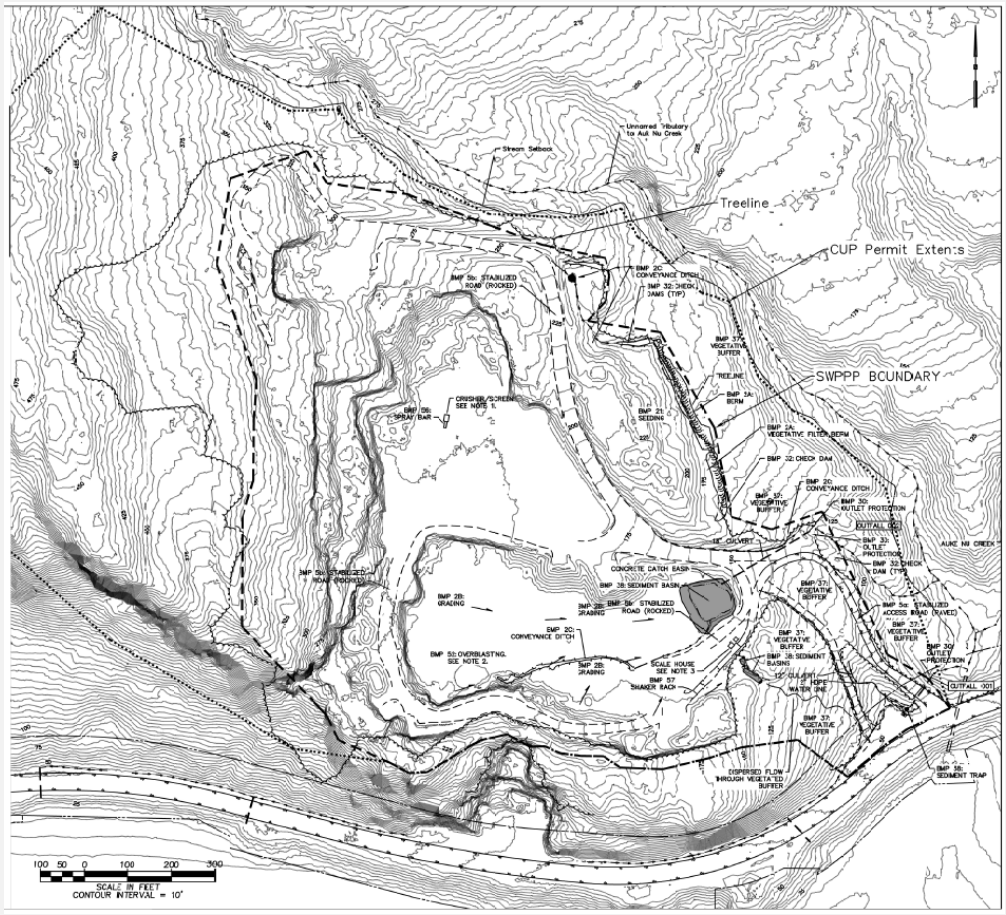
ZONING REQUIREMENTS

The Rural Reserve (RR) zoning district is intended to preserve lands that are predominantly in public ownership for the conservation, management, and responsible development of natural resources while maintaining opportunities for future community growth. The purpose of the RR district is consistent with sand and gravel extraction as it recognizes the management and development of natural resources as a primary land use objective.

Standard		**Requirement**	**Existing**	**Code Reference**
Lot	Size	36,000 square feet	13,503,600 square feet	CBJ 49.25.400
	Width	150 feet	~1500 feet	CBJ 49.25.400
Setbacks	Front	25 feet	~500 feet	CBJ 49.25.400
	Rear	25 feet	~2,570 feet	CBJ 49.25.400
	Side (W)	15 feet	~760 feet	CBJ 49.25.400
	Side (E to Auke Nu Creek)	15 feet	~680 feet	CBJ 49.25.400
	Street Side	17 feet	N/A	CBJ 49.25.400
Lot Coverage Maximum – Permissible Uses		10%	0%	CBJ 49.25.400
Conditional Uses		20%	N/A	CBJ 49.25.400
Vegetative Cover Minimum		N/A	N/A	CBJ 49.50.300
Height	Permissible	45 feet	~10 feet	CBJ 49.25.400
	Accessory	45 feet	~8 feet	CBJ 49.25.400
Maximum Dwelling Units (Units/Lot)		Four units/lot (duplex and two ADUs)	0 residential units	CBJ 49.25.500

Standard	Requirement	Existing	Code Reference
Use	Rural Reserve	14.500 sand and gravel operations	CBJ 49.25.200 CBJ 49.25.300

SITE PLAN



SAND AND GRAVEL ANALYSIS CBJ 49.65.200

CBJ 49.65.200 – Extraction permit required.

(a) The use of property for the excavation, removal or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials, may be authorized in any district only under a conditional use permit issued by the Commission under the procedures set forth in CBJ chapter 49.15, article III, as modified by this article.

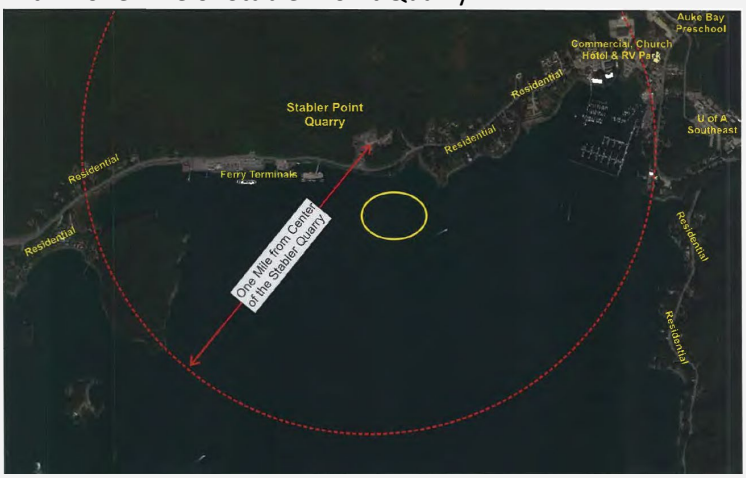
CBJ 49.65.210 – Contents of application.

Each person who requires a permit under this article [Article II Sand & Gravel] *shall file an application with the department. The application shall contain a plan for the excavation operation, storage, on-site processing if permitted in the district, and site restoration. The plan shall include* (see items 1-7 below)*:*

Attachment A includes a project narrative and site plans from the applicant responding to the application criteria listed below.

Code Reference	Summary	Complies
CBJ 49.65.210(1) A graphic and legal description of the property.	The Stabler Point Rock Quarry is located in U.S. Survey 3810, Lot 1 in the Auke Bay area at Milepost 13 on Glacier Highway. The development is located entirely within CBJ property. It is located near the Auke Bay Ferry Terminal with access via Glacier Highway.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(2) A topographic map showing the existing topography, vegetation, drainage features, ground water level, structures, significant natural and artificial conditions of the land, on-site and off-site geophysical hazards which may affect or be affected by the proposed operation, proposed structures, roads, stockpiling, and operation.	The site plans include all applicable features listed, except ground water level due to lack of water tables on site from elevation.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(3) A topographic map and a typical cross section showing the proposed finished contour on the land, vegetation, drainage features, limits of overburden clearing, structures, and significant natural and artificial conditions of the property which will exist upon completion of the site restoration plan.	The application includes the proposed intermediate and final contours on the land, vegetation, drainage, structures, and key features of the lot (**Attachments A3** and **A4**).	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(4) Topographic mapping required in subsections (2) and (3) of this section for areas having a slope of less than five percent shall show spot elevations at all breaks in grade, drainage channels or swales and at selected points not more than 100 feet apart in all directions. For areas having a slope of greater	The site plans provide topography and drainage documentation, including the intermediate and final contours (**Attachment A4**).	☒ Yes ☐ No ☐ N/A

Code Reference	Summary	Complies
than five percent, contours shall be shown at an interval of no more than five feet where the ground slope is regular; however, contour intervals of not more than two feet may be required where necessary to adequately show irregular land features or drainage details.		
CBJ 49.65.210(5) The plan shall include a map showing Ingress and Egress points for trucks and other equipment.	As shown in the plans, the site is accessed through a paved road and gravel road on south side of the lot. From the site, the driveways intersect with Glacier Highway.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(6) The plan shall include a map showing all buildings and structures to be located on the site.	The site plan shows existing structures on the project site, no additional structures are proposed.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(7)(A) A site drainage plan.	Site plans show current and proposed drainage. The application also includes a Stormwater Pollution Prevention Plan (SWPPP) as required and approved by the Alaska Department of Environmental Conservation (ADEC). The project narrative provided by the CBJ Engineering (**Attachments A2** and **A3**), discusses the details of stormwater management within and around the quarry boundary.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(7)(B) A method of securing the area, including installation of gates at access points, posting, and fencing.	Permanent gates are installed across both access roads within 100 ft of the intersection with the highway. The gates are locked each evening to keep unauthorized vehicles from entering the quarry. Quarry information signs are posted at the quarry entrances.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(7)(C) Methods to be used to minimize noise pollution and visual blight.	A noise study was prepared for the 2011 permit application [**Attachment B** (**Attachment A8**)]. The report models both existing and future noise impacts of quarry operations and concludes that current methods of noise mitigation are sufficient to meet code requirements. The image below, excerpted from the noise study, shows the developments	☒ Yes ☐ No ☐ N/A

Code Reference	Summary	Complies
	within one mile of Stabler Point Quarry:  The total facility area is 32 acres, based on the 2025 material source SWPPP (**Attachment A3**). Noise mitigation methods currently include and plan to remain the following: • Restrict the use of exhaust brakes on trucks entering or leaving the quarry, unless required for safety reasons. • Conserve constructed earthen berm at east end of quarry which serves as a noise barrier. • Maintain a rock wall around southern and western perimeter. Height of the wall is generally one bench height (30 ft) or taller above the lower quarry floor levels. • Minimize the clearing of trees and other vegetation from around the perimeter of the quarry and encourage the regeneration of vegetation in order to diffuse noise and soften sound reflective surfaces. • Limit crushing activities to the lower quarry levels, locating crushers behind stockpiled material if possible. Visual blight will be minimized by leaving as many trees standing for as long as possible around the quarry perimeter to act as a visual shield, especially those between the highway and the current quarry mining area. Clearing of vegetation and stripping of overburden will be phased to stay ahead of mining operations.	
CBJ 49.65.210(7)(D) The proposed hours and days of operation during the year.	CBJ Engineering's proposed hours and days of operations are from 7:30 AM to 5:30 PM, Monday through Friday. Existing permitted quarry hours of operation are Monday through Friday, 8:00 AM to 4:30 PM. CBJ Engineering has also requested that the Community Development Department	☒ Yes ☐ No ☐ N/A

Code Reference	Summary	Complies
	Director have the authority to temporarily extend the operational hours and days of the operation as needed for emergencies. For example, additional hours and days have been requested for the CBJ to respond to flood mitigation in a timely manner. Section CBJ 49.65.230(1) will address additional restrictions regarding blasting hours.	
CBJ 49.65.210(7)(E) The estimated amount and general type of material present and to be removed from the site.	The material in the quarry is solid rock, requiring blasting, crushing, and screening to produce shot rock products. CBJ Engineering estimates 2.3 million cubic yards of rock are available for extraction under the current quarry development plan, if mined down to the elevation of the highway.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(7)(F) The results of test holes which show the water table level, if any, and the general type and location of materials to be removed.	Based on the application narrative (**Attachment A2**), the quarry is planned to be mined down to the elevation of the adjacent highway. Bedrock is contiguous through to the highway elevation as evidenced by the rock face exposed during the construction. No water table is visible in the highway cut face, and none has been found to date in the quarry itself as mining has progressed. Surface runoff water is present in the quarry, and is either diverted around the quarry perimeter, or managed internally, as shown on the quarry's SWPPP (**Attachment A3**).	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(7)(G) The date by which it is anticipated the extraction and processing operation will be completed.	According to the application narrative (**Attachment A2**), the completion date for quarry operations is dependent on the rate of rock extraction, which varies based on the needs of City and Borough construction projects and the availability of alternative rock sources. Because transportation costs have increased, the quarry is expected to continue primarily supplying projects in the Mendenhall Valley and areas along the road system, while quarries closer to Lemon Creek are generally better positioned to serve projects in Lemon Creek, Downtown, and Douglas. The extent to which service areas overlap will depend on economic conditions and the needs of individual construction projects. Although fewer large-scale construction projects are anticipated in the coming decade, which may reduce overall demand for rock, the quarry is expected to remain a viable source of material for City and Borough projects, including potential flood mitigation work associated with the Mendenhall River, for the foreseeable future.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(7)(H) A schedule for completion of necessary site restoration work.	The restoration plan, discussed in the project narrative (**Attachment A2**), proposes retaining clean rock faces separated by stable benches around the perimeter of the quarry. Quarry floor areas will be graded and sloped to provide adequate drainage. The timing of restoration activities will depend largely on the actual rate of rock	☒ Yes ☐ No ☐ N/A

Code Reference	Summary	Complies
	extraction. Mining is planned to proceed from the top downward and generally toward the north until the approved mining limits are reached. Once extraction is complete, the final quarry walls and upper benches will be established, and the benches will be allowed to naturally revegetate with alder and other native plant species. Benches will be left in the rock faces around the quarry's perimeter. Over time, the exposed rock of the benches/faces will weather to match existing cliffs typical in the area. Planted cuttings and alder wildlings are well established beside the quarry access road and will continue to grow in the coming years, enhancing the aesthetics of the entrance to the quarry.	
CBJ 49.65.210(7)(I) Operating procedures for control of airborne particulates and other pollutant emissions from the site and equipment used at the site that may affect areas beyond the site boundaries.	In the project narrative, (**Attachment A2**), CBJ Engineering discusses dust control measures as they pertain to health and safety of quarry workers and minimizing impacts on nearby properties. According to CBJ Engineering, quarry activities with the greatest potential to generate dust include drilling, blasting, crushing, and screening operations. Drilling equipment is equipped with dust collection systems that capture fine particulates generated during drilling. Water is supplied to the lower quarry for use during crushing and screening, where spray bars are used to reduce dust emissions. During unusually dry conditions, water trucks are used to apply water to quarry roads to further minimize airborne dust.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(7)(J) The identification of any geophysical hazards which may affect or be affected by the proposed operation. A statement of the possible impact of the hazard on the operation and of the operation on the hazard including methods of reducing the impact shall be included.	The southwest portion of the quarry development area lies below a large cliff with several overhanging sections. The slopes below the cliff (and above the highway) contain some large boulders indicating past possible cliff instability issues. A geotechnical evaluation of the stability of the cliffs will be commissioned prior to commencing quarry operations in this area.	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(7)(K) The date of establishment of the operation and history of adjacent land development.	The date of establishment of the operation and the history of adjacent land development is described in the Background section of this report, and in the project narrative (**Attachment A2**).	☒ Yes ☐ No ☐ N/A
CBJ 49.65.210(7)(L) Such additional relevant information as the	The Department requested additional information regarding the anticipated impacts from requested increase in blast size	☐ Yes ☐ No

Code Reference	Summary	Complies
Commission or Department may request.	to 40,000 cubic yards. This information has not been provided. Vibration monitoring data has been provided for blast sizes up to 35,000 cubic yards.	☒ N/A

CBJ 49.65.215 – Staff action on application (excerpted).

a) *Upon receipt of an application and the required filing fee, the department shall review the submission for completeness. If it determines that the submission is incomplete, it shall so notify the applicant in writing within ten days of submission. Unless the director grants an extension, applications which have not been corrected within 60 days of the notice of incompleteness shall be considered withdrawn and the applicant shall be entitled to a refund of one-half the application fee paid. Upon a determination that the application is complete, the department shall schedule a public hearing to be held within 45 days of the receipt of the complete application. Upon receipt of a complete application and the required fee, the department shall submit a copy of the application to the engineering department for a report containing an evaluation of the information in the application and shall include recommendations relating to the effect the proposed extraction and expected traffic will have upon the streets and other improvements of the City and Borough, whether such streets and improvements are existing or projected; the water table, water quality, and drainage; and all properties within the area of influence of the proposed operation.*

b) *The department shall review the application and the engineering department report and shall transmit the report along with its own report and recommendations to the commission and the applicant. The report of the department shall include an evaluation of the plans, data and other submissions of the applicant and shall include its estimate of the community's need for the type and grade of materials which the applicant proposes to remove from the site. The department shall comment on the compatibility of the proposed operation with present and future development of the neighborhood, roads, utilities and public services in the surrounding area, and on provisions for dealing with traffic congestion, noise, dust, aesthetic deterioration, drainage, geophysical hazards, water pollution and other adverse environmental effects.*

The proposed development was first permitted in 1996, began operation in 2001, and has received subsequent amendments and expansions approved over time. The project area is largely surrounded by forested areas, serving as a buffer from nearby residential developments. The development is compatible with adjacent roads, utilities, and public services, provided that appropriate conditions are in place. These conditions will be addressed in following sections.

CBJ Engineering and Public Works (EPW), in its reviewer role, has stated that no known traffic or roadway issues have been identified; the operator is required to comply with, and has been operating in accordance with, ADOT/PF traffic control requirements for temporary roadway closures during blasting activities. Based on prior noise analyses and ongoing seismic monitoring, quarry operations remain compatible with surrounding development, transportation facilities, utilities, and public services. Operations are also required to maintain compliance with ADEC stormwater regulations. A geophysical hazard has been identified in the southwest portion of the quarry; however, this area is being avoided until stability concerns are resolved. CBJ Engineering has committed to working with a geotechnical consultant to monitor site conditions and develop recommendations to improve slope stability in this area.

CBJ 49.65.230 – Commission Action on Application.

The Commission may grant the permit but shall first consider each of the following areas (as listed below) and may impose restrictions as may be necessary to protect the public health, safety, and welfare.

Topic and Code Reference	Summary	Condition	Recommended Condition
CBJ 49.65.230(1) The hours, days, and times of year of operation.	Existing permitted quarry hours and days of operation are Monday through Friday, 8:00 AM to 4:30 PM. CBJ Engineering requests an expansion of hours to 7:30 AM to 5:30 PM, Monday through Friday. CBJ Engineering has requested the CDD Director be allowed to temporarily authorize extensions to quarry operating hours to accommodate specific project needs during declared local emergencies. CBJ adopted Resolution 4050 in 2026, which outlines the parameters of declaring a local emergency for Glacial Lake Outburst Flooding (GLOF) (**Attachment K**). Hours have been temporarily extended for flood work during emergency declarations in recent years, with the latest memo in July 2026 (**Attachment L**). Blasting windows are currently scheduled between 10:00 AM - 12:00 PM and 1:00 PM -3:00 PM, Monday through Friday, with no changes proposed.	☒ Yes ☐ No ☐ N/A	**Condition:** Hours and days of operation shall be 7:30 AM to 5:30 PM, Monday through Friday. **Condition:** The Community Development Director may temporarily authorize extended quarry operating hours and days to accommodate projects tied to declared local emergencies. **Condition**: Blasting operation shall be scheduled to occur between 10:00 AM - 12:00 PM and 1:00 PM -3:00 PM, Monday through Friday. **Condition:** Blasting operations shall be prohibited on official Federal and State holidays.
CBJ 49.65.230(2) Screening, whether natural or artificial, to reduce or eliminate adverse visual, audible, or other impacts of the operation.	Forested buffers limit the visibility of the site. The previous Conditional Use Permit implemented as an advisory condition the mandatory buffering condition from CBJ 49.65.235, as noted. In addition to the mandatory condition, the previous Conditional	☒ Yes ☐ No ☐ N/A	**Condition:** A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.

Topic and Code Reference	Summary	Condition	Recommended Condition
	Use Permit Notice of Decision listed additional conditions regarding screening to reduce or eliminate adverse visual, audible, or other impacts of the operation. Staff recommends continuing these conditions as noted.		**Condition:** The applicant shall (or cause to) retain a natural buffer at the western end of the quarry similar to that at the eastern end for a visual and noise barrier. This buffer may be pierced to create the new western entrance roadway for the realignment of Glacier Highway. Additionally, and when feasible, the buffer shall be retained during all quarry operations throughout the site for noise and visual buffering. **Condition:** Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located to provide additional noise screening barriers whenever possible. **Condition:** The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary Environmental controls. **Condition**: The site clearing shall be consistent with needs to retain sound and visual barriers for the quarry operation. Prior to removal of substantial vegetation, the clearing limits shall be flagged and reviewed for approval by the Community Development Department.
CBJ 49.65.230(3) Measures to protect the public from the dangers of the operation or site, to prevent casual or easy access to the area, or to prevent the operation or area	Permanent gates are installed across both access roads within 100 ft of the intersection with the highway. The gates are locked each evening to keep unauthorized vehicles from entering the quarry. Quarry information signs are posted at the quarry entrances. No	☒ Yes ☐ No ☐ N/A	**Condition:** The applicant shall maintain a lockable security gate at the quarry entrance.

Topic and Code Reference	Summary	Condition	Recommended Condition
from being an unprotected attractive nuisance.	additional measures appear to be necessary. The site will continue to use the security gates at each access road to the quarry. During blasting Glacier Highway is temporarily closed, and public notice is given for each blast occurrence.		
CBJ 49.65.230(4) Final and working slope ratios of the face of any extraction area to the extent necessary to protect abutting public and private property, and to protect the future beneficial uses of the property as described in the applicant's plan for development and restoration.	CBJ Engineering has provided plans showing intermediate and final contours (**Attachment A4**). Staff recommends an additional condition, consistent with the conditions on similar extraction projects and with the 2013 Juneau Comprehensive Plan, Policy 7.2 regarding protection from invasive species, as noted.	☒ Yes ☐ No ☐ N/A	**Condition:** Seed mixes utilized for revegetation in restoration efforts shall be free from non-native, noxious weeds.
CBJ 49.65.230(5) Measures to protect private and public property adjoining the operation and to guarantee orderly and safe traffic circulation both on the public streets and within the permit application area.	CBJ Engineering has addressed these measures in their application. Traffic circulation shall be managed through blasting notice signs and closure of Glacier Highway during blasting. Any damage attributable to quarry operations shall be promptly repaired to help minimize impacts and maintain travel conditions on Glacier Highway. ADOT/PF has jurisdiction over Glacier Highway and has reviewed and approved procedures for management of traffic associated with Stabler Point Quarry operations.	☒ Yes ☐ No ☐ N/A	**Condition:** Quarry operators shall comply with the existing ADOT/PF-approved Stabler Traffic Control Plan(s) for blasting operations, quarry access, and work within the ADOT/PF ROW. **Condition:** The applicant shall (or cause to) repair any damage to Glacier Highway as a result of the quarry operation. If there is visible damage to the roadway due to hauling or mining operations, the roadway shall be repaired in cooperation with ADOT/PF.
CBJ 49.65.230(6) Measures which will ensure adequate	Staff recommends Conditions of Approval for this application to allow for adequate drainage and	☒ Yes ☐ No	**Condition**: The applicant shall comply with ADEC regulations governing stormwater discharges from the

Topic and Code Reference	Summary	Condition	Recommended Condition
drainage or collection and storage of surface waters to protect surrounding property, eliminate dangers to the public, or to protect the future beneficial use of the property as described in the applicant's plan for development and restoration.	stormwater management. Staff finds that the application adequately explains drainage, protection, and restoration plans of the project.	☐ N/A	quarry site, with particular attention paid to protecting Auke Nu Creek.
CBJ 49.65.230(7) Measures to protect the water level and water quality.	No water level has been observed in the quarry or at the Glacier Highway elevation.	☐ Yes ☒ No ☐ N/A	
CBJ 49.65.230(8) Measures to minimize or eliminate airborne particulates, visual blight, noise, and other adverse environmental effects.	Airborne particulates have been discussed in the previous section. Noise impacts to the surrounding residential areas have been mitigated with the project design, distance from residences, and maintenance of forested buffers. Impacts have been addressed further with recommended conditions regarding hours and days of operation. In addition, the development must comply with the CBJ Noise Ordinance and Industrial Performance Standards. The CBJ Land Use Code Conditional Use Permit includes a list of specific standards that is slightly more restrictive than the CBJ Noise Ordinance. Therefore, staff recommends an additional condition as follows, consistent with similar gravel extraction operations, as noted.	☒ Yes ☐ No ☐ N/A	**Condition**: All vehicle loads shall be contained. Vehicles hauling from the site shall be operated with tailgates, covers, or other similarly effective methods. The use of exhaust brakes on trucks entering or leaving the quarry shall not be used, unless required for safety reasons. **Condition:** The development shall not generate sound levels which exceed 65 dBa at the property line during the day or 55 dBa at night, per CBJ§49.15.330(g)(11). **Condition**: Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located in a way to provide additional noise screening barriers whenever possible. **Condition**: The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary environmental controls.

Topic and Code Reference	Summary	Condition	Recommended Condition
			Condition: The applicant shall (or cause to) control dust caused by excavation, truck hauling, rock crushing, or other aspects of the operation.
CBJ 49.65.230(9) Restoration measures and schedule.	Trees and buffers shall be retained, as feasible, and the exposed rock will be reclaimed with finished faces and established benches as discussed earlier in the report. Item 4 above notes a recommended condition to prohibit the spread of non-native, noxious weeds during restoration efforts. No additional measures appear to be necessary.	☒ Yes ☐ No ☐ N/A	**Condition**: The applicant shall (or shall cause to) reclaim the quarry site with finished faces and established benches, and remove loose rock during the period between projects, even if the entire quantity of rock has not been removed.
CBJ 49.65.230(10) Other measures designed to protect the public health, safety, and welfare, including preservation of neighboring property.	Items 1-9 above list recommended conditions regarding hours and days of operation and noise limitations to protect the public health, safety, and welfare including preservation of neighboring property. During blasting, Glacier Highway is temporarily closed, and public notice is given for each blast occurrence. The CBJ Engineering's narrative (**Attachment A2**) addresses the measures that are taken to protect the public health, safety, and welfare, including preserving neighborhood property. CBJ Engineering has monitored blast vibrations for quarry operations and has not documented exceedances of the applicable PPV limits at the nearest structures. In 2015, Alaska Seismic & Environmental, LLC (ASE) completed a blast vibration study evaluating blasts of varying sizes. The study concluded that overall	☒ Yes ☐ No ☐ N/A	**Condition:** The Extraction Permit shall expire ten years from the date of Planning Commission approval. **Condition**: Warning signs with the time and date of the blast shall be posted 24 hours prior to blasting on Glacier Highway. **Condition**: Public notification warning signs shall be erected a minimum of 24 hours prior to blasting. Written notification shall be given to Juneau Flight Services, Juneau Police Department and Capital City Fire/Rescue a minimum of 24 hours prior to blasting. The applicant shall issue email notification 24 hours prior to blasting to all those who request it. **Condition:** Three air horn blasts will be made five minutes prior to blasting. **Condition:** Each quarry operator shall submit an individual mining plan that is in conformance with this Conditional Use permit and is approved by the quarry manager prior to performing any work in the quarry. Each mining plan shall be prepared by

Topic and Code Reference	Summary	Condition	Recommended Condition
	blast size alone is not a reliable predictor of ground vibration. Rather, factors such as blast location, distance to nearby structures, blast design (including timing, pattern, and relief), and site geology have a greater influence on vibration levels. A July 2026 summary prepared by ASE, which includes vibration monitoring data collected between 2013 and 2026, similarly indicates that monitored blasts, including several ranging from approximately 25,000 to 35,000 cubic yards, remained below the applicable CBJ and USBM vibration limits (**Attachment A2**).		a civil engineer or other authorized professional. **Condition:** The operator is required to comply with the requirements of CBJ Standard Specifications 02090 Blasting Controls. A quarry operator shall submit a blast plan, reviewed by independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast. **Condition:** Explosives shall not be stored on site, except for that which is immediately necessary for the next blast. **Condition**: Ground vibration monitoring shall be conducted at the nearest structures during blasting activities to verify compliance with the peak particle velocity (PPV) limits established in CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements, Section 02090 – Blasting Controls, and the corresponding U.S. Bureau of Mines (USBM) recommendations. **Condition:** Maximum blast size shall be limited to 35,000 cubic yards.
CBJ 49.65.230(11) Present development and past history of the neighboring property.	Present development and past history of the neighboring property have been discussed in the background section of this report.	☐ Yes ☒ No ☐ N/A	

CBJ 49.65.235 – Mandatory conditions of permit.

Unless specifically waived by the Commission, the requirements of this article shall be a condition of all permits issued. The Commission may not waive or modify any of the following requirements except upon a finding that the requirement would serve no useful purpose. Such finding must be supported by substantial evidence in the record of the hearing before the Commission:

(1) A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.

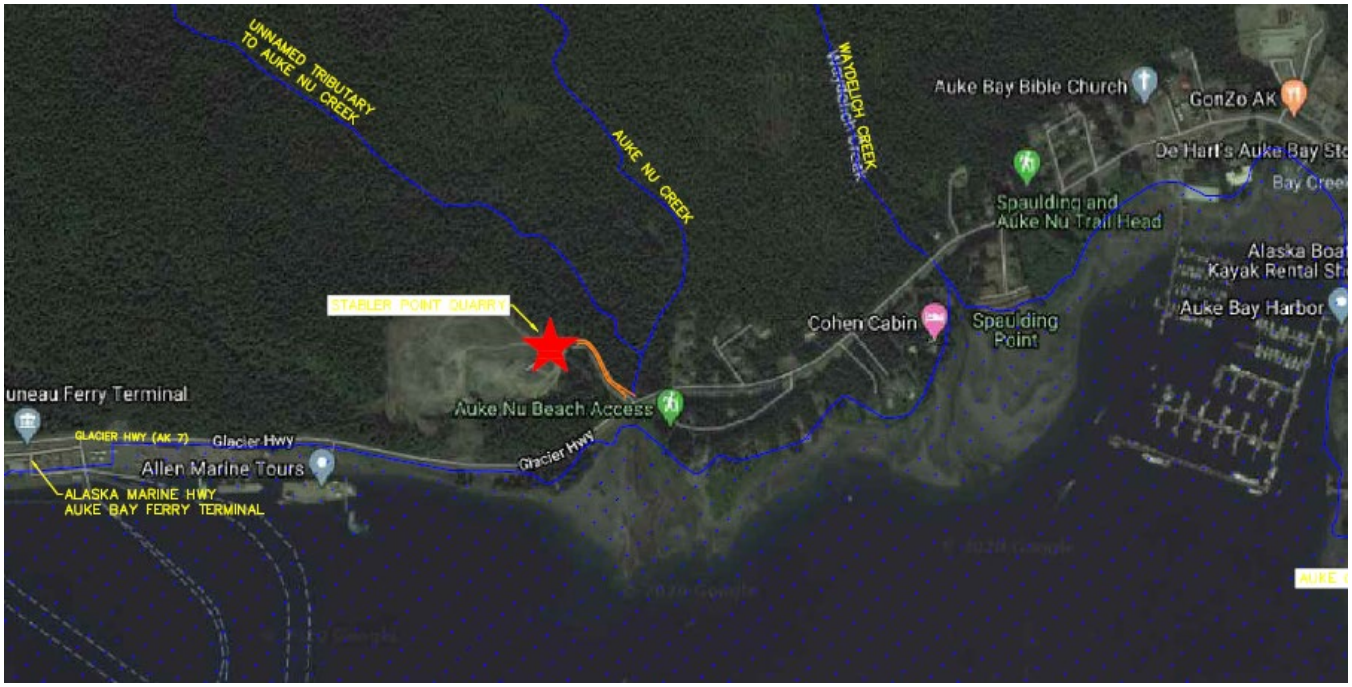
(2) If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the Commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

CBJ 49.65.240 – Guarantee.

No permit granted under this article shall become effective until there has been filed with the City and Borough a performance bond or other guarantee such as a cash deposit, royalty deposit, a primary security interest in real property or transfer of real property to the City and Borough, or other instrument approved as to form and type by the city attorney in an amount determined by the engineering department to be adequate to cover the cost of site restoration, completion of the project, and the performance of other required work. The amount of the guarantee shall be increased from time to time as determined by the engineering department to take into account inflation. A permit shall terminate if the permittee fails, within 90 days of permit issuance, to provide the guarantee required by this section or fails, within 30 days of notice thereof, to provide the increased coverage required by the engineering department. For good cause shown, the manager or the manager's designee may extend the 90-day period. The amount of a guarantee may be reduced to the extent the engineering department determines permit conditions have been performed.

CONDITIONAL USE ANALYSIS CBJ 49.15.430

Project Site – Stabler Point Quarry, located at 13010 Glacier Highway, in the Rural Reserve (RR) zoning district, is a 32-acre stone and gravel operation located on the south side of the lot. The RR zoning district is intended for public ownership and the conservation and development of natural resources for the future growth of the community, which the quarry aligns with. The abutting property uses include the Auke Bay Ferry Terminal and residential. The subject property is in the Urban Mining District and Recreational Vehicle Park Area.



Condition: None

Project Design – The project design has been described in detail in previous sections of this report. No additional conditions appear to be necessary.

Condition: None

Traffic – CBJ Code 49.40.300 establishes the standards for a Traffic Impact Analysis. CBJ Section 49.40.300(2) states that a development projected to generate fewer than 250 Average Daily Trips shall not be required to have a Traffic Impact Analysis. The proposed development is below this threshold; therefore, a Traffic Impact Analysis is not required.

Condition: None

Vehicle Parking & Circulation – The CBJ Land Use Code does not require off-street parking for gravel and sand extraction facilities. The staff will park in various locations on site, depending on the extraction area. There is a pull-out area located adjacent to Glacier Highway that is intended to facilitate equipment transfer activities associated with quarry operations. To reduce conflicts with traffic and maintain efficient operation of Glacier Highway, the pull-out area shall be restricted to equipment transfer only, with access limited to right-in/right-out movements.

Condition: The pull-out area adjacent to the quarry entrance drive near Glacier Highway is to be used for equipment transfer only. There shall not be temporary or long-term parking on the pull-out area. Transfer operations shall occur outside of the roadway clear zone. Access into the pull-out area shall be limited to right-in and right-out turns.

Noise – CBJ Section 49.65.230, Commission Action on Application, listed proposed conditions to minimize impacts to surrounding properties. Noise impacts have been minimized with the project design, forest buffers, and within recommended conditions regarding hours and days of operation. No additional conditions appear to be necessary.

Condition: None

Lighting – No proposed or existing lighting.

Condition: None

Vegetative Cover & Landscaping – The Rural Reserve zoning district does not have a vegetative cover requirement. Trees and buffers shall be retained as feasible. As the quarry continues to develop, the benches will be allowed to be colonized by alders and other native vegetation.

Condition: None

Habitat – There have been several historic variances granted for construction near eagle nests.

Condition: The applicant shall verify that the rock extraction is consistent with the recommendations of the US Fish & Wildlife Service for the protection of nesting eagles according to the past approved variances.

Drainage and Snow Storage – Drainage has been evaluated in previous sections of this report. No comments received from CBJ Engineering or ADEC.

Condition: None

Hazard Zones – Subject property not located in any mapped hazard zones. Future extraction of the southwestern cliff face may encounter site-specific geologic hazards. Requiring a geophysical hazards evaluation allows for recommendations for safety measures to be incorporated into the approved mining plan, reducing the potential for slope instability and other geologic hazards. The southwestern cliff case is discussed earlier in the application [CBJ 49.65.210(7)(J)].

Condition: Prior to extracting the southwestern cliff face of the quarry, a qualified expert in geophysical hazards shall evaluate the site and recommend guidelines for its development. Further, these guidelines shall be made part of any approved mining plans for these areas and written notification given to all operators.

Public Health, Safety, and Welfare – Based on previous analysis, no evidence suggests that the proposed development would endanger public health and safety, provided CBJ Engineering operates within the constraints of their proposed project description and with the conditions recommended in this analysis. No additional conditions appear to be necessary.

Condition: None

Property Value or Neighborhood Harmony – This project is in alignment with the land use designation for the lot. The Stabler Quarry was first permitted in 1996 and has maintained operations since 2001. Factors that could affect neighborhood harmony include blasting, noise, dust, truck traffic, and visual impacts. The recommended conditions of approval address these potential impacts through limits on hours and days of operation, blasting

procedures, vibration monitoring, dust suppression, traffic control, and reclamation requirements. CBJ Engineering has not documented exceedances of applicable blast vibration limits at the nearest structures, and the available monitoring data indicate that quarry operations have remained within established engineering standards designed to protect surrounding properties.

Condition: None

AGENCY REVIEW

CDD conducted an agency review comment period between June 22 and July 10. Agency review comments can be found in **Attachment M**.

Agency	Summary
CBJ Building	Building Division has no comments or concerns for this project.
CBJ General Engineering	No comments received.
CBJ Engineering and Public Works	EPW has reviewed the Stabler Quarry application and finds no issues or concerns. There are no known issues affecting traffic or the roadways – the operator is required to and is following ADOT traffic control requirements for roadway shutdowns during blasting. The operations are compatible with present and future development of neighborhood, roads, utilities and public services in the surrounding area as supported by the past noise study and required seismic monitoring. The development of the operation must maintain compliance with ADEC Stormwater regulations. The one geophysical hazard in the southwest portion of the quarry is being mitigated by avoidance, with no quarry operations occurring near this area until the underlying stability conditions are addressed. In addition, the CBJ will be hiring a geotechnical consultant to monitor and identify solutions to improve the stability in the southwest portion of the quarry.
Capital City Fire and Rescue	CBJ Engineering will need apply, through Civic Access, for a Fire Department Blasting Permit each season to comply with CBJ Title 19.
Department of Natural Resources	No objections or concerns.
Alaska Department of Transportation	No comments received.
Department of Environmental Conservation Water Division	No comments received.
Department of Environmental Conservation Air Non-Point and Mobile Sources Program	No comment.

PUBLIC COMMENTS

CDD conducted a public comment period between June 18 and July 6. Public comments submitted at time of writing this staff report can be found in **Attachment N**. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment O**). A public notice sign was also posted on site two weeks prior to the scheduled hearing (**Attachment P**).

Name	Summary
Rich Brenner	Supportive of continuation of operation and concerned about increases to the size of blasts at the quarry and unstable rock, dust, traffic patterns, and loss of recreational opportunity in the rural reserve.
Katie Coate	Concerned about the impact of blasting near homes and structures in the northern end of the proposed expansion.
Lori Wright	Concerned regarding vibration monitoring and long-term impacts of increased blasting.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan and 2015 Juneau Economic Development Plan and in mixed conformity with the 2015 Auke Bay Area Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	11	154	Map D	Complies with the Resource Development land designation. **The proposed development complies with this goal and objective.**
	5	58	Policy 5.11	To encourage the location and growth of locally-based basic sector industries that provide year-round, full-time employment and provide tax revenues that support public services. **The proposed development complies with this goal and objective.**
	5	59	Policy 5.13	To support the extraction and processing of mineral resources in an environmentally-sound manner, giving property recognition of the unique values of this community. **The proposed development complies with this goal and objective.**
2015 Juneau Economic Development Plan	5	43	Economic Development Initiative	Supports initiative to enhance Essential Infrastructure by providing borrow material for road construction. **The proposed development complies with this goal and objective.**
2015 Auke Bay Area Plan	3	26	Goal 3, Policy 3.5	Consider the development of a cultural center at Auke Bay to promote the protection of Auke Bay's rich culture and history,

PLAN	Chapter	Page No.	Item	Summary
				including its relationship to fisheries and sea life in Auke Bay, and resource management. **Supports:** • **The proposed permit is subject to a public review process that includes Planning Commission consideration, public testimony, and technical evaluation of potential impacts to public health, safety, and welfare** • **The project involves continued management and extraction of mineral resources from an existing quarry, which is consistent with the policy's recognition of resource management as an important component of the Auke Bay area.** **Potential Conflicts:** • **The proposal does not contribute directly to the development or interpretation of Auke Bay's cultural or historical resources, as envisioned by this policy.** • **Continued quarry operations may result in ongoing visual alteration of the site and intermittent noise associated with blasting and extraction, although these activities are regulated through permit conditions and operational limitations.**

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330(e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Analysis: No further analysis needed.

Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by CBJ Engineering, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Analysis: The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 14.500 for the RR – Rural Reserve zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. Will the proposed development comply with CBJ 49.65.200, Sand and Gravel, and other requirements of this chapter?

Analysis: The proposed site design complies with CBJ 49.65.200 and all other Title 49 requirements.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, etc.

4. Will the proposed development materially endanger the public health, safety, or welfare?

Analysis: No further analysis needed.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested Sand and Gravel Operation Permit renewal, in a RR zoning district, will materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

Analysis: No further analysis needed.

Finding: No. No evidence suggests that with recommended conditions, the requested sand and gravel extraction in the Rural Reserve zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Analysis: The Conditional Use Permit renewal process magnifies the regulation of resource management in the Auke Bay Area where the quarry is located. It supports the extraction and processing of mineral resources in an environmentally-sound manner. The gravel extracted can be used to help grow essential infrastructure in CBJ.

Finding: Yes. The proposed sand and gravel operation renewal, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan and 2015 Juneau Economic Development Plan and in mixed conformity with the 2015 Auke Bay Area Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Sand and Gravel Extraction Permit. The permit would allow a Conditional Use Permit renewal for sand and gravel extraction at Stabler Point Quarry including an expansion of blasting size and emergency operating hours and days in a Rural Reserve (RR) zone.

The approval is subject to the following conditions:

Additional Conditions:

1. Hours and days of operation shall be 7:30 AM to 5:30 PM, Monday through Friday.
2. The Community Development Director may temporarily authorize extended quarry operating hours and days to accommodate projects tied to declared local emergencies.
3. Blasting operations shall be prohibited on official Federal and State holidays.
4. Seed mixes utilized for revegetation in restoration efforts shall be free from non-native, noxious weeds.
5. The development shall not generate sound levels which exceed 65 dBa at the property line during the day or 55 dBa at night, per CBJ 49.15.330(g)(11).
6. Warning signs with the time and date of the blast shall be posted 24 hours prior to blasting on Glacier Highway.
7. Three air horn blasts will be made five minutes prior to blasting.
8. Ground vibration monitoring shall be conducted at the nearest structures during blasting activities to verify compliance with the peak particle velocity (PPV) limits established in CBJ Standard Specifications for Civil Engineering Projects and Subdivision Improvements, Section 02090 – Blasting Controls, and the corresponding U.S. Bureau of Mines (USBM) recommendations.
9. Maximum blast size shall be limited to 35,000 cubic yards.

Existing Conditions:

10. Blasting operation shall be scheduled to occur between 10:00 AM to 12:00 PM and 1:00 PM to 3:00 PM, Monday through Friday.
11. A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant’s duty to maintain subjacent support.
12. The applicant shall (or cause to) retain a natural buffer at the western end of the quarry similar to that at the eastern end for a visual and noise barrier. This buffer may be pierced to create the new western entrance roadway for the realignment of Glacier Highway. Additionally, and when feasible, the buffer shall be retained during all quarry operations throughout the site for noise and visual buffering.
13. Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located to provide additional noise screening barriers whenever possible.
14. The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary Environmental controls.
15. The site clearing shall be consistent with needs to retain sound and visual barriers for the quarry operation. Prior to removal of substantial vegetation, the clearing limits shall be flagged and reviewed for approval by the Community Development Department.
16. The applicant shall maintain a lockable security gate at the quarry entrance.
17. Quarry operators shall comply with the existing ADOT/PF approved Stabler Traffic Control Plan(s) for blasting operations, quarry access, and work within the ADOT/PF ROW.

18. The applicant shall (or cause to) repair any damage to Glacier Highway as a result of the quarry operation. If there is visible damage to the roadway due to hauling or mining operations, the roadway shall be repaired in cooperation with ADOT/PF.
19. The applicant shall comply with ADEC regulations governing stormwater discharges from the quarry site, with particular attention paid to protecting Auke Nu Creek.
20. All vehicle loads shall be contained. Vehicles hauling from the site shall be operated with tailgates, covers, or other similarly effective methods. The use of exhaust brakes on trucks entering or leaving the quarry shall not be used, unless required for safety reasons.
21. Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located in a way to provide additional noise screening barriers whenever possible.
22. The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary environmental controls.
23. The applicant shall (or cause to) control dust caused by excavation, truck hauling, rock crushing, or other aspects of the operation.
24. The applicant shall (or shall cause to) reclaim the quarry site with finished faces and established benches, and remove loose rock during the period between projects, even if the entire quantity of rock has not been removed.
25. The Extraction Permit shall expire ten years from the date of Planning Commission approval.
26. Public notification warning signs shall be erected a minimum of 24 hours prior to blasting. Written notification shall be given to Juneau Flight Services, Juneau Police Department and Capital City Fire/Rescue a minimum of 24 hours prior to blasting. The applicant shall issue email notification 24 hours prior to blasting to all those who request it.
27. Each quarry operator shall submit an individual mining plan that is in conformance with this Conditional Use permit and is approved by the quarry manager prior to performing any work in the quarry. Each mining plan shall be prepared by a civil engineer or other authorized professional.
28. The operator is required to comply with the requirements of CBJ Standard Specifications 02090 Blasting Controls. A quarry operator shall submit a blast plan, reviewed by independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast.
29. Explosives shall not be stored on site, except for that which is immediately necessary for the next blast.
30. The applicant shall (or cause to) operate the quarry according to the application proposal, including attachments and drawings, except that all conditions contained herein shall take precedence.
31. The pull-out area adjacent to the quarry entrance drive near Glacier Highway is to be used for equipment transfer only. There shall not be temporary or long-term parking on the pull-out area. Transfer operations shall occur outside of the roadway clear zone. Access into the pull-out area shall be limited to right-in and right-out turns.
32. The applicant shall verify that the rock extraction is consistent with the recommendations of the US Fish & Wildlife Service for the protection of nesting eagles according to the past approved variances.
33. Prior to extracting the southwestern cliff face of the quarry, a qualified expert in geophysical hazards shall evaluate the site and recommend guidelines for its development. Further, these guidelines shall be made part of any approved mining plans for these areas and written notification given to all operators.
34. *MANDATORY CONDITION: A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.*
35. *MANDATORY CONDITION: If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no*

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

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A1	EPL Application
Attachment A2	Project Narrative
Attachment A3	SWPP Plans
Attachment A4	Contours
Attachment A5	PAC26-02
Attachment B	SGE16-01_NOD and STF
Attachment C	95-53 Otter Way
Attachment D	NOD_USE00-66
Attachment E	NOD_USE04-28
Attachment F	NOD_USE05-20
Attachment G	NOD_USE08-07
Attachment H	NOD_USE08-28
Attachment I	NOD_USE11-17
Attachment J	NOD_USE13-21
Attachment K	Resolution 4050
Attachment L	SGE 16_01 Emergency Extension Memo July 2026
Attachment M	Agency Comments
Attachment N	Public Comments
Attachment O	Abutters Notice
Attachment P	Public Notice Sign Photo

City & Borough of Juneau, Alaska
155 Heritage Way Juneau, AK 99801

Plan NO.: ***SGE20260002***
Plan Type: **PL - SGE - Sand & Gravel Extraction**
Work Classification: **SGE - Sand & Gravel Extraction**
Plan Status: **Fees Paid**
Apply Date: **05/19/2026**
Expiration: **[None Listed]**

Location Address

13010 GLACIER HWY, JUNEAU, AK 99801

Parcel Number

4B3001020020

Contacts

CBJ Engineering **Applicant** , Juneau, AK 99801 (907)500-4401 carelton.shorey@juneau.gov	Dan Bleidorn, CBJ **Applicant** 155 Heritage Way, Juneau, AK 99801 (907) 586-5252 dan.bleidorn@juneau.gov
Greg Morris, CBJ Lands and Resources **Applicant** 155 Heritage Way, Juneau, AK 99801 (907) 586-5252 greg.morris@juneau.gov	CBJ Engineering **Contractor** , Juneau, AK 99801 (907)500-4401 carelton.shorey@juneau.gov
Dan Bleidorn, CBJ **Owner** 155 Heritage Way, Juneau, AK 99801 (907) 586-5252 dan.bleidorn@juneau.gov	

Description: In order to provide for future community rock material needs, the Lands Division requests that a new Conditional Use Permit be granted for another 10-year period. The new Conditional Use Permit would include the continuation of the existing permit conditions

Fees	Amount
Public Notice Sign Fee	50.00
Public Notice Sign Deposit	100.00
Class V Use Fee	1600.00
Total:	**$1,750.00**

Payments	Amt Paid
Total Fees	**$1,750.00**
Credit Card	$100.00
Credit Card	$1,650.00
Amount Due:	**$0.00**

Additional Information:

Note: *Only answered questions are listed below. For a full view of all application questions see Civic Access More Info Tab:*

https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/plan/2b82401f-55af-4cd1-b210-4d215eeef405?tab=moreinfo

Pre-Application Case Number: PAC20260002
Past extraction activities permitted on site?: Yes
Case Number: SGE2016-0001
Previously approved extraction permit: Yes
Previous extraction permit case number: USE2011 0017
Total area to be disturbed (Acres): 50
Has a financial warranty been established?: No
Class I Use: No
Class II Use: No
Class III Use: No
Class IV Use: No
Class V Use: Yes

Project Narrative: A detailed narrative describing the proposed extraction operations, on-site processing, stockpiling, and site restoration shall be included showing:

a. Location of proposed extraction:

   Stabler Point Quarry is located at approximately MP 13 on Veterans Memorial Hwy in Juneau, Alaska. The legal description of the lot containing the quarry is USS 3810, Lot 1. The property is zoned Rural Reserve. The property is bounded to the east and west by lots zoned residential (D-3) and to the south across Veterans Memorial Hwy by zoned Waterfront commercial Industrial (WCI), except for one residence directly south of the quarry.

b. A site drainage plan:

   Stormwater discharge from quarrying operations is regulated by the Alaska Department of Environmental Conservation's Multi Sector General Permit (MSGP) for Industrial Activities. The MSGP requires the quarry to maintain and comply with a Storm Water Pollution Prevention Plan (SWPPP). The majority of quarry runoff flows subsurface through the fractured rock of the quarry floor to a settling/collection pond located at the east end of the quarry. The pond discharges into a vegetated buffer zone. Drainage from the vegetated buffer zone is collected in the tracked vehicle access road ditch and conveyed to a sump/infiltration zone beside the main quarry access road entrance. Stormwater infiltrates into the ground at this point. When frozen ground prevents infiltration or when rainfall exceeds infiltration rates an overflow culvert adjacent to the sump allows stormwater to flow under the access road and on towards Auke Nu Creek. This culvert is the SWPPP's designated stormwater outfall. As mining progresses, drainage will continue to be directed eastwards to this outfall.
   The ultimate drainage plan for the site at the conclusion of mining operations will be determined by the requirements of the roadway engineering design performed for the realignment of the highway. See attached drainage plan

Commented [DB1]: Carleton

c. A method of securing the area, including installation of gates at access points, posting, and fencing:

   Permanent gates are installed across both access roads within 100 ft of the intersection with the highway. The gates are locked each evening to keep unauthorized vehicles from entering the quarry. Quarry information signs are posted at the quarry entrances.

d. Methods to be used to minimize noise pollution and visual blight:

   Noise Pollution: The 2001 quarry Conditional Use application contained a noise management plan prepared by Toner Nordling & Associates, Inc. However, in the years of operation since 2001 the quarry development plan has evolved. Therefore, a new technical Noise Study was prepared by Michael Minor and Associates, Inc. for inclusion in the 2011 permit application (attached). The report models both existing and future noise impacts of

quarry operations and concludes that current methods of noise mitigation are sufficient to meet code requirements. These methods currently include the following:

- Restrict the use of exhaust brakes on trucks entering or leaving the quarry, unless required for safety reasons.
- A constructed earthen berm at "open" east end of quarry serves as a noise barrier.
- Maintain a rock wall around south and western perimeter. Height of the wall is generally one bench height (30 ft) or taller above the lower quarry floor levels.
- Minimize the clearing of trees and other vegetation from around the perimeter of the quarry and encourage the regeneration of vegetation in order to diffuse noise and soften sound reflective surfaces.
- Limit crushing activities to the lower quarry levels, locating crushers behind stockpiled material if at all possible.

Commented [DB2]: Is this still correct?

Visual Blight: Visual blight will be minimized by leaving as many trees standing for as long as possible around the quarry perimeter to act as a visual shield, especially those between the highway and the current quarry mining area. Clearing of vegetation and stripping of overburden will be phased to stay ahead of mining operations.

Benches will be left in the rock faces around the quarry's perimeter. Eventually the exposed rock of the benches/faces will weather to a dull grey to match the color of the existing cliffs typical in the area.

Planted cuttings and alder wildlings are well established beside the quarry access road and will continue to grow in the coming years, enhancing the aesthetics of the entrance to the quarry.

e. The proposed hours and days of operation during the year:

Existing permitted quarry hours of operation are Monday – Friday 8:00AM to 4:30PM. As part of this permit renewal the CBJ is asking for the Community Development Department Director to have the authority to temporarily extend the operational hours and days of the operation as they relate to specific project needs. For example, additional hours have been needed for the CBJ to respond to flood mitigation in a timely manner.

f. The estimated amount and general type of material present and to be removed from the site:

The material in the quarry is solid rock, requiring blasting, crushing, and screening to produce shot rock products. Approximately 2.3 million cubic yards of rock is potentially available for extraction under the current quarry development plan, if mined down to the elevation of the highway.

g. The results of test holes which show the water table level:
The quarry is planned to be mined down to the elevation of the adjacent highway. Bed rock is contiguous through to the highway elevation as evidenced by the rock face exposed during the construction. No water table is visible in the highway cut face and none has been found to date in the quarry itself as mining has progressed. Surface runoff water is present in the quarry, and is either diverted around the quarry perimeter, or managed internally, as explained in the quarry's SWPPP.

Commented [DB3]: Test holes?

h. The date by which it is anticipated the extraction and processing operation will be completed:

Completion date depends on rate of extraction. The rate of extraction varies according to Borough construction projects' needs, and availability of alternate rock sources. Due to the increasing cost of truck transportation it is anticipated that Stabler will continue to supply rock to projects mostly in the Valley area and out the road. Quarries in the Lemon Creek area will be better located to supply Lemon Creek, Downtown and Douglas projects with rock. The economic conditions and specific project needs will dictate how much overlap there will be in quarry service areas. The current construction boom is winding down with fewer major projects planned for the coming decade. Demand for rock will likely decline accordingly. Even with the need for rock to mitigate the Mendenhall River Glacial flooding, Stabler has the potential to continue to supply rock to the Borough for the foreseeable future.

i. A schedule for completion of necessary site restoration work:
The restoration plan calls for clean rock faces interspersed with stable benches left at the perimeter of the quarry as shown in attached drawings and renderings. The quarry floor areas will graded and sloped to drain. The restoration schedule is very dependent on actual extraction rate. The development plan is to mine from the top down, northwards, until the mining limits are reached. The final walls and upper benches will then be established. These benches will be allowed to be colonized by alders and other native vegetation.

Commented [DB4]: Attach

j. Operating procedures for control of airborne particulates and other pollutant emissions from the site and equipment used at the site that may affect areas beyond the site boundaries:

Dealing with dust is a fact of life when working in a quarry. Anytime rock is handled, processed or transported dust generation is a possibility. The control of airborne particulates is important for the health and safety of quarry workers and for the wellbeing of the surrounding neighborhood. Juneau's wet and rainy climate is generally conducive for keeping dust levels down. However, dry spells do occur, and dust must be dealt with. The quarry operations most likely to produce dust are drilling, blasting, and crushing/screening. Drills used in the quarry are required to be fitted with devices to collect and separate the fine airborne particulates from the air used to blow the drill cuttings out of the bore holes. City water is piped to the lower quarry level for use by contractors during crushing and

screening operations. Spray bars are required to be used on crushers and screens to keep the dust levels down. Water trucks spray down quarry roads on exceptionally dry days in order to keep dust down.

k. The identification of any geophysical hazards which may affect or be affected by the proposed operation. A statement of the possible impact of the hazard on the operation and of the operation on the hazard including methods of reducing the impact:

The southwest portion of the quarry development area lies below a large cliff with several overhanging sections. The slopes below the cliff (and above the highway) contain some large boulders indicating past possible cliff instability issues. A geotechnical evaluation of the stability of the cliffs will be commissioned prior to commencing quarry operations in this area.

Commented [DB5]: Is this still true?

l. The date the operation was established and history of adjacent land development:

Date of Establishment - Brief permit history of Stabler Point Quarry

- 1997-2001: Rock mined from the area of the roadside cliff for various projects.
- 2001: CBJ obtains Conditional Use permit, USE2001-00022, allowing the operation of the quarry for a 10 year period, M-F 8:00 AM to 4:30 PM
- 2004: USE 2004-00028 modifies USE 2001-00022. The main change is to permanently allow hauling operations to occur on Saturdays.
- 2005: USE 2005-00020 modifies USE 2004-00028 by extending the hours of operation to 8:00 AM to 5:30 PM to facilitate construction of new high school.
- 2007: Electricity and truck scale installed at quarry.
- 2008: Stabler rock was used on two adjacent Auke Bay harbor projects.
- 2008: USE 2008-00007 allowed the expansion of the quarry's limits and the operation of secondary crushers but also imposed new restrictions on the quarry's hours of operation, essentially rescinding previously issued USE 2004-00028 and USE 2005-00020.
- 2011: CBJ obtains Conditional Use Permit USE 2011-0017, allowing the operation of the quarry for a further 10-year period.
- 2013: USE2013-0021 approved a temporary modification of truck hauling hours for the duration of a specific construction project.
- SGE 2016-0001 approved for expansion of mining area and 10-year renewal of permit to operate.

m. Compatibility of the proposed operation with the present and future development, utilities, and public services:

Adjacent lands to the east and north of the highway to the west have been developed as residential. The nearest residential property to the east is approximately 600 ft from the quarry limits and to the west approximately 1/2-mile. A single residence is located across Veterans Memorial Hwy south of the quarry. Waterfront commercial properties and public facilities have been developed southwest of the quarry along the shores of Auke Bay. No

development has occurred north of the quarry. The northern boundary is Tongass National Forest.

n. Unique characteristics of land or buildings:
This property has been an active quarry since 2001.

o. Any additional relevant information as the commission or department may request:

4. Plans: All plans are to be drawn to scale and clearly show the items listed below:

a. A topographic map showing the existing topography, vegetation, drainage features, ground water level, structures, significant natural and artificial conditions of the land, on-site and off- site geophysical hazards which may affect or be affected by the proposed operation, proposed structures, roads, stockpiling and operation;

b. A topographic map and a typical cross section showing the proposed finished contour on the land, vegetation, drainage features, limits of overburden clearing, structures, and significant natural and artificial conditions of the property which will exist upon completion of the site restoration plan;

c. Topographic maps required in (A) and (B) for areas having a slope of less than five percent shall show spot elevations at all breaks in grade, drainage channels or swales and at selected points not more than 100 feet apart in all directions. For areas having a slope of greater than five percent, contours shall be shown at an interval of not more than five feet where the ground slope is regular: however, contour intervals of not more than two feet may be required where necessary to adequately show irregular land features or drainage details;

d. The plan must include a map showing ingress and egress points for trucks and other equipment;

e. The plan must include a map showing all buildings and structures to be located on the site;

f. Existing and proposed lighting; and

g. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.).

Kathryn Oberlin

From: Dan Bleidorn
Sent: Monday, June 8, 2026 2:00 PM
To: Carleton Shorey
Cc: Kathryn Oberlin; Greg Morris
Subject: RE: Plan SGE20260002

Thanks Carleton,
Katie, let me know if we need anything else.

Thanks!

From: Carleton Shorey <Carleton.Shorey@juneau.gov>
Sent: Monday, June 8, 2026 1:43 PM
To: Dan Bleidorn <dan.bleidorn@juneau.gov>
Cc: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Subject: Re: Plan SGE20260002

Final Contour Overlay.pdf
Intermediate Contour Overlay.pdf

Hi Dan,
I have some questions regarding your application materials for the Stabler Quarry.

- Hours: Can you please provide more details on the extension of operational hours that you are requesting (i.e., exact hours/schedule)?

Flood response and the need for rock has created a situation where the Director of CDD needs to authorize the extended hours on an annual basis. This request is intended to take some pressure of CDD staff and the director by allowing extended hours related to flood activity. During an emergency declaration and when rock from Stabler is need in relation to that emergency declaration we are requesting from 7am to 8pm, seven days a week from April 10, 2026 until July 11, 2026. These are the same hours approved by the CDD director this year between April 10, 2026- July 11, 2026 when the declaration ended.

- Structures: I have uploaded a site-visit photo of two sheds at the quarry to the files section of the application. Could you please take a look and let me know if one of these sheds is the "water source" labeled on the site plan? I am asking because one of the requirements is that all structures are shown on the plans.

I think this is the water source: The water source is independent of the sheds. There is a meter box down by the highway that feeds a line in the ground it does daylight next to the shed as it is by the road. But the shed was originally built to be movable with he scale as the quarry developed.

- Geotechnical evaluation: Do you have confirmation on whether a geotechnical evaluation will be commissioned? I saw your comment saying, “Is this still true?” on Item K.

  Yes, this is still true

- Lighting: Can you please indication where the existing and/or proposed lighting is?

There is no lighting and we have no plans to install lighting, This is Correct

- Cross section: Can you please provide a cross section? This will meet the requirements of 4.b.: *A topographic map and a **typical cross section** showing the proposed finished contour on the land, vegetation, drainage features, limits of overburden clearing, structures, and significant natural and artificial conditions of the property which will exist upon completion of the site restoration plan;*
  See attachments;

- Test holes: Do you have any test-hole results? I am poking around to see if I can find an example.

No, we have not done any test holes. My understanding is this question is related to identifying the water table. The quarry is on a contiguous piece of bed rock down to the highway level as evidenced by the exposed face on the highway side. No groundwater has been detected on site or at the exposed rock face by highway to this date.

- Noise mitigation: You left a comment on Item D saying, “Is this still correct?” regarding the methods in place for noise mitigation. Can you please confirm whether these methods are proposed to be in place with the new permit?

Yes, all these methods of noise mitigation are still in place.
Please let me know if you have any questions.

Thank you,
Katie Oberlin

From: Dan Bleidorn <dan.bleidorn@juneau.gov>
Sent: Tuesday, May 26, 2026 4:22 PM
To: Carleton Shorey <Carleton.Shorey@juneau.gov>
Subject: RE: Plan SGE20260002

Hello Carleton,
Can you fill in the blanks below?

From: NoReplyEPL <NoReplyEPL@juneau.gov>
Sent: Tuesday, May 26, 2026 3:15 PM
To: carelton.shorey <carelton.shorey@juneau.gov>; Dan Bleidorn <dan.bleidorn@juneau.gov>
Cc: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Subject: Plan SGE20260002

Hi Dan,
I have some questions regarding your application materials for the Stabler Quarry.

- Hours: Can you please provide more details on the extension of operational hours that you are requesting (i.e., exact hours/schedule)?

Flood response and the need for rock has created a situation where the Director of CDD needs to authorize the extended hours on an annual basis. This request is intended to take some pressure of CDD staff and the director by allowing extended hours related to flood activity. During an emergency declaration and when rock from Stabler is need in relation to that emergency declaration we are requesting from 7am to 8pm, seven days a week from April 10, 2026 until July 11, 2026. These are the same hours approved by the CDD director this year between April 10, 2026- July 11, 2026 when the declaration ended.

- Structures: I have uploaded a site-visit photo of two sheds at the quarry to the files section of the application. Could you please take a look and let me know if one of these sheds is the "water source" labeled on the site plan? I am asking because one of the requirements is that all structures are shown on the plans.

I think this is the water source:

- Geotechnical evaluation: Do you have confirmation on whether a geotechnical evaluation will be commissioned? I saw your comment saying, “Is this still true?” on Item K.

  Carleton?

- Lighting: Can you please indication where the existing and/or proposed lighting is?

There is no lighting and we have no plans to install lighting, Carleton can you confirm this?

- Cross section: Can you please provide a cross section? This will meet the requirements of 4.b.: *A topographic map and a **typical cross section** showing the proposed finished contour on the land, vegetation, drainage features, limits of overburden clearing, structures, and significant natural and artificial conditions of the property which will exist upon completion of the site restoration plan;*

Carleton?

- Test holes: Do you have any test-hole results? I am poking around to see if I can find an example.

Carleton?

- Noise mitigation: You left a comment on Item D saying, “Is this still correct?” regarding the methods in place for noise mitigation. Can you please confirm whether these methods are proposed to be in place with the new permit?

Carleton?

Please let me know if you have any questions.

Thank you,
Katie Oberlin

This is a no-reply e-mail address. To contact us, please send an e-mail to Kathryn.Oberlin@juneau.gov

Quarry Hours And Days of Operation

Contractors working on CBJ projects generally work 6 days a week, 7am-6pm. This is done to be as efficient as possible with our short construction season. The current quarry hours of operation (8am-4:30pm) limit their efficiencies causing both cost increases and extended schedules on CBJ projects.

Recommendation:

- Permitted hours of operation be changed to 7:30am-5:30pm Mon-Fri.
- No Change to blasting windows (10am-Noon and 1pm-3pm Mon-Friday)

Maximum Blast Limits

In reference to ground vibrations caused by blasting, the CBJ Standard Specifications for Civil Engineering Projects & Subdivision Improvements Section 02090 – Blasting Controls, sets the maximum limit for peak particle velocity at the nearest structure or facility at not-to-exceed 2 inches per second when frequency is 40-Hz or greater, and 0.75 inches per second when frequency is less than 40-Hz. These limits are based on recommendations established by the US Bureau of Mines (USBM). The Bureau of Mines guidelines have been widely incorporated into many States' codes, regulations, ordinances, and project specifications. Blasting at Stabler's conforms to these limits.

CBJ Engineering has collected blast vibration data for each shot in Stabler's quarry. The data shows no exceedance of vibration limits at the structures nearest the quarry. In 2015, CBJ Engineering contracted with Alaska Seismic & Environmental, LLC (ASE) to conduct blast vibration monitoring and analysis of variable sized blasts. A final report from the project is provided as an attachment and shows that overall shot size (cubic yards, CY) is not the only parameter that affects ground vibration. For instance, the largest blast during the study period (23,688 CY) produced a peak particle velocity (PPV) of 0.04 inches per second which is much lower than CBJ allowable limits, and well below other PPVs measured during the study period.

In July of 2026, ASE provided a summary report of ground vibration monitoring with a plot showing all ground vibration measurements measured at the nearest structure plotted as peak particle velocity and frequency. The plot includes blasts measured between 2013 and 2026 and includes several shots that ranged in size from 25,000-35,000 CY. All shots remained below CBJ allowable limits and USBM guidelines.

It remains apparent that blast size is not the only parameter that affects ground vibration. Shot location and distance from nearby structures, blast design (including timing, pattern, and relief) and geology are more significant factors than overall blast size when considering blast induced vibration. Both attached reports demonstrate that large shots have not caused adverse vibration issues.

Factors other than vibration limits have a greater limiting effect on maximum shot size at Stabler. The established blasting "windows" of 1 0am to noon, and 1 pm to 3pm create a practical limit to blast size. In order to comply with the allowable shot time window a contractor has to juggle many elements relating to blast design (how many bore holes to fill with explosive), what explosive (pumped, stick or powder), detonator choice, as well as site specific issues such as wet holes or dry, pump truck accessible or not, crew size, etc. Each shot is unique and it is appropriate to allow the CBJ Quarry Manager and the blaster in charge to determine how best to reach the desired outcome.

Recommended new conditions:

• Increase the maximum shot size to 40,000 cubic yards, with CBJ Quarry Manager approval.

• Continue using the existing blast windows of 10am to noon, and 1 pm to 3pm.

• Monitor vibrations at nearest structures to ensure vibrations do not exceed established USBM recommendations.

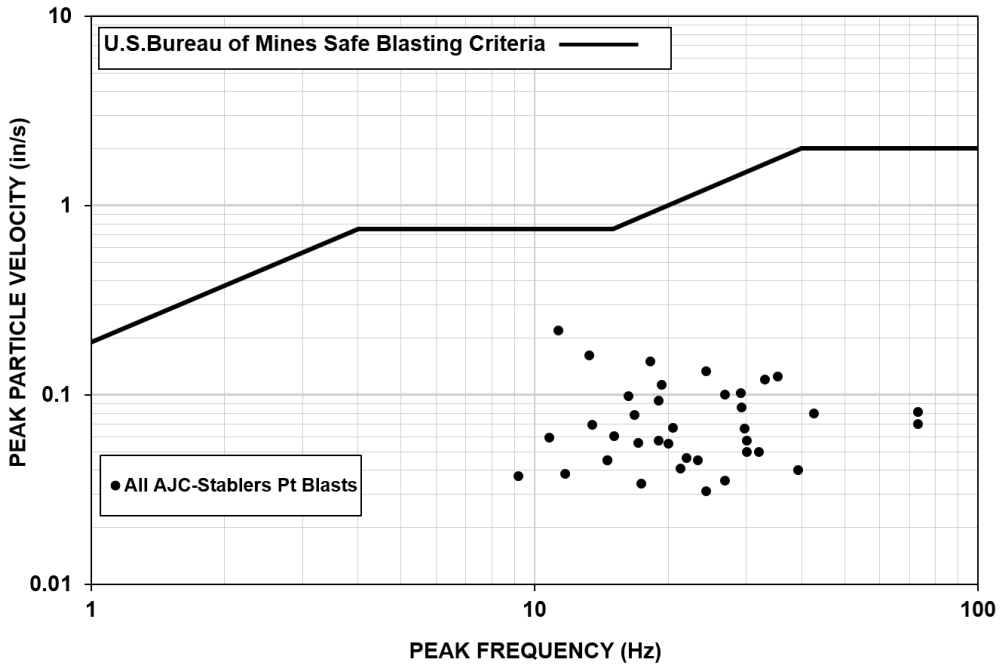
VIBRATION MONITORING SUMMARY OF FINDINGS

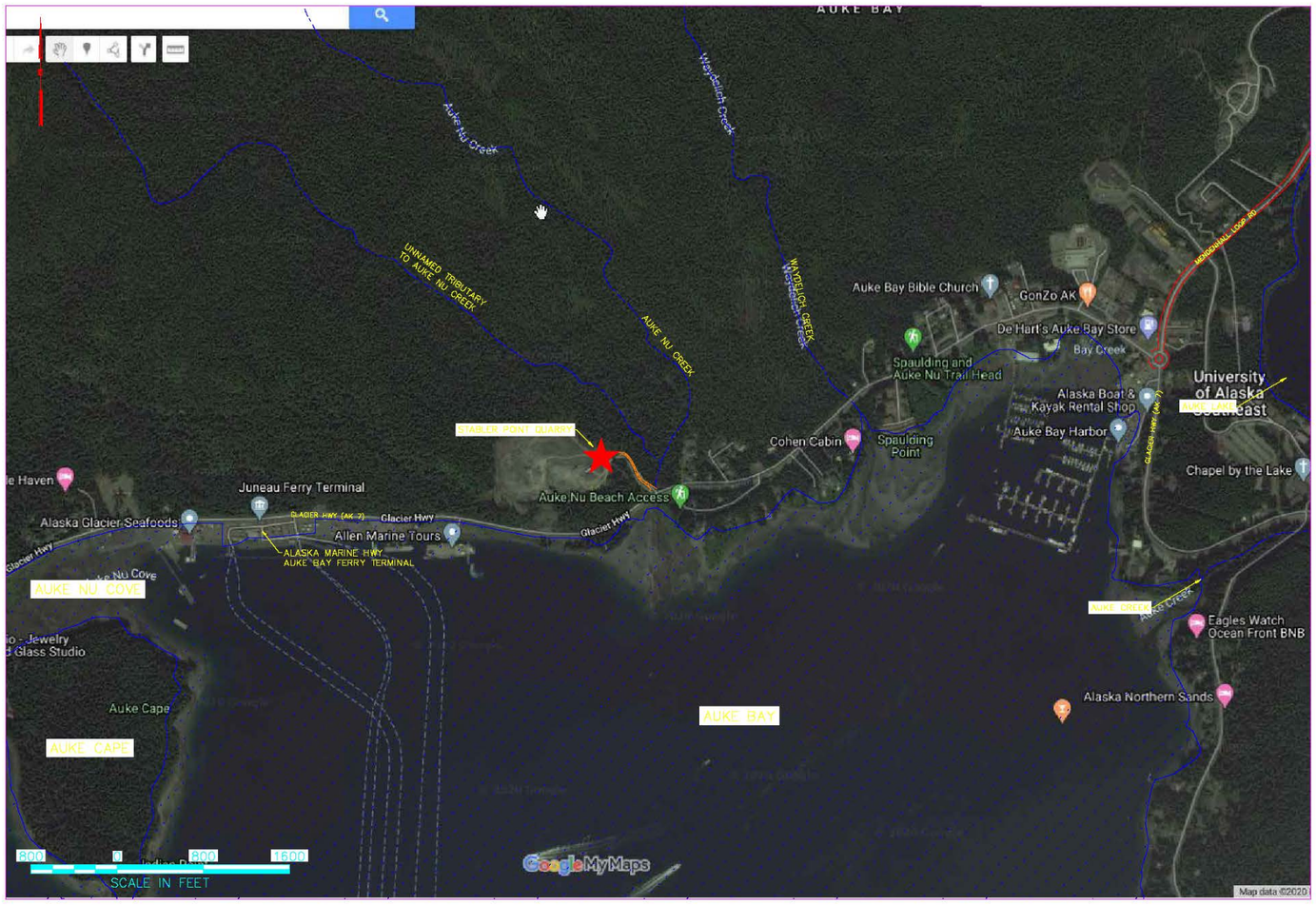
Project: Stabler's Point Quarry Blasting
Submitted to: Alaska Juneau Construction, City & Borough of Juneau
Description of work: Blast Vibration Monitoring
Reporting Period: 2013-current

SUMMARY OF MONITORING RESULTS

Vibration monitoring for blasting at Stabler's Point Quarry has been performed at the nearest residence on Glacier Highway since 2013. Ground vibrations are measured and recorded with blasting type seismographs installed and operated in accordance with the International Society of Explosives Engineers (ISEE) Field Practice Guidelines for Blasting Seismographs. Seismographs are programmed to record ground vibration and air overpressure at 2,048 samples per second when ground velocity exceeds 0.03 in/s (inches per second) or 126 dB sound pressure level.

Figure 1 below is a plot of peak particle velocity versus peak frequency for all blasts recorded since 2013. The upper line on the plot represents the threshold of safe vibration levels as a function of peak frequency for structures as established in 1981 by the U.S. Bureau of Mines (USBM) Report of Investigations (RI) 8507. Measurements that plot below this upper bound line are considered safe from hairline cracking in interior drywall and plaster materials which are considered to be the weakest materials comprising structures. All ground vibration measurements recorded at the nearest residence on Glacier Highway are well below threshold levels established in USBM RI 8507.





CITY AND BOROUGH OF JUNEAU
ENGINEERING & PUBLIC WORKS

STABLER POINT QUARRY
MATERIAL SOURCE SWPPP
GENERAL LOCATION MAP

Revision:	2020-04
Revised by:	MCE
Date	04-01-2020
Original by:	STAFF
Proj. No.	

ATTACHMENT A

Attachment A3 - SWPP Plans

SITE DESCRIPTION:

Total Facility Area = 32 acres
Area w/ Soils Exposed to Stormwater = 31.7 acres
Impervious Surface Area = 0.3 acres (Pavement)

POLLUTANT SUMMARY	
ACTIVITY	ASSOCIATED POLLUTANTS
PREPARATION OF NEW MINING AREAS	WOODY DEBRIS, DUST, SEDIMENT (TSS), TURBIDITY
BLASTING (INCLUDING DRILLING)	DUST, SEDIMENT (TSS), TURBIDITY
ROCK EXTRACTION	DUST, SEDIMENT (TSS), TURBIDITY
CRUSHING & SCREENING	DUST, SEDIMENT (TSS), TURBIDITY
EQUIPMENT MAINTENANCE & FUELING	OIL, ANTIFREEZE, LUBRICANTS, DIESEL FUEL, HYDRAULIC FLUID, TRANSMISSION FLUID, CLEANING SOLVENTS
DRAINAGE MAINTENANCE	DUST, SEDIMENT (TSS), TURBIDITY
RESTORATION/CONTOUR GRADING	DUST, SEDIMENT (TSS), TURBIDITY

BMP SUMMARY

BMP	DESCRIPTION
2A	BERMS OR DIKES (SEE BMP 2, STAGING AREA)
2B	GRADED AREA (SEE BMP 2, STAGING AREA)
2C	STORMWATER CONVEYANCE (SEE BMP 2, STAGING AREA)
5a	STABILIZATION OF SITE ENTRANCE/EXIT
5b	STABILIZATION OF OTHER SITE ROADS
6	EROSION PREVENTION OF TEMPORARY ROADS
9	STOCKPILE MANAGEMENT
10	SPILL PREVENTION AND CONTROL
16	MULCHING, INCLUDING HYDROMULCHING
17	ROCK SLOPE ARMOR
18	MATTING
20	TOPSOILING
21	SEEDING
24	PIPE SLOPE DRAIN
30	OUTLET PROTECTION
32	CHECK DAMS
35	FIBER ROLLS
36	SILT FENCE
37	VEGETATIVE BUFFER STRIP
38	SEDIMENTATION TRAP (BASIN)
50	CONTROLLED DROP CHECK DAM
52	OVERBLASTING
56	SPRAY BARS
57	SHAKER RACK (CATTLE GUARD)

OTHER NON-STRUCTURAL BMPs

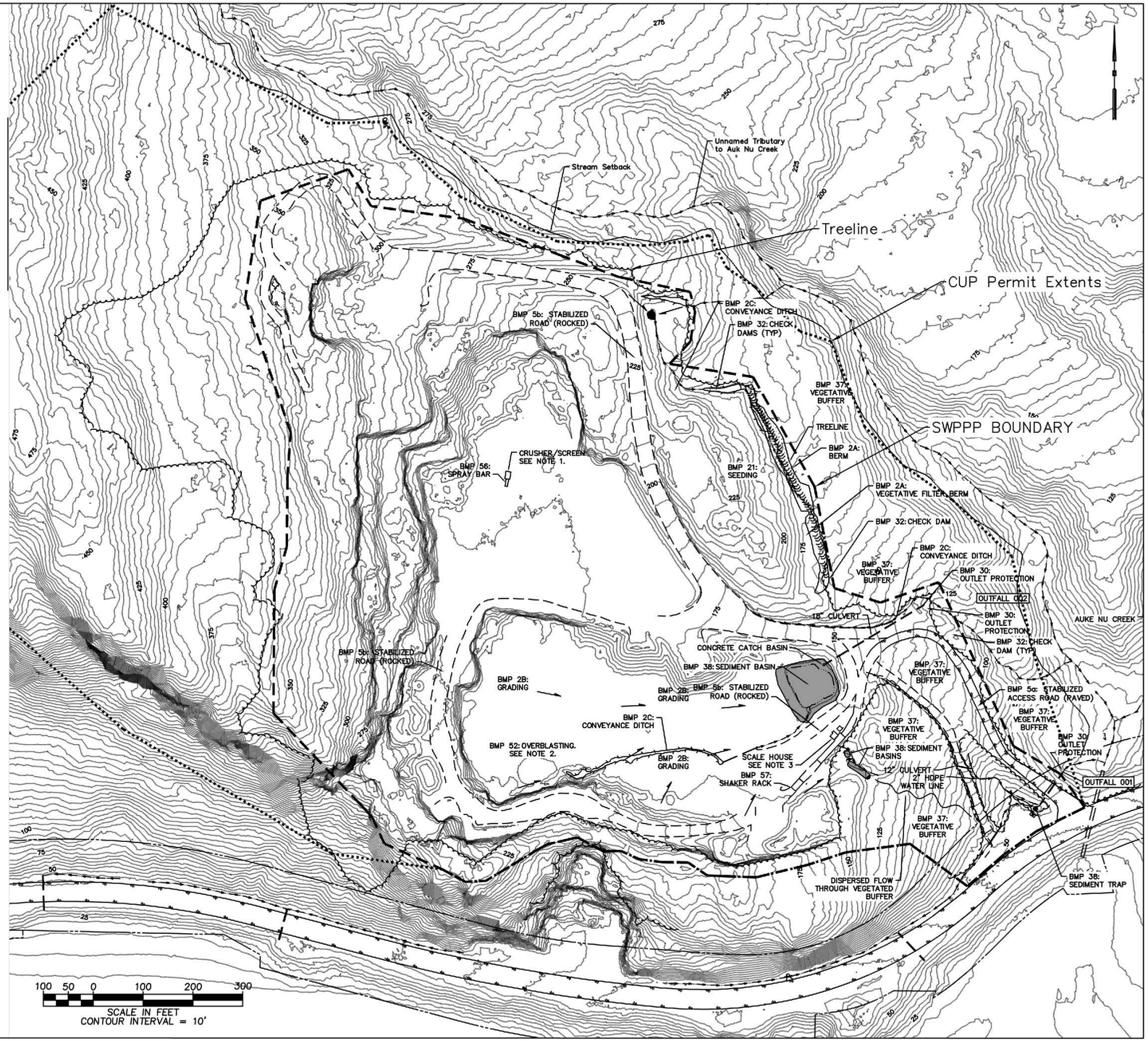
- SEDIMENT TRACKING CONTROL: STREET SWEEPER AS NEEDED.
- SEDIMENT TRACKING CONTROL: HAUL TRUCK MATERIAL CONTAINMENT
- SEDIMENT TRACKING CONTROL: PRESSURE WASHING AND STREET SWEEPING OF SCALE TO REMOVE FINE SEDIMENT
- CLEANING AND SEDIMENT CONTROL: WATER SOURCE SUPPLY PROVIDED

NOTES:

1. CRUSHING AND SCREENING OPERATIONS VARY CONTINUALLY. REFER TO THE ACTIVE INDIVIDUAL MINING PLANS (IMP'S) FOR CURRENTLY SPECIFIED LOCATIONS.
2. OVERBLASTING OCCURS IN ALL BLASTED AREAS. SEE SWPPP FOR DESCRIPTION OF BMP.
3. FRESH WATER SUPPLY AND PORTABLE SPILL CONTAINMENT DEVICE AVAILABLE AT SCALE HOUSE.

LEGEND

- Drainage Channel
- Paved Road
- Other Road
- Treeline
- Facility Boundary
- Berm
- Stormwater Flow Direction
- BMP 38 – Sedimentation Trap (Basin)
- BMP 37 – Vegetated Buffer Strip



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

STABLER POINT QUARRY
MATERIAL SOURCE SWPPP
EXISTING CONDITIONS SITE MAP

Revision:	2024-10
Revised by:	CRS
Date	02-11-2025
Original by:	STAFF
Proj. No.	

ATTACHMENT B

SITE DESCRIPTION:

Total Facility Area = 20 acres
Area w/ Soils Exposed to Stormwater = 12 acres
Impervious Surface Area = 0.3 acres (Pavement)

POLLUTANT SUMMARY

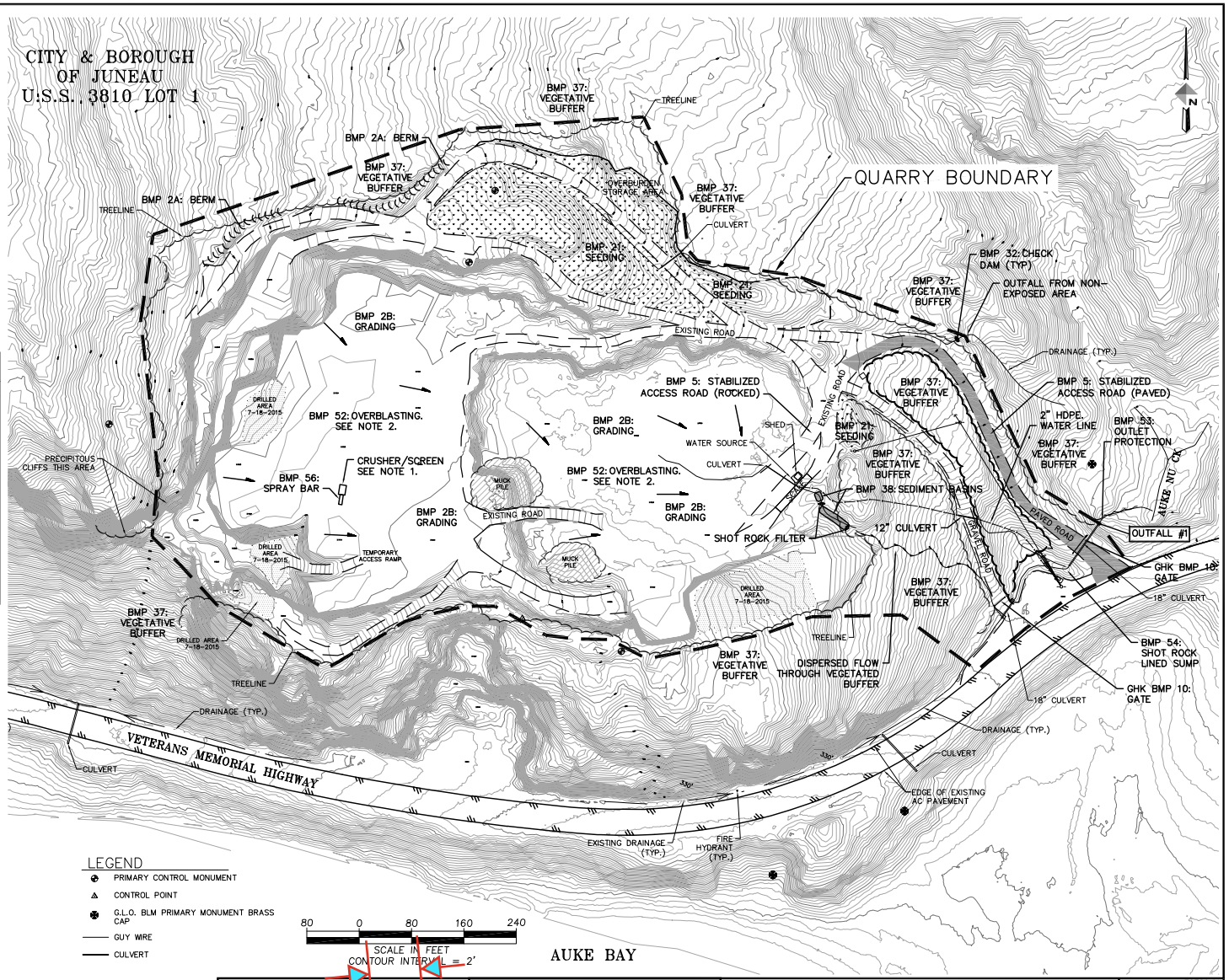
ACTIVITY	ASSOCIATED POLLUTANTS
QUARRY DEVELOPMENT	SEDIMENT, TURBIDITY
BLASTING	DUST, SEDIMENT, TURBIDITY
ROCK EXTRACTION	DUST, SEDIMENT, TURBIDITY
CRUSHING, SCREENING & STOCKPILING	DUST, SEDIMENT, TURBIDITY
MAINTENANCE & FUELING	OIL, ANTIFREEZE, LUBRICANTS, DIESEL, OTHER PETROLEUM PRODUCTS
DRAINAGE & BMP MAINT.	DUST, SEDIMENT, TURBIDITY
RESTORATION, CONTOUR GRADING	DUST, SEDIMENT, TURBIDITY

BMP SUMMARY

STRUCTURAL BMPs (SEE SECTION 3.5)	NON-STRUCTURAL BMPs
#2 STAGING AREAS 2A BERMS 2B GRADED AREAS #5 STABILIZATION OF CONSTRUCTION ENTRANCE/EXIT #6 EROSION PREVENTION ON TEMPORARY ROADS #20 TOPSOILING #21 SEEDING #32 CHECK DAMS #36 SILT FENCE #37 VEGETATIVE BUFFER STRIP #38 SEDIMENTATION BASIN #51 PORTABLE SPILL CONTAINMENT (PSC) #52 OVERBLASTING #53 OUTLET PROTECTION #54 SHOT ROCK LINED SUMP #55 SHOT ROCK FILLED DEPRESSIONS #56 SPRAY BAR	• DUST CONTROL: SECONDARY CRUSHER SPRAY BAR. TO BE USED ON PRIMARY CRUSHING AND SCREENING AS NECESSARY. • SEDIMENT TRACKING CONTROL: STREET SWEEPER ON SITE. • SEDIMENT TRACKING CONTROL: HAUL TRUCK MATERIAL CONTAINMENT • SEDIMENT TRACKING CONTROL: PRESSURE WASHING AND STREET SWEEPING OF SCALE TO REMOVE FINE SEDIMENT • CLEANING AND SEDIMENT CONTROL: WATER SOURCE SUPPLY PROVIDED

NOTES:

1. CRUSHER AND SCREENING OPERATIONS VARY CONTINUALLY. REFER TO THE ACTIVE INDIVIDUAL MINING PLANS (IMP'S) FOR CURRENTLY SPECIFIED LOCATIONS.
2. OVERBLASTING OCCURS IN ALL BLASTED AREAS. SEE SWPPP FOR DESCRIPTION OF BMP.
3. SWPPP AND PSC'S ARE STORED IN THE SCALE SHED.



REVISIONS			
REV	DATE	DESCRIPTION	BY
1	7-15	SWPPP Update – new base mapping	AS

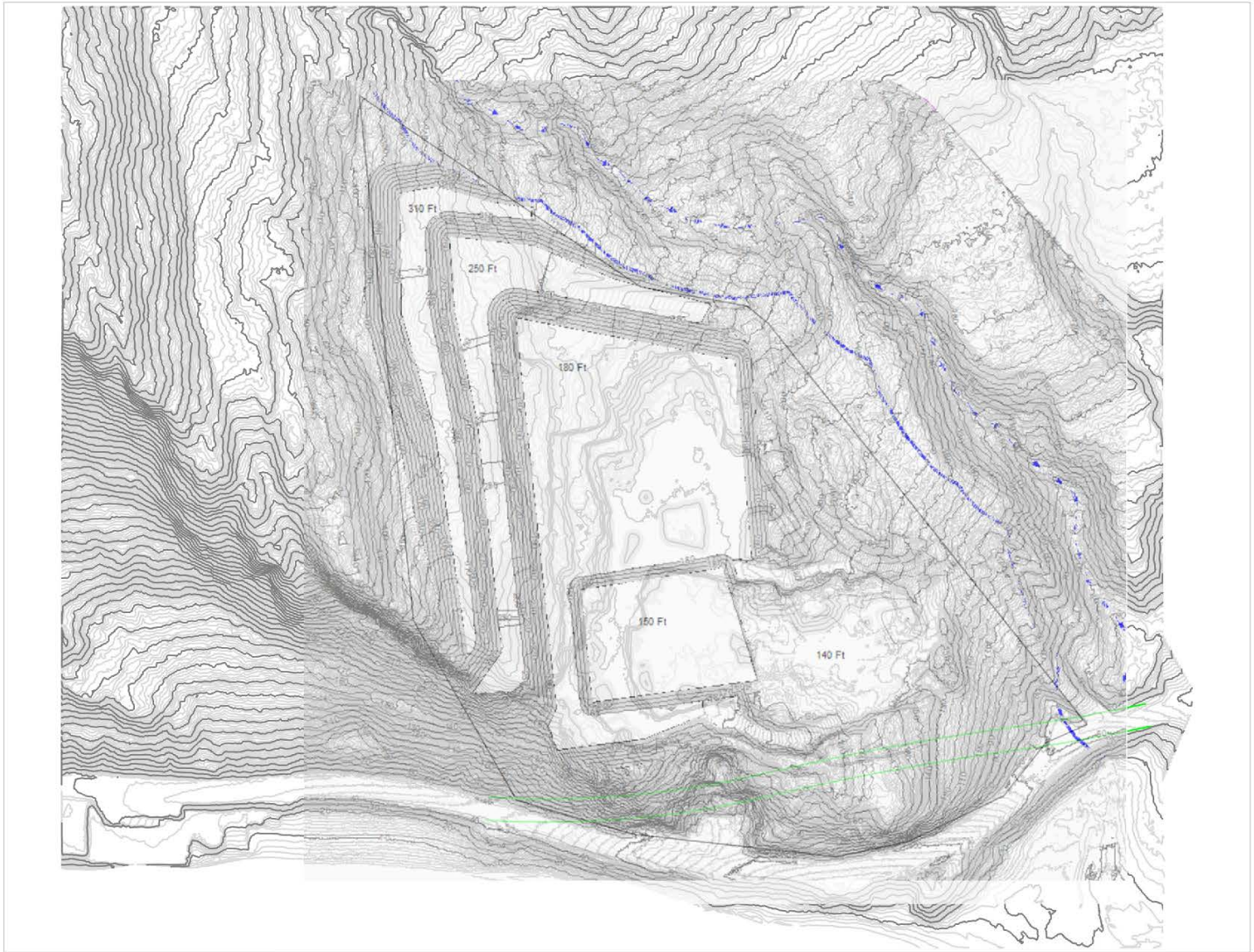
CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
DEPARTMENT OF ENGINEERING

SWPPP SITE MAP

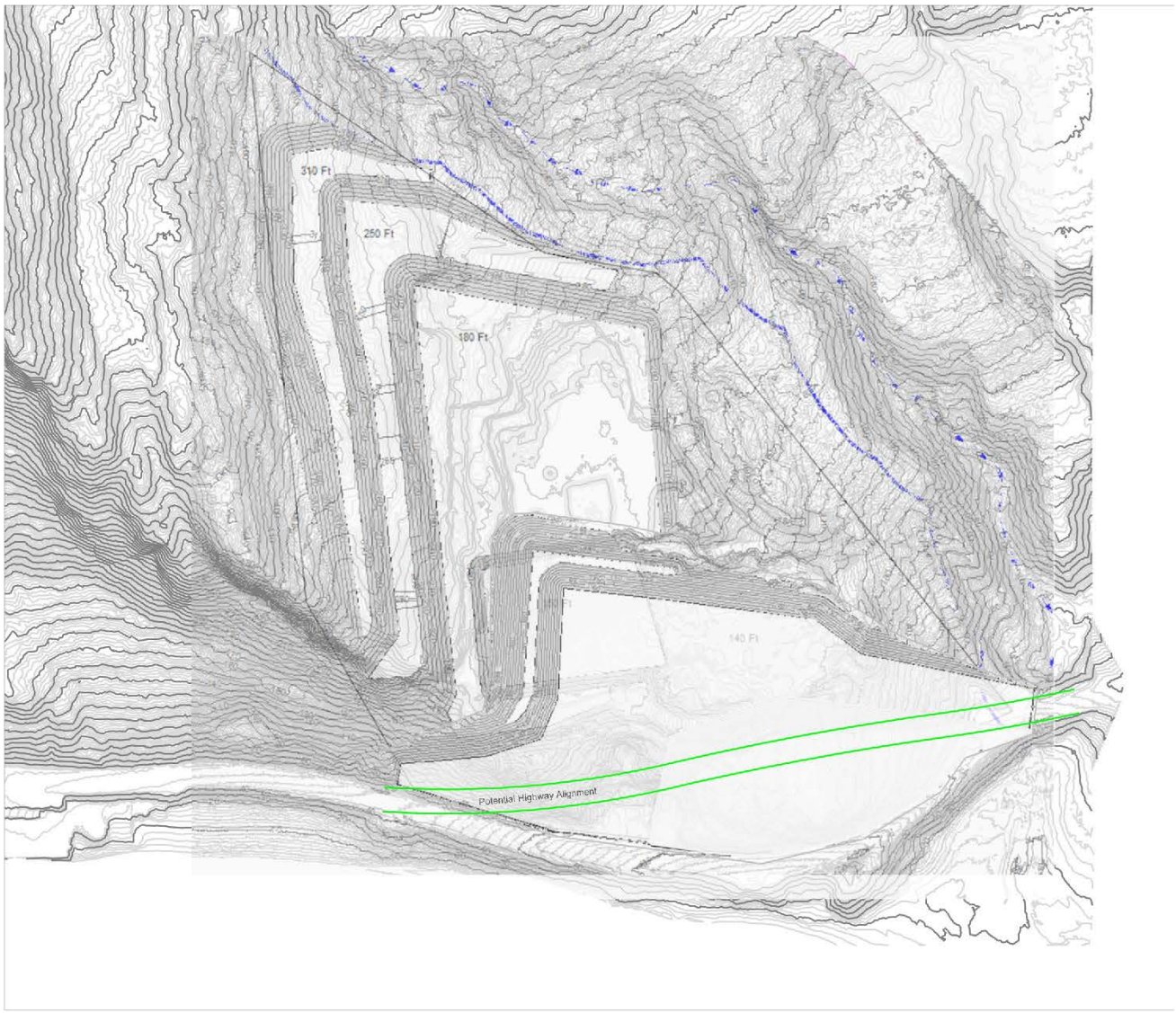
STABLER POINT QUARRY
7/18/2015 EXISTING CONTOURS
Attachment B

PROJECT	70786.01
DATE	7/21/2015
DRAWN BY	STAFF
SHEET	1 OF 1

I:\Alan\ROCK and GRAVEL PITS\2015 MSGP Stormwater discharge permitting\Stabler\Stabler SWPPP site map.dwg PLOT DATE 2015-7-29 08:41 SAVED DATE 2015-07-29 08:41 USER: don_steffert



Attachment A4 - Contours



Attachment A4 - Contours

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Renewal of SGE-20160024 Stabler Point Quarry - Carleton Shorey

Case Number:	PAC2026 0002
Applicant:	Carleton Shorey and Dan Bleidorn
Property Owner:	CBJ Lands and Resources
Property Address:	13010 Glacier Hwy
Parcel Code Number:	4B3001020020
Site Size:	13,503,600 square feet; 310 acres
Zoning:	Rural Reserve (RR)
Existing Land Use:	Sand and gravel operations

Conference Date:	February 11, 2026
Report Issued:	February 18, 2026

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
Carleton Shorey	Applicant	carleton.shorey@juneau.gov
Kathryn Oberlin	Planner	kathryn.oberlin@juneau.gov
Justin Smith	Planner	justin.smith@juneau.gov
Jeff Hedges	Building Official	jeffrey.hedges@juneau.gov
Jenny Smith	Chief General Engineer	jenny.smith@juneau.gov
Madeline Carse	Admin	madeline.carse@juneau.gov

CONFERENCE SUMMARY

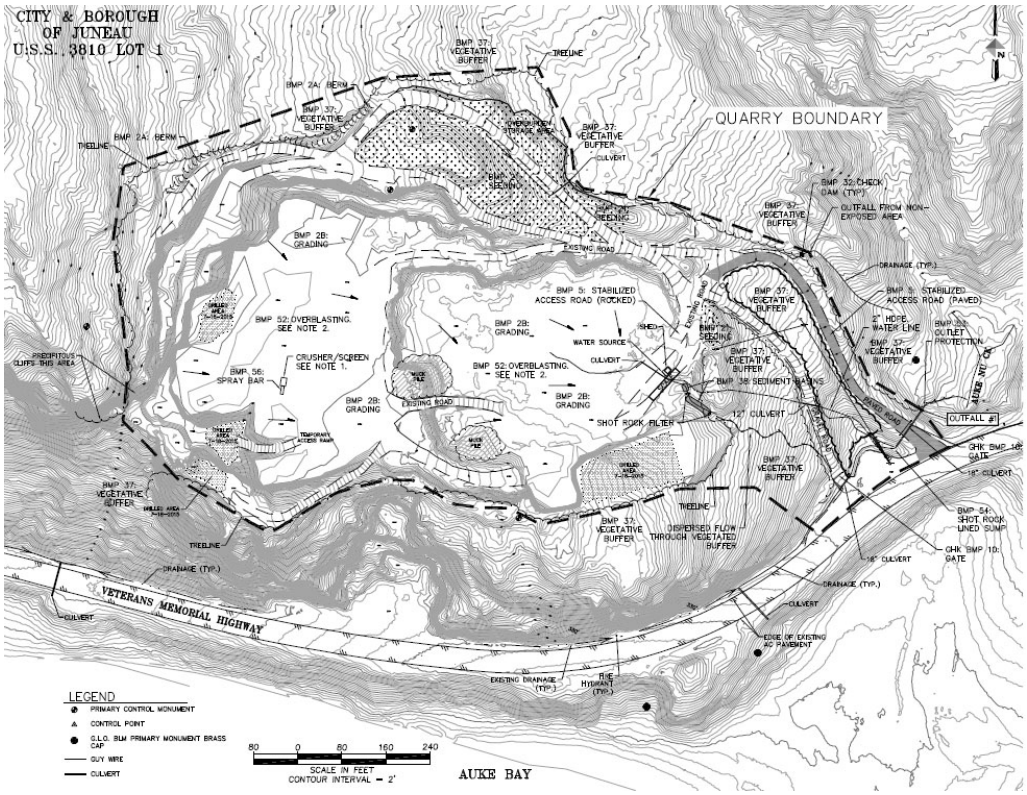
Questions/issues/agreements identified at the conference that weren't identified in the attached reports.
The following is a list of issues, comments, and proposed actions, and requested technical submittal items that were discussed at the pre-application conference:

The building division discussed noise concerns in relation to operating hours. The fire marshal was not present; it was noted that they conduct annual inspections. The general engineering division inquired about the quarry boundary, discussed drainage and the SWPPP, and clarified the height of the sound buffer. The planning division discussed the conditional use permit process and the prioritization of the neighborhood meeting and addressing concerns of the public.

The applicant noted that vibration data is available and that the need for flood mitigation creates precedent for the proposed increase in blasting size. Additionally, there are future plans with the DOT to adjust the curve of Glacier Highway in relation to the quarry. The applicant is seeking to complete the Conditional Use Permit process prior to August 2026, when the current permit expires.

Project Overview

The applicant is requesting approval of a new Conditional Use Permit for an additional ten-year period. The proposed Conditional Use Permit would include the continuation of most existing permit conditions.



Conditional Use Permit Process:

- Submit the application and back-up materials.
    - Electronic submissions accepted at https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home
- The project will be assigned to a planner. They will review submitted materials and coordinate where necessary. When the planner assesses that the application is complete, they will schedule a hearing

before the Planning Commission. The planner might schedule a Neighborhood Meeting with property owners within 500 feet of the project.
    - A notice will be sent to property owners within 500 feet of the project.
    - There will be two newspaper ads for the case.
    - The Applicant is required to post a Public Notice sign, which will be provided by CDD. The sign must be posted two weeks before the hearing.
    - Staff will prepare a report analyzing the project and make a recommendation to the Commission. The report will be publicly available the week before the hearing.
- At the Planning Commission meeting, the project can be:
    - On the Consent Agenda, where it will be passed without discussion.
    - On the Regular Agenda:
        - The Director will briefly describe the project.
        - The Applicant has 15 minutes to describe the project.
        - The public has the opportunity to comment. There is usually a time limit of two to three minutes.
        - The Applicant has time to respond to issues raised.
        - Public comment is closed, and there is no additional opportunity to participate.
- Within 30 days of the hearing, the Planning Commission will:
    - Approve the project
        - Approve with conditions
            - CBJ 49.65.230 lays out eleven considerations that the commission will consider and may impose restrictions on the permit.
            - CBJ 49.65.235 outlines two mandatory conditions of the permit. If these conditions do not apply, explain in the narrative submitted with the application.
    - Deny the project
    - Continue the project – if more information is required or if the Commission runs out of time.
- The decision can be appealed for 20 days after the Notice of Decision is filed with the City Clerk. If the decision is appealed, the Applicant can continue with their project at their own risk.
- Videos of the Planning Commission activities are posted on the Assembly's Minutes and Agendas site. https://juneauak.portal.civicclerk.com/

Background
Stabler Point Quarry occupies a portion of a CBJ-owned parcel (USS 3810, Lot 1 FR) which was platted into the Otter Way Subdivision in 1995. The lot was zoned R12 until 1987 when it became part of the RR zoning district. It is located near the Auke Bay Ferry Terminal with Glacier Highway serving as the primary access corridor.

The property has a long history of quarry and mineral extraction–related approvals dating back to the mid-1990s. The quarry was originally authorized through Conditional Use Permit USE-CU96-62 for sand and gravel extraction, with subsequent amendments and expansions approved over time. A 10-year Conditional Use Permit for rock quarry operations was approved in 2001 (USE2001-00022), with multiple modifications thereafter to adjust excavation areas, expand the quarry footprint, extend or modify hauling hours, allow Saturday hauling, and permit secondary crushing activities. The Conditional Use Permit has been renewed and modified multiple times, including renewals in 2011 and 2016 that extended quarry operations through 2026 and approved expansions of blast size and quarry area.

SECTION 1 – PLANNING DIVISION

1. **Zoning** – RR – Rural Reserve
    a. Urban Mining District

   b. Recreational Vehicle Park Area

2. **Table of Permissible Uses** – The proposed use is permissible through a Conditional Use Permit process. The applicable use from the Table of Permissible Uses is 14.500 sand and gravel operations.
3. **Subdivision** – N/A
4. **Structure Setbacks** – From RR Dimensional Requirements:
   a. Front yard – Min. 25 feet
   b. Rear yard – Min. 25 feet
   c. Street Side – Min. 17 feet
   d. Side – Min. 15 feet
5. **Structure Height** – From RR Dimensional Requirements:
   a. Permissible Uses - 45 feet
   b. Accessory – 45 feet
6. **Access** – Glacier Hwy
7. **Parking & Circulation** – No parking required. The Commission is able to impose measures to protect private and public property adjoining the operation and to guarantee orderly and safe traffic circulation both on the public streets and within the permit application area.
8. **Lot Coverage** – From RR Dimensional Requirements: 20% maximum
9. **Vegetative Coverage** – From RR Dimensional Requirements: N/A
10. **Lighting** – 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.

    Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize off-site glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements at CBJ 49.40.235(d).

    All exterior lighting fixtures shall be of a "full cutoff" design.
11. **Noise** – The Commission may place conditions affecting noise generation from this proposal. Please see CBJ 49.65.210(7)(C). In the application, include methods to be used to minimize noise pollution. The condition may also include measures to minimize or eliminate airborne particulates, visual blight, noise, and other adverse environmental effects [CBJ 49.65.230(8)].
12. **Flood** – This property is not located in a flood zone (Panel 02110C1214E and Panel 02110C1218E).
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – This property is not located within a mapped hazard area. Hillside endorsement may be required depending on the development proposal.
14. **Habitat/Wetlands** –
    a. 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.
    b. No anadromous waterbodies are on the subject parcel, or within 50 feet.

c. There are wetlands located in the eastern part of the parcel. Contact the U.S. Army Corps of Engineers for wetlands-related development permits.

15. **Plat or Covenant Restrictions** – *N/A*
16. **Traffic** – Glacier Highway is an ADOT and PF right-of-way. They may require a Traffic Impact Analysis or have comments regarding traffic circulation. The Commission may impose measures to protect private and public property adjoining the operation and to guarantee orderly and safe traffic circulation both on the public streets and within the permit application area.
17. **Nonconforming situations** – No known nonconformities at this time.

SECTION 2 – BUILDING DIVISION

18. **Building** – No issues or concerns at this time.
19. **Outstanding Permits** – No outstanding permits

SECTION 3 – GENERAL ENGINEERING/PUBLIC WORKS DEPARTMENTS

20. **Engineering** – No comments provided.
21. **Drainage** – No comments provided.
22. **Utilities** – No comments provided.

SECTION 4 – FIRE DEPARTMENT

23. **Fire Items/Access** – No comments provided.

SECTION 5 – OTHER APPLICABLE AGENCY REVIEW

24. DOT&PF/ Army Corps / DEC (wastewater) / DNR / USF&W

SECTION 6 – 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.

25. Extraction Conditional Use Permit through Civic Access (Tyler Tech EPL) once available

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.

26. A copy of this pre-application conference report
27. Project narrative meeting the requirements listed in the Extraction Permit Application Information form (**Attachment E**)
28. Plans meeting the requirements listed in the Extraction Permit Application Information form (**Attachment E**)

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.

29. None at this time.

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. Class V use, $1,600
    a. Unenclosed industrial uses using three or more acres of land [CBJ 49.85.100(3)(E)(ii)]
2. Sign permit, $150 total ($50 sign fee, $100 deposit)

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via Civic Access.

Phone: (907) 586-0715
Web: www.juneau.org/community-development

ATTACHMENTS:

49.15.330 – Conditional Use Permit
49.65 Article II. Sand and Gravel
Attachment A - Stabler SWPPP site map
Attachment B - STF_SGE16-01
Attachment C - NOD_SGE16-01
Attachment D - USS 3810
Attachment E - Extraction Permit Application Information form

Community Development

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

PLANNING COMMISSION
NOTICE OF DECISION
Date: August 24, 2016
File No.: SGE2016 0001

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

Proposal:	A Conditional Use Permit for an extension to year 2026 and expansion of blast size and area of rock quarry operations for Stabler Point Quarry.
Property Address:	13010 Glacier Highway
Legal Description:	USS 3810 LT 1 FR
Parcel Code No.:	4-B30-0-102-002-0
Hearing Date:	August 23, 2016

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

1. All vehicle loads shall be contained. Vehicles hauling from the site shall be operated with tailgates, covers or other similarly effective methods. The use of exhaust brakes on trucks entering or leaving the quarry shall not be used, unless required for safety reasons.

2. Public notification warning signs shall be erected a minimum of 24 hours prior to blasting. Written notification shall be given to Juneau Flight Services, Juneau Police Department and Capital City Fire / Rescue a minimum of 24 hours prior to blasting. The applicant shall issue email notification 24 hours prior to blasting to all those who request it.

3. The hours, days and dates of operation shall be 8am – 4:30pm, Monday through Friday, all year except State holidays.

4. Blasting operation shall be scheduled to occur between 10am-12pm and 1pm-3pm, Monday through Friday.

5. This quarry permit shall expire 10-years after the date of approval.

6. Each quarry operator shall submit an individual mining plan that is in conformance with this Conditional Use permit and is approved by the quarry manager prior to performing any work in the quarry. Each mining plan shall be prepared by a civil engineer or other authorized professional.

7. The operator is required to comply with the requirements of CBJ Standard Specifications 02090 Blasting Controls. A quarry operator shall submit a blast plan, reviewed by an independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast.

8. Quarry operators shall comply with the existing ADOT/PF approved Stabler Traffic Control Plan(s) for blasting operations, quarry access, and work within the ADOT/PF ROW.

9. Explosives shall not be stored on site, except for that which is immediately necessary for the next blast.

10. The applicant shall comply with ADEC regulations governing stormwater discharges from the quarry site, with particular attention paid to protecting Auke Nu Creek.

11. The applicant shall (or shall cause to) reclaim the quarry site with finished faces and established benches, and remove loose rock during the period between projects, even if the entire quantity of rock has not been removed.

12. The applicant shall (or cause to) control dust caused by excavation, truck hauling, rock crushing, or other aspects of the operation.

13. The applicant shall (or cause to) repair any damage to Glacier Highway as a result of the quarry operation. If there is visible damage to the roadway due to hauling or mining operations, the roadway shall be repaired in cooperation with ADOT/PF.

14. The applicant shall require the posting of a bond (or equivalent if project based) from all quarry operators to ensure spilled or tracked material are removed from public roads. The applicant shall (or cause to) remove all spilled materials immediately from public roadway and ensure that mud and debris tracked onto roads be cleaned daily with the City having the ability to allow less frequency on a case by case basis as warranted. ADOT/PF reserves the right to request sweeping at any time it sees a problem or complaint.

15. The applicant shall ensure that lighting (if any) does not glare onto adjacent roadways.

16. The applicant shall (or cause to) operate the quarry according to the application proposal, including attachments and drawings, except that all conditions contained herein shall take precedence.

17. The applicant shall ensure that the rock extraction is consistent with the recommendations of the US Fish & Wildlife Service for the protection of nesting eagles according to the past approved variances (VAR96-52, VAR2000-37, VAR2001-17, & VAR2008-6).

18. The applicant shall maintain a lockable security gate at the quarry entrance.

19. The applicant shall (or cause to) retain a natural buffer at the western end of the quarry similar to that at the eastern end for a visual and noise barrier. This buffer may be pierced to create the new western entrance roadway (Attachment A). Additionally, and when feasible, the buffer shall be retained during all quarry operations throughout the site for noise and visual buffering.

20. Prior to extracting the southwestern cliff face of the quarry, a qualified expert in geophysical hazard shall evaluate the site and recommend guidelines for its development. Further, these guidelines shall be made part of any approved mining plans for these areas and written notification given to all operators.

21. The noise levels (excluding blasting) as measured at the nearest property lines shall not exceed 65 dBA.

22. Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located in a way to provide additional noise screening barriers whenever possible.

23. The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary environmental controls.

24. The site clearing shall be consistent with needs to retain sound and visual barriers for the quarry operation. Prior to removal of substantial vegetation, the clearing limits shall be flagged and reviewed for approval by the Community Development Department.

25. Individual blasts shall be limited to a maximum of 25,000 cubic yards.

26. The pull out area adjacent to the quarry entrance drive near Glacier Highway is to be used for equipment transfer only. There shall not be temporary or long term parking on the pull out area. Transfer operations shall occur outside of the roadway clear zone. Access into the pull out area shall be limited to right in and right out turns.

27. A strip of land at the existing topographic level not less than 15 feet in width shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.

28. If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind

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

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

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

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

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

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

Project Planner: Jonathan Lange

Jonathan Lange, Planner Community Development Department

Benjamin C. Haight

Ben Haight, Chair
Planning Commission

Elizabeth J. McEwen

Filed With City Clerk

8/30/16

Date

cc: Plan Review

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

Community Development

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

DATE: August 11, 2016

TO: Planning Commission

FROM: Jonathan Lange, Planner
Community Development Department

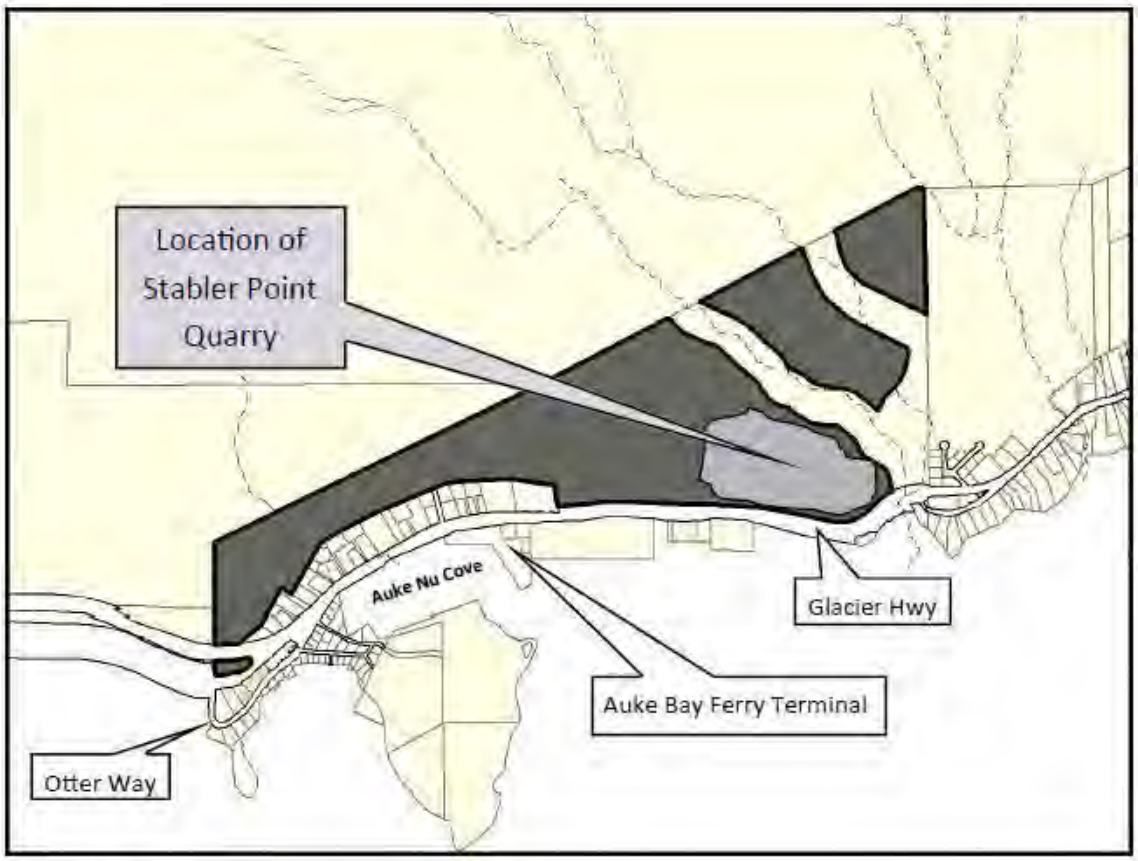
FILE NO.: SGE2016 0001

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

GENERAL INFORMATION

Applicant:	City & Borough of Juneau, Lands Division
Property Owner:	City & Borough of Juneau, Lands Division
Property Address:	13010 Glacier Highway
Legal Description:	USS 3810 Lot 1 FR
Parcel Code Number:	4-B30-0-102-002-0
Site Size:	(Parcel size: 13,503,600 Square Feet or 310 Acres) Quarry size: 16 Acres
Zoning:	RR – Rural Reserve
Utilities:	Public Sewer and Water
Access:	Glacier Highway
Existing Land Use:	Rock Quarry
Surrounding Land Use:	North – RR, Vacant and Auke Nu Creek South – D-3, Single-Family Residence; WI, Auke Bay Ferry Terminal East – D-1 (T) D-3, Single-Family Residences West – RR, Vacant; D-3, Single-Family Residences

VICINITY MAP



ATTACHMENTS

Attachment A – Application and Narrative
- Attachment A 1 – Site Map
- Attachment A 2 – Photo of Site
- Attachment A 3 – 3D View of Intermediate Contours
- Attachment A 4 – Proposed Expanded Quarry Limits Plan
- Attachment A 5 – Possible Initial Development for Expanded Stabler Quarry
- Attachment A 6 – USE2011 0017 Notice of Decision
- Attachment A 7 – Vibration Monitoring Summary Report
- Attachment A 8 – Stabler Quarry Noise Study 2011

Attachment B – Public Notices and Neighborhood Meeting Handouts and Sign-in Sheet
Attachment C – Agency Comments
Attachment D – Public Comments

PROJECT DESCRIPTION

The applicant, City and Borough of Juneau (CBJ), Lands Division (Lands), requests a Conditional Use Permit for Stabler Point Quarry to expand the area of rock quarry operations, to extend the operational life to the year 2026, and to increase the maximum blast size to 25,000 cubic yards. Please see the attached applicant's narrative (Attachment A) and below, in Analysis, for further description of the Conditional Use Permit request.

Stabler Point Rock Quarry's current Conditional Use Permit allows for operations until the year 2021; but, because the applicant is requesting to expand the area of operations and increase the blast size, they are requesting to extend the operational life, to 2026, at the same time.

BACKGROUND

Stabler Point Quarry is located on Glacier Highway, west of Auke Bay, and just east of the Auke Bay ferry terminal. The quarry has been in operation since 2001. In 2011 the rock quarry operations Conditional Use Permit was renewed to allow for ten more years of operation. Currently the hours of operation are 8am – 4:30pm, Monday through Friday. Blasting is allowed from 10am - 12pm and 1pm – 3pm, Monday through Friday. These hours are proposed to stay the same.

The CBJ owns and manages the rock quarry, while private contractors conduct mining activities within the quarry. Recently, extraction has increased due to large projects within the Borough. The current quarry pit has expanded to its permitted perimeter and further extraction would require either lateral expansion, as requested in this application, or for the pit to be excavated deeper. A deeper pit would reduce the available space for extraction, processing and hauling activities. Thus, the applicant is asking to expand the area of rock quarry operations laterally away from Glacier Highway (see Attachment A 1).

The Alaska Department of Transportation and Public Facilities (DOT&PF) considers the existing curve of Glacier Highway at Stabler Point as dangerous because of the sharpness of the curve. At the end of the life of the quarry the DOT&PF want to straighten out the alignment of Glacier Highway at Stabler Point and establish a new road that would run from the existing entrance of the quarry on a straight line through the hill side to the west and then to continue on Glacier Highway.

NEIGHBORHOOD MEETING

CBJ Community Development (CDD), Engineering, and Lands Division staff held a neighborhood meeting at the University of Alaska Southeast on July 21, 2016 to discuss the proposed changes to the Stabler Point Quarry Conditional Use Permit. Three members of the public were in attendance. CDD staff gave an overview of the Conditional Use Permit process, and Engineering and Lands

Division gave background and information about the proposed expansion to the quarry operations. One member of the public requested more exact times of when blasting will occur.

AGENCY COMMENT

The CBJ Building, General Engineering, Fire, and Police Departments did not have any issues or comments with the proposal.

DOT&PF Southcoast Region offered the following comments on this proposal:

"Traffic and Safety has no comment or objection provided current traffic control provisions are kept in place.

"Right of Way and Utilities - Would like to see all the trees on the remaining slope above the highway high stumped. Leaving high stumps would slow escaping rock from rolling down slope too fast. Removing the tall trees will keep trees from damaging the utilities on the pole line across from the pit. When alders are high stumped they still grow and get more like a hedge shrub. That too would slow escaping rock."

The applicants responded to DOT&PF's comments (see Attachment C) and stated that their concern is possibly for the area that was previously mined near Glacier Highway. Engineering stated that "At this time the area is relatively clean and stable", and that this concern would be more of an issue when they "start lowering the top of the cliff prior to mine closure."

PUBLIC COMMENT

Staff received the following comments and questions from the public at the time of preparation of the staff report. Public Comments are Attachment D to the staff report.

Rich Brenner of 13650 Glacier Highway submitted, via email, questions to staff. His main concerns were of noise, especially in relation to hours of operation, and the location of the proposed expansion for the quarry operations. Quarry operation times are not proposed to change. The extent of the proposed lateral expansion of quarry operations will be approximately a half mile from Mr. Brenner's property (see Attachment D for comments and staff's response).

Staff received an email and phone call from Vivian Hegg of 2950 Fritz Cove Road. Ms. Hegg's concerns are the visual and noise impacts of quarry operations. She also was wondering if the operation hours were proposed to change. Ms. Hegg asked staff to explain the size of expansion and the long term plan for realignment of Glacier Highway.

Karol Kriens of 12175 Glacier Highway, Unit A403 of Spaulding Beach Condos, provided written comments about the proposal. Ms. Kriens is concerned about: rocks that may fall from trucks onto

Glacier Highway; the speed of the trucks traveling along Glacier Highway; the effects of blasts to wildlife; and ensuring conditions of approval are followed.

Staff communicated with Suzanne Dvorak by telephone and via email. Ms. Dvorak and Mr. Robert L. Eastaugh own a home at 12555 Auke Nu Drive. They currently live in Anchorage, Alaska, and rent their home on Auke Nu Drive. In their written comments, Ms. Dvorak and Mr. Eastaugh provided five suggested requirements that they state would be "critical" to their willingness to accept the proposal. The requirements are as follows:

> "(1) The permit requires that vibration and blast effects observed and reported to date not be exceeded;
> (2) The permit requires adoption and implementation of recommendations contained in the ASE Blast Monitoring Report of December 31, 2015 (pages 8-11);
> (3) The permit includes a requirement identical to paragraph 7 of the Commission's 2011 Decision, which required that the quarry operator "submit a blast plan, reviewed by an independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast.";
> (4) The permit allows shot frequency not exceeding that experienced in 2015; and
> (5) The permit requires a "stepped" increase to the maximum proposed; i.e., require a 15,000 cubic yard blast to determine effects (conducted under similar conditions for any 25,000 cubic yard shots) before allowing shots at the requested 25,000 cubic yard level."

Staff finds that Ms. Dvorak's and Mr. Eastaugh's suggested requirements 1-4 are meet by the proposed conditions of approval. The applicant has shown in their Vibration Monitoring Summary Report (Attachment A 7) that controlled blasts up to 15,000 and 23,000 cubic yards of material are recorded to be far below the required limits of peak particle velocity allowed, as explained further in the below analysis, section 7(L).

Staff received a letter from Alison Browne. Ms. Browne owns an undeveloped lot at 12545 Auke Nu Drive. Her concerns are with the expansion of the blast size and how it might negatively impact her lot and any future structures she would like to place on her lot.

ANALYSIS

This permit has been reviewed and processed according to CBJ Land Use Code Title 49.65.210(a) Extraction permit.

49.65.200 Extraction permit required.

> (a) The use of property for the excavation, removal or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials, may be authorized in any district only under a conditional use permit issued by

> the Commission under the procedures set forth in chapter 49.15, article III, as modified by this article. (Emphasis Added)

49.65.210 Contents of application.

> Each person who requires a permit under this article [Article II Sand & Gravel] shall file an application with the department. The application shall contain a plan for the excavation operation, storage, on-site processing if permitted in the district, and site restoration. The plan shall include (see items 1-7 below):

The applicant has provided a detailed application and narrative responding to the following criteria listed in "Contents of application 1-7" below; see Attachment A.

(1) A graphic and legal description of the property;

Attachment A 1 shows an aerial photo of the subject parcels location. The Stabler Point rock quarry is located in U.S. Survey 3810, Lot 1 in the Auke Bay area at approximately 13 mile, Glacier Highway. The lot is zoned Rural Reserve and is 310 acres in size. The quarry is currently 16 acres in size; 24 additional acres are proposed for rock quarry operations.

(2) A topographic map showing the existing topography, vegetation, drainage features, ground water level, structures, significant natural and artificial conditions of the land, on-site and off- site geophysical hazards which may affect or be affected by the proposed operation, proposed structures, roads, stockpiling and operation;

Site topography is shown in Attachment A 1. Attachment A 2 is a photo of the quarry. Attachment A 3 shows a 3D rendering of the site contours. Existing topography is described in the applicant's narrative. The main floor of the quarry is at approximately 140 feet elevation; around 90 feet above Glacier Highway. Drainage will continue to settle in the existing areas and will drain toward Glacier Highway. A description of the drainage plan will be discussed further in this analysis under 7 (A).

(3) A topographic map and a typical cross section showing the proposed finished contour on the land, vegetation, drainage features, limits of overburden clearing, structures, and significant natural and artificial conditions of the property which will exist upon completion of the site restoration plan;

Proposed finished contours of the expansion of quarry operation area is included in the applicant's narrative and Attachment A 3.

(4) Topographic mapping required in subsections (2) and (3) of this section for areas having a slope of less than five percent shall show spot elevations at all breaks in grade, drainage

channels or swales and at selected points not more than 100 feet apart in all directions. For areas having a slope of greater than five percent, contours shall be shown at an interval of not more than five feet where the ground slope is regular: however, contour intervals of not more than two feet may be required where necessary to adequately show irregular land features or drainage details;

As mentioned in the applicant's narrative the walls of the quarry will be benched down toward the floor of the quarry at a series of benches 20 feet wide horizontally with 30 foot tall vertical walls between benches.

(5) The plan shall include a map showing ingress and egress points for trucks and other equipment;

The two existing access roads will continue to be used for ingress and egress to the quarry. The eastern most access road will continue to be used as the main entrance for quarry operations.

(6) The plan shall include a map showing all buildings and structures to be located on the site; and

The truck scale and associated buildings are shown in the aerial photo of Attachment 1 and were installed in the quarry in 2007. A small plastic garden storage shed and a portable restroom are the only other buildings on-site. All buildings are not permanent and will be relocated to lower levels of the quarry floor as the mining progresses downward.

(7) A narrative statement describing the operation, on-site processing, stockpiling, and site restoration shall be included showing:

The applicant describes the operations of the quarry as follows:

- "CBJ owns and manages the quarry, provides infrastructure (roads, truck scale, water), permitting, environmental monitoring and compliance oversight.
- Contractors are required to submit a mining plan for approval prior to mining. The contractor must operate under conditions imposed by the quarry usage plan. The mining plan and usage plan address the contractor's responsibilities while operating in the quarry.
- When space is available, mining areas may be allocated to contractors needing rock for other projects (e.g. State, Federal, and private).
- All actual mining work is done by contractors, not by CBJ.
- CBJ charges the contractor a management fee for each ton of rock mined. The fees are used to pay for CBJ's material sources operational expenses and to fund past and future material source development and reclamation expenses."

(A) A site drainage plan;

Site drainage and stormwater on-site management is regulated by the Alaska Department of Environmental Conservation (ADEC) through their Multi Sector General Permit. This requires the quarry to comply with and follow a Storm Water Pollution Prevention Plan or SWPPP. Most quarry runoff water is collected and settles in a pond located at the east end of the quarry. Here the pond discharges the water into a vegetated buffer zone and finally flows to an existing drainage ditch along Glacier Highway. The quarry also has a culvert that is used as the SWPPP designated stormwater outfall that flows under the access road towards Auke Nu Creek. This culvert is used at times of frozen ground or excessive rainfall.

The applicant's narrative describes that as the quarry expands the surface storm water runoff is expected to increase as well.

(B) A method of securing the area, including installation of gates at access points, posting, and fencing;

Both access roads are equipped with permanent locking gates within 100 feet of Glacier Highway. These gates are locked at the end of daily operations.

(C) Methods to be used to minimize noise pollution and visual blight;

A Noise Study was prepared in 2011 and is included as Attachment A 8 to the application. The study was prepared by Michael Minor and Associates, Inc. and models the existing and future noise impacts of the quarry operations. The study concludes that the current methods of noise mitigation are sufficient to meet code requirements. The mitigation measures are as follows:

- Restrict the use of exhaust brakes on trucks entering or leaving the quarry, unless required for safety reasons.
- A constructed earthen berm at the "open" east end of quarry serves as a noise barrier.
- Maintain a rock wall around south and western perimeter. Height of the wall is generally one bench height (30 ft) or taller above the lower quarry floor levels.
- Minimize the clearing of trees and other vegetation from around the perimeter of the quarry and encourage the regeneration of vegetation in order to diffuse noise and soften sound reflective surfaces.
- Limit crushing activities to the lower quarry levels, locating crushers behind stockpiled material if at all possible.

The applicant states that visual blight is minimized by allowing trees to grow and stay in place as long as possible around the quarry perimeter. These can act as a visual shield between Glacier Highway and the current quarry operations.

(D) The proposed hours and days of operation during the year;

Hours of operation are proposed to stay the same. The current hours of operation are Monday through Friday 8am to 4:30pm, all year except State holidays. Blasting is allowed Monday through Friday 10am - 12pm and 1pm - 3pm.

(E) The estimated amount and general type of material present and to be removed from the site;

Under the current quarry footprint approximately 1.8 million cubic yards of rock is potentially available. With the proposed expansion, the applicant is estimating that 2.3 million cubic yards of rock could potentially be extracted.

Generally the material that is extracted from the quarry is solid rock that requires blasting, crushing, and screening prior to loading and hauling of materials from the site. The applicant's narrative contains figures showing the mining operations foot print of current mining, continued to the elevation of Glacier Highway; and the proposed mining expansion away from Glacier Highway (see Attachment A under 7(E)).

(F) The results of test holes which show the water table level, if any, and the general type and location of materials to be removed;

The applicant states that there is no visible water table in the highway cut face and none has been found in the quarry. The quarry will eventually be mined down to the elevation of Glacier Highway.

(G) The date by which it is anticipated the extraction and processing operation will be completed;

The rate of extraction and the demand for rock from Stabler Point Quarry greatly affects the anticipated completion date of extraction and processing operations at the quarry. The applicant's narrative states that with the expansion of the quarry, rock supply could potentially continue into the foreseeable future.

(H) A schedule for completion of necessary site restoration work;

Site restoration work will follow the restoration plan and will leave clean rock faces interspersed with stable benches at the perimeter of the quarry. The restoration schedule will depend on actual extraction rate but will include grading and sloping of floor areas for proper drainage.

(I) Operating procedures for control of airborne particulates and other pollutant emissions from the site and equipment used at the site that may affect areas beyond the site boundaries;

When dust occurs within the quarry operations from drilling, blasting, and crushing/screening, water will be used by contractors to settle the dust. Drills used in the quarry are required to be

fitted with collection and separation devices. Spray bars are required during crushing and screening of rock. Water trucks are also used to spray down the quarry floor and roads.

(J) The identification of any geophysical hazards which may affect or be affected by the proposed operation. A statement of the possible impact of the hazard on the operation and of the operation on the hazard including methods of reducing the impact shall be included;

Prior to starting quarry operations near the southwest portion of the quarry a geotechnical evaluation of the large cliff face will need to be completed. This area contains several large overhanging sections of cliff, above Glacier Highway, that contain some large boulders.

(K) The date of establishment of the operation and history of adjacent land development; and

The applicant has outlined the date of establishment of the operation and history of adjacent land development in the application narrative under 7 (K), Attachment A.

(L) Such additional relevant information as the Commission or Department may request.

Eagles nests – Adjacent to the quarry are several historically designated eagle nest trees that have consistently had occupied nesting eagles. These eagles have become habituated to the quarry activities and have continued to use the nests in the area year after year.

Variances were received for allowing development within 330 feet of actively nesting eagles.

- VAR20008-00006 – A Variance request for the proposed expansion of the existing Stablers quarry pit within an eagle's nest habitat setback.
- VAR2001-00017 – A Variance to allow excavation of rock within the required 330 foot setback for an eagle nest located on public lands. The proposed Stabler Point rock quarry will be within 330' of eagles nest tress at various stages of operation.
- VAR2000-00037 – A Variance to allow excavation of rock within the required 330 foot setback for an eagle nest located on public lands, and
- VAR-VR96-52) – A Variance to reduce required setback from eagle nest tree.

Maximum Blast Limits – Conditional Use Permit USE2011 0017 Condition 25 limited the maximum blast limit to 6,000 cubic yards (see Attachment A 6). This limit was set by the Planning Commission and was taken from the CBJ Standard Specification for Civil Engineering Projects and Subdivision Improvement Section 02090 – Blasting Controls. The standards set a maximum limit of peak particle velocity at the nearest structure or facility. The blasting at Stabler Point Quarry conforms to the limits in the above mentioned standard. The CBJ Engineering Department has collected blast vibration data in Stabler Point Quarry. All shots ranging from 4,000 cubic yards to 24,000 cubic yards have been well under the peak particle velocity limit (see Attachment A, applicant's narrative).

The applicant has asked for the blast limit to be increased to 25,000 cubic yards. This will allow for fewer shots to be taken, while also staying below the peak particle velocity that is allowed. The applicant has shown vibration data that concludes that the bigger shots are below the allowed limit.

49.65.230 Commission action on Application.

The Commission may grant the permit but shall first consider each of the following areas (as listed below) and may impose restrictions as may be necessary to protect the public health, safety and welfare. Staff indicates that the following areas listed below were addressed in the 2001 and 2011 Conditional Use permits and listed as permit conditions under Attachment A 6. Some of these conditions are still relevant and, where still warranted, staff continues to recommend them as permit conditions for the current permit.

(1) The hours, days, and times of year of operation;

Staff recommends that the hours of operation continue as currently operated: Monday through Friday 8am - 4:30pm, year-round, except for State holidays; and that blasting is allowed Monday through Friday 10am - 12pm and 1pm - 3pm.

(2) Screening, whether natural or artificial, to reduce or eliminate adverse visual, audible or other impacts of the operation;

The applicant has provided a Noise Study (see Attachment A 8) that documents that the measured noise levels of the quarry operations were below the regulation of 65 dBA.

Staff recommends the following Conditions of Approval to mitigate adverse visual, audible or other impacts of the operation:

- The applicant shall (or cause to) retain a natural buffer at the western end of the quarry similar to that at the eastern end for a visual and noise barrier. This buffer may be pierced to create the new western entrance roadway for the realignment of Glacier Highway. Additionally, and when feasible, the buffer shall be retained during all quarry operations throughout the site for noise and visual buffering.
- Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located to provide additional noise screening barriers whenever possible.
- The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary environmental controls.
- The site clearing shall be consistent with needs to retain sound and visual barriers

for the quarry operation.

(3) Measures to protect the public from the dangers of the operation or site, to prevent casual or easy access to the area, or to prevent the operation or area from being an unprotected attractive nuisance;

The site will continue to use the security gates at each access road to the quarry. During blasting Glacier Highway is temporarily closed and public notice is given for each blast occurrence.

(4) Final and working slope ratios of the face of any extraction area to the extent necessary to protect abutting public and private property, and to protect the future beneficial uses of the property as described in the applicant's plan for development and restoration;

Staff recommends that the applicant reclaim the quarry site with finished faces and established benches, and removes loose rock during periods between projects, see Conditions of Approval.

(5) Measures to protect private and public property adjoining the operation and to guarantee orderly and safe traffic circulation both on the public streets and within the permit application area;

The applicant has addressed these measures in their application. Safe traffic circulation shall be guaranteed through blasting notice signs and closure of Glacier Highway during blasting.

(6) Measures which will ensure adequate drainage or collection and storage of surface waters to protect surrounding property, eliminate dangers to the public, or to protect the future beneficial use of the property as described in the applicant's plan for development and restoration;

Staff recommends Conditions of Approval for this application to ensure adequate drainage and stormwater management. Staff finds that the application adequately explains drainage, protection and restoration plans of the project.

(7) Measures to protect the water level and water quality;

This criterion has been discussed under subsection 7(A) above. No water level has been observed in the quarry or at the Glacier Highway road elevation.

(8) Measures to minimize or eliminate airborne particulates, visual blight, noise and other adverse environmental effects;

Measures have been implemented and will continue as Conditions of Approval for the Conditional Use Permit that minimize and eliminate airborne particles, visual blight, noise and other adverse environmental effects. Dust control devices shall continue to be used.

(9) Restoration measures and schedule;

Trees and buffers shall be retained, as feasible, and the exposed rock will be reclaimed with finished faces and established benches as discussed above.

(10) Other measures designed to protect the public health, safety and welfare, including preservation of neighboring property; and

The applicant's narrative addresses the measures that are taken to protect the public health, safety and welfare, including preserving neighborhood property.

(11) Present development and past history of the neighboring property.

The applicant has outlined the date of establishment of the operation and history of adjacent land development in the application narrative under 7 (K), Attachment A.

49.65.235 - Mandatory conditions of permit.

Unless specifically waived by the Commission, the requirements of this article shall be a condition of all permits issued. The Commission may not waive or modify any of the following requirements except upon a finding that the requirement would serve no useful purpose. Such finding must be supported by substantial evidence in the record of the hearing before the Commission:

(1) A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.

The project plan and applicant's narrative plan for a strip of land to remain between the quarry and Glacier Highway, the public way, until the time that DOT&PF realign Glacier Highway through Stabler Point.

(2) If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the Commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

As explained above the water table and high water line are both below the quarry's lowest level. The quarry walls will be stepped down in benches toward the quarry floor. The drainage plan addresses water run-off.

Conformity with Adopted Plans

The following sections of adopted plans relate to the proposal:

CBJ Comprehensive Plan (2013)

POLICY 5.9 IT IS THE POLICY OF THE CBJ TO SUPPORT THE EXTRACTION AND PROCESSING OF MINERAL RESOURCES IN AN ENVIRONMENTALLY-SOUND MANNER, GIVING PROPER RECOGNITION TO THE UNIQUE VALUES OF THIS COMMUNITY.

Conditions of Approval for the proposed expansion of Stabler Point Rock Quarry will minimize negative affects to the environment and adjacent properties while providing extraction and processing of rock for projects throughout the community.

The Comprehensive Plan designates this land as Resource Development, which is defined as:

> "*Land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development. As resources are identified or extracted from these lands, they should be re-designated and re-zoned appropriately."*

CBJ Land Use Code Title 49

In general, the purpose of the Land Use Code is to ensure that development is:

- In accord with the values of the community;
- Achieving goals and policies with adopted plans;
- An appropriate use of economically valuable land;
- Appropriate in type, design, location, and
- Served by adequate utilities.

Stabler Point Rock Quarry provides rock for the community's needs. The Conditions of Approval recommended below will help the proposed expansion meet the intent of the Land Use Code.

Habitat

As discussed above, there are mapped eagles nests near the quarry. The quarry has received Variances to the no development buffer to eagles' nests and they have not expired. The eagles

return to their nests year after year and have become habituated to the quarry activities.

The subject parcel contains two stream corridors. The applicant has maintained a 50 foot setback for development from Auke Nu Creek (see Attachment A 1).

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 14.500 for the RR – Rural Reserve zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the August 9, 2016 and August 19, 2016 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 1,000 feet of the subject parcel. Staff extended public notice to include parcels around Auke Bay Harbor and along Fritz Cove Road. Moreover, a Public Notice Sign was posted on the subject parcel, and on Fritz Cove Road, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. As the quarry operation continues to follow the Conditions of Approval, safety plan, noise mitigating measures, and environmental control plan, it will continue to operate in a way as to not endanger the public health and safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Though noise, vibrations, and dust have been a concern of property owners in the neighboring area, the operations and Conditions of Approval to the proposed expansion of the quarry operations have mitigated and will continue to mitigate these concerns. The proposed expansion to the quarry operations is found to not decrease the value of or be out of harmony with property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposed development is in general conformity with the Land Use Code Title 49 and the CBJ Comprehensive Plan.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

N/A

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the extension to year 2026

and expansion of blast size and area of rock quarry operations for Stabler Point Quarry. The approval is subject to the following conditions:

1. All vehicle loads shall be contained. Vehicles hauling from the site shall be operated with tailgates, covers or other similarly effective methods. The use of exhaust brakes on trucks entering or leaving the quarry shall not be used, unless required for safety reasons.

2. Public notification warning signs shall be erected a minimum of 24 hours prior to blasting. Written notification shall be given to Juneau Flight Services, Juneau Police Department and Capital City Fire / Rescue a minimum of 24 hours prior to blasting.
3. The hours, days, and dates of operation shall be 8am - 4:30pm, Monday through Friday, all year except State holidays.

4. Blasting operation shall be scheduled to occur between 10am - 12pm and 1pm - 3pm, Monday through Friday.

5. This quarry permit shall expire 10-years after the date of approval.

6. Each quarry operator shall submit an individual mining plan that is in conformance with this Conditional Use permit and is approved by the quarry manager prior to performing any work in the quarry. Each mining plan shall be prepared by a civil engineer or other authorized professional.

7. The operator is required to comply with the requirements of CBJ Standard Specifications 02090 Blasting Controls. A quarry operator shall submit a blast plan, reviewed by an independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast.

8. Quarry operators shall comply with the existing DOT/ PF approved Stabler Traffic Control Plan(s) for blasting operations, quarry access, and work within the DOT/ PF ROW.

9. Explosives shall not be stored on site, except for that which is immediately necessary for the next blast.

10. The applicant shall comply with DEC regulations governing stormwater discharges from the quarry site, with particular attention paid to protecting Auke Nu Creek

11. The applicant shall (or shall cause to) reclaim the quarry site with finished faces and established benches, and remove loose rock during the period between projects, even if the entire quantity of rock has not been removed.

12. The applicant shall (or cause to) control dust caused by excavation, truck hauling, rock crushing, or other aspects of the operation.

13. The applicant shall (or cause to) repair any damage to Glacier Highway as a result of the quarry operation. If there is visible damage to the roadway due to hauling or mining operations, the roadway shall be repaired in cooperation with DOT/ PF.

14. The applicant shall require the posting of a bond (or equivalent if project based) from all quarry operators to ensure spilled or tracked material are removed from public roads. The applicant shall (or cause to) remove all spilled materials immediately from public roadway and ensure that mud and debris tracked onto roads be cleaned daily, with the City having the ability to allow less frequency on a case by case basis as warranted. DOT/ PF reserves the right to request sweeping at any time it sees a problem or complaint.

15. The applicant shall ensure that lighting (if any) does not glare onto adjacent roadways.

16. The applicant shall (or cause to) operate the quarry according to the application proposal, including attachments and drawings, except that all conditions contained herein shall take precedence.

17. The applicant shall ensure that the rock extraction is consistent with the recommendations of the US Fish & Wildlife Service for the protection of nesting eagles according to the past approved variances (VAR96-52, VAR2000-37, VAR2001-17, & VAR2008-6).

18. The applicant shall maintain a lockable security gate at the quarry entrance.

19. The applicant shall (or cause to) retain a natural buffer at the western end of the quarry similar to that at the eastern end for a visual and noise barrier. This buffer may be pierced to create the new western entrance roadway (Attachment C). Additionally, and when feasible, the buffer shall be retained during all quarry operations throughout the site for noise and visual buffering.

20. Prior to extracting the southwestern cliff face of the quarry, a qualified expert in geophysical hazard shall evaluate the site and recommend guidelines for its development. Further, these guidelines shall be made part of any approved mining plans for these areas and written notification given to all operators.

21. The recommended noise levels (excluding blasting) as measured at the nearest property lines shall not exceed 65 dBA.

22. Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located in a

way to provide additional noise screening barriers whenever possible.

23. The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary environmental controls.

24. The site clearing shall be consistent with needs to retain sound and visual barriers for the quarry operation. Prior to removal of substantial vegetation, the clearing limits shall be flagged and reviewed for approval by the Community Development Department.

25. Individual blasts shall be limited to a maximum of 25,000 cubic yards.

Advisory Condition

26. The pull out area adjacent to the quarry entrance drive near Glacier Highway is to be used for equipment transfer only. There shall not be temporary or long term parking on the pull out area. Transfer operations shall occur outside of the roadway clear zone. Access into the pull out area shall be limited to right in and right out turns.

27. A strip of land at the existing topographic level not less than 15 feet in width shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.

28. If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations, with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the Commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 6/25/16
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description
Stabler Quarry Expansion

PROPERTY LOCATION

Street Address	City/Zip
13010 Glacier Highway	Juneau 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
USS 3810 Lot 1 Fraction

Assessor's Parcel Number(s)
4 B30 0 102 002 0

LANDOWNER/ LESSEE

Property Owner's Name	Contact Person:	Work Phone:
CBJ Lands Division	Greg Chaney	5860205
Mailing Address	**Home Phone:**	**Fax Number:**
155 S. Seward Street		
E-mail Address	**Other Contact Phone Number(s):**	
greg.chaney@juneau.org	586-0224	

LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X Greg P. Chaney — Landowner/Lessee Signature — Date: June 23 2016

X _____ — Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name	Contact Person:	Work Phone:
Same		
Mailing Address	**Home Phone:**	**Fax Number:**
E-mail Address	**Other Contact Phone Number(s):**	

X Greg P. Chaney — Applicant's Signature — Date of Application: June 23 2016

---OFFICE USE ONLY BELOW THIS LINE---

STAFF APPROVALS

✔	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit			
✓	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
✓	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			SGE20160001
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments:

Permit Intake Initials: JMM

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

EXTRACTION PERMIT APPLICATION

(Sand, Gravel, and Quarry)

Project Number	Project Name (15 characters)	Case Number	Date Received
		SGE 20160001	June 23 16

TO BE COMPLETED BY THE APPLICANT

LOCATION OF PROPOSED EXTRACTION:

Stabler Point Quarry 4 B30 0 102 002 0 TPU 14.500

DESCRIPTION OF ACTIVITY WHICH REQUIRES AN EXTRACTION PERMIT:

~~Extending the operational life of the quarry to 2026.~~
Expand the horizontal area permitted within the quarry.
Increasing the maximum blast size to 25,000 cubic yards.

HAVE EXTRACTION ACTIVITIES BEEN PERMITTED ON THIS SITE IN THE PAST? ☑ Yes ☐ No

Previous Case Number(s), if known: USE2011 0017

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):

Site has been used as an active quarry for decades.

WHAT IS THE TOTAL AREA TO BE DISTURBED? 16 existing + 24 new acres ***acres***

HAS A FINANCIAL WARRANTY BEEN ESTABLISHED? ☐ Yes ☐ No

AMOUNT $ _____ ***WARRANTY HOLDER*** _____

CONTACT INFORMATION OF WARRANTY HOLDER: _____

CBJ Self Financed

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

EXTRACTION PERMIT FEE

	Fees	Check No.	Receipt	Date
Application Fees	$ 1600.00			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50			
Pub. Not. Sign Deposit	$ 100			
Total Fee	$ 1750.00			

27/140207 5380

NOTE: MUST BE ACCOMPANIED BY* DEVELOPMENT PERMIT APPLICATION *FORM

CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Public Notice Sign Lease Agreement

Community Development Department

Case # SGE20160001 Sign #_____ Hearing Date:_____

Assessor's Parcel # 4 B30 0102 0020 Check # _____ Receipt #_____

Applicant: CBJ Lands Division Phone #: 586-0205
(please print)

Application Received by: _____ Date: _____
(CDD staff initials/name)

I, _____, in cooperation with the Community Development Department (CDD), have leased a Public Notice Sign and agree to the terms listed below:

CHARGE: $50 Preparation Fee
$100 Refundable Deposit

RETURN TIME: The sign **MUST** be returned to the Community Development Department **by 4:30 p.m. on the Monday** following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, $50.00 may be refunded.

PENALTIES: The sign **MUST** be returned to the Permit Center Staff in the same condition it was taken: clean, undamaged, and with no attachments. **If a sign is not returned on time, or has been damaged, the $100 deposit fee will be forfeited.**

POSTING REQUIREMENTS:

- The sign must be posted by the applicant/developer on the site at least 14 days prior to the hearing date.
- The sign must be clearly visible and readable from a public Right-of-Way.

_____ _____
(Applicant Signature) (Date)

Sign Received by: _____ Date: _____ Staff Initials: _____

Sign Returned by: _____ Date: _____ Staff Initials: _____

REFUND INFORMATION: Receipt Number: _____

Amount Refunded: _____ Method: _____ Date: _____ Staff Initials: _____

Refund Received by: _____ /mailed to: _____

A Conditional Use Permit Application
for
Expanded Area of Rock Quarry Operations
at
CBJ's Stabler Point Quarry

I. Introduction

The City and Borough of Juneau's current Conditional Use Permit for operating a rock quarry at Stabler Point expires in August 2021. The CBJ plans to continue to operate Stabler Point Quarry into the foreseeable future. While there are still another 5 years to operate the quarry under Notice of Decision USE2011 0017, the recent pace of extraction has been unprecedented and the quarry has expanded out to the outer edges of the permitted perimeter. At this time, if the lateral quarry area is not expanded, the quarry will need to be excavated deeper. As the pit becomes deeper, the amount of rock available is reduced because the quarry walls are benched in toward the center. Reduced quarry floor area results in less space available for extraction, processing and maneuvering. Eventually operations will become less efficient to the point where the quarry will have to be shut down. Although the ultimate development plan is for the adjacent Veterans Memorial Hwy to be rerouted through the large rock cut eventually to be left after mining, the Borough's ongoing need for Stabler rock remains. If mining is allowed to proceed northwards concurrent with mining within the existing permitted area, both objectives (road realignment and continued supply of quarry rock) can be achieved.

In order to provide for future community rock material needs, the Lands Division requests that a new Conditional Use Permit be granted for another 10 year period with an expanded operational area. The new Conditional Use Permit would include the continuation of most existing permit conditions established in the Notice of Decision for USE2011 0017.

A short summary of major events at Stabler Point Quarry during the current permit period follows:

- Stabler originally operated under USE2001-00022. The original permitted quarry limits were based on the road cut required for the realignment of Veterans Memorial Highway to remove sharp curves at Stabler Point. Quarry limits were subsequently expanded in 2005 (USE2005-00020) and again in 2008 (USE2008-00007) in response to the needs of specific large construction projects and a general increase in Borough wide demand for rock.
- Quarry hours and days of operation have been modified several times over the length of the current permit. USE2004-00028 approved hauling operations on Saturdays, and USE2005-00020 extended operating hours to 5:30pm for the new high school project. USE2008-00007 required that the quarry hours of operation return to those which were permitted under USE2001-00022 (8am to 4:30pm Monday to Friday).

- Many large Borough construction projects have utilized Stabler rock. Recent projects include: Thunder Mountain High School site work, AMHS Fast Ferry Terminal uplands, Auke Bay Commercial Loading Facility Phase I and II, AK National Guard/UAS Gym, Auke Bay Launch Ramp and Parking expansion, realignment of Glacier Hwy through UAS/DeHart's roundabout, Juneau International Airport Terminal expansion and Runway Safety Area projects. Stabler rock is also used in many CBJ street reconstruction projects, and in numerous private developments throughout the borough.
- Approximately 2 million tons of rock has been mined over the last 10 years. The quarry's busiest year was 2015 with 473,000 tons of rock mined. 2016 has also been an active year with the potential to sell as much, or more rock, than last year. The quietest year was 2012 with <50,000 tons mined.
- The average rate of extraction in next 10 year permit period is expected to be reduced due to fewer large public projects planned and a forecasted general down turn in the private construction sector. Projected average annual tonnage is expected to be around 150,000 tons / year.

II. Project Need

Continued operation of Stabler Point Quarry is important to the community of Juneau. The quarry provides:

- A reliable source of clean and durable rock for community projects.
- Economical haul costs; Trucking costs associated with transporting rock long distances adds significantly to the overall cost of rock used in construction projects. The location of Stabler Point quarry at the north end of town and adjacent to a main highway, is an important factor in reducing haul distances, trucking time, and therefore cost of rock for projects in this area of the borough. The other major source of rock in the Borough is located 10 road miles distant in Lemon Creek.
- The removal of rock for the future realignment of Veterans Memorial Highway will be achieved concurrently with quarry rock extraction operations.

III. Extraction Permit Requirements

Much of the information of the original 2001 permit application is still valid. Pertinent updates are presented below.

1. Property Location and Legal Description

Stabler Point Quarry is located at approximately mile post 13 on Veterans Memorial Hwy in Juneau, Alaska. The legal description of the lot containing the quarry is USS 3810, Lot 1.

The property is zoned Rural Reserve. The property is bounded to the east and west by lots zoned residential (D-3) and to the south across Veterans Memorial Highway by a Waterfront Industrial (WI) district. There is only one residence in the immediate vicinity directly south of the quarry.

2. Existing Topography

The quarry is located north and inland of Veterans Memorial Highway atop a rock bluff overlooking Auke Bay. Quarry topography as of 2015 is shown on the accompanying site map. Multiple benches are currently being mined and a main quarry floor has been established at about elevation 140 ft. This is approximately 90 feet higher that the highway elevation. Two short steep access roads, both located at the east end of the site, run between the highway and the main quarry floor where a truck scale is located. The main haul road is paved. A parallel unpaved road provides access for tracked equipment. Both roads are gated. Other temporary roads are located at various places within the quarry to provide access to the various mining areas as needed. A large rocked-surfaced pullout is located adjacent to the highway between the two access roads. This area allows equipment to be transferred from low boy trailers well beyond the highway shoulder. Stripped overburden is stockpiled in a dedicated on-site storage area within the quarry limits.

3. Topographic Mapping and Typical Section of Proposed Finished Contours

The proposed finished contours are presented in both plan and 3-D perspective views in the attachments. The final topography will have a through cut suitable for the realignment of the highway. The quarry walls are shown as a series of 20 foot wide horizontal benches with 30 foot vertical between benches.

Also presented is a depiction of how the quarry may look at an intermediate stage of development, estimated to occur within the next ten years. By then it is expected that mining will have occurred out to the upper northern most limits with the final, highest elevation benches established. Mining should also have been completed down to the current quarry floor at 140 foot elevation. A wall of un-mined rock, a minimum of one bench high will be maintained along the western and southern perimeter of the quarry to act as a visual and sound barrier. If demand remains strong during this timeframe, the quarry floor may be lowered to 110 feet elevation as part of long term quarry development.

5. Ingress and Egress

Access to the quarry is via the two existing access roads located at the east end of the quarry site. It is anticipated that the paved eastern most access road will continue to be the quarry's main entrance for the duration of the next ten year permitting period. An alternate access route on the west end of the quarry will be investigated during the

next 10 years. This access alignment could provide superior sight distance and lower grades for heavy trucks to negotiate.

There is also an unpaved rock surfaced road that is parallel to the existing access road which is used primarily for the movement of heavy tracked equipment such as mobile crushers/screens between the highway and the quarry.

6. Map of Buildings and Structures

A truck scale was installed in the quarry in 2007. It is located on the 140 ft elevation floor level at the east end of the quarry. A re-locatable scale shack adjacent to the truck scale and a small plastic garden storage shed are the only buildings kept on-site. During construction season a rented portable restroom is also on-site.

The location of the truck scale and buildings are not permanent. The scale and associated structures will be re-located to lower floor levels as mining progresses downwards. This will occur within the next 10 year period.

Electricity is supplied to the quarry by a combination of overhead and underground power lines. City water is supplied seasonally to the scale shack via a meter box adjacent to the highway and a 2" diameter HDPE pipe that runs overland through the forest.

Both access roads are secured with a lockable gate at their highway entrance.

7. Narrative Statement Describing Quarry Operations

The operation of the quarry will continue as it is currently permitted.

- CBJ owns and manages the quarry, provides infrastructure (roads, truck scale, water), permitting, environmental monitoring and compliance oversight.
- Contractors are required to submit a mining plan for approval prior to mining. The contractor must operate under conditions imposed by the quarry usage plan. The mining plan and usage plan addresses the contractor's responsibilities while operating in the quarry.
- When space is available, mining areas may be allocated to contractors needing rock for other projects (e.g. State, Federal, and private).
- All actual mining work is done by contractors, not by CBJ.
- CBJ charges the contractor a management fee for each ton of rock mined. The fees are used to pay for CBJ's material sources operational expenses and to fund past and future material source development and reclamation expenses.

A. Site drainage Plan

Stormwater discharge from quarrying operations is regulated by the Alaska Department of Environmental Conservation's Multi Sector General Permit (MSGP) for Industrial Activities. The MSGP requires the quarry to maintain and comply with a Storm Water Pollution Prevention Plan (SWPPP). The majority of quarry runoff flows subsurface through the fractured rock of the quarry floor to a settling/collection pond located at the east end of the quarry. The pond discharges into a vegetated buffer zone. Drainage from the vegetated buffer zone is collected in the tracked vehicle access road ditch and conveyed to a sump/infiltration zone beside the main quarry access road entrance. Stormwater infiltrates into the ground at this point. When frozen ground prevents infiltration or when rainfall exceeds infiltration rates an overflow culvert adjacent to the sump allows stormwater to flow under the access road and on towards Auke Nu Creek. This culvert is the SWPPP's designated storm water outfall. As mining progresses, drainage will continue to be directed eastwards to this outfall.

Quarry expansion will increase the surface area exposed to rainfall; resulting storm water runoff is expected to increase accordingly. As expansion proceeds, additional on-site storm water treatment measures will be implemented to deal with the increase in storm water runoff.

The ultimate drainage plan for the site at the conclusion of mining operations will be determined by the requirements of the roadway engineering design performed for the realignment of the highway.

B. Area Security

Permanent gates are installed across both access roads within 100 ft of the intersection with the highway. The gates are locked each evening to keep unauthorized vehicles from entering the quarry. Quarry information signs are posted at the quarry entrances.

C. Methods to Minimize Noise Pollution and Visual Blight

i) Noise Pollution: The 2001 quarry Conditional Use application contained a noise management plan prepared by Toner Nordling & Associates, Inc. However, in the years of operation since 2001 the quarry development plan has evolved. Therefore, a new technical Noise Study was prepared by Michael Minor and Associates, Inc. for inclusion in the 2011 permit application (attached). The report models both existing and future noise impacts of quarry operations and concludes that current methods of noise mitigation are sufficient to meet code requirements. These methods currently include the following:

- Restrict the use of exhaust brakes on trucks entering or leaving the quarry, unless required for safety reasons.

- A constructed earthen berm at "open" east end of quarry serves as a noise barrier.
- Maintain a rock wall around south and western perimeter. Height of the wall is generally one bench height (30 ft) or taller above the lower quarry floor levels.
- Minimize the clearing of trees and other vegetation from around the perimeter of the quarry and encourage the regeneration of vegetation in order to diffuse noise and soften sound reflective surfaces.
- Limit crushing activities to the lower quarry levels, locating crushers behind stockpiled material if at all possible.

Visual Blight: Visual blight will be minimized by leaving as many trees standing for as long as possible around the quarry perimeter to act as a visual shield, especially those between the highway and the current quarry mining area.

Clearing of vegetation and stripping of overburden will be phased to stay ahead of mining operations.

Benches will be left in the rock faces around the quarry's perimeter. Eventually the exposed rock of the benches/faces will weather to a dull grey to match the color of the existing cliffs typical in the area.

Planted cuttings and alder wildlings are well established beside the quarry access road and will continue to grow in the coming years, enhancing the aesthetics of the entrance to the quarry.

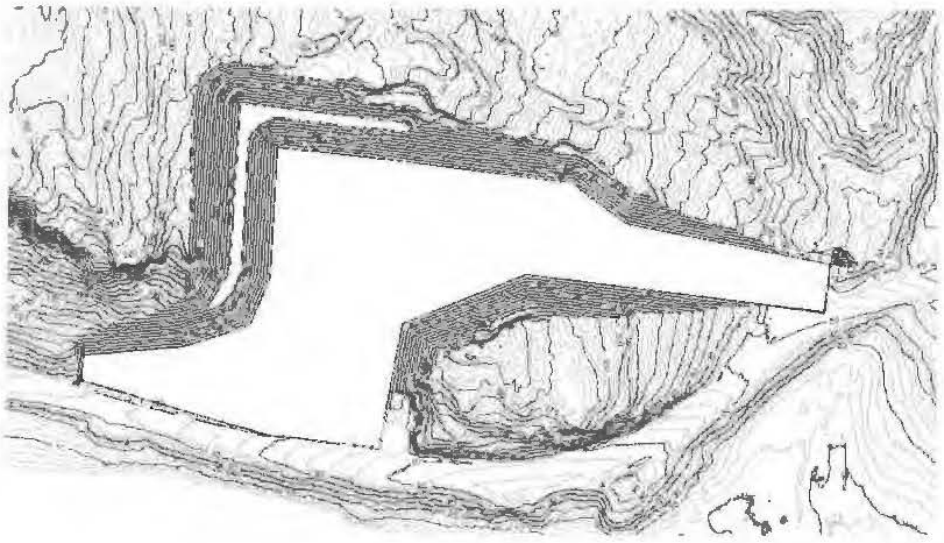
D. Quarry Hours and Days of Operation

Existing permitted quarry hours of operation are Monday – Friday 8:00AM to 4:30PM.

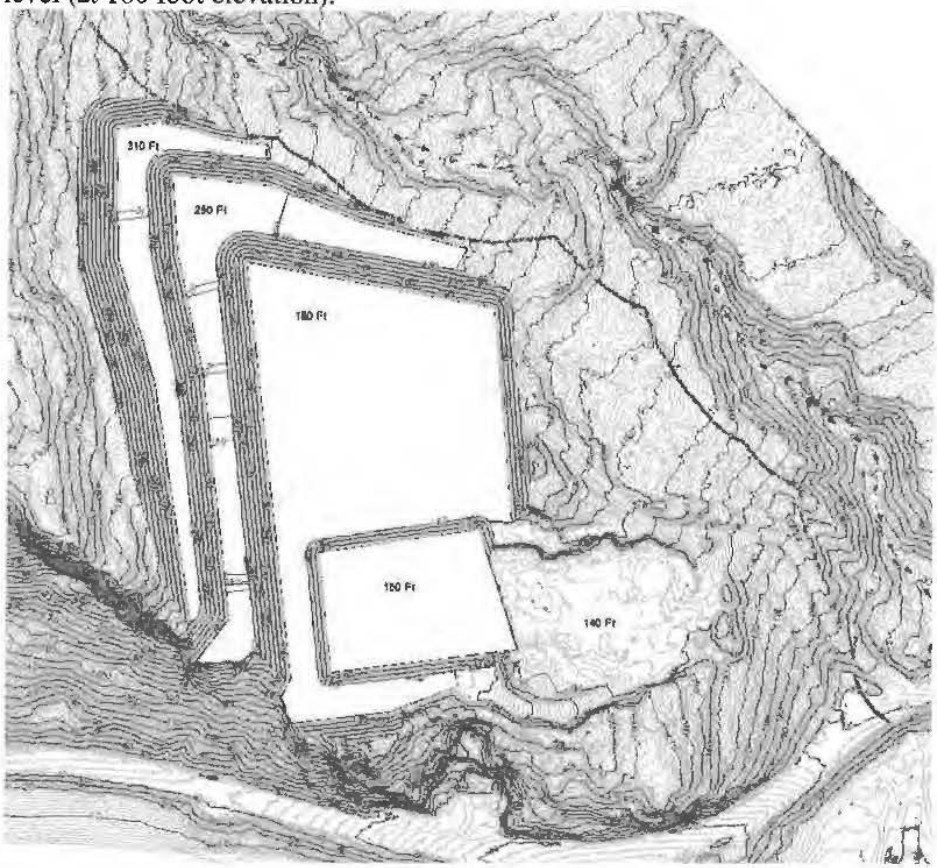
E. Amount and Type of Material for Extraction

The material in the quarry is solid rock, requiring blasting, crushing, and screening to produce shot rock products.

Approximately 1.8 million cubic yards of rock is potentially available for extraction under the current quarry development plan, if mined down to the elevation of the highway. See figure below.



If the quarry mining limits are expanded as requested, approximately 2.3 million cubic yards of rock could potentially be mined from above the quarry's current upper floor level (at 180 foot elevation).



F. Water Table

The quarry is planned to be mined down to the elevation of the adjacent highway. Bed rock is contiguous through to the highway elevation as evidenced by the rock face exposed during the construction. No water table is visible in the highway cut face and none has been found to date in the quarry itself as mining has progressed. Surface runoff water is present in the quarry, and is either diverted around the quarry perimeter, or managed internally, as explained in the quarry's SWPPP.

G. Completion Date for Extraction and Processing

Completion date depends on rate of extraction. The rate of extraction varies according to Borough construction project needs, and availability of alternate rock sources. Due to the increasing cost of truck transportation it is anticipated that Stabler will continue to supply rock to projects mostly in the Valley area and out the road. Quarries in the Lemon Creek area will be better located to supply Lemon Creek, Downtown and Douglas projects with rock. The economic conditions and specific project needs will dictate how much overlap there will be in quarry service areas. The current construction boom is winding down with fewer major projects planned for the coming decade. Demand for rock will likely decline accordingly. It is anticipated that with an expansion of the mining area Stabler has the potential to continue to supply rock to the Borough for the foreseeable future.

H. Schedule for Site Restoration Work

The restoration plan calls for clean rock faces interspersed with stable benches left at the perimeter of the quarry as shown in attached drawings and renderings. The quarry floor areas will graded and sloped to drain. The restoration schedule is very dependant on actual extraction rate. The development plan is to mine from the top down, northwards, until the mining limits are reached. The final walls and upper benches will then be established. These benches will be allowed to be colonized by alders and other native vegetation.

I. Control of Airborne Particulates

Dealing with dust is a fact of life when working in a quarry. Anytime rock is handled, processed or transported dust generation is a possibility. The control of airborne particulates is important for the health and safety of quarry workers and for the well being of the surrounding neighborhood. Juneau's wet and rainy climate is generally conducive for keeping dust levels down. However dry spells do occur and dust must be dealt with. The quarry operations most likely to produce dust are drilling, blasting, and crushing/screening. Drills used in the quarry are required to be fitted with devices to collect and separate the fine airborne particulates from the air used to blow the drill cuttings out of the bore holes. City water is piped to the lower quarry level for use by contractors during crushing and screening operations. Spray bars are

required to be used on crushers and screens to keep the dust levels down. Water trucks spray down quarry roads on exceptionally dry days in order to keep dust down.

J. Geophysical Hazards

The southwest portion of the quarry development area lies below a large cliff with several overhanging sections. The slopes below the cliff (and above the highway) contain some large boulders indicating past possible cliff instability issues. A geotechnical evaluation of the stability of the cliffs will be commissioned prior to commencing quarry operations in this area.

K. Date of Establishment of Operations / History of Adjacent Land Development

Date of Establishment - Brief permit history of Stabler Point Quarry...

- 1997-2001: Rock mined from the area of the roadside cliff for various projects.
- 2001: CBJ obtains Conditional Use permit, USE2001-00022, allowing the operation of the quarry for a 10 year period, M-F 8:00 AM to 4:30 PM
- 2004: USE2004-00028 modifies USE2001-00022. The main change is to permanently allow hauling operations to occur on Saturdays.
- 2005: USE2005-00020 modifies USE2004-00028 by extending the hours of operation to 8:00 AM to 5:30 PM to facilitate construction of new high school.
- 2007: Electricity and truck scale installed at quarry.
- 2008: The quarry's busiest year up to that point. Stabler rock was used on two adjacent Auke Bay harbor projects.
- 2008: USE2008-00007 allowed the expansion of the quarry's limits and the operation of secondary crushers, but also imposed new restrictions on the quarry's hours of operation, essentially rescinding previously issued USE2004-00028 and USE2005-00020.
- 2011: CBJ obtains Conditional Use Permit USE2011-0017, allowing the operation of the quarry for a further 10-year period.
- 2013: USE2013-0021 approved a temporary modification of truck hauling hours for the duration of a specific construction project.
- 2015: The quarry's busiest year to-date, exceeding the previous highest year's tonnage by almost 60%.
- 2016: Another very active year for the quarry. Application for expansion of mining area and 10-year renewal of permit to operate.

History of Adjacent Land Development

Adjacent lands to the east and north of the highway to the west have been developed as residential. The nearest residential property to the east is approximately 600 feet from the quarry limits. Along the western side of the quarry, it is approximately 1/2-mile to the nearest residential neighborhood. A single residence is located across Veterans Memorial Highway south of the quarry. Waterfront commercial properties

and public facilities have been developed southwest of the quarry along the shores of Auke Bay. No development has occurred north of the quarry. The northern boundary is Tongass National Forest.

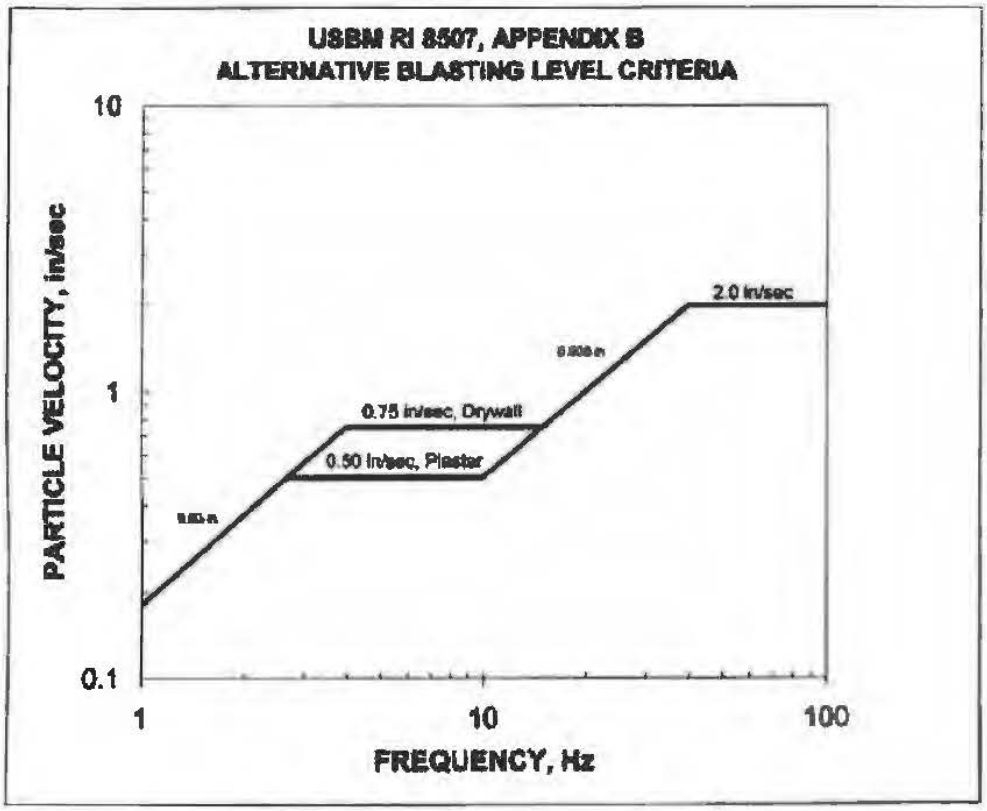
L. Eagles

The quarry is adjacent to several historically designated eagle nest trees. Since at least 2005 and through 2014, a pair of eagles consistently occupied and successfully raised chicks from a nest located close to the quarry. Over the winter of 2014/15 this nest was observed to have deteriorated. In the spring of 2015 the eagles relocated and constructed a nest in new tree adjacent to the SW edge of the quarry. The eagles have shown remarkable ambivalence to on-going quarry activities (including blasting), as evidenced by continued presence year after year. Given their exposure and demonstrated history of tolerance to past quarry operations, it is not expected that further quarrying operations will have any impact on the future nesting activities of the resident eagle pair.

M. Maximum Blast Limits

USE2011 0017 Condition 25
"Individual blasts shall be limited to a maximum of 6,000 cubic yards."

In reference to ground vibrations caused by blasting, the *CBJ Standard Specifications for Civil Engineering Projects & Subdivision Improvements* Section 02090 - *Blasting Controls*, sets the maximum limit for peak particle velocity at the nearest structure or facility at not-to-exceed 2 inches per second when frequency is 40-Hz or greater, and 0.75 inches per second when frequency is less than 40-Hz. These limits are based on recommendations established by the US Bureau of Mines. The Bureau of Mines guidelines have been widely incorporated into many States' codes, regulations, ordinances, and project specifications. Blasting at Stabler conforms to these limits.



CBJ Engineering has collected blast vibration data for each shot in the Stabler quarry. The data shows no exceedance of the vibration limits at the structures nearest the quarry. In 2015 CBJ Engineering contracted with *Alaska Seismic & Environmental, LLC.* (ASE) to conduct extensive blast vibration monitoring at various points within the quarry and at the closest structures. The size of the shots were allowed to vary significantly in order to provide sufficient data points for the analysis. ASE analyzed 2015 vibration data along with previously collected data from past year's shots. The results and findings were presented in an attached report. Table 1 of the seismic report summaries the results from 12 shots. Shot size varied from 4,000 to a maximum of almost 24,000 cubic yards. The maximum peak particle velocity recorded at the residential structure nearest to Stabler during this study was 0.14 inch per second, *well below* maximum 2.00 inches per second allowed for the 56.8(Hz) frequency range. Interestingly this was the greatest peak particle vibration recorded at the structure and was associated with one of the smallest shots (5,482 yds^3), while the largest shot (23,688 yds^3) produced one of the smallest peak velocity measurements (0.04 inches per second).

It is apparent that shot location (distance from nearest structures, position within the quarry, shot direction, etc.), and blast design and implementation are more significant factors than pure shot size when considering blast induced vibration. The study demonstrates that large shots have not caused adverse vibration issues.

Factors other than vibration limits have a greater limiting effect on maximum sbot size at Stabler. The established blasting "windows" of 10am to noon, and 1pm to 3pm create a practical limit to blast size. In order to comply with tbe allowable shot time window a contractor has to juggle many elements relating to blast design (bow many bore holes to fill with explosive), what explosive (pumped, stick or powder), detonator choice, as well as site specific issues such as wet holes or dry, pump truck accessible or not, crew size, etc. Each shot is unique and it is appropriate to allow the CBJ Quarry Manager and the blaster in charge to determine how best to reach the desired outcome.

Recommended new conditions:

- Increase the maximum shot size to 25,000 cubic yards, with CBJ Quarry Manager approval.
- Continue using the existing blast windows of 10am to noon, and 1pm to 3pm.
- Monitor vibrations at nearest structures to ensure vibrations do not exceed established USBM recommendations.

IV. Conditional Use Permit Requirements

Exhibits, Drawings & Attachments

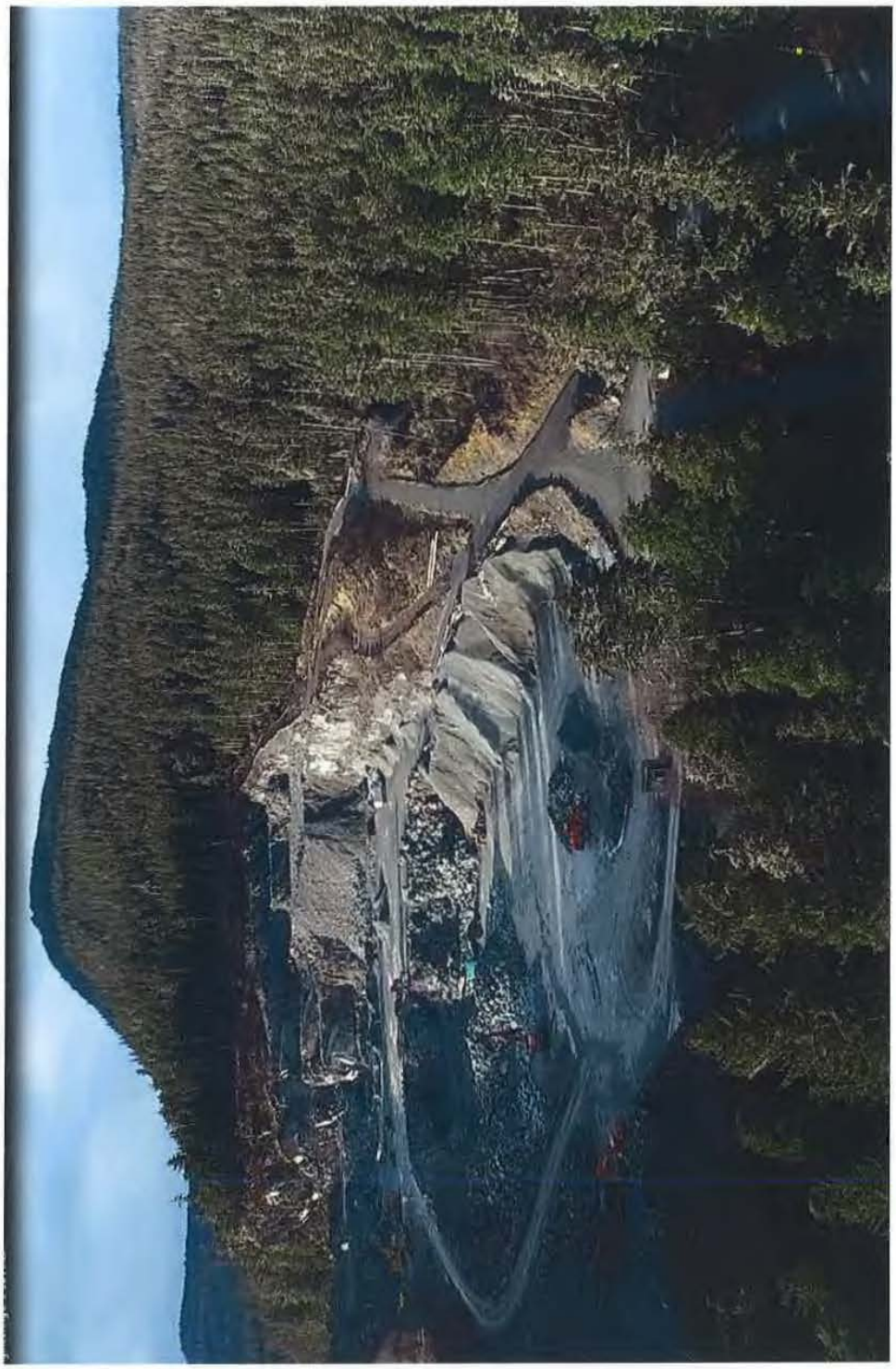
Attachment 1: Existing contours
Attachment 2: Finished contours
Attachment 3: 3D View final contours
Attachment 4: Proposed expanded quarry limits
Attachment 5: Possible Initial Development for Expanded Stabler Quarry
Attachment 6: USE2011 0017 Conditions
Attachment 7: Vibration Monitoring Summary Report
Attachment 8: Stabler Quarry Noise Study 2011

Attachment 1

Quarry Location

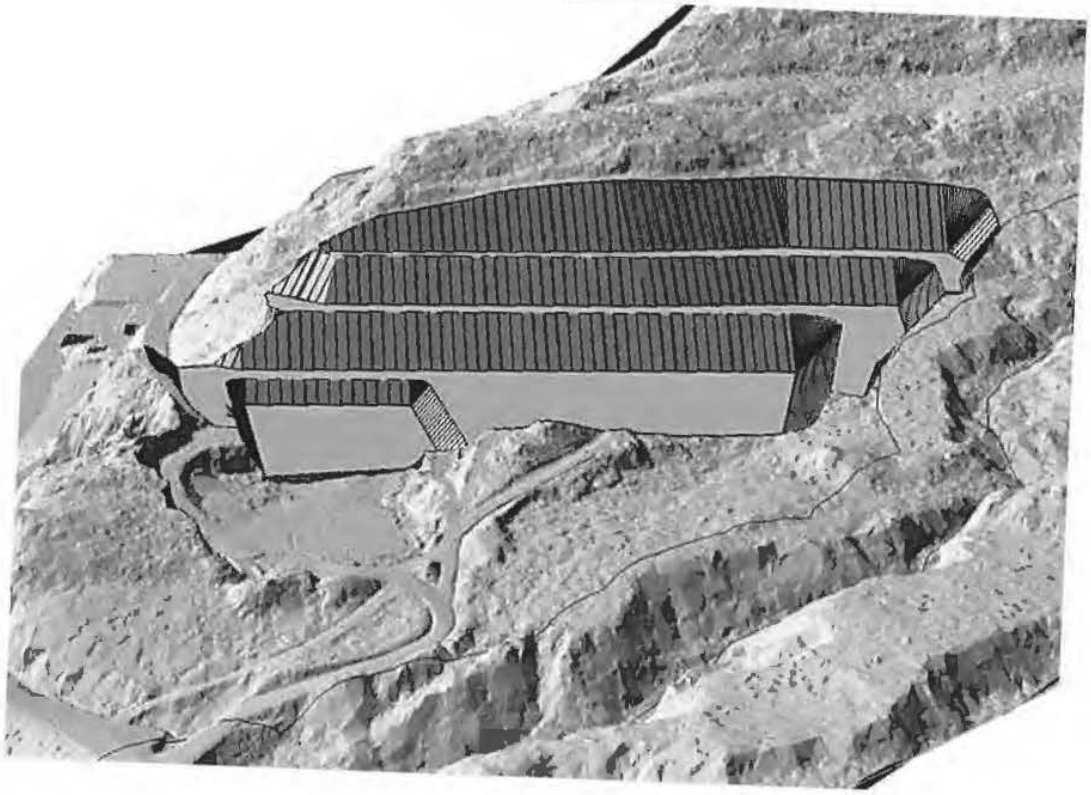
Attachment 2

Spring 2016



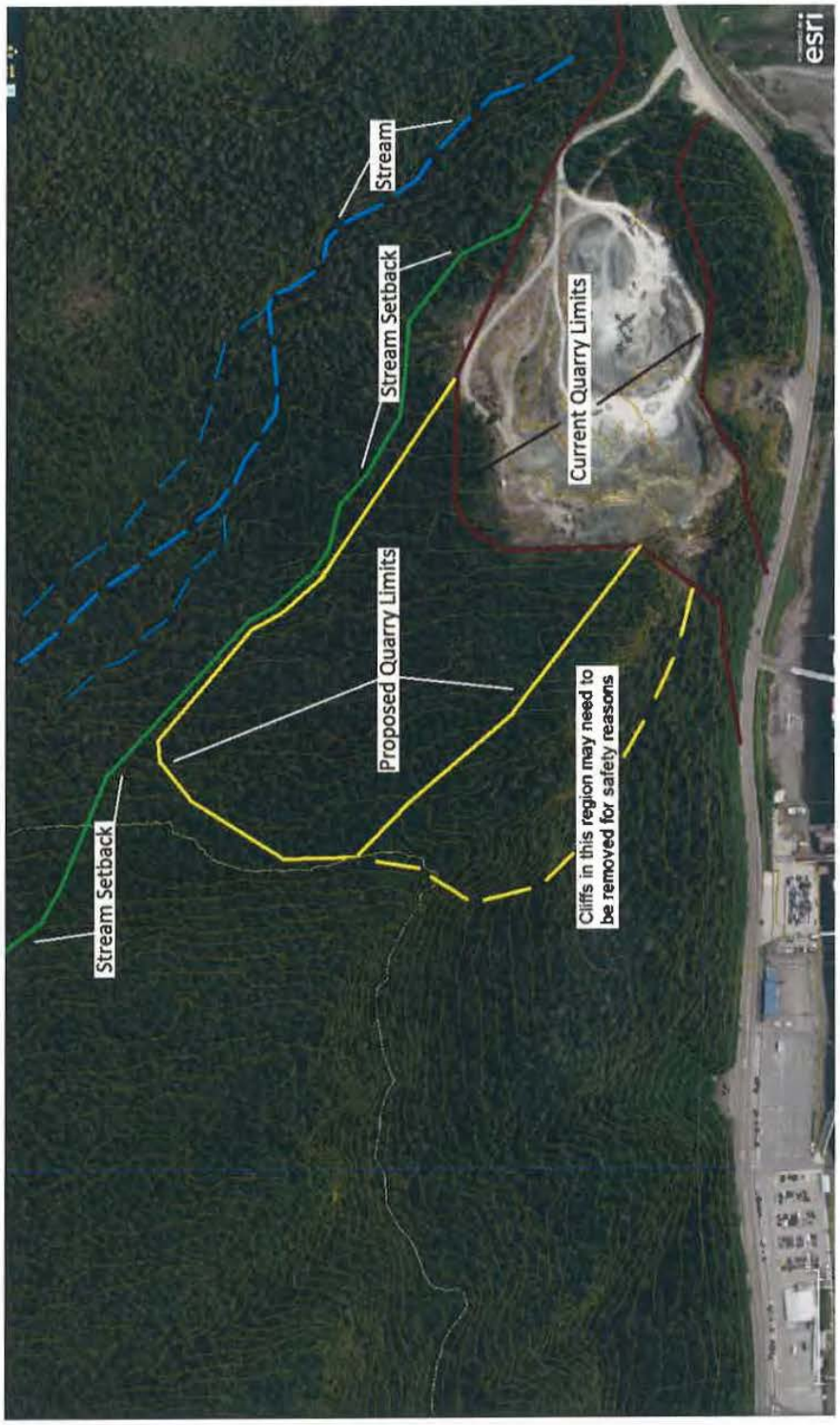
Attachment 3

3D View Intermediate Contours



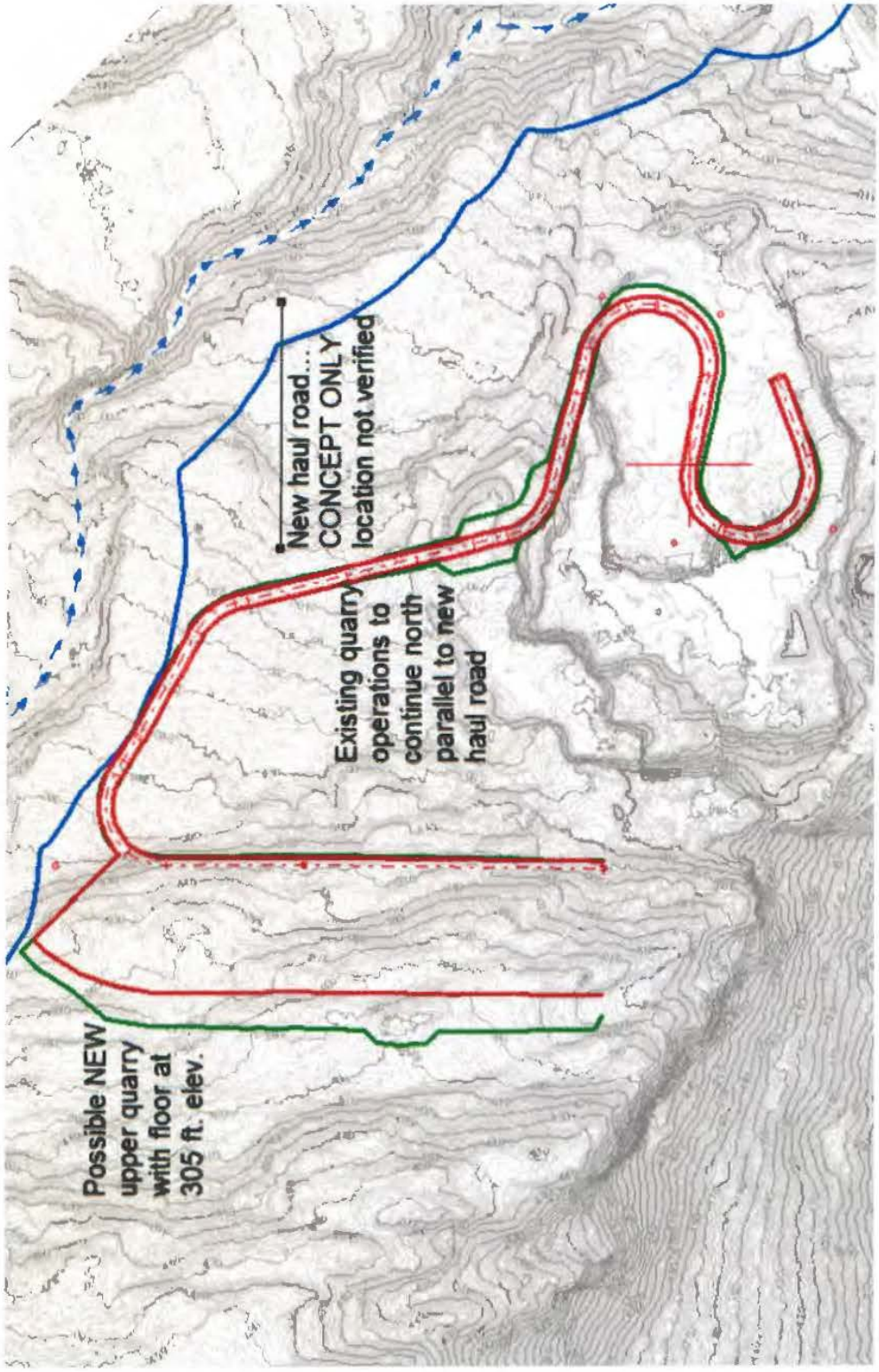
Attachment 4

Proposed Expanded Stabler Quarry Limits



Attachment 5

Possible Initial Development for Expanded Stabler Quarry



Attachment 6
USE2011 0017 Conditions

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: August 10, 2011
File No.: USE2011 0017

City and Borough of Juneau
Alan Steffert
155 S. Seward Street
Juneau, AK 99801

Application For:	Renew the 10-year Stablers Point Rock Quarry extraction permit.
Legal Description:	Fraction of Lot 1 USS 3810
Property Address:	13010 Veterans Memorial Hwy
Parcel Code No.:	4-B30-0-102-002-0
Hearing Date:	August 9th, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 3rd, 2011, and approved the renewal of the 10-year quarry permit to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. All vehicle loads shall be contained. Vehicles hauling from the site shall be operated with tailgates, covers or other similarly effective methods.
2. Public notification warning signs shall be erected a minimum of 24 hrs prior to blasting. Written notification shall be given to Juneau Flight Services, Juneau Police Department and Capital City Fire / Rescue a minimum of 24 hrs prior to blasting.
3. The hours, days and dates of operation shall be 8am – 4:30pm, Monday through Friday, all year except State holidays.
4. Blasting operation shall be scheduled to occur between 10am-12pm and 1pm-3pm, Monday through Friday.
5. This quarry permit shall expire 10-years after the date of approval.
6. Each quarry operator shall submit an individual mining plan that is in conformance with this Conditional Use permit and is approved by the quarry manager prior performing any work in the quarry. Each mining plan shall be prepared by a civil engineer or other authorized professional.
7. The operator is required to comply with the requirements of CBJ Standard Specifications 02090 Blasting Controls. A quarry operator shall submit a blast plan, reviewed by an independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast.

8. Quarry operators shall comply with the existing DOT/ PF approved Stablers Traffic Control Plan(s) for blasting operations, quarry access, and work within the DOT/ PF ROW.

9. Explosives shall not be stored on site, except for that which is immediately necessary for the next blast.

10. The applicant shall comply with DEC regulations governing stormwater discharges from the quarry site, with particular attention paid to protecting Auke Nu Creek

11. The applicant shall (or shall cause to) reclaim the quarry site with finished faces and established benches, and remove loose rock during the period between projects, even if the entire quantity of rock has not been removed.

12. The applicant shall (or cause to) control dust caused by excavation, truck hauling, rock crushing, or other aspects of the operation.

13. The applicant shall (or cause to) repair any damage to Glacier Highway as a result of the quarry operation. If there is visible damage to the roadway due to hauling or mining operations, the roadway shall be repaired in cooperation with DOT/ PF.

14. The applicant shall require the posting of a bond (or equivalent if project based) from all quarry operators to ensure spilled or tracked material are removed from public roads. The applicant shall (or cause to) remove all spilled materials immediately from public roadway and, that mud and debris tracked onto roads be cleaned daily within 200 yards west & east of the quarry entrance while loading and operations are on-going. DOT/ PF reserves the right to request sweeping at any time it sees a problem or complaint. (Edits by Planning Commission)

15. The applicant shall ensure that lighting (if any) does not glare onto adjacent roadways.

16. The applicant shall (or cause to) operate the quarry according to the application proposal, including attachments and drawings, except that all conditions contained herein shall take precedence.

17. The applicant shall ensure that the rock extraction is consistent with the recommendations of the US Fish & Wildlife Service for the protection of nesting eagles according to the past approved variances (VAR96-52, VAR2000-37, VAR2001-17, & VAR2008-6).

18. The applicant shall maintain a lockable security gate at the quarry entrance.

19. The applicant shall (or cause to) retain a natural buffer at the western end of the quarry similar to that at the eastern end for a visual and noise barrier. This buffer may be pierced to create the new western entrance roadway (Attachment C). Additionally, and when feasible, the buffer shall be retained during all quarry operations throughout the site for noise and visual buffering.

20. Prior to extracting the southwestern cliff face of the quarry, a qualified expert in geophysical hazard shall evaluate the site and recommend guidelines for its development. Further, these guidelines shall be made part of any approved mining plans for these areas and written notification given to all operators.

21. The recommended noise levels (excluding blasting) as measured at the nearest property lines shall not exceed 65 dBA.

22. Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located to provide additional noise screening barriers whenever possible.

23. The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary environmental controls.

24. The site clearing shall be consistent with needs to retain sound and visual barriers for the quarry operation. Prior to removal of substantial vegetation, the clearing limits shall be flagged and reviewed for approval by the Community Development Department.

25. Individual blasts shall be limited to a maximum of 6,000 cubic yards.

Advisory Condition

26. The pull out area adjacent to the quarry entrance drive near Glacier Highway is to be used for equipment transfer only. There shall not be temporary or long term parking on the pull out area. Transfer operations shall occur outside of the roadway clear zone. Access into the pull out area shall be limited to right in and right out turns.

27. A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.

28. If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the Commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a feuce, natural barriers, or both.

29. The applicant should contact DOT concerning the provision of a signal at the entrance to the quarry or other safety options. (Added by Planning Commission)

Attachments: August 3rd, 2011, memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding USE2011-0017.

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

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

Effective Date: The permit is effective upon approval by the Commission, August 9th, 2011.

Expiration Date: The permit will expire 10 years after the effective date, or August 9th, 2021. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Eric Feldt, Planner
Community Development Department

Maria Gladziszewski, Chair
Planning Commission

Filed With City Clerk

8/10/2011
Date

cc: Plan Review

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

Attachment 7

Vibration Monitoring Summary Report

VIBRATION MONITORING SUMMARY REPORT

Project: Stabler's Point Blast Monitoring
Submitted to: Alan Steffert, Engineering Department
Description of work: Blast Monitoring
Reporting Period: May 15th – September 16th, 2015

BACKGROUND

Blasting at Stabler's Point Quarry is occurring near the pit boundaries and approaching final walls in some areas. Multiple contractors are permitted to blast in the pit including Alaska Juneau Construction (AJC), Miller Construction Company (MCC), and Channel Construction. During the summer and fall of 2015, seven blasts occurring near or adjacent to final wall locations were monitored and evaluated for performance and final wall damage potential. Monitoring efforts included blast design record keeping, vibration monitoring, and high speed video recording. An overview of the pit is shown in Figure 1 below.

Figure 1. Aerial view of Stablers Point Quarry. Quarry. Red rectangle in west half of pit indicates area where blast monitoring was performed in 2015.

METHODS

Monitoring efforts included collecting blast design information, in-ground vibration monitoring, and high speed video recording. Blast design information included location, bench height, pattern (burden and spacing), hole diameter and depth, borehole loading, timing, initiation sequence, and basic geologic conditions and abnormalities. Design information was determined as accurately as possible on site and from submitted blast plans.

Ground motion in terms of peak particle velocity (PPV) and frequency was recorded by seismographs and geophones. Typical seismograph and geophone installations are shown in Figures 2 and 3. All vibration monitoring was performed with seismographs operated in accordance with the International Society of Explosives Engineers (ISEE) Performance Specifications for Blasting Seismographs (2011 Edition) and Field Practice Guidelines for Blasting Seismographs (2009 Edition). Site specific conditions were used to determine monitoring locations and trigger levels. Ground vibrations were measured at various locations in close proximity to the blast site and farther away at the nearest residence located at 12701 Glacier Highway. Distances from each shot-to-seismograph were calculated as scaled distance (SD). Scaled distance factors for ground motions and airblast are given, respectively, by the following equations

Square-root scaled distance (commonly referred to as SD) $$SRSD = \frac{D}{W^{1/2}} \quad (1)$$

Cube-root scaled distance $$CRSD = \frac{D}{W^{1/3}} \quad (2)$$

Where D is the shot-to-seismograph distance and W is the maximum charge weight detonated within any 8 ms time period (per delay). Scaled distances were correlated with the largest PPVs of the three components of each tri-axial geophone to determine best fit equations describing ground motion attenuation. The attenuation equation is described as

$$PPV = a * SD^{-b} \quad (3)$$

where '*a*' is the y-intercept value at SD =1 and 'b' is the attenuation exponent that describes the rate of decay in PPV. The parameter 'a' is the site specific energy term that represents the relative magnitude of explosive energy coupled into the ground at the blast site and is dependent on explosives type and rock quality. The attenuation slope term '*b*' is a function of geology transmitting the energy between the blast site and the seismograph. This relationship is useful in controlling ground vibrations for public relations and structural concerns as well as optimizing and troubleshooting blast design.

In addition to blast design recording and vibration monitoring, each blast was filmed from multiple view angles with high speed video cameras. All videos were edited and submitted post blast. An effort to use motion targets to assess ground heave and movement behind the shot was attempted but proved to be difficult to carry out due to site layout and large shot sizes. Various rock structures are shown in Figures 4, 5, and 6.

Figure 2. Left. Installing triaxial geophone in ground.

Figure 3. Right. Seismograph and sensors. Microphone on stand measures air blast and sandbag is covering buried triaxial geophone.

Figure 4. Left. Rock structure in southeast area of quarry.

Figure 5. Right. Rock structure along south side of quarry.

Figure 6. Rock mass and varying structure on west side of quarry.

RESULTS

A summary of vibration monitoring results for all monitored blasts is provided in Table 1. The summary information includes peak particle velocities (PPVs), associated frequencies, and airblast (dB) for each blast. Monitoring data were compared to scaled distance (SRSD, or SD). The largest shot monitored was performed by AJC on 9/16/15 and was approximately 23,688 cu yds. The largest amount of product shot within an 8 ms delay period (max lbs/delay) was recorded at 960 lbs / delay on 3/25/15. It should be noted that exact blast design details were difficult to obtain and actual amounts may have varied.

The ground motion attenuation relationship in terms of PPV and scaled distance (SD) for all monitoring results is shown in Figure 7. The equation for the best fit linear regression model is given by the formula

$$PPV = 9.02\ SD^{-1.24} \qquad (4)$$

with a 92% correlation coefficient.

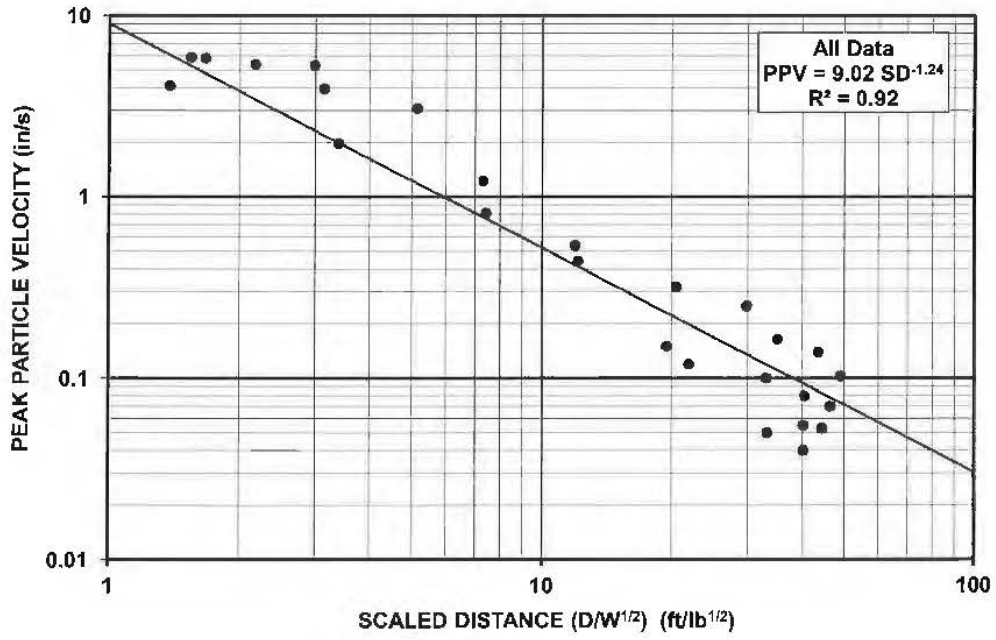


Figure 7. Site-specific attenuation plot developed from vibration data recorded during all blasts. Data include measurements taken within the quarry and at the nearest residence on Glacier Hwy.

Table 1. Summary of vibration and airblast monitoring results for blasts monitored in 2015. Previously monitored shots and shot sizes are provided for comparison. The monitoring location indicates if the seismograph was installed in the quarry or at the nearest residence (house). *Note: Not all quarry blasts from 2015 are included in table.*

Date	Time	Company	Location	Serial Number	Distance	Charge Weight per Delay	Scaled Distance	Cube Root Scaled Distance	Peak Particle Velocity	Peak Frequency	FFT	Airblast	Shot Size
					(ft)	(lb)	($ft/lb^{1/2}$)	($ft/lb^{1/3}$)	(in/sec)	(Hz)	(Hz)	(db)	(yds^3)
8/30/2013	2:20 PM	AJC	quarry	5582	173	560	7.3	21.0	1.23	26.2	20.0	139	9,000
			quarry	2276	461	560	19.5	56.0	0.15	60.2	20.5	125	
			quarry	5041	832	560	35.2	101.2	0.17	36.5	40.4	126	
			house	5581	1160	560	49.0	141.0	0.10	29.2	19.4	117	
8/12/2014	3:33 PM	AJC	quarry	11537	343	827	11.9	36.6	0.54	53.8	43.7	135	12,000
			quarry	5581	591	827	20.6	63.1	0.32	37.9	37.1	135	
			house	5582	950	827	33.0	101.4	0.10	26.9	47.8	119	
9/16/2014	1:04 PM	AJC	quarry	11537	303	623	12.1	35.6	0.44	30.1	39.6	148	9,600
			quarry	5581	744	623	29.8	87.3	0.25	26.9	26.6	140	
			house	5582	1005	623	40.3	117.9	0.06	20.0	19.8	125	
3/25/2015	1:56 PM	AJC	quarry	11280	230	960	7.4	23.4	0.81	48.7	42.0	135	16,497
			quarry	5581	680	960	21.9	69.1	0.12	36.5	30.4	127	
			house	5582	1030	960	33.2	104.7	0.05	30.1	40.5	118	
5/15/2015	1:05 PM	MCC	quarry	11537	35	517	1.5	4.4	5.89	25.6	25.9	NA	5,482
			house	5582	993	517	43.7	124.0	0.14	56.8	48.0	112	
5/26/2015	1:06 PM	MCC	quarry	12043	41	146	3.4	7.8	1.97	40.9	34.9	134	4,032
			quarry	11537	38	146	3.1	7.2	3.96	44.5	44.4	NA	

Table 1 Cont'd. Summary of vibration and airblast monitoring results for blasts monitored in 2015. Previously monitored shots and shot sizes are provided for comparison. The monitoring location indicates if the seismograph was installed in the quarry or at the nearest residence (house). *Note: Not all quarry blasts from 2015 are included in table.*

Date	Time	Company	Location	Serial Number	Distance	Charge Weight per Delay	Scaled Distance	Cube Root Scaled Distance	Peak Particle Velocity	Peak Frequency	FFT	Airblast	Shot Size
					(ft)	(lb)	($ft/lb^{1/2}$)	($ft/lb^{1/3}$)	(in/sec)	(Hz)	(Hz)	(db)	(yds^3)
6/4/2015	1:08 PM	AJC	house	5582	900	375	46.5	125.1	0.07	73.1	91.0	116	9,529
			quarry	12043	27	375	1.4	3.8	10.19	146.2	2.1	NA	
			quarry	11537	42	375	2.2	5.8	5.39	30.1	17.8	139	
6/16/2015	1:02 PM	MCC	quarry	12043	39	550	1.7	4.8	5.83	28.0	25.9	146	7,960
			quarry	11537	70	550	3.0	8.6	5.32	33.5	42.7	145	
7/2/2015	1:04 PM	MCC	quarry	12043	103	400	5.2	14.0	3.09	18.4	21.9	133	3,999
			house	5182	890	400	44.5	121.0	0.05	10.0	NA	NA	
7/23/2015	1:04 PM	MCC	quarry	12043	356	276	21.4	54.8	< 0.3	NA	NA	NA	5,408
			quarry	11537	12	276	0.7	1.8	5.73	16.6	19.1	138	
8/14/2015	3:08 PM	AJC	house	5581	1058	680	40.6	120.6	0.08	42.6	46.8	125	16,877
			quarry	12043	25	680	1.0	2.8	6.74	25.2	40.8	146	
			quarry	11537	15	680	0.6	1.7	6.15	11.8	40.8	142	
9/16/2015	4:15 PM	AJC	house	5582	1166	840	40.2	123.9	0.04	39.3	15.3	123	23,688
			quarry	5581	40	840	1.4	4.2	4.12	36.5	28.3	145	

For blasting activities, close-in ground motion attenuation is often separated and calculated for small scaled distance values. Close-in attenuations are useful in assessing blast design and damage potential to final wall or other proximate structures. Figure 8 shows two separate attenuations for Stabler's Point Quarry blasts for close-in (smaller shot-to-seismograph) and farther (larger) scaled distances. The equations are shown below.

For close-in SD < 5, $$PPV = 6.17\ SD^{-0.38} \quad (5)$$

For SD > 5, $$PPV = 24.8\ SD^{-1.56} \quad (6)$$

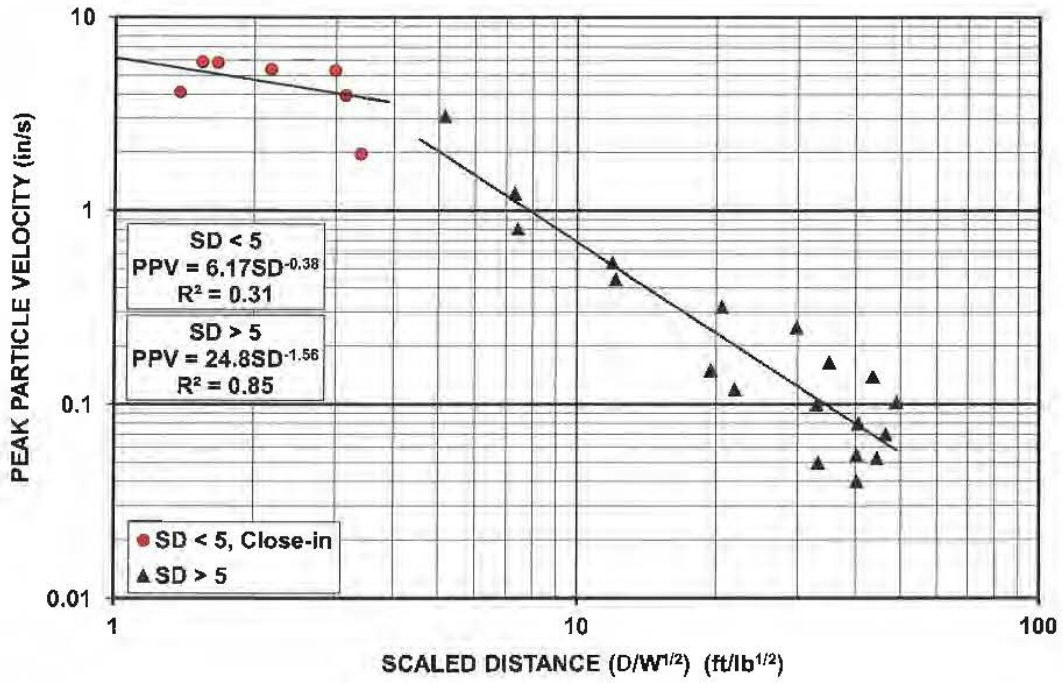


Figure 8. Site-specific attenuation models for close-in (SD < 5) and farther away (SD > 5) scaled distances. Attenuation relationships were developed from vibration data recorded during all blasts. Data include measurements taken within the quarry and at the nearest residence on Glacier Hwy.

RECOMMENDATIONS

Measurements from seismographs deployed during blasts at Stabler's Point Quarry in 2015 provided data to develop a basic model of attenuation of ground vibrations. The attenuation models in Figures 7 and 8 can be used to predict vibrations at nearby structures and to optimize blasting procedures and will be useful for future blast management. More information including additional monitoring and blast design parameters are necessary to develop an accurate close-in attenuation model.

It is recommended that the CBJ develop a Blasting Risk Management Plan specifically for Stabler's Point Quarry. A risk management plan can improve and maintain community relations as well as minimize off-site impacts and risks. Blasting concerns and impacts can include

- impacts on resources including water, air and soil quality;
- wildlife and fisheries impacts;
- blasting dust and fume control;
- impacts and damage to nearby residential and commercial structures and utilities;
- blast induced vibration and noise;
- blast induced fly rock and debris, and
- explosives security concerns.

Blast management programs often consist of project design, minimum operator/blaster qualifications, minimum performance specifications and criteria, and capable oversight. Establishing clear standards and criteria for blast induced ground vibration and air overpressure greatly minimizes owner risk to damage claims and helps to accurately address public concerns. Blast monitoring standards or minimum specifications should be established and applied for all compliance ground vibration and air overpressure monitoring. Current industry standards are recommended by the International Society of Explosives Engineers and include

- qualified seismograph operators;
- calibrated seismographs and sensors;
- record keeping including installation details and coupling method, sample rate, trigger level, date, time, distance to blast, etc.;
- comparison of ground vibrations to established criteria. The U.S. Bureau of Mines (USBM) Report of Investigations (RI) 8507 criteria is widely used to assess blast induced vibration damage.

In addition to keeping monitoring records, detailed records of each blast should be required in the form of 'post blast' or 'as-built' blast reports. Post blast reports provide a critical record of how a blast was executed and should be submitted after every blast with the minimum information.

- Date and time of blast, name of blaster-in-charge
- Location of blast
- Pattern (burden, spacing, hole diameter, depth, etc.)

- Number of holes loaded, typical loading scheme
- Maximum pounds per delay
- Timing / initiation sequence
- Type and quantity of products used
- Any irregularities (water, voids, etc.)
- Vibration and air overpressure monitoring results

Proper record keeping minimizes risk and is paramount to assessing blast performance. Blast records can be combined with additional measurement techniques for further blast optimization. Some measurement techniques available include but are not limited to face profiling, close-in ground vibration monitoring, blasted rock size (fragmentation analysis) and back break measurement, digital rock mass characterization, velocity of detonation (VOD) measurements, and face velocity movement. While advanced techniques are available, most operations can benefit from establishing a blast management program with clear goals. Since much of the blasting within the quarry is occurring near the permitted boundary, final wall parameters should be defined. A geological assessment should examine the physical rock properties, structure, and characteristics; and identify and significant water sources or drainages, and any other abnormalities or unique zones within the quarry. The geological assessment should also include recommendations for performance goals such as minimum catch bench width, batter angle and overall slope angle as shown in Figure 9. It should be noted that performance goals and slope parameters can vary depending on actual blasting results and may evolve over time.

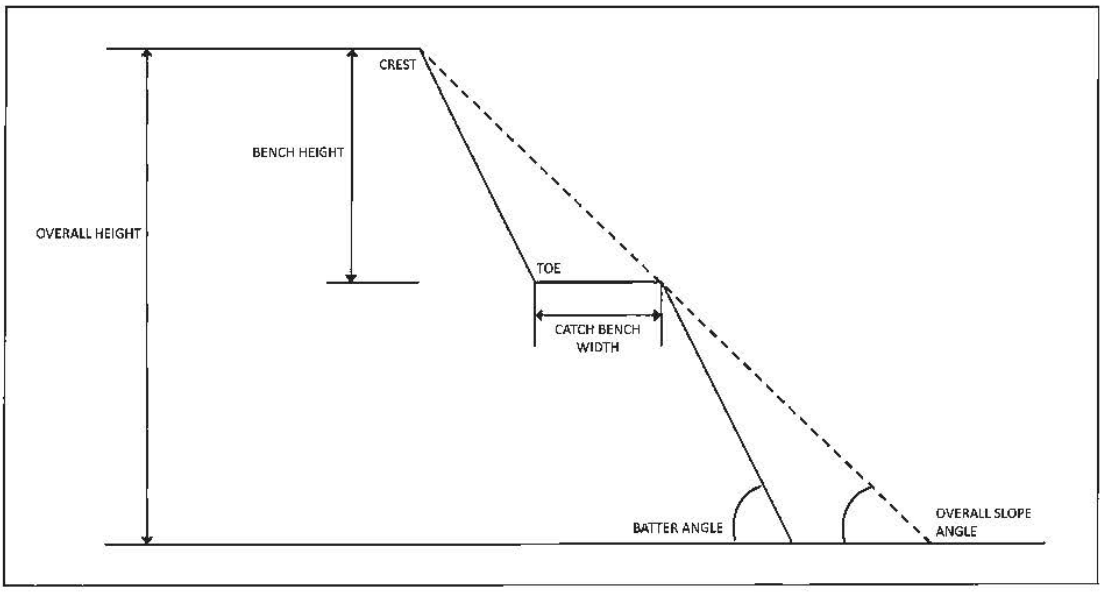


Figure 9. Illustration of slope design parameters.

Once a final slope design is established, wall control blasting techniques can be utilized to prevent damage to final slopes, reduce wall failures, comply with safety standards, improve aggregate production, and meet other performance goals.

Blasting methods and designs varied greatly during observations and monitoring of blasts during 2015. Pattern layout, product type, and timing consistently varied between the two operators (AJC and MCC) observed. Undoubtedly, some techniques were more effective in certain areas and conditions. A detailed site analysis including a geotechnical analysis and classification of the quarry could help guide design and specific goals for each blast. For example, a blast in the middle of the pit would be designed with a goal of maximizing production while a trim shot along the quarry perimeter would have the goal of minimizing impacts to the final wall. In areas where wall control blasting is necessary, aggregate production is often reduced making performance goals and effective techniques critical to efficient operations.

Wall control blasting techniques are extremely site specific and depend on many parameters and are often best determined by experienced blasters in the field. Some general considerations to decrease final wall damage potential are listed below.

- Establish a clean free face that promotes good relief
- Long and narrow blast plan, limit the number of rows
- Ensure proper drill depth and angle above catch benches and adjacent to final slopes
- Use proper product and timing configuration for conditions
- Cushion or buffer blasting
- Presplit blasting
- Line drilling

During blast monitoring at Stabler's Point Quarry in 2015, no wall control blasting techniques were observed. Operators used the same pattern layout and blast design for both production and trim shots along final walls. These methods resulted in back break, slip plane and wedge failures in some cases, and greatly reduced the width of final catch benches.

Safe, efficient blasting is a product of thorough planning, communication, and documentation and there are many advanced techniques available to assist in blast optimization. An effective blasting risk management plan will depend on many factors including site evaluation, blast design, bench preparation, pattern layout, drilling, explosives type and quality, borehole loading, record keeping, excavation, blast evaluation, and plan refinement. Since there are multiple contractors operating within the quarry a blast oversight position could assist in coordinating the efforts and actions of each operator and ensure the ultimate goals of the CBJ are met.

SUMMARY

A summary of key results and recommendations is listed below for reference.

- Continue to collect ground vibration data to improve attenuation models
- Use attenuation models to predict vibrations and optimize blasting
- Develop a site specific risk management plan
- Require additional information for compliance monitoring
- Obtain geological assessment to define final wall parameters and performance goals
- Require post blast / as-built reports verifying blast design and execution
- Provide blast oversight

Attachment 8

Stabler Quarry Noise Study 2011

Stabler Point Quarry

Noise Study

Prepared for
City and Borough of Juneau
155 South Seward Street
Juneau AK99801

Produced by
Michael Minor & Associates, Inc.
Portland Oregon

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Introduction

This technical noise study is for the continued operation of the Stabler Point Quarry, located northwest of Juneau Alaska, off Glacier Highway. The report was prepared at the request of the Engineering Department of the City and Borough of Juneau (CBJ). The report provides an introduction to noise and noise descriptors, land use near the proposed facility, project noise guidelines existing noise sources, and projected noise levels from facility operations. Project noise impacts and noise mitigation measures are also discussed as related to facility operation.

Project Description

The proposed project is to continue to use the Stabler Point Quarry for approximately 20 years, and excavate the area down to an elevation that is equal to the Glacier Highway. At the end of the quarry operations there will be a fairly significant through-cut that can be used to realign the Glacier Highway and correct the existing curve. The area between the quarry and the highway, which contains three trees with nesting eagle, will be left untouched.

Currently, the top of the quarry is visible at several single family residences located east of the quarry along the coast, and at some residences across Auke Bay. The quarry operations are currently just barely visible to residential properties to the west of the quarry, past the ferry terminal. The exposure of the mine toward the west is due to the current mining operations on top of the rocky ridge in the SW corner of the current cleared area. The current plan for the next 10 years is to continue to mine the cleared area, and as the mining proceeds, the project will leave a series of stepped, 15 to 20 foot wide benches, 30 feet high down the finished quarry walls. These steps will act as a shielding from rock crushing and associated mining activities. Mine operational plans are to maintain a rock wall to shield the western and southern perimeter of the lower working levels, and to also maintain the existing overburden berms at the eastern end of the quarry to act as sound and visual barriers.

Land Use

The proposed site is an existing quarry and along the Glacier Highway, northwest of Juneau Alaska. Much of the land in the immediate area is undeveloped forest. The nearest residential areas were identified north and south of the Glacier Highway directly east of the site. Several single family residences were identified within 500 to 800 feet from the quarry entrance from the Glacier Highway. These residential areas are shielded from the quarry by existing topographical conditions, including the area with the three eagle nests and the natural earth berm to the east of the Stable Quarry access roads.

West of the site there are several single family residences, beginning approximately 4300 feet west of the site, near the ferry terminals. Several more single family homes were identified along Indian Cover Drive and Otter Way. Other noise sensitive land uses with 1 to 1.5 miles of the site include several single and multi-family residences, schools, churches, a hotel, and other commercial uses near Auke Bay. Figure 1 shows an overview of the site with the nearby residential land uses identified.

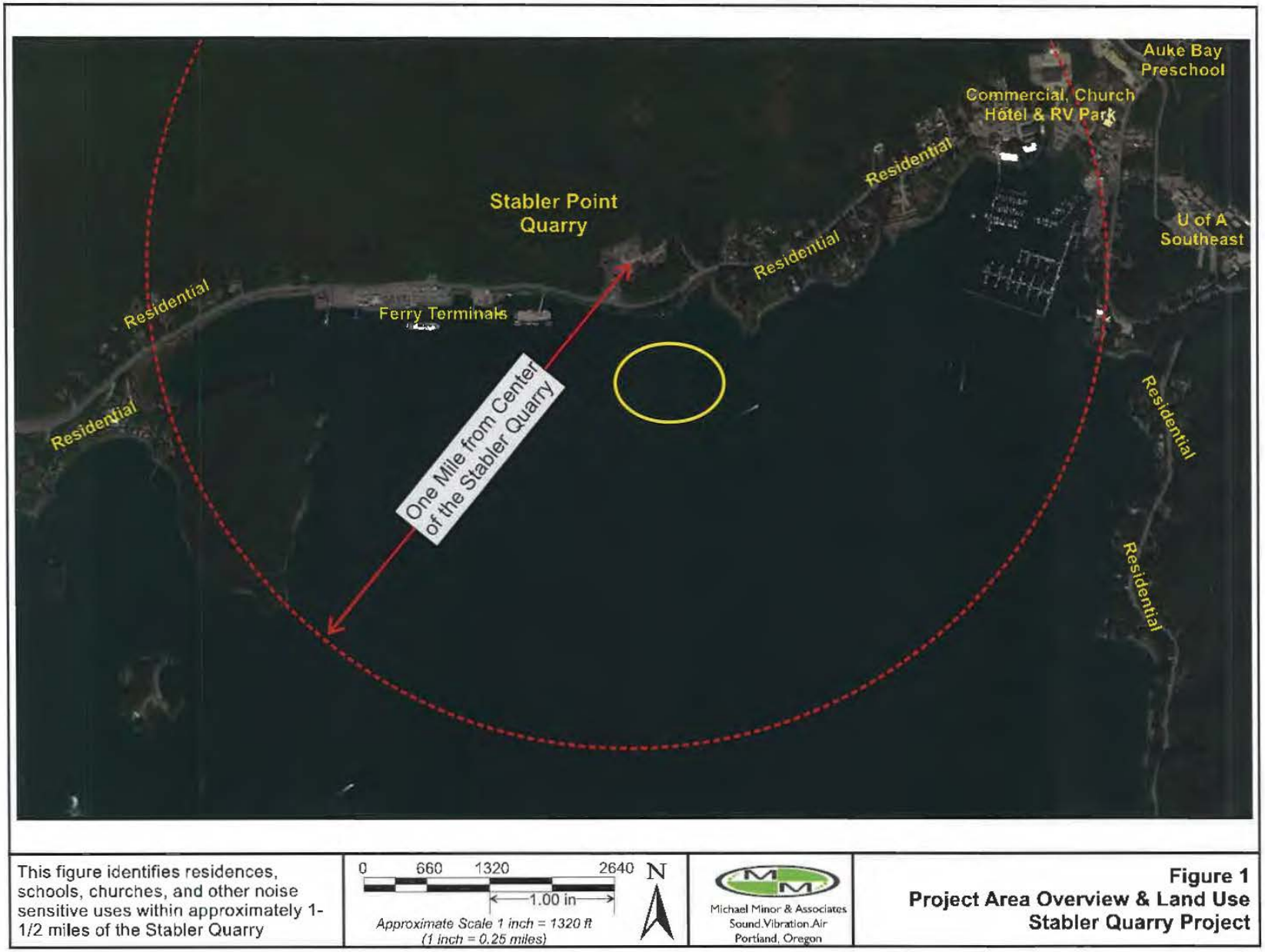
Auke Bay
Preschool
Commercial, Church
Hotel & RV Park
Residential
Stabler Point
Quarry
U of A
Southeast
Residential
Residential
Ferry Terminals
Residential
One Mile from Center
of the Stabler Quarry
Residential
Residential
This figure identifies residences, schools, churches, and other noise sensitive uses within approximately 1-1/2 miles of the Stabler Quarry
0 660 1320 2640
1.00 in
Approximate Scale 1 inch = 1320 ft
(1 inch = 0.25 miles)
N
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Figure 1
Project Area Overview & Land Use
Stabler Quarry Project

What is Sound (Noise) and How Do We Quantify It?

Sound is any change in air pressure that the human ear can detect, from barely perceptible sounds, to sound levels that can cause hearing damage. These changes in air pressure are translated to sound in the human ear. The greater the change in air pressure, the louder the sound. For example, a quiet whisper in the library creates a relatively small change in the room air pressure, whereas air pressure changes are much greater in the front row of a rock concert.

In addition to the loudness of sound, frequency is a term also used to describe sound. The frequency of sound is determined by the number of recurring changes in air pressure per second. A sound that contains a relatively high number of pressure changes per second is generally referred to as a high frequency noise or "high-pitched." Common examples of high-frequency noise would include a referee's whistle or a triangle chime. A sound that has a low number of pressure changes per second is referred to as low frequency or low-pitched noise (for example, a bass drum or helicopter).

A person's response to noise is subjective and can vary greatly from person to person. Some key factors that can influence an individual's response include the loudness, frequency, the amount of background noise present, and the nature of the activity taking place that the noise affects. For example, boisterous children playing outside during the day, with background traffic noise present, is generally less obtrusive than children making the same amount of noise during the nighttime sleeping hours inside a house. Keeping with this theme, when sounds are unpleasant, unwanted, or disturbingly loud, people normally consider them to be "noise."

How Do We Measure Sound?

We measure sound both in terms of loudness and frequency. The unit used to measure the loudness of noise is called a decibel (dB). A range from 0 to 120 dB is the typical range of hearing. While the loudness of sound is an easy concept for most people, a sound's frequency is just as important in understanding how we hear sounds.

Common Noise Units and Descriptors

Hz – Hertz, unit of frequency

dB – Decibels

dBA – Decibels with A-weighting

L_{eq} – Energy-equivalent sound pressure level

Frequency is measured in terms of the number of changes in air pressure that occur per second. The unit we use to measure the frequency of noise is called hertz (Hz). While the human ear can detect a wide range of frequencies from 20 Hz to 20,000 Hz, it is most sensitive to sounds at the middle frequencies (500 to 4,000 Hz). The human ear is progressively less sensitive to sound at frequencies above and below this middle range. For example, a noise level of 60 dB at 200 Hz would be considerably less noticeable to the average person than 50 dB at 1,000 Hz. The human ear is most sensitive to sound at frequencies of 1000 to 3000 Hz.

To account for the human ear's sensitivity to frequencies, an adjustment is made to the dB measurement scale. The adjusted scale, referred to as the A-weighted decibel scale, provides a more accurate measure of what the human ear can actually hear. When the A-weighted scale is used, the decibel levels are designated as dBA. This unit of measurement is used in this report.

For a sense of perspective, normal human conversation ranges between 44 and 65 dBA when people are about 3 to 6 feet apart. Very slight changes in noise levels, up or down, are generally not detectable by the human ear. The smallest change in broadband noise that a human ear can perceive is about 3 dBA, while increases of 5 dBA or more are clearly noticeable. For most people, a 10 dBA increase in noise levels is judged as a doubling of sound level, while a 10 dBA decrease in noise levels is perceived to be half as loud. For example, a person talking at 70 dBA is perceived as twice as loud as the same person talking at 60 dBA.

What Are Typical Neighborhood Noise Levels?

In most neighborhoods, nighttime noise levels are noticeably lower than daytime noise levels. In a quiet rural area at night, such as the residential area along Glacier Highway, noise levels can range between 32 and 35 dBA during nighttime periods with little to no wind or animal activity (birds chirping) and if no traffic, aircraft, marine, or other noise sources are active. The dominate noise source in this case would be wind, and residual noise from the City and Borough of Juneau. As residents start their day and local traffic increases, this same rural area would be expected to have noise levels ranging from 45 to 60 dBA. While noise levels in urban neighborhoods are louder than rural areas, they share the same pattern of lower noise levels at night than during the day. Quiet urban nighttime noise levels range from 40 to 50 dBA. Noise levels during the day in downtown Juneau area are predicted to frequently be as high as 65 to 75 dBA, with on-site noise measurement taken several years ago, for the Alaska Juneau Mine, supporting background noise levels of this magnitude.

How Do We Take Into Account That Noise Changes Over Time?

Noise levels from most sources tend to vary with time. For example, noise levels increase when a car approaches, then reach a maximum peak as it passes, and decrease as the car moves farther away. In this example, noise levels within a one minute timeframe may range from 45 dBA as the vehicle approaches, increase to 65 dBA as it passes by, and return to 45 dBA as it moves away. To account for the variance in loudness over time, a common noise measurement is the equivalent sound pressure level (L_{eq}). The L_{eq} is defined as the energy average noise level, in dBA, for a specific time period (for example, one minute). Therefore, assuming the energy average noise level was 60 dBA during the entire period of time the car could be heard as it passed by, the noise level would be stated as 60 dBA L_{eq}.

How Does Sound Reduce As It Travels From the Source To the Receiver?

There are several factors that determine how sound levels decrease over a distance. Under ideal conditions, a point noise source in free space will attenuate at a rate of 6 dB each time the distance from the source doubles (using the inverse square law). An ideal line source (such as constant flowing traffic on a busy highway) reduces at a rate of approximately 3 dB

each time the distance doubles. Under real-life conditions, however, interactions of sound waves with the ground often result in attenuation that is slightly higher than the *ideal* reduction factors given above. Other factors that affect the attenuation of sound with distance include existing structures; topography; foliage; ground cover; and atmospheric conditions such as wind, temperature, and relative humidity. The potential effects of these factors on sound propagation are described below:

Attenuation refers to the reduction in loudness, or amplitude, of noise as it moves away from the noise source.

- Existing structures can substantially affect noise levels. Structures can reduce noise by physically blocking the sound transmission and, under special circumstances, may cause an increase in noise levels if the sound is reflected off the structure and transmitted to a nearby receiver location. Measurements have shown that a single-story house has the potential, through shielding, to reduce noise levels by as much as 10 dB or greater. The actual noise reduction will depend greatly on the geometry of the noise source, receiver, and location of the structure. Increases in noise caused by reflection are normally 3 dB or less, which is the minimum change in noise levels that can be noticed by the human ear.
- Topography includes existing hills, berms, and other surface features between the noise source and receiver location. As with structures, topography can potentially reduce or increase sound, depending on the geometry of the area. When placed between the noise source and receiver, hills and berms can have an effect on noise levels. In many situations, berms are used as noise mitigation because they physically block the noise source from the receiver location. In some locations, however, the topography can cause an overall increase in sound levels by either reflecting or channeling the noise towards a sensitive receiver location.
- Dense foliage can slightly reduce noise levels. The Federal Highway Administration (FHWA) assumes up to a 5 dBA reduction in traffic noise for locations that have at least 100 feet of dense evergreen foliage.
- Ground cover between the receiver and the noise source can also affect noise transmission. For example, sound will travel very well across reflective surfaces such as water and pavement, but can be attenuated when the ground cover is field grass, lawn, or even loose soil. Snow pack can also increase the attenuation of sound when compared to hard soil or pavement
- Atmospheric conditions that can affect the transmission of noise include wind, temperature, humidity, and precipitation. Wind can increase sound levels if it is blowing from the noise source to the receiver; conversely, it can reduce noise levels if blowing in the opposite direction. Noise propagation can also be affected when the temperature gradient is such that an inversion is formed. Other atmospheric conditions such as humidity and precipitation are rarely severe enough to result in noticeable changes in noise level propagation. Because weather conditions frequently change, it is not realistic to consider atmospheric conditions in traffic noise studies.

Table 1 provides some common noise sources and compares their relative loudness to that of an 80 dBA source, such as a garbage disposal or food blender.

Table 1: Sound Levels and Relative Loudness of Typical Noise Sources

Noise Source or Activity	Sound Level (dBA)	Subjective Impression	Relative Loudness (human judgment of different sound levels)
Jet aircraft takeoff from carrier (50 ft)	140	Threshold of pain	64 times as loud
50-hp siren (100 ft)	130		32 times as loud
Loud rock concert near stage Jet takeoff (200 ft)	120	Uncomfortably loud	16 times as loud
Locomotive warning horn (90 feet)	110		8 times as loud
Jet takeoff (2,000 ft)	100	Very loud	4 times as loud
Heavy truck or motorcycle (25 ft) OHV high engine revolutions (20 ft)	90		2 times as loud
Garbage disposal, food blender (2 ft)	80	Moderately loud	Reference loudness
Passenger car at 65 mph (25 ft)	70		1/2 as loud
Large store air-conditioning unit (20 ft) OHV at idle (20 ft)	60		1/4 as loud
Light auto traffic (100 ft)	50	Quiet	1/8 as loud
Bedroom or quiet living room Bird calls	40		1/16 as loud
Quiet library, soft whisper (15 ft)	30	Very quiet	
High quality recording studio	20		
Acoustic Test Chamber	10	Just audible	
	0	Threshold of hearing	

Sources: Beranek (1988) and EPA (1971)

Noise levels used in this analysis are stated as sound pressure levels in terms of decibels on the A-scale (dBA). The A-scale is used in most ordinances and standards, including the applicable standards for this project. The primary noise level descriptor used in this analysis is the L_{max}. A complete list of noise descriptors that are commonly used are provided below for reference. The L_{max} was selected as the main descriptor because it follows the City and Borough of Juneau Code and is the easiest to for most people to understand.

- **L_{eq} (equivalent continuous sound level):** The constant sound level in dBA that, lasting for a time "T," would have produced the same energy in the same time period "T" as an actual A-weighted noise event.
- **L_{max} (maximum A-weighted sound level):** The greatest continuous sound level, in dBA, measured during the preset measurement period.
- **L_{min} (maximum A-weighted RMS sound level):** The greatest RMS (root-mean square) sound level, in dBA, measured during the preset measurement period.
- **Lxx (statistical sound level descriptor):** The sound level descriptor L_{xx} is defined as the sound level exceeded XX percent of the time. For example, during a 1-hour measurement, an L10 of 85 dBA means the sound level was at or above 85 dBA for 6 minutes (10%) of the hour. The periods over the 85 dBA levels could also occur at different time, such as each time a truck passes by the measurement location.

Existing Area Noise Sources

Existing noise sources in the area include traffic on the Glacier Highway, aircraft from the Juneau Airport, watercraft, helicopters and floatplanes in the summer. For the residential areas along the Glacier Highway, traffic on the highway and aircraft from Juneau Airport are some of the more notable noise source in the area. Noise from the quarry operations may also be noticeable, depending on the activity and atmospheric conditions. Based on past measurement in Juneau during the AJ Mine EIS and measured noise levels in other areas of Alaska, noise levels are projected to range from 45 to 60 dBA during daytime hours, and 30 to 45 dBA during nighttime hours.

One of the dominate noise sources in the Auke Bay area, especially during summer months, are helicopters taking tourists on scenic flights to the glacier and ice fields. There are also several light planes that fly the Juneau to Skagway route across Auke Bay. Other notable noise producing activities in this area include harbor construction projects, barging operations, and noise related to the operations of the ferry system and other marine traffic, including boat traffic from the three marinas near the project site.

Project Noise Permit Conditions

The current City and Borough of Juneau regulations for this type of use are contained in Chapter 49.15, Permits, City and Borough of Juneau Municipal Code. Under Article G-11, Chapter 49.15.330, permit conditions could restrict noise levels from operation of this type of facility to 65 dBA at the property line during daytime hours, and 55 dBA at the property line during nighttime hours. Daytime is considered between 7:00 am and 7:00 pm, with nighttime defined at 7:00 pm to 7:00 am.

Current permit conditions restrict the operations of the Stabler Point Quarry to the hours of 8:00 am and 4:30 pm daily. In addition, as part of the permit conditions, the maximum allowable noise levels would be 65 dBA at the nearest property line during daytime hours. Because the facility would be closed during nighttime hours, any nighttime noise restriction for the site is not relevant.

The purpose of this analysis is to provide the predicted noise levels from the facility during typical operations. The facilities operational noise levels were predicted for several nearby residences and also at several sites where noise related complaints have been received.

Methods of Noise Projections

The analysis was performed using standard acoustical formulas, information from the City and Borough of Juneau, and reference noise levels for equipment in use at the site. The reference noise levels uses in the analysis are provide in Table 2. The table provides typical noise levels during operation, noise levels that could be produced during heavy activity, and typical idle or low level operational noise.

Table 2. reference Equipment Listing and Noise Levels

Equipment	Reference Noise Levels @ 50 ft			Source
	Minimum	Typical	Full Load	
Back Hoe CAT 325	68	78	78	Measured and/or US DOT - FHWA
Compressors & Light trailers	68	74	78	Measured and/or US DOT - FHWA
Dozer D9/10/11 Cat	85	88	94	US DOT - FHWA/EPA and US Bureau of Mines
Excavator - Hitachi 3500	82	88	92	US DOT - FHWA/EPA and US Bureau of Mines
Excavator - P&H 4100 Elect	82	86	90	US DOT - FHWA/EPA and US Bureau of Mines
Grader/Scraper	80	82	84	Measured and/or US DOT - FHWA
Mine Truck - CAT 777	82	86	88	Measured and/or US DOT - FHWA
Mine Truck - Idling CAT 793/785/789	72	76	78	Measured and/or US DOT - FHWA
Mine Truck - Normal Op CAT 793/785/789	84	88	90	US DOT - FHWA/EPA and US Bureau of Mines
Rock Drill - IR DM-M2	86	92	96	US DOT - FHWA/EPA and US Bureau of Mines
Rock Jaw Crusher	76	86	89	Measured and/or US Bureau of Mines
Rock Cone Crusher	76	84	88	Measured and/or US Bureau of Mines
Rock Screen	76	82	86	Measured and/or US Bureau of Mines
Utility Trucks	68	72	76	US DOT - FHWA/EPA and US Bureau of Mines
Water Treatment Plant - Pumps	64	66	70	US DOT - FHWA/EPA and US Bureau of Mines
Utility Equipment	82	68	90	Measured and/or US DOT – FHWA

Note: All noise levels are provided in L_{max} dBA.

In general, the site is far enough from most noise sensitive receivers to be treated as a point source. As previously described, noise levels typically reduce by 6 dB per doubling of distance for point sources. There are several factors that contribute to the noise projections, including ground cover, shielding by the quarry walls, and topographical conditions between the quarry and the modeling site. The ground cover between the receiver locations and the

quarry site was included in the projections. Receivers located near the quarry are all shielded by dense foliage, and for those receivers, a soft ground cover was assumed. For those receivers located across Auke Bay, a hard reflective surface was assumed to account for the transmission of noise across the water. Topographical conditions in the area were also an important consideration, as the Stabler Point Quarry is located slightly up-hill from most of the noise sensitive properties. The shielding effects of the benches of the quarry were include in the analysis where appropriate.

Project noise levels were projected for the current conditions, and future conditions. The future noise levels projections are predicted using the assumptions on how the quarry will look in approximately 10 years, after the quarry is benched down and the equipment is better shielded from the receivers. Figure 2 is a depiction of how the quarry is expected to look in 10 years. Note the benches and location of equipment and the shielding that the benches provide to noise sensitive properties near the site. Figure 2 also provides a sample picture of a rock crushing operation.

The locations selected for noise modeling were based on the land use and proximity to site. Receiver R1 and R2 are located to the west of the quarry, near the Ferry terminal and the Auke Nu Cove area. Receiver R3 and R4 are some of the nearest to the site, located north the Glacier Highway east of the site near Oxford Street. Two addition noise modeling sites, R5 and R6, were selected south of the Glacier Highway, east of the site, on and near Auke Nu Drive. Finally, there are four noise modeling locations along Fritz Cove Road, southeast of the site (R7 through R10). These four sites are all located along the bay, and were modeled assuming the more efficient sound transmission characteristics of sound traveling water. Figure 3 provides an aerial view of the general area, location of the quarry, and the 10 noise modeling locations used in this analysis.

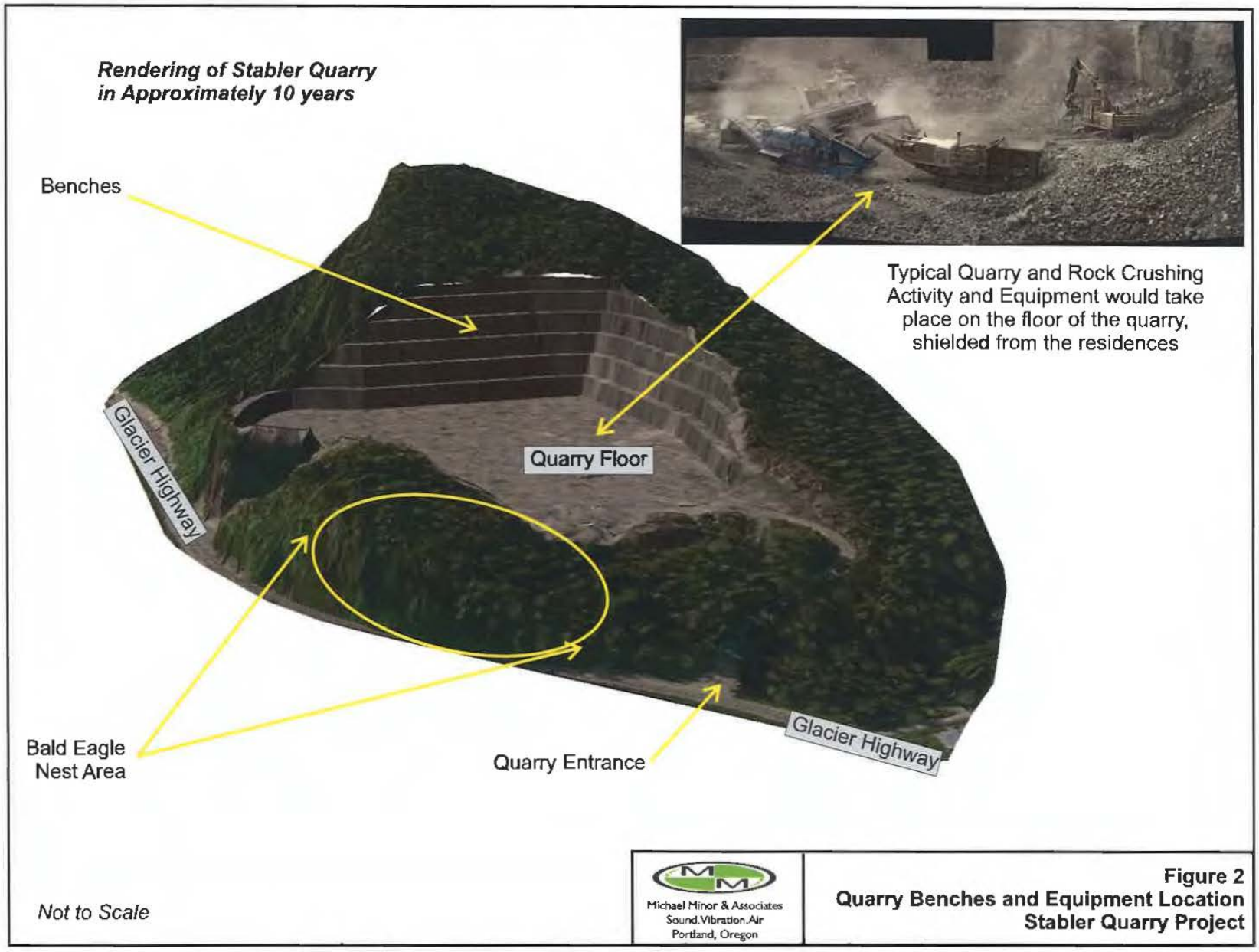
Rendering of Stabler Quarry
in Approximately 10 years
Benches
Typical Quarry and Rock Crushing Activity and Equipment would take place on the floor of the quarry, shielded from the residences
Glacier Highway
Quarry Floor
Bald Eagle Nest Area
Quarry Entrance
Glacier Highway
Not to Scale
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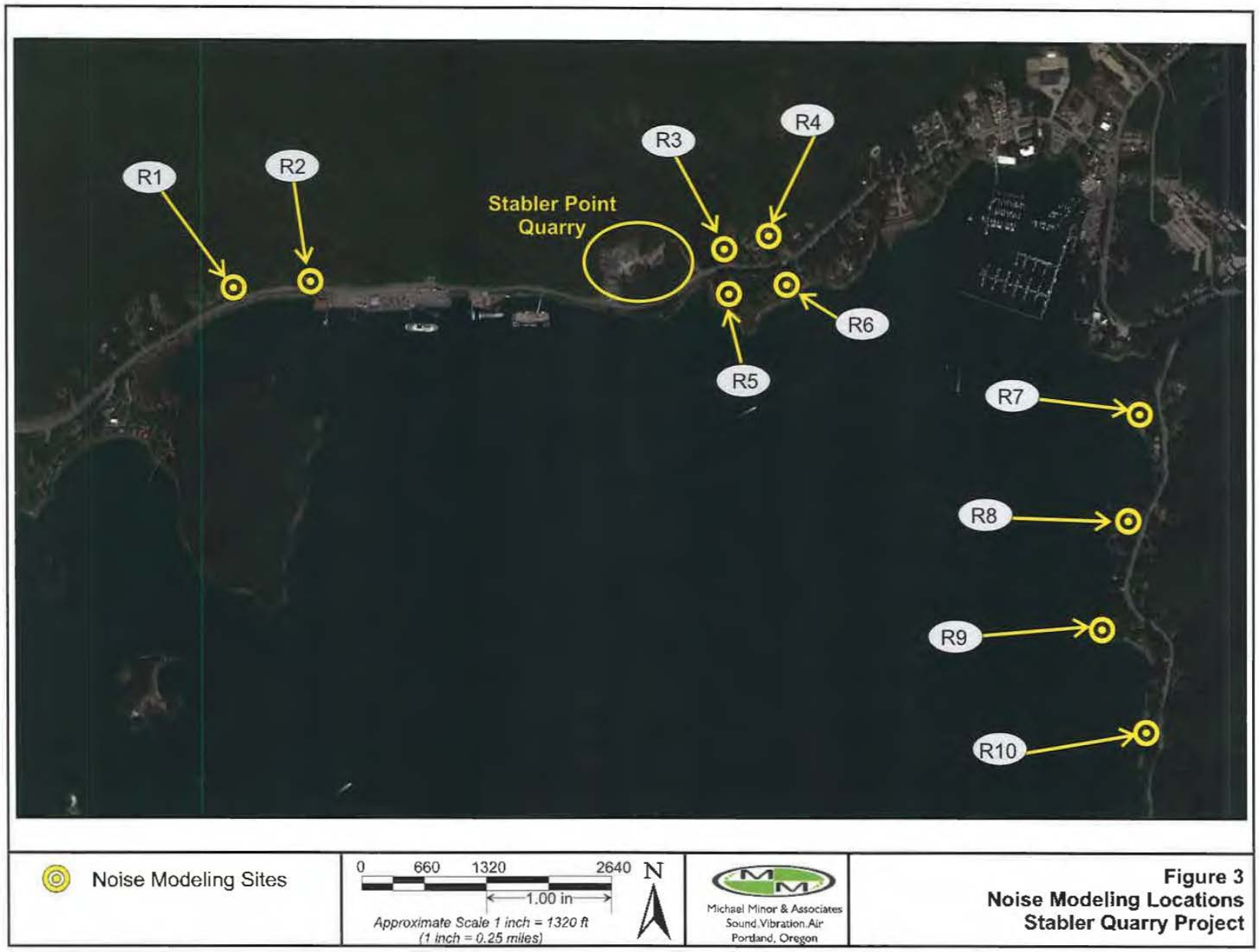
Figure 2
Quarry Benches and Equipment Location
Stabler Quarry Project


R1
R2
R3
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R9
R10
Stabler Point
Quarry
Noise Modeling Sites
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Approximate Scale 1 inch = 1320 ft
(1 inch = 0.25 miles)
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Michael Minor & Associates
Sound.Vibration.Air
Portland, Oregon
Figure 3
Noise Modeling Locations
Stabler Quarry Project

Project Noise Modeling Results

Noise levels were projected assuming typical operational characteristics for this type of facility. Then analysis assumes simultaneous operations of dozers for clearing and grubbing, excavators and mine haul trucks to transport the excavated material, water trucks to keep dust at a minimum, rock drills in preparation for blasting, and rock crushing operations. Although it is highly improbable that all of these operations would actually occur at the same time, using these assumptions allows for a worst case analysis of the potential noise from the site.

As previously stated, the noise projections included the noise reducing effects of topographical conditions and ground effects. For receivers R1 and R2, located west of the quarry, the shielding effects of the quarry wall and ground effects of dense foliage are assumed in the analysis. Similar topographical conditions and ground effects were also assumed for R3 and R4. R5 and R6 are located along the bay, and have similar ground effects, but less topographical shielding. Finally the receivers along Fritz Cove Road have some shielding from the walls of the site, but the noise propagation across the water was modeled as a hard site with minimal ground attenuation.

As described, the noise level projections were performed for the existing conditions and future conditions, 10 year in the future, when there will be additional shielding from the benching the quarry walls. The results of the noise levels projections are provided in Table 2. The table includes the distance from the quarry to the receivers along with the existing and future noise projections.

Table 2. Noise Modeling Results for Stabler Quarry

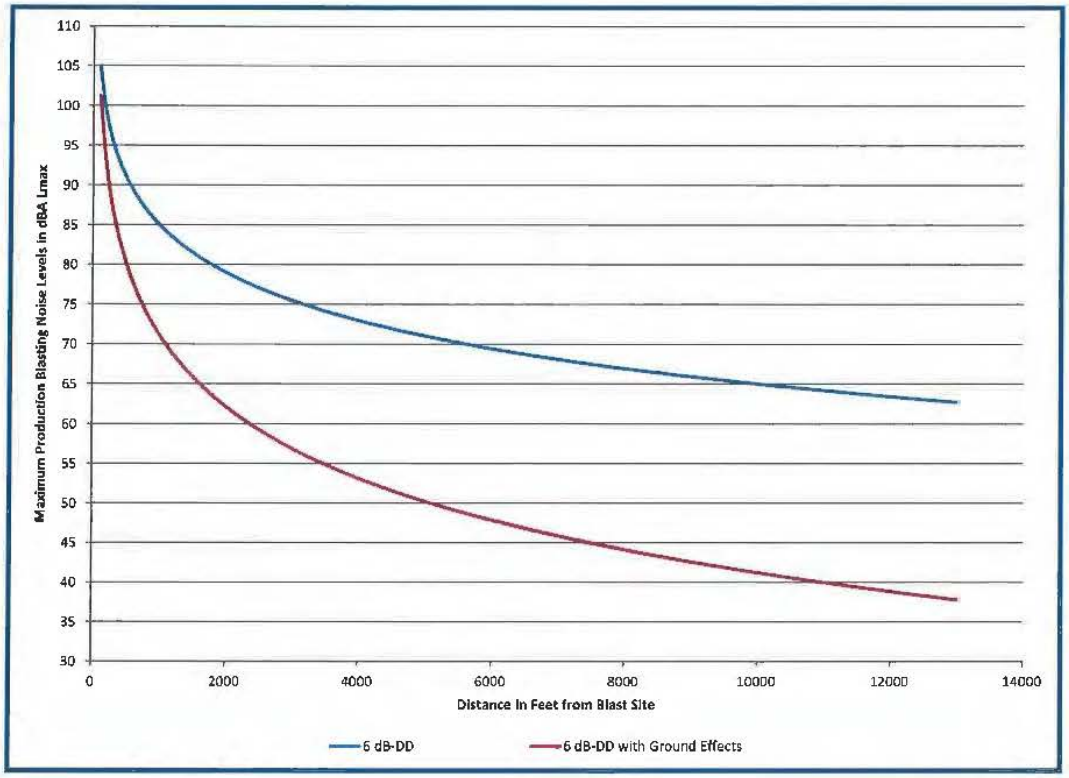
Receiver Number	Site Description[1]	Distance to Quarry[2]	Existing Noise Levels[3]	Future Noise Levels[4]
R1	West of Site, near Ferry Terminal	4110	39	34
R2	West of Site, near Auke Nu Cove	3200	41	36
R3	East of Site, Oxford Street Area	740	55	48
R4	East of Site, residences north of Glacier Hwy	1000	52	45
R5	East of Site, Aukenu Dr Area	860	57	52
R6	East of Site, residences south of Glacier Hwy	1440	52	47
R7	Northwest waterfront, Fritz Cove Road Area, north	5800	59	57
R8	Northwest waterfront, Fritz Cove Road Area, central	6180	58	56
R9	Northwest waterfront, Fritz Cove Road Area, central	6570	58	56
R10	Northwest waterfront, Fritz Cove Road Area, south	7610	56	54

Note:
1. Noise modeling site are shown on Figure 3
2. Distance between the quarry and the receiver site
3. Existing noise levels in L_{max} dBA
4. Future noise levels in L_{max} dBA

Noise levels projections ranged from 34 to 59 dBA L_{max}. The highest noise levels are actually located along Fritz Cove Road due to the efficient propagation of noise across the bay. The lowest levels are predicted to the west of the site due to the shielding effects of the quarry wall and dense foliage. There are no predicted noise levels the meet the 65 dBA L_{max} permit conditions, and therefore no noise impacts are predicted. Because these projections were performed using the worst case scenario the actual noise levels would be expected to be lower, and operations of the quarry are in compliance with the permit conditions.

Blasting Noise Projections

Production blast noise levels were predicted using a reference noise level of 105 dBA at 100 feet, which is a typical blast level for quarry operations. Production blasting at the Stabler Quarry is very intermittent, and infrequent. The number of production blasts per year depends on the needs of the contractor. Between January and November of 2010 there were ten production blasts, and in 2009 there were 14 production blasts. An average frequency of two production blasts per month through the construction season is likely typical, with fewer, if any, production blasts during the winter months. The Stabler Quarry is currently permitted to have production blasts between 10:00 AM and 12:00 Noon, or between 1:00 PM and 3:00 PM, Monday through Friday. Blasting is not allowed on weekends or nighttime hours. The vast majority of production blasts are in the afternoon, between 1:00 PM and 3:00 PM. Figure 4 is a graph of typical noise attenuation for blasting out to a distance of 2 miles from the site. The graph includes a standard reduction of 6 dB per-doubling of distance and a second that also includes ground effects, which is a more likely representation of the blast levels at large distances from the quarry. Blasting is not considered under the 65 dBA permit conditions.



Noise Mitigation Measures

Because the operational noise levels from the Stabler Quarry are all predicted to remain within the City and Borough of Juneau regulations for this land use, no noise mitigation measures are being recommended. The operational hours, limits on blasting and general design of the facility along with its location are all sufficient design measures to reduce noise levels to within the City and Borough of Juneau regulations.

Summary

Noise levels predicted using a worst case scenario ranged from 34 to 59 dBA L_{max} at residential area near the site. The noise projections are all within the permit conditions of 65 dBA L_{max}. Because the noise levels projections did not show any exceeedance of the criteria, and the operational hours are only during daytime hours, no noise mitigation was proposed.

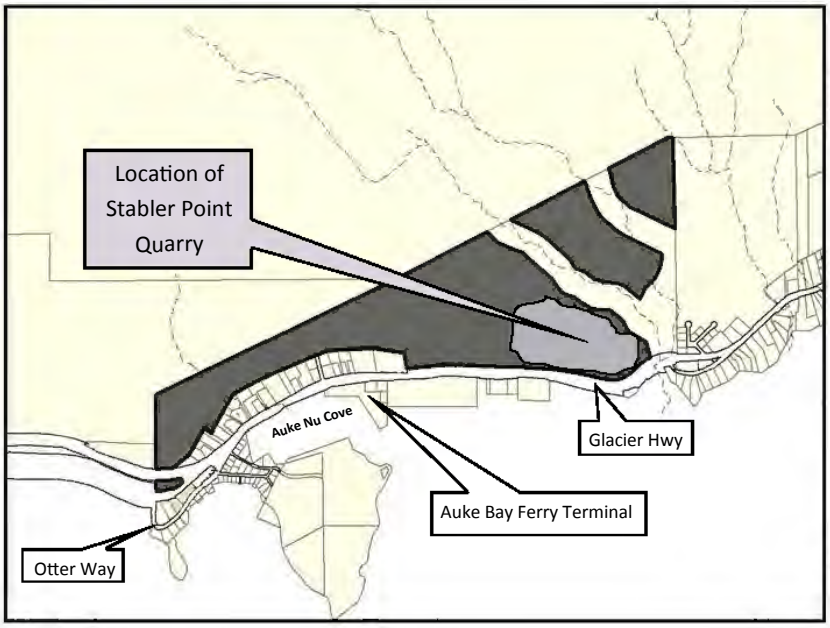
Appendix A:
References and Supporting Information

Beranek, Leo L. 1988. *Noise and Vibration Control*. Institute of Noise Control Engineering.

Juneau Area Wide Traffic Map, 2005 and 2006. Alaska Department of Transportation.

USDOT. 1977. *Highway Construction Noise: Measurement, Prediction and Mitigation.* U.S. Department of Transportation. Federal Highway Administration, Washington, DC.

NOTICE OF
NEIGHBORHOOD MEETING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Notice of Neighborhood Meeting for Stabler Point Quarry's Conditional Use Permit

UAS Egan Building, Glacier View Room, 221
Thursday, July 21, 6:30 8:00 pm

Dear Resident,

The **CBJ Community Development Department** received a Conditional Use Permit Application for an extension, to year 2026, and expansion of blast size and area of rock quarry operation for Stabler Point Quarry, near Auke Bay, at 13010 Glacier Highway.

The CBJ Community Development Department is hosting a neighborhood meeting to discuss the CBJ Conditional Use Permit process. Also, staff from the CBJ Lands & Resources and Engineering Departments will explain the details of the application. This meeting will be held on **Thursday, July 21, from 6:30 to 8:00 p.m. in the Egan Building, Glacier View Room # 221 , at UAS.**

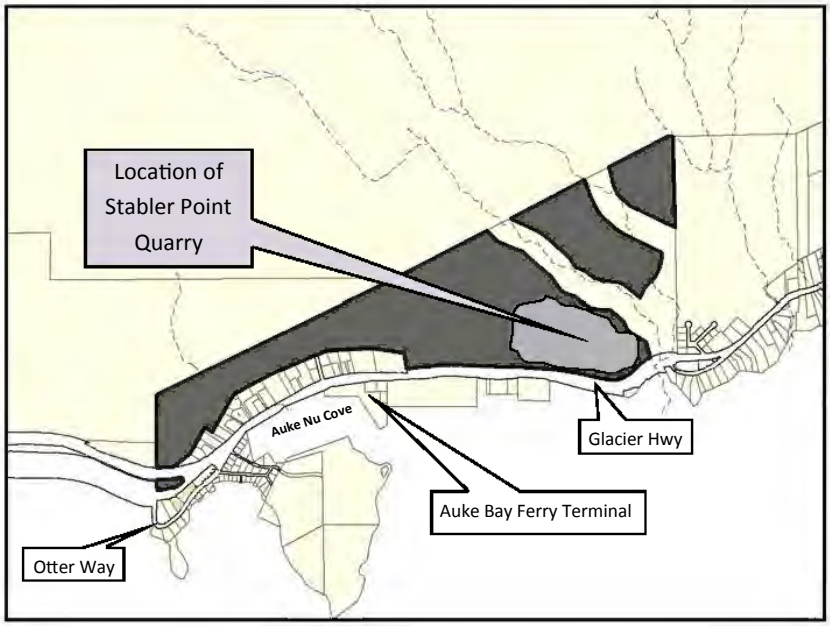
The **purpose of the July 21st meeting is to provide information, respond to questions, and to get a sense of any concerns** that the neighborhood might have, so issues may be addressed in advance of the formal public hearing with the CBJ Planning Commission. **The project has been scheduled for review by the Planning Commission at their August 23rd regular meeting.** Prior to that meeting, all landowners within 1,000 feet of the proposed application will receive a separate notice with details on how and where to submit comments or testify on the proposal.

If you have questions or would like more information, **please contact Jonathan Lange, Community Development Planner, at 586-0218 or by email at jonathan.lange@juneau.org.**

Date notice was printed: July 13, 2016

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

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

File No:	**SGE20160001**	**Applicant:**	**GREG CHANEY**
To:	**Adjacent Property Owners**	**Property PCN:**	**4-B30-0-102-002-0**
Hearing Date:	**August 23, 2016**	**Owner:**	**CITY & BOROUGH OF JUNEAU LANDS AND RESOURCES**
Hearing Time:	**7:00 PM**	**Lot Size:**	**310.00 acres**
Place:	**Assembly Chambers**	**Zoned:**	**RR**
	Municipal Building	**Site Address:**	**13010 GLACIER HWY**
	155 South Seward Street	**Accessed Via:**	**GLACIER HWY**
	Juneau, Alaska 99801		

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Jonathan Lange at Jonathan.Lange@juneau.org or 586.0218.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at http://www.juneau.org/assembly/novus.php

Date notice was printed: July 18, 2016

Conditional Use Permit

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

What is a Conditional Use Permit?

A Conditional Use is a use that may or may not be appropriate in a particular zoning district. For this reason it needs to be reviewed for its character, intensity, or size of that or surrounding uses. The permit is a way to review proposed projects impacts and allow different land uses in zoning districts.

What is a Conditional Use Permit for?

Some land uses are allowed outright, like a single-family home in a residential zone. However, uses like churches, libraries, or schools are examples that need additional review by the Planning Commission to be considered for residential districts.

The Table of Permissible Uses in the CBJ Land Use Code Title 49 outlines uses in different zoning districts that may be allowed outright with staff approval, allowed with a Conditional Use Permit and Planning Commission approval, or not allowed.

What criteria is used in reviewing a Conditional Use permit?

- Effect on public health and safety.
- Effect on property values and whether the project is in harmony with other uses in the neighborhood.
- Conformity with the Comprehensive Plan and other adopted land use and transportation plans; and
- Compliance with the habitat sections of the Land Use Code that address possible impacts to coastal resources, such as fish and wildlife habitat and water quality.

What should the project narrative include?

- Development schedule – Hours of operation and/or a time limit may be imposed upon specific projects to minimize conflict or disruption of other uses or neighbors.
- Use – The use of the land or structure in the proposed project or development may be restricted to that indicated in the application.
- Habitat – Development shall minimize environmental impacts near eagle's nests, wetlands, and intertidal areas.
- Sound – Conditions may be imposed to the level of noise that may be produced from a development or project.
- Screening – The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- Lot size and development size
- Drainage – Conditions may be imposed to improve on and off-site drainage.
- Other conditions – May be imposed when reasonably necessary to protect public health, safety, and welfare.

Note: This handout does not cover all code sections and requirements as outlined in the Land Use Code. Please see Title 49 – CBJ 49.15.330 for specific code references on Conditional Use Permits.

What is the Conditional Use Permit process?

- **Pre-application Conference** – *Required* for all Conditional Use Permit applications. CBJ staff will talk over the Conditional Use Permit process and all required permits and information needed for a complete review.
- **Neighborhood Meeting** – These meetings can be optional but are encouraged.
- **Permit application including:**
  1. Narrative - Clearly describe proposed project. Be specific.
  2. Site plan - Show existing and proposed: buildings, lighting, vegetation, and use of land. Show parking and traffic circulation.
  3. Fees - Between $350 to $1,600 based on the size and scope of the project. CDD staff will assist you in determining the fee for your project.
- **Review** – CBJ staff and other external applicable agencies will review the proposed project.
- **Staff report** – The Planner assigned to your specific project will review the application for consistency with land use codes and applicable plans. Staff will then make a recommendation to the Planning Commission.
- **Public Notice** – Notice of all hearings will be sent by mail to all property owners within 500 feet of the proposed project. A larger area may be required depending on the project and area affected. Notice will also be placed in the newspaper. A public notice sign will be required to be posted on-site 14 days prior to the public hearing. A sign rental fee is $50 with a sign deposit of $100.
- **Public Hearing** – The hearings are open to the public and give the public a chance to testify or comment to the Planning Commission on specific projects.
- **Notice of Decision (NOD)** – Is issued once the Planning Commission reaches a decision on the proposed project.
  1. Appeal Period – Within 20 days of a decision the decision may be appealed to the Assembly. Any work done within the 20 days after a decision is done at your own risk.
  2. Expiration – Conditional Use Permits do have an expiration date. The permit will become void 18 months after its effective date if no associated permits have been issued, or substantial progress has been made on the project.

Please contact the Permit Center with any questions or to schedule a Pre-Application Conference:

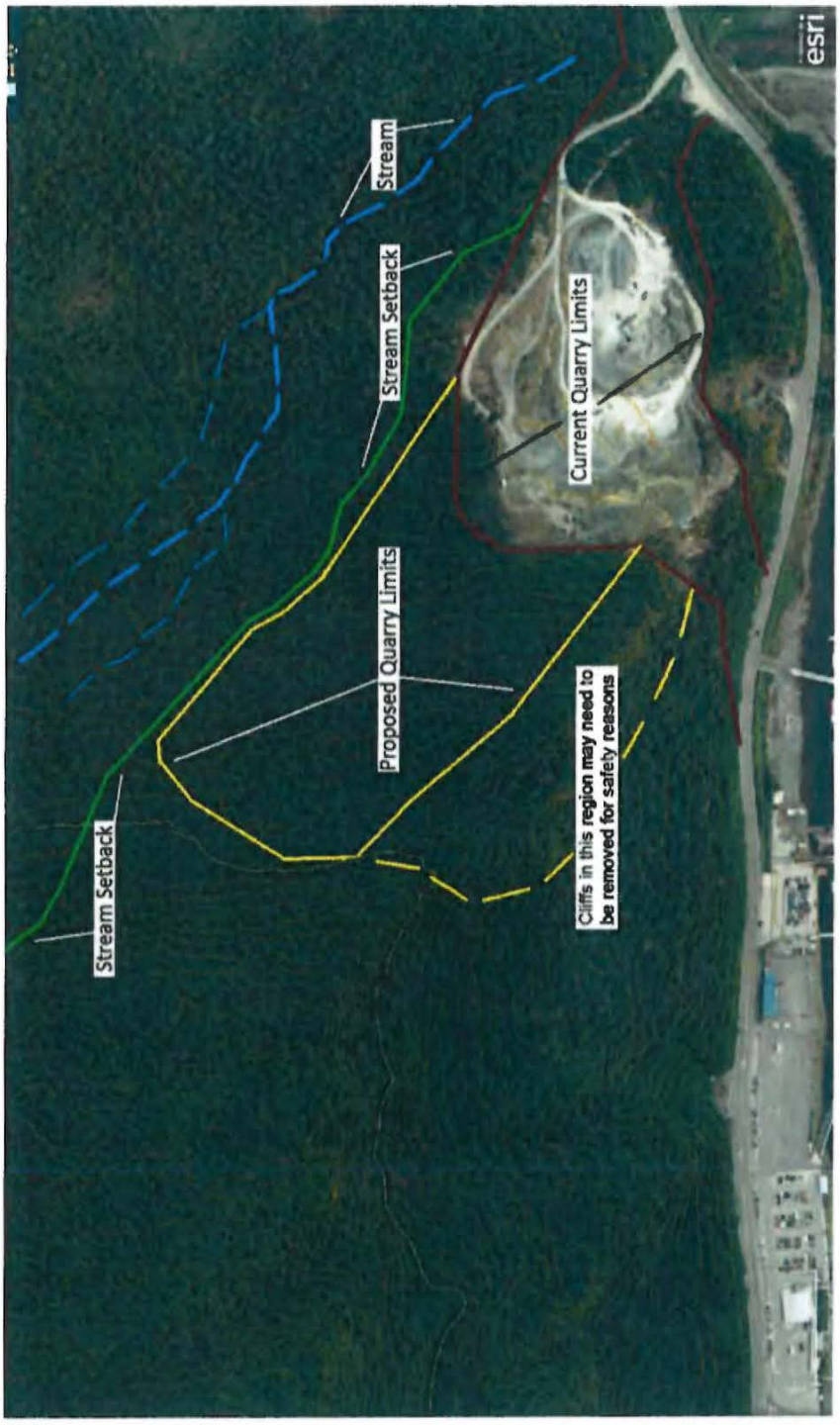
230 S. Franklin Street, 4th Floor – Marine View Building
Phone: (907) 586-0770 ▪ Fax: (907) 586-4925
Permits@juneau.org ▪ www.juneau.org

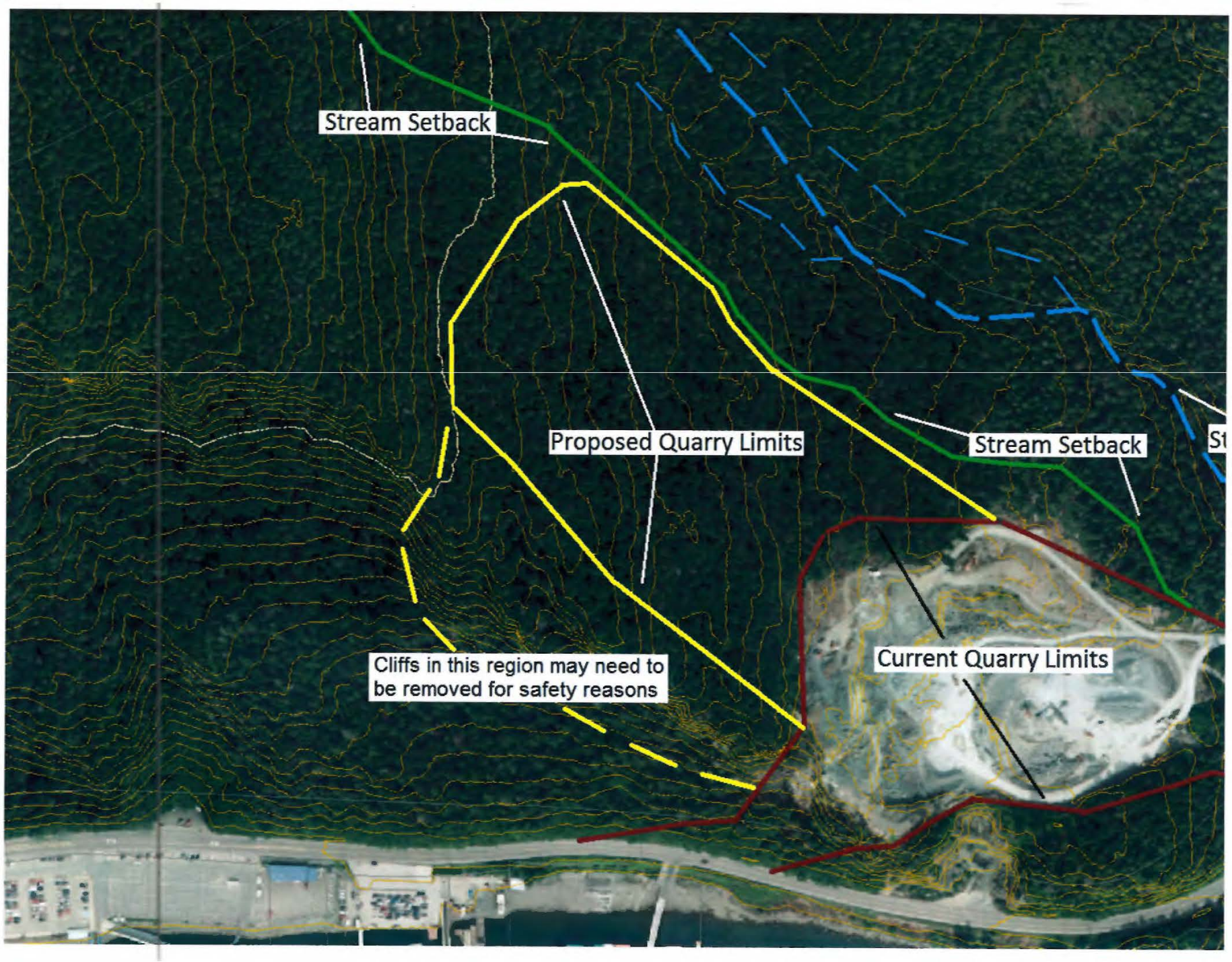
Monday through Friday (except Holidays) 8am to 4:30pm
Applications received: 8am to 4pm

I:\FORMS\CDDFORMS\updates 06/25/2015

Attachment 4

Proposed Expanded Stabler Quarry Limits




Stream Setback
Proposed Quarry Limits
Stream Setback
Cliffs in this region may need to be removed for safety reasons
Current Quarry Limits

Name:_____

Phone:_____ Email:_____

Mailing Address:_____

Comments, Concerns, Questions:

Please have comments submitted by Noon August 5th

Email comments to: jonathan.lange@juneau.org
586-0218

Neighborhood Meeting –Stabler Point Rock Quarry Expansion
UAS, Egan Building, Glacier View Room #221
July 21st, 2016 6:30pm – 8pm

NAME	ADDRESS	PHONE NUMBER	EMAIL
Mike Allen	~~POB 211122, Auke Bay 99821~~ 3601 Oxford, Juneau	790-4118	cmallen@alaska.net
Rachel Friedlander	155 S. Seward St., Juneau	419-5453	Rachel.Friedlander@juneau.org
Greg Chaney	715 Sixth Street Juneau AK	321-3929	greg.chaney@acsalaska.net
Don Howell		321-~~8~~2235	donhowell148@hotmail.com
Jim Shenfelt	14321 Glacier Hwy	957-1063	jshenfelt@gmail.com

Jonathan Lange

From: Ed Mercer
Sent: Thursday, June 30, 2016 9:41 AM
To: Jonathan Lange; Charlie Ford; Ron King; Dan Jager; Sven Pearson; Ed Foster; jackie.timothy@alaska.gov; marie.heidemann@alaska.gov; steve_b_lewis@fws.gov
Subject: RE: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Hi Jonathan,

JPD does not have any issue with this.

Thanks, Ed

From: Jonathan Lange
Sent: Thursday, June 30, 2016 9:39 AM
To: Charlie Ford; Ron King; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster; jackie.timothy@alaska.gov; marie.heidemann@alaska.gov; steve_b_lewis@fws.gov
Subject: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Subject: Please review attached documents related to a Sand and Gravel Extraction Conditional Use Permit for a 10 year extension; and expansion of blast size and area of rock quarry operations for Stabler Point Quarry.
File: SGE2016 0001
Location: 13010 Glacier Highway

Please see the attached application and proposed plan narrative.

The application is to:

- Extend the operational life of the quarry to 2026
- Expand the horizontal area permitted within the quarry
- Increase the maximum blast size to 25,000 cubic yards

I look forward to receiving your comments. Please comment by July 14, 2016 or as soon as possible.
Let me know if you require any additional information for this project or have any questions.
Thank you and have a great day.

Jonathan Lange, CFM
Planner II, Community Development Dept.
City & Borough of Juneau, Alaska
155 S. Seward St. Juneau, AK 99801
Ph (907)586-0218
Jonathan.Lange@juneau.org

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Jonathan Lange

From: Dan Jager
Sent: Thursday, June 30, 2016 9:47 AM
To: Jonathan Lange
Cc: Sven Pearson
Subject: RE: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Good morning Jonathan, there are no fire dept. issues with this. Thanks.
Dan

From: Jonathan Lange
Sent: Thursday, June 30, 2016 9:39 AM
To: Charlie Ford; Ron King; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster; jackie.timothy@alaska.gov; marie.heidemann@alaska.gov; steve_b_lewis@fws.gov
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File: SGE2016 0001
Location: 13010 Glacier Highway

Jonathan Lange

From: Charlie Ford
Sent: Thursday, June 30, 2016 9:55 AM
To: Jonathan Lange; Ron King; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster; jackie.timothy@alaska.gov; marie.heidemann@alaska.gov; steve_b_lewis@fws.gov
Subject: RE: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Jonathan,
No Building issues with this one.
Thanks,

Charlie Ford, Building Official
Community Development Dept.
City and Borough of Juneau
Tel (907)586-0767 Fax(907)586-4529
email Charlie.Ford@juneau.org
Web page www.juneau.org/permits

From: Jonathan Lange
Sent: Thursday, June 30, 2016 9:39 AM
To: Charlie Ford; Ron King; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster; jackie.timothy@alaska.gov; marie.heidemann@alaska.gov; steve_b_lewis@fws.gov
Subject: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

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File: SGE2016 0001
Location: 13010 Glacier Highway

Jonathan Lange

From: Ron King
Sent: Thursday, June 30, 2016 10:18 AM
To: Jonathan Lange
Subject: RE: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

No issues

Ron King PLS
General Engineering
907-586-0881

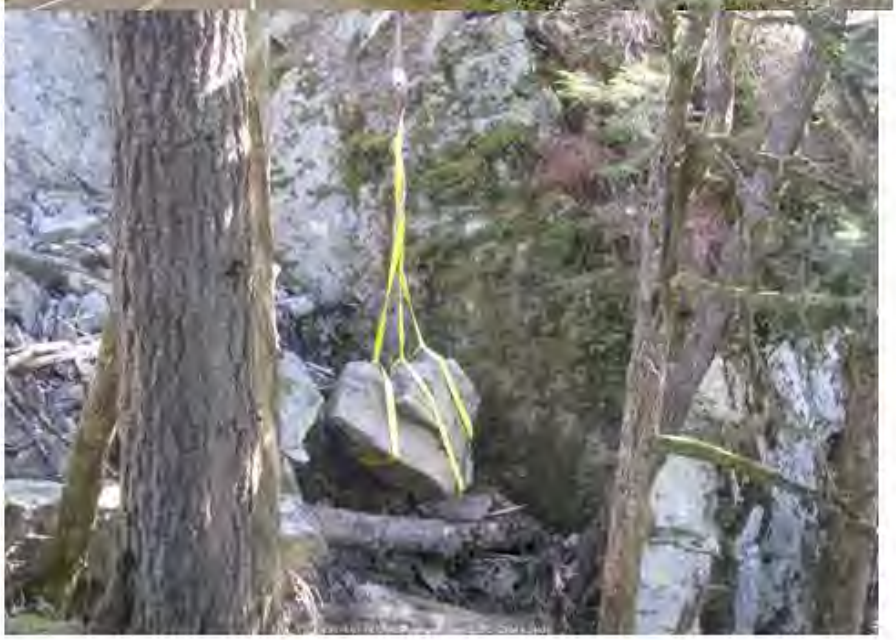
From: Jonathan Lange
Sent: Thursday, June 30, 2016 9:39 AM
To: Charlie Ford; Ron King; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster; jackie.timothy@alaska.gov; marie.heidemann@alaska.gov; steve_b_lewis@fws.gov
Subject: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Subject: Please review attached documents related to a Sand and Gravel Extraction Conditional Use Permit for a 10 year extension; and expansion of blast size and area of rock quarry operations for Stabler Point Quarry.
File: SGE2016 0001
Location: 13010 Glacier Highway

Jonathan Lange

From: Alan Steffert
Sent: Tuesday, July 12, 2016 3:09 PM
To: Alec Venechuk; Greg Chaney; Jonathan Lange
Cc: Dan Bleidorn; Rachel Friedlander
Subject: RE: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Jonathan,
Some history: The area of concern for rock fall on to the road has been a chute (lower half of chute outlined in red in photo below) that provides a straight shot from ridge top to hwy. In the past, rocks in the chute have occasionally come loose during unseasonal winter thaws (unrelated to quarry activity), but now the chute is relatively "clean" and stable. The debris fan at the base has been cleared up, and we have removed hanging and loose rock from the head of the chute. With the contributory area clear and stable I don't see the chute as being a problem until we need to start lowering the top of the cliff prior to mine closure.
Alan



From: Alec Venechuk
Sent: Tuesday, July 12, 2016 2:20 PM
To: Greg Chaney; Jonathan Lange; Alan Steffert
Cc: Dan Bleidorn; Rachel Friedlander
Subject: RE: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

I agree, DOT would reserve the right to do anything inside the highway ROW, but I don't see a need for CBJ to cut trees that weren't themselves a hazard.

-Alec

From: Greg Chaney
Sent: Tuesday, July 12, 2016 1:29 PM
To: Alec Venechuk; Jonathan Lange; Alan Steffert
Cc: Dan Bleidorn; Rachel Friedlander
Subject: RE: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Hi Jonathan,

I don't agree with DOT's request to cut / "high stump" the trees that boarder the quarry because they might represent a hazard to the powerlines. The powerlines are on the opposite side of the road so a tree would have to fall downslope and across the highway to hit a powerline. As you can see from the photo below, it is unlikely that the trees would reach that far. In addition, those trees establish a visual buffer and provide some sound attenuation.

CBJ also creates some liablity if we cut trees and then the slope becomes unstable. Law has cautioned us about trying to preemtively stablize slopes because we could be blamed for causing instablity.

So I would prefer not to accept that recommendation.

Let me know if you have questions.

- Greg Chaney
CBJ Lands and Resources Manager

From: Alec Venechuk
Sent: Tuesday, July 12, 2016 8:22 AM
To: Jonathan Lange; Alan Steffert; Greg Chaney
Subject: RE: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Thank you Jonathan

From: Jonathan Lange
Sent: Monday, July 11, 2016 4:28 PM
To: Alec Venechuk; Alan Steffert; Greg Chaney
Subject: FW: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

FYI – Comments from DOT.

Jonathan Lange, CFM
Planner II, Community Development Dept.
City & Borough of Juneau, Alaska
155 S. Seward St. Juneau, AK 99801
Ph (907)586-0218
Jonathan.Lange@juneau.org

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

From: Heidemann, Marie E (DOT) [mailto:marie.heidemann@alaska.gov]
Sent: Monday, July 11, 2016 3:07 PM
To: Jonathan Lange
Subject: RE: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Jonathan,

ADOT&PF Southcoast Region offers the following comments on this proposal:

Traffic and Safety has no comment or objection provided current traffic control provisions are kept in place

Right of Way and Utilities - Would like to see all the trees on the remaining slope above the highway high stumped. Leaving high stumps would slow escaping rock from rolling down slope too fast. Removing the tall tree will keep trees from damaging the utilities on the pole line across from the pit. When alders are high stumped they still grow and get more like a hedge shrub. That too would slow escaping rock.

Thank you for the opportunity to comment.

Marie Heidemann
Transportation Planner
Southcoast Region, ADOT&PF
465-1775

From: Jonathan Lange [mailto:Jonathan.Lange@juneau.org]
Sent: Thursday, June 30, 2016 9:39 AM
To: Charlie Ford; Ron King; Dan Jager; Sven Pearson; Ed Mercer; Ed Foster; Timothy, Jackie L (DFG); Heidemann, Marie E (DOT); steve_b_lewis@fws.gov
Subject: Request for Review Comments for SGE2016 0001 - Stabler Point Quarry Expansion

Subject: Please review attached documents related to a Sand and Gravel Extraction Conditional Use Permit for a 10 year extension; and expansion of blast size and area of rock quarry operations for Stabler Point Quarry.

Jonathan Lange

From: Rich Brenner <richbrenner.alaska@gmail.com>
Sent: Friday, July 22, 2016 4:01 PM
To: Jonathan Lange
Subject: Re: Stabler Point Quarry permit

Thanks Jonathan! I really appreciate the GIS exercise and my sense of doom and gloom has faded....I'm sure my wife will be happy too.

Take care,
Rich

On Fri, Jul 22, 2016 at 3:48 PM, Jonathan Lange <Jonathan.Lange@juneau.org> wrote:

Rich,

From my estimate using our GIS system it is approximately a ½ mile from your nearest property line to the proposed expansion line of the quarry (see below).

The re-routing of Glacier Highway would be for the curve at Stabler Point, near the quarry. DOT would like to straighten out that curve. The new alignment is not determined, but from what I understand it would start from approximately where the current entrance to the quarry is and come out on the other side (see below).

I hope this information helps.

Let me know if you have any further questions.

Have a good weekend.

Jonathan Lange, CFM

Planner II, Community Development Dept.

City & Borough of Juneau, Alaska

155 S. Seward St. Juneau, AK 99801

Ph (907)586-0218

Jonathan.Lange@juneau.org

From: Rich Brenner [mailto:richbrenner.alaska@gmail.com]
Sent: Friday, July 22, 2016 3:01 PM
To: Jonathan Lange
Subject: Re: Stabler Point Quarry permit

Thanks Jonathan,

Our land is directly above Glacier Seafoods dock. I can't really tell from the application, but it would be good to have a better idea of how close the quarry will get to our property. The application says "1/2 mile" but I think that's for the existing quarry, not for the planned expansion. Also, the plan mentions (eventually) re-routing the highway. Is the plan to re-route the highway behind our property? If so, that would have major ramifications for our recreational opportunities back there and the value of our property.

Thank you,

Rich

On Fri, Jul 22, 2016 at 2:17 PM, Jonathan Lange <Jonathan.Lange@juneau.org> wrote:

Hi Rich,

Thanks for your email.

Please see the attached application for more information. The attachment contains the application and narrative, the Notice of Decision for their current permit, a Vibration Monitoring Summary Report, and a Noise Study.

The application is for three things:

Extending the operational life of the quarry to 2026

Expanding the horizontal area permitted within the quarry (see below and Attachment 4 to the application narrative)

Increasing the maximum blast size to 25,000 cubic yards

The operation hours are not proposing to change from the current allowed hours of Monday through Friday 8am-4:30pm.

Please let me or Alec Venechuck, CBJ Project Engineer and Quarry Manager, know if you have any further questions.

Alec's contact info is as follows:

Alec.Venechuk@juneau.org

Office: 907-586-0874

Cell: 907-388-1099

Attachment 4
Proposed Expanded Stabler Quarry Limits

Jonathan Lange, CFM

Planner II, Community Development Dept.

City & Borough of Juneau, Alaska

155 S. Seward St. Juneau, AK 99801

Ph (907)586-0218

Jonathan.Lange@juneau.org

From: Rich Brenner [mailto:richbrenner.alaska@gmail.com]
Sent: Friday, July 22, 2016 12:31 PM
To: Jonathan Lange
Subject: Stabler Point Quarry permit

Hi Jonathan,

Unfortunately, my wife and I were not able to attend last night's meeting regarding the Stable Point Quarry permit application.

How can we find out more about the proposed expansion of the quarry?

Our particular concerns are noise on weekends, during mornings and evenings, and how large of an expansion is being proposed. The card you send us shows the existing quarry. I think it would be helpful to see how this compares to the proposed expansion.

Thank you,

Rich Brenner and Allison Bidlack

Auke Bay

Jonathan Lange

From: Jonathan Lange
Sent: Tuesday, August 02, 2016 1:22 PM
To: 'BobE'
Subject: RE: Stabler Point Quarry

Hello,
Thank you for your email and your interest in being involved in the public hearing. I look forward to receiving your written testimony.
Unfortunately, the Planning Commission does not have a way for the public to listen in or participate telephonically to the hearing. We encourage the public to attend the meeting and if that is not possible to send in written testimony. Please send your written comments in as soon as you can, or no later than 14 days prior to the hearing (August 9th) to have the comments included and addressed in the staff report. After that date, the public testimony will be provided to the Planning Commission the night of the hearing.
Again, sorry that we don't have the ability for you to participate telephonically.
Please let me know if you have any further questions.
Have a good rest of your day.

Jonathan Lange, CFM
Planner II, Community Development Dept.
City & Borough of Juneau, Alaska
155 S. Seward St. Juneau, AK 99801
Ph (907)586-0218
Jonathan.Lange@juneau.org

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

From: BobE [mailto:besd@acsalaska.net]
Sent: Friday, July 29, 2016 4:48 PM
To: Jonathan Lange
Subject: Re: Stabler Point Quarry

Hi Jonathan,

We would like to participate telephonically to the CBJ Public Hearing on August 23rd. We will be submitting written testimony, but would like to listen to the oral testimony during the hearing.

Could you please provide a call in number, or instructions for other means to participate.

Thank you,
Suzanne Dvorak
& Bob eastaugh

On Jul 24, 2016, at 6:47 PM, BobE <besd@acsalaska.net> wrote:

Hi Jonathan,

Thank you for forwarding the permit application and narrative. It's interesting reading.

We'll be in touch with either you or Alec if we have further questions.

Best,
Suzanne Dvorak
& Bob Eastaugh

On Jul 22, 2016, at 3:56 PM, Jonathan Lange <Jonathan.Lange@juneau.org> wrote:

Hi Susan,
Thanks for your call this afternoon.
Please see the attached application for more information about the Stabler Point Quarry Conditional Use Permit. The attachment contains the application and narrative, the Notice of Decision for their current permit, a Vibration Monitoring Summary Report, and a Noise Study.
The application is for three things:

- Extending the operational life of the quarry to 2026
- Expanding the horizontal area permitted within the quarry (see below and Attachment 4 to the application narrative)
- Increasing the maximum blast size to 25,000 cubic yards

The operation hours are not proposing to change from the current allowed hours of Monday through Friday 8am-4:30pm.
Please let me or Alec Venechuck, CBJ Project Engineer and Quarry Manager, know if you have any further questions.
Alec's contact info is as follows:

Alec.Venechuk@juneau.org
Office: 907-586-0874
Cell: 907-388-1099

<image001.jpg>

Jonathan Lange, CFM
Planner II, Community Development Dept.
City & Borough of Juneau, Alaska
155 S. Seward St. Juneau, AK 99801
Ph (907)586-0218
Jonathan.Lange@juneau.org
<image002.jpg>

<APP_SGE16-01.pdf>

Paul M. & ChongUn Hoffman
12500 Auke Nu Drive
uneau, Alaska 99801-8638

City & Borough of Juneau
Attn: Alec Venechuk, Greg Chaney & Rob Steedle (via email)

Re: Conditional Use Permit, File No: SGE20160001
Stabler Point Quarry

As you can discern from the above address for our home, we live approximately a quarter mile from the Quarry. We have reviewed the Application for Permit, Stabler Point Quarry Noise Study and the Vibration Monitoring Summary Report, along with other materials. Since living at this address since 2002, we are well aware of the Quarry and its activities. We have a request and observation for your consideration.

Some days we are at home and haven't driven out for a day or two. Therefore we have not seen the signs put up on Glacier Highway providing notice of an imminent blast. Suddenly we feel a vibration through the house and muffled noise, with the first thought, "an earthquake." Then I go out of the house up to the road to see that there are signs out and traffic backed up on the road, and realize it was a blast at the Quarry. With this information I can reassure my wife, who is generally more afraid of earthquakes and possible tsunamis than I am.

I have lived in Auke Bay, although not at this address, since 1956. I have experienced a number of earthquakes here, such as the Lituya Bay 1958, Good Friday 1964 and a number of other, smaller ones primarily out in the ocean off of Cross Sound. Although the larger Quarry blasts provide a shorter period of vibration (shaking) than the earthquakes, the intensity at our home is between III & IV on the Modified Mercalli Intensity Scale.

For those of us who live near the Quarry, and it is not a very large number, would it be possible that a CBJ or Contractor employee a day or two before each blasting bring to or leave a notice on the front door of these nearby homes of the date and time of the blast?

Our house is built almost entirely on a bedrock point of land, about 30 feet above high tide. Perhaps because we are on bedrock, the vibrations from the blasts comes through to us more than other places. On several occasions after a blast, the jolting was strong enough that I went around the house, observing the cement floors & walls and sheetrock walls to see if any cracks had occurred. While I cannot attribute any of the cracks in the house directly to the event of a blast, yet it might be an accumulative effect of blasts, as we do have some cracks. We would suggest that blasts of a magnitude greater than in the past or that send greater shock waves through the bedrock may be a bad idea. Increasing the magnitude of the allowable blasts, as seems requested in the application, from 6,000 cubic yards to 25,000 cubic yards, more than a four-fold increase, is not go ng to be a w se decision.

We are not against the Quarry or getting rock for the community projects from this location. We are only asking for reasonable considerations and adjustments in blasting and operations practices for the citizens like us who live nearby to not bear a disproportionate burden. Thank you for your consideration.

Paul M. Hoffman (723-9407)

Jonathan Lange

From: Jonathan Lange
Sent: Friday, August 05, 2016 1:32 PM
To: 'Vivian H.'
Subject: RE: Quarry Expansion
Attachments: ConditionalUseHandout_06252015.pdf; APP_SGE16-01.pdf

Hello Ms. Hegg,
Thank you for your email. I will follow up with a phone call this afternoon to hopefully answer some more of your questions about the application.
At the neighborhood meeting Community Development Department staff gave an overview of the Conditional Use Permit process, and Engineering and Lands Division gave background and information about the proposed expansion to the quarry operations. Please see attached handout. We also shared the below site plan or "Proposed Expansion Stabler Quarry Limits", Attachment 4 from the applicant's narrative.
Please see the attached application for more information about the Stabler Point Quarry Conditional Use Permit. The attachment contains the application and narrative, the Notice of Decision for their current permit, a Vibration Monitoring Summary Report, and a Noise Study.
The application is for three things:

Extending the operational life of the quarry to 2026

Expanding the horizontal area permitted within the quarry (see below and Attachment 4 to the application narrative)

Increasing the maximum blast size to 25,000 cubic yards

The operation hours are not proposing to change from the current allowed hours of Monday through Friday 8am-4:30pm, closed for State holidays.
You are correct, the expansion is to provide rock for the community. The realignment of Glacier Highway is the long term plan for the rock quarry and for this curve at Stabler Point. The State Department of Transportation does not have a specific date for when they would want to complete the realignment. You could speak with them if you have further questions about the plan.
Please let me or Alec Venechuck, CBJ Project Engineer and Quarry Manager, know if you have any further questions. Alec's contact info is as follows:

Alec.Venechuk@juneau.org
Office: 907-586-0874
Cell: 907-388-1099

Attachment 4
Proposed Expanded Stabler Quarry Limits

Talk to you soon.

Jonathan Lange, CFM
Planner II, Community Development Dept.
City & Borough of Juneau, Alaska
155 S. Seward St. Juneau, AK 99801
Ph (907)586-0218
Jonathan.Lange@juneau.org

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

From: Vivian H. [mailto:goldeneye35@live.com]
Sent: Friday, August 05, 2016 9:44 AM
To: Jonathan Lange
Subject: Quarry Expansion

Mr Lange:

We have a couple of questions about the conditional use permit for the expansion of the Stabler Point Quarry and we would appreciate a call so we could ask a little more about the

proposed project. I am most likely to be home before 10:00 am and after 2:30 pm but please call at any time that works for you.

I understand there was notification of an initial meeting to people living in the immediate area and I am curious about whether notes or other information on the staff report and discussion at that meeting are available in printed or power point form or online?

To explain our interest we live on Fritz Cove Road so the only impact on us would be visual and, more particularly, noise. For some years there have been restrictions on the hours of operation set by the Planning Commission and I'm guessing these may also change as part of the expansion project.

I understand this expansion is primarily to provide access to more rock for but also part of the long term plan to move the highway back from the coastline. Since Greg Chaney is listed as the applicant, should I ask the State Highway Department for information about the status and timeline of that second goal?

We appreciate being included in the second notification of the project.

Thank you,

Vivian Hegg

2950 Fritz Cove Road

789-7311

Response to Proposal: A Conditional Use Permit for an extension to year 2026 and expansion of blast size and area of rock quarry operations for Stable Point Quarry from K Kriens August 8, 2016.

I live in the Spaulding Beach Condos and the activities of the current quarry operations do impact the residential life of the area. An extension and even more an expansion that more than doubles the current size of blasting will increase the negative impact on the people who live in Auke Bay from the quarry operations.

There are large rocks that fall from the trucks and end up on the highway.

The driveway out of Spaulding Beach is on a curve and hard to see oncoming traffic. More than once I have had a large quarry truck come up on me fast after I have entered the highway (looking as far as I could see down the road before I pulled out and seeing no traffic). They are big vehicles and one of those on your bumper is scary.

When coming from town and going towards the Ferry Terminal, I have had the big trucks on my bumper again since the speed limit is 35 mph and they want to go faster once they clear the elementary school turn. 35 mph does not start until after the creek and after the Spaulding Beach Condo driveway.

The blasting does affect the people and wildlife in the area. During blasts that I have heard and felt, I have witness sea gulls, eagles and ducks take flight in response.

The trucks run over the new roundabout at Deharts. Many tire marks – some could be the buses since I have followed both trucks and buses and observed both of them just driving on the middle sideway like it was part of the road so they don't have to keep the vehicle within the road parameters.

From what I understand the original Conditional Use Permit was for "certain conditions". How often, by who and what was done to verify that the certain conditions of the original use permit were followed? If it was not, were there any penalties beyond making residents of Auke Bay live with them? Auke Bay is a residential area and with major plans to increase the livability of the area through community planning. How does this quarry fit into the residential atmosphere?

Even if you grant an extension to this use permit – ten years it too long. There has to be some type of accountability if you do grant an extension and ten years gives the owner or future owner of the quarry a long time to beg off and nothing can be done. Going to a five year extension gives the Planning Commission a method to stop negative behavior. It is easier to control quarry actions by keeping the ability to make the owner responsible within reasonable time frames. If they are not, then in five years the permit ends - ten years gives the owner or future owner the abilities to stretch it out and never really respond appropriately since there is no pressure to get another extension for a long time.

The reason for the expansion of the blast size has not fully been explained or reviewed. It appears that it was just thrown in there to get it by the Planning Commission. This seriously needs to be revisited, even as a normal citizen not in the business; I see many flaws with the proposed expansion acreage.

Please consider my comments to increase the livability of Auke Bay for its residents.

Robert L. Eastaugh and Suzanne Dvorak
P.O. Box 112448
Anchorage, Alaska 99511-2448
907 344-7246
(12555 Auke Nu Drive)
email: besd@acsalaska.net

August 8, 2016

Planning Commission
City & Borough of Juneau

Re: Stabler Point Quarry Proposal SGE20160001

Dear Commissioners:

We have reviewed the proposal. Although we are not enthusiastic about the quarry operations, we will not object to the proposal so long as the permit is conditioned on these five requirements (discussed in more detail below):

(1) The permit requires that vibration and blast effects observed and reported to date not be exceeded;

(2) The permit requires adoption and implementation of recommendations contained in the ASE Blast Monitoring Report of December 31, 2015 (pages 8-11);

(3) The permit includes a requirement identical to paragraph 7 of the Commission's 2011 Decision, which required that the quarry operator "submit a blast plan, reviewed by an independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast.";

(4) The permit allows shot frequency not exceeding that experienced in 2015; and

(5) The permit requires a "stepped" increase to the maximum proposed; i.e., require a 15,000 cubic yard blast to determine effects (conducted under similar conditions for any 25,000 cubic yard shots) before allowing shots at the requested 25,000 cubic yard level.

We consider these five conditions critical to our willingness to accept this proposal.

We own the house at 12555 Auke Nu Drive. It was built in the 1920's by my grandparents and has been in the family ever since. We currently rent it to tenants, but we occupied it for 30 days in May and June and intend to occupy it seasonally and very possibly someday permanently.

The quarry proposal gives us concerns about potential property damage from vibration or airblast (over pressure), loss of property value and rental income from inconvenience and loss of quality of life, and increased heavy truck traffic.

As it happens, we personally have not yet been on-site during any of the blasting, but former tenants who were on-site report major blast-related "impacts;" one tenant thought an airplane had struck the house.

There has been no monitoring to date on our property, and so far we have noticed no damage that we can definitely attribute to the quarry. We have noticed cracks in drywall joints in an upstairs suite rebuilt in the summer of 2015. That suite is in the part of the house closest to the quarry; some of its windows face the quarry. We cannot say whether the cracks are related to quarry activities.

Other quarry activity that directly affects us is the relatively high level of Auke Bay-area traffic of heavy trucks from and to the quarry.

The airblast, vibration, and traffic effects are significant, and affect the quality of life of anyone living on our property. We have not yet experienced any resulting decline in the financial value of the property or in its value as a rental property. But we would be surprised if there were no decline in the future. Potential tenants with a choice of properties will be less likely to choose one subject to nearby quarrying.

Nonetheless, we also recognize that the CBJ has a valid interest in making this quarry useful, and that necessarily means some blasting and trucking.

But that doesn't mean the quarry activities should be more intrusive than they have been. There must be a balance between the impacts on existing property owners (most whose ownership long predated the quarry operations) and CBJ's interests in deriving some income and making construction materials available.

We strongly believe that balance is best struck if approval of the proposal is conditioned on these five requirements (as listed on the first page):

First, adherence to the blast effects observed to date. These effects include vibration and air overpressure. It appears from the blast reports for 2015

that shot size does not in itself necessarily determine the magnitude of the resulting effects. The effects to date are certainly unpleasant to local residents, but are bearable. Just because the recorded vibration levels are well below the theoretical maximum in the Bureau of Mines standards does not mean residents and property owners should have to endure anything greater than what they have been enduring to date, and certainly nothing approaching the theoretical maximum.

It seems clear that expert blasting operators can produce substantial amounts of rock with blast vibrations and overpressures that, although they are unpleasant, are at least bearable. I am told by Chris Breeds, a Seattle PhD mining engineer with expertise in blasting, that there are means to control blast effects, such as phased explosions and electronic detonations. To the extent these methods may increase the cost of a given shot, that is simply the price of doing business, both for the CBJ, which is selling its resource, and for ultimate users; but to the extent this cost is avoidable by using the expertise evidenced to date at the quarry, then staying within the recorded results appropriately balances the CBJ's interests as owner and its interests as regulator of activities in its borders.

The proposal implicitly proposes that the effects, if the proposal is granted, will not exceed the results recorded to date. The Commission should condition the permit on that implicit proposal. That will leave it to the quarry operator to balance extraction and cost.

Under no circumstances could any significant increases in the magnitude of the blast effects (vibration and overpressure, not to mention fly rock) be justified. It is irrelevant that the Bureau of Mines standards have not been exceeded. Residents are not happy with the current effects. Allowing effects that could be up to ten times larger than the effects experienced to date would be a startling increase to residents. The proper standard should be what has been experienced so far.

If that is not possible, then the permit should be issued only provisionally for a one-year period, and then reconsidered when residents have had a chance to experience the effects of blasting under the new permit. The proposal is for a ten-year extension, i.e., until 2026. That would mean exposure to 10 years of effects that might prove intolerable.

Second, adopting the recommendations contained in the ASE Blast Monitoring Report of December 31, 2015. Pages 8-11 of the ASE Report of December 31, 2015 contain many helpful recommendations, especially the recommendations for requiring careful blast monitoring records, to ensure compliance. The recommendations also contain observations about 2015 blasting, and note apparent deficiencies in wall control blasting techniques. That suggests

better blast planning might be beneficial to the CBJ as quarry owner. Better plans might achieve adequate production with lower vibration and over-pressure levels. As both owner and regulator of industrial activities, the CBJ also has a responsibility to use the quarry without unduly affecting local residents.

Third, requiring CBJ approval of each blast plan. The Planning Commission should adopt a requirement identical to paragraph 7 of the Commission's August 10, 2011 Decision. It requires that the quarry operator "submit a blast plan, reviewed by an independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast." We regard this to be an essential protection.

Fourth, limiting shot frequency. Shot frequency apparently increased by 60% in 2015 and may be up in 2016. The frequency has a major effect on how residents experience and view the quarry operations, and thus the nature of their responses to the proposal. If residents thought the blasts would be two times as frequent, for example, their responses might change. The Commission should limit the annual shot frequency to the frequency of 2015 (the most recent complete year). As noted below, the new proposed standard would control for 10 years.

Fifth, requiring a test shot. Mining engineer Chris Breeds suggested to me that it would be reasonable to require a "stepped" increase to the maximum proposed; i.e., he suggested requiring a 15,000 cubic yard blast to determine effects (under similar conditions) before allowing shots at the requested 25,000 cubic yard level. Again, the proposal is to extend the current permit, expiring in 2021, for ten years. In effect, the new levels would be in place for 10 years, from 2016 through 2026. A test of 15,000 cubic yards (under similar conditions to proposed shots of 25,000 cubic yards) would help reveal whether the Commission should grant a permit that potentially allows much larger blast effects for 10 years. If the Commission is seriously considering a proposal that will affect residents for 10 years, it should also consider the stepped test and delaying final approval.

Our comments to date are necessarily conditional, because the worst-case consequences of the proposal can't be definitively described. Based on what has been recorded and experienced so far, the Commission should adopt the conditions we discuss above to prevent the worst-case consequences from ever occurring.

Very truly yours,

Robert L. Eastaugh

Suzanne Dvorak

Alison E. Browne
P.O. Box 20589
Juneau, AK 99802-0589
907-723-6037

RECEIVED
AUG 05 2016
PERMIT CENTER/CDD

August 9, 2016

Planning Commission, City & Borough of Juneau
Community Development Department
155 S. Seward Street
Juneau, AK 99801

Re: Proposal: Stabler Point Quarry Conditional Use Permit

Dear Commissioners and Staff:

I am a life-long resident of Juneau and have been a homeowner since the late 1970s. I have lived in West Juneau for the past 30+ years.

I also own an undeveloped lot located at 1254S Auke Nu Drive, where I am considering building a new house during the next two years. It will become my primary residence. There has been a required pledge to the city (in the form of a Time Certificate of Deposit) that I, as owner of the Auke Nu Drive lot, connect to city water this summer, whether or not I plan to build.

As an Auke Nu Drive property owner, I received a notice of the Stabler Point Rock Quarry expansion July informational meeting (which I could not attend) and the notice for the upcoming August 23rd Planning Commission meeting.

Until now, I have never given much thought to the quarry other than it was providing fill for public purposes necessary for the development and growth of certain Juneau areas, including ports and harbors, which, in my mind, ultimately help make Juneau a better city for its residents, and a better capital city.

Because the Conditional Use Permit before you contains expansion of blast size at Stabler Point Quarry, and because I have never lived in the neighborhood where I may build in the near future, I met with Alec Venechuk, the new CBJ liaison to the quarry. He explained that CBJ oversees quarry activity protocols. He mentioned that the existing quarry is "mined out," and the planned mining expansion would continue up the hillside in a NW direction.

Mr. Venechuk also said that the quarry has been adjusting blast size as needed for efficiency's sake. In reviewing my notes, I take that to mean they have increased the blast to extract rock faster. If that's the case, I would like reassurance that the following neighborhood impacts that I describe below will not increase in terms of impact and frequency.

I began asking quarry neighbors (across the highway from the quarry -- but not at Stablers Point) if they had felt prior blasts. Five of six households have inescapably felt the blasts over the past number of years. A former tenant in the house next door to my lot told me that at the time of one blast (and she had not received prior notice of the blast), she thought a small plane had crashed into the house -- there was a loud bang/jolt, and the entire roof shook. She called the property manager who explained that it was quarry blast impact. Another neighborhood resident told me they jumped out of their chairs during two separate occasions at the sudden jolts ("big bumps") from the impact. The owner said it "really shook" their house. They were unnerved, not knowing what caused it. They had not received prior notice. The resident walked up to the highway and saw a blast warning sign posted there which they had not seen beforehand. Another resident said that it felt as though the house "jumped up" because of the blast. That resident and another said all windows rattled during blasting. Another Auke Nu property owner told me they have not felt any blasts (they work in town during blasting hours, however), but they were aware that blasting can disrupt upland rock substructure which can cause hydrogen sulfide to be released into ground water which can negatively impact streams and well water. The houses I know of along Auke Nu Drive are on city water.

I understand that there were 10 to 14 blasts during 2015, and the number during 2016 will be higher. With the Planning Commission's approval of blast size expansion,

(1) Could the proposed expansion of blast size negatively impact
  (a) the substructure and slope of my lot, and/or
  (b) any stage of homebuilding during new-home construction one or two years from now?
  (c) the stability of tall Sitka spruce that stand on my and neighbors' lots?

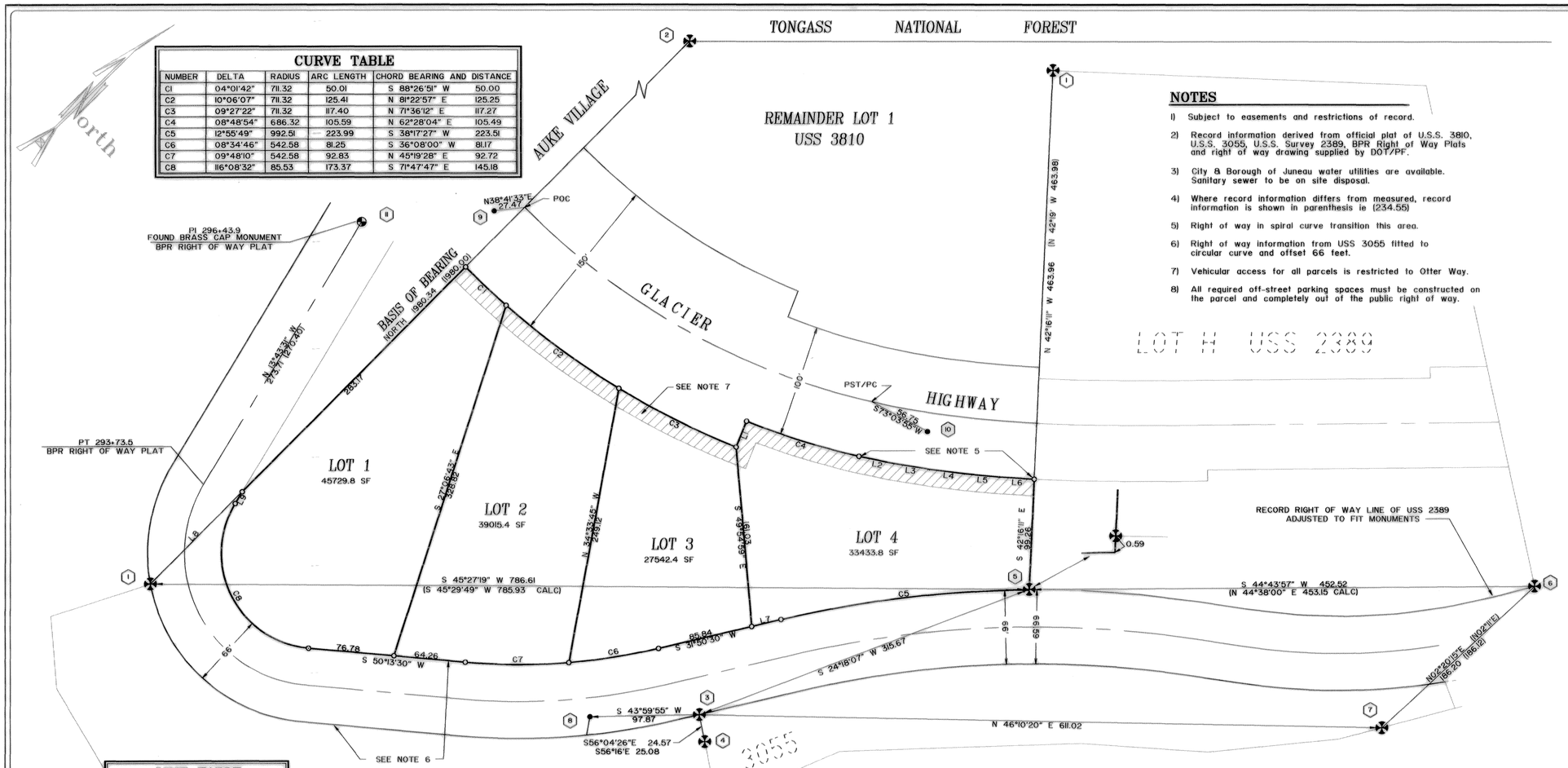
(2) Will blast impacts on neighborhood residents, land and structures cause property values to decrease?

I would like the foregoing questions answered, and I urge the Planning Commission to reconsider blast expansion. I also urge the Commission to continue requiring ongoing detailed records and testing of each blast; and continue working with neighbors who request that city seismic meters be placed on their property during a blast. It should also be incumbent on the City & Borough to ensure that residents within blast impact areas are adquately informed of blasts 3 to 4 days in advance -- and not just through signs on the road -- but also through email, smart-mail, or robocall, etc.

And finally: Quarry neighborhood residents may wish to postpone getting on that step-ladder to change a smoke alarm battery or light bulb, wash windows, or paint ceiling trim **until AFTER** a blast.

Sincerely,

Alison E. Browne



CURVE TABLE

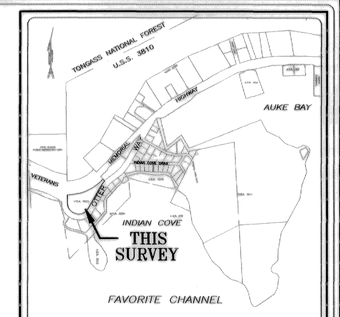
NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	04°01'42"	711.32	50.01	S 88°26'51" W 50.00
C2	10°06'07"	711.32	125.41	N 81°22'57" E 125.25
C3	09°27'22"	711.32	117.40	N 71°36'12" E 117.27
C4	08°48'54"	686.32	105.59	N 62°28'04" E 105.49
C5	12°55'49"	992.51	223.99	S 38°17'27" W 223.51
C6	08°34'46"	542.58	81.25	S 36°08'00" W 81.17
C7	09°48'10"	542.58	92.83	N 45°19'28" E 92.72
C8	116°08'32"	85.53	173.37	S 71°47'47" E 145.18

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 23°07'28" W	25.00
L2	N 56°45'21" E	32.25
L3	N 54°19'30" E	31.98
L4	N 52°09'55" E	31.75
L5	N 50°16'31" E	31.52
L6	N 48°39'19" E	30.87
L7	S 31°50'30" W	26.96
L8	SOUTH	116.40
L9	S 13°43'31" E	12.27

NOTES

1) Subject to easements and restrictions of record.
2) Record information derived from official plat of U.S.S. 3810, U.S.S. 3055, U.S.S. Survey 2389, BPR Right of Way Plats and right of way drawing supplied by DOT/PF.
3) City & Borough of Juneau water utilities are available. Sanitary sewer to be on site disposal.
4) Where record information differs from measured, record information is shown in parenthesis ie (234.55)
5) Right of way in spiral curve transition this area.
6) Right of way information from USS 3055 fitted to circular curve and offset 66 feet.
7) Vehicular access for all parcels is restricted to Otter Way.
8) All required off-street parking spaces must be constructed on the parcel and completely out of the public right of way.



VICINITY MAP
SCALE: NONE
SOURCE: CBJ SERIES BASEMAPS

LEGEND

- USGLO monument found as noted
- Primary monument found as noted
- Secondary monument found as noted
- o Secondary monument set this survey
- Restricted access see note 7

T-N O 62625
5/8"x36" REBAR WITH YELLOW PLASTIC CAP

TYPICAL MONUMENT DETAIL

N.T.S.

FOUND MONUMENT SUMMARY

MON.	DESCRIPTION	MARKINGS	MON.	DESCRIPTION	MARKINGS
1	STANDARD GLO MONUMENT CORNER 3, LOT 1, USS 3810	UNABLE TO READ MARKINGS	7	2" IRON PIPE MONUMENT, NO CAP WCMC 3 HES 120	NO MARKINGS
2	STANDARD GLO MONUMENT (1938) CORNER 2, LOT 1, USS 3810	TNF C-2 L1 S3810	8	1" PLASTIC CAP, JW BEAN, NO RECORDED DOCUMENTS WHICH IDENTIFY LOCATON	S3810 O J.W. BEAN
3	STANDARD GLO MONUMENT (1938) LOT 7/ LOT 6/ ROW	LOT 6 LOT 7 S3050 1950	9	1 1/2" ALUMINUM CAP DOT/PF AP-3A	S4535 AP-3 1992
4	STANDARD GLO MONUMENT (1938) WCMC LOT 7/ LOT 6	S3050 WC LOT 6 LOT 7 MC 1950	10	1 1/2" ALUMINUM CAP DOT/PF AP-2	S4535 AP-2 1992
5	STANDARD GLO MONUMENT (1938) CORNER 2, LOT H, USS 2389	S3810 LI LOT H S2389 C-2	11	STANDARD BPR MONUMENT PI STA 296+43.85	PI 296+4385
6	STANDARD GLO MONUMENT (1938) CORNER 1, LOT H, USS 2389	S2389 LOT H C-1 LOT 6 C-1 S3810			

OWNERSHIP CERTIFICATE

I hereby certify that City & Borough of Juneau is the owner of the property shown and described hereon and that I as City Manager, hereby adopt this plat of subdivision with my free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date: 11/6/95 1995

Witness _____ Owner _____ City Manager

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 6th day of NOVEMBER 1995, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared David R. Palmer, City Manager of the City & Borough of Juneau to me known and known to me to be the person he represents himself to be, who acknowledged to me that he executed the foregoing instrument as a free act and deed for the purpose mentioned herein being fully authorized to do so.

WITNESS my hand and official seal the day and year in this certificate first above written.

Donna M Watten
Notary Public for Alaska
My commission expires: 9-11-96

CERTIFICATE OF PLAT APPROVAL

I hereby certify that the plat shown hereon has been found to comply with Title 4 Community Development Regulations and Title 49 of the Code of the City and Borough of Juneau and is approved by the City and Borough of Juneau Department of Community Development for recording in the office of the Juneau Recording District, Juneau, Alaska.

Dated: Nov 6, 1995

Murray Walsh
Director
City and Borough of Juneau
Department of Community Development

Attest: Sherry D Schaff
Clerk
City and Borough of Juneau

WASTEWATER DISPOSAL CERTIFICATE

Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for an approved alternate wastewater disposal system for use on lots in this subdivision are available from the Alaska Department of Environmental Conservation. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer registered to practice in Alaska, and must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

Signature _____ Title _____ Date 11-1-95

95-53
Juneau 20^00 REC. DIST
DATE 11/8 95
TIME 11:29 A M
Requested By Juneau
Address City & Borough

BASIS OF BEARING

The Basis of Bearing for this plat is the record bearing of North as shown on the official plat of U.S. Survey No. 3810 between found monuments as shown.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a professional Land Surveyor registered in the State of Alaska, and that this plat represents the survey made by me or under my direct supervision, that the accuracy of the survey is within limits required by Title 4 Community Development Regulations and Title 49 of the Code of the City and Borough of Juneau, that all dimensional and relative bearings are correct and that monuments are set in place and noted upon this plat as presented.

Dated: August 26, 1995

STATE OF ALASKA
49th
Ronald D. King
No. 6262-S
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT OF
OTTER WAY SUBDIVISION
A SUBDIVISION OF A FRACTION OF LOT 1, U.S. SURVEY NO. 3810
Juneau Recording District, Juneau, Alaska

OWNER OF RECORD: CITY & BOROUGH OF JUNEAU

TONER-NORDLING & ASSOCIATES INC
CIVIL ENGINEERING-LAND SURVEYING-CONSTRUCTION MANAGEMENT
2221 NORTH JORDAN AVENUE
JUNEAU ALASKA 99801 907-789-3533

SCALE:	DATE:	PROJECT NO:	FILE NO:	SHEET NO:
1" = 50'	8/28/95	95-3192		1 OF 1

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: November 13, 2000

File No.: USE2000-00066

Robert Millard
CBJ Engineering Department
155 S. Seward
Juneau, AK 99801

Application For: Conditional Use Permit for the Expansion of the Stabler's Point Quarry

Legal Description: Lot 1, USS 3810

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

Hearing Date: October 24, 2000

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 19, 2000 and approved the Conditional Use permit to operate a rock quarry at this site in conjunction with the CBJ project for the expansion of Statter Harbor and two DOT/PF projects, the Channel Drive Wayside and Egan Drive improvements to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. The applicant shall conduct, or cause to be conducted, a pre-blast survey of the Copland residence located at 12701 Glacier Highway to assure blast loads are calculated properly and all other operations are conducted to prevent any damage to the dwelling. The assessment shall include the exterior and interior of the building and be used as a baseline to determine if any damage has occurred due to the blasting. Verification of the pre-blast survey shall be submitted to the Engineering Department;

2. The applicant shall install a seismograph to monitor vibrations at the Copland residence to insure blast magnitudes that produce safe peak vibration levels for residential structures;

3. The applicant shall notify the owner of the residence at 12701 Glacier Highway and the residents of Fritz Cove Road, 24-hours in advance of blasting so they may plan to be absent from the residence at their prerogative;

4. The applicant shall not store explosives on site except that which is immediately necessary for the next blast;

5. The applicant shall retain a 2% slope for the pit floor so that the final pit drainage will be directed toward the roadway. During development the applicant will monitor drainage and provide treatment of drainage such as check dams, silt fences, and retention ponds in order to assure water quality standards are met. Water will be diverted away from the areas of active excavation where feasible. A water quality plan will need to be submitted to the CBJ Engineering and CDD Departments for approval, and this plan shall adhere to relevant standards set forth in the manual "Best Management Practices for Reclaiming Surface Mines in Washington and Oregon";

6. This conditional use approval shall be effective until July 31, 2001, or such a time when the Juneau Statter Harbor Parking and Pedestrian Improvement Project Phase II Areawide Paving, and the Channel Drive Wayside construction projects have been completed, whichever is sooner;

7. The applicant shall insure that the haul road is blocked by equipment or log barriers during operation and be blocked by Type III Jersey Barriers or other suitable permanent barriers when operation is halted. Also, that "no-trespassing" signs shall be installed;

8. That the applicant shall reclaim the quarry site as per the reclamation detail, contained in the application including a minimum final face slope of ¼:1. The proposed reclamation plans needs to be expanded to insure that adequate finished faces and benches are inplace during the period between projects even if the entire quantity of rock has not been removed. Restoration shall also adhere to standards set forth in the manual. "Best Management Practices for Reclaiming Surface Mines in Washington and Oregon" and the Usage Plan;

9. The applicant shall be responsible for controlling dust caused by excavation, truck hauling, rock crushing, or other aspects of the operation; and removing mud and other debris from Glacier Highway.

10. The applicant shall assure that the rock extraction operations are scheduled consistent with the recommendations of the U.S. Fish and Wildlife Service for the protection of nesting eagles;

11. That the hours of normal operation to be limited to Monday through Friday, 7:00 A.M. to 6:00 P.M. and Saturday and Sunday from 8:00 A.M. to 5:00 P.M. Blasting operation will not be permitted on Saturdays, Sundays or on official holidays. Blasting shall occur between the hours of 12:00 P.M. and 3:00 P.M. That allowance can be made to extend these hours for traffic safety concerns, or other extraordinary circumstances, with the approval of the Director of Community Development. The hours of operation for the rock crusher shall be limited to 8:00 A.M. to 5:00 P.M., with no Sunday operation;

12. The applicant shall operate in conformance with all provisions of Chapter 50 of Title 4, CBJ Administrative Code;

13. The applicant shall operate according to the application proposal documents except that all the conditions contained herein shall take precedence.

Attachment: October 19, 2000, memorandum from Tim Maguire, Community Development to the CBJ Planning Commission regarding USE2000-00066.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

Effective Date: The permit is effective upon approval by the Commission. (October 24, 2000)

Expiration Date: The Conditional Use permit will expire on July 31, 2001, or such a time when the Juneau Statter Harbor Parking and Pedestrian Improvement Project Phase II Areawide Paving, and the Channel Drive Wayside construction projects have been completed, whichever is sooner. Reapplication must take place to operate after this date.

Project Planner: Cheryl Easterwood for
Tim Maguire, Planner

Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk

Laurie J. Sica

11/29/2000

cc: Plan Review
Terry Brenner
Miller Construction Co. Ltd.
David Saldivar
Steve Gilbertson
Toner-Nordling Associates

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: December 14, 2004

File No.: USE2004-00028

Steve Gilbertson
CBJ Lands & Resources Department
155 S Seward St
Juneau, AK 99801

Application For: Modification to existing Conditional Use Permit, USE2001-00022, to allow hauling operations on Saturdays.

Legal Description: USS 3810 Lot 1

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

Hearing Date: June 22, 2004

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandums dated June 17 and June 22, 2004 and approved the modification to an existing Conditional Use permit, USE2001-00022, to allow hauling operations on Saturdays as described in the project description and project drawing submitted with the application and with the following conditions:

1. That condition number 3 of the existing Conditional Use permit be amended to read as follows:

   3. That the hours, days and dates of operation shall be 8 AM-4: 30 PM, Monday through Friday and **Saturday 8:30 AM – 5:00 PM**, all year except State holidays. **Saturday operation does not allow any blasting activity, including drilling.**

2. That condition number 15 of the existing Conditional Use permit be amended to read as follows:

   15. That the applicant shall require a bond be posted from all quarry operators adequate to cover the costs of road cleaning from spilled or tracked material from the quarry operation. ~~The applicant shall remove shall cause all spilled materials immediately be removed from the public roadways and that mud and debris tracked onto the roads from the quarry site be cleaned a minimum of once a week.~~ **Debris tracked onto the road from the quarry site be cleaned a minimum of daily anytime material is on the road or pedestrian area.**

3. That conditions be added (to the existing 30 conditions) as follows:

   31. That the applicant establishes a berm along the eastern boundary of the most recent excavation site. In the near term this berm should be established with overburden from the quarry as soon as materials are available. At the time further excavation takes place the existing ground along the eastern boundary of the excavation site should be retained to leave a natural berm.

32. That trucks not stage or queue along Glacier Highway, and that the applicant places this restriction as a condition on the individual mining plan.

33. That the use of compression breaks be prohibited within a quarter mile of the Stablers quarry access road, along Glacier Highway, unless needed for emergency or safety, and that the applicant places this restriction as a condition on the individual mining plans.

34. That the applicant submits a drawing for the file that shows the location of the site and a plan and profile which illustrates the concept of the berm described in condition number 31.

Attachments: June 17, and June 22, 2004 memoranda from Tim Maguire, Community Development to the CBJ Planning Commission regarding USE2004-00028.

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

Effective Date: The permit is effective upon approval by the Commission, June 22, 2004.

Expiration Date: The Conditional Use permit USE2001-00022 will expire on August 14, 2011.

Project Planner: Tim Maguire
Tim Maguire, Planner

Mike Bavard
Mike Bavard, Chairman
Planning Commission

Filed With City Clerk
Laurie J Sica
12/15/2004

cc: Plan Review
Bob Millard
Fred Thorsteinson

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: May 25, 2005

File No.: USE2005-00020

Steve Gilbertson
155 South Seward Street
Juneau, AK 99801

Application For: Modification to USE2004-00028 to extend hours of operation to be 8:00am - 5:30pm for New High School Site Work and Utilities project.

Legal Description: USS 3810 LT 1

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

Hearing Date: May 24, 2005

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 16, 2005 and approved the modified hours of operation and mining area to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. Condition #1 of USE2004-00028 and condition #3 of USE2001-00022 shall be modified to read:

   That the hours, days and dates of operation shall be 8 AM ~~4:30~~ *5:30* PM, Monday through Saturday, all year except State holidays. Saturday operation does not allow any blasting activity including drilling.

2. All conditions of USE2001-00022, as modified and added to in USE2004-00028, and as modified in condition #1 above shall apply.

Attachments: May 16, 2005 memorandum from Ben Lyman, Community Development to the CBJ Planning Commission regarding USE2005-00020.

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

Effective Date: The permit is effective upon approval by the Commission
May 24, 2005

Expiration Date: The permit will expire 18 months after the effective date, or November 24, 2006, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must by submitted thirty days prior to the expiration date.

Project Planner: _____
Ben Lyman, Planner

_____
Mike Bavard, Chairman
Planning Commission

Filed With City Clerk

_____

5/26/05

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: May 14, 2008
File No.: USE2008-00007

Alan Steffert
155 South Seward St.
Juneau, AK 99801

Application For: A modification of USE2001-00022 to expand the quarry 3 acres, expand overburden storage area 1-acre, extend temporary hours of operation, and allow secondary crushing.

Legal Description: USS 3810 Lot 1 FR

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

Hearing Date: May 13, 2008

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 7, 2008 and approved the Quarry expansion limits and secondary crushing, but denied extending the temporary hours of operation, to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. All vehicles hauling from this site shall contain material with tailgates, covers or other similarly effective methods.
2. The applicant shall, or shall cause, signs to be posted to prohibit public access to the area, to meet the requirement of the approved traffic control plan, to provide public notice of future blasting, and to alert the public of the presence of blasting and heavy machinery activities.
3. The hours, days and dates of operation shall be 8:00 AM to 4:30 PM, Monday through Friday, all year except State holidays.
4. Blasting operation shall be further limited to Monday through Friday of each week between the hours of 10:00 AM to 12:00 PM and 1:00 PM to 3:00 PM.
5. The quarry permit shall expire August 14, 2011.
6. The applicant shall have the quarry operators submit individual mining plans and approve them based on conformance with this Conditional Use Permit prior to authorizing the mobilization of equipment or work in the quarry area. Each mining plan shall be prepared by a civil engineer and other required professionals.
7. The applicant shall require each quarry operator, as part of the individual mining plan, submit a blast plan for approval by the CBJ Engineering Department. The blast plan shall be reviewed by an independent blast consultant to insure a safe and controlled blast. Each blasting plan shall comply with CBJ specification 02090-Blasting Controls (Attachment K).
8. The applicant shall require each quarry operator, as part of the individual mining plan, obtain a traffic control plan from the ADOT/PF to address access to and from the site and to control traffic for the quarrying and blasting activities.

9. The applicant shall give proper notice to the Police, Fire Departments 24 hrs in advance of each blast.
10. The applicant and all quarry operators shall not store explosives on site, except that which is immediately necessary for the next blast.
11. The applicant shall monitor during development and provide treatment of drainage such as check dams, silt fences, and retention ponds, and maintenance of improvements, in order to assure water quality standards are met. A 2% slope shall be maintained for the pit floor so that the final pit drainage will be directed toward the existing east quarry entrance. Water will be diverted away from the areas of active excavation where feasible. Each individual mining plan will address water quality and include an assessment of the capacity of the existing drainage ways to determine what improvements may be necessary. This assessment shall be completed by a Civil Engineer.
12. The applicant shall reclaim the quarry site per the cross sections shown in Attachment F. The proposed reclamation plans will insure that adequate finished faces and benches are in place, and loose rock removed during the period between projects even if the entire quantity of rock has not been removed.
13. The applicant shall control or shall cause dust to be controlled caused by excavation, truck hauling, rock crushing, or other aspects of the operation.
14. The applicant shall repair any damage to the Glacier Highway as a result of the quarry operation. If there is visible damage to the roadway due to hauling or mining operations the roadway shall be repaired with concurrence from DOT/PF.
15. The applicant shall require a bond be posted from all quarry operators adequate to cover the costs of road cleaning from spilled or tracked material from the quarry operation. Debris tracked onto the road from the quarry site shall be cleaned daily anytime material is on the road or pedestrian area.
16. The applicant shall ensure trucks meet all legal load limits.
17. The applicant shall insure lighting does not produce glare on the roadway.
18. That the applicant shall operate or shall cause the quarry to be operated according to the application proposal including exhibits, drawings, and attachments except that all the conditions contained herein shall take precedence.
19. That the applicant shall ensure that the rock extraction operations are scheduled consistent with the recommendations of the U.S. Fish and Wildlife Service for the protection of nesting eagles.
20. That the applicant shall place or shall cause a gate to be placed at the eastern driveway entrance, and require the reconfiguration of the driveway and placement of a gate at the south entrance according to plans described in the traffic control plan at the time extraction has proceeded far enough into the bluff to allow trucks to enter and exit the site through a single driveway opening. The quarry manager will make that determination in consultation with DOT/PF.
21. That the applicant shall retain or cause a natural buffer similar to that proposed for the eastern end of the quarry to be retained at the western end of the quarry site for the purpose of a visual and noise barrier. This buffer can be pierced to accommodate a

driveway access. In addition, a natural buffer shall be retained for noise and visual screening during all quarrying operations through out the site when at all feasible.

22. Though the areas identified as 'Precipitous Cliffs' (Attachment A) lie outside of the boundary limits, a qualified expert in geophysical hazard shall evaluate the area and propose guidelines for its development. These guidelines shall be made part of any approved mining plans for this area, and written notification given to all operators. CDD & Engineering shall review the geological report, prior to permittance of operation in the geophysical hazard area.
23. The recommended sound level limitation for the quarry shall not exceed 65Leq or 5Leq above background noise, whichever is less, as depicted in Table 3 of the *Noise Management Plan* (Attachment J).
24. No crusher shall be placed on-site unless the crusher location is determined to have an adequate natural buffer to screen sound and sight by the quarry manager. The approval of this permit would allow secondary crushing, which may only be used upon the quarry floor, as with primary crushers.
25. The applicant ensures that roadway drainage from the proposed relocated eastern driveway drain to the south (Attachment E).
26. The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, temporary environmental controls, and stipulations for the protection of existing facilities.
27. Site clearing shall be consistent with the need to retain sound and visual barriers for the quarry operation. Prior to any clearing, clearing limits must be flagged and reviewed for approval by CDD.
28. Individual blasts within the quarry be limited to a maximum of 6,000 cubic yards.
29. The applicant will inspect and repair, as necessary, the CBJ water main that runs through the area along Glacier Highway.
30. The applicant establishes a berm along the eastern boundary of the most recent excavation site. In the near term this berm should be established with overburden from the quarry as soon as materials are available. At the time further excavation takes place, the existing ground along the eastern boundary of the excavation site should be retained to leave a natural berm.
31. Trucks shall not stage or queue along Glacier Highway, and that the applicant places this restriction as a condition on individual mining plans.
32. The use of compression breaks be prohibited within a quarter mile of the Stablers quarry access road, along Glacier Highway, unless needed for emergency or safety, and that the applicant places this restriction as a condition on individual mining plans.
33. Prior to further excavation, the applicant shall submit a profile drawing illustrating the concept of the berms (Attachment N).
34. The applicant would be required to use water spray bars during the use of secondary crushers at all times.

35. The applicant shall submit a wetland determination of the expanded areas, and shall be responsible for obtaining the necessary permits if the determination shows the existence of wetlands.

36. Upon request, the applicant shall provide a noise meter for the public ensuring maximum noise levels generated by the quarry, as approved, are not exceeded.

Attachments: May 7, 2008, memorandum from Eric Feldt, Community Development to the CBJ Planning Commission regarding USE2008-00007.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

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

Effective Date: The permit is effective upon approval by the Commission, May 13, 2008.

Expiration Date: The permit will expire 18 months after the effective date, or November 13, 2009, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must by submitted thirty days prior to expiration date.

Project Planner: _____ Daniel Bruce

Eric Feldt, Planner
Community Development Department

Daniel Bruce, Chairman
Planning Commission

Laurie J Sica 5/16/08

Filed With City Clerk Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: June 11, 2008
File No.: USE2008-00028

CBJ Lands & Resources
Heather Marlow
155 South Seward St.
Juneau, AK 99801

Application For: A modification of Conditional Use Permit USE2008-00007 for Stabler's Point Rock Quarry to allow hauling operations on Saturdays.

Legal Description: USS 3810 Lot 1 FR

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

Hearing Date: June 10, 2008

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 4, 2008, and modified criterions 5 & 6, as stated below.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Adherence to prior sound conditions placed on permits and enforcement by the CBJ the operation will not, during the period of this permit, substantially be out of harmony with the neighborhood.

6. Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

No. As referencing Section 5.8 of the Comprehensive Plan and public testimony regarding economic, health and safety, of having shorter truck hauls during the life of the permit, the proposal is in conformance with adopted plans.

The approval will allow Saturday operations to be conducted as described in the project description submitted with the application with the following condition:

- Saturday operations shall be limited to hauling and permitted only through 2008, and then prohibited starting January of 2009.

Attachments: June 4, 2008, memorandum from Eric Feldt, Community Development to the CBJ Planning Commission regarding USE2008-00028.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring such.

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

Effective Date: The permit is effective upon approval by the Commission, June 10, 2008.

Expiration Date: The permit will expire 18 months after the effective date, or December 10, 2009, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must by submitted thirty days prior to expiration date.

Project Planner: _____
Eric Feldt, Planner
Community Development Department

_____
Daniel Bruce, Chairman
Planning Commission

_____ 6/11/08
Filed With City Clerk Date

cc: Plan Review

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CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: August 10, 2011
File No.: USE2011 0017

City and Borough of Juneau
Alan Steffert
155 S. Seward Street
Juneau, AK 99801

Application For:	Renew the 10-year Stablers Point Rock Quarry extraction permit.
Legal Description:	Fraction of Lot 1 USS 3810
Property Address:	13010 Veterans Memorial Hwy
Parcel Code No.:	4-B30-0-102-002-0
Hearing Date:	August 9th, 2011

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 3rd, 2011, and approved the renewal of the 10-year quarry permit to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. All vehicle loads shall be contained. Vehicles hauling from the site shall be operated with tailgates, covers or other similarly effective methods.
2. Public notification warning signs shall be erected a minimum of 24 hrs prior to blasting. Written notification shall be given to Juneau Flight Services, Juneau Police Department and Capital City Fire / Rescue a minimum of 24 hrs prior to blasting.
3. The hours, days and dates of operation shall be 8am – 4:30pm, Monday through Friday, all year except State holidays.
4. Blasting operation shall be scheduled to occur between 10am-12pm and 1pm-3pm, Monday through Friday.
5. This quarry permit shall expire 10-years after the date of approval.
6. Each quarry operator shall submit an individual mining plan that is in conformance with this Conditional Use permit and is approved by the quarry manager prior performing any work in the quarry. Each mining plan shall be prepared by a civil engineer or other authorized professional.
7. The operator is required to comply with the requirements of CBJ Standard Specifications 02090 Blasting Controls. A quarry operator shall submit a blast plan, reviewed by an independent blast consultant, to the CBJ Engineering Department/Quarry Manager for approval prior to each blast.

8. Quarry operators shall comply with the existing DOT/ PF approved Stablers Traffic Control Plan(s) for blasting operations, quarry access, and work within the DOT/ PF ROW.

9. Explosives shall not be stored on site, except for that which is immediately necessary for the next blast.

10. The applicant shall comply with DEC regulations governing stormwater discharges from the quarry site, with particular attention paid to protecting Auke Nu Creek

11. The applicant shall (or shall cause to) reclaim the quarry site with finished faces and established benches, and remove loose rock during the period between projects, even if the entire quantity of rock has not been removed.

12. The applicant shall (or cause to) control dust caused by excavation, truck hauling, rock crushing, or other aspects of the operation.

13. The applicant shall (or cause to) repair any damage to Glacier Highway as a result of the quarry operation. If there is visible damage to the roadway due to hauling or mining operations, the roadway shall be repaired in cooperation with DOT/ PF.

14. The applicant shall require the posting of a bond (or equivalent if project based) from all quarry operators to ensure spilled or tracked material are removed from public roads. The applicant shall (or cause to) remove all spilled materials immediately from public roadway and, that mud and debris tracked onto roads be cleaned daily within 200 yards west & east of the quarry entrance while loading and operations are on-going. DOT/ PF reserves the right to request sweeping at any time it sees a problem or complaint. (Edits by Planning Commission)

15. The applicant shall ensure that lighting (if any) does not glare onto adjacent roadways.

16. The applicant shall (or cause to) operate the quarry according to the application proposal, including attachments and drawings, except that all conditions contained herein shall take precedence.

17. The applicant shall ensure that the rock extraction is consistent with the recommendations of the US Fish & Wildlife Service for the protection of nesting eagles according to the past approved variances (VAR96-52, VAR2000-37, VAR2001-17, & VAR2008-6).

18. The applicant shall maintain a lockable security gate at the quarry entrance.

19. The applicant shall (or cause to) retain a natural buffer at the western end of the quarry similar to that at the eastern end for a visual and noise barrier. This buffer may be pierced to create the new western entrance roadway (Attachment C). Additionally, and when feasible, the buffer shall be retained during all quarry operations throughout the site for noise and visual buffering.

20. Prior to extracting the southwestern cliff face of the quarry, a qualified expert in geophysical hazard shall evaluate the site and recommend guidelines for its development. Further, these guidelines shall be made part of any approved mining plans for these areas and written notification given to all operators.

21. The recommended noise levels (excluding blasting) as measured at the nearest property lines shall not exceed 65 dBA.

22. Rock crushers shall be operated on the lower quarry levels. Stockpiles shall be located to provide additional noise screening barriers whenever possible.

23. The applicant shall have all operators of the quarry conduct their activities in accordance with all requirements of the noise management plan, blasting and noise controls, and temporary environmental controls.

24. The site clearing shall be consistent with needs to retain sound and visual barriers for the quarry operation. Prior to removal of substantial vegetation, the clearing limits shall be flagged and reviewed for approval by the Community Development Department.

25. Individual blasts shall be limited to a maximum of 6,000 cubic yards.

Advisory Condition

26. The pull out area adjacent to the quarry entrance drive near Glacier Highway is to be used for equipment transfer only. There shall not be temporary or long term parking on the pull out area. Transfer operations shall occur outside of the roadway clear zone. Access into the pull out area shall be limited to right in and right out turns.

27. A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public way. This periphery strip shall not be altered except as authorized for access points. This section does not alter the applicant's duty to maintain subjacent support.

28. If the bank of any extraction area within the permit area is above the high water line or water table, it shall be left upon termination of associated extraction operations with a slope no greater than the angle of repose for unconsolidated material of the kind composing it, or such other angle as the Commission may prescribe. If extraction operations cause ponding or retained water in the excavated area, the slope of the submerged working face shall not exceed a slope of 3:1 from the edge of the usual water line to a water depth of seven feet. This slope ratio may not be exceeded during extraction operations unless casual or easy access to the site is prevented by a fence, natural barriers, or both.

29. The applicant should contact DOT concerning the provision of a signal at the entrance to the quarry or other safety options. (Added by Planning Commission)

Attachments: August 3rd, 2011, memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding USE2011-0017.

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

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

Effective Date: The permit is effective upon approval by the Commission, August 9th, 2011.

Expiration Date: The permit will expire 10 years after the effective date, or August 9th, 2021. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:

Eric Feldt, Planner
Community Development Department

Maria Gladziszewski, Chair
Planning Commission

Filed With City Clerk — Date 8/10/2011

cc: Plan Review

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

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION
Date: July 11, 2013
File No.: USE2013 0021

Miller Construction Co.
PO Box 32638
Juneau, Alaska 99801

Application For:	Modify original Sand & Gravel permit to extend truck hauling hours from 7am-5:30pm Monday-Friday and 9am-5:30pm Saturday from July to end of October 2013.
Legal Description:	Fraction of Lot 1 USS 3810
Property Address:	13010 Glacier Highway
Parcel Code No.:	4-B30-0-102-002-0
Hearing Date:	July 9, 2013

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated July 3, 2013, and approved the temporary expansion of truck hauling hours to be conducted as described in the project description and project drawings submitted with the application, with the following modification.

Modification to USE2011 00017 Condition 3:

- The hours, days and dates of operation shall be 8am – 4:30pm, Monday through Friday, all year **and truck hauling operations may be extended to 5:30pm July 9 – August 20, 2013, and truck hauling operation only from 10am – 4:30pm on Saturdays only from July – October, 31st 2013 is allowed** except State holidays.

Attachments: July 3, 2013, memorandum from Eric Feldt, Community Development, to the CBJ Planning Commission regarding USE2013 0021.

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

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

Effective Date: The permit is effective upon approval by the Commission, July 9, 2103.

Expiration Date: The permit will expire 18 months after the effective date, or January 9, 2015, if no Building Permit has been issued and substantial construction progress

has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner: _____ _____

Eric Feldt, Planner
Community Development Department

Michael Satre, Chair
Planning Commission

_____ 7/11/13

Filed With City Clerk Date

cc: Plan Review

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

Presented by: The Manager
Introduction: 06/18/2026
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA
Serial No. 4050

A Resolution of the City and Borough of Juneau Declaring a Local Emergency in Response to the 2026 Glacier Outburst Flood and a Request for State Assistance.

WHEREAS, the City and Borough of Juneau (the "City and Borough") is a political subdivision of the State of Alaska; and

WHEREAS, a side basin (Suicide Basin or K'óox Ḵaadí Basin) of the Mendenhall Glacier above Juneau, Alaska, has released outburst floods (also known as jökulhlaups) since 2011, with record flood events in August 2023, 2024, and 2025; causing repeated damage to public and private infrastructure; and

WHEREAS, the August 2023, 2024, and 2025 glacier outburst floods were unprecedented in nature; and

WHEREAS, the August 2023 glacier outburst flood resulted in severe riverbank erosion compromising residences, and structural damage and collapse of homes; and

WHEREAS, the August 2024 glacier outburst flood resulted in flooding of homes, including homes outside anticipated flood areas; flooding of vehicles; countless hazardous material spills causing portions of the Mendenhall River and floodwaters to smell like petroleum; 43 people sought refuge in an emergency shelter and countless others evacuated to other locations; and public utilities and infrastructure were severely damaged; and

WHEREAS, the Governor of Alaska issued a state disaster declaration on August 12, 2024, and the State of Alaska received a federal disaster declaration for the designated areas of the City and Borough of Juneau on October 16, 2024; and

WHEREAS, the City and Borough has operated under an ongoing emergency since August 2024 as flood events of this scale have caused riverbank collapse, major flooding, residential evacuations, property losses, damage to public utilities and infrastructure, and hazardous material releases; and

WHEREAS, both the City and Borough of Juneau and the Central Council of the Tlingit & Haida Indian Tribes of Alaska (CCTHITA) issued disaster declarations on August 8, 2025, to allow for timely protective actions, including the deployment of state resources and pre-positioning of equipment, emergency permitting, public alerts, and interagency coordination; and

WHEREAS, the Governor issued a preemptive disaster declaration on August 10, 2025, to allow for timely protective actions, including the deployment of state resources and pre-positioning of equipment, emergency permitting, public alerts, and interagency coordination; and

WHEREAS, on August 13, 2025, the 2025 glacial outburst flood occurred at a new historic rate of 49,000 cubic feet per second; and

WHEREAS, due to emergency placement of flood barriers, the CBJ was able to protect hundreds of homes and City infrastructure in the Mendenhall Valley; and

WHEREAS, the City and Borough is committed to proactive, coordinated flood preparation and response which includes working closely with CCTHITA, the U.S. Army Corps of Engineers, the National Weather Service, and the University of Alaska Southeast in anticipation of 2026 outburst floods; and

WHEREAS, the immediate repair and fortification of Phase 1 and the new installation of Phase 2 of the HESCO barriers to an anticipated level of 62,500 cubic feet per second is necessary to protect life and property along the entirety of the river in anticipation of the 2026 GLOF; and

WHEREAS, the City and Borough is pursuing both mid- and long-term solutions with all due diligence, but anticipates operating under emergency declarations until the threat to life, safety, and property is mitigated; and

WHEREAS, the City and Borough Manager is the chief administrative officer who reports to the Assembly (CBJ Charter 4.1 & 4.5); and

WHEREAS, the governing body of the City and Borough is the Assembly, which has legislative and policy-making powers (CBJ Charter 3.1), and the City and Borough Mayor is the presiding officer with special powers in emergencies; and

WHEREAS, CBJ Charter 3.12(c) allows for the Assembly to declare an emergency and CBJC 03.25.040(a) authorizes the City Manager to declare an emergency, subject to confirmation by the Assembly; and

WHEREAS, the Assembly authorizes the Manager to implement orders necessary to protect the health and safety of the residents of the City and Borough.

BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Local Emergency Declaration. The City and Borough Manager and Assembly of the City and Borough of Juneau **declare a disaster emergency** to exist within the City and Borough of Juneau per CBJ Charter 3.12(c), CBJC 03.25.040(a), and A.S. 26.23.140. A copy of this Resolution shall be filed promptly with the Alaska Division of Homeland Security and Emergency Management.

Section 2. Reasonable and Necessary Emergency Orders. Consistent with CBJC 03.25.040(6), CBJC 03.25.090, and A.S. 29.23.190, the Assembly authorizes the Manager to take and implement any and all reasonable emergency actions and orders necessary to protect the health, safety, or welfare of the residents of the City and Borough of Juneau.

Section 3. Request for State Assistance. The City and Borough of Juneau requests that the Governor of the State of Alaska provide continued state public assistance and individual assistance as may be available, assistance with emergency permitting within and near Mendenhall River.

Section 4. Effective Date. This resolution shall be effective immediately after its adoption. Because of the ongoing nature of the emergency, this declaration of local emergency shall remain in effect for 180 days.

Adopted this 18 day of June, 2026.

Beth A. Weldon, Mayor

Katie Koester, City Manager

Attest:

Breckan L. Hendricks

Breckan L. Hendricks, Municipal Clerk

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

July 11, 2026

MEMO

From: Scott Ciambor, Director

To: Erik Pederson, Chair, Planning Commission

RE: Notification of Extended Hauling Hours for Emergency Work

This memo serves to update the Planning Commission of the temporary extension of hauling hours at Stabler's Quarry beyond the hours approved in the permit (SGE2016 0001) for the purpose of flood work in line with emergency declaration to

The SGE2016 0001 permit states:

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

Hours were temporarily extended to 7 a.m. – 8 p.m., seven days per week from April 10, 2026, to July 11, 2026, when the previous emergency declaration (Resolution 4033) in response to the Glacier Outburst Flood expired. With the adoption of Resolution 4050 declaring a local emergency for 2026, these hours have been extended through August 30, 2026.

No changes to blasting times were requested or granted.

Similar extensions were granted in 2022 for the Hecla Greens Creek landslide, and in 2023 and 2026 for the Glacier Outburst Flood.

SGE2016 0001 is set to expire on August 30, 2026. The CBJ Lands Division has submitted a Conditional Use Permit to renew the permit that will come before the Planning Commission prior to the expiration date.

Attachment A: NOD_SGE16-01
Attachment B: Res. 4050 Emergency Declaration

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Community Development, Building Division

STAFF PERSON/TITLE: Jeff Hedges, Building Code Official

DATE: 06/22/2026

APPLICANT: CBJ Lands and Resources/CBJ Engineering

TYPE OF APPLICATION: Sand and Gravel Extraction Permit

PROJECT DESCRIPTION:

A Conditional Use Permit renewal for sand and gravel extraction at Stabler Point Quarry including an expansion of blasting size and emergency operating hours in a Rural Reserve (RR) zone.

LEGAL DESCRIPTION: USS 3810 LT 1 FR

PARCEL NUMBER: 4B3001020020

PHYSICAL ADDRESS: 13010 Glacier Hwy

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

Building Division has no comments or concerns for this project.

Outlook

RE: Agency Comments Form For USE26-06 108 People's Wharf (Tracy's King Crab Shack Art Installation)

From Theresa Ross <Theresa.Ross@juneau.gov>
Date Tue 7/7/2026 7:04 AM
To Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>

Good morning,

I sent this email last week. I apologize if I should have sent to you. I just need an avenue to add the condition that the applicant apply for a Blasting Permit each year.

SGE20260002 • PL - SGE - Sand & Gravel Extraction

TR Theresa Ross
To Dan Bleidorn

Reply | Reply All | Forward
Thu 7/2/2026 1:54 PM

Good afternoon,

For the above SGE is there an area you can add a condition that a FDP blasting permit be applied for annually? If you do not know how to do this, I will reach out and have it added.

Thank you,

Theresa Ross
Deputy Chief of Fire Prevention
Capital City Fire Rescue
820 Glacier Ave, Juneau AK 99801
907-586-5322 ext. 4323

I have been directed to follow Title 19 for all the fire department permits.

Thank you,

Theresa Ross
Deputy Chief of Fire Prevention
Capital City Fire Rescue
820 Glacier Ave, Juneau AK 99801
907-586-5322 ext. 4323

From: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Sent: Monday, July 6, 2026 4:23 PM
To: Jenny Smith <Jenny.Smith@juneau.gov>; Theresa Ross <Theresa.Ross@juneau.gov>
Subject: Re: Agency Comments Form For USE26-06 108 People's Wharf (Tracy's King Crab Shack Art Installation)

Hi Jenny and Theresa,

I wanted to follow up regarding my request for comments. I had originally asked for feedback by July 13, but the project timeline has been moved up, so I now need comments by the end of the day on July 9, if possible.

Thanks!

Kathryn Oberlin
Planner I
Community Development Department
City & Borough of Juneau, AK
Location: 230 S. Franklin Street
4th Floor Marine View Building
Office: 907.586.0753 x4131

Fostering excellence in development for this generation and the next.

Outlook

Re: Stabler Point Quarry - DEC Air Non-Point and Mobile Sources Comments

From Czarnecki, Nick P (DEC) <nick.czarnecki@alaska.gov>
Date Tue 7/7/2026 9:10 AM
To Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>

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

Hi Kathryn,
Thanks for checking in. I doubt that DEC Air Quality will have any comments, but I'm double checking with our permitting and compliance programs. If you don't hear anything by the 9th then we have no comment.

Best,
Nick Czarnecki
ANPMS Program Manager, Division of Air Quality
Alaska Department of Environmental Conservation
907.451.2007

From: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Sent: Monday, July 6, 2026 4:17 PM
To: Czarnecki, Nick P (DEC) <nick.czarnecki@alaska.gov>
Subject: Re: Stabler Point Quarry - DEC Air Non-Point and Mobile Sources Comments

You don't often get email from kathryn.oberlin@juneau.gov. Learn why this is important

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nick,

I wanted to follow up regarding my request for comments. I had originally asked for feedback by July 13, but the project timeline has been moved up, so I now need comments by the end of the day on July 9, if possible.

Thanks!

Kathryn Oberlin
Planner I
Community Development Department
City & Borough of Juneau, AK
Location: 230 S. Franklin Street
4th Floor Marine View Building
Office: 907.586.0753 x4131

Outlook

RE: Stabler Point Quarry - DNR Comments

From Raffier, Kaitlyn M (DNR) <kaitlyn.raffier@alaska.gov>
Date Thu 7/9/2026 11:04 AM
To Kathryn Oberlin <kathryn.oberlin@juneau.gov>

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

Hi Kathryn,

I had some time to review this morning. Since this project is completely within municipal entitlement land owned and managed by CBJ, DNR/DMLW has no concerns or objections. Thank you for the opportunity to review.

Regards,

Kaitlyn Raffier
Southeast Regional Manager
Division of Mining, Land and Water | Department of Natural Resources
Phone: 907.465.3406 | **Email:** kaitlyn.raffier@alaska.gov
DNR DMLW Southeast Office Phone: 907.465.3400

"Putting Alaska's resources to work – now and in the future!"

From: Raffier, Kaitlyn M (DNR) <kaitlyn.raffier@alaska.gov>
Sent: Monday, July 6, 2026 5:02 PM
To: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Subject: Re: Stabler Point Quarry - DNR Comments

I likely will not be able to review by the 9th. I will do my best to look at this on Friday. I'm out of town this week in training.

Kaitlyn Raffier

Sent via the Samsung Galaxy S25+, an AT&T 5G smartphone
Get Outlook for Android

From: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Sent: Monday, 06 July 2026 16:18:05
To: Raffier, Kaitlyn M (DNR) <kaitlyn.raffier@alaska.gov>
Subject: Re: Stabler Point Quarry - DNR Comments

Outlook

RE: Stabler Point Renewal

From John Bohan <John.Bohan@juneau.gov>
Date Fri 7/17/2026 6:53 AM
To Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>; Scott Ciambor <Scott.Ciambor@juneau.gov>
Cc Carleton Shorey <Carleton.Shorey@juneau.gov>

Thanks Katie,

Yesterday got the best of me – hope this isn't too late:

EPW has reviewed the Stabler Quarry application and finds no issues or concerns.

There are no known issues affecting traffic or the roadways – the operator is required to and is following ADOT traffic control requirements for roadway shutdowns during blasting. The operations are compatible with present and future development of neighborhood, roads, utilities and public services in the surrounding area as supported by the past noise study and required seismic monitoring. The development of the operation must maintain compliance with ADEC Stormwater regulations. The one geophysical hazard in the southwest portion of the quarry is being mitigated by avoidance, with no quarry operations occurring near this area until the underlying stability conditions are addressed. In addition, the CBJ will be hiring a geotechnical consultant to monitor and identify solutions to improve the stability in the southwest portion of the quarry.

Let me know if you have questions
Again, sorry for the delay.

jb

Thanks
John Bohan, PE
CBJ Chief CIP Engineer
155 Heritage Way
Juneau AK 99801
(907)586-0800 x-4188

From: Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>
Sent: Thursday, July 16, 2026 11:07 AM
To: Carleton Shorey <Carleton.Shorey@juneau.gov>; John Bohan <John.Bohan@juneau.gov>
Subject: Re: Stabler Point Renewal

Here is an updated draft for your reference.

Outlook

Public comment on the conditional use permit for sand and gravel extraction at Stabler Point Quarry SGE2026 0002

From Rich Brenner <richbrenner.alaska@gmail.com>
Date Mon 7/6/2026 5:01 PM
To PC_Comments <PC_comments@juneau.gov>; Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>

You don't often get email from richbrenner.alaska@gmail.com. Learn why this is important

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

Thank for the opportunity to provide some public comments on the application to expand the Stabler Point Quarry.

As rock and gravel are necessary for a variety of public safety and development projects in Juneau (e.g., flooding prevention on the Mendenhall Glacier), I am supportive of. the continued operation of the Stabler Point Quarry. I have the following concerns about the existing operation and expansion operations, which I hope can be addressed in a renewed application.

>Concerns about increases to the size of blasts at the quarry: I hike throughout the forest on the shoulder of Auke Mountain and have observed many recent landslides on the steep parts of the hillslope, including some near my residence, just beyond the ferry terminal. I ask that a geotechnical analysis of the hillside be conducted and that such a study extend along the Auke Mountain hillslope to assess the stability of the rock and potential impacts to residences to the west. A revised analysis should assess whether a blast could set off unstable rock that could damage residences or highway access. Of note is that some slides are already reaching the highway and my observations are that there is an abundance of unstable rock throughout the shoulder of Auke Mountain.

>Dust: on warm days, trucks exiting the quarry can carry large amounts of dust onto the highway. I urge more diligence in ensuring that dust is kept down after trucks are loaded.

>Traffic patterns: Cars are traveling too fast through the quarry area and the sharp turn makes it difficult for trucks turning out of the quarry and cars traveling towards downtown to react. I ask for a CBJ recommendation to reduce the speed limit through that section. Frankly, highway speeds are also far too high west to the Ferry terminal, Glacier Seafoods, and the Auke Bay loading facility. From the quarry to Otter Way, there is a dangerous mixture of slower moving large vehicles (trucks carrying fish, boat haulers, tourist buses) and cars traveling at high rates of speed, which can be a dangerous combination and I ask that this be addressed.

>Loss of recreational opportunity in the rural reserve: I regularly recreate (hike, hunt, forage) on the slopes of Auke Mountain and value the CBJ land in that area designated as rural reserve. The quarry provides important benefits to the people who live in Juneau and so do the rural areas. I ask for your

consideration in mitigating the rural reserve area being developed at the quarry by setting aside a similarly sized area as a rural reserve. In particular, I ask that you consider re-zoning as rural reserve the culturally and ecologically important land that CBJ owns at Auke Cape (currently zoned residential) to mitigate the quarry project. Such mitigation would provide an appropriate, local way to compensate residents of the area for not being able to recreate in the quarry area.

Best wishes,
Rich Brenner
13650 Glacier Highway

Outlook

Fwd: case number SGE2026 0002

From Katie C <valleyacademykc@gmail.com>
Date Mon 7/6/2026 5:03 PM
To Kathryn Oberlin <Kathryn.Oberlin@juneau.gov>

You don't often get email from valleyacademykc@gmail.com. Learn why this is important

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

Date: Mon, Jul 6, 2026 at 5:01 PM
Subject: case number SGE2026 0002
To: <pc_comments@juneau.gov>, <Kathryn.Oberline@juneau.gov>

Dear Kathryn Oberlin,
Regarding the proposed expansion of the Stabler Point Quarry, I am concerned about the impact of blasting in close proximity to homes and structures in the northern end of the proposed expansion. My house is 86 years old, built in 1940 with logs of trees from the same property. It is not so strong to sustain blasting so close by.

Please limit the expansion so that it will not be behind residential structures. There is plenty of space for expansion before the ferry terminal.

Thanks,
Katheryn Coate
owner, parcel 4B3101000130

Outlook

Stabler Point Conditional Use Permit for Sand and Gravel Extraction

From Lori Wright <loriwright7020@gmail.com>
Date Thu 7/16/2026 7:06 PM
To Kathryn Oberlin <Kathryn.oberlin@juneau.gov>
Cc Scot and Stacey Cook <sscookster@gmail.com>; Seth <sethrandal@gmail.com>

You don't often get email from loriwright7020@gmail.com. Learn why this is important

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

Kathryn,
Thank you for answering my questions about the Stabler Point Quarry expansion of blasting size. The permits are listed under Temporary Projects on the City of Juneau's website. This led me to believe the project is temporary at Stabler Point. However, I now see that it is on going, until the quarry is no longer useful.

My comments are below.

Dear Commisioners,

Our family has owned since 1950's the lot described below ,and for awhile our Grandparents lived on the lot next door which has since been sold. Auk Bay is a beautiful area and we hope it remains so.

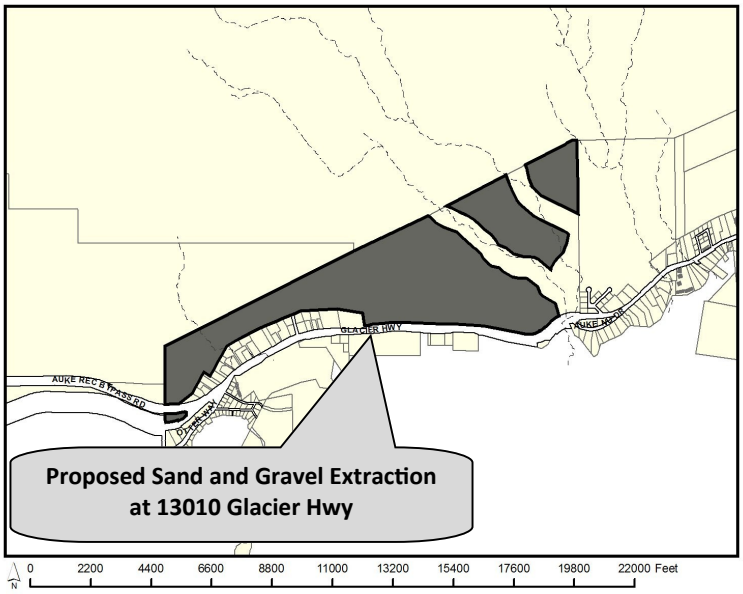
Increasing blast size from 25,000 cubic yards to 40,000 cubic yards beyond the study's recommendations is unacceptable. My concern is the continued increase and continued blasting impact over the last 30 years. I did not see an impact study on vibration from 1990-2025, that considered the impact of blasting over this timer period. I am aware of the vibration testing of larger blast, however that does not consider the cumulative impact up until now. Nor did I see a study that analyses the cumulative impact on infrastructer going forward.

Thank you for considering our family's concerns,
Lori Wright
Lot US2389 LTCTR4 Glacier Hwy

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 Heritage Way Juneau, Alaska 99801

TO

A Conditional Use Permit for Sand and Gravel Extraction has been submitted for consideration and public hearing by the Planning Commission for **expansion of blasting size and emergency operating hours** at **Stabler Point Quarry** in a **Rural Reserve** zone.

PROJECT INFORMATION:
Project Information can be found at:
https://juneau.org/community-development/short-term-projects

PLANNING COMMISSION DOCUMENTS:
Staff Report expected to be posted **Monday, July 20, 2026** at
https://juneau.org/community-development/planning-commission
Find hearing results, meeting minutes, and more here, as well.

Now through July 6	July 7— noon, July 24	HEARING DATE & TIME: 6:00 pm, July 28, 2026	July 29
Comments received during this period will be sent to the Planner, **Kathryn Oberlin,** to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86847221296 and use the Webinar ID: 868 4722 1296 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: **(907)586-0753 ext. 4131**
Email: **pc_comments@juneau.gov or Kathryn.Oberlin@juneau.gov**
Mail: **Community Development, 155 Heritage Way, Juneau AK 99801**

Case No.: SGE2026 0002
Parcel No.: 4B3001020020
CBJ Parcel Viewer: http://epv.juneau.org

Printed June 18, 2026

Attachment P - Public Notice Sign Photo