



REGULAR PLANNING COMMISSION AGENDA

September 8, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86847221296> or 1-253-215-8782 Webinar ID: 868 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. August 11, 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

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. USE2026 0003: A proposal for a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone. — Continuation from the August 11, 2026 Regular Planning Commission Meeting

Applicant: Southeast Endeavors, LLC

Location: 10226 Silver St; 10228 Silver St

DIRECTOR'S REPORT

The applicant requests a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone. The applicant noted that they would like to have up to 200 hens, roosters, and meat chickens at a time, and up to 30 other farm animals at a time, which under the current iteration of Code, means horses, cows, sheep, goats, swine, ducks, chickens and other similar animals, but not including domesticated cats and dogs. The lot is large, in a new subdivision, and the applicant owns the lot directly to the north, which if

stayed under their ownership, could allow for a buffer of around 200 feet between the hobby farm and the next nearest neighbor's house. Title 49 is limited with regard to specific regulations that pertain to the proposed use.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's Analysis and Findings and Approve Conditional Use Permit USE2026 0003 with the requested conditions.

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

August 11, 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, Clerk; Larry Gamez; Carlee Simon

Commissioners present via video conferencing –
Jessalynn Rintala, Vice Clerk

Staff present: Scott Ciambor, CDD Director; Nicolette Chappell, CDD Administrative Coordinator; Nicole Lynch, Attorney III; Kathryn Oberlin, Planner I; Brandon Robinson, Planner II; Jackson Sims, Planner I

Assembly members: Greg Smith - Present via video conferencing

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

None.

E. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

F. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

G. **ITEMS FOR RECONSIDERATION**

H. **CONSENT AGENDA**

I. **UNFINISHED BUSINESS**

J. **REGULAR AGENDA**

1. **USE2026 0003:** A proposal for a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone.

Applicant: Southeast Endeavors, LLC

Location: 10226 Silver St; 10228 Silver St

Director's Report

The applicant requests a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone. The applicant noted that they would like to have up to 200 hens, roosters, and meat chickens at a time, and up to 30 other farm animals at a time, which under the current iteration of Code, means horses, cows, sheep, goats, swine, ducks, chickens and other similar animals, but not including domesticated cats and dogs. The lot is large, in a new subdivision, and the applicant owns the lot directly to the north, which if stayed under their ownership, could allow for a buffer of around 200 feet between the hobby farm and the next nearest neighbor's house. Title 49 is limited with regard to specific regulations that pertain to the proposed use.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's Analysis and Findings and Approve Conditional Use Permit USE2026 0003 with the requested conditions.

1. **Condition:** The volume measured at the boundary line shall not exceed 55 dBa between the hours of 11:30 p.m. and 6:00 a.m., and 70 dBa at other hours.
2. **Condition:** The property owner is responsible for ensuring livestock do not contribute to a violation of federal, state, or CBJ water quality standards.
3. **Condition:** To minimize the risk of bear attraction, all areas where poultry and other small livestock roam or are housed shall be protected by an electrified fence. Such fences shall be located at least 5 feet from a right-of-way unless public access is prevented by a secondary barrier.
4. **Condition:** No livestock shall be allowed to roam on public or private lands within 50 feet of a well or a waterbody used for private drinking water. Subsequent placement of a well or use of a waterbody for such a purpose shall require livestock to be relocated.
5. **Condition:** Food, bedding, and similar items shall be stored inside a secure, weatherproof building

to prevent attraction of bears, vermin, and similar nuisance animals and assist in reducing odors from damp bedding.

6. **Condition:** All livestock shall be kept within a fenced area, dedicated building or be under similarly restrictive control on the lot. As per CBJ 36.20.057, barbed wire may not be used to contain livestock in a residentially zoned area.
7. **Condition:** No livestock animal shall be allowed to graze or be staked-out/picketed in public open spaces or be unaccompanied in any public right of way.
8. **Condition:** The storage of liquid or solid waste which attracts vermin (including bears) is prohibited.
9. **Condition:** Odors from the keeping of livestock shall not be detectable beyond the property line for more than 48 hours. Best Management Practices shall be used to prevent it being detected on neighboring property.
10. **Condition:** The slaughtering of livestock shall be out of the view of abutting lots and any public rights-of-way.
11. **Condition:** All manure and other refuse must be composted or disposed of at least annually.

Ms. Derr ask if there were already two proposed structures taking up half of the lot as it is.

Mr. Ciambor answered that is correct.

Shawn Kantola explained he and his wife purchased the property and through the permitting process with the city, they built a city street, and subdivided the 10 acre parcel into 10 lots. The lot being discussed today is about 2 acres in size, where they are building their home. He noted based on the current city code, a residentially zoned lot can have six hens and three farm animals, and anything above that requires the conditional use permitting process. He said the process for getting the conditional use permit is expensive and time consuming and the number of animals they requested is the largest number they could contemplate they may ever have on the site at any one time. He explained wanting a few pigs for meat, and if they have a litter of piglets, they plan to keep those they want for personally use and rehome the rest. They are thinking of having 10 to 30 laying hens, a rooster or two, and a batch of meat chickens up to 100 at a time. He recognized they do not live in a climate that makes raising farm animals easy or inexpensive, but they want to provide food for their family, an opportunity to teach their kids work ethic, commitment, and the process of raising their own food. He expressed the permit they are requesting does not oblige them to have any animals on the site, but gives them the ability to have up to that many animals at any one time without having to go back through this process. He added they understand of the limitations, challenges, and have no intention of being a nuisance to any neighbors.

Mr. Gamez asked how long would it take them to have animals on site.

Mr. Kantola responded right now they are building the buildings for their house that they expect to be completed by this spring, so they plan the earliest to get chickens would be in the winter or spring as they move out there.

Ms. Derr asked where they would be storing manure to be able to suffice the minimum of 100 feet from the Land Trust property.

Mr. Kantola answered he had multiple options of where it could be stored or composted, and it would not be hard to keep it away that 100 feet. He added the stabling and farm animals will likely be just to the south of the buildings, which is between 100 and 200 feet away.

Mrs. Derr inquired what was considered to be a minimum number to meet the need of what they are trying to do without causing substantial issue.

Mr. Kantola responded he did not know how to answer that, as numbers are arbitrary in some ways. He felt comfortable with the number he already requested, but he also did not know why they were limited to six hens in Juneau. He noted the total footprint between the two structures is around 6,000 to 7,000 square feet on a 93,000 square foot lot.

Chair Pedersen asked if they had a problem with any of the conditions staff made.

Mr. Kantola answered that he looked back on the noise ordinance they have right now and there looked to be discussion of putting a decibel limitation on noise back when it was discussed, but did not put one in because it is hard to enforce, so he had questions about that. He said he was already planning on the electric fence.

Ms. Derr expressed she has five chickens and understood roosters can be very disruptive. She asked if they have a plan if they get feedback from neighbors if their roosters are too loud.

Mr. Kantola said there is a rooster in the neighborhood already that he can hear, so he felt there was some familiarity with that in the neighborhood already. He hoped the buffer in natural trees around their area will help with sound mitigation.

Chair Pedersen asked for public comment.

Christine Miller, 4928 Wren Dr, expressed it was a wonderful idea, but not in her backyard. She said they built their dream home there and did not want to be smelling anything. She was concerned about bear attractant, the possibility of luminating lights, being woken up by roosters.

Marie McMillan, 4931 Wren Dr, stated there are a number of people in the neighborhood with chickens, but the issue here is the volume of chickens. She stated even though they are saying there won't be 200 chickens, they can be assured that will never happen if the permitting is for that many chickens. She was also concerned with the smell, as she had just five chickens at one time and they smelled, so she did not know how they would abate the smell of 200 chickens.

Chip McMillan, 4931 Wren Dr, expressed concern with how much noise would come from 30 farm animals and 200 chickens and could not imagine the aroma not being unpleasant. He also could not imagine having that many animals just for the family, so he wondered if the request was honest.

Karla Hart, 4948 Wren Dr, stated she was initially going to suggest the conditional use permit be time-limited or attached to the people instead of the property, as the conditional use permit is attached to the property and not to the individual. She said as wonderful and well intentioned the applicant may be, they do not know who would be the next owner operator of this property. She recommended the permit either not be approved or be sent back to the planning department for the applicant to revise the request to something closer in harmony with the neighborhood and concerns raised. She added a property line volume of 55 decibels at night and 70 from 6 a.m. to 11:30 p.m. is not reasonable and roosters cannot tell time short of the sun. She shared they already are impacted with noise from helicopters, a rifle range, traffic and normal neighborhood yard and maintenance activity. She measured the daytime ambient at the 12:30 last Friday and it was 33 rising to 43 decibels with calm winds, and 69 decibels with helicopters. She also talked about odors and vermin concerns.

Gwen Baluss, Heron Way resident, shared the concerns about noise, odors, potential bear attractants, rodent issues, and runoff. She grew up on a farm and felt it would be difficult to keep them clean in a rainforest environment. She did not believe this scale of agricultural use is congruent with current zoning or city plan, and found it hard to believe a simple permit could make such a huge leap from the current uses. She did not know why he was asking for that many if he did not want that many, and did not believe this met with their sustainability goals.

Ms. Derr asked if she supported the permit at all or is she would consider a lower number of animals to be acceptable.

Ms. Baluss answered she did not support this all, and the concept of having just a few more than the currently allowed animals would depend on the number and would need to be much closer to what they allow right now for her to be in support.

Aaron Morrison, Wren Dr resident, welcomed Mr. Kantola to the neighborhood and did not see a problem with the quantity and size of what he is asking for, but was concerned if there would be any restrictions on Lot 10 with future development to prevent any conflict with those future homes coming up and how it would be accommodated with this application.

Ken Titus, River Rd resident, commented he has lived there 36 years and had six chickens for over 10 years on their two acres with a garage and home, and was concerned about the number of livestock that could be squeezed in 2 acres. He said they have constant bears on their property and have spent a lot of money on electric fences and housing their chickens to keep them safe from predators and dry from the rainforest environment. He talked about the different predators that have killed their chickens even with electric fences. He found it difficult to understand how to squeeze livestock into a 2 acre parcel and felt the numbers were too high.

Phyllis Scott, 10115 Silver St, was concerned about the smell and noise, and felt it was too many animals and she could not support it.

Chair Pedersen invited the applicant back up to address any of the comments and/or questions.

Mr. Kantola understood and respected the numbers were a concern, but if they have a pig that has 14 piglets in one litter, they would be breaking the rules by having that many pigs on the farm if their limit was 10 farm animals on the site, so that is why they are asking for a higher number. He added they would also like to do 100 chickens at one time, which only requires 800 to 1,000 square feet of space to give them adequate room. He understood the rules and conditions proposed to be put on the site and city codes. He asked for approval of the permit.

Mr. Gamez asked if this did not get approved, would he consider regrouping and downsize the 200 chickens and maybe do less pigs and goats.

Mr. Kantola answered he would have to spend the money again to apply for a new conditional use permit and have to wait months to get a slot to come before the Commission again, so he was not sure what they would do. He added a lot of people told him this is why they move out of Juneau because of all the rules, regulations, and hardships of doing what they want to do on their properties.

Ms. Simon understood the concern about it being his property, but there are impacts of choices on the property that will impact neighbors without them having any control over it, especially the sound and smell.

Mr. Kantola responded that he understood and respected that and felt the reasoning for all the conditions being put on the permit were to try to mitigate those.

Ms. Simon commented the applicant noted that he felt there would be challenges with meeting the conditions of the roosters making noise and the timing of that.

Mr. Kantola stated the challenges he mentioned was enforcing those conditions because of the decibel. He said there is already a disturbing the peace ordinance that talks about noise and outlines what is and is not allowed, but specific numbers would be hard to enforce.

Ms. Derr expressed Lot 10 may be a sound buffer and space between the neighbors, but the animals will not be able to graze or move onto Lot 10, as they are only talking about having them on Lot 9. She asked if the applicant intended to keep Lot 10 or would it potentially impact a new neighbor if there was a home put on it and sold.

Mr. Kantola answered it was hard to say what will happen several years down the road, but their plan is to keep it. He added they could possibly build something on it and rent it out in the future, and if they ever get to the point where they subdivide it and sell it, it would be well after any animals have already been established so the buyers would be aware of that.

Chair Pedersen asked for questions for staff.

Ms. Derr asked if they ever had a conditional use permit expire or be tied to an individual.

Mr. Ciambor understood that the conditional use permit runs with the land and the project.

Chair Pedersen expressed this is a little more difficult than their normal conditional use permits, as the conditional use permit would not necessarily expire if there was no animals on the site for one year.

Ms. Simon asked if they city could engage is another owner, who is not as concerned about animal welfare, could have too many animals and the quality of life and health could be an issue.

Mr. Ciambor responded if the permit is approved as stated in the report, the conditional use would go with the property, so the same obligations to only have those animals would go to the next owner as well. He said if they put in animals not in the code, that would then get into the enforcement piece with code compliance.

Ms. Simon asked if the conditional use in this scenario would be chickens and pigs or farm animals in general.

Mr. Ciambor answered the applicant noted they would like to have up to 200 hens, roosters, and meat chickens at a time and up to 30 other farm animals, which in the code means horses, cows, sheep, goats, swine, ducks, chickens, and other similar animals, but not domesticated cats and dogs.

Chair Pedersen commented that animal cruelty and things like that are enforced in a way that is outside of the purview of Title 49, but they could consider reducing the number or make clarifying remarks in the conditions to limit that if they wanted to.

Ms. Derr inquired if they could get very specific with conditions of saying a maximum number specific animals.

Mr. Ciambor responded yes, they can with the conditions in this case.

Chair Pedersen asked for commission discussion.

Ms. Derr appreciated the applicant coming and understood requesting the maximum, but half of the property is taken up by buildings so she was already having the number of animals by half. She could consider 100 fowl at a time and a maximum of 15 farm animals, which would cover two pigs and a litter of 12 piglets, but it would be up to the landowner to make sure they are breeding the animals within the parameters set out by the conditional use permit.

Ms. Simon expressed 2.2 is a small piece of land, so she was not sure if she was comfortable with even half. She understood what they are trying to address, but also understood that many people have to buy residencies and locations that allow for this. She said it felt like there was less interest in having to go through the paperwork process and just ask for the larger amount. She also felt the neighbors presented pretty serious concerns.

Mr. Gamez felt for the neighbors, as 2 acres is not enough acreage for the amount of animals requested.

Chair Pedersen asked if there was zoning within the city that would allow for this number of animals without a conditional use permit.

Mr. Ciambor did not know historically, but knew there was big push to change the code and work on it in 2017 to 2019, which is where the permissible number of hens came from.

Ms. Rintala thanked everyone taking the time to come to the meeting. She felt the permit raised a number of interesting questions about Juneau land use. She is always excited to see more agricultural and food sustainability and sovereignty uses in the context that they only have so much land and still need to be good neighbors. She was interested in postponing this to their next meeting since they only have five commissioners there, it is a controversial issue, and they could have more expertise to discuss this. She added they would take all the public testimony given tonight in to account.

Ms. Simon did not think it would pass if they have just the five of them vote, so she was open to bringing it back to a larger group.

Mr. Ciambor reminded the commission that in order to continue a meeting to a future date, they would need to determine additional information or analysis they want to bring back to make a decision or have additional testimony they think they need to get it.

Chair Pedersen asked if they did want to continue the meeting, would they hear from the applicant, public, and applicant again or would they close public testimony at this meeting.

Ms. Lynch answered since public testimony has already been closed, it would not open up again, but they can make the choice to do that if they provide notice.

Ms. Derr stated she would consider moving this item as a continuance with the additional information request of specifics on the other farm animals and those numbers in fear of doing a disservice to the applicant this evening. She felt with more detailed information and more full panel, they could serve the applicant and the community in its best interest.

Chair Pedersen suggested asking staff to work with the applicant to come up with specific numbers and a short memo and use the rest of the packet as is.

Mr. Ciambor responded whatever additional information they request, staff could do a report and analysis on it and bring it back as part of the packet.

Chair Pedersen felt the next meeting would probably be too early and leaned toward the September 8th meeting to allow staff sufficient time to prepare materials.

MOTION: *by Ms. Derr to continue USE2026 0003 to the September 8th Meeting, with the addition of more information regarding specific numbers of farm animals, animal numbers, and to allow for a full Commission.*

Ms. Simon asked about the research staff can do and if they can do recommendations on lot sizes for animal husbandry or other urban farm approaches. She still felt the lot was very small for the amount of animals, but she was interested if there was research that could be done on that, as it seems like a policy they are wanting to revisit anyway.

Mr. Ciambor responded they would work with the applicant first to understand the direction they want to go, but in regard to Title 49 and the Land Use Code, they will provide as much detail as possible. He added anything beyond the code, they can do general research on.

Chair Pedersen noted the original motion did not include staff researching, so they would have to amend the motion to add that. He noted commissioners are also able to do that research on their own and submit those materials or bring it as discussion for the next meeting.

The motion passed.

K. OTHER BUSINESS

L. STAFF REPORTS

Mr. Ciambor introduced their CDD Compliance Officer, who handles a lot of great work for the business. He said they have some new Planner hires. He shared they received a letter that the Chilkat Vistas Project appealed the decision from the Planning Commission, so the next step will be going to the Assembly to see if they want to take that appeal. He stated the next meetings will be a property disposal on August 25th, the continuance of today's case on September 8th, and another case coming up at the end of September.

Ms. Derr asked if the Assembly would receive all the information, report, or summary of everything they talked about with the Chilkat Vistas and why it did not pass.

Mr. Ciambor admitted this is his first time through the appeal process, so he will be working with law later this week to get bearings on everyone's role is moving forward.

M. COMMITTEE REPORTS

Ms. Derr reported the Lands, Housing and Economic Development canceled their meeting for the month, and she is on watch to see when that will be rescheduled.

Chair Pedersen stated the Title 49 Rewrite Committee has not met since the last meeting.

Mr. Gamez attended the Public Works and Facilities Committee Meeting, where they talked about transferring dollars to other projects and grant money they received that will pay off some of the projects from the Hesco barriers from last year. He said CBJ is closing out Dimond Park Fieldhouse Bank Armoring and moving the remaining \$200,000 to the Adair-Kennedy Park for funding for the football field, soccer field, and track lighting.

He explained CBJ was awarded \$427,000 in FEMA funding for repair costs related to the GLOF in 2024, the Tlingit and Haida Regional Housing Authority obtained a grant from the US Department of Housing and Urban Development consisting of \$600,000 to repair bank armoring on the Mendenhall River from the 2024 GLOF, and they will provide \$582,000 of that to CBJ for repairs of the riverbank. He added they also talked about volunteers with United Way filling up sandbags and evacuation advisory notices.

N. LIAISON REPORTS

Greg Smith expressed the basin is full and starting to release, which is expected to peak late Wednesday/early Thursday, so people in the flood zone need to prepare and evacuate. He shared there is great information online and in press releases with all those details. He stated they heard a presentation from Huna Totem on a revised scope of their project due to timelines, which will be coming back to the Planning Commission. He said they talked about the disposal of City Hall, and they directed staff to begin negotiations with the Juneau Housing First Collaborative for a parcel by Home Depot for a 27-unit housing development, which will have a rezone coming to the Planning Commission. He did not have an update on where the Title 49 Committee is, but there were plans to do things with domesticated and farm animals. He thanked the Planning Commission for all they do and asked them to keep the neighbors in the valley and along the flood plain in their hearts and hope the barriers hold.

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. ADJOURNMENT

The August 12, 2026 Planning Commission Meeting was adjourned at 7:15 p.m.



**PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2026 0003
HEARING DATE: SEPTEMBER 8, 2026**

(907) 586-0715

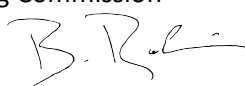
CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: September 1, 2026

TO: Erik Pedersen, Chair, Planning Commission

BY: Brandon Robinson, Planner II 

THROUGH: Scott Ciambor, Director

PROPOSAL: A proposal for a conditional-use permit (CUP) to provide for the stabling of farm animals for personal use in a D-3 zone.

STAFF RECOMMENDATION: Approval With Conditions

KEY CONSIDERATIONS FOR REVIEW:

- Title 49 is limited with regard to specific regulations that pertain to the proposed use.
- The orientation of the applicant's lots at time of proposal allow for a buffer between the use and the neighboring houses.

GENERAL INFORMATION	
Property Owner	Shawn Kantola
Applicant	Southeast Endeavors LLC, Shawn Kantola
Property Address	10226 Silver St; 10228 Silver St
Legal Description	SILVER ACRES LT 9
Parcel Number	4B2601020069
Zoning	D-3
Land Use Designation	Urban Low-Density Residential (ULDR)
Lot Size	93,897 Square Feet (Sq. Ft.)
Water/Sewer	Yes / Yes
Access	Yes: Silver Street
Existing Land Use	Vacant
Associated Applications	BLD20260143; BLD20260144

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
 - 49.25 Article III
 - 49.80

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 (D-3)	Vacant
South (D-1)	Vacant
East (D-3)	Vacant
West (D-3)	Vacant

SITE FEATURES	
Anadromous	None
Flood Zone	No
Hazard	None Mapped
Hillside	N/A
Wetlands	PSS1/EM1C/4A/EM1A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District; Urban Mining District; Recreational Vehicle Park Area

BACKGROUND INFORMATION

Project Description – The applicant requests a conditional-use permit to stable more than three farm animals for personal (non-commercial) use in a D-3 residential zone (**Attachment A**). The stabling of farm animals is a permissible use (CBJ 49.25.300, USE 14.230, Note M) via the conditional-use process in the D-3 zoning district. Note M conveys that the stabling can be for either commercial or private use for more than three farm animals, despite the use being under “commercial agricultural operations.” The applicant’s proposal most closely fits under this use as the next closest use category (14.250/253) only speaks to hens. The applicant noted that they would like to have up to 200 hens, roosters, and meat chickens at a time, and up to 30 other farm animals at a time. Under CBJ 49.80, Farm animals are defined as horses, cows, sheep, goats, swine, ducks, chickens and other similar animals, but not including domesticated cats and dogs; and stabling (“stable”) means a building or land where farm animals are boarded or kept. The applicant is pursuing the conditional use permit to accommodate the proposed maximum of 230 animals at a time.

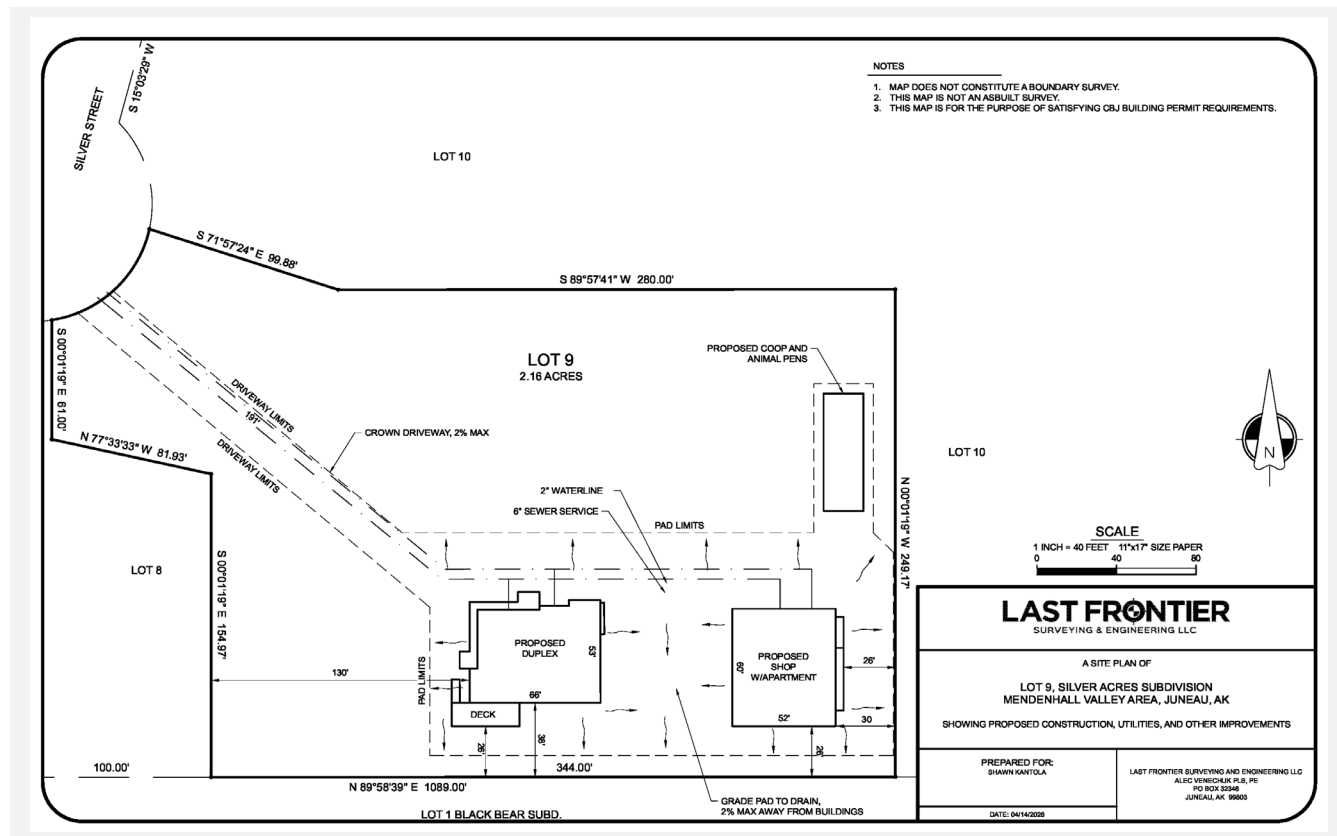
Background – The lot was created in 2025 as a result of SMP24-02/SMF24-02 (PLAT 2025-8) (**Attachments B,C,D**) and has been issued building permits related to its residential and personal stabling uses, which include a duplex and a workshop (related to small-scale, on-site butchering/processing) with two attached accessory dwelling units (ADUs) (**Attachments E,F,G**). The lot has been vacant since creation. The applicant had a pre-application conference with the CDD in January 2026, with a report issued January 21st noting the appropriateness of the proposed use at the time of the conference (**Attachment H**).

Year	Item	Summary
2024	SMP24-02	Preliminary plat review for a subdivision that will result in 10 lots. One of which is the subject lot for USE26-03. Approved with conditions. (Attachment B)
2024	SMF24-02	Final plat approval for the ten-lot Silver Acres subdivision in accordance with the conditions outlined in SMP24-02. Approved with the condition to construct all required improvements or provide a financial guarantee in accordance with 49.55.010. (Attachment C)
2025	PLAT 2025-8	The plat of the Silver Acres subdivision which created the subject lot. Recorded 2/19/2025. (Attachment D)
2025	PAC25-57	Pre-Application Conference Report describing the proposed use. The conference was held on January 14, with the report issued January 21 st . (Attachment H)
2026	BLD26-143	Issued building permit for a new duplex on the subject lot. (Attachment E)
2026	BLD26-144	Issued building permit for two ADUs and the associated workshop on the subject lot. (Attachment F)

ZONING REQUIREMENTS

Standard		Requirement	Existing	Code Reference
Lot	Size	12,000 Sq. Ft.	93,897 Sq. Ft.	49.25.400
	Width	100 Feet	~112 Feet	49.25.400
Setbacks	Front	25 Feet	Proposed: ~130 Feet	49.25.400
	Rear	25 Feet	Proposed: 26 Feet	49.25.400
	Side	10 Feet	Proposed: 26 Feet	49.25.400
	Street-Side	17 Feet	Proposed: N/A	49.25.400
Lot Coverage Maximum		35% / 35%	Proposed: ~7.1%	49.25.400
Vegetative Cover Minimum		20%	Proposed: ~93%	49.50.300
Height	Permissible	35 Feet	Proposed: ~27 Feet	49.25.400
	Accessory	25 Feet	Proposed: ~24 Feet	49.25.400
Maximum Dwelling Units (3/Acre)		Two Detached Per Lot	Proposed: Duplex	49.25.500
Use		Residential	Proposed: Residential	49.25.300

SITE PLAN



ANALYSIS

Project Site – The subject property is 93,897 square feet and is in the D-3 zoning district. The property is currently being developed and has been issued building permits for a duplex (**Attachment E**) and a detached workshop with two attached ADUs (**Attachment F**). The site is currently served by public water and sewer. Access to the site is provided by Silver Street.

Condition: None.

Project Design – The site will consist of a duplex, a detached workshop with two attached ADUs, and some animal pens and coops. The locations and designs of the duplex and workshop have been reviewed and approved and are currently under construction. The locations of associated stable facilities have not been fully determined yet. The applicant has stated that they do not have firm designs on those and are somewhat dependent on the approval conditions.

Condition: None.

Traffic – The proposal is for the personal stabling of animals. The associated structures are primarily residential, with a detached workshop. The applicant has stated that the intent of the proposed use is for immediate and extended family during family visits. Traffic is not expected to be out of character with other residential uses in the area.

Condition: None.

Vehicle Parking & Circulation – There is ample space on the site to fulfil parking requirements. Two parking spaces per dwelling unit are required. The ADUs attached to the workshop are not required to provide parking because they are within one mile to a transit stop.

Condition: None.

Noise – Any livestock, including poultry, is subject to both the "objectional animals" (CBJ 08.45.010) and "disturbing the peace" (CBJ 42.20.095) sections of the municipal code regarding what is deemed an acceptable level of noise. The allowance of livestock in a zoning district is not a defense for keeping a noisy animal. The compliance officer could take account of the following factors, and others not listed, when considering whether a noise complaint requires further action: time of day, frequency of occurrence, tone and volume of domestic and wild animals, or other noise sources in the vicinity of the complaint.

Condition: The volume measured at the boundary line shall not exceed 55 dBa between the hours of 11:30 p.m. and 6:00 a.m., and 70 dBa at other hours.

Lighting – No additional lighting has been proposed with this application.

Condition: None.

Vegetative Cover & Landscaping – The proposed use and structures on the lot will leave ample room to meet vegetative-cover requirements. Staff have estimated vegetative cover based off of submitted plans to be approximately 93%.

Condition: None.

Habitat – No known habitat on the lot regulated by Title 49 will be affected by this proposal.

Condition: None.

Drainage and Snow Storage – There is ample space on the site to provide for snow storage. Site drainage has been generally handled through the subdivision process as well as the approved building permits associated with the proposed structures. However, runoff from the associated animal-processing activities may require additional permits from other agencies.

Condition: None.

Historic District – The subject property is not in the historic district.

Condition: None.

Hazard Zones – There are no mapped hazard zones near the subject property.

Condition: None.

Public Health, Safety, and Welfare – Livestock can contribute to the degradation of water quality, can roam outside of property boundaries where they can become a nuisance to neighbors and/or their property, and attract

pests and predators to the area. The Commission may consider conditioning a limit to the number of livestock allowed. The applicant has stated that they intend to electrify the coops and generally fence-in or picket the farm animals if they have a season where there are more animals that tend to need to free-range. Additionally, they noted that the workshop will be used for some on-site processing/butchering of animals.

Condition: The property owner is responsible for ensuring livestock do not contribute to a violation of federal, state, or CBJ water quality standards.

Condition: To minimize the risk of bear attraction, all areas where poultry and other small livestock roam or are housed shall be protected by an electrified fence. Such fences shall be located at least 5 feet from a right-of-way unless public access is prevented by a secondary barrier.

Condition: No livestock shall be allowed to roam on public or private lands within 50 feet of a well or a waterbody used for private drinking water. Subsequent placement of a well or use of a waterbody for such a purpose shall require livestock to be relocated.

Condition: Food, bedding, and similar items shall be stored inside a secure, weatherproof building to prevent attraction of bears, vermin, and similar nuisance animals and assist in reducing odors from damp bedding.

Condition: All livestock shall be kept within a fenced area, dedicated building or be under similarly restrictive control on the lot. As per CBJ 36.20.057, barbed wire may not be used to contain livestock in a residentially zoned area.

Condition: No livestock animal shall be allowed to graze or be staked-out/picketed in public open spaces or be unaccompanied in any public right of way.

Condition: The storage of liquid or solid waste which attracts vermin (including bears) is prohibited.

Property Value or Neighborhood Harmony – The applicant noted that they own the abutting lot (Lot 10) to the north and have stated that the lot provides an additional 200 feet of space between any animals on the subject property and the next-nearest neighbor's house. Staff have used internal tools to verify that this is roughly accurate. The Commission could consider conditioning buffers for livestock roaming from the property's lot lines. The Department of Environmental Conservation provides guidance on manure management to the effect that it reduces and/or eliminates sources of nuisances and potential public-health issues.

Condition: Odors from the keeping of livestock shall not be detectable beyond the property line for more than 48 hours. Best Management Practices shall be used to prevent it being detected on neighboring property.

Condition: The slaughtering of livestock shall be out of the view of abutting lots and any public rights-of-way.

Condition: All manure and other refuse must be composted or disposed of at least annually.

AGENCY REVIEW

CDD conducted an agency review comment period between July 9, 2026, and August 7, 2026, and received the following responses:

Agency	Summary
CDD, Building Division	The Building Division has no comments or concerns for USE20260003. (Attachment I)
General Engineering	No Comments Received. (Attachment J)
CCFR, Office of the Fire Marshal	No concerns at this time. (Attachment K)
Alaska Dept. of Natural Resources	No Comments Received. (Attachment L)
Alaska Dept. of Environmental Conservation	No Comments Received. (Attachment M)
Alaska Dept. of Fish and Game	No Comments Received. (Attachment N)
United States Army Corps of Engineers	Applicant Will Need to submit an application for the proposed work as the proposed structures are outside the scope of the previous request. (Attachment O)

PUBLIC COMMENTS

CDD conducted a public comment period between July 2, 2026, and August 7, 2026. Public notice was mailed to property owners within 500 feet of the proposed development **(Attachment P)**. A public notice sign was also posted on-site two weeks prior to the scheduled hearing **(Attachment Q)**. Public comments submitted at time of writing this staff report are attached.

Name	Summary
Maureen Hansen	A letter of opposition to the proposed use, describing how the scale, potential noise impacts, and runoff seem incompatible. Additionally, notes that the proposal may lack sufficient operational detail. (Attachment R)
Aaron Morrison	A letter of support for the proposal noting that it appears to be compatible with the existing neighborhood character, but could be made stronger with some specific consideration from the Commission on buffering and a request for more operational details. (Attachment S)
Sheryl Weinberg	A letter of support for the proposal, would like conditions put in place related to noise and manure. (Attachment T)

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	2	10	Policy 2.1	<i>To Build a Sustainable Community That Endures Over Generations and is Sufficiently Far-Seeing and Flexible to Maintain the Vital and Robust Nature of Its Economic, Social, and Environmental Support Systems.</i> Homesteading and related sustenance living have been, and continue to be, a significant part of

PLAN	Chapter	Page No.	Item	Summary
				Alaskan culture. The proposed use contributes to this heritage in the transference of skills to future generations that visit the hobby farm.
	2	10	2.1 IA 10	<i>Support the individual and commercial production of foods locally with careful evaluation of environmental impacts.</i> The proposed use allows for small-scale production of food for personal use.
	7	78	Policy 7.1	<i>To Protect the Region's Scenic, Environmental, and Economically-Valuable Natural Resources From the Adverse Impacts of Urban Development. Development Shall be Controlled Carefully and, if Necessary, Prohibited in Naturally Hazardous and Ecologically-Productive or Sensitive Areas.</i> Depending on the productivity or sensitivity of the wetland where the use is proposed, this may be in mixed conformance with the Comprehensive Plan.
	7	82	Policy 7.5	<i>To Protect High-Value Wetlands from Adverse Impacts Effects of Development Through Land Use Management and to Sponsor or Participate in Efforts to Enhance or Restore the Environmental Values of Wetlands in the Borough.</i> Depending on the value of the wetland where the use is proposed, this may be in mixed conformance with the Comprehensive Plan.
	7	85	Policy 7.7	<i>To Protect, Maintain and Improve Surface Water, Groundwater and Marine Water Quality in its Jurisdiction so That all Waters are in Compliance with Federal and State Water Quality Standards and Continue to Allow Aquatic Life to Thrive.</i> Depending on the ultimate intensity of the proposed use, it may have a noticeable effect on groundwater quality and could be in mixed conformity with the Comprehensive Plan.
	7	95	Policy 7.15	<i>To Prevent Bears from Gaining Access to and Becoming Conditioned to the Consumption of Human-Generated Food and Garbage by Providing Public Education, Proper Management of Garbage, and Protection of the Natural Habitat and Food Sources Upon Which Bears Depend.</i>

PLAN	Chapter	Page No.	Item	Summary
				The proposed use could increase the number of bears in the area drawn to the animals and other aspects of the use. May be in mixed conformity with the Comprehensive Plan but could be appropriately conditioned to minimize conflicts.
	10	130	Policy 10.2	<i>To Allow Flexibility and a Wide Range of Creative Solutions in Residential and Mixed-Use Land Development Within the Urban Service Area.</i> The proposed use is within the urban service area and is an outlier in the kind of development it would be, in that it is a fairly dense lot (duplex plus two ADUs), with a hobby farm surrounding it. This would appear to be a flexible and creative use of the land, were it allowed.
	11	178	Guidelines and Considerations for Subarea 3	<i>Incorporate other appropriate building siting, orientation and design techniques to maintain the rural character of the West Valley.</i> The proposal as a whole contributes to the rural character of the West Valley.

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 proposal. The applicant's submittal substantially conforms to the requirements of CBJ 49.15.

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

Analysis: No further analysis needed.

Finding: Yes. The proposed use is appropriate for the zoning district 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 use, in a D-3 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 use in a D-3 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 use, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow for the stabling of farm animals for personal use in a D-3 zone.

The approval is subject to the following conditions:

- 1. Condition:** The volume measured at the boundary line shall not exceed 55 dBA between the hours of 11:30 p.m. and 6:00 a.m., and 70 dBA at other hours.
- 2. Condition:** The property owner is responsible for ensuring livestock do not contribute to a violation of federal, state, or CBJ water quality standards.
- 3. Condition:** To minimize the risk of bear attraction, all areas where poultry and other small livestock roam or are housed shall be protected by an electrified fence. Such fences shall be located at least 5 feet from a right-of-way unless public access is prevented by a secondary barrier.
- 4. Condition:** No livestock shall be allowed to roam on public or private lands within 50 feet of a well or a waterbody used for private drinking water. Subsequent placement of a well or use of a waterbody for such a purpose shall require livestock to be relocated.
- 5. Condition:** Food, bedding, and similar items shall be stored inside a secure, weatherproof building to prevent attraction of bears, vermin, and similar nuisance animals and assist in reducing odors from damp bedding.
- 6. Condition:** All livestock shall be kept within a fenced area, dedicated building or be under similarly restrictive control on the lot. As per CBJ 36.20.057, barbed wire may not be used to contain livestock in a residentially zoned area.
- 7. Condition:** No livestock animal shall be allowed to graze or be staked-out/picketed in public open spaces

or be unaccompanied in any public right of way.

8. **Condition:** The storage of liquid or solid waste which attracts vermin (including bears) is prohibited.
9. **Condition:** Odors from the keeping of livestock shall not be detectable beyond the property line for more than 48 hours. Best Management Practices shall be used to prevent it being detected on neighboring property.
10. **Condition:** The slaughtering of livestock shall be out of the view of abutting lots and any public rights-of-way.
11. **Condition:** All manure and other refuse must be composted or disposed of at least annually.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	2024_NOD_SMP24-02_Final Bundle_Extract
Attachment C	2024_NOD_SMF24-02_Final Bundle
Attachment D	2025_PLAT_2025-8
Attachment E	2026_BLD20260143
Attachment F	2026_BLD20260144
Attachment G	2026_BLD20260143-144_Site-Plan-V2
Attachment H	2025_PAC2025 0057_FINAL BUNDLE
Attachment I	2026_USE20260003_Agency Comments_Building
Attachment J	2026_USE20260003_Agency Comments_GE
Attachment K	2026_USE20260003_Agency Comments_Fire Marshal
Attachment L	2026_USE20260003_Agency Comments_DNR
Attachment M	2026_USE20260003_Agency Comments_DEC
Attachment N	2026_USE20260003_Agency Comments_FG
Attachment O	2026_USE20260003_Agency Comments_USACE
Attachment P	Abutters Notice
Attachment Q	Public Notice Sign
Attachment R	Public Comment_HANSEN
Attachment S	Public Comment_MORRISON
Attachment T	Public Comment_WEINBERG



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

Plan NO.: **USE20260003**
Plan Type: **PL - USE - Conditional Use Permit**
Work Classification: **Commission Approval (Final)**
Plan Status: **In Review**
Apply Date: **03/05/2026**
Expiration: **[None Listed]**

Location Address

Parcel Number

4B2601020069

Contacts

Shawn D Kantola, Southeast Endeavors, LLC 8287C Garnet ST, Juneau, AK 99801 (907) 209-3900 shawnkantola@yahoo.com	Applicant	SHAWN KANTOLA 8287C Garnet ST, JUNEAU, AK 99801	Owner
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Description: I would like to have more than 6 hens and more than 3 farm animals for personal use.

Staff Description: A proposal for a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone.

Fees	Amount	Payments	Amt Paid
Public Notice Sign Deposit	100.00	Total Fees	\$650.00
Public Notice Sign Fee	50.00	Credit Card	\$650.00
Class II Use Fee	500.00	Amount Due:	\$0.00
Total:	\$650.00		

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/c84bd78f-fa3e-405c-bb49-648111725273?tab=moreinfo>



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

Plan NO.: **USE20260003**
Plan Type: **PL - USE - Conditional Use Permit**
Work Classification: **Commission Approval (Final)**
Plan Status: **In Review**
Apply Date: **03/05/2026**
Expiration: **[None Listed]**

Pre-Application Case Number: PAC2025 0057

Describe the Project: Up to 200 chickens and up to 30 farm animals.

Describe the Project Purpose: Personal use hobby farm.

Describe the Project Site Circulation: N/A

Describe the Project Traffic: No additional Traffic.

Describe the Project Site Drainage: Adequate, See Site Plan.

Describe the Project Site Snow Storage: Adequate, See Site Plan.

Describe the Project Site Vegetation: Grass, bushes, trees and shrubs.

Describe Any Other Project Details: N/A

Comprehensive Plan: Large family requesting ability to have chickens and farm animal for personal use. We also own lot 10 of this subdivision (which is an additional 4 acres). With the additional lot the animals will not be within 200' of any neighboring houses.

Accessory Apartment?: No

Justification Memo Box: N/a

Previous Approval Case Number: N/A

Total Area of Lot (Sq. Ft): 93897

Total Area of Existing Structure(s) (Sq. Ft.): 0

Total Area of Proposed Structure(s) (Sq. Ft.): 11500

Total Lot Coverage Existing Structure(s) (Sq. Ft.): 0

Total Lot Coverage Proposed Structure(s) (Sq. Ft.): 7500

Current use of land or building(s): Vacant

Proposed use of land or building(s): Haven't applied for the building permit yet, but the plan is to have a duplex and two detached accessory dwelling units. Also a building for chickens/farm animals.

Project includes proposed lighting?: No

Existing lighting to remain?: N/A

CBJ Water Available?: Public

CBJ Sewer Available?: Public

Class I Use: No

Class II Use: No

Class III Use: No

Class IV Use: No

Class V Use: No



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

Silver Street Farm

Case Number: PAC2025 0057
 Applicant: Shawn Kantola
 Property Owner: Shawn Kantola
 Property Address: Unaddressed
 Parcel Code Number: 4B2601020069
 Site Size: 93,897 Sq. Ft.
 Zoning: D-3
 Existing Land Use: Vacant

Conference Date: January 14, 2026

Report Issued: January 21, 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
Shawn Kantola	Applicant	shawnkantola@yahoo.com
Brandon Robinson	Planner	Brandon.Robinson@juneau.gov
Jenny Smith	Chief General Engineer	Jenny.Smith@juneau.gov
Madeline Carse	Administrative Assistant	Madeline.Carse@juneau.gov
Forrest Courtney	Senior Planner, Floodplain Manager	Forrest.Courtney@juneau.gov
Kathryn Oberlin	Planner	Kathryn.Oberlin@juneau.gov

CONFERENCE SUMMARY

Revised 5/13/2025

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.

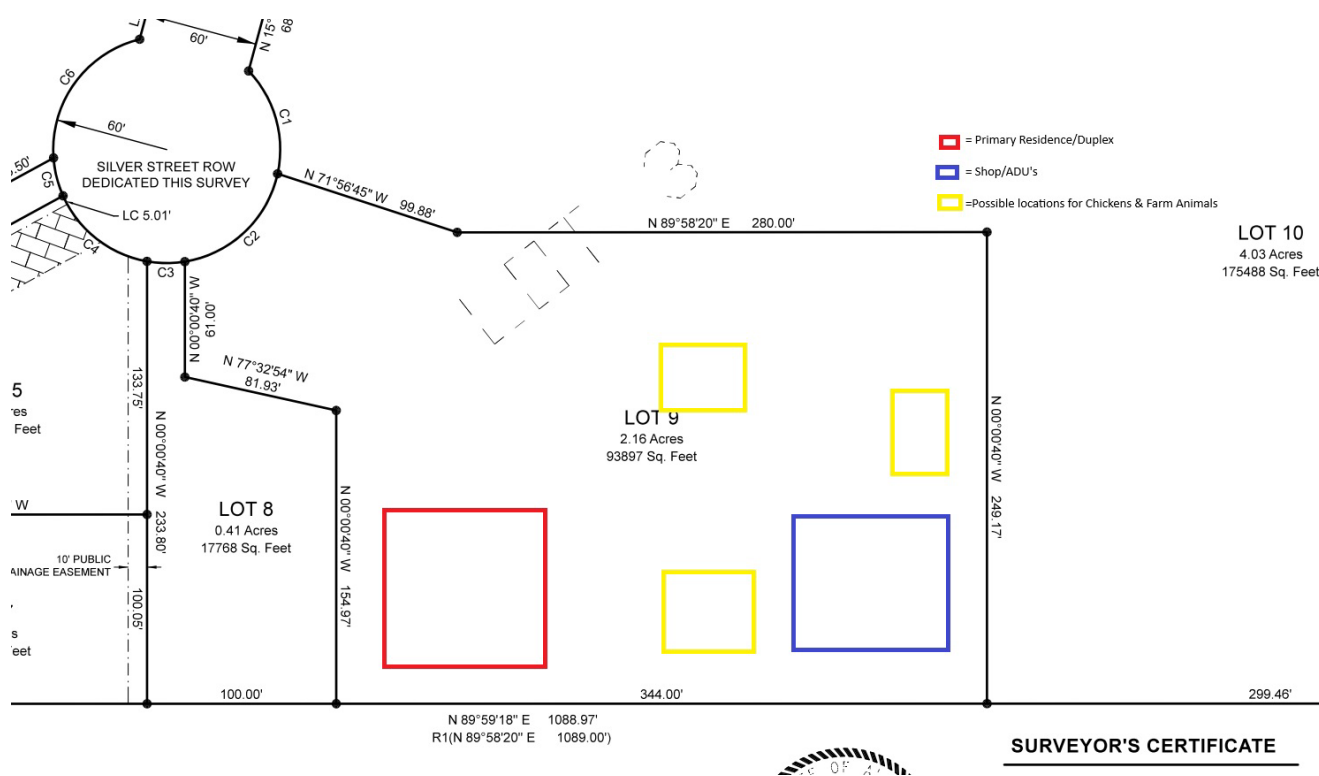
- Applicant should have an initial conversation with the State of Alaska's Department of Environmental Conservation on potential runoff mitigation.

Project Overview

The applicant and owner of the property (parcel 4B2601020069; lot 9, Silver Acres Subdivision) is planning on building their primary residence on the lot in 2026/2027. They are interested in having more than the by-right personal-use thresholds for hens and farm animals. The site is over 2 acres in size, and they are requesting to pursue a conditional use permit for a hobby farm (no commercial uses intended).

They would like to have laying hens, roosters, meat chickens (up to 200 at a time), and up to 30 farm animals at a time.

The applicant submitted a draft site plan, shown below.



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 the application is complete, they will schedule a hearing before the Planning Commission.
 - 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.
- The Planning Commission will:
 - Approve the project
 - Approve the project with conditions (the most common outcome)
 - 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/>

SECTION 1 – PLANNING DIVISION

1. **Zoning** – D-3
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 14.230 Stabling of Farm Animals, superscript M. Note M conveys that the stabling can be for either commercial or private use for more than three farm animals.
3. **Subdivision** – N/A
4. **Setbacks** –
 - a. Front: 25 Feet
 - b. Rear: 25 Feet
 - c. Side: The typical side-yard setback for the D-3 zoning district is 10 Feet. This lot in particular has a 15-Foot side-yard setback from the Black Bear Subdivision's Lot 1 to its south as noted on the plat.
 - d. Street-Side: 17 Feet
5. **Height** –
 - a. Permissible: 35 Feet
 - b. Accessory: 25 Feet
6. **Access** – Silver Street

7. **Parking & Circulation** – The proposed single-family use requires two off-street parking spaces per dwelling unit.
8. **Lot Coverage** –
 - a. Permissible: 35% Maximum
 - b. Conditional: 35% Maximum
9. **Vegetative Coverage** – 20% Minimum
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 offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at §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 49.15.330(g)(11).
12. **Flood** – Panel 02110C1238E. This lot is not in a floodzone.
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – This lot is not in a mapped hazard zone. This lot does not appear to have grades triggering a hillside endorsement according to CBJ’s 2013 Contours GIS layer.
14. **Habitat/Wetlands** – Check with U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. There are no anadromous waterbodies on the subject parcel, or within 50 feet. There are wetlands in the area proposed for development. Applicant will need to acquire any necessary permits from the U.S. Army Corps of Engineers for wetland-affecting development.
15. **Plat or Covenant Restrictions** –
 - a. This plat contains 17 notes. The following listed notes are the most relevant to the subject lot:
 - i. Note 3: Subject to easements and restrictions of record.
 - ii. Note 5: This subdivision is within the City and Borough of Juneau and is subject to taxation at the time of the survey.
 - iii. Note 8: See record book No. 321 page 493 JRD regarding the 30' drainage and maintenance easement across the northerly line of U.S. survey 2551. The portion of drainage easement located within the newly dedicated portion of Silver Street is relinquished.
 - iv. Note 9: See Record Book No. 411 Page 897 regarding the 30' public sewer easement that is coincident with the 30' drainage easement described in note 7 of this plat. The portion of sewer easement located within the Silver Street ROW dedicated this plat is relinquished.
 - v. Note 10: Lots 6, 7, 8, 9 and 10 of this subdivision must have a 15-foot side yard setback for side yards abutting Black Bear Subdivision Lot 1.

- vi. Note 11: Wetlands may exist on parts of this subdivision. Special regulations may apply.
- vii. Note 16: The on-lot stormwater runoff drainage is acceptable as exists between the platted lots of this subdivision and may not be modified unless permitted by CBJ Engineering pursuant to CBJ 19.12.120.1 Best Management Practices.

16. **Traffic** – The proposed use is a detached single-family dwelling with the stabling of animals. There is no proposed commercial use for this property, and no related, intended visitors. Traffic generation numbers below are estimated using the ITE Trip Generation Manual, 9th Edition on a weekday per dwelling unit.

Use	Trips Generated	Total Trips
Single-Family Detached Housing	9.52	9.52
Total ADTs:		9.52

17. **Nonconforming situations** – There are no known nonconformities. The lot was legally platted in 2025 and is currently vacant. The lot meets D-3 zoning standards.

SECTION 2 – BUILDING DIVISION

- 18. **Building** – No issues or concerns with this project at this time.
- 19. **Outstanding Permits** – No outstanding building permits.

SECTION 3 – GENERAL ENGINEERING/PUBLIC WORKS DEPARTMENTS

- 20. **Engineering** – No concerns at this time.
- 21. **Drainage** – No concerns at this time.
- 22. **Utilities** – No concerns at this time.

SECTION 4 – FIRE DEPARTMENT

- 23. **Fire Items/Access** – No concerns from Fire at this time.
- 24. **Remove if not applicable.** Suppression system plans must be submitted with the building permit application. Suppression system design cannot be deferred.

SECTION 5 – OTHER APPLICABLE AGENCY REVIEW

- 25. 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.

- 26. Conditional Use Permit through Civic Access

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.

- 27. A copy of this pre-application conference report
- 28. Scaled site plan showing any pens and structures, as well as drainage and any planned future development

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. N/A

FEE ESTIMATES

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Class II Use, \$500: Agricultural uses of 50,000 or more square feet (CBJ 49.85.100 (3)(B)(ii))
2. Public-Notice Sign: \$100 Sign Deposit; \$50 Sign Fee

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 CBJ Civic Access (<https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home>)

ATTACHMENTS:

- Attachment A_CBJ 49.15.330
- Attachment B_2025_Plat-2025-8
- Attachment C_2026_Draft_Site Plan

49.15.330 Conditional use permit.

- (a) *Purpose.* 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.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
 - (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
 - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with CBJ 49.15.230.
 - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
 - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
 - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;
 - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
 - (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;

-
- (B) Whether the application is complete; and
 - (C) Whether the development as proposed will comply with the other requirements of this title.
- (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) 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.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the 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) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
- (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
 - (2) *Use.* Use of the development may be restricted to that indicated in the application.
 - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.
 - (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
 - (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
 - (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
 - (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
 - (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
 - (9) *Avalanche areas.* Development in moderate and severe avalanche hazard areas shown on the Avalanche Hazard Designation Mapping, dated April 27, 2022, and attached to Serial No. 2023-18(am) as Appendix A, must minimize the risk to life and property.
 - (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:

(A) Developments in wetlands and intertidal areas.

- (11) *Sound*. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation*. Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access*. Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening*. The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size*. Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage*. Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting*. Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions*. Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018; Serial No. 2023-18(am), § 3, 12-11-2023, eff. 1-11-2024)

NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
- RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLAT OF THE BLACK BEAR SUBDIVISION, PLAT No. 2013-26 JUNEAU RECORDING DISTRICT, RECORDED ON SEPTEMBER 13, 2013.
- RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
- SEE RECORD BOOK No. 321 PAGE 493 JRD REGARDING THE 30' DRAINAGE AND MAINTENANCE EASEMENT ACROSS THE NOTHERLY LINE OF U.S. SURVEY 2551. THE PORTION OF DRAINAGE EASEMENT LOCATED WITHIN THE NEWLY DEDICATED PORTION OF SILVER STREET IS RELINQUISHED.
- SEE RECORD BOOK No. 411 PAGE 897 REGARDING THE 30' PUBLIC SEWER EASEMENT THAT IS COINCIDENT WITH THE 30' DRAINAGE EASEMENT DESCRIBED IN NOTE 7 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.
- LOTS 6, 7, 8, 9 AND 10 OF THIS SUBDIVISION MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR SUBDIVISION LOT 1.
- WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOT 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.
- LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 1, 2, AND 3 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
- ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. 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.
- AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
- THE ON-LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.
- A PORTION OF THE CBJ DRAINAGE AND SEWER EASEMENTS ALONG THE NORTHERLY PROPERTY LINE OF LOT 10 PROVIDES PEDESTRIAN ACCESS WITHIN THE EASEMENTS TO NEARBY TRAILS. PUBLIC PEDESTRIAN ACCESS WITHIN THE EASEMENTS WILL CONTINUE TO BE AVAILABLE UNLESS A SUITABLE AND COMPARABLE ALTERNATIVE IS CREATED. NO STRUCTURES/BARRICADES ARE PERMITTED WITHIN THE EASEMENTS THAT WOULD BLOCK PEDESTRIAN ACCESS.

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3 BLACK BEAR SUBDIVISION, 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: February 10, 2025 DATE: February 10, 2025
Shawn Kantola Heidi Kantola
SHAWN KANTOLA HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)

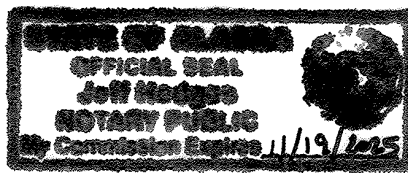
) SS

STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE 10TH DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHAWN AND HEIDI KANTOLA, TO ME KNOWN TO BE THE PEOPLE DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA Jeff Hedges

MY COMMISSION EXPIRES 11/19/2025



BASIS OF BEARING

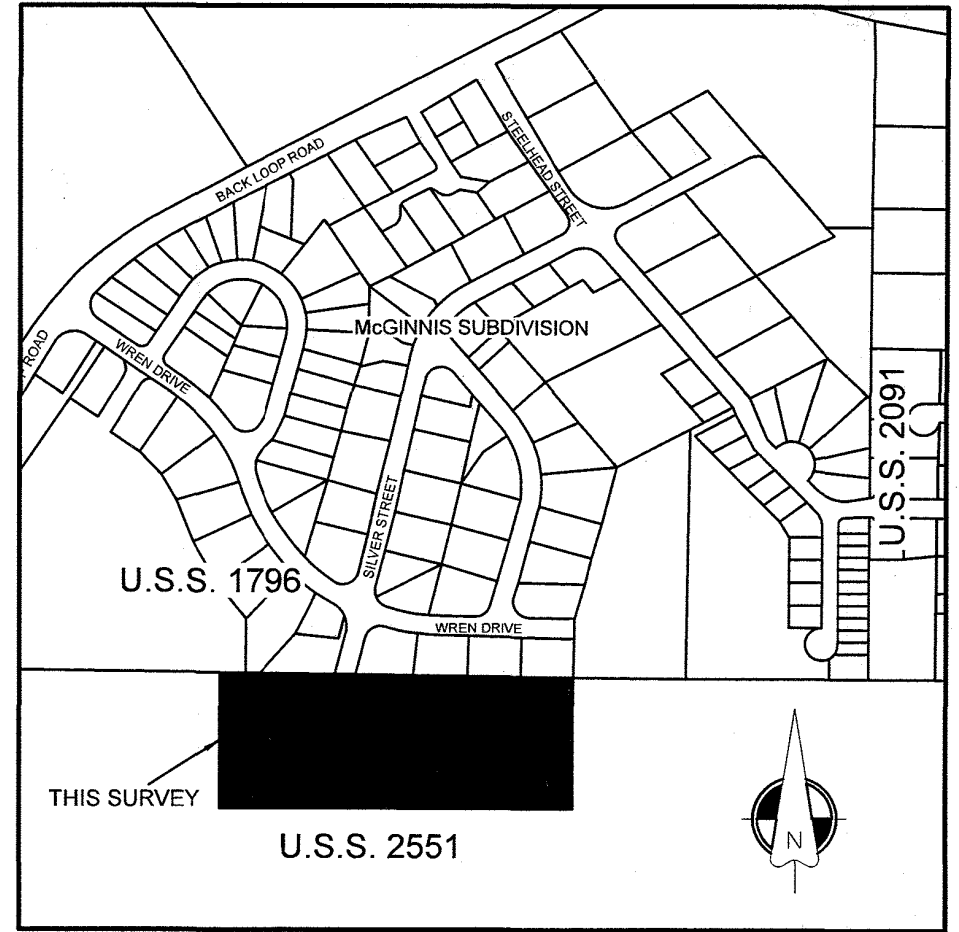
THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 89°58'20" E AS SHOWN ON PLAT No. 2013-26 JRD - A PLAT OF BLACK BEAR SUBDIVISION, BETWEEN RECOVERED US GENERAL LAND OFFICE BRASS CAP MONUMENTS MARKING A PORTION OF THE NORTHERLY BOUNDARY OF U.S. SURVEY 2551.

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 THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION No. SME2024-0002, DATED 1/11, 2025, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT OFFICE, LOCATED IN ANCHORAGE, ALASKA.

M. Cole DATE 2/15/2025
CHAIRPERSON OF THE PLANNING COMMISSION
CITY & BOROUGH OF JUNEAU

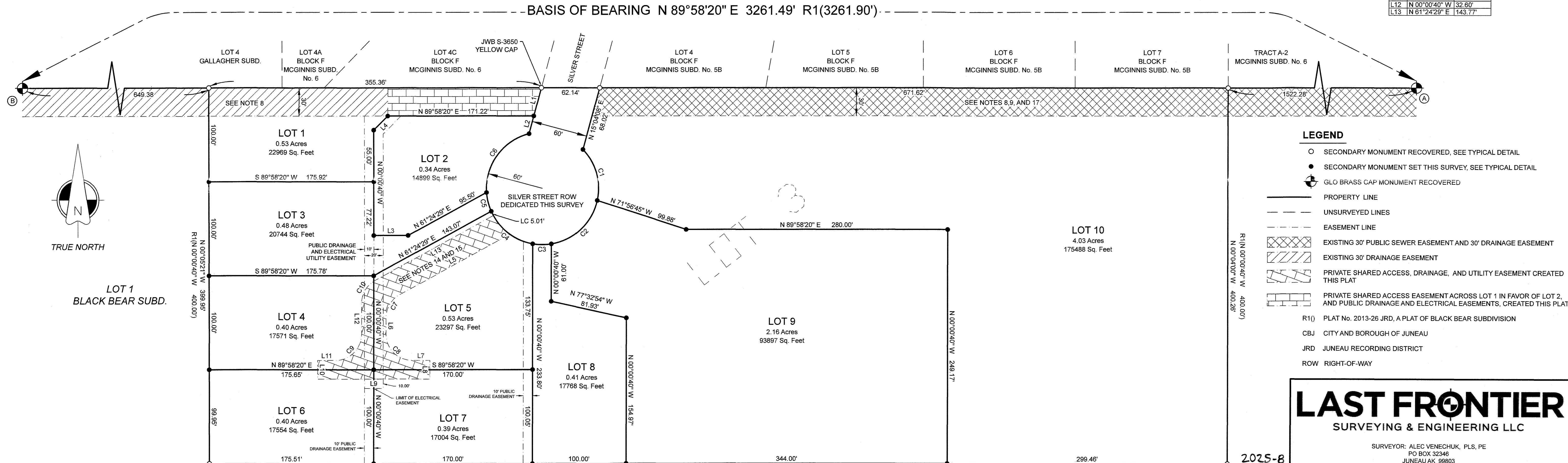
ATTEST:
Syrene Cathcart, cmc
MUNICIPAL CLERK, Deputy
CITY AND & BOROUGH OF JUNEAU



VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.75'	60.00'	55°08'10"	N 15°43'53" W	56.43'
C2	71.72'	60.00'	68°29'24"	N 46°33'54" E	67.53'
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W	20.00'
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W	56.29'
C5	20.78'	60.00'	19°49'17"	N 14°08'19" W	20.66'
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E	77.48'
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'
C8	43.99'	28.00'	90°01'00"	N 45°01'10" W	39.60'
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E	39.59'
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'

LINE TABLE	
LINE BEARING	DISTANCE
L1	N 15°04'08" E 131.07'
L2	N 15°04'08" E 19.57'
L3	N 89°58'20" E 36.73'
L4	N 44°58'50" E 21.22'
L5	S 61°24'29" W 134.38'
L6	S 00°00'40" E 17.14'
L7	N 89°58'20" E 18.99'
L8	S 00°00'40" E 20.00'
L9	S 89°58'20" W 120.00'
L10	N 00°00'40" W 120.00'
L11	N 89°58'20" E 19.01'
L12	N 00°00'40" W 32.60'
L13	N 61°24'29" E 143.77'



LEGEND

- SECONDARY MONUMENT RECOVERED, SEE TYPICAL DETAIL
- SECONDARY MONUMENT SET THIS SURVEY, SEE TYPICAL DETAIL
- ⊙ GLO BRASS CAP MONUMENT RECOVERED
- PROPERTY LINE
- - - UNSURVEYED LINES
- - - EASEMENT LINE
- EXISTING 30' PUBLIC SEWER EASEMENT AND 30' DRAINAGE EASEMENT
- EXISTING 30' DRAINAGE EASEMENT
- PRIVATE SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT CREATED THIS PLAT
- PRIVATE SHARED ACCESS EASEMENT ACROSS LOT 1 IN FAVOR OF LOT 2, AND PUBLIC DRAINAGE AND ELECTRICAL EASEMENTS, CREATED THIS PLAT
- R1() PLAT No. 2013-26 JRD, A PLAT OF BLACK BEAR SUBDIVISION
- CBJ CITY AND BOROUGH OF JUNEAU
- JRD JUNEAU RECORDING DISTRICT
- ROW RIGHT-OF-WAY

LAST FRONTIER
SURVEYING & ENGINEERING LLC

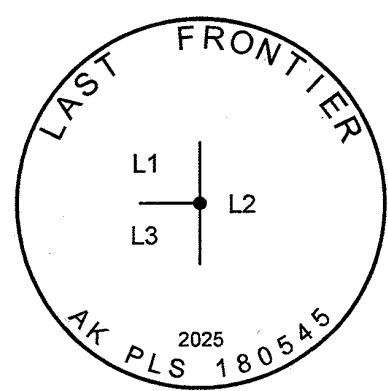
SURVEYOR: ALEC VENECHUK, PLS, PE
PO BOX 32346
JUNEAU AK 99803

CLIENT:
SHAWN AND HEIDI KANTOLA
8287-C GARNET STREET
JUNEAU, AK 99801

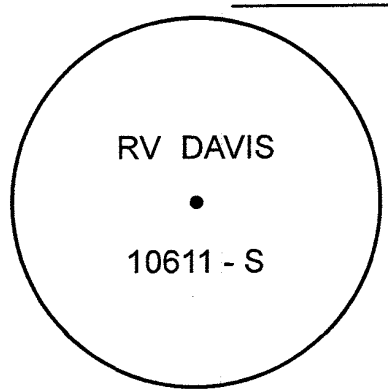
A PLAT OF
SILVER ACRES SUBDIVISION

A SUBDIVISION OF
LOT 3 BLACK BEAR SUBDIVISION
RECORD PLAT No. 2013-26, WITHIN U.S. SURVEY No. 2551
LOCATED WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
- STATE RECORDERS OFFICE AT ANCHORAGE -
CBJ CDD CASE NUMBER: SME2024-0002

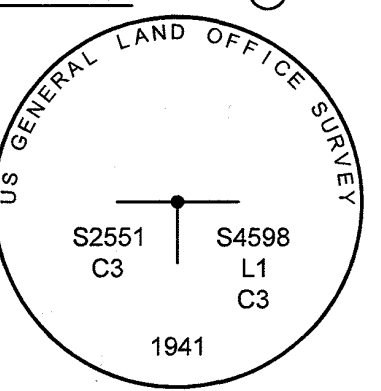
DRAWN BY: AMV DATE: 01/01/2025 SHEET 1 OF 1



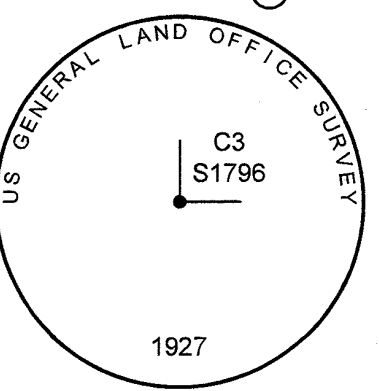
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
2" ALUMINUM CAP ON #5 X 30" REBAR



TYPICAL SECONDARY MONUMENT
RECOVERED
1.25" ORANGE CAP ON #5 REBAR

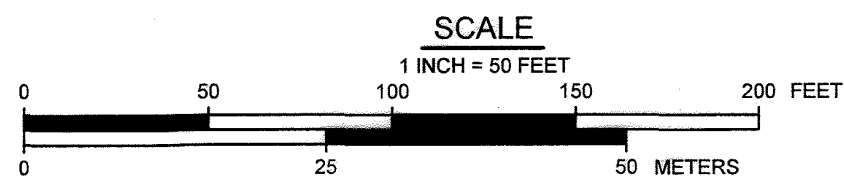


RECOVERED MONUMENT
2.5" BRASS CAP ON IRON PIPE



RECOVERED MONUMENT
2.5" BRASS CAP ON 1" PIPE

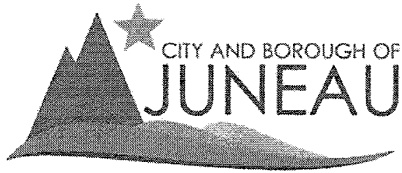
LOT 1
BLACK BEAR SUBD.



SURVEYOR'S CERTIFICATE

I, ALEC M. VENECHUK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY 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, AND THAT TO THE BEST OF MY KNOWLEDGE ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Alec Venechuk
DATE: 2/10/2025



Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 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:

SHAWN KANTOLA HEIDI KANTOLA

Current Owner

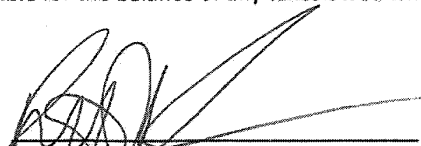
BLACK BEAR LT 3

Legal Description

4B2601020043

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 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, 2025.



Ruth Kostik

January 22, 2025

Date

This Certification of Payment of Taxes is valid through December 31, 2025

Parcel Number: 482601020043 (p_id: 44640) SHAWN KANTOLA Since August 2023 Parcel Address: SILVER ST Owner vs Mailing Index: In Sync
 HEIDI KANTOLA Total Land Value: \$387,500
 8287C GARNET ST (na_id: 4048130) Total Value: \$387,500

(3) Self Reported Tax (2024) X

Accounts Receivable Property Information X Name & Address Real Property Tax

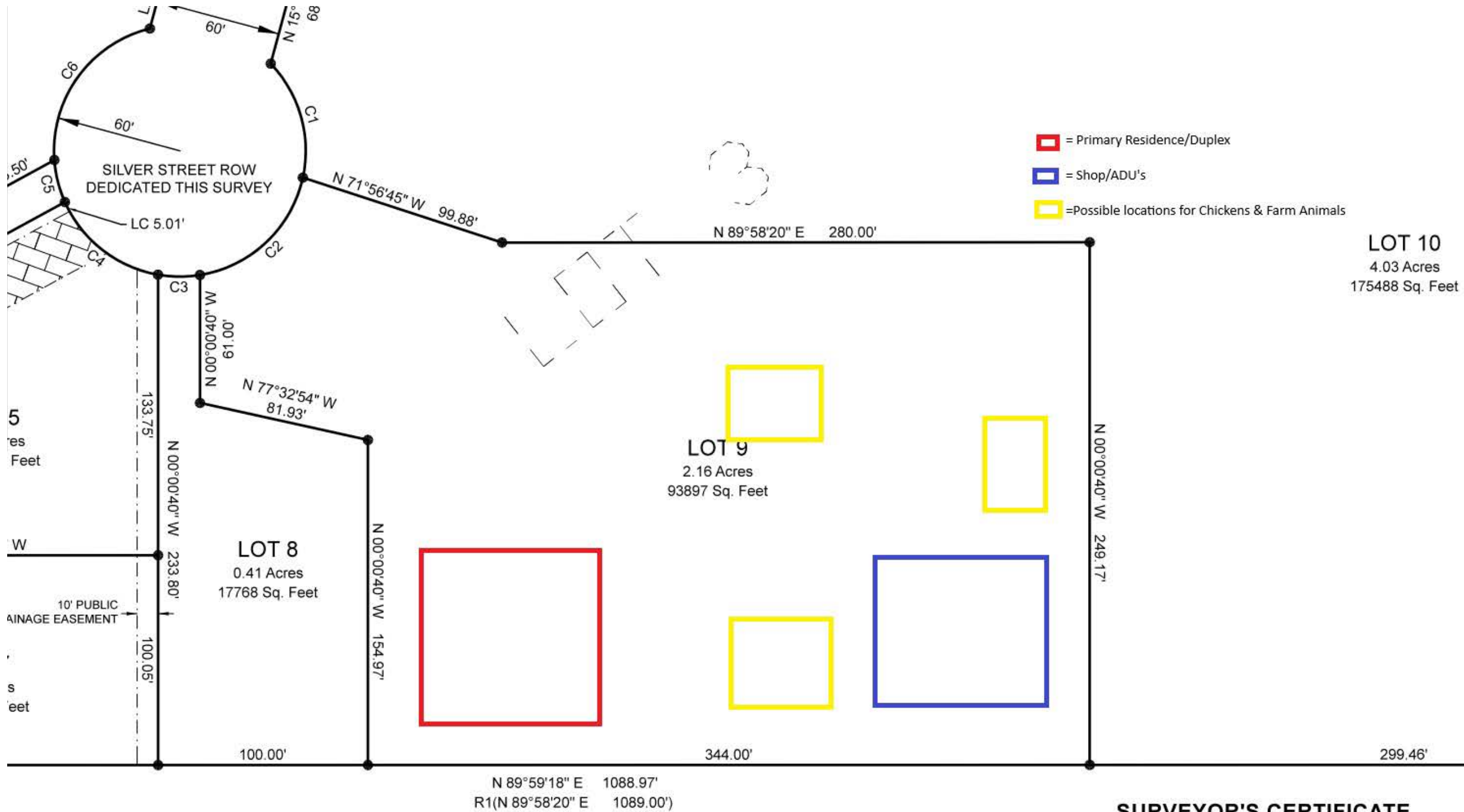
Parcel Information Property Location Building Information Property Owner Property Occupants Related Names

Tax Map Number 482601020043 Acres
 Subdivision BLACK BEAR LT 3 Square Feet
 Legal Lot
 Occupancy Type Legal Index
 Approved Subdivision

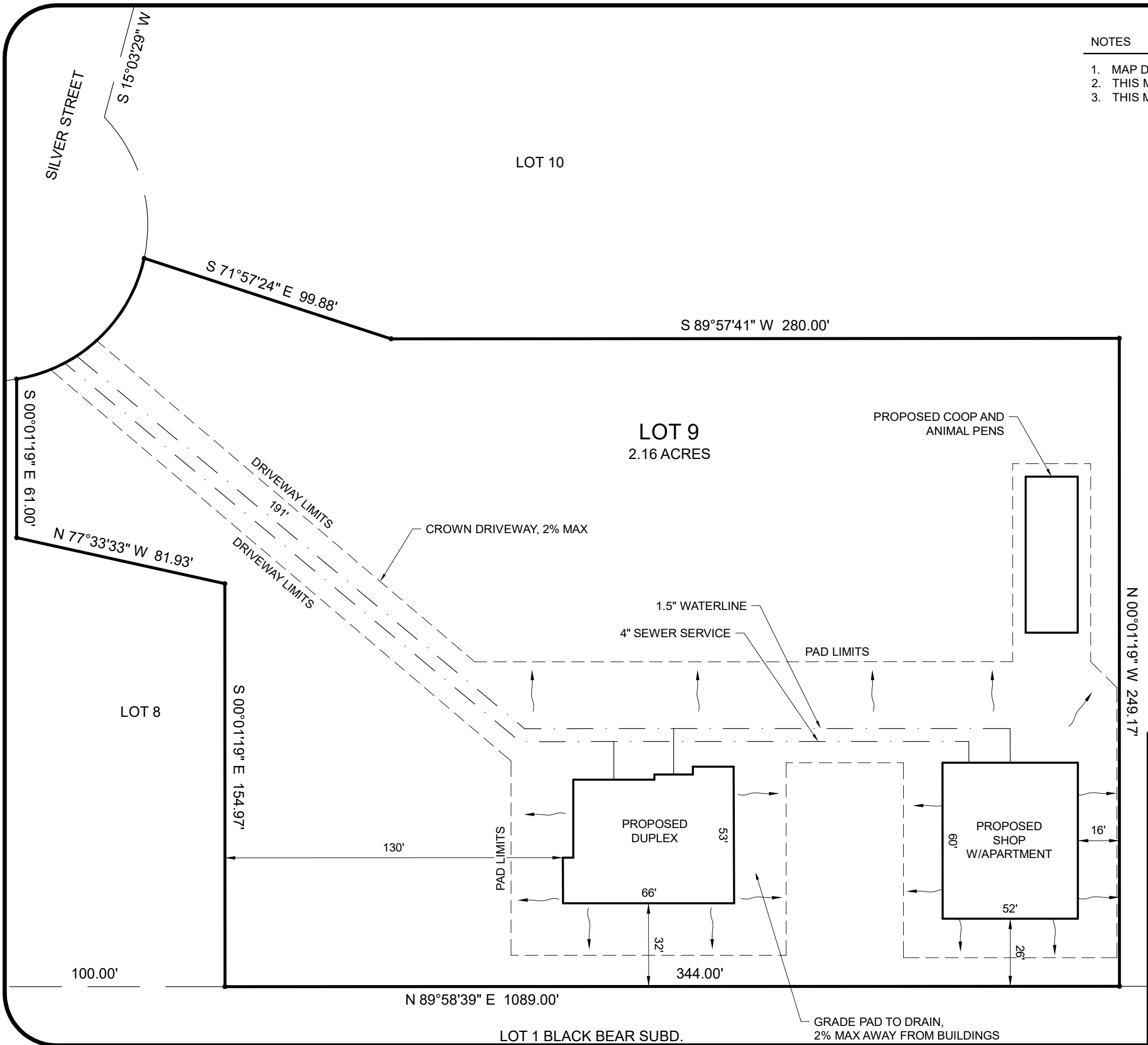
Tax Map # 482601020043

Subsystem Real Property Tax
 Year ☐ Active A/F
☐ Hide Zero

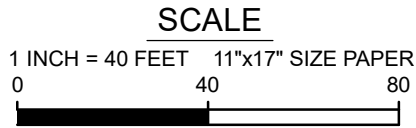
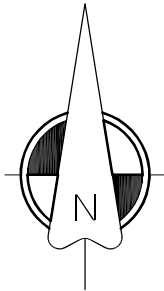
Year	id	Sub System	Cycle Code	Bill Number	Billed	Balance	Adjusted Bill	Adjustment	Paid	AR ID
2024		Real Property Tax	RP	12985	\$0.00	(\$3,969.00)	\$3,880.51		\$7,889.51	202055785



SURVEYOR'S CERTIFICATE



- NOTES
1. MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 2. THIS MAP IS NOT AN ASBUILT SURVEY.
 3. THIS MAP IS FOR THE PURPOSE OF SATISFYING CBJ BUILDING PERMIT REQUIREMENTS.



LAST FRONTIER SURVEYING & ENGINEERING LLC	
A SITE PLAN OF LOT 9, SILVER ACRES SUBDIVISION MENDENHALL VALLEY AREA, JUNEAU, AK SHOWING PROPOSED CONSTRUCTION, UTILITIES, AND OTHER IMPROVEMENTS	
PREPARED FOR: SHAWN KANTOLA	LAST FRONTIER SURVEYING AND ENGINEERING LLC ALEC VENECHUK PLS, PE PO BOX 32346 JUNEAU, AK 99803
DATE: 03/01/2026	



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: August 5, 2024

File No.: SMP2024 0002

Shawn Kantola

8287C Garnet Street

Juneau AK, 99801

shawnkantola@yahoo.com

Proposal: Preliminary plat review for a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

Property Address: Silver Street

Legal Description: BLACK BEAR LT 3

Parcel Code No.: 4B2601020043

Hearing Date: May 28th, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 29, 2024, and approved this preliminary plat with the following conditions and plat notes:

Conditions:

1. 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.
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.
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.
4. Prior to approval of final plat, CDD will work with the developer to develop a plat note that will care for public access along the existing utility easement.

Plat notes:

1. LOTS 6, 7, 8, 9 AND 10 MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR LOT 1.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.
4. LOTS 1, 3 AND 8 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 1, 3 AND 8 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
5. ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. 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.
6. AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
7. THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

Attachment: May 29, 2024 memorandum from David Peterson, Community Development, to the CBJ Planning Commission regarding SMP2024 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, May 28, 2024.

Expiration Date: The permit will expire five (5) years after the effective date, or May 28, 2029 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.

mandy cole

Mandy Cole, Chair
Planning Commission

8/5/2024

Date

Nicolette Chappell

Filed With City Clerk

8/8/2024

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.

Attachment E - SMP2024 0002 Preliminary Plat Notice of Decision



**PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMP2024 0002
HEARING DATE: MAY 14, 2024**

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: May 20, 2024

TO: Mandy Cole, Chair, Planning Commission

BY: David Matthew Peterson, Planner II 

THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a preliminary plat review for a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Considered Major Subdivision due to future phases.
- Lots 9 & 10 intended to be Private Shared Access (PSA) Subdivisions at later date.
- Silver Street will be extended and a cul-de-sac constructed.

GENERAL INFORMATION

Property Owner	Shawn Kantola
Applicant	Shawn Kantola
Property Address	Silver Street
Legal Description	BLACK BEAR LT 3
Parcel Number	4B2601020043
Zoning	D3
Lot Size	435,600 square feet/10.00 acres
Water/Sewer	CBJ water/sewer provided
Access	Silver Street
Existing Land Use	Vacant
Associated Applications	None

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 49.35
 - CBJ 49.80

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES

North (D3)	Residential
South (D1)	Vacant
East (D1)	Vacant
West (D1)	Vacant

SITE FEATURES

Anadromous	N/A
Flood Zone	N/A, 02110C110C1238E
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District.

BACKGROUND INFORMATION

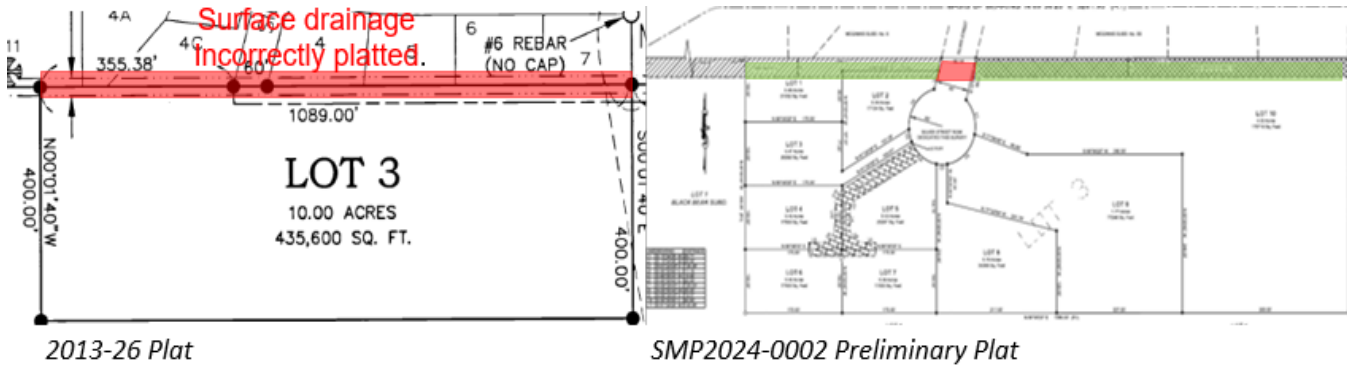
Project Description – The applicant is proposing a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

The Director is classifying this as a major subdivision due to phasing as the subdivision would result in a potential 16 lots, or more.

A surface drainage easement was incorrectly platted. Per Book 321 page 493 refers to the easement as being south of the common boundary. Plat 2013-26 shows it as straddling the property line, in error (image below, left). However, property owners did not authorize the easement (Lots 4A, 4C, 4, 5, 6, and 7). On the submitted Preliminary Plat, the surface drainage easement has been relocated to be entirely on the Silver Acres Subdivision, while a portion that would otherwise go through the Silver Street ROW has been vacated.

NOTE 1: Developer will need to address how Lot 1 will maintain access through the surface drainage easement.

NOTE 2: There is a CBJ trail for the purposes of providing access to a pump station. This is not a Parks and Recreation owned trail. The neighbors in the area use the trail to access wetland areas beyond. Neighbors have expressed concern over the trail being preserved for their continued use.



Background –

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
2023 – Warranty Deed	Warranty Deed which transferred Lot 3, Black Bear Subdivision from the Grantor, Southeast Alaska Regional Health Consortium, to Shawn Kantola and Heidi Kantola.
2014 - Zoning Ordinance	An Ordinance Amending the Official Zoning Map of the City and Borough to change the Zoning of Black Bear, Lot 3, Located at the South End of Silver Street in the Northwest Mendendhall Valley, from D1 to D3.
2013 - Plat	A subdivision of the Homestead of Bill Sakieff into 3 lots creating the Black Bear Subdivision. This plat has the incorrectly conveyed 30-foot surface drainage easement.
2006 – Zoning Map	Zoning map designating the Lot as D1.
1989 – Surface Drainage Easement	Access easement describing a 30-foot strip of land immediately adjacent, South of and parallel to the common property line.
1945 US Survey No. 2551	Plat establishing the Homestead of Bill Sakieff. This would later become the lot that would be subdivided to create Lot 3.

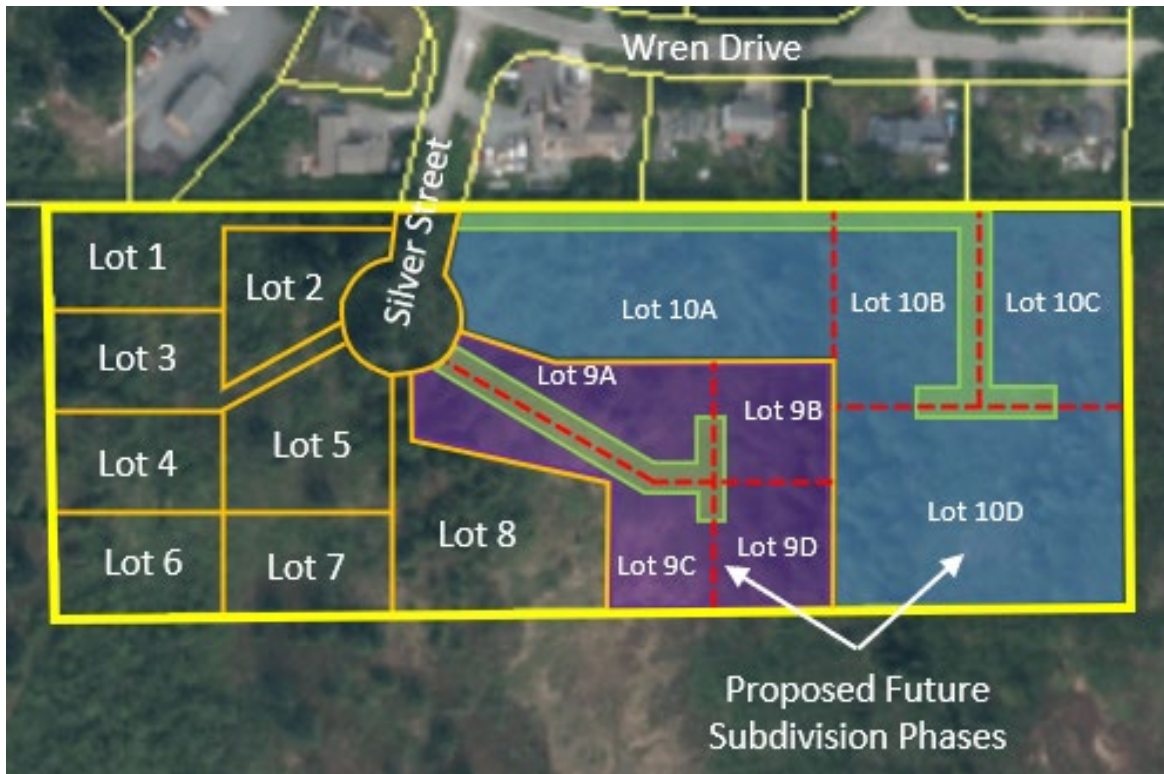
ANALYSIS

Phasing – Lot 3 was rezoned in October of 2014 from D1 to D3 with Zoning Ordinance 2014-46 (**Attachment I**). The D3 minimum lot size is 12,000 square feet. New Lots, 9 and 10, would have ample space to be subdivided into four (4) or more lots. The Developer intends to subdivide Lots 9 and 10 in the future. Proposed Lot 9 has 77,246 square feet/1.77 acres, and Lot 10 has 175,716 square feet/4.03 acres (**Attachment E**).

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.

It should be noted that the proposed sketch plat found in **Attachment E** will require revision and is only demonstrates that enough land is present to further subdivide. Additionally, it is being recommended that the Commission consider advising the developer to relocate the Private Shared Access (PSA) for future Lots 10A, B, C, and D onto the developer's property instead of planning a road directly behind existing housing.



Minimum Lot Dimensions – The proposed lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Dimensional Standard	Requirement	Met?
Minimum Lot Size, Square Feet	12,000	☒ Meets/Exceeds ☐ Not met
Minimum Lot Width, Lineal Feet	100	☒ Meets/Exceeds ☐ Not met

Access to the proposed subdivision will be through a new cul-de-sac at the end of the existing Silver Street stub. Per 49.15.421, if a proposed lot fronts on a cul-de-sac or a similar sharply curved right-of-way and the commission for major subdivisions makes a determination that meeting minimum lot width at the front building line in accordance with the table of dimensional standards in CBJ 49.25.400 is impractical, the minimum width may be reduced as necessary to achieve a reasonable lot configuration.

It should be noted that in D3 zoning typically has four to five (4-5) lots fronting a cul-de-sac. There are two instances where nine (9) lots are fronting a cul-de-sac in a D5 zoned neighborhood. This cul-de-sac will have the greatest number of lots to be accessed by a cul-de-sac.

Lot #	Lot Type	Lot Frontage in Linear Feet	Lot Size in Square Feet
1	Panhandle	20.71	21,032
2	Standard	114.16	17,104
3	Panhandle	20.76	20,292
4	Private Shared Access	N/A	17,500
5	Standard	58.59	23,297
6	Private Shared Access	N/A	17,500
7	Private Shared Access	N/A	17,000
8	Panhandle	20.09	34,369
9	Standard	71.72	77,246
10	Standard	114.16	175,716

Setbacks – Per 49.25.400, Note 3, of the Table of Dimensional Standards: Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line.

Lot 3, zoned D3, is bound on three (3) sides by a property that is zoned D1, and the D1 setbacks apply along these shared lot lines. The only difference between D3 and D1 zoning applies to the side yard setbacks which are 15 feet for D1 zoning versus 10 feet in D3 zones.



Condition: N/A

PLAT NOTE: N/A

Density – The table below demonstrates how many dwelling units each lot can accommodate after the proposed subdivision has been completed.

All lots exceed 125 percent of the minimum lot size for the zoning district, so each single-family home built on these lots could have an Accessory Apartment.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
1	21,032	175%	One (1) Duplex, or One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
2	17,104	143%	One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
3	20,292	169%	One (1) Duplex, or one (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
4	17,500	146%	One (1) Single Family Detached Dwelling While Lot 4 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
5	23,297	194%	One (1) Single Family Detached Dwelling While Lot 5 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
6	17,500	146%	One (1) Single Family Detached Dwelling While Lot 6 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
7	17,000	142%	One (1) Single Family Detached Dwelling While Lot 7 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
8	34,369	286%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
9	77,246	644%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
9A	23,249	194%	One (1) Single Family Detached Dwelling While Lot 9A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9B	13,632	114%	One (1) Single Family Detached Dwelling.
9C	25,726	214%	One (1) Single Family Detached Dwelling While Lot 9C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9D	14,638	122%	One (1) Single Family Detached Dwelling.
10	175,716	1,464%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
10A	55,713	464%	One (1) Single Family Detached Dwelling While Lot 10A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10B	29,988	250%	One (1) Single Family Detached Dwelling While Lot 10B has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10C	30,003	250%	One (1) Single Family Detached Dwelling While Lot 10C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10D	60,013	500%	One (1) Single Family Detached Dwelling While Lot 10D has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
			family structure and an accessory apartment.

Under the current private shared access subdivision code, lots 9 and 10 could be subdivided and create six more lots accommodating single-family structures, each with an ADU.

Habitat – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No known anadromous waterbodies are on the subject parcel, or within 50 feet.

Condition: N/A

Plat Note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Hazard Zones – No recorded hazards in CBJ record.

Condition: N/A

Plat Note: N/A

LOT DESIGN

Panhandle Lots – Proposed Lots 1, 3, and 8 will be panhandle lots. All panhandle lots adhere to the requirements set forth in Title 49, Section 49.15.423.

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(1)(A) Dimensional Requirements	The front and panhandle lots must meet all dimensional and area requirements.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(1)(B) Panhandle Width	No part of the panhandle shall be less than 20 feet in width.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(1)(C) Panhandle Length	The panhandle portion of the lot shall not be longer than 300 feet in D1 zones, and one and one-half times the minimum lot depth in other residential zoning districts.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(1)(D) Structures Prohibited	No buildings are allowed within the panhandle portion of the lot.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(1)(E) Lot Depth	In a D1 zoning district, 30 feet of the width of the	☒ Meets/Exceeds ☐ Not met	Not applicable.

Standard	Requirement	Met?	Conditions and Plat Notes
	panhandle of the rear lot may be used in determining the width of the front lot.		
CBJ 49.15.423(a)(1)(F) Lot Width	The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(3)(A) Shared Driveway	Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(3)(C)/(D) Parking	A parking plan is required showing the feasibility of off-street parking – no back-out parking is allowed unless approved by the Director.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(3)(E) Easement and Maintenance Agreement	The applicant has provided an easement for all common access and parking areas and a maintenance agreement will be recorded with the final plat.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(3)(F)	The applicant has demonstrated that any portion of the driveway not located in a public right-of-way can comply with emergency service access requirements. A profile of the proposed driveway was included with the application.	☒ Meets/Exceeds ☐ Not met	

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(3)(H)	The portion of the panhandle in the right-of-way, or the first 20 feet from the edge of the public roadway, has been paved, whichever length is greater.	☒ Meets/Exceeds ☐ Not met	

TRAFFIC

Traffic – According to CBJ 49.40.300(2) a traffic impact analysis IS NOT required.

Use	Average Daily Trips (ADT)	Number of Possible Dwellings	Total ADT
Single Family Residential (210)	9.52	19	180.88
Apartment (220)	6.65	4	26.6
Total ADTs:			207.48

ACCESS AND PUBLIC IMPROVEMENTS

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the subdivision is Silver Street. The applicant has demonstrated that Lots 1, 2, 3, 4, 8,9, and 10 will have direct and practical access to a new cul-de-sac public right-of-way through the frontage of the lot, as required by CBJ 49.35.250(b). Lots 4, 5, 6, and 7 will have a Private Shared Access to Silver Street per the standards outlined in 49.35.262.

Lot Number	Primary access
1	Silver Street
2	Silver Street
3	Silver Street
4	Private Shared Access to Silver Street
5	Private Shared Access to Silver Street
6	Private Shared Access to Silver Street
7	Private Shared Access to Silver Street
8	Silver Street
9	Silver Street
10	Silver Street

Conditions: N/A

Plat notes:

ACCESS SUBJECT TO CBJ 49.15.423 ‘PANHANDLE LOTS’. ACCESS TO LOTS 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.

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ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II ‘PRIVATE SHARED ACCESS’ REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. 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.

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CBJ 49.35.240 Table of Roadway Construction Standards –

Condition: 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.

Plat Note: N/A

ADTs	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publicly Maintained
207.48	No	No	22 foot	No	60 foot	Yes	Yes

Drainage – An Engineered Drainage Report has been submitted and is being reviewed by CBJ’s General Engineering Department. (**Attachment D**).

Condition: NA

Plat Note:

THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

AGENCY REVIEW

CDD conducted an agency review comment period between April 10, 2024 – April 24, 2024. Agency review comments can be found in **Attachment G**.

Agency	Summary
Capital City Fire and Rescue	All comments addressed through initial review.
Cartography	All comments addressed through initial review.
General Engineering	Bonding requirements are being created.
Zoning	All comments addressed through initial review.

PUBLIC COMMENTS

CDD conducted a public comment period between April 4, 2024 – May 20,2024. Public notice was mailed to property owners within 500 feet of the subject parcel (**See Attachment F**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment K**). Public comments submitted at time of writing this staff report can be found in **Attachment H**.

Name	Summary
Tina and Josh Martin	1. Preservation of a trail that is present on the existing Lot 10. 2. Drainage concerns along the property line between the subdivision. Who maintains it? Who will have access to it?
Raymond Pastorino	1. Preservation of a trail that is present on the existing Lot 10.
Margaret Custer	1. Concerns over development impacts to abutting wetland habitats.
Sheryl Weinberg	1. Question regarding building pad locations 2. Are there any CC&R’s?
Ren Scott	1. Preservation of a trail that is present on the existing Lot 10.

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 plating 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 plat a 60 foot Right-of-way, and install a paved 44 foot wide street with a 96 foot diameter cul-de-sac, and provide water and sewer to all lots.

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 will not have the adequate frontage along the right-of-way, though the commission may allow for the proposed configuration per 49.15.421 where lots that front on a cul-de-sac the commission for major subdivisions makes a determination that meeting the minimum lot width at the front of the building line in accordance with the table of dimensional standards is impractical, the minimum lot width may be reduced as necessary to achieve a reasonable lot configuration.

Finding: Yes. The proposed subdivision does not meet the lot frontage requirements at the cul-de-sac but would meet the required frontage when measured from the front of the building line.

4. *Will the proposed street names be unique or continuations of existing streets?*

Analysis: The street will be an extension of an existing street (Silver Street).

Finding: Yes. Proposed street names are unique or 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,

Analysis: No further 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 Silver Acres Subdivision. This permit would allow the applicant to submit for the final plat application.

This approval is subject to the following conditions:

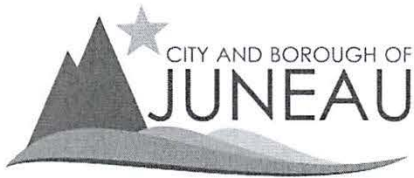
1. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
2. Prior to approval of a final plat, the applicant shall submit a complete set of 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.
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.

Plat notes:

1. LOTS 6, 7, 8, 9 AND 10 MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR LOT 1.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.
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5. ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. 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.
6. AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
7. THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Preliminary Plat
Attachment C	Closure Report
Attachment D	Preliminary Drainage Report
Attachment E	Sketch Plat
Attachment F	Abutters Notice with Mailing List Sent 4/3/24
Attachment G	Agency review comments
Attachment H	Public comment
Attachment I	Ordinance 2014-46
Attachment J	Public Notice Sign



Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 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:

SHAWN KANTOLA, HEIDI KANTOLA

Current Owner

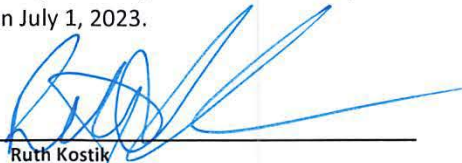
BLACK BEAR LT 3

Legal Description

4B2601020043

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, 2023.


Ruth Kostik

September 13, 2024

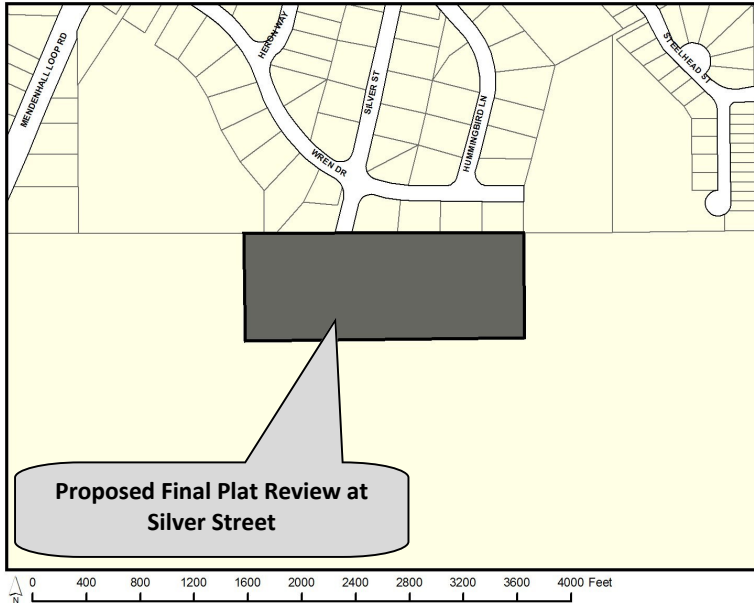
Date

This Certification of Payment of Taxes is valid through December 31, 2024

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

Final Plat Review has been submitted for consideration and public hearing by the Planning Commission for **ten (10) lot Silver Acres Subdivision** at **Silver Street** in a **D3(T)D18** 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 **September 16** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Sept. 9

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

Sept. 10 — noon, Sept. 20

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

HEARING DATE & TIME: 7:00 pm, September 24

This meeting will be held by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/82256333971> and use the Webinar ID: 822 5633 3971 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

Sept. 25

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.: SMF2024 0002

Parcel No.: 4B2601020043

CBJ Parcel Viewer: <http://epv.juneau.org>

Printed August 23, 2024





September 9, 2024

RE: Final Plat Review for Silver Acres Subdivision on Silver Street
Case Number: SMF2024 0002

To Whom It May Concern,

The Southeast Alaska Land Trust (SEALT) received notice that an application for a Final Plat Review has been submitted for consideration and public hearing by the City & Borough of Juneau (CBJ) Community Development Planning Commission. The Case Number for this application is SMF2024 0002.

The proposed project is located directly adjacent to SEALT's Montana Creek Wetlands mitigation site (Black Bear Lot 1; CBJ Tax ID 4B2601020041). This mitigation site provides compensatory mitigation for seven Department of the Army permits, overseen by the US Army Corps of Engineers (USACE), and included a significant portion of the mitigation required for the 2009 Juneau International Airport improvements project (USACE permit: POA-1981-320-M22).

As described in SEALT's management plan for the Montana Creek Wetlands property, the purpose of its conservation is to preserve "wetland habitat for wildlife, open space for public enjoyment, and outdoor recreation and education opportunities for the general public." The property is open to the public for uses such as hiking, walking, skiing, snowshoeing, wildlife viewing, picnicking, berry picking, fishing, hunting, and educational programs. Additionally, the property contains approximately 113 acres of high-functioning palustrine wetlands.

Black Bear Lot 3 (the parcel in question for the proposed Silver Acres subdivision) is likewise classified as palustrine wetlands under the National Wetlands Inventory and makes up part of the greater wetlands complex containing the Montana Creek Wetlands mitigation site. Among other important functions, the extent and healthy functioning of these wetlands provide flood attenuation and protection to surrounding residential areas, particularly significant due to the nearby Mendenhall River and its associated floodplain which have been impacted in the last 12 years by glacial outburst flooding. Notably, the frequency and severity of glacial outburst flooding has risen in recent years and remains an ongoing concern for properties in close proximity to the Mendenhall River, including Black Bear Lot 3 and surrounding parcels. Incremental and cumulative developments in the area

have filled wetland areas that would otherwise provide flood mitigation in periods of rising water.

SEALT therefore recommends that the Planning Commission exercise special caution in considering the additional fill and fragmentation of wetlands and streams in a residential area that is already highly vulnerable to flooding, and which could expose the newly developed area and homes in the surrounding area to preventable flooding.

Under the proposed subdivision plan, eight of the ten resulting plots would directly border SEALT's mitigation site, with the applicant noting a potential intent to further subdivide lots 9 and 10 into additional lots in the future. Increased development adjacent to the mitigation site poses a direct threat to the property and its conservation values and may create additional management responsibilities for the land trust. The proposed subdivision would also, importantly, require wetland mitigation of its own for unavoidable impacts to aquatic resources.

In addition to construction-related impacts such as sediment runoff and risk of pollutant contamination, a substantial increase in the number of privately-owned lots abutting the mitigation site permanently increases the threat of future encroachments and impacts to the property. An increase in nearby development can change the character of the conservation property and its capacity as a mitigation site.

SEALT requests that the Planning Commission thoroughly review and discuss potential effects to the adjacent wetland mitigation site, the flood attenuation provided by the wetlands under consideration for fill and development, and the habitat that would be impacted when evaluating the application and proposed subdivision.

If you have any questions, please contact the Southeast Alaska Land Trust at (907) 586-3100 or info@sealt.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margaret Custer".

Margaret Custer
Executive Director



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: October 1, 2024

File No.: SMF2024 0002

Shawn Kantola
8287C Garnet Street
Juneau, AK 99801
shawnkantola@yahoo.com

Proposal: Final Plat approval for the ten (10) lot Silver Acres Subdivision in accordance with the conditions outlined in SMP2024-0002.

Property Address: Silver Street

Legal Description: BLACK BEAR LT 3

Parcel Code No.: 4B2601020043

Hearing Date: September 24, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 16, 2024, and approved the final 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, the applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

Attachment: September 16, 2024, memorandum from David Matthew Peterson, Community Development, to the CBJ Planning Commission regarding SMF2024 0002.

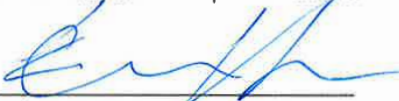
This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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).

Shawn Kantola
File No.: SMF2024 0002
October 1, 2024
Page 2 of 2

Effective Date: The permit is effective upon approval by the Commission, September 24, 2024.

(*For Phased Subdivisions Only***)** [Approval of a final plat consisting of a portion of the preliminary plat will not extend the expiration date of the remaining lots.]


FOR Mandy Cole, Chair
Planning Commission

10/1/24
Date


Filed With City Clerk

10/1/24
Date

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.



**PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMF2024 0002
HEARING DATE: SEPTEMBER 24, 2024**

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: September 16, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: David M Peterson, Planner II 
THROUGH: Scott Ciambor, Planning Manager
PROPOSAL: Final Plat approval for the ten (10) lot Silver Acres Subdivision in accordance with the conditions outlined in SMP2024-0002.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- 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.
- 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.
- Applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.
- CDD will work with the developer to develop a plat note that will care for public access along the existing utility easement.
- Plat notes added per SMP2024-0002, Notice of Decision (NOD), dated August 5, 2024.

ALTERNATIVE ACTIONS:

1. **Amend:** amend the approval to require conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-3 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 49.15.412
 - CBJ 49.35.140
 - CBJ 49.55.010
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Shawn Kantola
Applicant	Shawn Kantola
Property Address	Silver Street
Legal Description	BLACK BEAR LT 3
Parcel Number	4B2601020043
Zoning	D3
Lot Size	435,600 square feet/10.00 acres
Water/Sewer	CBJ water/sewer provided
Access	Silver Street
Existing Land Use	Vacant
Associated Applications	None

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (D1)	Vacant
East (D1)	Vacant
West (D1)	Vacant

SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A, Per Panel 02110C110C1238E
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining and Exploration Surface Activities Exclusion District.

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 CBJ49.15.402(a) - A major subdivision permit is required for subdivisions resulting in 14 or more lots.

BACKGROUND INFORMATION

Project Description – The applicant has requested approval for the Final Plat of the Silver Acres Subdivision. This review addresses the final plat for the subdivision. Property taxes and bonding for required improvements are still pending. The revised final plat complies with all other conditions outlined in the Notice of Decision for SMP2024-0002.

The Preliminary Plat was approved with conditions under the Notice of Decision for case SMP2024-0002, signed by Chairperson Mandy Cole on August 5, 2024.

Background -

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
NOD SMP2024-0002	The Notice of Decision, approving the Silver Acres Subdivision, with conditions, was approved on August 5, 2024, and signed by Chairperson, Mandy Cole. (Attachment E)
SMP2024-0002	A preliminary plat for the Silver Acres Subdivision, proposing ten (10) lots, was submitted to the Planning Commission on May 14, 2024. The development includes three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 and 10 may be further subdivided into private shared access subdivisions in the future. (Attachment F)
PAC2024-0006	A Pre-Application Conference was held on January 31, 2024. It was determined that the proposed subdivision would be part of a phased development, potentially yielding sixteen (16) or more lots, and should therefore be considered a Major Subdivision. (Attachment A pg.11)

ANALYSIS

Compliance with Title 49 - The revised final plat meets the requirements of 49.15.402 for Major Subdivisions as well as the requirements set forth in 49.15.412 for the Final Plat requirements.

Preliminary Plat Conditions of Approval -

Condition	Status	Summary
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.	☒ Met ☐ Unmet ☐ On-going	Certification from the CBJ Treasurer has been received (Attachment G) .
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	☒ Met ☐ Unmet ☐ On-going	A full set of construction plans for the development of the Silver Street cul-de-sac and utilities, along with a drainage report

Condition	Status	Summary
review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.		prepared by Pro HNS LLC has been submitted (Attachments C & D).
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.	☒ Met ☐ Unmet ☐ On-going	Applicant has provided a financial guarantee in accordance with CBJ 49.55.010, with bond number: XXXXXXXXXX (Attachment XXXX)
Prior to approval of final plat, CDD will work with the developer to develop a plat note that will care for public access along the existing utility easement.	☒ Met ☐ Unmet ☐ On-going	A plat note was approved by the City and Borough of Juneau Legal department that ensures public access along the existing utility easement (See note 17 of Attachment B).
Plat Notes to be included from Notice of Decision.	☒ Met ☐ Unmet ☐ On-going	Plat notes added per SMP2024-0002, Notice of Decision, dated August 5, 2024, have been added to the Final Plat for SMF20204-0002 (See Notes 10-16 in Attachment B).

AGENCY REVIEW

CDD conducted an agency review comment period between August 6, 2024 – August 20, 2024. The agencies consulted were: CBJ General Engineering, CBJ Cartography, CBJ Zoning, and Capital City Fire and Rescue. None of the agencies expressed any concerns with the final plat or construction drawings.

PUBLIC COMMENTS

CDD conducted a public comment period between August 23, 2024 – September 10, 2024. 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. The Southeast Alaska Land Trust (SEALT) submitted concerns regarding the proposed development proximity to the Montana Creek Wetlands mitigation site. See **Attachment J**.

FINDINGS

Final plat approval criteria - Per CBJ 49.15.402(f)(3) the Director makes the following findings:

1. *Has the applicant complied with any conditions or plat notes as required in the notice of decision approving the preliminary plat?*

Analysis: The Applicant has bonded for the improvements as outlined in the construction plans, has paid the property taxes for the calendar year, and made the requested revisions to the final plat.

Finding: Yes. All conditions of preliminary plat approval have been met.

2. *Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010?*

Analysis: Per Title 49 the major subdivision would require paving the Silver Street spur and new cul-de-sac, with appropriate water and sewer improvements.

Finding: Yes. The applicant has provided a financial guarantee.

3. *Does the final plat meet the standards set forth in CBJ 49.15.412 for final plats?*

Analysis: Capital City Fire and Rescue, Cartography, Zoning, General Engineering, and Streets have all reviewed and approved the proposed Final Plat (**Attachment B**).

Finding: Yes. The final plat complies with CBJ 49.15.415 Final Plat Standards.

RECOMMENDATION

Staff recommends APPROVAL of the Final Plat, with the conditions that full payment of property taxes, and the construction of, or establishment of bonding for improvements prior to final plat recording. The permit would allow for recording of the Final Plat for the Silver Acres subdivision that will create ten (10) lots. The subdivision includes three (3) panhandle lots and one (1) private shared access serving four (4) lots. The purpose of the Final Plat Review is to ensure that the plat has been revised to comply with the conditions outlined in the Notice of Decision (NOD) for SMP2024-0002. (**Attachment E**)

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Final Plat
Attachment C	Construction Plans
Attachment D	Final Drainage Report
Attachment E	SMP2024 0002 Preliminary Plat Notice of Decision
Attachment F	Staff Report for SMP2024 0002 Preliminary Plat
Attachment G	2024 Certificate of Taxes Paid

Shawn Kantola
File No: SMF2024 0002
September 19, 2024
Page 6 of 6

Item	Description
Attachment H	Abutters Notice
Attachment I	Image of Public Notice Sign
Attachment J	Public Comments
Attachment L	Agency Comments



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 NHN Silver St.															
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Lot 3 Black Bear Subdivision															
	Parcel Number(s) 4B2601020043															
	☐ 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 Shawn Kantola		Contact Person Shawn Kantola													
	Mailing Address 8287C Garnet St.		Phone Number(s) 907-209-3900													
	E-mail Address shawnkantola@yahoo.com															
	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. <table><tr><td>Shawn Kantola</td><td>Landowner</td></tr><tr><td>Landowner/Lessee (Printed Name)</td><td>Title (e.g.: Landowner, Lessee)</td></tr><tr><td>X </td><td>03/13/2024</td></tr><tr><td>Landowner/Lessee (Signature)</td><td>Date</td></tr><tr><td>Landowner/Lessee (Printed Name)</td><td>Title (e.g.: Landowner, Lessee)</td></tr><tr><td>X _____</td><td>_____</td></tr><tr><td>Landowner/Lessee (Signature)</td><td>Date</td></tr></table> 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.			Shawn Kantola	Landowner	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X	03/13/2024	Landowner/Lessee (Signature)	Date	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X _____	_____	Landowner/Lessee (Signature)
Shawn Kantola	Landowner															
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)															
X	03/13/2024															
Landowner/Lessee (Signature)	Date															
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)															
X _____	_____															
Landowner/Lessee (Signature)	Date															
APPLICANT If same as LANDOWNER, write "SAME"																
Applicant (Printed Name) SAME		Contact Person														
Mailing Address		Phone Number(s)														
E-mail Address																
X		Date of Application														
Applicant's Signature																

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Intake Initials
SMF24-02	
	Date Received
	7/29/24

I:\FORMS\PLANFORM\MPA_Final Draft.docx

Updated 6/2022-- Page 1 of 1



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

COMMUNITY DEVELOPMENT

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Finish the Silver St. stub st and add a Cul-de-sac to access 10 new residential lots.

Number of Existing Parcels 1 Total Land Area 10 Acres Number of Resulting Parcels 10

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS



NO



YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
- ☐ Final Plat (MIF)
- ☐ Panhandle Subdivision
- ☐ Accretion Survey
- ☐ Boundary Adjustment
- ☐ Lot Consolidation (SLC)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☐ Preliminary Plat (SMP) SMF24-02
- ☒ Final Plat (SMF)
- ☐ Preliminary Development Plan – PUD (PDP)
- ☐ Final Development Plan – PUD (PDF) Preliminary
- ☐ Development Plan – ARS (ARP) Final
- ☐ Development Plan – ARS (ARF)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☒ Pre-application conference notes ✓
- ☒ Narrative including: ✓
 - ☒ Legal description(s) of property to be subdivided
 - ☒ Existing structures on the land
 - ☒ Zoning district
 - ☒ Density
 - ☒ Access
 - ☒ Current and proposed use of any structures
 - ☒ Utilities available
 - ☒ Unique characteristics of the land or structure(s)

- ☒ Preliminary Plat checklist ✓

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>700.00</u>		<u>\$70 per lot, 49.89.100(4)</u>	
Admin. of Guarantee	\$ _____			
Adjustment	\$ <u>150</u>		<u>public notice sign</u>	
Total Fee	\$ _____			

For assistance filling out this form, contact the Permit Center at 586-0770.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

SMF24-02

Date Received

7/29/24

I:\FORMS\PLANFORM\Subdivision Application.docx

Revised October 2019 - Page 1 of 1

CBJ Permit Department

03/13/2024

Preliminary Plat Application for a Major Subdivision:

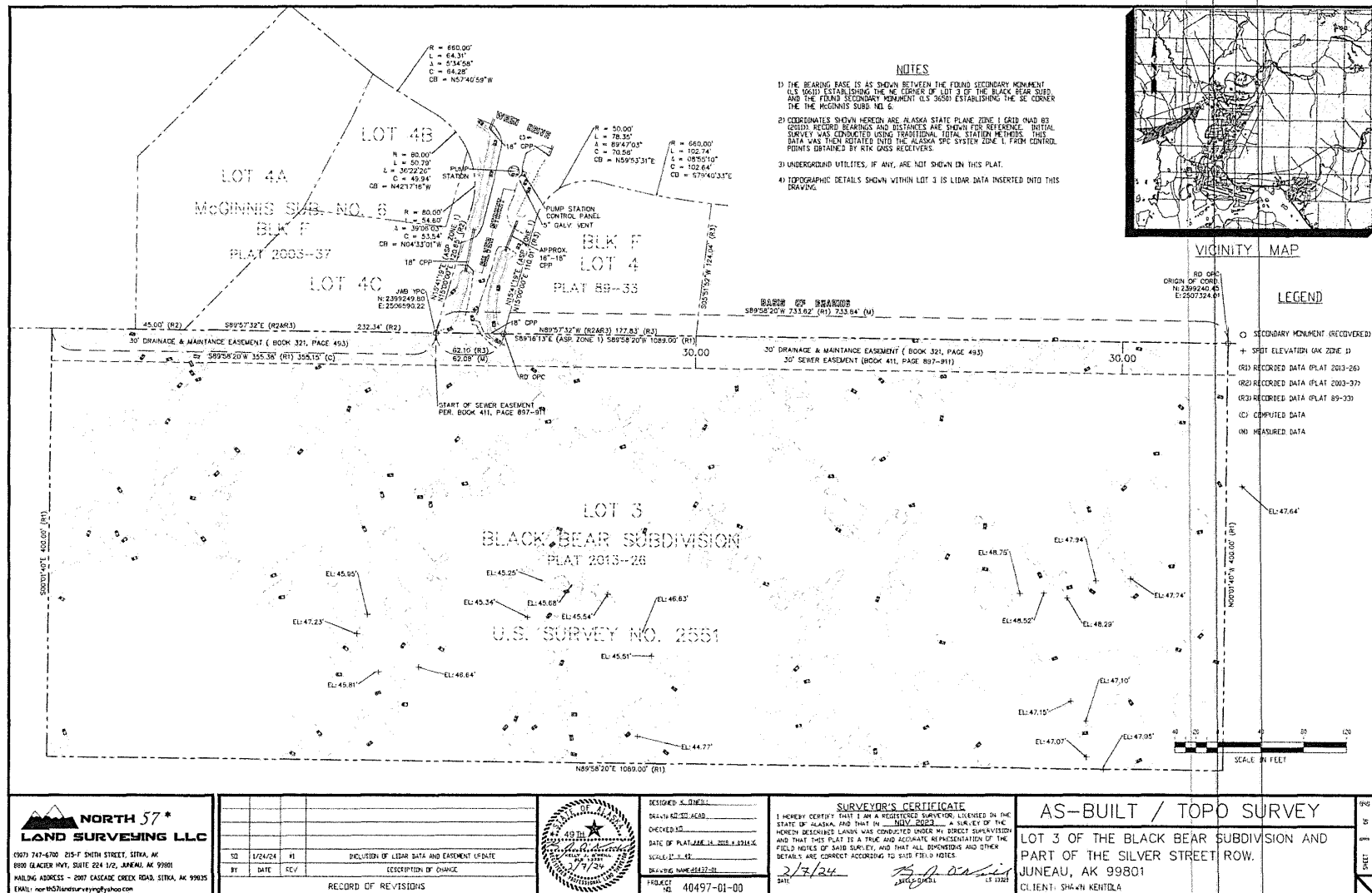
I am the owner of the property located at NHN Silver St. parcel #4B2601020043. Legal description: lot 3, Black Bear Subdivision. The site is currently vacant with no improvements (except the drainage and sewer easement shown in the plat). The property is zoned D-3 and is currently accessed by the Silver St. stub. With this subdivision I am proposing to bring the stub street up to city standards, and build a small public ROW cul-de-sac onto this lot. The proposed subdivision would result in a total of ten lots (four of them would be accessed via a private shared access). Lots 9 & 10 are large enough to potentially later subdivided into Private Shared access subdivisions.

There are public water and sewer available at Wren Dr/Silver St. and I would extend both onto this parcel and provide services to each of the proposed lots.

Please let me know if there are any questions or if there is any additional information needed.

Shawn Kantola

907-209-3900





PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Silver Acres Subdivision

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.

Shawn Kantola

Applicant or Surveyor - Signature

3-13-24

Date

Shawn Kantola

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

Preliminary Plat Checklist

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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

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Preliminary Plat Checklist

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- ☒ 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:

- ☒ 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

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~~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
 - ☒ Flow 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

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☐ 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.

NOTES

1. THE ERROR OF CALCULUS OF THIS SURVEY DOES NOT EXCEED 1:10,000
2. ALL DISTANCES ARE MEASURED BY U.S. SURVEY FEET
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
4. DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES
5. THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY
6. RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLAT OF THE BLACK BEAR SUBDIVISION PLAT No. 2013-05 JUNEAU RECORDING DISTRICT, RECORDED ON SEPTEMBER 13, 2013
7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORD PLAT (R#) WHERE RECORD AND MEASURED MATCH AND PARENTHESES ARE SHOWN
8. THE PRIVATE SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT CREATED WITH THIS PLAT IS FOR THE BENEFIT OF LOTS 4, 5, 6, AND 7 OF THIS SUBDIVISION. THIS EASEMENT IS INTENDED TO DEPART FROM THE SILVER STREET ROW AS SHOWN, RUN 5' SOUTHERLY OF AND BE PARALLEL TO THE NORTHERLY PROPERTY LINE OF LOT 5
9. SEE RECORD BOOK No. 321 PAGE 443 AND RECORD No. 337 DRAINAGE AND MAINTENANCE EASEMENT ACROSS THE NORTHERLY LINE OF U.S. SURVEY 2551. THE PORTION OF DRAINAGE EASEMENT LOCATED WITHIN THE NEARLY DEDICATED PORTION OF SILVER STREET IS RELINQUISHED
10. SEE RECORD BOOK No. 411 PAGE 447 REGARDING THE 30' PUBLIC SEWER EASEMENT THAT IS COINCIDENT WITH THE 30' DRAINAGE EASEMENT DESCRIBED IN NOTE 9. THIS PLAT, THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3 BLACK BEAR SUBDIVISION, 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 2024 DATE 2024

CHAIAN KANTOLA HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA

STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THE 2024 DAY OF 2024, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED CHAIAN AND HEIDI KANTOLA, TO ME KNOWN TO BE THE PEOPLE DESCRIBED IN ADE AND WHO DEDICATED THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. I WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

DATE OF BEARING N 89°58'20" E 3261.90' (R1)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 89°58'20" E AS SHOWN ON PLAT No. 2013-05 JUNEAU RECORDING DISTRICT, RECORDED ON SEPTEMBER 13, 2013. THE GENERAL LAND OFFICE BEARS CAP MONUMENTS MARKING A PORTION OF THE NORTHERLY BOUNDARY OF U.S. SURVEY 2551.

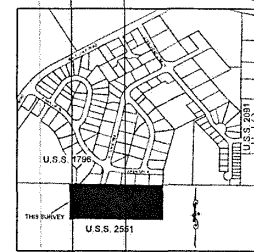
COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 45 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, ANCHORAGE, ALASKA.

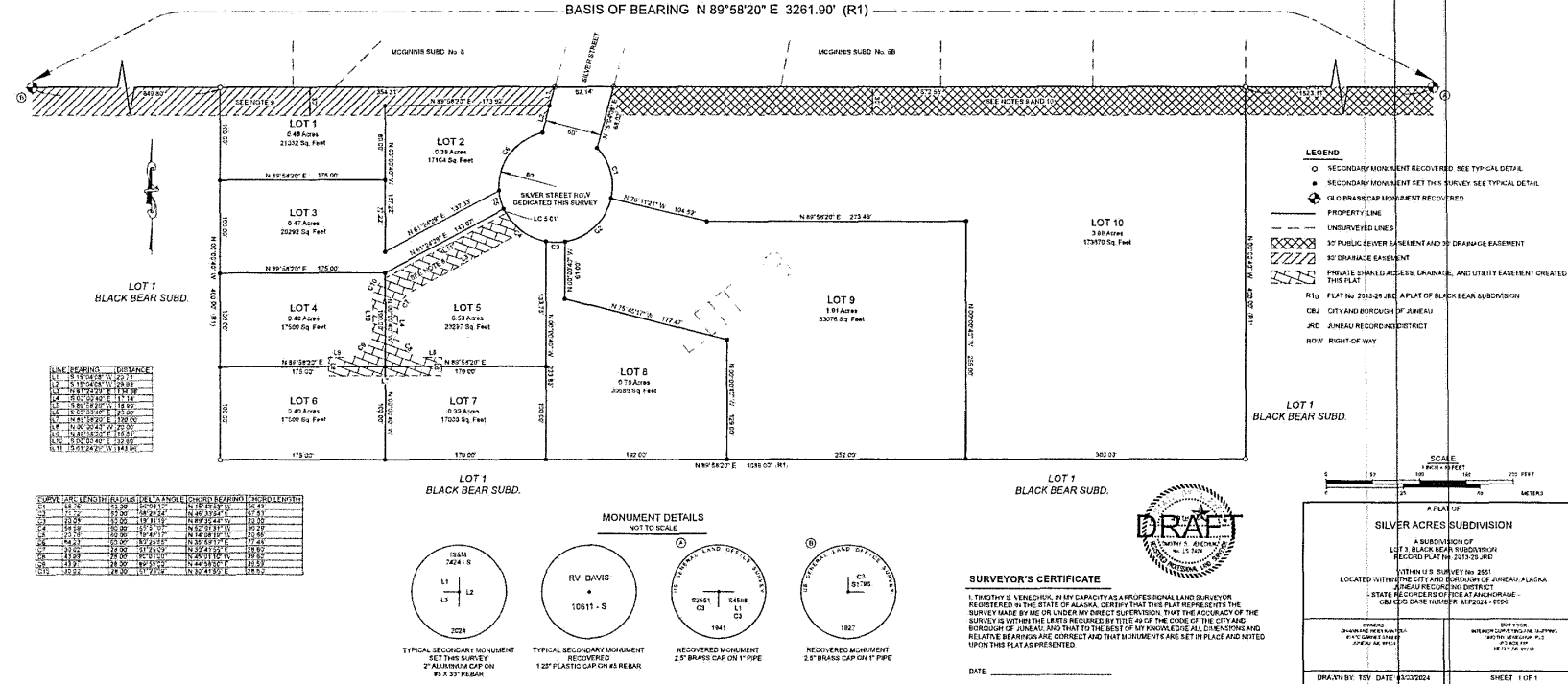
DATE 2024

JILL LAWRENCE, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT
ATTTEST

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU



VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE





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

Silver St. Subdivision

Case Number: PAC2024 0006
Applicant: Shawn Kantola
Property Owner: Shawn Kantola
Property Address: TBD/Silver Street
Parcel Code Number: 4B2601020043
Site Size: 435,000 square feet/10.00 acres
Zoning: D3 – Single Family/Duplex
Existing Land Use: Vacant

Conference Date: January 31, 2024
Report Issued: February 28, 2024

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Shawn Kantola	Applicant	ShawnKantola@yahoo.com
David Peterson	Planning	David.Peterson@juneau.gov
Sydney Hawkins	Permitting	Sydney.Hawkins@juneau.gov
Bridget LaPenter	General Engineering	Bridget.LaPenter@juneau.gov
Jill Lawhorne	CDD Director	Jill.Lawhorne@juneau.gov

Conference Summary

What will the improvement requirements be? i.e. Sidewalks, water/sewer, etc...

What type of development would this be considered?

Would the director approve the substandard lot width for the Lots on the cul-de-sac based on the wetness of the lot?

Project Overview

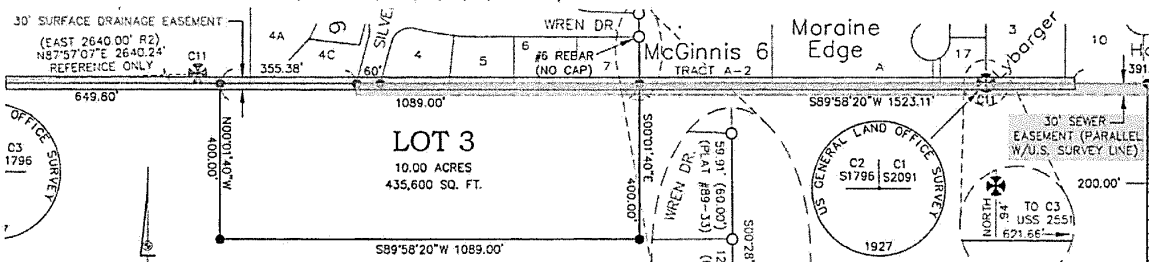
The owner of the property located at NHN Silver Street, Parcel #4B2601020043 is proposing changes to the original proposal outlined in PAC2023-0039. The proposal includes finishing the stub street (Silver Street) and creating a public Right of Way (ROW) complete with cul-de-sac. The plan involves eight lots in total, with future plans to subdivide lots 7 and 8 into Private Shared access subdivisions.

Per 49.15.220(1) - Unless otherwise specified in this title, minor development shall require department approval. If the director determines that a series of applications for minor developments, taken together, constitute a major development, the applications shall be subject to the appropriate major development permit procedures and standards.

Per 49.15.402(a) – A major subdivision permit is required for subdivisions resulting in 14 or more lots.

The Director is classifying this as a major subdivision as the endgame of the subdivision would be a potential phased development of 14 lots, or more depending on the future requirements of Division 2, 49.35.260 - Private Shared Access code.

NOTE: There is a Surface Drainage Easement that was incorrectly platted per Book 321 page 493 which refers to the easement as being south of the common boundary. Plat 2013-26 shows it straddling the property line, in error. Per plat 2013-26, a 30' surface drainage easement was recorded on the plat, but the property owners did not authorize the easement (Lots 4A, 4C, 4, 5, 6, and 7).



Planning Division

1. Zoning – Lot 3 is zoned D3.

- a. Per Title 49, Table of Dimensional Standards: 49.25.400 - D3 zoning requirements include:
 - i. Standard lot size = 12,000 square feet; Bungalow lot size = 6,000 square feet.
Duplex lot size = 18,000 square feet.
 - ii. Lot Width = Standard = 100 feet; Bungalow = 50 feet.
 - iii. Maximum Lot Coverage: Permissible/Conditional = 35%.

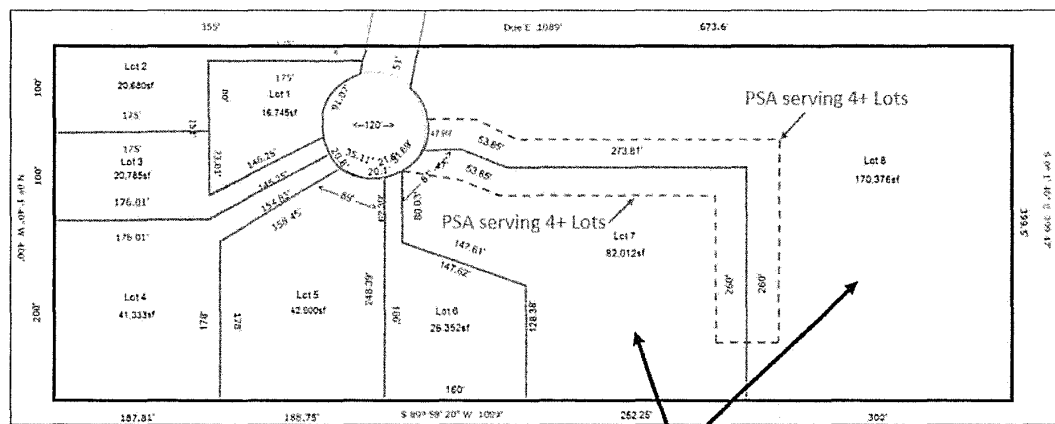
2. Table of Permissible Uses –

- a. Per Title 49, Table of Permissible Uses, 49.25.300, and the Table of Dimensional Standards, 49.25.400, a D3 Zoned area is allowed:
 - i. Up to two (2) dwellings per lot with a 1,000 square foot (or 50% of the primary dwelling

unit's net floor area) accessory apartments are permitted when lot is 250% of the minimum required lot size (30,000 square feet).

- ii. Up to two (2) dwellings per lot without accessory apartments are permitted when lot is 200% of the minimum required lot size (24,000 square feet).
- iii. A single-family detached dwelling with a 1,000 square foot apartment (or 50% of the primary dwelling unit's net floor area) accessory apartment when lot is 125% of the minimum lot size (15,000 square feet).
- iv. A single-family detached dwelling with an accessory apartment of with a net square footage of 600 square feet will need to be 100% of the minimum lot size (12,000 square feet).

3. Subdivision –



Lots to be subdivided into 4 (or more) lots

4. **Setbacks** – Per 49.25.400, Note 3, of the Table of Dimensional Standards: Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line. The lot is bound by another lot that is zoned D1, and the D1 setbacks apply along these shared lot lines.

Standard		Requirement D3 Zoning	Requirement D1 Zoning
Setbacks	Front	25 ft.	25 ft.
	Rear	25 ft.	25 ft.
	Side	10 ft.	15 ft.
	Side	10 ft.	15 ft.
	Street Side	17 ft.	17 t.

5. **Height** – Permissible uses 35 feet: Accessory/Bungalow uses 25 feet.

6. Access –

- a. Per T49 section 49.35.250(a) – Access – Principal access to the subdivision. The department shall designate one right-of-way as principal access to the entire subdivision. Such Access, if not already accepted for public maintenance, shall be improved to the applicable standards for public acceptance and maintenance. It shall be the responsibility of the Subdivider to pay the cost of the right-of-way improvements.

- b. 49.35.250(b) – Access – All Lots must satisfy the minimum frontage requirement and have direct and practical access to the right-of-way through the frontage. The minimum frontage requirement on a right-of-way is 30 feet or the minimum lot width for the zoning district or use as provided in CBJ T49 49.25.400.

- (1) Dedication of a new right-of-way with construction of the street to public standards. This street must connect to an existing publicly maintained street;
- (2) Use of an existing publicly maintained street;
- (3) Upgrading the roadway within an existing right-of-way to public street standards. This existing right-of-way must be connected to another publicly maintained street; or
- (4) A combination of the above.

- b. Silver Street stub is not a maintained CBJ ROW and will need to be improved to CBJ right-of-way Standards. It will then need to be accepted as a CBJ ROW in order to be considered acceptable direct and practical access that is required for the subdivision per 49.35.250(b).

Per the table in T49 49.35.240, improvements would require a paved 22-foot travel way and streetlights in order to be considered a publicly maintained ROW.

Per the 2016 LID-62, was formed by the Assembly in June of 2015 through Ordinance 2015-28 to waive the installation of street lighting in the McGinnis Subdivision.

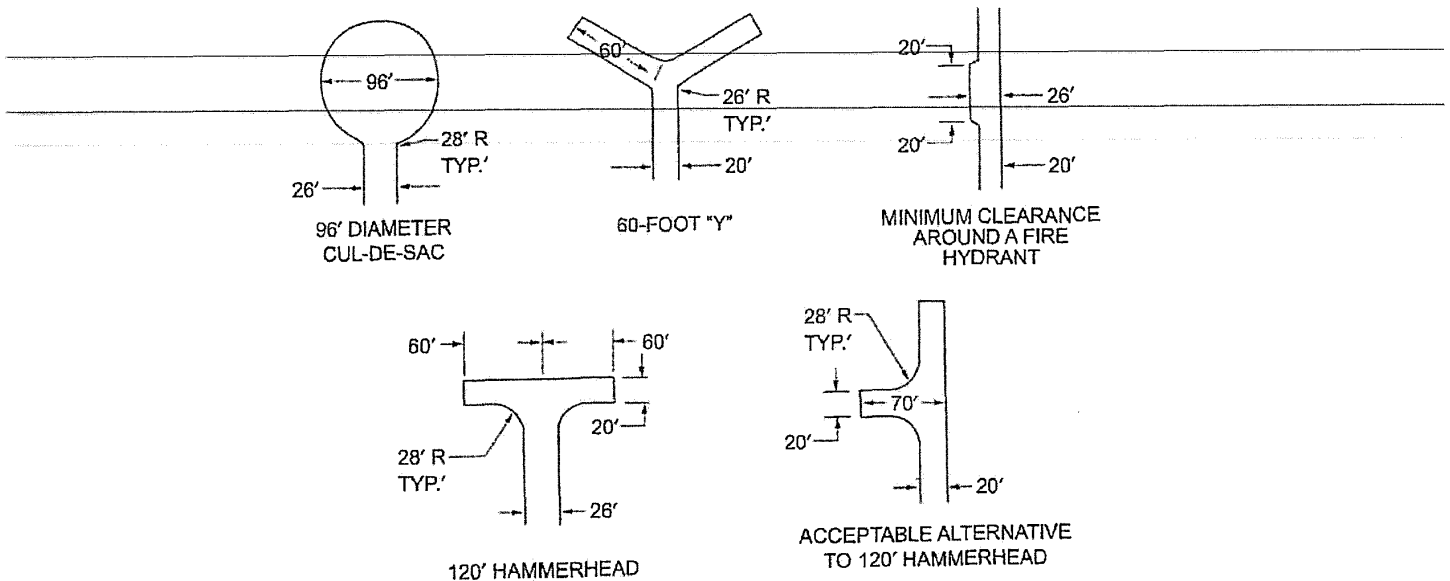
Per 49.35.240(b)(2) – The Director may reduce minimum right-of-way width requirements for streets with fewer than 500 average daily trips may reduce the platted ROW width by up to 25 feet.

Per 49.35.240(i)(2) – *Street waivers* may apply if criteria are met.

7. Parking & Circulation – Reference T49 - 49.40.210

- a. Single family / duplex – two (2) off-street parking spaces per dwelling unit.
- b. Accessory apartments – one (1) off-street parking space per unit.

Reference D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turn around provisions in accordance with Table D103.4.



8. **Lot Coverage** – Permissible/Conditional = 35%
9. **Vegetative Coverage** – Per 49.50.300, Minimum Vegetative cover for D3 = 20%
10. **Lighting** – N/A
11. **Noise** – 49.20.095(c): Disturbing the Peace: *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 a 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. The building official may revoke any noise permit after making written findings that the construction activity has resulted in unreasonable disturbance to surrounding residents or that operation during hours not otherwise permitted is not necessary.
12. **Flood** – Per panel 02110C1238E eff. 9/18/2020 – N/A
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No recorded hazards in CBJ record.
14. **Wetlands** – Per panel 02110C1238E eff. 9/18/2020. If wetlands are discovered on parts of the proposed development, special regulations may apply. Please include a plat note that states: THIS SITE CONTAINS MAPPED WETLANDS.
15. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No known anadromous waterbodies are on the subject parcel, or within 50 feet.
16. **Plat or Covenant Restrictions** – There is a Surface Drainage Easement that was improperly conveyed in the 2013 plat (plat 2013-26). The easement was established in Book 321, Page 493, and refers to the easement as being south of the common boundary. The easement will need to be shown as completely on the Lot 3 subdivision area.

Should the Surface Drainage easement, or Sewer easement on the northern boundary of Lot 3 need to be relocated/rerouted, the Developer would need to address all concerns of CBJ General Engineering department.

17. **Traffic** – No traffic impact analysis required.

18. **Nonconforming situations** – No nonconforming situations known at the time of Pre-Application Conference (PAC)

Building Division

19. **Building** – N/A

20. **Outstanding Permits** – None.

General Engineering/Public Works

21. **Engineering** – Utility and access easements must be identified on preliminary plat.

22. **Drainage** – An engineered drainage plan must be submitted with preliminary plat application.

23. **Utilities** – (water, power, sewer, etc.) A detailed utility plan is required at time of preliminary plat.

CBJ Wastewater Utility offers two options for tie-in to the city sewer:

- Option 1 (preferred). Run the “new mainline” from the subdivision to the manhole on Wren Dr. If that proves feasible, it would be the easiest option.
- Option 2. Add a manhole just outside the lift station and make a penetration into the lift station wet well. This method would require an additional manhole installed plus a bar screen added to the interior of the wet well to catch large debris from going into the pumps. (see photos, below) If this is engineered properly, going straight into the wet well may be acceptable in this case.



Image 1. Proposed Options 1 and 2

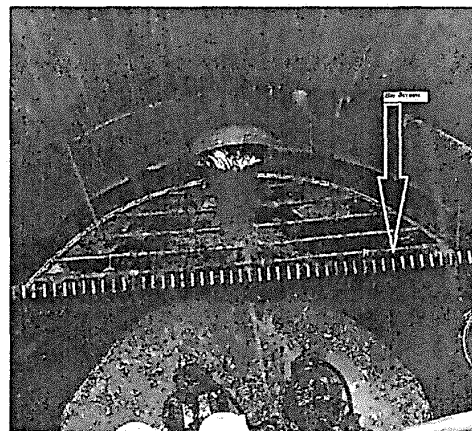


Image 2. Typical Bar Screen

Fire Marshal

24. Fire Items/Access – No comments at this time.
-

Other Applicable Agency Review

25. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application – (DPA)
2. Subdivision Application (Major)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. Required applications (DPA/Subdivision App.)
2. Project Narrative
3. A copy of this pre-application conference report.
4. A 24x36 pdf. of the preliminary plat submitted individually
5. Closure Report
6. As-built/Construction Drawing

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. 49.85.100(2)(A) Subdivision creating additional lots, \$400.00 plus \$25 for each resulting lot.
2. 49.15.401(f)(2) The applicant has constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010.

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 email to permits@juneau.gov

OR in person with payment made to:

Pre-Application Conference Final Report

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:
Development Permit Application
Subdivision Application
Subdivision Preliminary Plat Checklist



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			

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials	
Case Number	Date Received



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

COMMUNITY DEVELOPMENT

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Number of Existing Parcels _____ Total Land Area _____ Number of Resulting Parcels _____

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☐ NO

☐ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
- ☐ Final Plat (MIF)
- ☐ Panhandle Subdivision
- ☐ Accretion Survey
- ☐ Boundary Adjustment
- ☐ Lot Consolidation (SLC)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☐ Preliminary Plat (SMP)
- ☐ Final Plat (SMF)
- ☐ Preliminary Development Plan – PUD (PDP)
- ☐ Final Development Plan – PUD (PDF) Preliminary
- ☐ Development Plan – ARS (ARP) Final
- ☐ Development Plan – ARS (ARF)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☐ Pre-application conference notes
- ☐ Narrative including:
 - ☐ Legal description(s) of property to be subdivided
 - ☐ Existing structures on the land
 - ☐ Zoning district
 - ☐ Density
 - ☐ Access
 - ☐ Current and proposed use of any structures
 - ☐ Utilities available
 - ☐ Unique characteristics of the land or structure(s)

☐ Preliminary Plat checklist

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ _____			

For assistance filling out this form, contact the Permit Center at 586-0770.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received
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I:\FORMS\PLANFORM\Subdivision Application.docx

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PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: _____

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

Date

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:

- ☐ 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.

Silver Acres Preliminary Plat Lot Closure Reports

Lot 1 Polyline Report

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6493.837	3697.606		
		S 00°00'40" E	100.000

6393.837	3697.625		
		N 89°58'20" E	175.000

6393.922	3872.625		
		N 00°00'40" W	80.000

6473.922	3872.610		
		N 89°58'20" E	173.918

6474.006	4046.528		
		N 15°04'08" E	20.714

6494.008	4051.913		
		S 89°58'20" W	354.307

6493.837	3697.606		
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Closure Error Distance> 0.00000

Total Distance> 903.940

Polyline Area: 21032 sq ft, 0.48 acres

Lot 2 Polyline Report

Northing	Easting	Bearing	Distance
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6382.416	3993.219		
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Radius: 60.000 Chord: 77.481 Degree: 95°29'35" Dir: Right

Length: 84.228 Delta: 80°25'55" Tangent: 50.733

Chord BRG: N 35°59'17" E Rad-In: N 85°46'20" E Rad-Out: S 13°47'45" E

Radius Point: 6386.840,4053.056

6445.109	4038.748		
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N 15°04'08" E 29.926

6474.006	4046.528		
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S 89°58'20" W 173.918

6473.922	3872.610		
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S 00°00'40" E 80.000

6393.922	3872.625		
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S 00°00'40" E 77.225

6316.697	3872.640		
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N 61°24'29" E 137.325

6382.416	3993.219		
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Closure Error Distance> 0.00000

Total Distance> 582.623

Polyline Area: 17104 sq ft, 0.39 acres

lot 3 Polyline Report

Northing	Easting	Bearing	Distance
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6362.388	3998.264		
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Radius: 60.000 Chord: 20.654 Degree: 95°29'35" Dir: Right

Length: 20.757 Delta: 19°49'17" Tangent: 10.483

Chord BRG: N 14°08'19" W Rad-In: N 65°57'02" E Rad-Out: N 85°46'20" E

Radius Point: 6386.840,4053.056

6382.416	3993.219		
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N 90°00'00" E 0.000

6382.416	3993.219		
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S 61°24'29" W 137.325

6316.697	3872.640		
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N 00°00'40" W 77.225

6393.922	3872.625		
----------	----------	--	--

S 89°58'20" W 175.000

6393.837	3697.625		
----------	----------	--	--

S 00°00'40" E 100.000

6293.837	3697.645		
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N 89°58'20" E 175.000

6293.922	3872.645		
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N 61°24'29" E 143.066

6362.388	3998.264		
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Closure Error Distance> 0.00000

Total Distance> 828.373

Polyline Area: 20292 sq ft, 0.47 acres

Lot 4 Polyline Report

Northing	Easting	Bearing	Distance
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6293.837	3697.645		
		S 00°00'40" E	100.000

6193.837	3697.664		
		N 89°58'20" E	175.000

6193.922	3872.664		
		N 00°00'40" W	100.000

6293.922	3872.645		
		S 89°58'20" W	175.000

6293.837	3697.645		
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Closure Error Distance> 0.00000

Total Distance> 550.000

Polyline Area: 17500 sq ft, 0.40 acres

Lot 5 Polyline Report

Northing	Easting	Bearing	Distance
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6327.751	4042.638		
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Radius: 60.000 Chord: 56.292 Degree: 95°29'35" Dir: Right

Length: 58.593 Delta: 55°57'07" Tangent: 31.870

Chord BRG: N 52°01'31" W Rad-In: N 09°59'55" E Rad-Out: N 65°57'02" E

Radius Point: 6386.840,4053.056

6362.388	3998.264		
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S 61°24'29" W 143.066

6293.922	3872.645		
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S 00°00'40" E 100.000

6193.922	3872.664		
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N 89°58'20" E 170.000

6194.004	4042.664		
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N 00°00'40" W 133.747

6327.751	4042.638		
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Closure Error Distance> 0.00000

Total Distance> 605.406

Polyline Area: 23297 sq ft, 0.53 acres

Lot 6 Polyline Report

North	Northing	Easting	Bearing	Distance
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6193.837	3697.664			
			S 00°00'40" E	100.000

6093.837	3697.684			
			N 89°58'20" E	175.000

6093.922	3872.684			
			N 00°00'40" W	100.000

6193.922	3872.664			
			S 89°58'20" W	175.000

6193.837	3697.664			
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Closure Error Distance> 0.00000

Total Distance> 550.000

Polyline Area: 17500 sq ft, 0.40 acres

Lot 7 Polyline Report

	Northing	Easting	Bearing	Distance
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6193.922	3872.664			
		S 00°00'40" E	100.000	

6093.922	3872.684			
		N 89°58'20" E	170.000	

6094.004	4042.684			
		N 00°00'40" W	100.000	

6194.004	4042.664			
		S 89°58'20" W	170.000	

6193.922	3872.664			
----------	----------	--	--	--

Closure Error Distance> 0.00000

Total Distance> 540.000

Polyline Area: 17000 sq ft, 0.39 acres

Lot 8 Polyline Report

Northing	Easting	Bearing	Distance
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6327.610	4062.638		
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Radius: 60.000 Chord: 20.001 Degree: 95°29'35" Dir: Right

Length: 20.094 Delta: 19°11'19" Tangent: 10.142

Chord BRG: N 89°35'44" W Rad-In: N 09°11'24" W Rad-Out: N 09°59'55" E

Radius Point: 6386.840,4053.056

6327.751	4042.638		
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N 90°00'00" E 0.000

6327.751	4042.638		
----------	----------	--	--

S 00°00'40" E 233.747

6094.004	4042.684		
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S 89°58'52" E 192.000

6093.941	4234.684		
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N 00°00'40" W 129.000

6222.941	4234.659		
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N 75°45'17" W 177.465

6266.610	4062.650		
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N 00°00'40" W 61.000

6327.610	4062.638		
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Closure Error Distance> 0.00000

Total Distance> 813.307

Polyline Area: 30601 sq ft, 0.70 acres

Lot 9 Polyline Report

Northing	Easting	Bearing	Distance
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6374.037	4111.674		
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Radius: 60.000 Chord: 67.528 Degree: 95°29'35" Dir: Right

Length: 71.722 Delta: 68°29'24" Tangent: 40.845

Chord BRG: S 46°33'54" W Rad-In: N 77°40'47" W Rad-Out: N 09°11'24" W

Radius Point: 6386.840,4053.056

6327.610	4062.638		
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S 00°00'40" E 61.000

6266.610	4062.650		
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S 75°45'17" E 177.465

6222.941	4234.659		
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S 00°00'40" E 129.000

6093.941	4234.684		
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N 89°56'12" E 252.000

6094.219	4486.683		
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N 00°00'40" W 255.000

6349.219	4486.634		
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S 89°58'20" W 273.461

6349.087	4213.173		
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N 76°11'21" W 104.521

6374.037	4111.674		
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Closure Error Distance> 0.00000

Total Distance> 1324.170

Polyline Area: 83096 sq ft, 1.91 acres

Lot 10 Polyline Report

...	Northing	Easting	Bearing	Distance
	6428.355	4096.374		
	Radius: 60.000 Chord: 56.432 Degree: 95°29'35" Dir: Right			
	Length: 58.751 Delta: 56°06'10" Tangent: 31.972			
	Chord BRG: S 15°43'53" E Rad-In: S 46°13'02" W Rad-Out: N 77°40'47" W			
	Radius Point: 6386.840,4053.056			
	6374.037	4111.674		
		N 90°00'00" E 0.000		
	6374.037	4111.674		
		S 76°11'21" E 104.521		
	6349.087	4213.173		
		N 89°58'20" E 273.461		
	6349.219	4486.634		
		S 00°00'40" E 255.000		
	6094.219	4486.683		
		N 89°58'20" E 300.000		
	6094.365	4786.683		
		N 00°00'40" W 399.999		
	6494.363	4786.606		
		S 89°58'20" W 672.548		
	6494.039	4114.058		
		S 15°04'08" W 68.022		
	6428.355	4096.374		
	Closure Error Distance> 0.00000			
	Total Distance> 2132.301			
	Polyline Area: 173669 sq ft, 3.99 acres			

Silver Street right-of-way Polyline Report

Northing	Easting	Bearing	Distance
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6445.109	4038.748		
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Radius: 60.000 Chord: 60.012 Degree: 95°29'35" Dir: Left

Length: 314.146 Delta: 299°59'13" Tangent: 34.650

Chord BRG: S 73°47'21" E Rad-In: S 13°47'45" E Rad-Out: S 46°13'02" W

Radius Point: 6386.840,4053.056

6428.355	4096.374		
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N 15°04'08" E 68.022

6494.039	4114.058		
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S 89°58'18" W 62.145

6494.008	4051.913		
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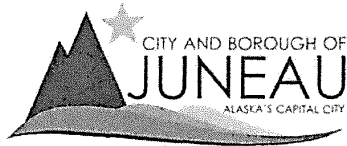
S 15°04'08" W 50.640

6445.109	4038.748		
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Closure Error Distance> 0.00000

Total Distance> 494.953

Polyline Area: 14543 sq ft, 0.33 acres



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

COMMUNITY DEVELOPMENT

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Subdivide a 10 acre parcel into 10 lots which include a private shared access subdivision with four lots fronting the private shared access.

Number of Existing Parcels 1 Total Land Area 10 acres Number of Resulting Parcels 10

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☐ NO

☐ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
- ☐ Final Plat (MIF)
- ☐ Panhandle Subdivision
- ☐ Accretion Survey
- ☐ Boundary Adjustment
- ☐ Lot Consolidation (SLC)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☒ Preliminary Plat (SMP)
- ☐ Final Plat (SMF)
- ☐ Preliminary Development Plan – PUD (PDP)
- ☐ Final Development Plan – PUD (PDF) Preliminary
- ☐ Development Plan – ARS (ARP) Final
- ☐ Development Plan – ARS (ARF)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☒ Pre-application conference notes
- ☒ Narrative including:
 - ☒ Legal description(s) of property to be subdivided
 - ☒ Existing structures on the land
 - ☒ Zoning district
 - ☒ Density
 - ☒ Access
 - ☒ Current and proposed use of any structures
 - ☒ Utilities available
 - ☒ Unique characteristics of the land or structure(s)

☒ Preliminary Plat checklist

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ _____			

For assistance filling out this form, contact the Permit Center at 586-0770.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received

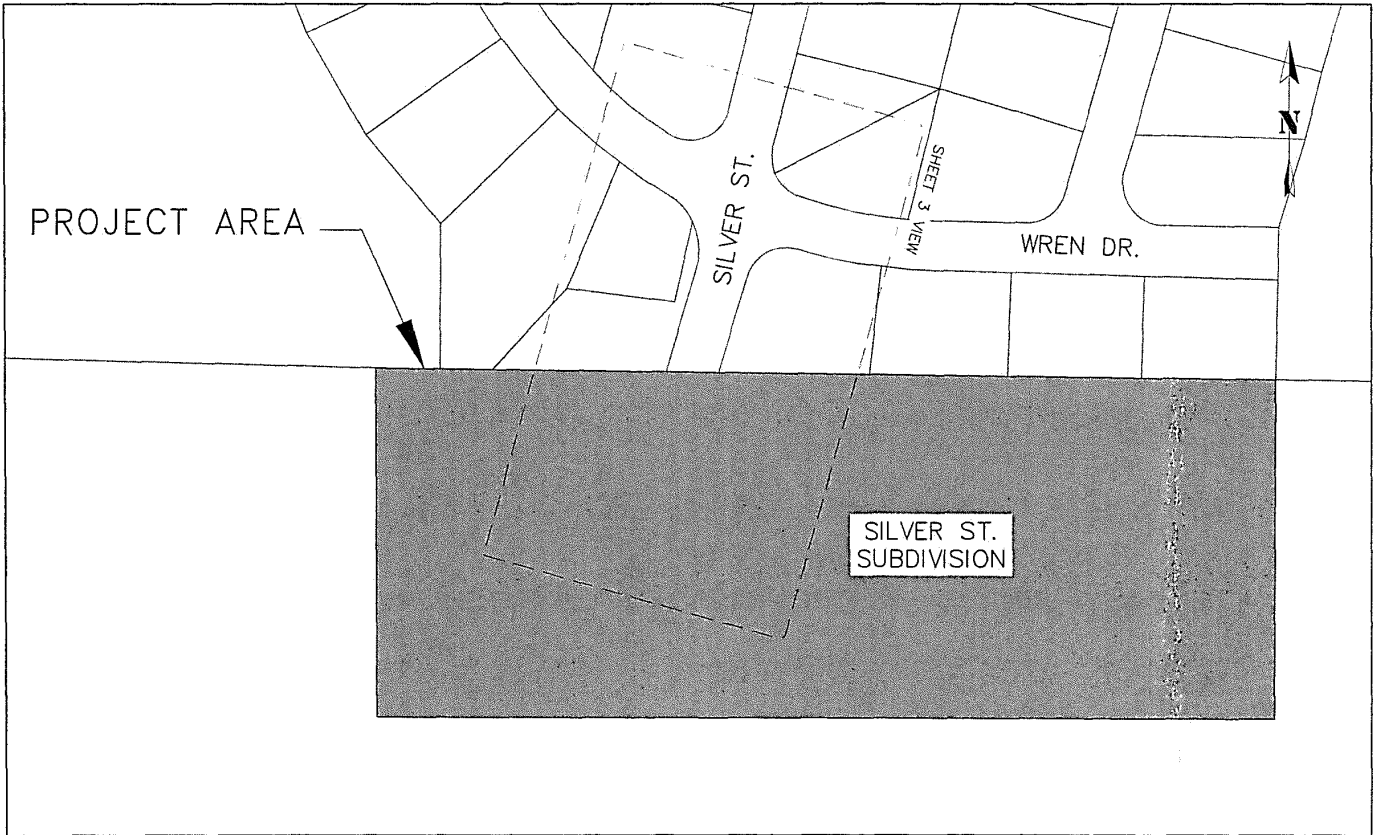
I:\FORMS\PLANFORM\Subdivision Application.docx

Revised October 2019 - Page 1 of 1

SILVER ST. SUBDIVISION

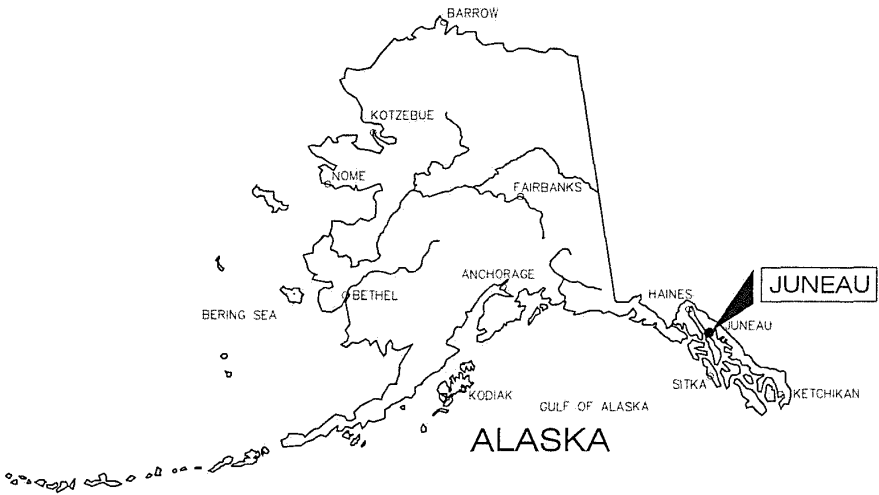
JUNEAU, AK

PREPARED FOR:
SOUTHEAST ENDEAVORS, LLC



PROJECT LOCATION MAP
NTS

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND, ABBREVIATIONS & GENERAL NOTES
3	DRAFT UTILITY PLAN



VICINITY MAP
NTS

RECORD OF REVISIONS				DRAWN BY: E. ROEMELING DESIGNED BY: E. ROEMELING CHECKED BY: L. CHAMBERS 1945 ALEX HOLDEN WAY #101 JUNEAU, AK 99801 (907) 760-4004 solutions@proHNS.com www.proHNS.com	CBJ REVIEW APPROVED: _____ DATE: _____	SILVER STREET SUBDIVISION SOUTHEAST ENDEAVORS LLC, SHAWN KANTOLA	COVER SHEET	SHEET NUMBER	
No.	DATE	DESCRIPTION	BY						
								1	OF
								3	

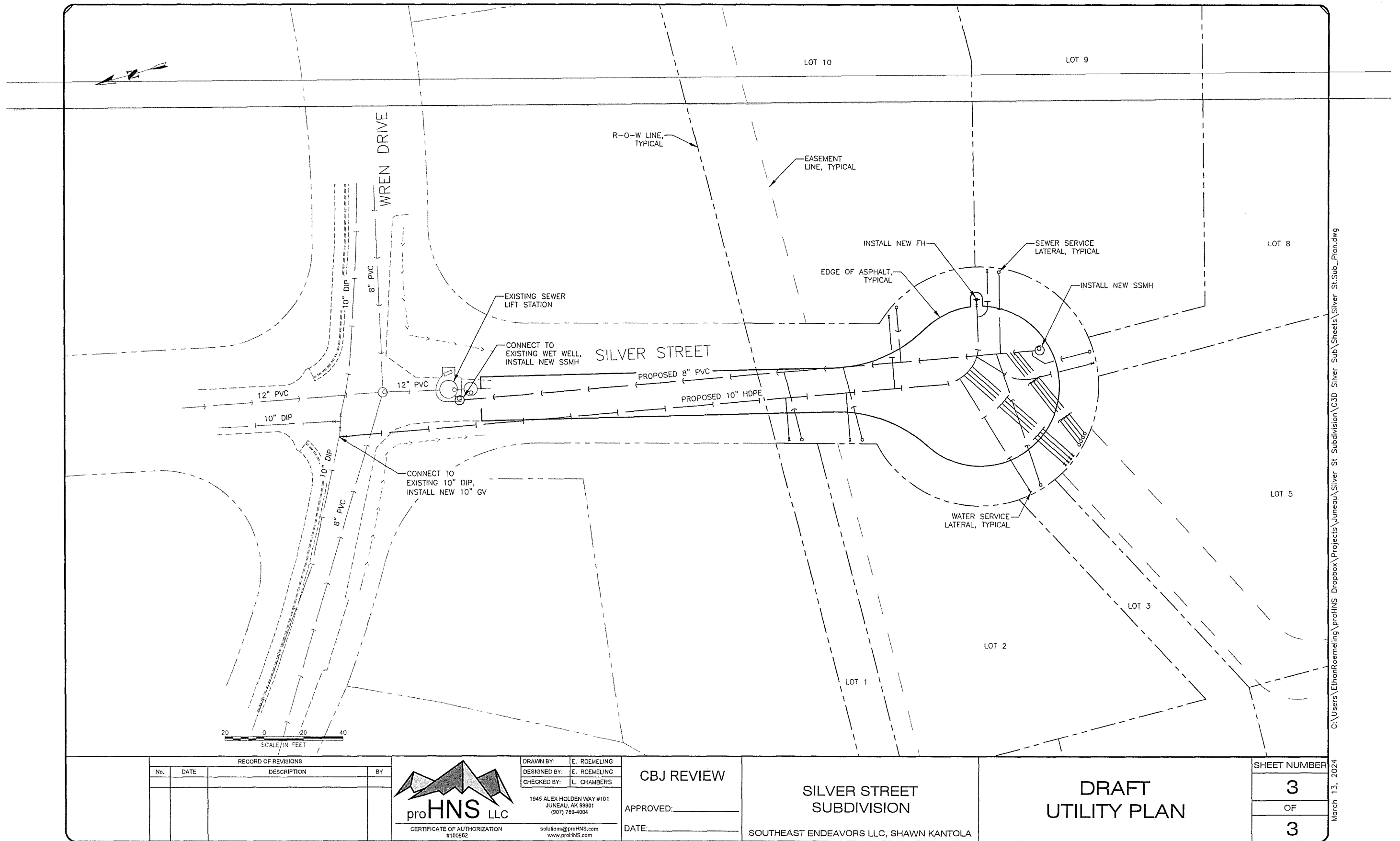
LEGEND				ABBREVIATIONS	
DESCRIPTION	EXISTING	PROPOSED			
BUILDING			ACS	ALASKA COMMUNICATIONS SYSTEMS	
			ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	
			CBJ	CITY & BOROUGH OF JUNEAU	
			C/L	CENTERLINE	
BENCHMARK			CMP	CORRUGATED METAL PIPE	
			CPP	CORRUGATED POLYETHYLENE PIPE	
DITCH FLOW LINE			DIP	DUCTILE IRON PIPE	
EASEMENT LINE			DWG	DRAWING	
FIRE HYDRANT			ELEV	ELEVATION	
PROPERTY LINE			FT	FEET	
ROAD ASPHALT			GCI	GENERAL COMMUNICATION INC.	
SANITARY SEWER CLEANOUT			HDPE	HIGH DENSITY POLYETHYLENE	
SANITARY SEWER PIPE			INV	INVERT	
SANITARY SEWER MANHOLE			LT	LEFT	
SAWCUT & MTE LIMITS			MIN	MINIMUM	
WATER LINE PIPE			MTE	MATCH TO EXISTING	
WATER VALVE BOX			NO	NUMBER	
			NTS	NOT TO SCALE	
			PERF	PERFORATED	
			P/L	PROPERTY LINE	
			POLY	POLYETHYLENE PLASTIC PIPE	
			PVC	POLYVINYL CHLORIDE PIPE	
			RT	RIGHT	
			SQFT	SQUARE FEET	
			STA	STATION	
			STD	STANDARD	
			TYP	TYPICAL	

RECORD OF REVISIONS				DRAWN BY: E. ROEMELUNG		CBJ REVIEW	SILVER STREET SUBDIVISION	LEGEND, ABBREVIATIONS & GENERAL NOTES	SHEET NUMBER
No.	DATE	DESCRIPTION	BY	DESIGNED BY: E. ROEMELUNG					
				CHECKED BY: L. CHAMBERS					
					1945 ALEX HOLDEN WAY #101 JUNEAU, AK 99801 (907) 760-4004	APPROVED: _____	SOUTHEAST ENDEAVORS LLC, SHAWN KANTOLA		2
						DATE: _____			3

CERTIFICATE OF AUTHORIZATION #100662

solutions@proHNS.com
www.proHNS.com

March 13, 2024



C:\Users\EthanRoemeling\proHNS Dropbox\Projects\Juneau\Silver St Subdivision\CAD Silver Sub Sheets\Silver St.Sub_Plan.dwg

March 13, 2024

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY



proHNS LLC
CERTIFICATE OF AUTHORIZATION
#100662

DRAWN BY: E. ROEWELING
DESIGNED BY: E. ROEWELING
CHECKED BY: L. CHAMBERS

1945 ALEX HOLDEN WAY #101
JUNEAU, AK 99801
(907) 780-4004

solutions@proHNS.com
www.proHNS.com

CBJ REVIEW

APPROVED: _____

DATE: _____

**SILVER STREET
SUBDIVISION**

SOUTHEAST ENDEAVORS LLC, SHAWN KANTOLA

**DRAFT
UTILITY PLAN**

SHEET NUMBER
3
OF
3

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
5. THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
6. RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLAT OF THE BLACK BEAR SUBDIVISION, PLAT No. 2013-26 JUNEAU RECORDING DISTRICT, RECORDED ON SEPTEMBER 13, 2013.
7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
8. SEE RECORD BOOK No. 321 PAGE 493 JRD REGARDING THE 30' DRAINAGE AND MAINTENANCE EASEMENT ACROSS THE NOTHERLY LINE OF U.S. SURVEY 2551. THE PORTION OF DRAINAGE EASEMENT LOCATED WITHIN THE NEWLY DEDICATED PORTION OF SILVER STREET IS RELINQUISHED.
9. SEE RECORD BOOK No. 411 PAGE 897 REGARDING THE 30' PUBLIC SEWER EASEMENT THAT IS COINCIDENT WITH THE 30' DRAINAGE EASEMENT DESCRIBED IN NOTE 7 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.
10. LOTS 6, 7, 8, 9 AND 10 OF THIS SUBDIVISION MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR SUBDIVISION LOT 1.
11. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
12. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOT 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.
13. LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS1, 2, AND 3 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
14. ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. 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.
15. AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
16. THE ON - LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.
17. A PORTION THE THE CBJ DRAINAGE AND SEWER EASEMENTS ALONG THE NORTHERLY PROPERTY LINE OF LOT 10 PROVIDES PEDESTRIAN ACCESS WITHIN THE EASEMENTS TO NEARBY TRAILS. PUBLIC PEDESTRIAN ACCESS WITHIN THE EASEMENTS WILL CONTINUE TO BE AVAILABLE UNLESS A SUITABLE AND COMPARABLE ALTERNATIVE IS CREATED. NO STRUCTURES/BARRICADES ARE PERMITTED WITHIN THE EASEMENTS THAT WOULD BLOCK PEDESTRIAN ACCESS.

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3 BLACK BEAR SUBDIVISION, 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: _____, 2024 DATE: _____, 2024

SHAWN KANTOLA HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHAWN AND HEIDI KANTOLA, TO ME KNOWN TO BE THE PEOPLE DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. 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 N 89°58'20" E AS SHOWN ON PLAT No. 2013-26 JRD - A PLAT OF BLACK BEAR SUBDIVISION, BETWEEN RECOVERED US GENERAL LAND OFFICE BRASS CAP MONUMENTS MARKING A PORTION OF THE NORTHERLY BOUNDARY OF U.S. SURVEY 2551.

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH 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, ANCHORAGE, ALASKA.

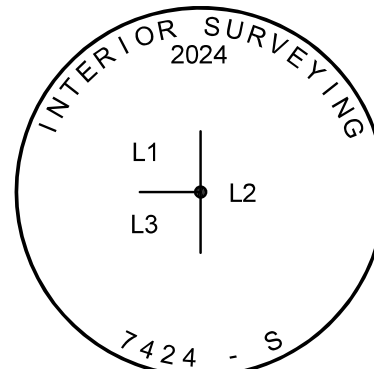
DATE: _____, 2024

JILL LAWHORNE, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT
ATTEST:

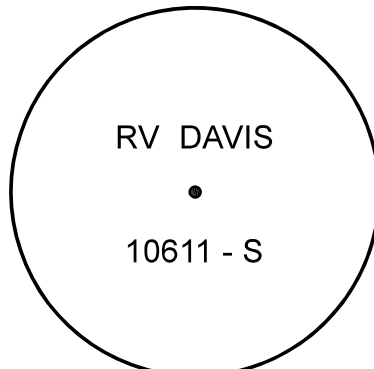
MUNICIPAL CLERK
CITY AND & BOROUGH OF JUNEAU

MONUMENT DETAILS

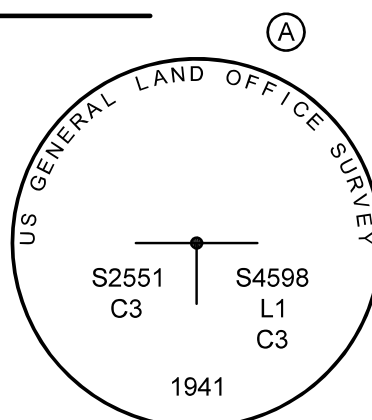
NOT TO SCALE



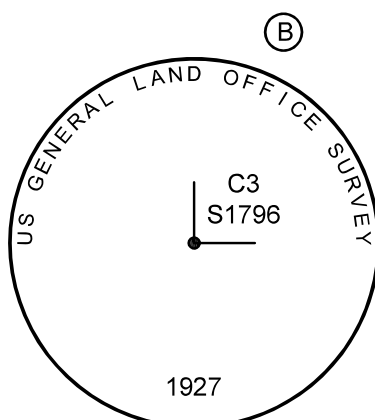
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
2" ALUMINUM CAP ON #5 X 30" REBAR



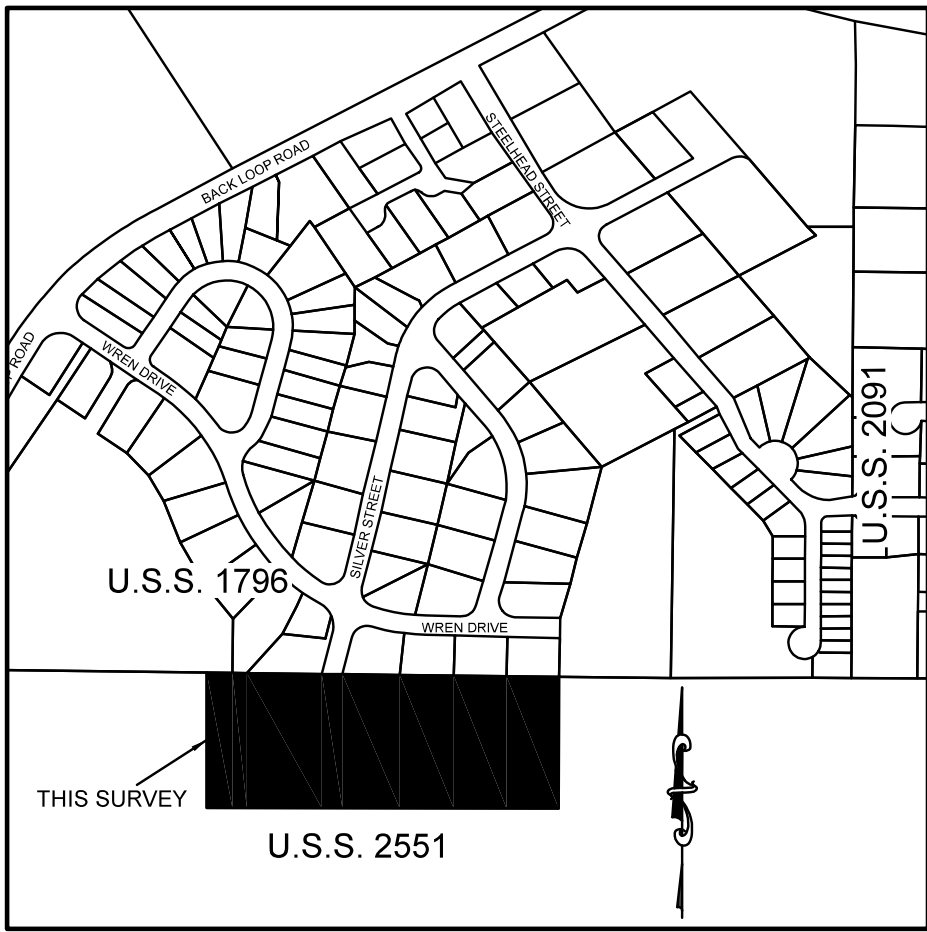
TYPICAL SECONDARY MONUMENT
RECOVERED
1.25" ORANGE CAP ON #5 REBAR



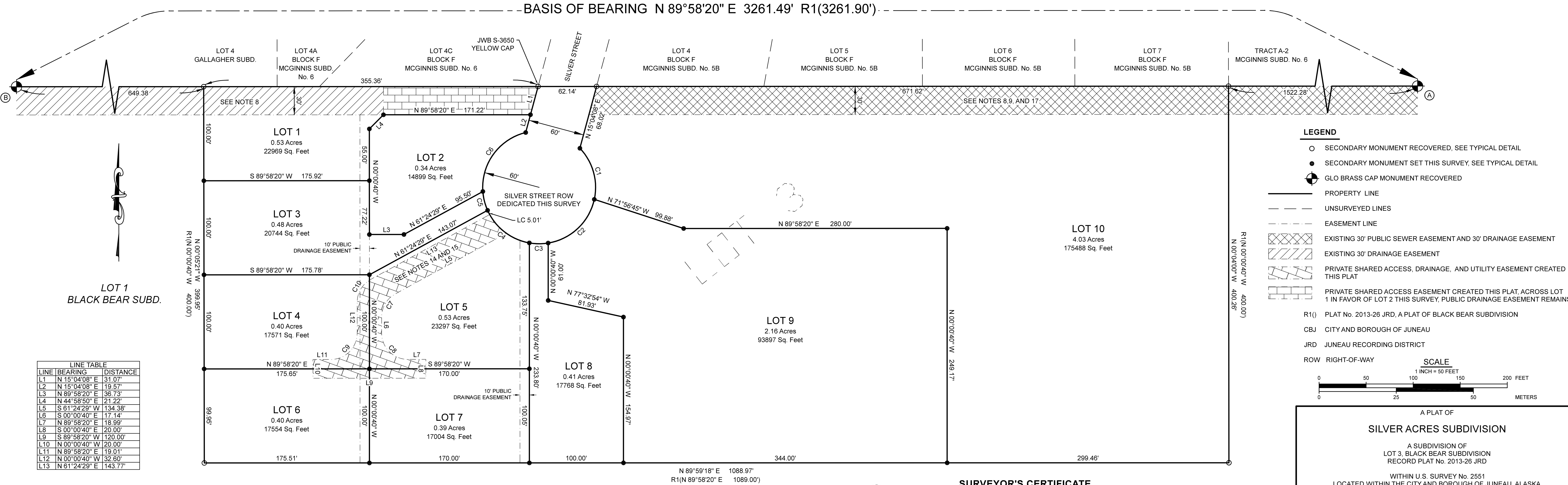
RECOVERED MONUMENT
2.5" BRASS CAP ON IRON PIPE



RECOVERED MONUMENT
2.5" BRASS CAP ON 1" PIPE



VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°04'08" E	31.07'
L2	N 15°04'08" E	19.57'
L3	N 89°58'20" E	36.73'
L4	N 44°58'50" E	21.22'
L5	S 61°24'29" W	134.38'
L6	S 00°00'40" E	17.14'
L7	N 89°58'20" E	18.99'
L8	S 00°00'40" E	20.00'
L9	S 89°58'20" W	120.00'
L10	N 00°00'40" W	20.00'
L11	N 89°58'20" E	19.01'
L12	N 00°00'40" W	32.60'
L13	N 61°24'29" E	143.77'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.75'	60.00'	56°06'10"	N 15°43'53" W	56.43'
C2	71.72'	60.00'	88°29'24"	N 48°33'54" E	61.53'
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W	20.00'
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W	56.29'
C5	20.76'	60.00'	19°49'17"	N 14°08'19" W	20.65'
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E	77.48'
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'
C8	43.97'	28.00'	90°01'00"	N 30°41'55" E	38.60'
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E	39.59'
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'



SURVEYOR'S CERTIFICATE

I, TIMOTHY S. VENECHUK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY 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, AND THAT TO THE BEST OF MY KNOWLEDGE ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: _____

SILVER ACRES SUBDIVISION

A SUBDIVISION OF
LOT 3, BLACK BEAR SUBDIVISION
RECORD PLAT No. 2013-26 JRD
WITHIN U.S. SURVEY No. 2551
LOCATED WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
- STATE RECORDERS OFFICE AT ANCHORAGE -
CBJ CDD CASE NUMBER: SMP2024-0002

OWNERS
SHAWN AND HEIDI KANTOLA
8287C GARNET STREET
JUNEAU, AK 99801

SURVEYOR
INTERIOR SURVEYING AND MAPPING
TIMOTHY VENECHUK, PLS
PO BOX 538
HEALY, AK 99743

DRAWN BY: TSV DATE: 07/02/2024

SHEET: 1 OF 1

SILVER STREET SUBDIVISION

JUNEAU, AK

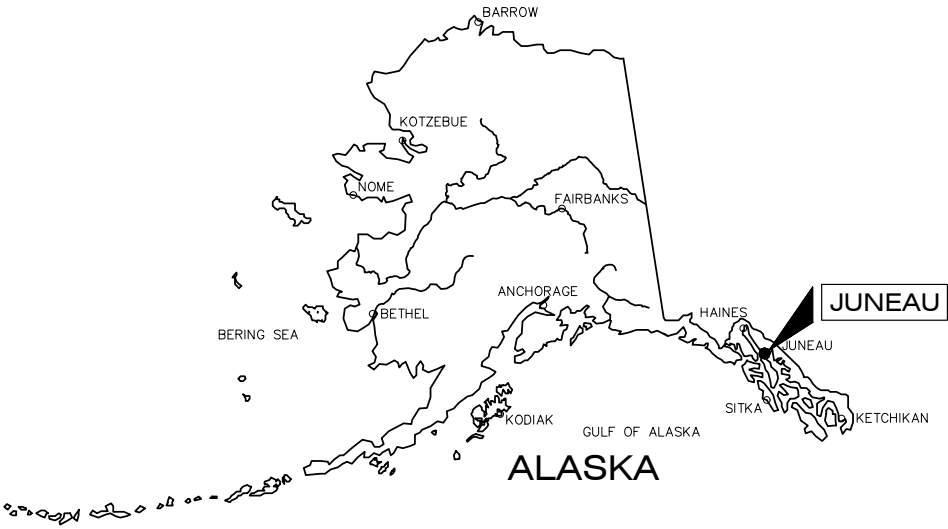
PREPARED FOR:
SOUTHEAST ENDEAVORS, LLC



PROJECT LOCATION MAP
NTS

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND, ABBREVIATIONS & GENERAL NOTES
3	TYPICAL SECTIONS
4-7	DETAILS
8	SILVER ST ROW PLAN OVERVIEW
9-10	SILVER ST ROW PLAN
11	SILVER ST ROW PROFILE
12-13	SILVER ST GRADING PLAN
14	SUBDIVISION PLAN OVERVIEW
15	SURVEY CONTROL SHEET

CBJ STANDARD DRAWINGS	
NO.	DESCRIPTION
103A	DRIVEWAY FOR STREETS WITHOUT CURB & GUTTER
104B	CULVERT HEADWALL WITHOUT HINGED TRASH RACK
107	LOCAL ACCESS STREET CUL-DE-SAC
110	GUARDRAIL
116	CANTILEVERED SINGLE MAILBOX
117	CANTILEVERED DOUBLE MAILBOX
125	PAVEMENT RESURFACING AND TRENCH DETAIL
203	SANITARY SEWER MANHOLE TYPE I&II
204	SANITARY SEWER DROP MANHOLE
205	MANHOLE HEIGHTS
206A	STANDARD MANHOLE COVER & FRAME
209	MANHOLE CONNECTION DETAILS
213	SANITARY SEWER SERVICE LATERAL
215	SANITARY SEWER CROSSING
304B	TYPE IV CATCH BASIN
310	AREA DRAIN DETAIL
403	FIRE HYDRANT (REVISED PER DETAIL 1 SHEET 5)
404	HYDRANT GUARD POSTS
405	HYDRANT PAD
406A	WATER SERVICE (REVISED PER DETAIL 2 SHEET 5)
412	RIGID INSULATION



VICINITY MAP
NTS

DRAFT
FOR REVIEW ONLY

RECORD OF REVISIONS			
No.	DATE	DESCRIPTION	BY

2201 DUNN STREET, STE 2
JUNEAU, AK 99801
(907) 780-4004

CERTIFICATE OF AUTHORIZATION
#100662

solutions@proHNS.com
www.proHNS.com

DRAWN BY: R. CIECKO
DESIGNED BY: L. CH-MBERS
CHECKED BY: G. GL-DSJO

CBJ REVIEW
APPROVED: _____
DATE: _____

SILVER STREET
SUBDIVISION

SHAWN KANTOLA

SHEET NUMBER

1
OF
15

LEGEND

DESCRIPTION	EXISTING	REMOVE	PROPOSED
ASPHALT	EDGE OF ASPHALT		HATCHED AREA
BOLLARDS			
CONCRETE			
CURB & GUTTER			
CUT (TOP)			
DITCH/DRAINAGE CHANNEL CENTERLINE			
EDGE GRAVEL			
FENCE			
FILL (TOE)			
FIRE HYDRANT			
PROPERTY EASEMENT LINE			
PROPERTY LINE			
SANITARY SEWER CLEANOUT			
SANITARY SEWER PIPE	PIPE SIZE & TYPE	PIPE SIZE & TYPE	PIPE SIZE & TYPE
SANITARY SEWER MANHOLE			SS-1
SIDEWALK RAMP			
SAWCUT & MTE LIMITS			
SIGN			
STORM DRAIN CATCH BASIN			S-1
STORM DRAIN PIPE	PIPE SIZE & TYPE SD	PIPE SIZE & TYPE SD	SD P-1 SD
STORM DRAIN MANHOLE, GRATE			S-1
STORM DRAIN UNDERDRAIN	UD		UD
TREES			
UNDERGROUND PIPE CAP			
UTILITY POLE			
UTILITY POLE WITH LUMINAIRE			
WATER LINE PIPE	PIPE SIZE & TYPE		PIPE SIZE & TYPE
HIGH PRESSURE WATERLINE PIPE	PIPE SIZE & TYPE HP		PIPE SIZE & TYPE HP
WATER VALVE BOX			

ABBREVIATIONS

AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
BOP	BEGINNING OF PROJECT
BTM	BOTTOM
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CBJ	CITY & BOROUGH OF JUNEAU
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
CONC	CONCRETE
CTE	CONNECT TO EXISTING
DI	DUCTILE IRON
DIA	DIAMETER
EL	ELEVATION
EOP	END OF PROJECT
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX	EXISTING
FG	FINISHED GRADE
GP	GRADE POINT
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LG	LIP OF GUTTER
LP	LOW POINT
LT	LEFT
MH	MANHOLE
MIN	MINIMUM
MTE	MATCH TO EXISTING
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RP	RADIUS POINT
RT	RIGHT
ROW	RIGHT-OF-WAY
STA	STATION
STD	STANDARD
TBC	TOP BACK OF CURB
TBG	TOP BACK OF GUTTER
TP	TOP OF PAVEMENT
TP	TYPICAL
VPC	VERTICAL POINT OF CURVATURE
VPT	VERTICAL POINT OF TANGENCY

GENERAL NOTES

- CBJ ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISION IMPROVEMENTS FOURTH ADDITION DATED AUGUST, 2011 AND CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003 ARE MADE A PART OF THIS CONTRACT, INCLUDING ALL ERRATA (NOS. 1-16) AND CURRENT REVISIONS AS APPLICABLE.
- CALL 586-1333 BEFORE YOU DIG FOR UNDERGROUND POWER, TELEPHONE AND CABLE. CALL 811 ALASKA DIGLINE BEFORE YOU DIG FOR UNDERGROUND ACS & GCI. LOCATIONS AND ELEVATION OF EXISTING UNDERGROUND WATER, SEWER, POWER, TELEPHONE AND CABLE TELEVISION SHOWN ON THE PLANS WERE DERIVED FROM CBJ AS-BUILTS AND FIELD LOCATES. THE ACTUAL LOCATION OF UTILITIES MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY DAMAGE TO THE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE ESTIMATED TOTAL AREA OF DISTURBANCE RESULTING FROM THESE IMPROVEMENTS WILL BE OVER 1.00 ACRE. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS SPECIFIED IN THE PROJECT SPECIFIC SWPPP.
- FINISHED GRADE AND ALIGNMENT ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER. LOCATION OF PROPOSED WATER, SEWER AND STORM DRAINAGE FACILITIES ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER.
- THE CONTRACTOR SHALL PERFORM A CLOSED LEVEL LOOP THROUGH ALL TBM'S AS LISTED HEREON TO VERIFY ELEVATIONS PRIOR TO BEGINNING ANY WORK.
- CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS (I.E. BRASS CAP MONUMENTS, REBARS, CONCRETE NAILS, CHISELED X'S) PRIOR TO CONSTRUCTION AND REMONUMENT AFTER SURFACING IS REPLACED. EXISTING SURVEY MONUMENTS MAY NOT BE SHOWN ON THE DRAWINGS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES (LONI VANKIRK AT 723-4975) OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" TO CBJ WATER UTILITIES SUPERINTENDENT FOR APPROVAL AT LEAST 48 HOURS PRIOR TO SHUTDOWN OR FLUSHING OF MAINLINE WATER PIPE. NO WATER SERVICE INTERRUPTION MAY PROCEED UNTIL THIS APPROVAL IS OBTAINED. THE CONTRACTOR CANNOT SHUT OFF WATER SUPPLY TO SERVICES FOR MORE THAN 4 HOURS AT ONE TIME.
- ALL MATERIALS PROPOSED FOR THE WATER SYSTEM THAT COME IN DIRECT CONTACT WITH THE WATER SHALL BE CERTIFIED BY AN ANSI ACCREDITED ORGANIZATION TO CONFORM WITH ANSI/NSF STANDARD 61 OR AN ANSI/NSF STANDARD WITH EQUIVALENT HEALTH REQUIREMENTS.
- THE MATERIALS USED FOR THIS PROJECT SHALL COMPLY WITH THE NEW LEAD FREE REQUIREMENTS INCLUDING NOT MORE THAN 0.2% WHEN USED WITH RESPECT TO SOLDER AND FLUX AND NOT MORE THAN A WEIGHTED AVERAGE OF 0.25% LEAD WHEN USED WITH RESPECT TO THE WETTED SURFACES OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS AND FIXTURES.
- ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN (NOT ALL ARE LABELED) ON DRAWINGS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTIONS TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
- PROVIDE KNOCKOUTS IN PRECAST STORM DRAIN STRUCTURES FOR ALL PIPES SHOWN ON THE PLANS.
- "JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18-INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES, CATCH BASINS AND MANHOLES.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING WATER AND SEWER PIPES, INCLUDING ALL SERVICES ALONG THE STORM DRAIN AND WATER PIPE ALIGNMENTS TO DETERMINE PIPE INSULATION LOCATIONS AND TO ENSURE DAMAGE DOES NOT OCCUR TO THE PIPES.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF BURIED ELECTRICAL AND COMMUNICATION CONDUITS & CABLES PRIOR TO INSTALLATION OF NEW STORM DRAIN AND SANITARY SEWER PIPES.

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No.	DATE	DESCRIPTION	BY

proHNS LLC

CERTIFICATE OF AUTHORIZATION #100662

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DESIGNED BY: L. CHAMBERS	
CHECKED BY: G. GLADSJO	
APPROVED: _____	SHAWN KANTOLA
DATE: _____	

SILVER STREET SUBDIVISION

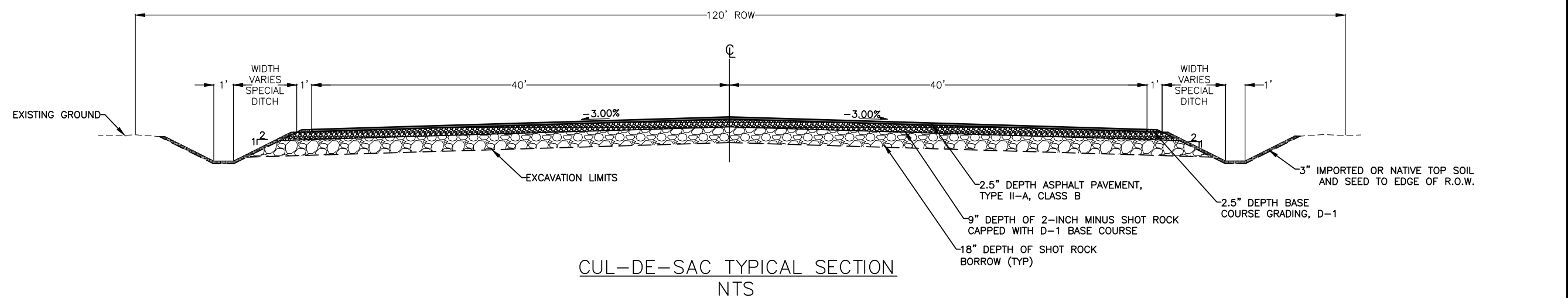
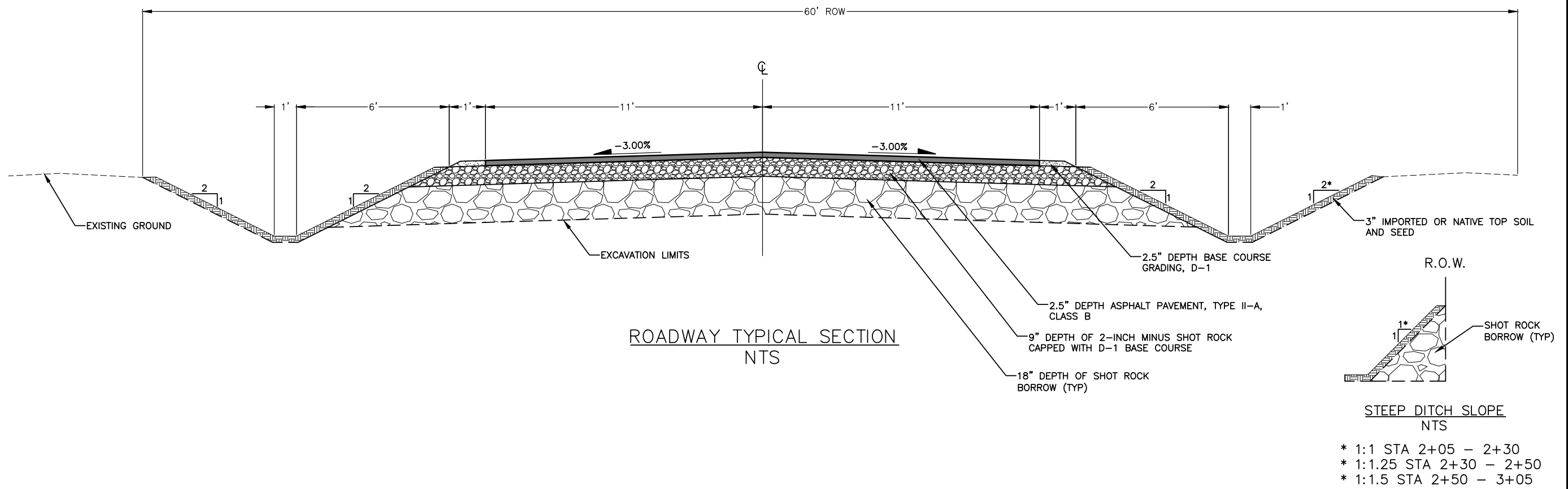
LEGEND, ABBREVIATIONS AND GENERAL NOTES

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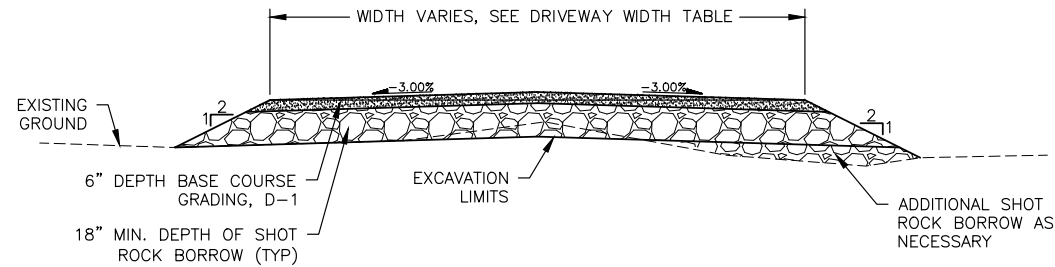
Attachment C - Construction

Attachment C - 2024_NOD_SMF24-02_Final Bundle

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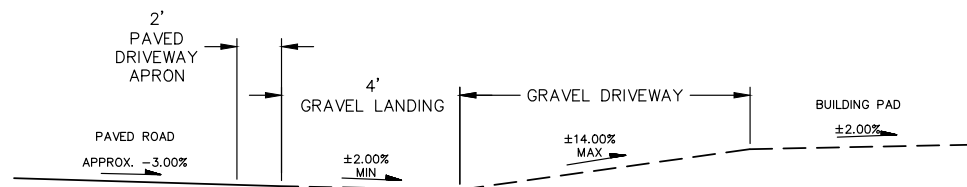
DRAFT FOR REVIEW ONLY	RECORD OF REVISIONS				 CERTIFICATE OF AUTHORIZATION #100662	DRAWN BY: R. CIECKO DESIGNED BY: L. CHAMBERS CHECKED BY: G. GLADYSJO 2201 DUNN STREET, STE 2 JUNEAU, AK 99801 (907) 780-4004 solutions@proHNS.com www.proHNS.com	CBJ REVIEW APPROVED: _____ DATE: _____	SILVER STREET SUBDIVISION SHAWN KANTOLA	TYPICAL SECTIONS	SHEET NUMBER
	No.	DATE	DESCRIPTION	BY						3
										OF
										15



1 DRIVEWAY TYPICAL SECTION
SCALE: NOT TO SCALE

DETAIL 1/4 NOTES:

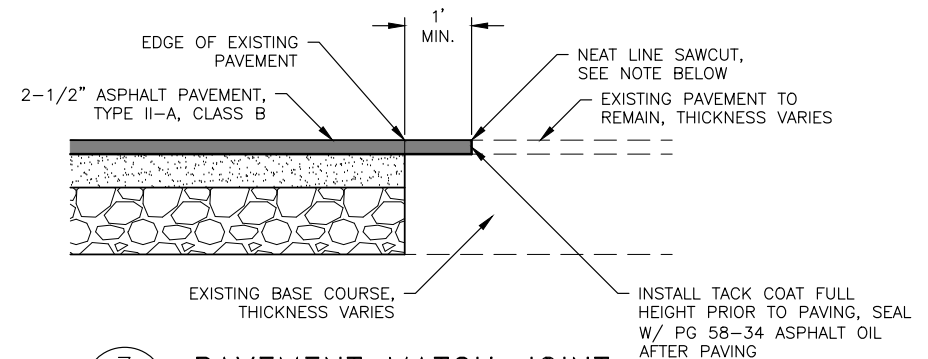
1. CLEAR AND GRUB PRIOR TO PLACING FILL MATERIAL.
2. SHOT ROCK BORROW CAN BE SUBSTITUTED WITH USABLE EXCAVATION.
3. ADDITIONAL SHOT ROCK FILL MAY BE REQUIRED TO MEET PLAN GRADES.
4. ADDITIONAL EXCAVATION BELOW THE NEATLINE SUBCUT LEVEL MAY BE REQUIRED IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE ENCOUNTERED. EXCAVATION AND REPLACEMENT OF UNSUITABLE MATERIALS SHALL BE APPROVED BY THE ENGINEER.
5. IF SUBGRADE BELOW EXCAVATION LIMITS IS CLAY INSTALL FILTER FABRIC, TYPE C PER CBJ STANDARD SPECIFICATION SECTION 02714 - FILTER CLOTH AT LOCATIONS AS DIRECTED BY THE ENGINEER.
6. LARGE BOULDERS, HARDPAN, STUMPS, LOGS, ORGANICS AND GROUND WATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING TRENCHING, DITCHING AND ROADWAY EXCAVATION OPERATIONS. THESE MATERIALS SHALL BE DISPOSED OF AS REQUIRED BY THE ENGINEER.
7. ALL CUT AND FILL SLOPES NOT STABILIZED WITH SHOT ROCK SHALL BE TOPPED W/ NATIVE SOIL AND SEEDED.



2 DRIVEWAY PROFILE FOR PRIVATE LOTS
SCALE: NOT TO SCALE

DETAIL 1/4 NOTES:

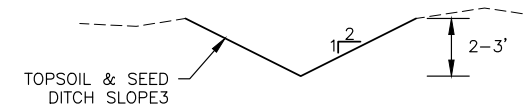
1. SEE CBJ STD. DWG. 103A FOR ADDITIONAL DETAILS.
2. PROVIDE A SMOOTH TRANSITION BETWEEN GRADE BREAKS.
3. THIS DETAIL SHOW MIN & MAX ALLOWABLE SLOPES. SEE GRADING PLAN FOR DRIVEWAY SPECIFIC SLOPES.



3 PAVEMENT MATCH JOINT
SCALE: NOT TO SCALE

DETAIL 1/4 NOTES:

1. FINAL SAWCUT OF EXISTING ASPHALT SHALL NOT BE MADE UNTIL 24 HOURS PRIOR TO PAVING.



4 INDEPENDENT DRIANGE DITCH
SCALE: NOT TO SCALE

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SILVER STREET
SUBDIVISION

SHAWN KANTOLA

CONSTRUCTION
DETAILS - 1

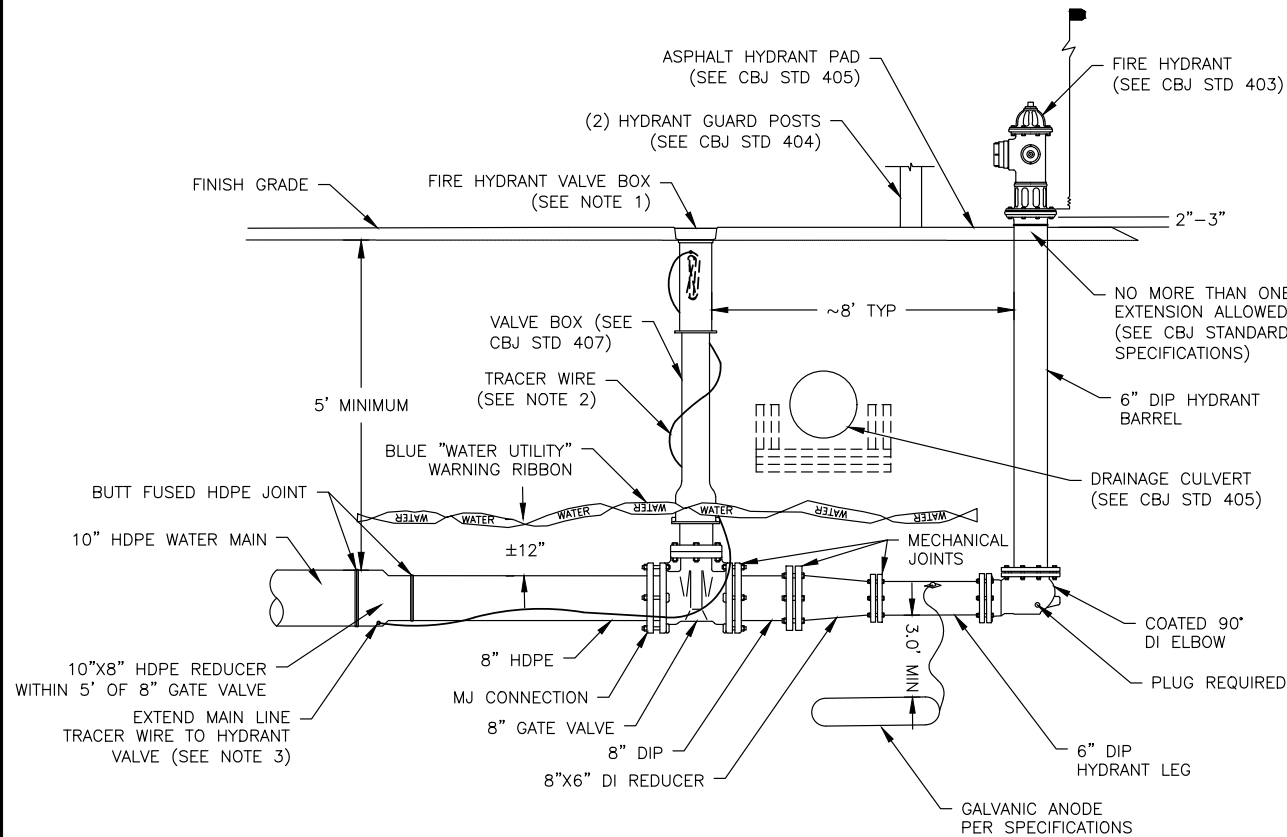
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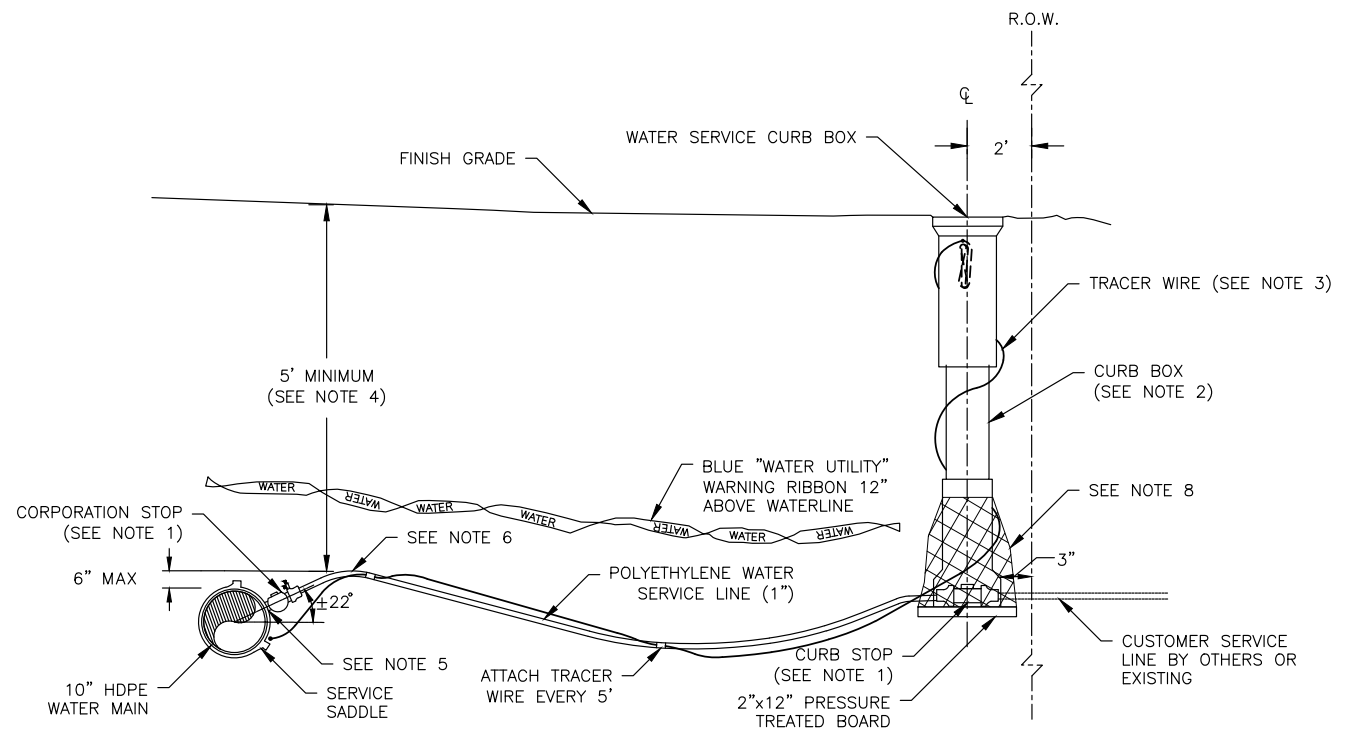
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MODIFIED FIRE HYDRANT ASSEMBLY DETAIL
SCALE: NOT TO SCALE



2
5

POLYETHYLENE WATER SERVICE DETAIL
SCALE: NOT TO SCALE

DETAIL 1/5 NOTES:

1. FIRE HYDRANT VALVE BOX TO BE INSTALLED SO THAT THE LID IS A MINIMUM OF 3/8", MAXIMUM OF 5/8" BELOW FINISHED PAVEMENT, SEE CBJ STANDARD DETAIL 407.
2. TRACER WIRE SHALL BE NO.10 AWG HIGH-STRENGTH COPPER CLAD STEEL WITH BLUE HDPE INSULATION JACKET. MAIN LINE TRACER WIRE SHALL NOT BE SPLICED AND SHALL BE CONTINUOUS BETWEEN VALVE BOXES. SERVICE AND HYDRANT LEGS SHALL USE WATERPROOF DIRECT BURY SPLICE CONNECTION LUGS. TRACER WIRE SHALL BE CONNECTED TO THE BOTTOM QUADRANT OF THE HDPE WATER PIPE. EACH END OF TRACER WIRE SHALL BE TERMINATED AT A VALVE BOX, TRACER WIRE SHALL RUN OUTSIDE THE VALVE BOX AND BE INSERTED INTO THE VALVE BOX THROUGH A 3/4" DRILLED HOLE WITHIN 9"-12" OF THE TOP. 5' OF ADDITIONAL TRACER WIRE SHALL BE NEATLY COILED WITHIN THE VALVE BOX.
3. TRACER SPLICE CONNECTION ARE TO BE CONSTRUCTED USING DRYCONN WATERPROOF DIRECT BURY LUGS AS MANUFACTURED BY KING INNOVATION OR APPROVED EQUAL.
4. HYDRANT BARREL AND VALVE BOX SHALL BE PLUMB.
5. GROUND COVER SHALL BE 5' MINIMUM. ADDITIONAL COVER (MORE THAN 5') MAY BE REQUIRED BY THE ENGINEER.
6. ALL HYDRANTS SHALL BE PAINTED CATERPILLAR YELLOW, AND THE NUMBER OF FEET TO THE VALVE SHALL BE PRINTED IN BLACK 1/2" BLOCK LETTERS JUST BELOW THE TOP BONNET. PORT CAPS SHALL BE COLOR CODED PER NFPA STANDARD 291 AS DIRECTED BY THE CBJ WATER UTILITIES DEPARTMENT.
7. HYDRANT SHALL BE MUELLER CENTURION 200 OR 250 WITH INTEGRAL STORZ PUMPER CONNECTION OR APPROVED EQUAL. CLOW F2500 SERIES HYDRANTS ARE NO LONGER ACCEPTED BY CBJ.
8. ALL BOLTS TO HAVE THREADED ZINC ANODE CAP, SEE DETAIL 3 SHEET 6.

DETAIL 2/5 NOTES:

1. USE MUELLER CORPORATION STOP NO. B25025, FORD CORPORATION STOP NO. FB700-4, OR APPROVED EQUAL. USE MUELLER CURB STOP NO. H15201, OR NO. H15204, FORD CURB STOP B22-444 OR APPROVED EQUAL.
2. CURB BOX SHALL BE KEJRIWAL PACIFIC 145R 49"-62" LID, TOP, MIDDLE AND BOTTOM OR APPROVED EQUIVALENT.
3. TRACER WIRE SHALL BE NO.10 AWG HIGH-STRENGTH COPPER CLAD STEEL WITH BLUE HDPE INSULATION JACKET. MAIN LINE TRACER WIRE SHALL NOT BE SPLICED AND SHALL BE CONTINUOUS BETWEEN VALVE BOXES. SERVICES SHALL USE WATERPROOF DIRECT BURY SPLICE CONNECTION LUGS. TRACER WIRE SHALL BE CONNECTED TO THE BOTTOM QUADRANT OF THE HDPE WATER PIPE. EACH END OF TRACER WIRE SHALL BE TERMINATED AT A VALVE BOX, TRACER WIRE SHALL RUN OUTSIDE THE VALVE BOX AND BE INSERTED INTO THE VALVE BOX THROUGH A 3/4" DRILLED HOLE WITHIN 9"-12" OF THE TOP. 5' OF ADDITIONAL TRACER WIRE SHALL BE NEATLY COILED WITHIN THE VALVE BOX.
4. ALL SERVICES MUST HAVE A MINIMUM OF 5' OF COVER BELOW EXISTING CULVERTS AND DITCHES. ADDITIONAL DEPTH MAY BE REQUIRED BY THE ENGINEER. INSULATE SERVICE LINES PER CBJ STD 412 WHERE NEEDED.
5. HOLE DRILLED IN THE MAIN FOR THE CORPORATION STOP SHALL BE THE SAME DIAMETER AS THE SERVICE PIPE.
6. PROVIDE AN ADDITIONAL 12" OF SERVICE PIPE BEYOND STRAIGHT LINE LENGTH REQUIRED. LOOP AS SHOWN AT THE CORP STOP. MAINTAIN 5' MINIMUM BURIAL AT HIGH POINT OF SERVICE LINE.
7. MAINTAIN A MINIMUM OF 18" OF SEPARATION BETWEEN VALVE BOXES, AND BETWEEN VALVE BOXES AND OTHER STRUCTURES.
8. WRAP BOTTOM OF CURB BOX WITH FABRIC OR PLASTIC PRIOR TO BACKFILLING TO KEEP MATERIAL FROM INFILTRATING THE BOX.
9. SERVICE BOXES SHALL BE LOCATED 2 FEET INSIDE OF THE RIGHT-OF-WAY LINE.
10. CONTRACTOR TO SUPPLY ALL NECESSARY PARTS AND FITTINGS TO CONNECT THE PROPOSED 1" WATER SERVICES TO THE EXISTING WATER SERVICES AFTER THE CURB STOP.

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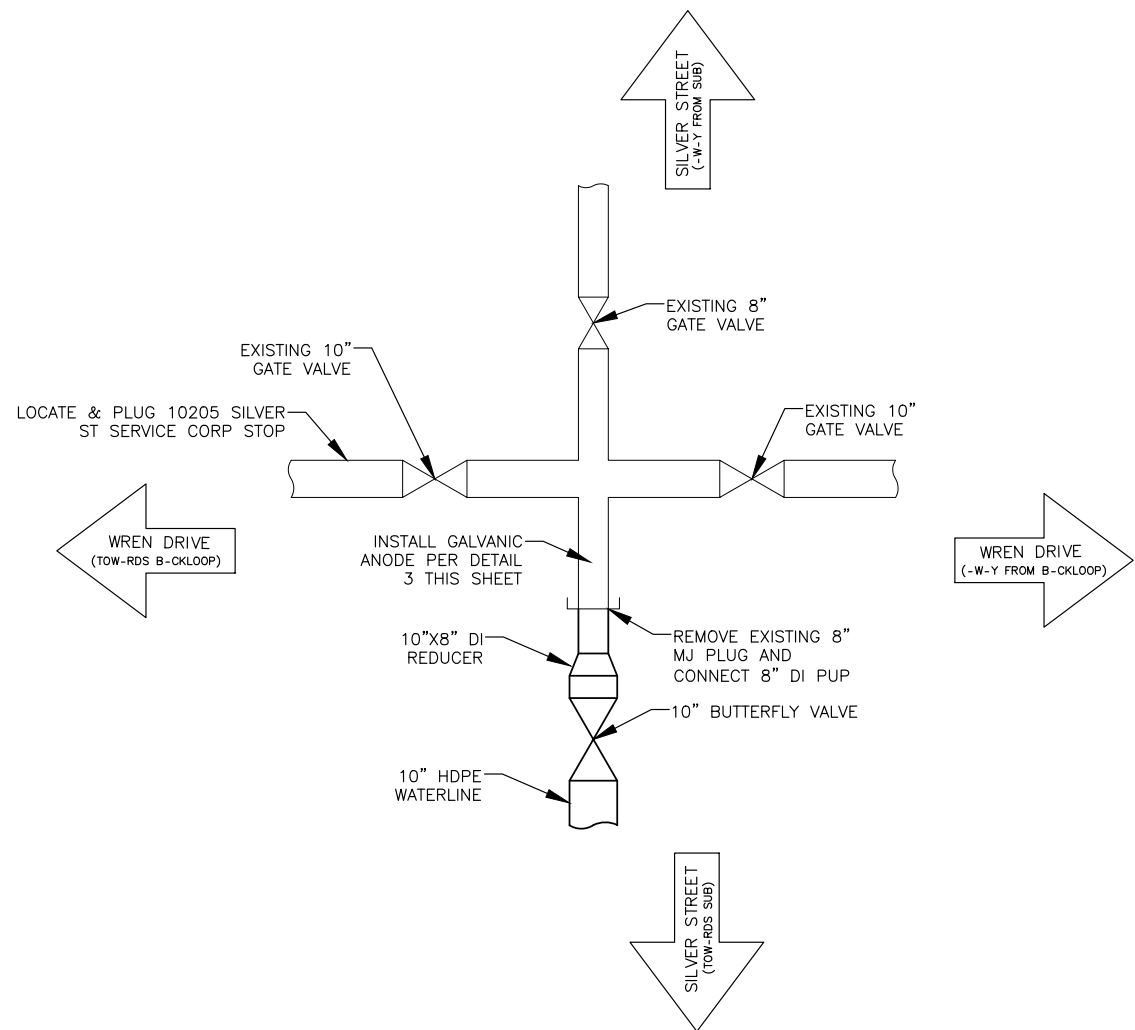
SHAWN KANTOLA

CONSTRUCTION
DETAILS - 2

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July 12, 2024

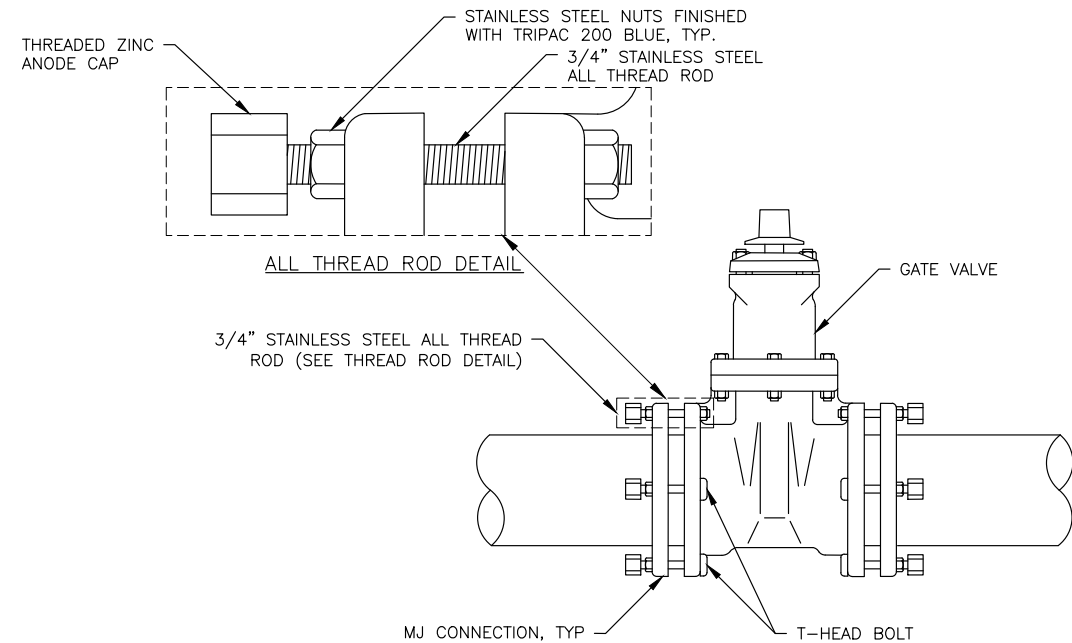


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WATERLINE CONNECTION INTERSECTION SILVER ST & WREN DR
SCALE: NOT TO SCALE

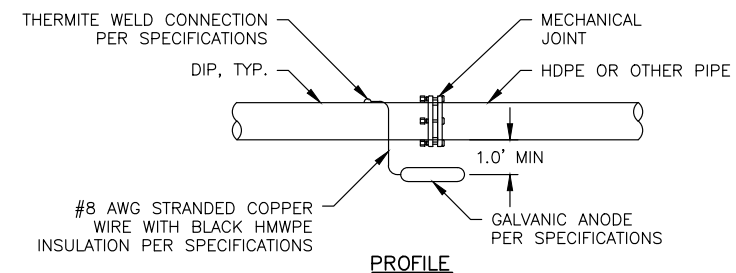
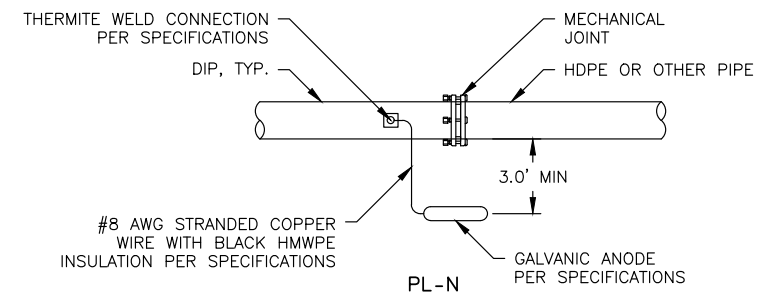
DETAIL 1/6 NOTES:

1. ADDITIONAL PARTS MAY BE NECESSARY FOR CONNECTION. CONTRACTOR TO PROVIDE ALL PARTS AND FITTINGS TO MAKE CONNECTION.
2. THE BUTT FUSION WELD SHALL BE PERFORMED IN OR ABOVE THE TRENCH. THE USE OF ELECTROFUSION COUPLERS WILL NOT BE ALLOWED.
3. FIELD LOCATES INDICATE BENDS AND/OR DEFLECTION IN EXISTING WATERLINE. CONTRACTOR TO PROVIDE HDPE BENDS/FITTINGS OR SWEEPS, AS NECESSARY, FOR NEW WATERLINE CONNECTION.
4. TERMINATE TRACER WIRE IN NEW 10" VALVE BOX.



2
6

VALVE BOLT CONNECTION DETAIL
SCALE: NOT TO SCALE



3
6

GALVANIC ANODE INSTALLATION FOR PIPE MATERIAL TRANSITION DETAIL
SCALE: NOT TO SCALE

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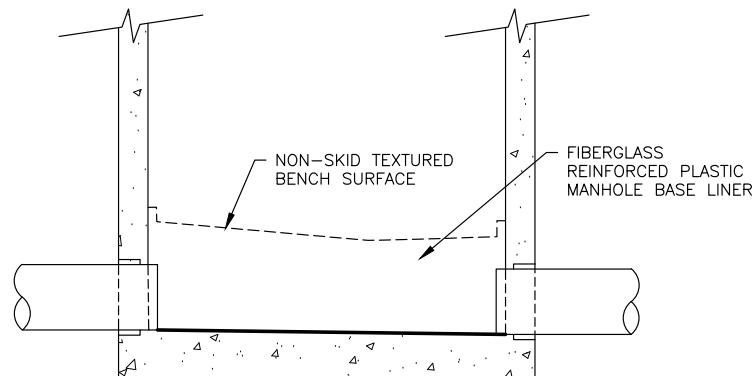
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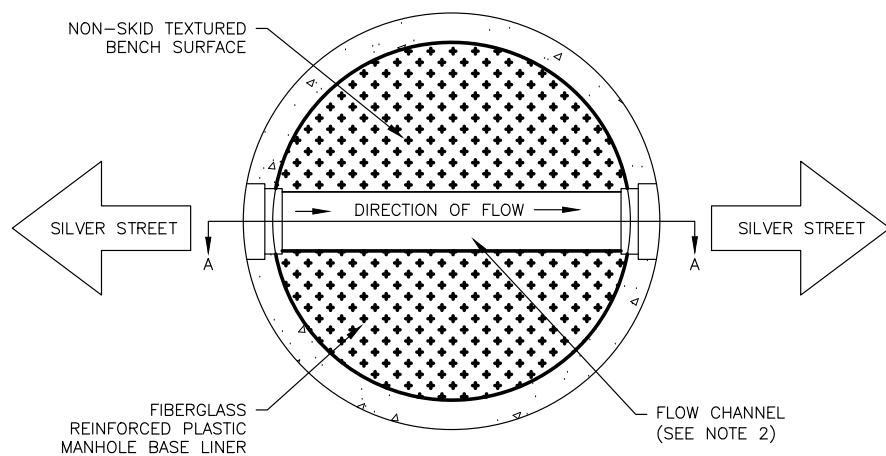
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July 12, 2024

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SECTION ---



PL-N

PRECAST MANHOLE WITH FIBERGLASS REINFORCED PLASTIC BASE LINER DETAIL

1
7

SCALE: NOT TO SCALE

DETAIL 1/7 NOTES:

1. THE MANHOLE BASE LINER SHALL BE FIBERGLASS REINFORCED PLASTIC (FRP) OR APPROVED EQUAL.
2. FRP BASE LINER SHALL HAVE A MINIMUM DROP OF 0.05' BETWEEN INLET AND OUTLET PIPES.
3. FRP BASE LINER SHALL BE PRE MANUFACTURED TO MATCH THE PIPE SIZES, ANGLES, SLOPES AND INVERTS AS SHOWN IN THE DESIGN DRAWINGS.
4. FIBERGLASS REINFORCED PLASTIC BASE LINERS SHALL USE FLEXIBLE SEAL ADAPTER FOR ALL PIPES.
5. NOTES AND REQUIREMENTS IN CBJ DETAIL 203 FOR STANDARD SANITARY SEWER MANHOLE TYPE I & II APPLY TO THIS DETAIL.

WATER SERVICE SUMMARY		
LOT #	STATION & OFFSET	SIZE/TYPE/NOTES
1	SILVER: STA: 3+60.61, OFF: 25.019 RT	1" SIDR7 POLY
2	SILVER: STA: 4+24.76, OFF: 51.201 RT	1" SIDR7 POLY
3	SILVER: STA: 4+77.76, OFF: 54.074 RT	1" SIDR7 POLY
4	SILVER: STA: 4+95.94, OFF: 41.41 RT	1" SIDR7 POLY
5	SILVER: STA: 4+97.32, OFF: 39.945 RT	1" SIDR7 POLY
6	SILVER: STA: 4+98.64, OFF: 38.427 RT	1" SIDR7 POLY
7	SILVER: STA: 4+99.92, OFF: 36.856 RT	1" SIDR7 POLY
8	SILVER: STA: 5+11.44, OFF: 13.780 LT	1" SIDR7 POLY
9	SILVER: STA: 4+82.27, OFF: 51.829 LT	1" SIDR7 POLY
10	SILVER: STA: 3+61.43, OFF: 33.489 LT	1" SIDR7 POLY
10205 SILVER	SILVER: STA: 2+55.76, OFF: 22.121 RT	1" SIDR7 POLY

NOTES:

- 1: TRACER WIRE SHALL BE NO.10 AWG HIGH-STRENGTH COPPER CLAD STEEL WITH BLUE HDPE INSULATION JACKET. MAIN LINE TRACER WIRE SHALL NOT BE SPLICED AND SHALL BE CONTINUOUS BETWEEN VALVE BOXES. SERVICES SHALL USE WATERPROOF DIRECT BURY SPLICE CONNECTION LUGS. TRACER WIRE SHALL BE CONNECTED TO THE BOTTOM QUADRANT OF THE HDPE WATER PIPE. EACH END OF TRACER WIRE SHALL BE TERMINATED AT A VALVE BOX, TRACER WIRE SHALL RUN OUTSIDE THE VALVE BOX AND BE INSTERED INTO THE VALVE BOX THROUGH A 3/4" DRILLED HOLE WITHIN 9'-12" OF THE TOP 0.5' OF ADDITIONAL TRACER WIRE SHALL BE NEATLY COILED WITHIN THE VALVE BOX.
- 2: SPLICE TRACER WIRE TO MAIN WITH DRYCONN WATERPROFF DIRECT BURY LUGS.
- 3: ATTACH TRACER WIRE TO SERVICE EVERY 5 FEET.
- 4: INSULATE WATER SERVICES PER STD 412 AT STORM DRAIN OR DITCH CROSSINGS WHERE 5 FEET OF COVER/SEPARATION CANNOT BE OBTAINED.

SEWER SERVICE SUMMARY		
LOT #	STATION & OFFSET	SIZE/TYPE/NOTES
1	SILVER: STA: 3+63.22, OFF: 25.09 RT	4" SDR 35 PVC
2	SILVER: STA: 4+27.40, OFF: 52.628 RT	4" SDR 35 PVC
3	SILVER: STA: 4+37.40, OFF: 53.638 RT	4" SDR 35 PVC
4	SILVER: STA: 5+03.47, OFF: 31.814 RT	4" SDR 35 PVC
5	SILVER: STA: 5+04.55, OFF: 30.019 RT	4" SDR 35 PVC
6	SILVER: STA: 5+05.57, OFF: 28.163 RT	4" SDR 35 PVC
7	SILVER: STA: 5+06.54, OFF: 26.245 RT	4" SDR 35 PVC
8	SILVER: STA: 5+10.73, OFF: 16.492 LT	4" SDR 35 PVC
9	SILVER: STA: 4+84.52, OFF: 50.539 LT	4" SDR 35 PVC
10	SILVER: STA: 3+58.83, OFF: 33.579 LT	4" SDR 35 PVC
0205 SILVER S	SILVER: STA: 2+57.79, OFF: 22.178 RT	4" SDR 35 PVC

NOTES:

- 1: ADJUST SEWER SERVICE SLOPES TO PROVIDE MAXIMUM SEPARATION UTILITY CORSSINGS. INTSLAL SWEEPS AS REQUIRED UPON APPROVAL OF THE ENGINEER.
- 2: CONSTRUCT NEW 6" PVC SEWER SERVICE AND INSTALL NEW CLEANOUT NEAR PROPERTY LINE PER CBJ STANDARD DETIAL 213 AND CONNECT TO EXISTING SEWER SERVICE.
- 3: SEWER SERVICE CLEAN-OUTS TO HAVE METAL COVERS.

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SILVER STREET
SUBDIVISION

SHAWN KANTOLA

CONSTRUCTION
DETAILS & SUMMARIES
- 4

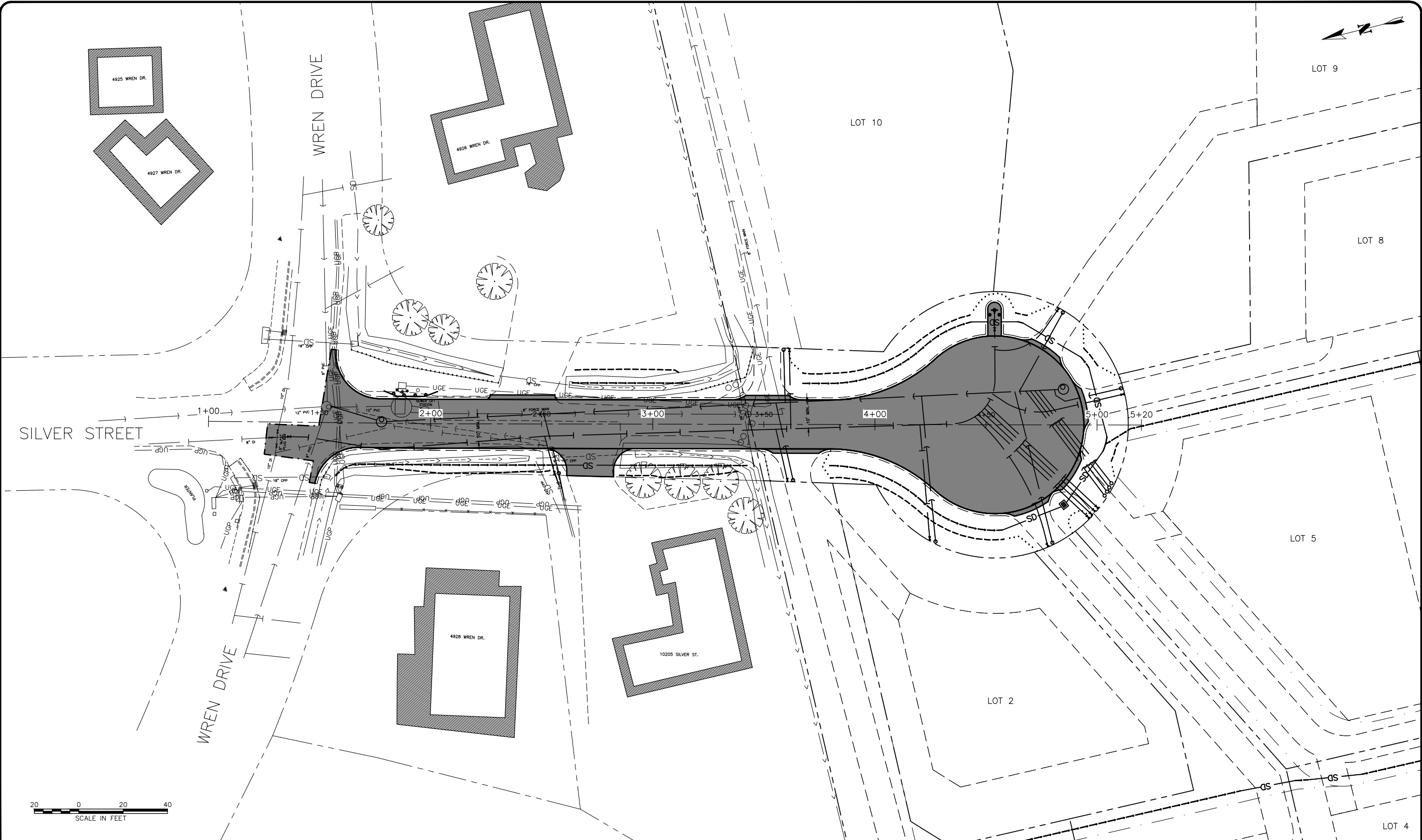
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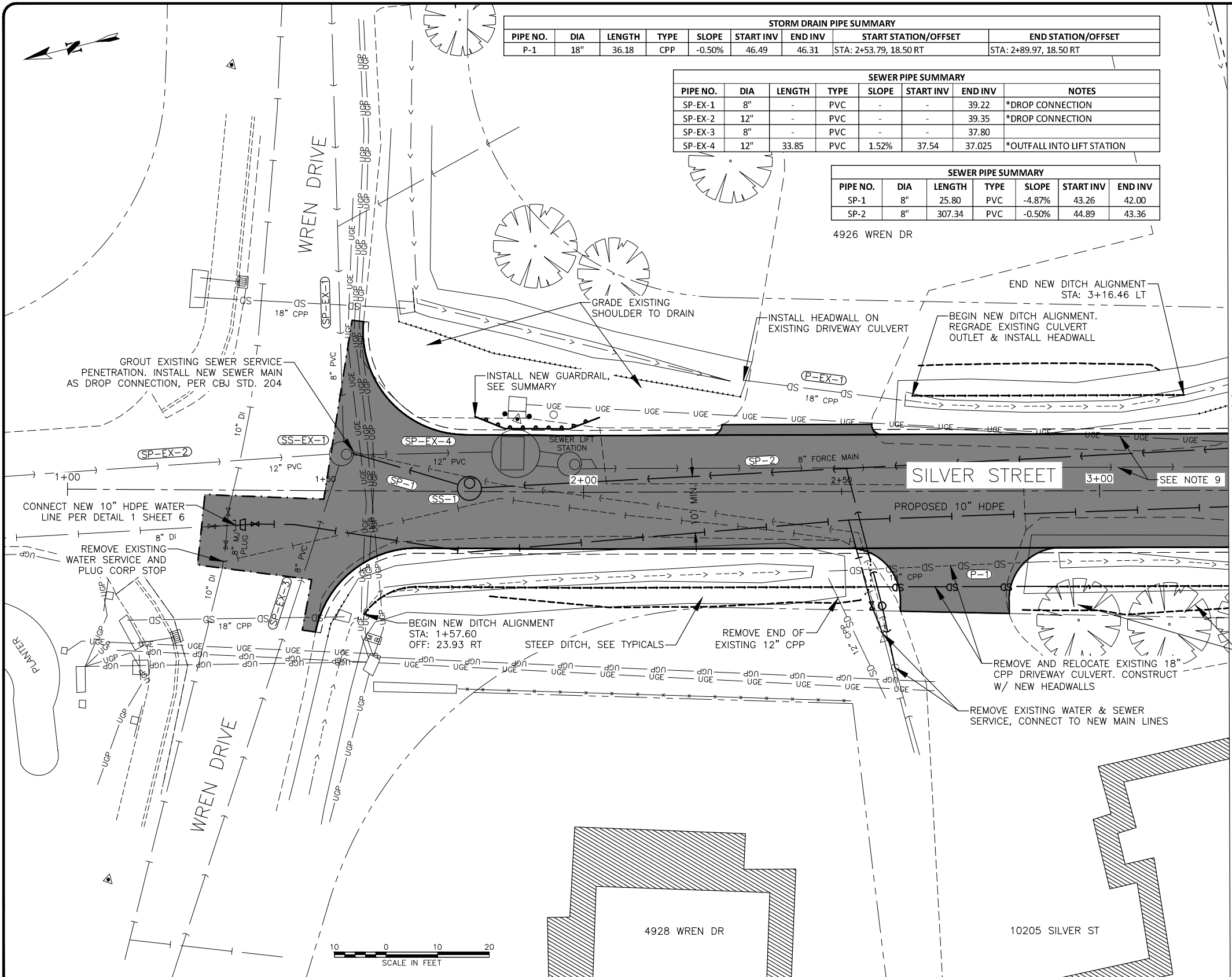
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SUBDIVISION

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SILVER ST ROW PLAN
OVERVIEW

SHEET NUMBER	
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15	



STORM DRAIN PIPE SUMMARY							
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV	START STATION/OFFSET
P-1	18"	36.18	CPP	-0.50%	46.49	46.31	STA: 2+53.79, 18.50 RT

SEWER PIPE SUMMARY							
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV	NOTES
SP-EX-1	8"	-	PVC	-	-	39.22	*DROP CONNECTION
SP-EX-2	12"	-	PVC	-	-	39.35	*DROP CONNECTION
SP-EX-3	8"	-	PVC	-	-	37.80	
SP-EX-4	12"	33.85	PVC	1.52%	37.54	37.025	*OUTFALL INTO LIFT STATION

SEWER PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
SP-1	8"	25.80	PVC	-4.87%	43.26	42.00
SP-2	8"	307.34	PVC	-0.50%	44.89	43.36

- SHEET NOTES:**
- ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN (NOT ALL ARE LABELED) ON DRAWINGS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTIONS TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
 - THE PLAN DRAWINGS DO NOT SHOW ALL PLANTINGS, AND OTHER LANDSCAPING THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO PLANTINGS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
 - PIPE LENGTHS ARE TO CENTER OF STRUCTURE. PIPE SLOPES ARE MEASURED TO ENDS OF PIPES.
 - PROVIDE ALL PIPE EXTENSIONS, ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS, AND DEPTHS.
 - INSTALL NEW WATER SERVICE PER CBJ STD 406A. WHERE WATER SERVICE CROSSES UNDER STORM DRAIN PIPE, INSULATE PER CBJ STD 412.
 - INSTALL NEW SEWER SERVICE AND CLEAN-OUT PER CBJ STD 213..
 - MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN PROPOSED WATER PIPE AND ALL STORM AND SEWER CROSSINGS, SEE STD DETAIL 215.
 - INSTALL NEW CULVER HEADWALLS PER CBJ STD. 104B
 - EXACT LOCATION OF SEWER FORCE MAIN AND LIFT STATION POWER UNKNOWN. USE EXTREME CAUTION WHEN EXCAVATING IN THIS AREA.

GUARDRAIL SUMMARY		
STATION	OFFSET	NOTE
1+78.86	14.50 LT	END SECTION, TYPE I
1+84.64	12.25 LT	ANGLE POINT
1+97.14	12.25 LT	ANGLE POINT
2+03.27	14.50 LT	END SECTION, TYPE 2

SS-1	SSMH, TYPE- I *
STA: 1+77.89	OFF: 0.59 LT
FRAME EL=	50.13
SP-1	43.26
SP-2	43.36
*INSTALL W/ FIBERGLASS BASELINER	

SS-EX-1	EX SSMH
STA: 1+52.98	OFF: 7.24 LT
FRAME EL=	49.89
SP-1	42.00
SP-EX-1	39.22
SP-EX-2	39.35
SP-EX-3	37.80
SP-EX-4	37.54

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2201 DUNN STREET, STE 2
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(907) 780-4004

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#100862

DRAWN BY: L. CHAMBERS
DESIGNED BY: L. CHAMBERS
CHECKED BY: G. GLADYSJO

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JUNEAU, AK 99801
(907) 780-4004

solutions@proHNS.com
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DATE: _____

SILVER STREET
SUBDIVISION

SHAWN KANTOLA

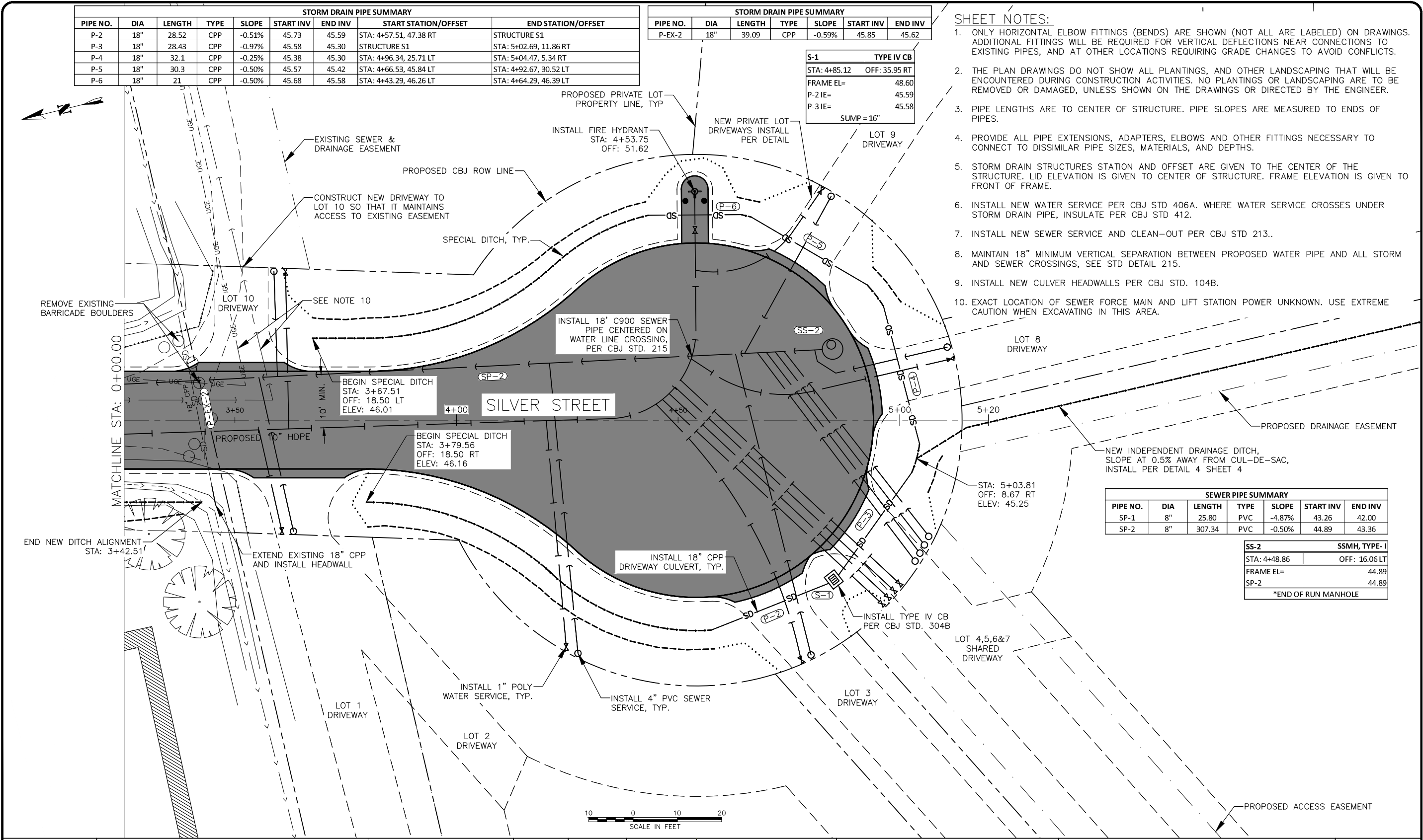
SILVER ST PLAN - 1+00
TO 3+25

SHEET NUMBER
9
OF
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STORM DRAIN PIPE SUMMARY							
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV	START STATION/OFFSET
P-2	18"	28.52	CPP	-0.51%	45.73	45.59	STA: 4+57.51, 47.38 RT
P-3	18"	28.43	CPP	-0.97%	45.58	45.30	STRUCTURE S1
P-4	18"	32.1	CPP	-0.25%	45.38	45.30	STA: 4+96.34, 25.71 LT
P-5	18"	30.3	CPP	-0.50%	45.57	45.42	STA: 4+66.53, 45.84 LT
P-6	18"	21	CPP	-0.50%	45.68	45.58	STA: 4+43.29, 46.26 LT
				END STATION/OFFSET			
				STA: 5+02.69, 11.86 RT			
				STA: 5+04.47, 5.34 RT			
				STA: 4+92.67, 30.52 LT			
				STA: 4+64.29, 46.39 LT			

STORM DRAIN PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
P-EX-2	18"	39.09	CPP	-0.59%	45.85	45.62

S-1	TYPE IV CB
STA: 4+85.12	OFF: 35.95 RT
FRAME EL=	48.60
P-2 IE=	45.59
P-3 IE=	45.58
SUMP = 16"	

- SHEET NOTES:**
- ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN (NOT ALL ARE LABELED) ON DRAWINGS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTIONS TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
 - THE PLAN DRAWINGS DO NOT SHOW ALL PLANTINGS, AND OTHER LANDSCAPING THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO PLANTINGS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
 - PIPE LENGTHS ARE TO CENTER OF STRUCTURE. PIPE SLOPES ARE MEASURED TO ENDS OF PIPES.
 - PROVIDE ALL PIPE EXTENSIONS, ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS, AND DEPTHS.
 - STORM DRAIN STRUCTURES STATION AND OFFSET ARE GIVEN TO THE CENTER OF THE STRUCTURE. LID ELEVATION IS GIVEN TO CENTER OF STRUCTURE. FRAME ELEVATION IS GIVEN TO FRONT OF FRAME.
 - INSTALL NEW WATER SERVICE PER CBJ STD 406A. WHERE WATER SERVICE CROSSES UNDER STORM DRAIN PIPE, INSULATE PER CBJ STD 412.
 - INSTALL NEW SEWER SERVICE AND CLEAN-OUT PER CBJ STD 213..
 - MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN PROPOSED WATER PIPE AND ALL STORM AND SEWER CROSSINGS, SEE STD DETAIL 215.
 - INSTALL NEW CULVER HEADWALLS PER CBJ STD. 104B.
 - EXACT LOCATION OF SEWER FORCE MAIN AND LIFT STATION POWER UNKNOWN. USE EXTREME CAUTION WHEN EXCAVATING IN THIS AREA.

SEWER PIPE SUMMARY						
PIPE NO.	DIA	LENGTH	TYPE	SLOPE	START INV	END INV
SP-1	8"	25.80	PVC	-4.87%	43.26	42.00
SP-2	8"	307.34	PVC	-0.50%	44.89	43.36

SS-2	SSMH, TYPE-I
STA: 4+48.86	OFF: 16.06 LT
FRAME EL=	44.89
SP-2	44.89
*END OF RUN MANHOLE	

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CITY AND BOROUGH OF
JUNEAU
ALASKA'S CAPITAL CITY
ENGINEERING & PUBLIC WORKS

SILVER STREET
SUBDIVISION

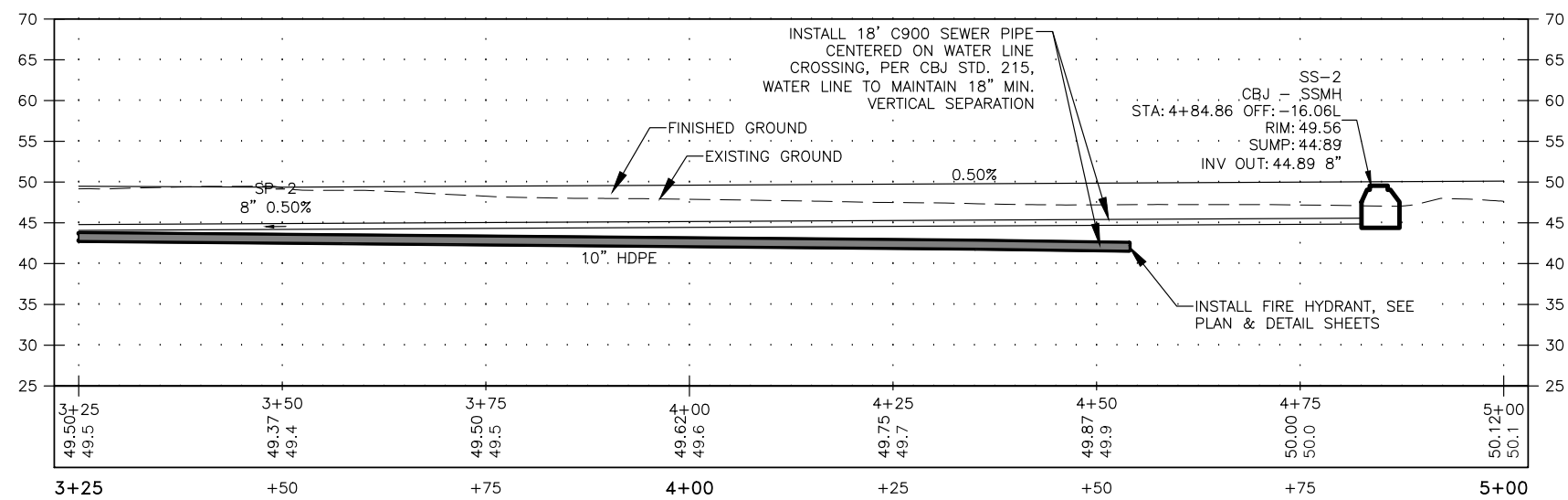
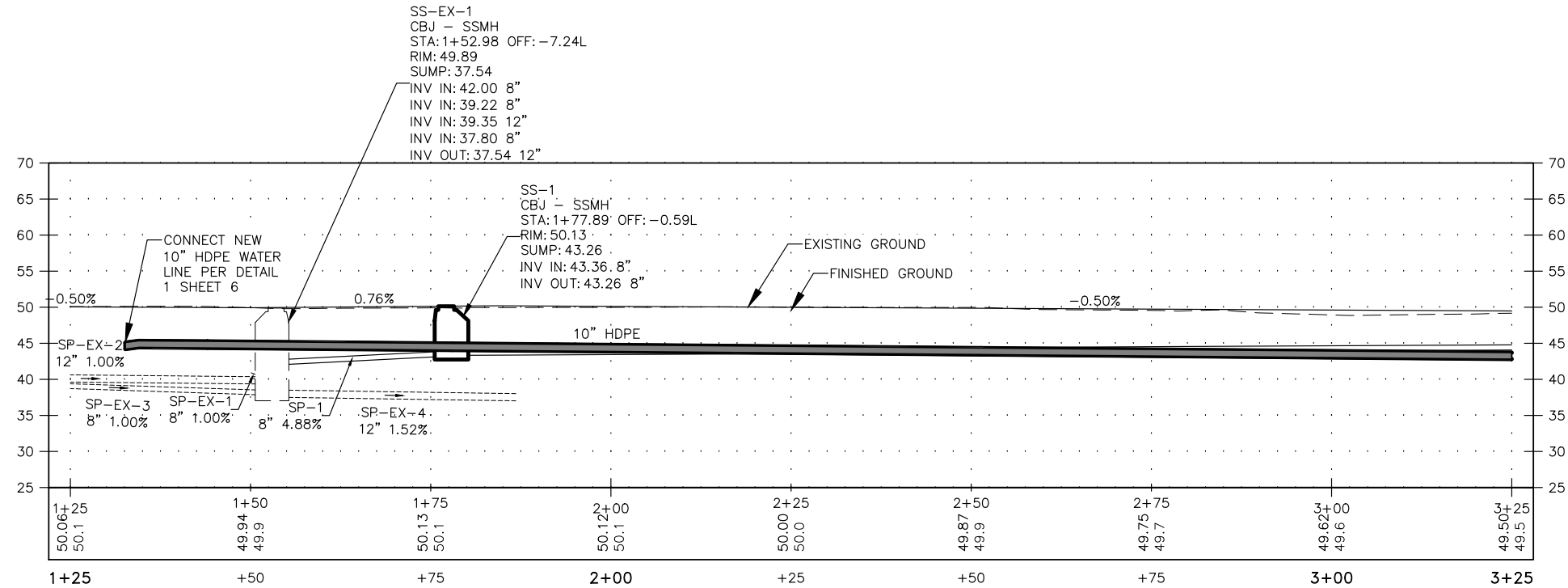
SHAWN KANTOLA

SILVER ST PLAN -
3+25 TO 5+20

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10	OF
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Attachment C - 2024_NOD_SMF24-02_Final Bundle

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DESIGNED BY: L. CH-MBERS
CHECKED BY: G. GL-DSJO

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SILVER STREET
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SHAWN KANTOLA

SILVER ST PROFILE

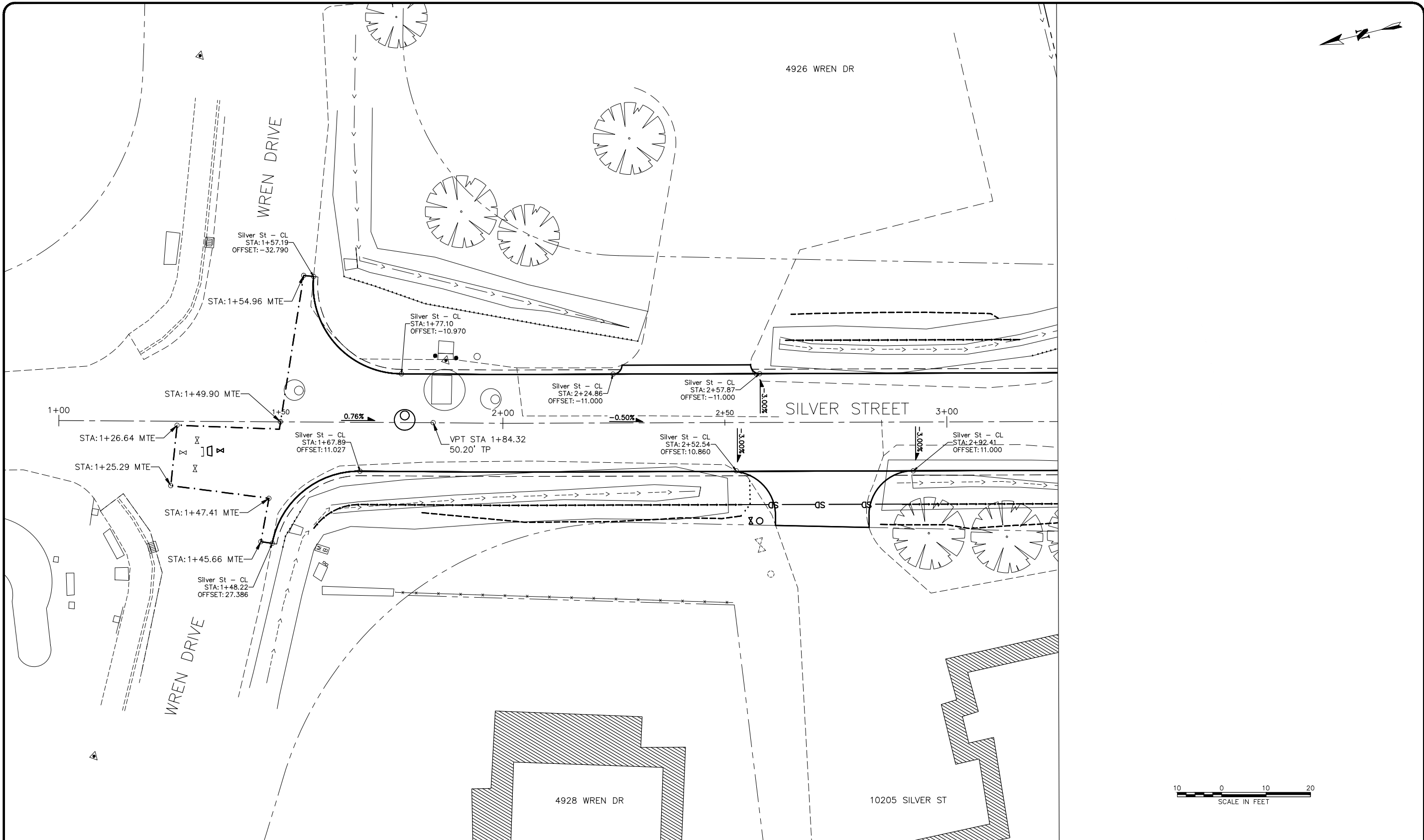
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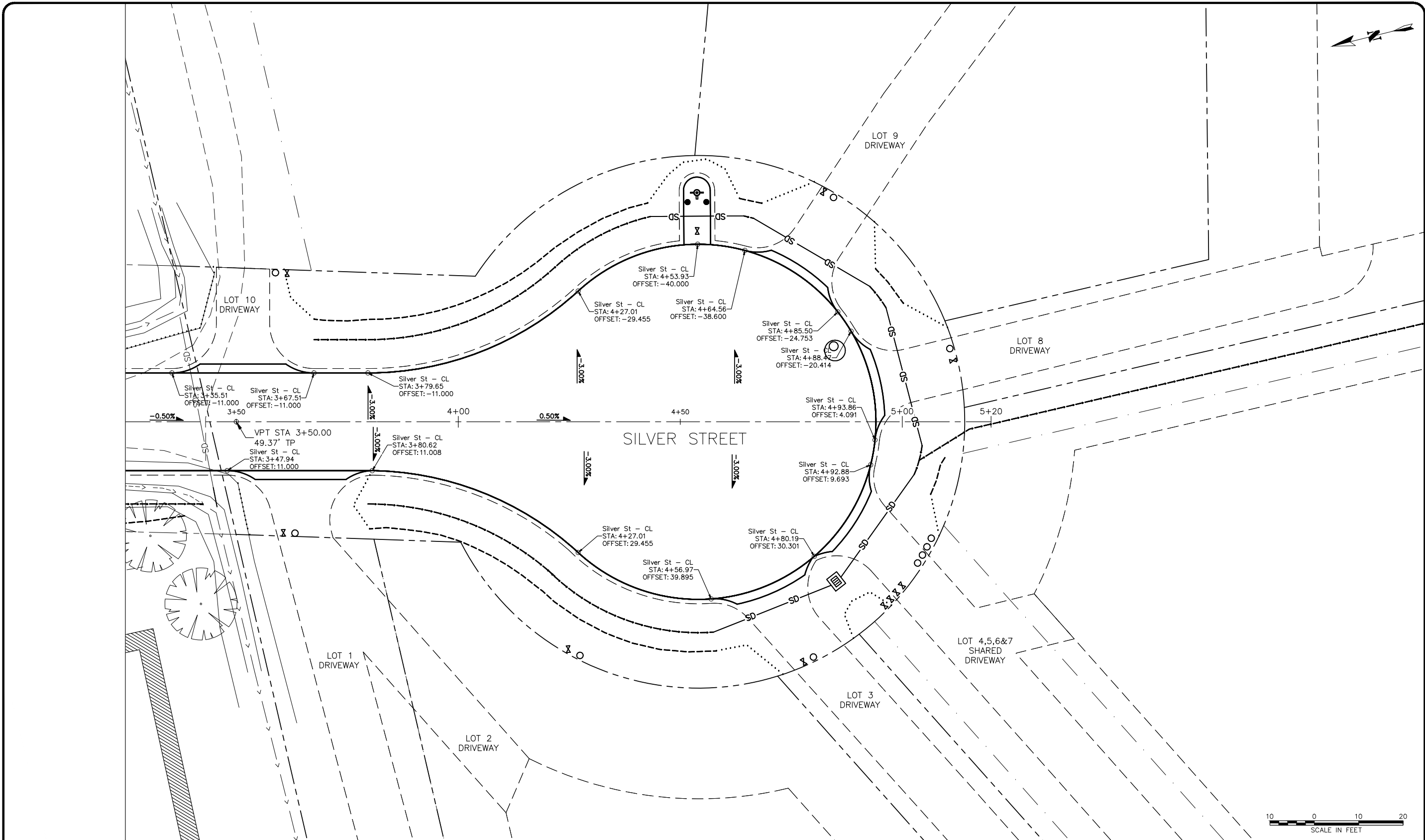
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									OF
									15



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proHNS LLC

CERTIFICATE OF AUTHORIZATION
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DESIGNED BY: L. CHAMBERS
CHECKED BY: G. GLADYSJO

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SILVER STREET
SUBDIVISION

SHAWN KANTOLA

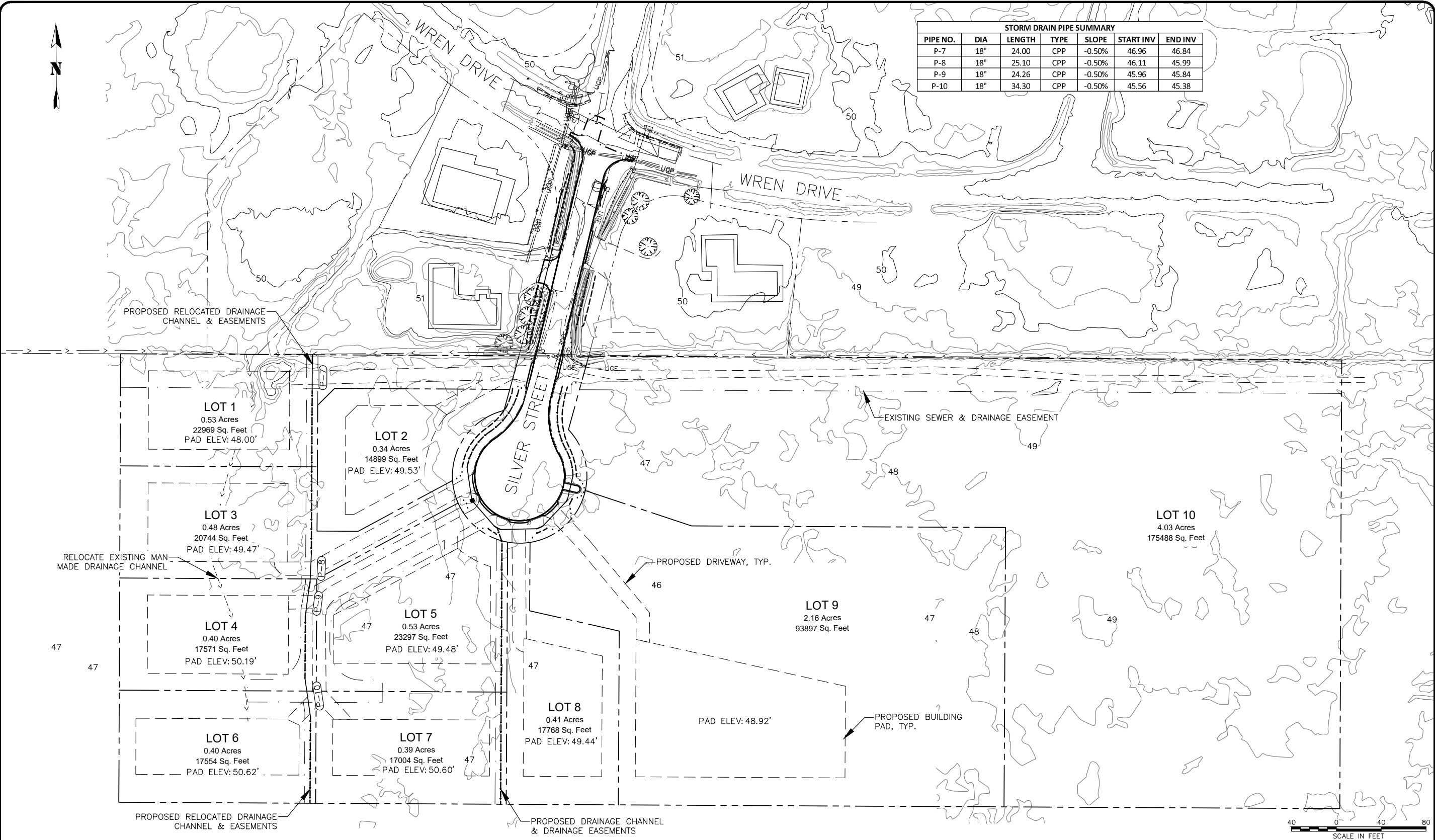
GRADING PLAN - STA
3+25 TO 5+20

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Attachment C - 2024_NOD_SMF24-02_Final Bundle

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2201 Dunn Street # 2	Juneau, AK 99801	907-780-4004	solutions@proHNS.com
219 Main Street #13	Haines, AK 99827	907-419-6070	www.proHNS.com

August 12, 2024

Shawn Kantola
Southeast Endeavors, LLC
907-209-3900
shalwnkantola@yahoo.com

RE: Silver Acres Subdivision – Final Drainage Report

To Whom It May Concern,

The following Drainage Plan has been prepared for the Silver Acres Subdivision in Juneau, AK, a proposed major subdivision on a 10-acre site at adjacent to the Silver Street and Wren Drive intersection. This drainage report addresses the development of the single parcel into 10 new residential lots. Improvements include the extension of Silver Street through the existing CBJ right-of-way and the construction and dedication of a new cul-de-sac including the extension of public water and sewer utilities. Individual lots will be graded, shot rock base and ditches for private driveways and building pads will be constructed, and services for water and sewer utilities will be installed to the right-of-way for each new lot. The 2010 CBJ Manual of Stormwater Best Management Practices was used to evaluate if the proposed and existing drainage features could convey runoff during the anticipated return period.

Attached sheets depict topographic data, existing and proposed drainage paths, proposed right-of-way improvements, calculations and rainfall data used for the drainage analysis for this subdivision.

NOTE The intent of this report is to show that the increased runoff due to the development of the proposed subdivision can be handled by the existing drainage system. This document is the revised and updated report for the preliminary report dated April 10, 2024.

Site Runoff Calculation Method:

For this project the drainage basin analyzed was the area draining through the existing Silver Street road culvert and discharging into the existing wetlands located directly south of the proposed subdivision. A total of six sub-basins were identified and analyzed. The first sub-basin was the area discharging via the west side of Silver Street. The second subbasin was the area discharging via the east side of Silver Street. The third was the predeveloped area of the proposed Silver Acres Subdivision, this sub-basin is primarily sheet flowing with no concentrated discharge location. The fourth was the west side of the post developed area of the proposed Silver Acres Subdivision. The fifth was the center of the post developed area of the proposed Silver Acres Subdivision. The final sub-basin was the east side of the post developed area of the proposed Silver Acres Subdivision, this sub-basin is primarily sheet flowing with no concentrated discharge location. The drainage basin and sub-basins were determined using as-built drawings, LiDAR data and aerial photos with the use of AutoCAD C3D software. These determinations were verified by several site visits. A delineation of the basin and sub-basin catchment areas can be found in Appendix A.

The rational method was selected to calculate site runoff. The rational method is appropriate for evaluating drainage basins with relatively small catchment areas. Appendix D of the “2010 CBJ Manual of Stormwater Best Management Practices” was utilized as a guide¹. Calculations for the rational method can be found in Appendix B of this Report.

¹ There are no current municipal code requirements dictating adherence with the “2010 CBJ Manual of Stormwater Best Management Practices” when preparing a drainage plan that complies with 49.35.510. Regardless, we have elected to utilize portions of this Manual as a guide in the preparation of this Drainage Plan for the proposed development.



Anticipated Site Runoff (Q):

Using the rational method, the amount of stormwater runoff during the anticipated design storm event per catchment area was determined. Table 1.1 shows the runoff generated by each drainage sub-basin.

Tabel 1.1 Sub-Basin Runoff

Drainage Sub-Basin	Q(cfs)
West Silver Street Sub-Basin (existing)	4.0
East Silver Street Sub-Basin (existing)	6.0
West Silver Acres Sub-Basin (post developed)	0.9
Center Silver Acres Sub-Basin (post developed)	0.8

The Silver Acres Subdivision is located on the south side of the Black Bear Subdivision drainage ditch. The natural slope of this property falls away from the ditch to the south towards Montana Creek. Therefore only a small area of the subdivision along the northern property line that is directly adjacent to the drainage ditch currently enters the conveyance system. The remainder of the property sheet flows to the south into the undeveloped wetlands.

The new section of roadway and cul-de-sac included in the proposed development of the Silver Acres Subdivision will be designed such that all storm water within the right-of-way is directed towards the proposed drainage easement between lots 5 and 7 and lot 8, ultimately discharging to the south into the undeveloped wetlands. The east half of lots 2, 5 and 7 and all of lot 8 including driveways, and building pads will also drain into this proposed drainage easement.

An existing man-made drainage channel located along the west side of the proposed subdivision will be relocated between lots 1, 3, 4, 6 and lots 2, 5, 7, ultimately discharging to the south into the undeveloped wetlands. The west half of lots 2, 5, and 7 and all of lots 1, 3, 4, 6 including driveways, and building pads and will drain into this proposed drainage easement.

Lot 9 and 10 of the proposed subdivision will sheet drain to the south into the undeveloped wetlands.

Conveyance/Discharge Structure Capacities

The capacity of the existing and proposed drainage system was calculated to determine if the anticipated storm event (100-year for roadway culverts, 25-year for driveway culverts and side ditches) flows could be conveyed. The most vulnerable points of the drainage network along the analyzed flow path were evaluated. Table 1.2 shows the results, the calculations can be found in Appendix F.

Tabel 1.2 Conveyance Capacities

Drainage Sub-Basin	Q(cfs)
Silver Street Road Culvert (18" CPP)	7.54
Silver Acres West Driveway Culverts (24" CPP)	14.81
Silver Acres West Drainage Ditch	28.29
Silver Acres Center Drainage Ditch	54.19

Summary

Table 1.3 compares the anticipated runoff of the proposed development to the available hydraulic capacity of the existing conveyance system.



Tabel 1.3 Hydraulic Capacity Check

Drainage Sub-Basin	Conveyance Structure	Anticipated Runoff Q (cfs)	Capacity Check	Available Capacity Q (cfs)
East Silver Street Sub-Basin (post developed)	Roadway Culvert	6.0	<	7.54
West Silver Street Sub-Basin + East Silver Street Sub-Basin + West Silver Acres Sub-Basin (post developed)	Driveway Culvert	10.9	<	14.81
Center Silver Acres Sub-Basin (post development)	Side Ditch	0.8	<	54.19
West Silver Street Sub-Basin + East Silver Street Sub-Basin + West Silver Acres Sub-Basin (post developed)	Side Ditch	10.9	<	28.29

Our analysis shows that the existing 18" CPP cross culvert at the Silver Street cul-de-sac will provide the required capacity for the system. The analysis also shows that the proposed driveway culverts and side ditches have adequate capacity to handle flows from the altered drainage patterns as a result of the proposed Silver Acres Subdivision development.

Respectfully,

Lucas Chambers, P.E. #106593
Principal Engineer – proHNS LLC Juneau

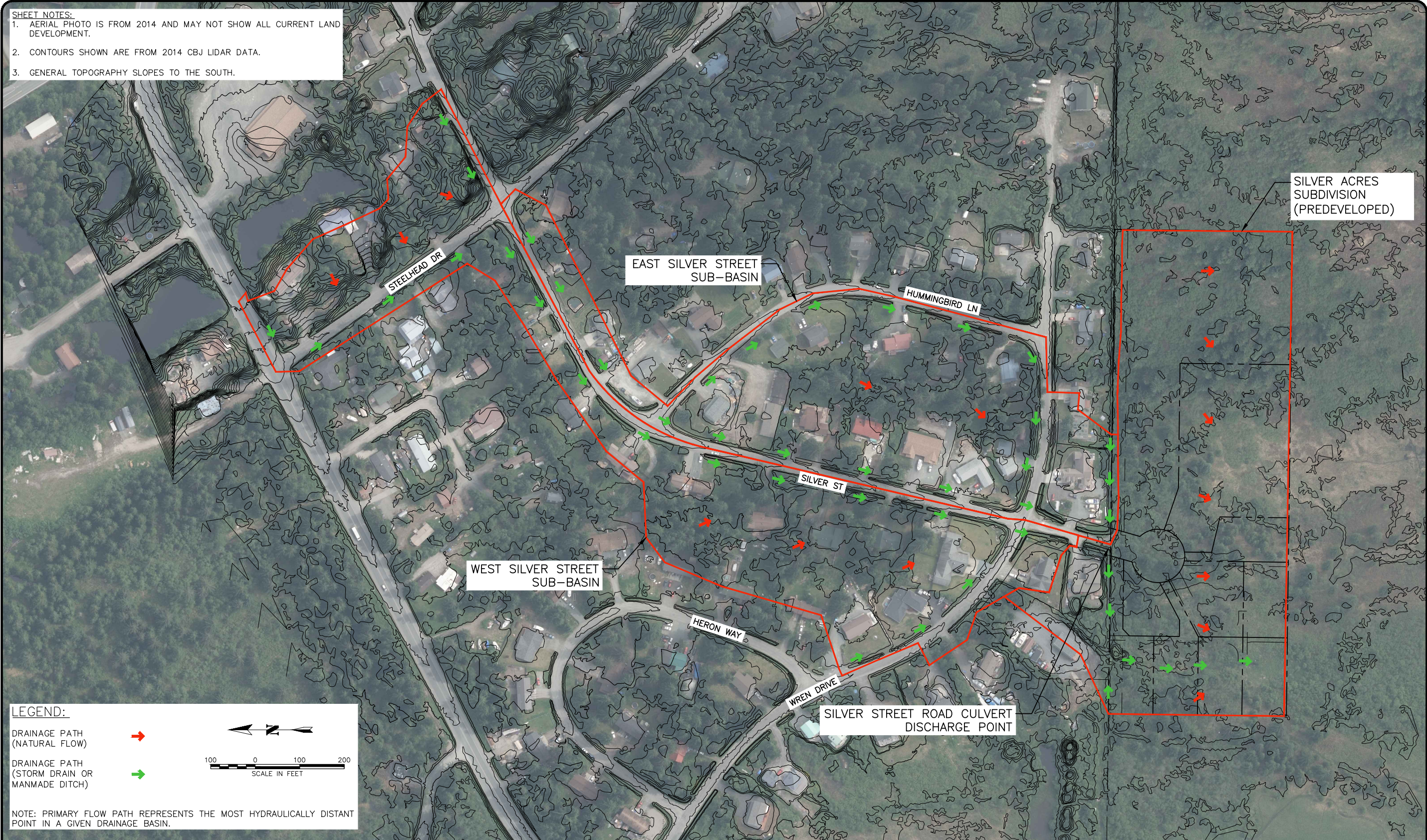
Appendixes:

- A – Catchment Areas
- B – Rational Method
- C – Runoff Coefficient
- D – Time of Concentration
- E – Rainfall Intensity Data
- F – Conveyance Capacity

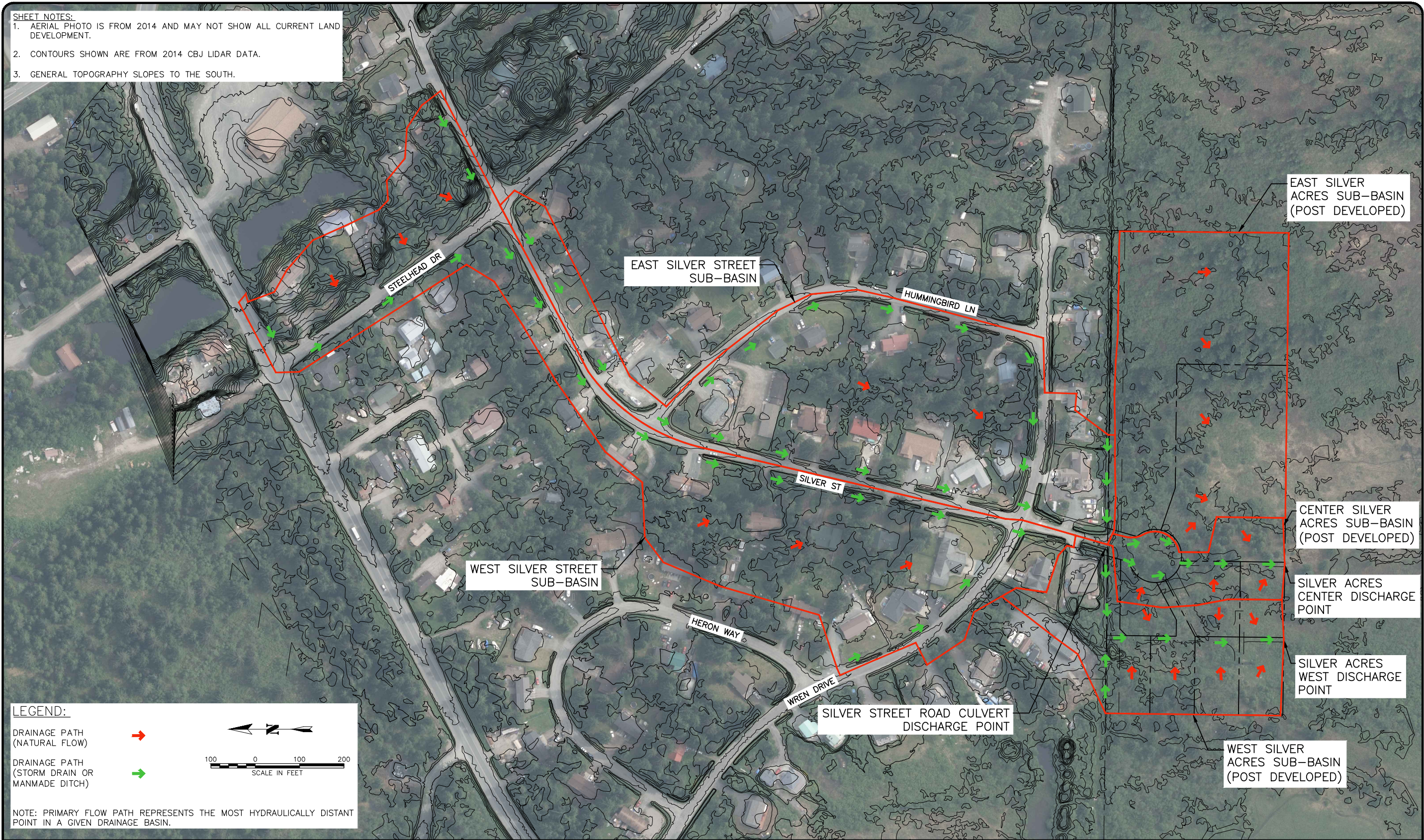
Appendix A

Catchment Areas

Attachment D - Final Drainage Report



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Appendix B

Rational Method

Site Runoff - Rational Method			
Project:	Silver Acres Subdivision		
Owner:	Southeast Endeavors, LLC		
Date:	8/7/2024		
Prepared By:	Ethan Roemeling		
Checked By:	Lucas Chambers		

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)

C = runoff coefficient (See Appendix C for Calculations)

I = rainfall intensity (in/hr)(See Appendix D for Time of Concentration Calculations and Appendix E for Rainfall Intensity data)

A = catchment area (acres)

West Silver Street Sub-Basin (existing)			
Q (cfs)	Cc	I	A
4.0	0.33	1.09	11.05

Notes:

1. Subbasin drains through driveway culverts. Design return period is 25 years.

East Silver Street Sub-Basin (existing)			
Q (cfs)	C	I	A
6.0	0.35	1.84	9.25

Notes:

1. Subbasin drains through silver street road culvert. Design return period is 100 years.

West Silver Acres Sub-Basin (post development)			
Q (cfs)	C	I	A
0.9	0.24	1.09	3.27

Notes:

1. Subbasin drains through driveway culverts. Design return period is 25 years.

Center Silver Acres Sub-Basin (post development)			
Q (cfs)	C	I	A
0.8	0.27	2.11	1.41

Notes:

1. Subbasin drains through driveway culverts. Design return period is 25 years.

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page. 5-1, design event frequencies are specified. For side ditch, a 25-year storm event is the required design return period. For road culverts, a 100-year storm event is the required design return period. We will base our analysis on a 25-year design return period for catchment areas flowing directly into the blackbear subdivision drainage ditch, and we will base our analysis on a 100-year design return period for catchment areas flowing into the Silver Street Road Culvert. Per CBJ Manual of Storm Water BMP 2010, page. D-9, Basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E.

*The area currently contributing runoff was delineated in AutoCAD from aerial photos and 2014 Lidar Data provided by CBJ.

Appendix C

Runoff Coefficient

Attachment D - Final Drainage Report

Runoff Coefficient		
Project:	Silver Acres Subdivision	
Owner:	Southeast Endeavors, LLC	
Date:	8/7/2024	
Prepared By:	Ethan Roemeling	
Checked By:	Lucas Chambers	



$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient

$C_{1,2}$ = runoff coefficient for each area land cover type

A_t = total area (acres)

$A_{1,2}$ = areas of land cover types (acres)

*CBJ manual of Storm Water BMP 2010, Table D-4, pg D-9

West Silver Street Sub-Basin (existing)				
Catchment Area	Total Basin	Pavement/ Roof	Lawn	Forest
Area (Acres)	11.05	2.52	1.08	7.45
Runoff Coefficient	0.33	0.9	0.25	0.15

East Silver Street Sub-Basin (existing)				
Catchment Area	Total Basin	Pavement/ Roof	Lawn	Forest
Area (Acres)	9.25	2.24	1.43	5.58
Runoff Coefficient	0.35	0.9	0.25	0.15

West Silver Acres Sub-Basin (post development)☒				
Catchment Area	Total Basin	Pavement/ Roof	Lawn	Forest
Area (Acres)	3.27	0.36	0.18	2.73
Runoff Coefficient	0.24	0.9	0.25	0.15

Center Silver Acres Sub-Basin (post development)☒				
Catchment Area	Total Basin	Pavement/ Roof	Lawn	Forest
Area (Acres)	1.41	0.21	0.10	1.10
Runoff Coefficient	0.27	0.9	0.25	0.15

Appendix D

Time of Concentration

Attachment D - Final Drainage Report

Time of Concentration		
Project:	Silver Acres Subdivision	
Owner:	Southeast Endeavors, LLC	
Date:	8/7/2024	
Prepared By:	Ethan Roemeling	
Checked By:	Lucas Chambers	



$$T_c = T_1 + T_2 + \dots + T_n$$

$$T_t = L/60V$$

T_c = time of concentration (min)

T_t = travel time (min)

$T_{1,2}$ = travel time across separate flow path segments (min)

L = the distance of flow across a given segment (feet)

T_c = See Appendix D for calculations

$V = k_R \text{Sqrt}(S_0)$ = average velocity (feet/sec) across land cover

k_R = time of concentration velocity factor

S_0 = slope of flow path (feet/feet)

*CBJ Manual of Storm Water BMP 2010, Table D-5, PG. D-10

West Silver Street Sub-Basin (existing)					
Description	Length (ft)	Kg	So (ft/ft)	V(ft/sec)	Tt (min)
DW culvert	24.4	20.0	0.005	1.41	0.29
Ditch	102.8	15.0	0.008	1.34	1.28
S-29	34.5	20.0	0.005	1.41	0.41
S-30	10.6	20.0	0.014	2.37	0.07
Ditch	132.4	15.0	0.008	1.34	1.64
S-2	33.5	20.0	0.008	1.79	0.31
Ditch	19.6	15.0	0.008	1.34	0.24
S-3	18.6	20.0	0.008	1.79	0.17
Ditch	59.5	15.0	0.010	1.50	0.66
S-5	34.7	20.0	0.010	2.00	0.29
Ditch	103.3	15.0	0.009	1.42	1.21
S-7	34.3	20.0	0.010	2.00	0.29
Ditch	103.1	15.0	0.014	1.77	0.97
S-10	33.6	20.0	0.014	2.37	0.24
Ditch	127.8	15.0	0.007	1.25	1.70
S-12	45.6	20.0	0.007	1.67	0.45
Ditch	82.6	15.0	0.005	1.06	1.30
S-15	44.5	20.0	0.005	1.41	0.52
Ditch	99.5	15.0	0.005	1.06	1.56
S-16	43.7	20.0	0.005	1.41	0.52
Ditch	103.2	15.0	0.005	1.06	1.62
S-19	36.4	20.0	0.005	1.41	0.43
Ditch	32.2	15.0	0.008	1.34	0.40
S-20	33.1	20.0	0.006	1.55	0.36
Ditch	213.9	15.0	0.007	1.25	2.84
S-10	14.5	20.0	0.004	1.26	0.19
Ditch	69.3	15.0	0.005	1.06	1.09
S-8	28.3	20.0	0.004	1.26	0.37
Ditch	106.9	15.0	0.005	1.06	1.68
S-7	28.6	20.0	0.004	1.26	0.38
Ditch	83.5	15.0	0.005	1.06	1.31
S-4	28.2	20.0	0.004	1.26	0.37
Ditch	26.8	15.0	0.005	1.06	0.42
S-2	27.6	20.0	0.004	1.26	0.36
Ditch	145.8	15.0	0.010	1.50	1.62
Rd Culvert	39.3	20.0	0.024	3.10	0.21
Surface Flow (forest)	151.93	2.5	0.110	0.83	3.05
Tc=					30.83

East Silver Street Sub-Basin (existing)					
Description	Length (ft)	Kg	So (ft/ft)	V(ft/sec)	Tt (min)
DW culvert	34.3	20.0	0.005	1.41	0.40
Ditch	61.3	15.0	0.006	1.16	0.88
S-31	35.5	20.0	0.004	1.26	0.47
S-32	11.1	20.0	0.016	2.53	0.07
Ditch	115.3	15.0	0.014	1.77	1.08
S-1	37.2	20.0	0.014	2.37	0.26
Ditch	82.4	15.0	0.010	1.50	0.92
S-4	40.9	20.0	0.012	2.19	0.31
Ditch	68.3	15.0	0.009	1.42	0.80
S-6	33.4	20.0	0.009	1.90	0.29
Ditch	80.15	15.0	0.010	1.50	0.89
S-8	34.6	20.0	0.008	1.79	0.32
Ditch	25.2	15.0	0.008	1.34	0.31
S-9	34.2	20.0	0.008	1.79	0.32
Ditch	145.0	15.0	0.007	1.25	1.93
S-11	10.0	20.0	0.007	1.67	0.10
Ditch	126.6	15.0	0.007	1.25	1.68
S-14	38.3	20.0	0.007	1.67	0.38
Ditch	129.5	15.0	0.006	1.16	1.86
S-17	38.3	20.0	0.005	1.41	0.45
Ditch	48.9	15.0	0.006	1.16	0.70
S-18	40.4	20.0	0.005	1.41	0.48
Ditch	138.2	15.0	0.006	1.16	1.98
S-21	32.6	20.0	0.011	2.10	0.26
Ditch	54.5	15.0	0.008	1.34	0.68
S-22	32.7	20.0	0.010	2.00	0.27
Ditch	94.0	15.0	0.016	1.90	0.83
Surface Flow (lawn)	37.6	7.0	0.017	0.91	0.69
Tc=					19.61

West Silver Acres Sub-Basin (post development)					
Description	Length (ft)	Kg	So (ft/ft)	V(ft/sec)	Tt (min)
Surface Flow (forest/meadow)	253.36	2.5	0.005	0.18	23.89
Driveway Culvert	32.61	20.0	0.005	1.41	0.38
Ditch	145.27	15.0	0.005	1.06	2.28
Driveway Culvert	25.1	20.0	0.005	1.41	0.30
Ditch	3.64	15.0	0.005	1.06	0.06
Driveway Culvert	28.72	20.0	0.005	1.41	0.34
Ditch	51.88	15.0	0.005	1.06	0.82
Driveway Culvert	46.67	20.0	0.005	1.41	0.55
Ditch	68.12	15.0	0.005	1.06	1.07
Tc=					29.68

Attachment D - Final Drainage Report

Center Silver Acres Sub-Basin (post development)					
Description	Length (ft)	Kg	So (ft/ft)	V(ft/sec)	Tt (min)
Paved Area	146.50	20.0	0.03	3.46	0.70
Ditch	83.01	15.0	0.005	1.06	1.30
Driveway Culvert	21.00	20.0	0.005	1.41	0.25
Ditch	2.31	15.0	0.005	1.06	0.04
Driveway Culvert	30.30	20.0	0.005	1.41	0.36
Ditch	6.05	15.0	0.005	1.06	0.10
Driveway Culvert	32.10	20.0	0.005	1.41	0.38
Ditch	245.05	15.0	0.005	1.06	3.85
Tc=					6.97

Attachment D - Final Drainage Report

Appendix E

Rainfall Intensity Data

Attachment D - Final Drainage Report



NOAA Atlas 14, Volume 7, Version 2
Location name: Juneau, Alaska, USA*
Latitude: 58.3992°, Longitude: -134.6015°
Elevation: 50 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Douglas Kane, Sarah Dietz, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Svetlana Stuefer, Amy Tidwell, Carl Trypaluk, Dale Unruh, Michael Yekta, Erica Betts, Geoffrey Bonnin, Sarah Heim, Lillian Hiner, Elizabeth Lilly, Jayashree Narayanan, Fenglin Yan, Tan Zhao

NOAA, National Weather Service, Silver Spring, Maryland
 and

University of Alaska Fairbanks, Water and Environmental Research Center

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

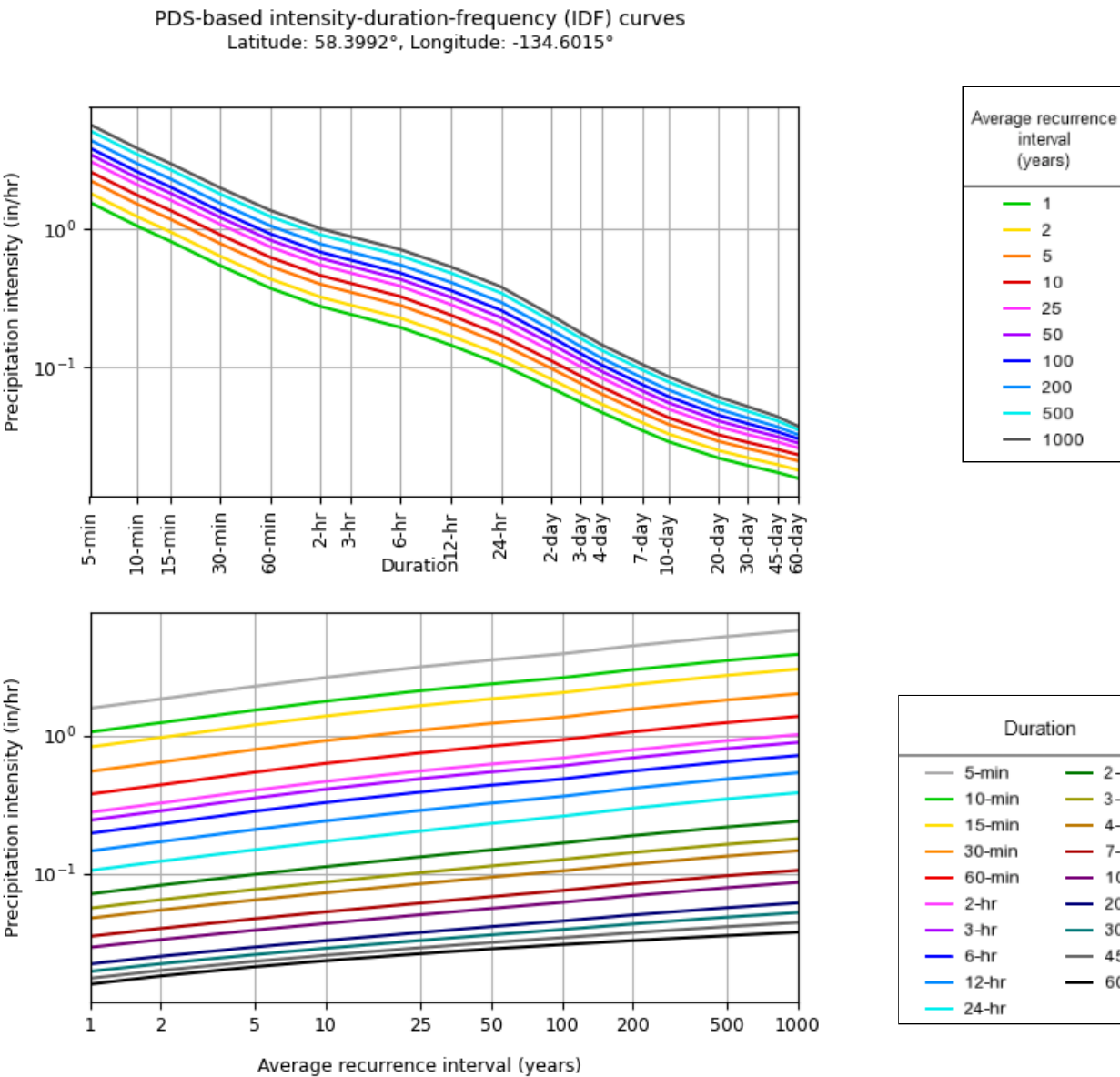
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.57 (0.834-1.37)	1.84 (1.43-2.41)	2.27 (1.73-3.05)	2.63 (1.96-3.60)	3.13 (2.28-4.40)	3.52 (2.51-5.04)	3.90 (2.72-5.70)	4.46 (3.06-6.65)	5.21 (3.48-7.94)	5.77 (3.79-8.96)
10-min	1.06 (0.834-1.37)	1.24 (0.960-1.63)	1.52 (1.16-2.05)	1.77 (1.32-2.43)	2.11 (1.53-2.96)	2.36 (1.68-3.38)	2.62 (1.83-3.82)	2.99 (2.05-4.46)	3.49 (2.33-5.33)	3.87 (2.54-6.01)
15-min	0.824 (0.652-1.07)	0.964 (0.748-1.27)	1.19 (0.904-1.60)	1.38 (1.03-1.89)	1.64 (1.19-2.31)	1.84 (1.31-2.64)	2.04 (1.42-2.98)	2.34 (1.60-3.48)	2.72 (1.82-4.16)	3.02 (1.98-4.69)
30-min	0.548 (0.432-0.710)	0.640 (0.498-0.842)	0.790 (0.600-1.06)	0.916 (0.682-1.26)	1.09 (0.792-1.53)	1.22 (0.870-1.75)	1.35 (0.946-1.98)	1.55 (1.06-2.31)	1.81 (1.21-2.76)	2.00 (1.32-3.11)
60-min	0.375 (0.296-0.486)	0.438 (0.341-0.576)	0.541 (0.411-0.728)	0.627 (0.467-0.860)	0.746 (0.542-1.05)	0.837 (0.596-1.20)	0.928 (0.649-1.36)	1.06 (0.728-1.58)	1.24 (0.829-1.89)	1.37 (0.902-2.13)
2-hr	0.276 (0.218-0.358)	0.323 (0.251-0.424)	0.400 (0.304-0.538)	0.463 (0.345-0.635)	0.551 (0.400-0.775)	0.618 (0.440-0.886)	0.684 (0.478-1.00)	0.783 (0.537-1.17)	0.914 (0.611-1.39)	1.01 (0.666-1.57)
3-hr	0.242 (0.191-0.314)	0.283 (0.220-0.372)	0.351 (0.266-0.472)	0.407 (0.303-0.558)	0.484 (0.351-0.681)	0.543 (0.386-0.778)	0.601 (0.419-0.878)	0.687 (0.471-1.02)	0.802 (0.537-1.22)	0.889 (0.584-1.38)
6-hr	0.194 (0.153-0.252)	0.227 (0.177-0.299)	0.281 (0.213-0.378)	0.326 (0.243-0.447)	0.387 (0.281-0.545)	0.435 (0.310-0.624)	0.482 (0.337-0.705)	0.552 (0.378-0.822)	0.644 (0.431-0.983)	0.714 (0.469-1.11)
12-hr	0.145 (0.114-0.187)	0.169 (0.131-0.222)	0.207 (0.157-0.279)	0.239 (0.178-0.328)	0.285 (0.207-0.401)	0.322 (0.229-0.462)	0.361 (0.252-0.527)	0.413 (0.283-0.616)	0.483 (0.323-0.737)	0.536 (0.352-0.832)
24-hr	0.104 (0.093-0.118)	0.122 (0.107-0.140)	0.148 (0.127-0.173)	0.169 (0.144-0.202)	0.202 (0.167-0.246)	0.229 (0.186-0.285)	0.259 (0.207-0.327)	0.296 (0.233-0.381)	0.346 (0.266-0.454)	0.383 (0.290-0.512)
2-day	0.070 (0.063-0.080)	0.082 (0.072-0.094)	0.098 (0.084-0.115)	0.111 (0.094-0.133)	0.131 (0.108-0.160)	0.147 (0.120-0.183)	0.165 (0.132-0.209)	0.187 (0.147-0.241)	0.216 (0.166-0.284)	0.238 (0.180-0.318)
3-day	0.055 (0.049-0.063)	0.064 (0.056-0.073)	0.076 (0.065-0.089)	0.086 (0.073-0.103)	0.100 (0.083-0.123)	0.112 (0.091-0.140)	0.125 (0.100-0.159)	0.141 (0.111-0.181)	0.162 (0.125-0.213)	0.178 (0.134-0.237)
4-day	0.047 (0.042-0.053)	0.054 (0.047-0.062)	0.064 (0.055-0.075)	0.072 (0.061-0.086)	0.084 (0.069-0.102)	0.093 (0.076-0.116)	0.104 (0.083-0.131)	0.116 (0.091-0.149)	0.133 (0.102-0.175)	0.145 (0.110-0.194)
7-day	0.034 (0.031-0.039)	0.039 (0.035-0.045)	0.046 (0.040-0.054)	0.052 (0.044-0.062)	0.060 (0.050-0.074)	0.067 (0.055-0.084)	0.075 (0.060-0.094)	0.084 (0.066-0.108)	0.095 (0.073-0.126)	0.105 (0.079-0.140)
10-day	0.029 (0.025-0.032)	0.033 (0.029-0.037)	0.038 (0.033-0.045)	0.043 (0.036-0.051)	0.050 (0.041-0.061)	0.055 (0.045-0.069)	0.061 (0.049-0.077)	0.068 (0.054-0.088)	0.078 (0.060-0.103)	0.085 (0.065-0.114)
20-day	0.022 (0.019-0.024)	0.025 (0.022-0.028)	0.029 (0.025-0.034)	0.032 (0.027-0.038)	0.037 (0.030-0.045)	0.041 (0.033-0.050)	0.045 (0.036-0.056)	0.049 (0.039-0.064)	0.056 (0.043-0.073)	0.061 (0.046-0.081)
30-day	0.019 (0.017-0.022)	0.022 (0.019-0.025)	0.025 (0.022-0.030)	0.028 (0.024-0.034)	0.032 (0.026-0.039)	0.035 (0.029-0.044)	0.039 (0.031-0.049)	0.042 (0.033-0.055)	0.048 (0.037-0.063)	0.051 (0.039-0.069)
45-day	0.017 (0.015-0.019)	0.019 (0.017-0.022)	0.022 (0.019-0.026)	0.025 (0.021-0.030)	0.028 (0.023-0.035)	0.031 (0.025-0.039)	0.034 (0.027-0.043)	0.037 (0.029-0.047)	0.041 (0.031-0.053)	0.043 (0.033-0.058)
60-day	0.015 (0.014-0.017)	0.018 (0.015-0.020)	0.021 (0.018-0.024)	0.023 (0.019-0.027)	0.026 (0.021-0.031)	0.028 (0.023-0.035)	0.030 (0.024-0.038)	0.032 (0.025-0.041)	0.035 (0.027-0.046)	0.037 (0.028-0.049)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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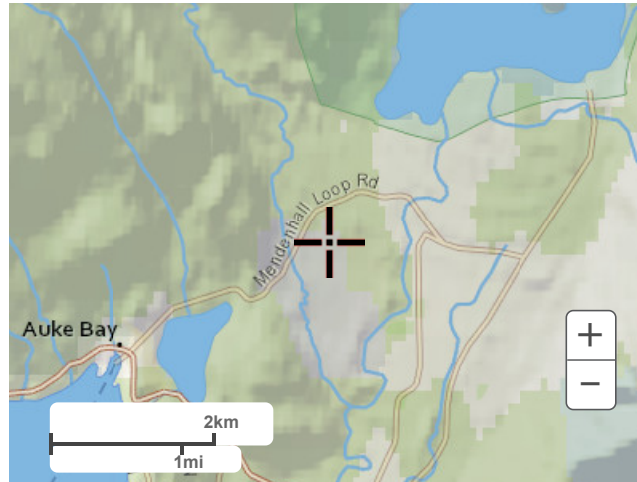
PF graphical



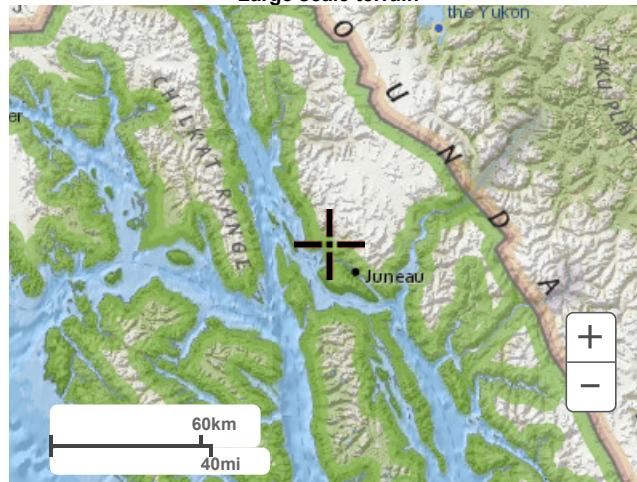
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Maps & aerials

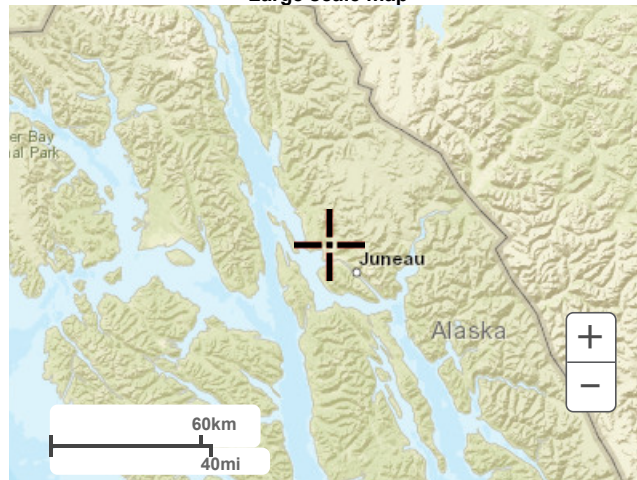
Small scale terrain



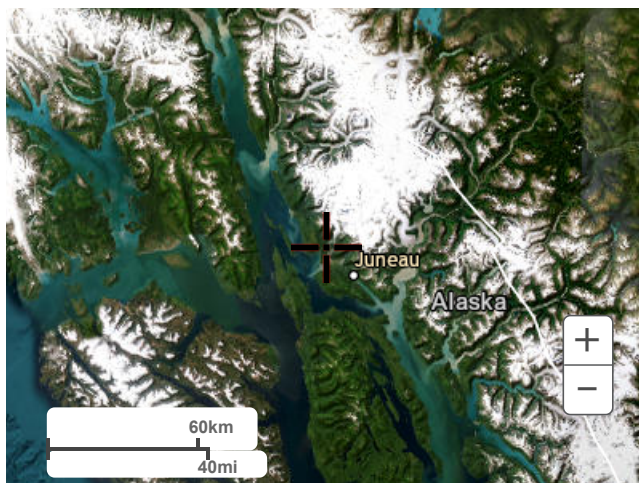
Large scale terrain



Large scale map



Large scale aerial



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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

Appendix F

Conveyance Capacity

Attachment D - Final Drainage Report

Existing Conveyance Capacities		
Project:	Silver Acres Subdivision	
Owner:	Southeast Endeavors, LLC	
Date:	8/8/2024	
Prepared By:	Ethan Roemeling	
Checked By:	Lucas Chambers	



The following equation was used to calculate the capacity of the existing Mendenhall Loop uphill roadside ditch and were obtained from "Urban Drainage Design Manual: Hydraulic Engineering Circular No. 22, Third Edition". Coeffecients were sublimented from the CBJ Stormwater Manual to refelct local standards.

$$Q = (K/n) \times A \times R^{0.67} \times S^{0.5}$$

Q = discharge rate in ft^3/sec

K = coefficient for English units (1.486)

n = Manning's coefficient of roughness, obtained from Table D-10, Page D-19, of the CBJ Stormwater Manual

A = cross sectional area in ft^2 , from design surface

R = hydraulic radius, from design surface

S = slope, from design surface

Silver Street Road Culvert (18" CPP)

	K	n	A	R	S		
Q (cfs)	1.486	0.014	1.77	0.375	0.006	=	7.54

Existing Cross Culvert; Slope = 0.60%, $n = 0.014$. The Manning's n value of 0.014 comes from Table 5-3 (A), slope assumed minimum flow.

Silver Acres West Driveway Culverts (24" CPP)

	K	n	A	R	S		
Q (cfs)	1.486	0.014	3.14	0.5	0.005	=	14.81

Existing Drainage Ditch; Slope = 0.50%, $n = 0.014$. The Manning's n value of 0.014 comes from Table 5-3 (A), slope assumed minimum flow.

Silver Acres West Drainage Ditch

	K	n	A	R	S		
Q (cfs)	1.486	0.027	7.86	0.89	0.005	=	28.29

Existing Drainage Ditch; Slope = 0.5%, $n = 0.027$. The Manning's n value of 0.027 comes from Table D-10 (A.a.3), slope assumed minimum flow.

Silver Acres Center Drainage Ditch

	K	n	A	R	S		
Q (cfs)	1.486	0.027	12.83	1.13	0.005	=	54.19

Existing Drainage Ditch; Slope = 0.5%, $n = 0.027$. The Manning's n value of 0.027 comes from Table D-10 (A.a.3), slope assumed minimum flow.



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: August 5, 2024

File No.: SMP2024 0002

Shawn Kantola
8287C Garnet Street
Juneau AK, 99801
shawnkantola@yahoo.com

Proposal: Preliminary plat review for a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

Property Address: Silver Street

Legal Description: BLACK BEAR LT 3

Parcel Code No.: 4B2601020043

Hearing Date: May 28th, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 29, 2024, and approved this preliminary plat with the following conditions and plat notes:

Conditions:

1. 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.
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.
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.
4. Prior to approval of final plat, CDD will work with the developer to develop a plat note that will care for public access along the existing utility easement.

Attachment E - SMP2024 0002 Preliminary Plat Notice of Decision

Attachment C - 2024_NOD_SMF24-02_Final Bundle

Plat notes:

1. LOTS 6, 7, 8, 9 AND 10 MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR LOT 1.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.
4. LOTS 1, 3 AND 8 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 1, 3 AND 8 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
5. ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. 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.
6. AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
7. THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

Attachment: May 29, 2024 memorandum from David Peterson, Community Development, to the CBJ Planning Commission regarding SMP2024 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.

Attachment E - SMP2024 0002 Preliminary Plat Notice of Decision

Attachment C - 2024_NOD_SMF24-02_Final Bundle

Shawn Kantola
File No.: SMP2024 0002
August 5, 2024
Page 3 of 3

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, May 28, 2024.

Expiration Date: The permit will expire five (5) years after the effective date, or May 28, 2029 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.

mandy cole

Mandy Cole, Chair
Planning Commission

8/5/2024

Date

Nicolette Chappell

Filed With City Clerk

8/8/2024

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.

Attachment E - SMP2024 0002 Preliminary Plat Notice of Decision



**PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMP2024 0002
HEARING DATE: MAY 14, 2024**

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: May 20, 2024

TO: Mandy Cole, Chair, Planning Commission

BY: David Matthew Peterson, Planner II 

THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a preliminary plat review for a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Considered Major Subdivision due to future phases.
- Lots 9 & 10 intended to be Private Shared Access (PSA) Subdivisions at later date.
- Silver Street will be extended and a cul-de-sac constructed.

GENERAL INFORMATION

Property Owner	Shawn Kantola
Applicant	Shawn Kantola
Property Address	Silver Street
Legal Description	BLACK BEAR LT 3
Parcel Number	4B2601020043
Zoning	D3
Lot Size	435,600 square feet/10.00 acres
Water/Sewer	CBJ water/sewer provided
Access	Silver Street
Existing Land Use	Vacant
Associated Applications	None

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 49.35
 - CBJ 49.80

Fostering excellence in development for this generation and the next.

Attachment F - Staff Report for SMP2024 0002 Preliminary Plat

Attachment C - 2024_NOD_SMF24-02_Final Bundle

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D3)	Residential
South (D1)	Vacant
East (D1)	Vacant
West (D1)	Vacant

SITE FEATURES	
Anadromous	N/A
Flood Zone	N/A, 02110C110C1238E
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District.

BACKGROUND INFORMATION

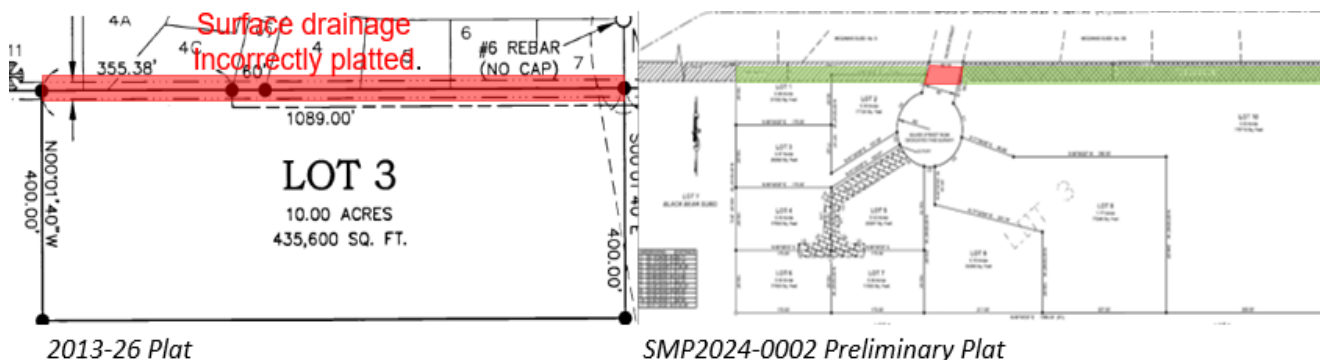
Project Description – The applicant is proposing a subdivision that will result in ten (10) lots. The lots will consist of three (3) panhandle lots and one (1) private shared access serving four (4) lots. Additionally, Lots 9 & 10 may be further subdivided into private shared access subdivisions in the future.

The Director is classifying this as a major subdivision due to phasing as the subdivision would result in a potential 16 lots, or more.

A surface drainage easement was incorrectly platted. Per Book 321 page 493 refers to the easement as being south of the common boundary. Plat 2013-26 shows it as straddling the property line, in error (image below, left). However, property owners did not authorize the easement (Lots 4A, 4C, 4, 5, 6, and 7). On the submitted Preliminary Plat, the surface drainage easement has been relocated to be entirely on the Silver Acres Subdivision, while a portion that would otherwise go through the Silver Street ROW has been vacated.

NOTE 1: Developer will need to address how Lot 1 will maintain access through the surface drainage easement.

NOTE 2: There is a CBJ trail for the purposes of providing access to a pump station. This is not a Parks and Recreation owned trail. The neighbors in the area use the trail to access wetland areas beyond. Neighbors have expressed concern over the trail being preserved for their continued use.



Background –

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
2023 – Warranty Deed	Warranty Deed which transferred Lot 3, Black Bear Subdivision from the Grantor, Southeast Alaska Regional Health Consortium, to Shawn Kantola and Heidi Kantola.
2014 - Zoning Ordinance	An Ordinance Amending the Official Zoning Map of the City and Borough to change the Zoning of Black Bear, Lot 3, Located at the South End of Silver Street in the Northwest Mendenhall Valley, from D1 to D3.
2013 - Plat	A subdivision of the Homestead of Bill Sakieff into 3 lots creating the Black Bear Subdivision. This plat has the incorrectly conveyed 30-foot surface drainage easement.
2006 – Zoning Map	Zoning map designating the Lot as D1.
1989 – Surface Drainage Easement	Access easement describing a 30-foot strip of land immediately adjacent, South of and parallel to the common property line.
1945 US Survey No. 2551	Plat establishing the Homestead of Bill Sakieff. This would later become the lot that would be subdivided to create Lot 3.

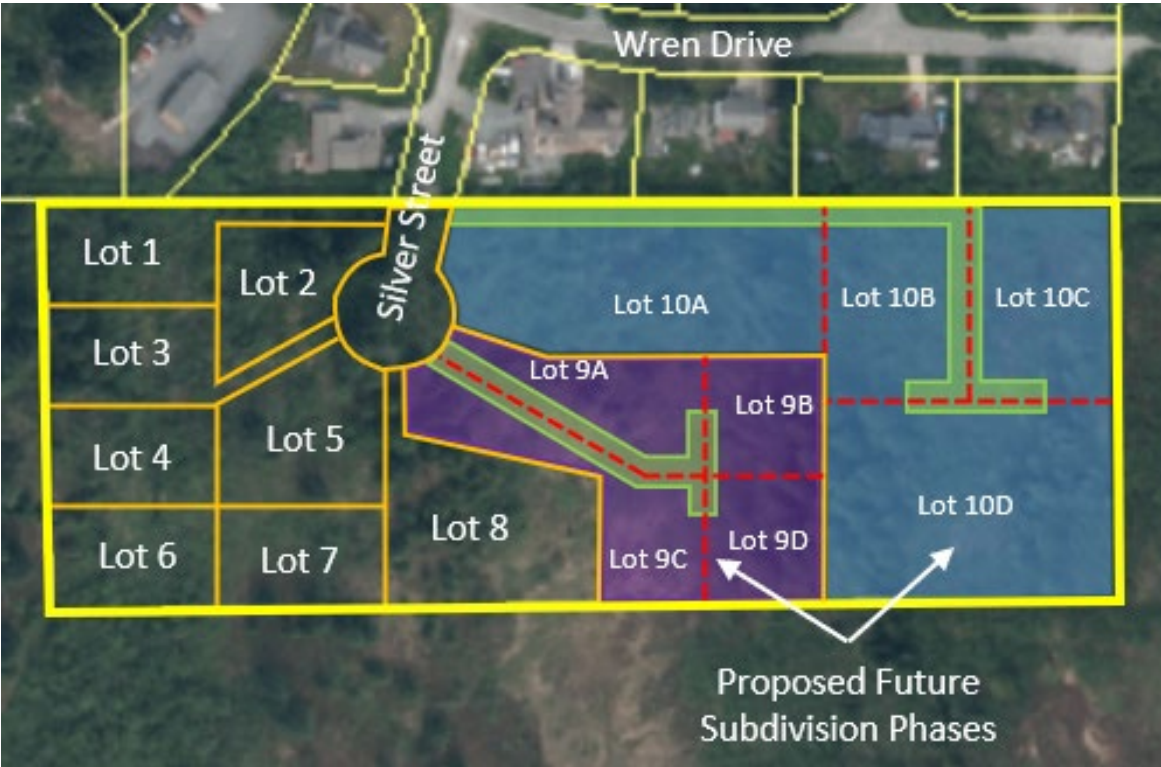
ANALYSIS

Phasing – Lot 3 was rezoned in October of 2014 from D1 to D3 with Zoning Ordinance 2014-46 (**Attachment I**). The D3 minimum lot size is 12,000 square feet. New Lots, 9 and 10, would have ample space to be subdivided into four (4) or more lots. The Developer intends to subdivide Lots 9 and 10 in the future. Proposed Lot 9 has 77,246 square feet/1.77 acres, and Lot 10 has 175,716 square feet/4.03 acres (**Attachment E**).

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.

It should be noted that the proposed sketch plat found in **Attachment E** will require revision and is only demonstrates that enough land is present to further subdivide. Additionally, it is being recommended that the Commission consider advising the developer to relocate the Private Shared Access (PSA) for future Lots 10A, B, C, and D onto the developer's property instead of planning a road directly behind existing housing.



Minimum Lot Dimensions – The proposed lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Dimensional Standard	Requirement	Met?
Minimum Lot Size, Square Feet	12,000	☒ Meets/Exceeds ☐ Not met
Minimum Lot Width, Lineal Feet	100	☒ Meets/Exceeds ☐ Not met

Access to the proposed subdivision will be through a new cul-de-sac at the end of the existing Silver Street stub. Per 49.15.421, if a proposed lot fronts on a cul-de-sac or a similar sharply curved right-of-way and the commission for major subdivisions makes a determination that meeting minimum lot width at the front building line in accordance with the table of dimensional standards in CBJ 49.25.400 is impractical, the minimum width may be reduced as necessary to achieve a reasonable lot configuration.

It should be noted that in D3 zoning typically has four to five (4-5) lots fronting a cul-de-sac. There are two instances where nine (9) lots are fronting a cul-de-sac in a D5 zoned neighborhood. This cul-de-sac will have the greatest number of lots to be accessed by a cul-de-sac.

Lot #	Lot Type	Lot Frontage in Linear Feet	Lot Size in Square Feet
1	Panhandle	20.71	21,032
2	Standard	114.16	17,104
3	Panhandle	20.76	20,292
4	Private Shared Access	N/A	17,500
5	Standard	58.59	23,297
6	Private Shared Access	N/A	17,500
7	Private Shared Access	N/A	17,000
8	Panhandle	20.09	34,369
9	Standard	71.72	77,246
10	Standard	114.16	175,716

Setbacks – Per 49.25.400, Note 3, of the Table of Dimensional Standards: Where one district abuts another, the greater of the two setbacks is required for both uses on the common property line.

Lot 3, zoned D3, is bound on three (3) sides by a property that is zoned D1, and the D1 setbacks apply along these shared lot lines. The only difference between D3 and D1 zoning applies to the side yard setbacks which are 15 feet for D1 zoning versus 10 feet in D3 zones.



Condition: N/A

PLAT NOTE: N/A

Density – The table below demonstrates how many dwelling units each lot can accommodate after the proposed subdivision has been completed.

All lots exceed 125 percent of the minimum lot size for the zoning district, so each single-family home built on these lots could have an Accessory Apartment.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
1	21,032	175%	One (1) Duplex, or One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
2	17,104	143%	One (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
3	20,292	169%	One (1) Duplex, or one (1) Single Family Detached Dwelling with an Accessory Apartment not to exceed 600 square feet.
4	17,500	146%	One (1) Single Family Detached Dwelling While Lot 4 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
5	23,297	194%	One (1) Single Family Detached Dwelling While Lot 5 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
6	17,500	146%	One (1) Single Family Detached Dwelling While Lot 6 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
7	17,000	142%	One (1) Single Family Detached Dwelling While Lot 7 has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
8	34,369	286%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
9	77,246	644%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
9A	23,249	194%	One (1) Single Family Detached Dwelling While Lot 9A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9B	13,632	114%	One (1) Single Family Detached Dwelling.
9C	25,726	214%	One (1) Single Family Detached Dwelling While Lot 9C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
9D	14,638	122%	One (1) Single Family Detached Dwelling.
10	175,716	1,464%	One (1) Duplex, or two (2) Single Family Detached Dwellings each with an Accessory Apartment not to exceed 1,000 square feet or 50% of the main dwelling square footage.
10A	55,713	464%	One (1) Single Family Detached Dwelling While Lot 10A has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10B	29,988	250%	One (1) Single Family Detached Dwelling While Lot 10B has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10C	30,003	250%	One (1) Single Family Detached Dwelling While Lot 10C has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-family structure and an accessory apartment.
10D	60,013	500%	One (1) Single Family Detached Dwelling While Lot 10D has the lot square footage to accommodate a duplex, private shared access subdivisions limit lots to a single-

Lot Number	Lot Square Footage	Applicable Square Footage	Maximum Number of Dwelling Units
			family structure and an accessory apartment.

Under the current private shared access subdivision code, lots 9 and 10 could be subdivided and create six more lots accommodating single-family structures, each with an ADU.

Habitat – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No known anadromous waterbodies are on the subject parcel, or within 50 feet.

Condition: N/A

Plat Note: WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.

Hazard Zones – No recorded hazards in CBJ record.

Condition: N/A

Plat Note: N/A

LOT DESIGN

Panhandle Lots – Proposed Lots 1, 3, and 8 will be panhandle lots. All panhandle lots adhere to the requirements set forth in Title 49, Section 49.15.423.

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(1)(A) Dimensional Requirements	The front and panhandle lots must meet all dimensional and area requirements.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(1)(B) Panhandle Width	No part of the panhandle shall be less than 20 feet in width.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(1)(C) Panhandle Length	The panhandle portion of the lot shall not be longer than 300 feet in D1 zones, and one and one-half times the minimum lot depth in other residential zoning districts.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(1)(D) Structures Prohibited	No buildings are allowed within the panhandle portion of the lot.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(1)(E) Lot Depth	In a D1 zoning district, 30 feet of the width of the	☒ Meets/Exceeds ☐ Not met	Not applicable.

Standard	Requirement	Met?	Conditions and Plat Notes
	panhandle of the rear lot may be used in determining the width of the front lot.		
CBJ 49.15.423(a)(1)(F) Lot Width	The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(3)(A) Shared Driveway	Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls rights-of-way. Access to each lot shall be designated on the plat in the form of an easement.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(3)(C)/(D) Parking	A parking plan is required showing the feasibility of off-street parking – no back-out parking is allowed unless approved by the Director.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(3)(E) Easement and Maintenance Agreement	The applicant has provided an easement for all common access and parking areas and a maintenance agreement will be recorded with the final plat.	☒ Meets/Exceeds ☐ Not met	
CBJ 49.15.423(a)(3)(F)	The applicant has demonstrated that any portion of the driveway not located in a public right-of-way can comply with emergency service access requirements. A profile of the proposed driveway was included with the application.	☒ Meets/Exceeds ☐ Not met	

Standard	Requirement	Met?	Conditions and Plat Notes
CBJ 49.15.423(a)(3)(H)	The portion of the panhandle in the right-of-way, or the first 20 feet from the edge of the public roadway, has been paved, whichever length is greater.	☒ Meets/Exceeds ☐ Not met	

TRAFFIC

Traffic – According to CBJ 49.40.300(2) a traffic impact analysis IS NOT required.

Use	Average Daily Trips (ADT)	Number of Possible Dwellings	Total ADT
Single Family Residential (210)	9.52	19	180.88
Apartment (220)	6.65	4	26.6
Total ADTs:			207.48

ACCESS AND PUBLIC IMPROVEMENTS

Access – Per CBJ 49.35.250(a), staff has determined that the primary access to the subdivision is Silver Street. The applicant has demonstrated that Lots 1, 2, 3, 4, 8,9, and 10 will have direct and practical access to a new cul-de-sac public right-of-way through the frontage of the lot, as required by CBJ 49.35.250(b). Lots 4, 5, 6, and 7 will have a Private Shared Access to Silver Street per the standards outlined in 49.35.262.

Lot Number	Primary access
1	Silver Street
2	Silver Street
3	Silver Street
4	Private Shared Access to Silver Street
5	Private Shared Access to Silver Street
6	Private Shared Access to Silver Street
7	Private Shared Access to Silver Street
8	Silver Street
9	Silver Street
10	Silver Street

Conditions: N/A

Plat notes:

ACCESS SUBJECT TO CBJ 49.15.423 ‘PANHANDLE LOTS’. ACCESS TO LOTS 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.

LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 4A and 4B IS SUBJECT TO CBJ 49.15.423 ‘PANHANDLE LOTS’. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II ‘PRIVATE SHARED ACCESS’ REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. 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.

AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II ‘PRIVATE SHARED ACCESS’. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

CBJ 49.35.240 Table of Roadway Construction Standards –

Condition: 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.

Plat Note: N/A

ADTs	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publicly Maintained
207.48	No	No	22 foot	No	60 foot	Yes	Yes

Drainage – An Engineered Drainage Report has been submitted and is being reviewed by CBJ’s General Engineering Department. (**Attachment D**).

Condition: NA

Plat Note:

THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

AGENCY REVIEW

CDD conducted an agency review comment period between April 10, 2024 – April 24, 2024. Agency review comments can be found in **Attachment G**.

Agency	Summary
Capital City Fire and Rescue	All comments addressed through initial review.
Cartography	All comments addressed through initial review.
General Engineering	Bonding requirements are being created.
Zoning	All comments addressed through initial review.

PUBLIC COMMENTS

CDD conducted a public comment period between April 4, 2024 – May 20,2024. Public notice was mailed to property owners within 500 feet of the subject parcel (**See Attachment F**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment K**). Public comments submitted at time of writing this staff report can be found in **Attachment H**.

Name	Summary
Tina and Josh Martin	1. Preservation of a trail that is present on the existing Lot 10. 2. Drainage concerns along the property line between the subdivision. Who maintains it? Who will have access to it?
Raymond Pastorino	1. Preservation of a trail that is present on the existing Lot 10.
Margaret Custer	1. Concerns over development impacts to abutting wetland habitats.
Sheryl Weinberg	1. Question regarding building pad locations 2. Are there any CC&R’s?
Ren Scott	1. Preservation of a trail that is present on the existing Lot 10.

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 plating 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 plat a 60 foot Right-of-way, and install a paved 44 foot wide street with a 96 foot diameter cul-de-sac, and provide water and sewer to all lots.

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 will not have the adequate frontage along the right-of-way, though the commission may allow for the proposed configuration per 49.15.421 where lots that front on a cul-de-sac the commission for major subdivisions makes a determination that meeting the minimum lot width at the front of the building line in accordance with the table of dimensional standards is impractical, the minimum lot width may be reduced as necessary to achieve a reasonable lot configuration.

Finding: Yes. The proposed subdivision does not meet the lot frontage requirements at the cul-de-sac but would meet the required frontage when measured from the front of the building line.

4. *Will the proposed street names be unique or continuations of existing streets?*

Analysis: The street will be an extension of an existing street (Silver Street).

Finding: Yes. Proposed street names are unique or 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,

Analysis: No further 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 Silver Acres Subdivision. This permit would allow the applicant to submit for the final plat application.

This approval is subject to the following conditions:

1. 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.
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.
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.

Plat notes:

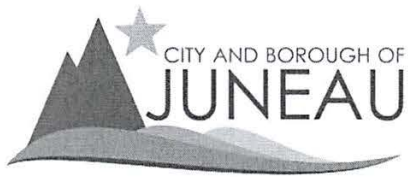
1. LOTS 6, 7, 8, 9 AND 10 MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR LOT 1.
2. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
3. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOTS 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.
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7. THE ON- LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

Shawn Kantola
File No: SMP2024 0002
May 20, 2024
Page 15 of 15

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Preliminary Plat
Attachment C	Closure Report
Attachment D	Preliminary Drainage Report
Attachment E	Sketch Plat
Attachment F	Abutters Notice with Mailing List Sent 4/3/24
Attachment G	Agency review comments
Attachment H	Public comment
Attachment I	Ordinance 2014-46
Attachment J	Public Notice Sign

Attachment F - Staff Report for SMP2024 0002 Preliminary Plat



Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 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:

SHAWN KANTOLA, HEIDI KANTOLA

Current Owner

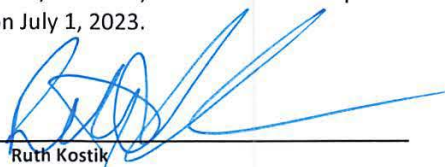
BLACK BEAR LT 3

Legal Description

4B2601020043

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, 2023.



Ruth Kostik

September 13, 2024

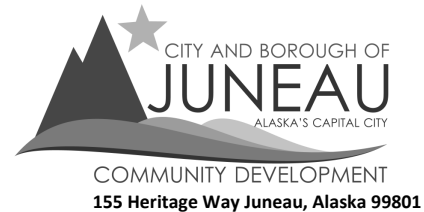
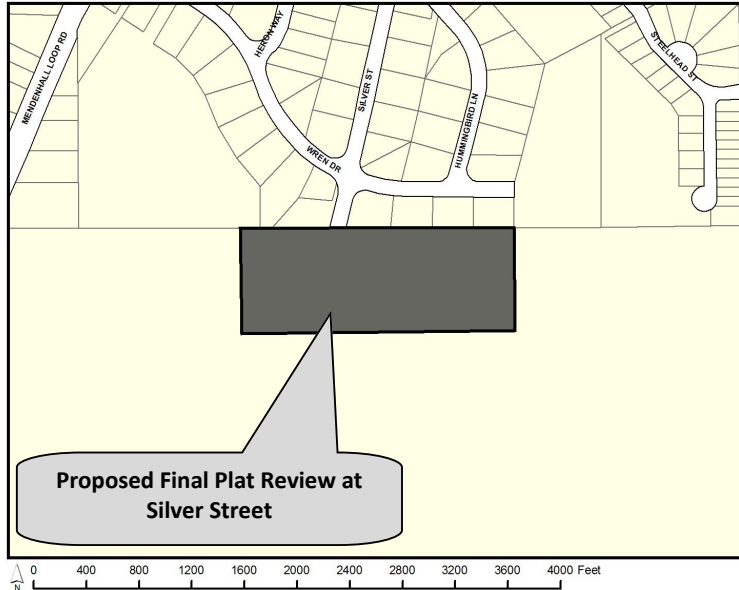
Date

This Certification of Payment of Taxes is valid through December 31, 2024

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

Final Plat Review has been submitted for consideration and public hearing by the Planning Commission for **ten (10) lot Silver Acres Subdivision** at **Silver Street** in a **D3(T)D18** 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 **September 16** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Sept. 9	Sept. 10 — noon, Sept. 20	HEARING DATE & TIME: 7:00 pm, September 24	Sept. 25
Comments received during this period will be sent to the Planner, David Peterson , 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 by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/82256333971 and use the Webinar ID: 822 5633 3971 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).	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.: SMF2024 0002

Parcel No.: 4B2601020043

CBJ Parcel Viewer: <http://epv.juneau.org>

Printed August 23, 2024



Attachment I - Image of Public Notice Sign
Attachment C - 2024_NOD_SMF24-02_Final Bundle

September 9, 2024

RE: Final Plat Review for Silver Acres Subdivision on Silver Street
Case Number: SMF2024 0002

To Whom It May Concern,

The Southeast Alaska Land Trust (SEALT) received notice that an application for a Final Plat Review has been submitted for consideration and public hearing by the City & Borough of Juneau (CBJ) Community Development Planning Commission. The Case Number for this application is SMF2024 0002.

The proposed project is located directly adjacent to SEALT's Montana Creek Wetlands mitigation site (Black Bear Lot 1; CBJ Tax ID 4B2601020041). This mitigation site provides compensatory mitigation for seven Department of the Army permits, overseen by the US Army Corps of Engineers (USACE), and included a significant portion of the mitigation required for the 2009 Juneau International Airport improvements project (USACE permit: POA-1981-320-M22).

As described in SEALT's management plan for the Montana Creek Wetlands property, the purpose of its conservation is to preserve "wetland habitat for wildlife, open space for public enjoyment, and outdoor recreation and education opportunities for the general public." The property is open to the public for uses such as hiking, walking, skiing, snowshoeing, wildlife viewing, picnicking, berry picking, fishing, hunting, and educational programs. Additionally, the property contains approximately 113 acres of high-functioning palustrine wetlands.

Black Bear Lot 3 (the parcel in question for the proposed Silver Acres subdivision) is likewise classified as palustrine wetlands under the National Wetlands Inventory and makes up part of the greater wetlands complex containing the Montana Creek Wetlands mitigation site. Among other important functions, the extent and healthy functioning of these wetlands provide flood attenuation and protection to surrounding residential areas, particularly significant due to the nearby Mendenhall River and its associated floodplain which have been impacted in the last 12 years by glacial outburst flooding. Notably, the frequency and severity of glacial outburst flooding has risen in recent years and remains an ongoing concern for properties in close proximity to the Mendenhall River, including Black Bear Lot 3 and surrounding parcels. Incremental and cumulative developments in the area

have filled wetland areas that would otherwise provide flood mitigation in periods of rising water.

SEALT therefore recommends that the Planning Commission exercise special caution in considering the additional fill and fragmentation of wetlands and streams in a residential area that is already highly vulnerable to flooding, and which could expose the newly developed area and homes in the surrounding area to preventable flooding.

Under the proposed subdivision plan, eight of the ten resulting plots would directly border SEALT's mitigation site, with the applicant noting a potential intent to further subdivide lots 9 and 10 into additional lots in the future. Increased development adjacent to the mitigation site poses a direct threat to the property and its conservation values and may create additional management responsibilities for the land trust. The proposed subdivision would also, importantly, require wetland mitigation of its own for unavoidable impacts to aquatic resources.

In addition to construction-related impacts such as sediment runoff and risk of pollutant contamination, a substantial increase in the number of privately-owned lots abutting the mitigation site permanently increases the threat of future encroachments and impacts to the property. An increase in nearby development can change the character of the conservation property and its capacity as a mitigation site.

SEALT requests that the Planning Commission thoroughly review and discuss potential effects to the adjacent wetland mitigation site, the flood attenuation provided by the wetlands under consideration for fill and development, and the habitat that would be impacted when evaluating the application and proposed subdivision.

If you have any questions, please contact the Southeast Alaska Land Trust at (907) 586-3100 or info@sealt.org.

Sincerely,



Margaret Custer
Executive Director

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
5. THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
6. RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLAT OF THE BLACK BEAR SUBDIVISION, PLAT No. 2013-26 JUNEAU RECORDING DISTRICT, RECORDED ON SEPTEMBER 13, 2013.
7. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
8. SEE RECORD BOOK No. 321 PAGE 493 JRD REGARDING THE 30' DRAINAGE AND MAINTENANCE EASEMENT ACROSS THE NOTHERLY LINE OF U.S. SURVEY 2551. THE PORTION OF DRAINAGE EASEMENT LOCATED WITHIN THE NEWLY DEDICATED PORTION OF SILVER STREET IS RELINQUISHED.
9. SEE RECORD BOOK No. 411 PAGE 897 REGARDING THE 30' PUBLIC SEWER EASEMENT THAT IS COINCIDENT WITH THE 30' DRAINAGE EASEMENT DESCRIBED IN NOTE 7 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.
10. LOTS 6, 7, 8, 9 AND 10 OF THIS SUBDIVISION MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR SUBDIVISION LOT 1.
11. WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
12. ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOT 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.
13. LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 1, 2, AND 3 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
14. ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. 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.
15. AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
16. THE ON-LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.
17. A PORTION OF THE CBJ DRAINAGE AND SEWER EASEMENTS ALONG THE NORTHERLY PROPERTY LINE OF LOT 10 PROVIDES PEDESTRIAN ACCESS WITHIN THE EASEMENTS TO NEARBY TRAILS. PUBLIC PEDESTRIAN ACCESS WITHIN THE EASEMENTS WILL CONTINUE TO BE AVAILABLE UNLESS A SUITABLE AND COMPARABLE ALTERNATIVE IS CREATED. NO STRUCTURES/BARRICADES ARE PERMITTED WITHIN THE EASEMENTS THAT WOULD BLOCK PEDESTRIAN ACCESS.

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3 BLACK BEAR SUBDIVISION, 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: February 10, 2025DATE: February 10, 2025Shawn Kantola
SHAWN KANTOLAHeidi Kantola
HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA

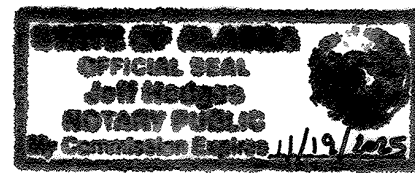
)

) SS

STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THE 10TH DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHAWN AND HEIDI KANTOLA, TO ME KNOWN TO BE THE PEOPLE DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

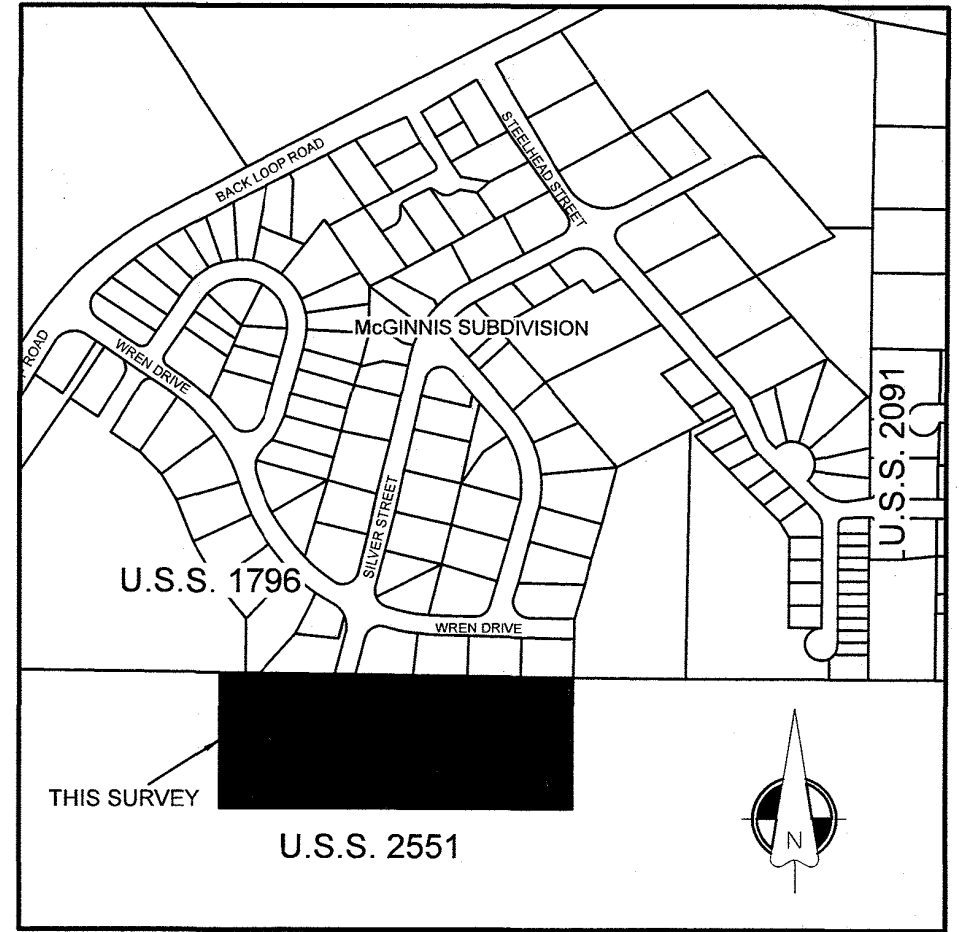
Jeff HedgesMY COMMISSION EXPIRES 11/19/2025

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 89°58'20" E AS SHOWN ON PLAT No. 2013-26 JRD - A PLAT OF BLACK BEAR SUBDIVISION, BETWEEN RECOVERED US GENERAL LAND OFFICE BRASS CAP MONUMENTS MARKING A PORTION OF THE NORTHERLY BOUNDARY OF U.S. SURVEY 2551.

PLANNING COMMISSION PLAT APPROVAL

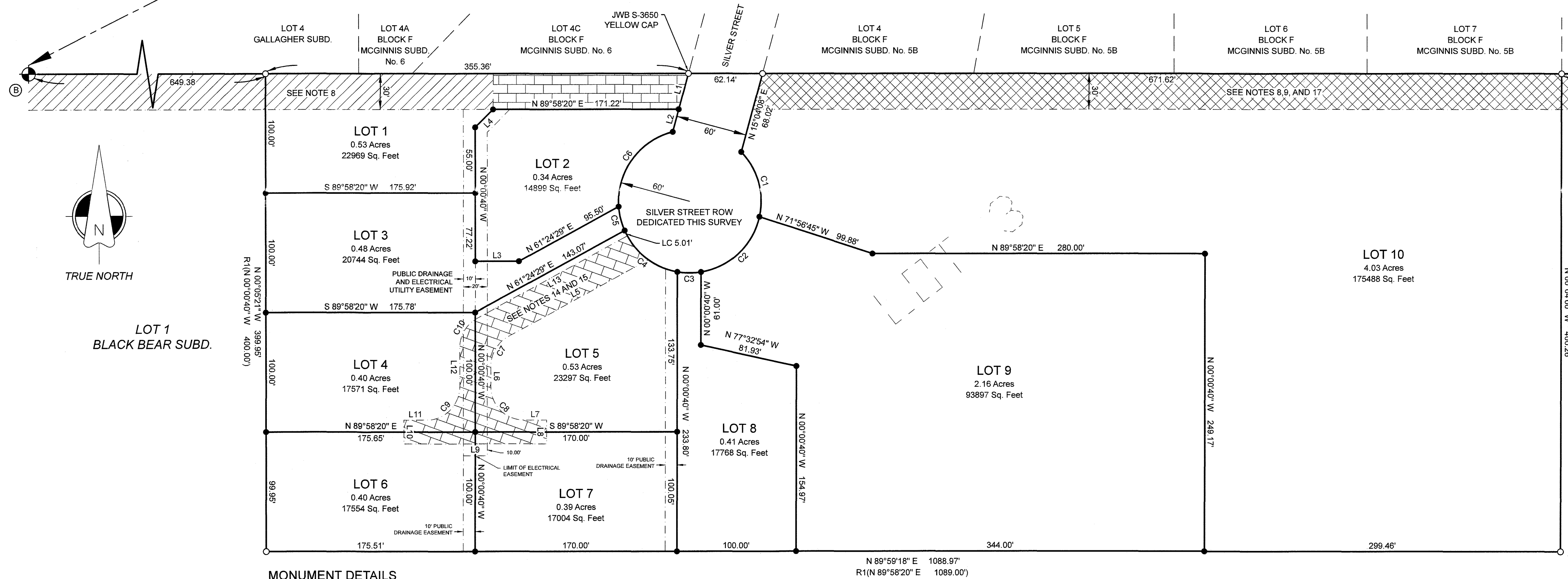
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION No. SME2024-0002, DATED 1/11, 2025, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT OFFICE, LOCATED IN ANCHORAGE, ALASKA.

DATE: 2/15/2025CHAIRPERSON OF THE PLANNING COMMISSION
CITY & BOROUGH OF JUNEAUATTEST:
Shane Cathcart, cmc
MUNICIPAL CLERK, Deputy
CITY AND & BOROUGH OF JUNEAUVICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.75'	60.00'	55°08'10"	N 15°43'53" W	56.43'
C2	71.72'	60.00'	68°29'24"	N 46°33'54" E	67.53'
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W	20.00'
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W	56.29'
C5	20.78'	60.00'	19°49'17"	N 14°08'19" W	20.66'
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E	77.48'
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'
C8	43.99'	28.00'	90°01'00"	N 45°01'10" W	39.60'
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E	39.59'
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'

LINE TABLE	
LINE	BEARING DISTANCE
L1	N 15°04'08" E 131.07'
L2	N 15°04'08" E 19.57'
L3	N 89°58'20" E 36.73'
L4	N 44°58'50" E 21.22'
L5	S 61°24'29" W 134.38'
L6	S 00°00'40" E 17.14'
L7	N 89°58'20" E 18.99'
L8	S 00°00'40" E 20.00'
L9	S 89°58'20" W 120.00'
L10	N 00°00'40" W 120.00'
L11	N 89°58'20" E 19.01'
L12	N 00°00'40" W 32.60'
L13	N 61°24'29" E 143.77'

BASIS OF BEARING N 89°58'20" E 3261.49' R1(3261.90') - - -

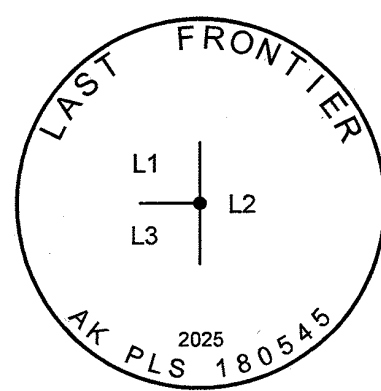
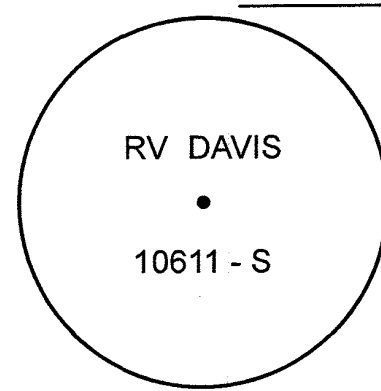
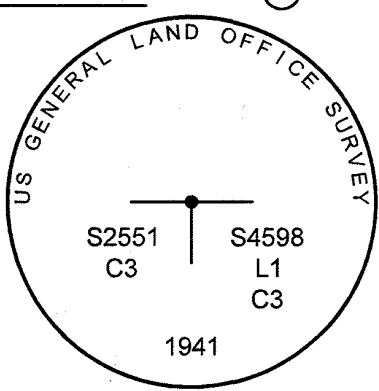
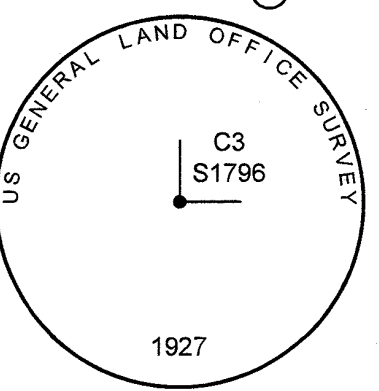


LEGEND

- SECONDARY MONUMENT RECOVERED, SEE TYPICAL DETAIL
- SECONDARY MONUMENT SET THIS SURVEY, SEE TYPICAL DETAIL
- ⊙ GLO BRASS CAP MONUMENT RECOVERED
- PROPERTY LINE
- - - UNSURVEYED LINES
- - - EASEMENT LINE
- ▨ EXISTING 30' PUBLIC SEWER EASEMENT AND 30' DRAINAGE EASEMENT
- ▨ EXISTING 30' DRAINAGE EASEMENT
- ▨ PRIVATE SHARED ACCESS, DRAINAGE, AND UTILITY EASEMENT CREATED THIS PLAT
- ▨ PRIVATE SHARED ACCESS EASEMENT ACROSS LOT 1 IN FAVOR OF LOT 2, AND PUBLIC DRAINAGE AND ELECTRICAL EASEMENTS, CREATED THIS PLAT
- R1() PLAT No. 2013-26 JRD, A PLAT OF BLACK BEAR SUBDIVISION
- CBJ CITY AND BOROUGH OF JUNEAU
- JRD JUNEAU RECORDING DISTRICT
- ROW RIGHT-OF-WAY

MONUMENT DETAILS

NOT TO SCALE

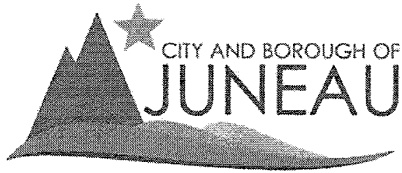
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
2" ALUMINUM CAP ON #5 X 30" REBARTYPICAL SECONDARY MONUMENT
RECOVERED
1.25" ORANGE CAP ON #5 REBARRECOVERED MONUMENT
2.5" BRASS CAP ON IRON PIPERECOVERED MONUMENT
2.5" BRASS CAP ON 1" PIPELOT 1
BLACK BEAR SUBD.

SURVEYOR'S CERTIFICATE

I, ALEC M. VENECHUK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY 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, AND THAT TO THE BEST OF MY KNOWLEDGE ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 2/10/2025LAST FRONTIER
SURVEYING & ENGINEERING LLCSURVEYOR: ALEC VENECHUK, PLS, PE
PO BOX 32346
JUNEAU AK 99803CLIENT:
SHAWN AND HEIDI KANTOLA
8287-C GARNET STREET
JUNEAU, AK 99801A PLAT OF
SILVER ACRES SUBDIVISIONA SUBDIVISION OF
LOT 3 BLACK BEAR SUBDIVISION
RECORD PLAT No. 2013-26, WITHIN U.S. SURVEY No. 2551LOCATED WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
- STATE RECORDERS OFFICE AT ANCHORAGE -
CBJ CDD CASE NUMBER: SME2024-0002

DRAWN BY: AMV DATE: 01/01/2025 SHEET 1 OF 1



Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 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:

SHAWN KANTOLA HEIDI KANTOLA

Current Owner

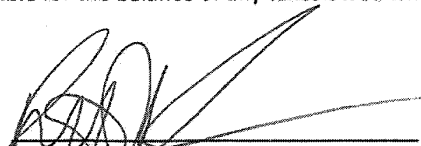
BLACK BEAR LT 3

Legal Description

4B2601020043

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 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, 2025.



Ruth Kostik

January 22, 2025

Date

This Certification of Payment of Taxes is valid through December 31, 2025

Parcel Number: 482601020043 (p_id: 44640) SHAWN KANTOLA Since August 2023 Parcel Address: SILVER ST Owner vs Mailing Index: In Sync
 HEIDI KANTOLA Total Land Value: \$387,500
 8287C GARNET ST (na_id: 4048130) Total Value: \$387,500

(3) Self Reported Tax (2024) X

Accounts Receivable Property Information X Name & Address Real Property Tax

Parcel Information Property Location Building Information Property Owner Property Occupants Related Names

Tax Map Number 482601020043 Acres
 Subdivision BLACK BEAR LT 3 Square Feet
 Legal Lot
 Occupancy Type Legal Index
 Approved Subdivision

Tax Map # 482601020043

Subsystem Real Property Tax
 Year ☐ Active A/F
☐ Hide Zero

Year	id	Sub System	Cycle Code	Bill Number	Billed	Balance	Adjusted Bill	Adjustment	Paid	AR ID
2024		Real Property Tax	RP	12985	\$0.00	(\$3,880.51)	\$3,880.51		\$7,889.51	202055785



CITY & BOROUGH OF JUNEAU, ALASKA PERMIT BLD20260143

Permit Type: PM - Building Permits	Project:	App Date: 3/11/2026
Work Class: BLD - Residential - New	District: Juneau	Issue Date:
Status: In Review		Exp Date: NOT AVAILABLE
Description: New duplex		Final Date: NOT FINALED
Parcel: 4B2601020069 Main	Address: 10228 Silver St Juneau, AK 99801 Main	Zone: D3(Single family/duplex) Main

Applicant	Owner
Southeast Endeavors, LLC	SHAWN D KANTOLA
8287C Garnet ST Juneau, AK 99801	8287C GARNET ST JUNEAU, AK 99801
Home:	Home:
Business: 907-209-3900	Business:
Mobile: 907-209-3900	Mobile:

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00000210	Residential Building Review Fee	\$2,215.82	\$2,215.82
	Building Permit Fee	\$4,431.65	\$4,431.65
Total for Invoice INV-00000210		\$6,647.47	\$6,647.47
Grand Total for Permit		\$6,647.47	\$6,647.47

PERMIT BLD20260143

ADDITIONAL CONDITIONS

Condition	Description	Comments
Chimney Clearance	Chimney Clearance: If roof sheathing is replaced at a chimney or chimney flashing is detached, call for inspection to verify proper clearance to combustibles before cover. Alternately a licensed contractor or owner-builder may provide written confirmation stating proper clearances are met.	
STAMPED TRUSS DRAWINGS	Provide stamped truss details on site at time of framing inspection.	
EGRESS WINDOWS	Verify egress windows.	
Water Hammer	Building water supply systems where quick-acting valves are installed shall be provided with water hammer arrester(s) to absorb high pressures resulting from the quick closing of these valves. Water hammer arresters shall be approved mechanical devices that comply with ASSE 1010 or PWI-WH 201 and shall be installed as close as possible to quick-acting valves.	
Ice Shield Required - Residential	Ice Shield Underlayment required per IBC Section 1507.5.4 and IRC section 905.2.7.1. Call for inspection of Ice Shield Underlayment installation. Alternately a licensed contractor or owner-builder may provide written confirmation stating Ice Shield Underlayment installation has been installed in accordance with the stated sections.	
Approved Plans On Site	CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.	
Dwelling Separation	The required fire and sound separation must be approved by the building department and installed per approved design.	
Intersystem Bonding	For building final provide an Intersystem Bonding Termination Device at new and replaced electrical services as required by NEC article 250.94	
Smoke and CO Detectors	Smoke and Carbon Monoxide detectors as required by applicable code must be operational prior to temporary occupancy and/ or final inspection approval, whichever is requested first.	
Shower Anti-scald Valve	Showers and tub-shower combinations shall be provided with a control valve installed at the point of use that conforms to ASSE 1016/ ASME A112.1016/CSAB125.16 or ASME A112.18.1/CSA B125.1.	
WATER FIXTURE COUNT	Minimum 1 1/2" street service and minimum 2" building supply for a maximum 198wfu's. 2"=198wfu, 1 1/2"=78wfu, 1 1/4"=39wfu, 1"=20wfu, 3/4"=8wfu, 1/2"=2wfu	
Residential Stairways	The maximum riser height shall be 7 3/4 inches. The minimum tread depth shall be 10 inches. Nosing, 3/4 inch to 1 1/4 inches, required for solid risers unless treads are minimum 11" nose to nose. The greatest riser height, tread depth, and nosing within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter sphere.	
Locking Caps	Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.	
Seismic Strap Wtr Heater	Water heaters shall be anchored in an approved manner or strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.	
Foundation Setback Verification	Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.	

Inspections:

- INP BLD - Fire Separation/Rated Assembly
- INP BLD - Foundation, Forms & Steel
- INP BLD - Insulation/Vapor Barrier
- INP BLD - Temporary Power
- INP BLD - Yellow Tag Electrical
- INP ENG - Grading/Drainage
- INP BLD - Rough Electrical
- INP BLD - Rough Framing
- INP BLD - Rough Mechanical
- INP BLD - Rough Plumbing
- INP BLD - Final Building
- INP ENG - Final General Engineering

PERMIT BLD20260143

Notice

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances. The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation. If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must always be available on site while the construction is in progress and before final inspection. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Inspections

City Ordinances require a Final Inspection be approved for every Building Permit. Additional inspections to those listed above may be required. Inspection are requested online by logging in onto your CBJ Civic Access Account: <https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home>

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required. All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 907-586-0770. Please provide the following information: 1) Permit Number, 2) Address, 3) Type of Inspection, 4) Date and Time and, 5) Contact Name and Phone Number.

City and Borough of Juneau (CBJ) Builders Sales Tax Exemption

This Permit enables the permit holder to purchase building or construction services materials free of sales tax. Merchants must record the builder sales tax exemption number (BLD20260143) and expiration date () for proof of exemptions in sales records. The materials to be incorporated into a structure or site and the building or construction services must be performed onsite, for work performed under this City and Borough of Juneau building permit.

This tax exemption may not be used for the purchase or rental of combustible supplies, tools, or equipment, or any materials for work performed without a valid CBJ permit.



CITY & BOROUGH OF JUNEAU, ALASKA
PERMIT BLD20260144

Permit Type: PM - Building Permits	Project:	App Date: 3/11/2026
Work Class: BLD - Residential - Addition	District: Juneau	Issue Date: 5/8/2026
Status: In Review		Exp Date: 05/08/2027
Description: Detached shop and 2 ADU's		Final Date: NOT FINALED
Parcel: 4B2601020069 Main	Address: 10226 Silver St Juneau, AK 99801	Zone: D3(Single family/duplex) Main
	10228 Silver St Juneau, AK 99801 Main	

Applicant	Owner
Southeast Endeavors, LLC	SHAWN D KANTOLA
8287C Garnet ST Juneau, AK 99801	8287C GARNET ST JUNEAU, AK 99801
Home:	Home:
Business: 907-209-3900	Business:
Mobile: 907-209-3900	Mobile:

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00000209	Building Permit Fee	\$2,387.24	\$2,387.24
	Residential Building Review Fee	\$1,193.62	\$1,193.62
	Total for Invoice INV-00000209	\$3,580.86	\$3,580.86
	Grand Total for Permit	\$3,580.86	\$3,580.86

PERMIT BLD20260144

ADDITIONAL CONDITIONS

Condition	Description	Comments
Dwelling Separation	The required fire and sound separation must be approved by the building department and installed per approved design.	
Shower Anti-scald Valve	Showers and tub-shower combinations shall be provided with a control valve installed at the point of use that conforms to ASSE 1016/ ASME A112.1016/CSAB125.16 or ASME A112.18.1/CSA B125.1.	
Residential Stairways	The maximum riser height shall be 7 3/4 inches. The minimum tread depth shall be 10 inches. Nosing, 3/4 inch to 1 1/4 inches, required for solid risers unless treads are minimum 11" nose to nose. The greatest riser height, tread depth, and nosing within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter sphere.	
Locking Caps	Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.	
Intersystem Bonding	For building final provide an Intersystem Bonding Termination Device at new and replaced electrical services as required by NEC article 250.94	
Water Hammer	Building water supply systems where quick-acting valves are installed shall be provided with water hammer arrester(s) to absorb high pressures resulting from the quick closing of these valves. Water hammer arresters shall be approved mechanical devices that comply with ASSE 1010 or PWI-WH 201 and shall be installed as close as possible to quick-acting valves.	
Approved Plans On Site	CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.	
Smoke and CO Detectors	Smoke and Carbon Monoxide detectors as required by applicable code must be operational prior to temporary occupancy and/ or final inspection approval, whichever is requested first.	
EGRESS WINDOWS	Verify egress windows.	
Snow Stops	CBJ 19.04.R801.4 and 19.03.1504.9 require snow stops or other devices be implemented to prevent snow from discharging onto public ways, adjoining property, onto or against other buildings or in a manner that blocks exit from buildings.	
WATER FIXTURE COUNT	Minimum 1 1/2" street service and minimum 2" building supply for a maximum 198wfu's. 2"=198wfu, 1 1/2"=78wfu, 1 1/4"=39wfu, 1"=20wfu, 3/4"=8wfu, 1/2"=2wfu	
STAMPED TRUSS DRAWINGS	Provide stamped truss details on site at time of framing inspection.	
Seismic Strap Wtr Heater	Water heaters shall be anchored in an approved manner or strapped within the upper 1/3 and lower 1/3 of its vertical dimensions.	
As-built Survey Required	As-built Survey Required before final inspection approval.	
Foundation Setback Verification	Foundation Setback Verification (yellow form) must be on site when pour inspection or placement of other foundation systems occurs.	

Inspections:

- INP BLD - Fire Separation/Rated Assembly
- INP BLD - Foundation, Forms & Steel
- INP BLD - Insulation/Vapor Barrier
- INP BLD - Rough Mechanical
- INP BLD - Rough Plumbing
- INP BLD - Temporary Power
- INP BLD - Yellow Tag Electrical
- INP BLD - Rough Electrical
- INP BLD - Rough Framing
- INP BLD - Final Building

PERMIT BLD20260144

Notice

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances. The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation. If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must always be available on site while the construction is in progress and before final inspection. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Inspections

City Ordinances require a Final Inspection be approved for every Building Permit. Additional inspections to those listed above may be required. Inspections can be arranged by telephoning 907-586-1703 or online. For online requests, login to your CBJ Civic Access account and request an inspection:

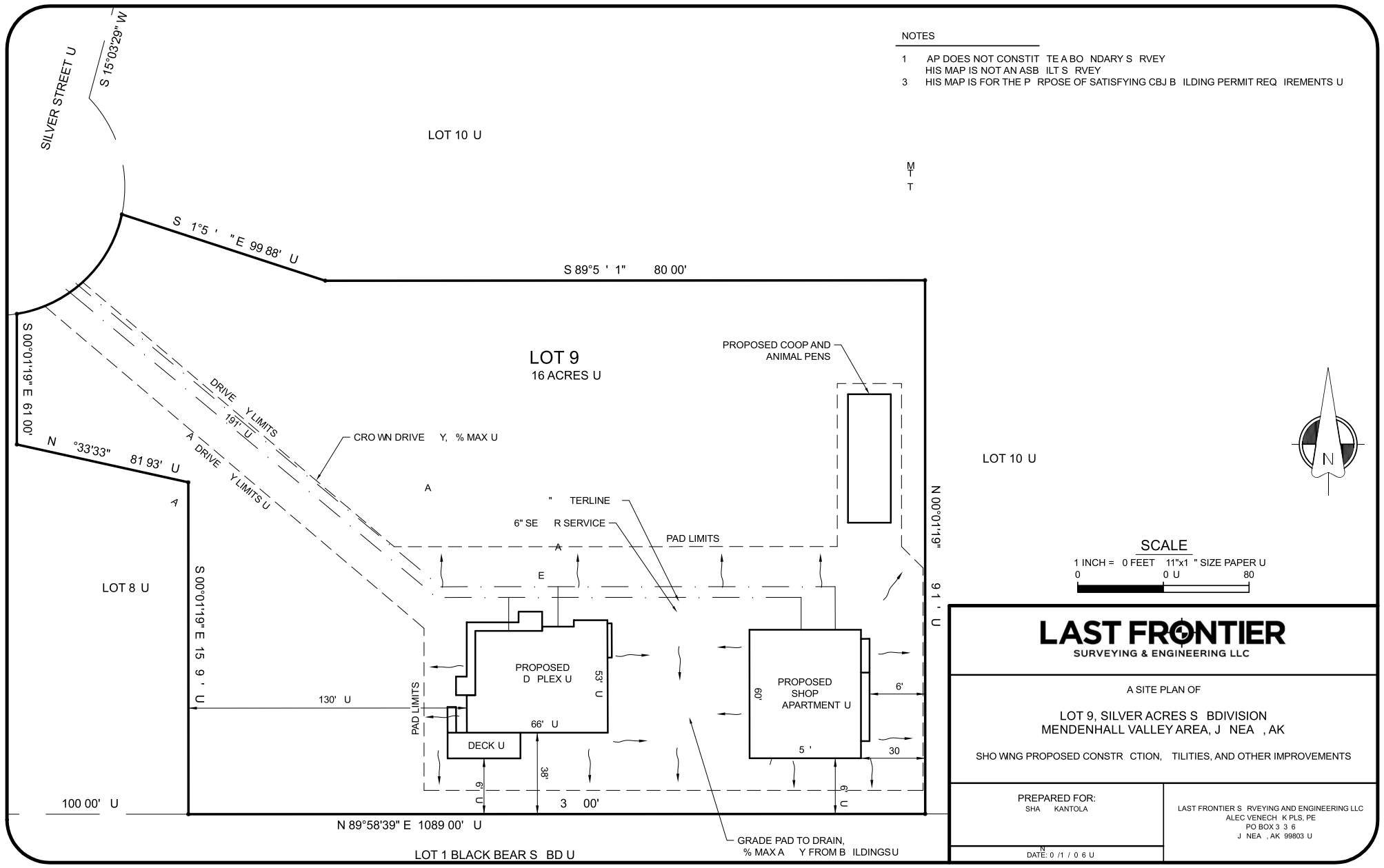
<https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home>

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required. All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 907-586-0770. Please provide the following information: 1) Permit Number, 2) Address, 3) Type of Inspection, 4) Date and Time and, 5) Contact Name and Phone Number.

City and Borough of Juneau (CBJ) Builders Sales Tax Exemption

This Permit enables the permit holder to purchase building or construction services materials free of sales tax. Merchants must record the builder sales tax exemption number (BLD20260144) and expiration date (5/8/2027) for proof of exemptions in sales records. The materials to be incorporated into a structure or site and the building or construction services must be performed onsite, for work performed under this City and Borough of Juneau building permit.

This tax exemption may not be used for the purchase or rental of combustible supplies, tools, or equipment, or any materials for work performed without a valid CBJ permit.





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

Silver Street Farm

Case Number: PAC2025 0057
 Applicant: Shawn Kantola
 Property Owner: Shawn Kantola
 Property Address: Unaddressed
 Parcel Code Number: 4B2601020069
 Site Size: 93,897 Sq. Ft.
 Zoning: D-3
 Existing Land Use: Vacant

Conference Date: January 14, 2026

Report Issued: January 21, 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
Shawn Kantola	Applicant	shawnkantola@yahoo.com
Brandon Robinson	Planner	Brandon.Robinson@juneau.gov
Jenny Smith	Chief General Engineer	Jenny.Smith@juneau.gov
Madeline Carse	Administrative Assistant	Madeline.Carse@juneau.gov
Forrest Courtney	Senior Planner, Floodplain Manager	Forrest.Courtney@juneau.gov
Kathryn Oberlin	Planner	Kathryn.Oberlin@juneau.gov

CONFERENCE SUMMARY

Revised 5/13/2025

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.

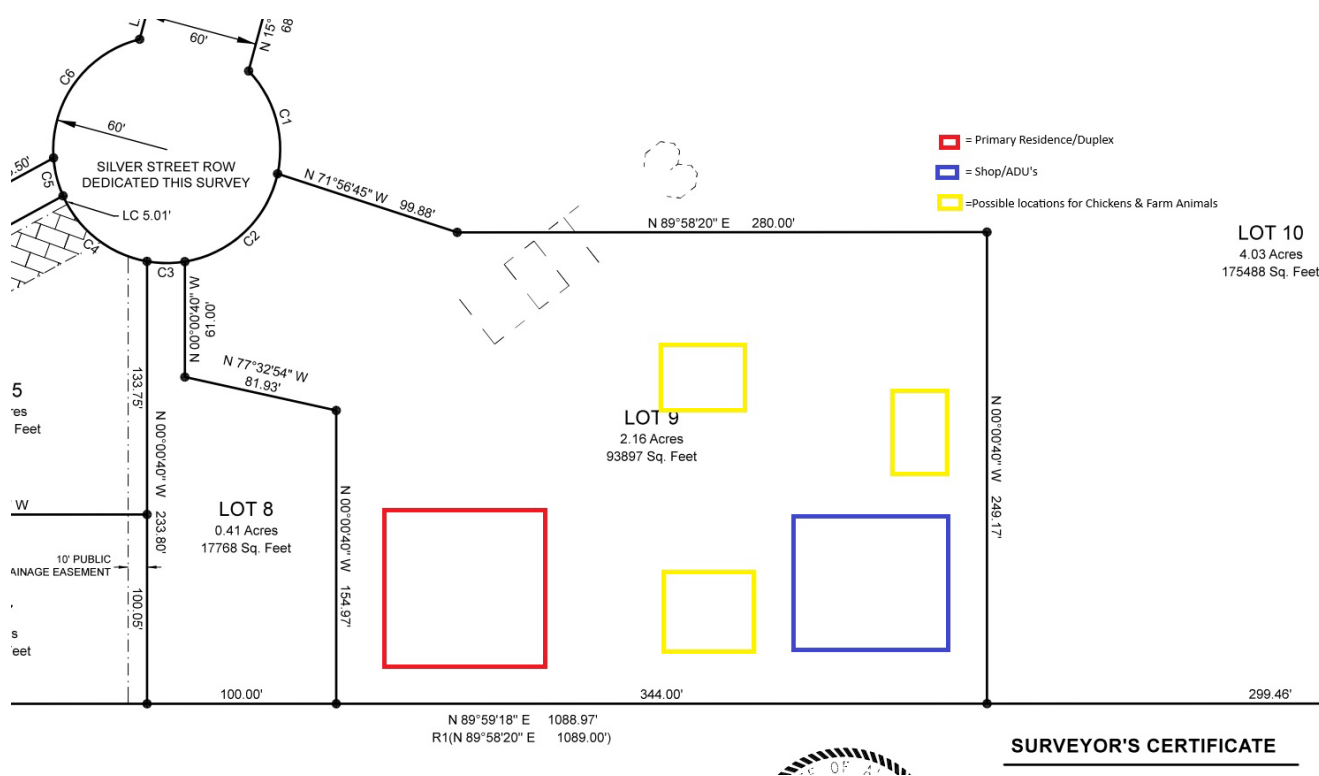
- Applicant should have an initial conversation with the State of Alaska's Department of Environmental Conservation on potential runoff mitigation.

Project Overview

The applicant and owner of the property (parcel 4B2601020069; lot 9, Silver Acres Subdivision) is planning on building their primary residence on the lot in 2026/2027. They are interested in having more than the by-right personal-use thresholds for hens and farm animals. The site is over 2 acres in size, and they are requesting to pursue a conditional use permit for a hobby farm (no commercial uses intended).

They would like to have laying hens, roosters, meat chickens (up to 200 at a time), and up to 30 farm animals at a time.

The applicant submitted a draft site plan, shown below.

**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 the application is complete, they will schedule a hearing before the Planning Commission.
 - 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.
- The Planning Commission will:
 - Approve the project
 - Approve the project with conditions (the most common outcome)
 - 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/>

SECTION 1 – PLANNING DIVISION

1. **Zoning** – D-3
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 14.230 Stabling of Farm Animals, superscript M. Note M conveys that the stabling can be for either commercial or private use for more than three farm animals.
3. **Subdivision** – N/A
4. **Setbacks** –
 - a. Front: 25 Feet
 - b. Rear: 25 Feet
 - c. Side: The typical side-yard setback for the D-3 zoning district is 10 Feet. This lot in particular has a 15-Foot side-yard setback from the Black Bear Subdivision's Lot 1 to its south as noted on the plat.
 - d. Street-Side: 17 Feet
5. **Height** –
 - a. Permissible: 35 Feet
 - b. Accessory: 25 Feet
6. **Access** – Silver Street

7. **Parking & Circulation** – The proposed single-family use requires two off-street parking spaces per dwelling unit.
8. **Lot Coverage** –
 - a. Permissible: 35% Maximum
 - b. Conditional: 35% Maximum
9. **Vegetative Coverage** – 20% Minimum
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 offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at §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 49.15.330(g)(11).
12. **Flood** – Panel 02110C1238E. This lot is not in a floodzone.
13. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – This lot is not in a mapped hazard zone. This lot does not appear to have grades triggering a hillside endorsement according to CBJ’s 2013 Contours GIS layer.
14. **Habitat/Wetlands** – Check with U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. There are no anadromous waterbodies on the subject parcel, or within 50 feet. There are wetlands in the area proposed for development. Applicant will need to acquire any necessary permits from the U.S. Army Corps of Engineers for wetland-affecting development.
15. **Plat or Covenant Restrictions** –
 - a. This plat contains 17 notes. The following listed notes are the most relevant to the subject lot:
 - i. Note 3: Subject to easements and restrictions of record.
 - ii. Note 5: This subdivision is within the City and Borough of Juneau and is subject to taxation at the time of the survey.
 - iii. Note 8: See record book No. 321 page 493 JRD regarding the 30' drainage and maintenance easement across the northerly line of U.S. survey 2551. The portion of drainage easement located within the newly dedicated portion of Silver Street is relinquished.
 - iv. Note 9: See Record Book No. 411 Page 897 regarding the 30' public sewer easement that is coincident with the 30' drainage easement described in note 7 of this plat. The portion of sewer easement located within the Silver Street ROW dedicated this plat is relinquished.
 - v. Note 10: Lots 6, 7, 8, 9 and 10 of this subdivision must have a 15-foot side yard setback for side yards abutting Black Bear Subdivision Lot 1.

- vi. Note 11: Wetlands may exist on parts of this subdivision. Special regulations may apply.
- vii. Note 16: The on-lot stormwater runoff drainage is acceptable as exists between the platted lots of this subdivision and may not be modified unless permitted by CBJ Engineering pursuant to CBJ 19.12.120.1 Best Management Practices.

16. **Traffic** – The proposed use is a detached single-family dwelling with the stabling of animals. There is no proposed commercial use for this property, and no related, intended visitors. Traffic generation numbers below are estimated using the ITE Trip Generation Manual, 9th Edition on a weekday per dwelling unit.

Use	Trips Generated	Total Trips
Single-Family Detached Housing	9.52	9.52
Total ADTs:		9.52

17. **Nonconforming situations** – There are no known nonconformities. The lot was legally platted in 2025 and is currently vacant. The lot meets D-3 zoning standards.

SECTION 2 – BUILDING DIVISION

- 18. **Building** – No issues or concerns with this project at this time.
- 19. **Outstanding Permits** – No outstanding building permits.

SECTION 3 – GENERAL ENGINEERING/PUBLIC WORKS DEPARTMENTS

- 20. **Engineering** – No concerns at this time.
- 21. **Drainage** – No concerns at this time.
- 22. **Utilities** – No concerns at this time.

SECTION 4 – FIRE DEPARTMENT

- 23. **Fire Items/Access** – No concerns from Fire at this time.
- 24. **Remove if not applicable.** Suppression system plans must be submitted with the building permit application. Suppression system design cannot be deferred.

SECTION 5 – OTHER APPLICABLE AGENCY REVIEW

- 25. 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.

- 26. Conditional Use Permit through Civic Access

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.

- 27. A copy of this pre-application conference report
- 28. Scaled site plan showing any pens and structures, as well as drainage and any planned future development

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. N/A

FEE ESTIMATES

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Class II Use, \$500: Agricultural uses of 50,000 or more square feet (CBJ 49.85.100 (3)(B)(ii))
2. Public-Notice Sign: \$100 Sign Deposit; \$50 Sign Fee

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 CBJ Civic Access (<https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/home>)

ATTACHMENTS:

- Attachment A_CBJ 49.15.330
- Attachment B_2025_Plat-2025-8
- Attachment C_2026_Draft_Site Plan

49.15.330 Conditional use permit.

- (a) *Purpose.* 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.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
 - (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
 - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with CBJ 49.15.230.
 - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
 - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
 - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;
 - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
 - (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;

-
- (B) Whether the application is complete; and
 - (C) Whether the development as proposed will comply with the other requirements of this title.
- (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) 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.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the 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) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
- (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
 - (2) *Use.* Use of the development may be restricted to that indicated in the application.
 - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.
 - (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
 - (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
 - (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
 - (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
 - (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
 - (9) *Avalanche areas.* Development in moderate and severe avalanche hazard areas shown on the Avalanche Hazard Designation Mapping, dated April 27, 2022, and attached to Serial No. 2023-18(am) as Appendix A, must minimize the risk to life and property.
 - (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:

(A) Developments in wetlands and intertidal areas.

- (11) *Sound*. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation*. Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access*. Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening*. The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size*. Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage*. Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting*. Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions*. Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018; Serial No. 2023-18(am), § 3, 12-11-2023, eff. 1-11-2024)

NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- DOMESTIC WATER AND SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- THIS SUBDIVISION IS WITHIN THE CITY AND BOROUGH OF JUNEAU AND IS SUBJECT TO TAXATION AT THE TIME OF THE SURVEY.
- RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLAT OF THE BLACK BEAR SUBDIVISION, PLAT No. 2013-26 JUNEAU RECORDING DISTRICT, RECORDED ON SEPTEMBER 13, 2013.
- RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#). WHERE RECORD AND MEASURED MATCH, NO PARENTHESIS ARE SHOWN.
- SEE RECORD BOOK No. 321 PAGE 493 JRD REGARDING THE 30' DRAINAGE AND MAINTENANCE EASEMENT ACROSS THE NOTHERLY LINE OF U.S. SURVEY 2551. THE PORTION OF DRAINAGE EASEMENT LOCATED WITHIN THE NEWLY DEDICATED PORTION OF SILVER STREET IS RELINQUISHED.
- SEE RECORD BOOK No. 411 PAGE 897 REGARDING THE 30' PUBLIC SEWER EASEMENT THAT IS COINCIDENT WITH THE 30' DRAINAGE EASEMENT DESCRIBED IN NOTE 7 THIS PLAT. THE PORTION OF SEWER EASEMENT LOCATED WITHIN THE SILVER STREET ROW DEDICATED THIS PLAT IS RELINQUISHED.
- LOTS 6, 7, 8, 9 AND 10 OF THIS SUBDIVISION MUST HAVE A 15 FOOT SIDE YARD SETBACK FOR SIDE YARDS ABUTTING BLACK BEAR SUBDIVISION LOT 1.
- WETLANDS MAY EXIST ON PARTS OF THIS SUBDIVISION. SPECIAL REGULATIONS MAY APPLY.
- ACCESS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. ACCESS TO LOT 2 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY APRON IN THE RIGHT OF WAY SHARED WITH LOT 1 OR LOT 3, UNLESS A SECOND DRIVEWAY TO LOT 2 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.
- LOTS 1, 2 AND 3 ARE A PANHANDLE SUBDIVISION. AT THE TIME OF PLAT RECORDING, FURTHER SUBDIVISION OF LOTS 1, 2, AND 3 IS SUBJECT TO CBJ 49.15.423 'PANHANDLE LOTS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
- ACCESS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS' REQUIREMENTS. ACCESS TO LOTS 4, 5, 6 AND 7 SHALL BE RESTRICTED TO A SINGLE DRIVEWAY IN THE SHARED ACCESS EASEMENT. 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.
- AT THE TIME OF PLAT RECORDING, DEVELOPMENT, INCLUDING FURTHER SUBDIVISION OR USE, OF LOTS 4, 5, 6 AND 7 IN THIS SUBDIVISION IS SUBJECT TO CBJ 49.35 ARTICLE II DIVISION II 'PRIVATE SHARED ACCESS'. SEE THE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
- THE ON-LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.
- A PORTION OF THE CBJ DRAINAGE AND SEWER EASEMENTS ALONG THE NORTHERLY PROPERTY LINE OF LOT 10 PROVIDES PEDESTRIAN ACCESS WITHIN THE EASEMENTS TO NEARBY TRAILS. PUBLIC PEDESTRIAN ACCESS WITHIN THE EASEMENTS WILL CONTINUE TO BE AVAILABLE UNLESS A SUITABLE AND COMPARABLE ALTERNATIVE IS CREATED. NO STRUCTURES/BARRICADES ARE PERMITTED WITHIN THE EASEMENTS THAT WOULD BLOCK PEDESTRIAN ACCESS.

OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3 BLACK BEAR SUBDIVISION, 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: February 10, 2025 DATE: February 10, 2025
Shawn Kantola Heidi Kantola
SHAWN KANTOLA HEIDI KANTOLA

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)

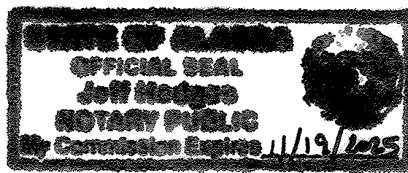
) SS

STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THE 10TH DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHAWN AND HEIDI KANTOLA, TO ME KNOWN TO BE THE PEOPLE DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA Jeff Hedges

MY COMMISSION EXPIRES 11/19/2025



BASIS OF BEARING

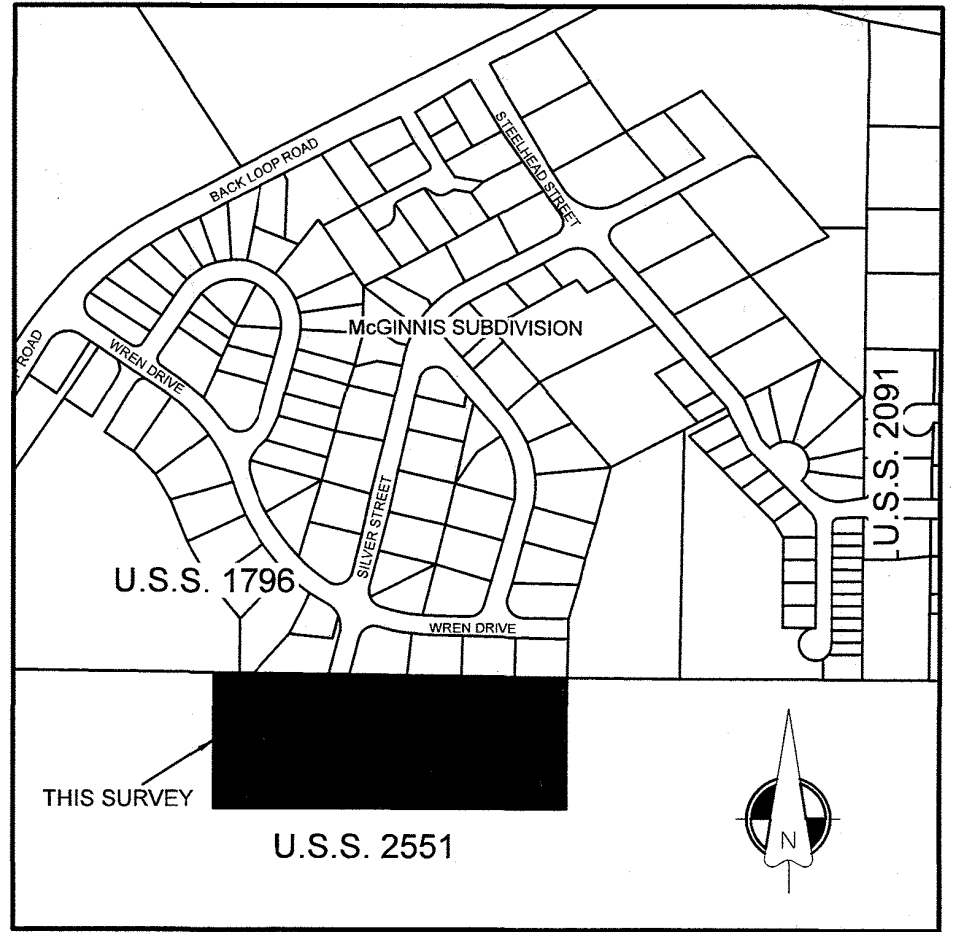
THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 89°58'20" E AS SHOWN ON PLAT No. 2013-26 JRD - A PLAT OF BLACK BEAR SUBDIVISION, BETWEEN RECOVERED US GENERAL LAND OFFICE BRASS CAP MONUMENTS MARKING A PORTION OF THE NORTHERLY BOUNDARY OF U.S. SURVEY 2551.

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 THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION No. SME2024-0002, DATED 1/11, 2025, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT OFFICE, LOCATED IN ANCHORAGE, ALASKA.

M. Cole DATE 2/15/2025
CHAIRPERSON OF THE PLANNING COMMISSION
CITY & BOROUGH OF JUNEAU

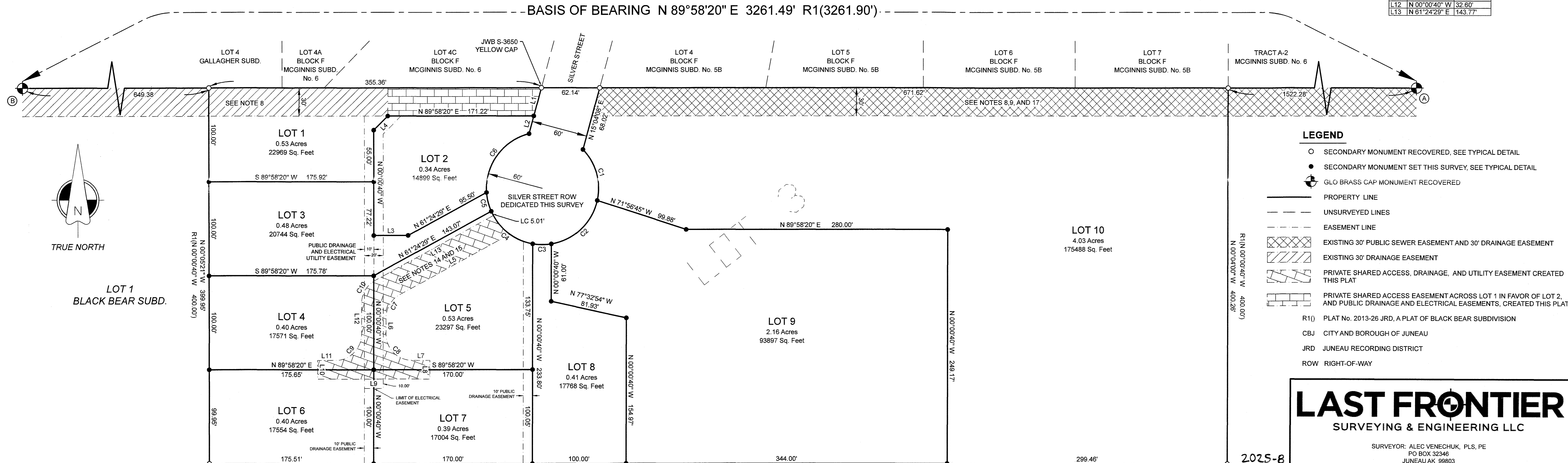
ATTEST:
Syrene Cathcart, cmc
MUNICIPAL CLERK, Deputy
CITY AND & BOROUGH OF JUNEAU



VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS
NOT TO SCALE

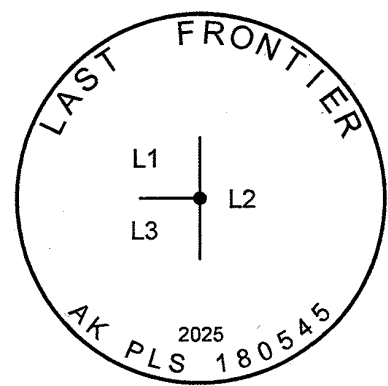
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.75'	60.00'	55°08'10"	N 15°43'53" W	56.43'
C2	71.72'	60.00'	68°29'24"	N 46°33'54" E	67.53'
C3	20.09'	60.00'	19°11'19"	N 89°35'44" W	20.00'
C4	58.59'	60.00'	55°57'07"	N 52°01'31" W	56.29'
C5	20.78'	60.00'	19°49'17"	N 14°08'19" W	20.66'
C6	84.23'	60.00'	80°25'55"	N 35°59'17" E	77.48'
C7	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'
C8	43.99'	28.00'	90°01'00"	N 45°01'10" W	39.60'
C9	43.97'	28.00'	89°59'00"	N 44°58'50" E	39.59'
C10	30.02'	28.00'	61°25'09"	N 30°41'55" E	28.60'

LINE TABLE	
LINE BEARING	DISTANCE
L1	N 15°04'08" E 131.07'
L2	N 15°04'08" E 19.57'
L3	N 89°58'20" E 36.73'
L4	N 44°58'50" E 21.22'
L5	S 61°24'29" W 134.38'
L6	S 00°00'40" E 17.14'
L7	N 89°58'20" E 18.99'
L8	S 00°00'40" E 20.00'
L9	S 89°58'20" W 120.00'
L10	N 00°00'40" W 120.00'
L11	N 89°58'20" E 19.01'
L12	N 00°00'40" W 32.60'
L13	N 61°24'29" E 143.77'

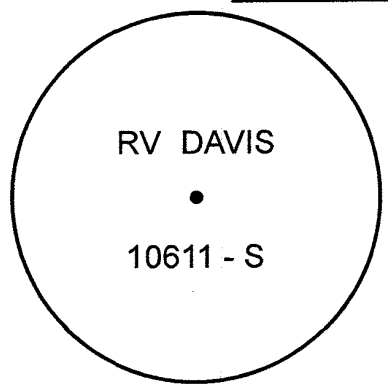


MONUMENT DETAILS

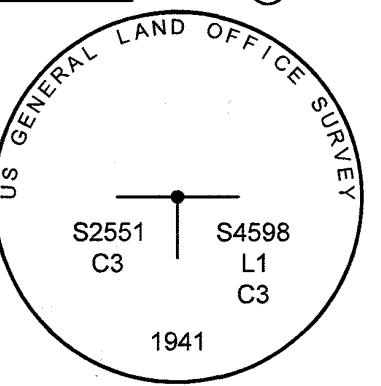
NOT TO SCALE



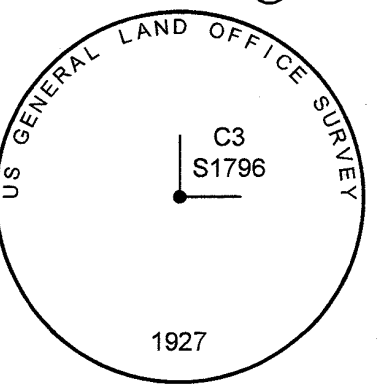
TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
2" ALUMINUM CAP ON #5 X 30" REBAR



TYPICAL SECONDARY MONUMENT
RECOVERED
1.25" ORANGE CAP ON #5 REBAR



RECOVERED MONUMENT
2.5" BRASS CAP ON IRON PIPE



RECOVERED MONUMENT
2.5" BRASS CAP ON 1" PIPE

LOT 1
BLACK BEAR SUBD.



SURVEYOR'S CERTIFICATE

I, ALEC M. VENECHUK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY 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, AND THAT TO THE BEST OF MY KNOWLEDGE ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Alec M. Venechuk
DATE: 2/10/2025

LAST FRONTIER
SURVEYING & ENGINEERING LLC

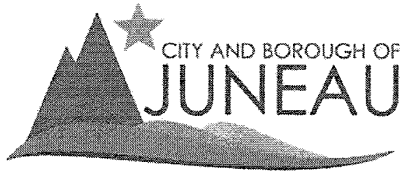
SURVEYOR: ALEC VENECHUK, PLS, PE
PO BOX 32346
JUNEAU AK 99803

CLIENT:
SHAWN AND HEIDI KANTOLA
8287-C GARNET STREET
JUNEAU, AK 99801

A PLAT OF
SILVER ACRES SUBDIVISION

A SUBDIVISION OF
LOT 3 BLACK BEAR SUBDIVISION
RECORD PLAT No. 2013-26, WITHIN U.S. SURVEY No. 2551
LOCATED WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
- STATE RECORDERS OFFICE AT ANCHORAGE -
CBJ CDD CASE NUMBER: SME2024-0002

DRAWN BY: AMV DATE: 01/01/2025 SHEET 1 OF 1



Treasury Division
155 S Seward St
Juneau AK 99801
907.586.5215 x4907 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:

SHAWN KANTOLA HEIDI KANTOLA

Current Owner

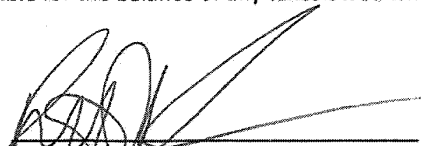
BLACK BEAR LT 3

Legal Description

4B2601020043

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 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, 2025.



Ruth Kostik

January 22, 2025

Date

This Certification of Payment of Taxes is valid through December 31, 2025

Parcel Number: 482601020043 (p_id: 44640) SHAWN KANTOLA Since August 2023 Parcel Address: SILVER ST Owner vs Mailing Index: In Sync
HEIDI KANTOLA Total Land Value: \$387,500
8287C GARNET ST (na_id: 4048130) Total Value: \$387,500

(3) Self Reported Tax (2024) X

Accounts Receivable Property Information X Name & Address Real Property Tax

Parcel Information Property Location Building Information Property Owner Property Occupants Related Names

Tax Map Number 482601020043 Acres
Subdivision BLACK BEAR LT 3 Square Feet
Legal Lot
Occupancy Type Legal Index
Approved Subdivision

Tax Map # 482601020043

Subsystem Real Property Tax
Year ☐ Active A/F
☐ Hide Zero

Year	id	Sub System	Cycle Code	Bill Number	Billed	Balance	Adjusted Bill	Adjustment	Paid	AR ID
2024		Real Property Tax	RP	12985	\$0.00	(\$3,969.00)	\$3,880.51		\$7,889.51	202055785



(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: CDD - Building

STAFF PERSON/TITLE: Jeff Hedges, Building Code Official

DATE: 07/09/2026

APPLICANT: Shawn Kantola

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

A proposal for a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone.

LEGAL DESCRIPTION: SILVER ACRES LT 9

PARCEL NUMBER(S): 4B2601020069

PHYSICAL ADDRESS: 10226 Silver St; 10228 Silver St

SPECIFIC QUESTIONS FROM PLANNER:

N/A

AGENCY COMMENTS:

The Building Division has no comments or concerns for USE20260003.



Outlook

[U 3] Request for Agency Co nt e

Fro randon Robinson <Brandon.Robinson@juneau.gov> m

Date Thu 7/9/2026 2:01 PM

To Jenny Smith <Jenny.Smith@juneau.gov>

Cc General Engineering <General_Engineering@juneau.gov>

 2 attachments (2 MB)

USE20260003_Application Packet.pdf; USE26-03-GE_Agency Comments Form.docx;

Hi Jenny,

Hope this email finds you well—

Please find attached an application for a conditional use permit for stabling farm animals in a D-3 zone as well as the associated comment form.

Please have comments to me before August 7th if you have any.

Best regards,
Brandon

Brandon Robinson | Planner I

Community Development Department | City & B ough of Juneau, Alaska

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

Office: (907) 586-0753; Extension 4139



(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: CCFR

STAFF PERSON/TITLE: Theresa Ross, Fire Marshal

DATE: 07/09/2026

APPLICANT: Shawn Kantola

TYPE OF APPLICATION: Conditional Use Permit

PROJECT DESCRIPTION:

A proposal for a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone.

LEGAL DESCRIPTION: SILVER ACRES LT 9

PARCEL NUMBER(S): 4B2601020069

PHYSICAL ADDRESS: 10226 Silver St; 10228 Silver St

SPECIFIC QUESTIONS FROM PLANNER:

N/A

AGENCY COMMENTS:

No concerns from fire at this time.



Outlook

[USE20260003] Request for Agency Comment

From Brandon Robinson <Brandon.Robinson@juneau.gov>

Date Thu 7/9/2026 2:21 PM

To Raffier, Kaitlyn M (DNR) <kaitlyn.raffier@alaska.gov>

 2 attachments (2 MB)

USE26-03-DNR_Agency Comments Form.docx; USE20260003_Application Packet.pdf;

Dear Ms. Raffier,

I hope this email finds you well—

I am reaching out because we have received an application for a conditional use permit to stable farm animals in a manner that might intersect with your regulatory authority.

Please find attached an application for the stabling of farm animals in a D-3 zone as well as the associated agency comment form.

Please have comments to me before August 7th if you have any.

Very best regards,
Brandon

Brandon Robinson | Planner II

Community Development Department | City & Borough of Juneau, Alaska

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

Office: (907) 586-0753; Extension 4139



Outlook

[USE20260003] Request for Agency Comment

From Brandon Robinson <Brandon.Robinson@juneau.gov>

Date Thu 7/9/2026 2:37 PM

To kalie.rubalcava@alaska.gov <kalie.rubalcava@alaska.gov>

 2 attachments (2 MB)

USE26-03-DEC_Agency Comments Form.docx; USE20260003_Application Packet.pdf;

Dear Ms. Rubalcava

I hope this email finds you well—

I got your contact information from the receptionist at the Juneau Office for the DEC since our previous agency contact has moved on (Ray Zimmer).

I am reaching out because we have received an application for a conditional use permit to stable farm animals in a manner that might intersect with your regulatory authority, specifically agricultural runoff.

Please find attached an application for the stabling of farm animals in a D-3 zone as well as the associated agency comment form.

Please have comments to me before August 7th if you have any.

Very best regards,
Brandon

Brandon Robinson | Planner II

Community Development Department | City & Borough of Juneau, Alaska

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

Office: (907) 586-0753; Extension 4139



Outlook

[USE20260003] Request for Agency Comment

From Brandon Robinson <Brandon.Robinson@juneau.gov>

Date Thu 7/9/2026 2:15 PM

To Kanouse, Kate M (DFG) <kate.kanouse@alaska.gov>

 2 attachments (2 MB)

USE26-03-FG_Agency Comments Form.docx; USE20260003_Application Packet.pdf;

Dear Ms. Kanouse

Hope this email finds you well—

I am reaching out because we have received an application for a conditional use permit to stable farm animals in a manner that might intersect with your regulatory authority.

Please find attached an application for the stabling of farm animals in a D-3 zone as well as the associated agency comment form.

Please have comments to me before August 7th if you have any.

Very best regards,

Brandon

Brandon Robinson | Planner II

Community Development Department | City & Borough of Juneau, Alaska

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

Office: (907) 586-0753; Extension 4139

RE: [USE20260003] Request for Agency Comment

From Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>

Date Fri 7/10/2026 7:28 AM

To Brandon Robinson <Brandon.Robinson@juneau.gov>

You don't often get email from amanda.n.locken@usace.army.mil. [Learn why this is important](#)

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

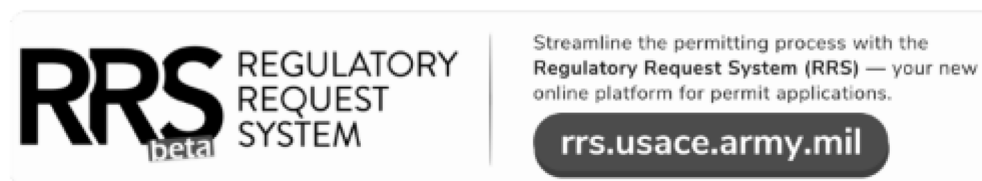
Good morning Brandon,

It appears that Mr. Kantola will need to submit an application to USACE for the proposed work. The proposed structures are outside the scope of his previous request.

If you have any other questions, please let me know.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148



From: Brandon Robinson <Brandon.Robinson@juneau.gov>

Sent: Thursday, July 9, 2026 2:46 PM

To: Vigil, Randal P CIV USARMY CEPOA (USA) <Randal.P.Vigil@usace.army.mil>

Subject: [Non-DoD Source] [USE20260003] Request for Agency Comment

Dear Mr. Vigil,

I hope this email finds you well—

I am reaching out because we have received an application for a conditional use permit to stable farm animals in a manner that might intersect with your regulatory authority, specifically wetlands-related development.

Please find attached an application for the stabling of farm animals in a D-3 zone as well as the associated agency comment form.

Please have comments to me before August 7th if you have any.

Very best regards,
Brandon

Brandon Robinson | Planner II

Community Development Department | City & Borough of Juneau, Alaska

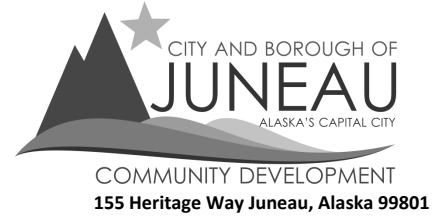
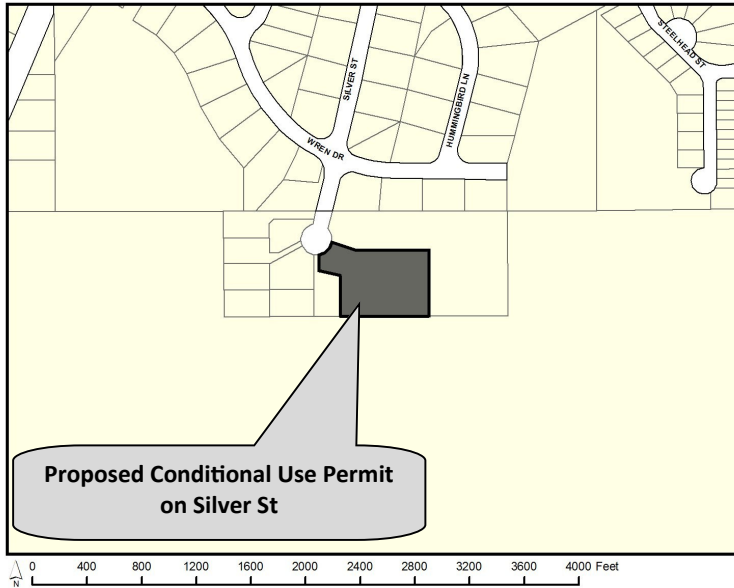
Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building

Office: (907) 586-0753; Extension 4139

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A Conditional Use Permit has been submitted for consideration and public hearing by the Planning Commission to **provide for the stabling of farm animals for personal use** in a **D3 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, August 3, 2026** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through July 20	July 21 — noon, Aug. 7	HEARING DATE & TIME: 6:00 pm, August 11, 2026	Aug. 12
Comments received during this period will be sent to the Planner, Brandon Robinson , 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. 4139 Email: pc_comments@juneau.gov or Brandon.Robinson@juneau.gov Mail: Community Development, 155 Heritage Way, Juneau AK 99801			
		Case No.: USE2026 0003 Parcel No.: 4B2601020069 CBJ Parcel Viewer: http://epv.juneau.org	

Printed July 1, 2026



Attachment Q - Public Notice Sign

Public Comment Opposing Conditional Use Permit USE20260003

7-13-26

Dear Planning Commission Members,

I am a resident of this quiet neighborhood and am writing to respectfully oppose approval of Conditional Use Permit USE20260003 as currently proposed.

While I respect a property owner's right to enjoy their land and engage in personal agricultural activities, this application goes far beyond what most residents would consider a typical hobby farm. The applicant is requesting authorization for up to **200 chickens, including roosters and meat chickens, and up to 30 unspecified farm animals** on a 2.16-acre lot within a residential D-3 zoning district. The property is currently vacant, with future plans for residential development including a duplex, accessory dwelling units, and structures for animal housing.

The scale of this proposal raises significant concerns regarding neighborhood compatibility, noise, odor, waste management, runoff, and overall quality of life for nearby residents.

1. The Proposed Scale Is Incompatible with the Residential Character of the Neighborhood

This is not a request for a modest backyard flock or a few farm animals. The applicant is seeking permission for a total of **up to 230 animals**, including 200 chickens.

Even if described as a "personal use hobby farm," the requested scale resembles a small agricultural operation rather than a typical residential use. The Planning Commission is required to consider whether a conditional use would be harmonious with surrounding properties and neighborhood character. I believe a facility housing hundreds of birds and dozens of farm animals is fundamentally inconsistent with the expectations of homeowners living in a residential subdivision.

2. Noise Impacts Are Likely to Be Significant and Incompatible with Residential Use

The applicant proposes up to **200 chickens, including roosters and meat birds, along with up to 30 additional farm animals**. This level of animal density raises serious concerns regarding noise impacts on neighboring residents.

Unlike many neighborhood noise sources that occur occasionally, animal-related noise can occur throughout the day and night. Roosters are known for crowing before sunrise and repeatedly throughout the day. Chickens create continuous flock noise during feeding, egg laying, disturbances, predator encounters, and routine activity. Additional livestock such as goats, sheep, or other farm animals may vocalize at all hours.

While a few animals may have minimal impact, the cumulative effect of hundreds of birds and dozens of livestock is very different. The constant sounds associated with a large concentration of

Odors from poultry operations can travel considerable distances, particularly during warm weather. Neighbors should not be required to endure persistent odors resulting from a large concentration of animals in a residential area.

The Planning Commission should require detailed plans for:

- Manure storage and disposal;
- Odor control;
- Pest and rodent prevention;
- Fly and insect management;
- Long-term maintenance responsibilities.

4. Runoff and Environmental Concerns Remain Unresolved

The pre-application report specifically recommends that the applicant consult with the Alaska Department of Environmental Conservation regarding runoff mitigation. This recommendation indicates that stormwater and environmental impacts are legitimate concerns requiring additional review.

The report also notes wetlands in the area proposed for development. Animal waste runoff has the potential to affect surrounding land and water resources if not properly managed.

Before approving a project of this size, the Commission should ensure that adequate protections are in place for neighboring properties and environmentally sensitive areas.

5. The Application Lacks Sufficient Operational Detail

The proposal requests approval for an unusually large number of animals but provides limited details regarding:

- Animal housing capacity;
- Waste management practices;
- Odor mitigation measures;
- Predator control;
- Enforcement mechanisms;
- Monitoring and compliance procedures.

Without this information, it is difficult for neighbors or the Commission to accurately assess the long-term impacts of the operation.

6. Property Values, Marketability, and Neighborhood Investment

The Planning Commission should carefully consider the potential impact this proposal may have on surrounding property values and the long-term desirability of the neighborhood.

If the Commission decides not to deny the application, I request that it impose significant restrictions, including:

- A substantial reduction in the number of chickens and farm animals allowed;
- Prohibition of roosters;
- Enhanced setbacks from neighboring properties;
- Detailed manure, drainage, and runoff management requirements;
- Mandatory fencing and vegetative screening;
- Enforceable noise limitations;
- Periodic compliance reviews;
- Automatic permit revocation for violations or nuisance conditions.

This proposal is far larger than what most residents would reasonably expect in a residential neighborhood. The potential impacts from noise, odor, waste, runoff, and overall neighborhood character have not been adequately addressed, and the scale of the operation is not compatible with the surrounding residential community.

Thank you for your consideration.

Respectfully submitted,

Name: Maureen Hansen

Address: 4915 Wren Drive

Subdivision(circle one): McGinnis/Black Bear

USE2026 0003 - Conditional Use Permit for stabling of farm animals for personal use on Silver Street

From ajmorcal@yahoo.com <ajmorcal@yahoo.com>

Date Tue 7/14/2026 2:36 PM

To PC_Comments <PC_comments@juneau.gov>; Brandon Robinson <Brandon.Robinson@juneau.gov>

You don't often get email from ajmorcal@yahoo.com. [Learn why this is important](#)

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

My name is Aaron Morrison, and I am a neighboring property owner.

I support the applicant's request for a conditional use permit to establish a personal-use hobby farm on Lot 9. I believe it is an appropriate use and fits the character of the neighborhood.

I have two suggestions that I believe would strengthen the permit for both the applicant and neighboring property owners.

1. The application notes that the applicant owns both Lots 9 and 10 and that the additional acreage provides the separation between the hobby farm and neighboring residences that supports this request. If the Commission relies on that separation in approving the permit, I encourage you to consider preserving it through an appropriate recorded buffer or other land use mechanism that allows reasonable future development while maintaining compatibility between the hobby farm and future residences.
2. In speaking with neighbors, one recurring question was what types of farm animals would actually be permitted. While the application specifies the number of animals, it is less clear which species are being considered. Clarifying that as part of the approval would help everyone better understand the scope of the permit.

I appreciate the applicant's proposal and hope the Commission can approve it in a manner that protects both the viability of the hobby farm and the orderly future development of adjacent property.

Thank you for your consideration.

Aaron Morrison
4916 Wren Drive
907-382-8198

FW: proposal for a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone

From PC_Comments <PC_Comments@juneau.gov>
Date Wed 7/22/2026 11:18 AM
To Brandon Robinson <Brandon.Robinson@juneau.gov>

Hi, checking pc comments inbox and saw this comment for USE26-03 so wanted to pass it along in case you haven't seen it! 😊

Nicolette Chappell | Administrative Coordinator

Community Development Department | City & Borough of Juneau, AK

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

Office: 907.586.0715 ext. 4120 | **Web:** www.juneau.org



From: Sheryl Weinberg <slwr dh@gmail.com>
Sent: Friday, July 17, 2026 3:41 PM
To: PC_Comments <PC_comments@juneau.gov>
Subject: proposal for a conditional-use permit to provide for the stabling of farm animals for personal use in a D-3 zone

You don't often get email from slwr dh@gmail.com. [Learn why this is important](#)

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

My husband, Richard Hebhardt, and I have lived at 4920 Humminbird Lane since October 1994. We are in close proximity to the applicant property. It appears that the applicant is building a lovely home and an auxiliary building with an ADU.

We support the Kantola's request to raise chickens and farm animals for their personal use. Given the numbers indicated in their application, we ask that conditions be established for noise containment and manure containment. Regarding the latter, at times all current residents of the McGinnis subdivision will be downwind from the hobby farm. Especially for those of us who reside on Wren, speaking for myself and my husband, we expect to not be adversely impacted by the hobby farm regarding noise, smell, and insects.

We appreciate the opportunity to offer comments on this proposal.

Sincerely,
Sheryl Weinberg

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
6:00pm
Meeting Date: 9/8/2026

1. USE2026 0003:

- a. MEMO: Brandon Robinson, requested information regarding USE2026 0003
- b. Public comment: Dave Miller, received 8/2/2026
- c. Public comment: Jacob Buck, received 8/11/2026
- d. Public comment: Dan Hysell, received 8/11/2026
- e. Public comment: Gwen Baluss, received 8/11/2026
- f. Public comment: Blake Hass, received 8/11/2026
- g. Public comment: Maureen Shivers, received 8/10/2026
- h. Public comment: Daniel Coleman, received 8/11/2026
- i. Public comment: Peggy Mattson, received 8/17/2026
- j. Public comment: Tim Mikulski, received 8/11/2026
- k. Public comment: Richard Hebhardt, received 8/30/2026
- l. Public comment: Patty Owen, received 8/31/2026
- m. Public comment: Kathy VanderJack, received 9/1/2026
- n. Public Comment: Diane Enanoria, received 9/1/2026
- o. Public comment: Deb Groves, received 9/2/2026
- p. Public comment: Cari Atkinson, received 9/3/2026
- q. Public comment: Toni-Jo Dalman, received 9/1/2026
- r. Public comment: Ray Pastorino , received 8/27/2026
- s. Public comment: Barbara Pastorino, received 8/27/2026



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

MEMO

Date: September 1, 2026

To: Erik Pedersen, Chair, Planning Commission

By: Brandon Robinson, Planner

Through: Jeffrey Hedges, Acting Director
Community Development Department

Case Number: USE2026 0003

Proposal: A proposal for a conditional-use permit (CUP) to provide for the stabling of farm animals for personal use in a D-3 zone.

This memo provides more details on other jurisdictions' handling of farm animals/livestock

Motion: *"Mr. Chair, I move to continue this agenda item, USE20260003, a conditional use permit, to September 8th, with the addition of more information regarding specific numbers of farm animals—whether that be cows, horses, goats, pigs, et cetera—more specific animal numbers, and to allow for a full commission."*

To fulfill this request, staff reviewed the municipal code of 20 cities from around the country that had some level of poultry, fowl, and farm animal regulations; 17 policy guides and similar documents; and the work previously done in Juneau on the topic by the Juneau Commission on Sustainability (JCOS). Staff endeavored to find ordinances that regulated livestock in closer proximity to neighborhoods, as the one proposed in USE26-03.

Of the combined number of codes reviewed through direct-ordinance review and through policy-guide summaries, many municipal codes specifically regulated chickens/fowl, while relatively few regulated larger animals.

There were a multitude of approaches. Most ordinances related to chickens/fowl put a hard cap per lot, rather than having it based on area allotted. Regulating larger farm animals seemed to be based more on an area threshold (like square footage).

A summary of what was found is below:

Poultry/Fowl:

- From ordinances with a hard cap on number per lot ($n = 41$):
 - Minimum = 2
 - Maximum = 25
 - Mean (Rounded) = 7
 - Median = 6
- From ordinances with a square-footage threshold, the following was found ($n = 5$):
 - 1 hen per 2,000 sq. ft. for lots between 6,000 and 35,000 sq. ft. (Issaquah, WA)
 - 1 hen per 2,000 sq. ft. (Spokane, WA)
 - 10 fowl per 22,000 sq. ft.; 5 fowl for each additional 11,000 sq. ft. (Des Moines, WA)
 - 32 per acre (Fairfax, VA)
 - One hen, duck, or similar per 8 sq. ft. (Cleveland, OH)

Farm Animals/Livestock (Small):

- From ordinances with a hard cap ($n = 2$):
 - 2 livestock with permit, subject to conditions (San Antonio, TX)
 - 2 livestock with permit on minimum 1 acre lot (Mountain View, CA)
- From ordinances with a square-footage threshold, the following was found ($n = 12$):
 - Farm animals allowed on a minimum 20,000 sq. ft. lot, 10,000 sq. ft. per animal (Lincoln City, OR)
 - 1/2 acre per animal (Columbia, MO)
 - 1/2 acre each animal (small) (St. Petersburg, FL)
 - 1 farm animal on 1 acre lot minimum with 1 additional animal for each 1/2 acre (Round Rock, TX)
 - 1 farm animal for 80,000 sq. ft. minimum lot size; 1 additional animal per each two acres over minimum (without permit); with conditional-use permit: 2 farm animals for 40,000 - 80,000 sq. ft. lots, 1 additional animal for each 1.5 acres after 80,000 sq. ft. minimum has been met (Summit County, CO)
 - Allowed only on lots of at least 20,000 sq. ft. and restricted to a total of 1 animal per 10,000 sq. ft. (Seattle, WA)
 - 1 acre minimum for the first livestock animal, plus 1/2 acre for each additional livestock animal (Baton Rouge, LA)
 - 1 livestock animal per 1/2 acre on lots over 35,000 sq. ft. (Issaquah, WA)
 - 5 per acre (Fairfax, VA)
 - 2 animals allowed on a minimum 24,000 sq. ft. lot; additional animal allowed per each additional 2,400 sq. ft. (Cleveland, OH)
 - 2 livestock animals per 1/2 acre (Elk Grove, CA)
 - For small livestock, 5 of each combination are allowed per 1 acre of fenced pasture or per 1/2 acre of total site area (King County, WA)

Farm Animals/Livestock (Large):

- From ordinances with a hard cap ($n = 2$):
 - 2 livestock with permit, subject to conditions (San Antonio, TX)
 - 2 livestock with permit on minimum 1 acre lot (Mountain View, CA)

- From ordinances with a square-footage threshold ($n = 13$):
 - Farm animals allowed on a minimum 20,000 sq. ft. lot, 10,000 sq. ft. per animal (Lincoln City, OR)
 - 1/2 acre per animal (Columbia, MO)
 - 1 acre per animal (large) (St. Petersburg, FL)
 - 1 farm animal on 1 acre lot minimum with 1 additional animal for each 1/2 acre (Round Rock, TX)
 - 1 farm animal for 80,000 sq. ft. minimum lot size; 1 additional animal per each two acres over minimum (without permit); with conditional-use permit: 2 farm animals for 40,000 - 80,000 sq. ft. lots, 1 additional animal for each 1.5 acres after 80,000 sq. ft. minimum (Summit County, CO)
 - Allowed only on lots of at least 20,000 sq. ft. and restricted to a total of 1 animal per 10,000 sq. ft. (Seattle, WA)
 - 1 acre minimum for the first livestock animal, plus 1/2 acre for each additional livestock animal (Baton Rouge, LA)
 - 1 livestock animal per 1/2 acre on lots over 35,000 sq. ft. (Issaquah, WA)
 - 1 large animal on residential lots of 35,000 sq. ft. with each additional animal for each additional 17,500 sq. ft. (Des Moines, WA)
 - 3 per acre (Fairfax, VA)
 - 2 animals allowed on minimum 24,000 sq. ft. lot; additional animal allowed per each additional 2,400 sq. ft. (Cleveland, OH)
 - 2 livestock animals per 1/2 acre (Elk Grove, CA)
 - Minimum site size to accommodate large livestock is 20,000 sq. ft., without a farm management plan: one horse, cow, or similar is allowed per 2 acres of fenced area (King County, WA)

The numbers above are representative of the ordinances that had/have straightforward regulation, there are other ordinances in the data that give maximums per type of animal, like Salt Lake City, which specifies that there is a maximum of two horses, one cow, one calf, one hog, two sheep, and two goats, seemingly, per lot. In general, those jurisdictions' specifics have been left out of the above. There are some more jurisdictions noted in professional literature that staff did not have enough time to catalog and report on but could continue that work if desired by the Commission.

Closer to home, below is the work done by the Juneau Commission on Sustainability (JCOS) in a previous effort to update the zoning code to accommodate animal-related uses:

Livestock Category	Min. Lot Size	Number Allowed on Min. Lot Size	Lot Sq. Footage Req. per Additional Animal	Max. Allowed Without a CUP
Non-juvenile poultry and more than 4 rabbits	None	3 poultry or 4 rabbits	1,000 sq. ft.	20
Roosters	None	1	20,000 sq. ft.	No max. but counts towards allowed poultry or rabbits
Small Livestock	10,000 sq. ft.	3	5,000 sq. ft.	No Max - Limited by Lot size

Large Livestock	20,000 sq. ft.	3	20,000 sq. ft.	No Max - Limited by Lot size
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The authors of this work noted that the number of allowed livestock animals in one category are in addition to the number of livestock allowed in another category. They also defined small and large livestock as noted below:

- “Small livestock means livestock under 200 pounds in weight; excluding poultry, rabbits, and unneutered male or horned goats.”
- “Large livestock means all livestock that are not poultry, rabbits, or small livestock.”

Additionally, the following was in the draft ordinance: “Where a Conditional Use permit other than is applied for, the Commission may deny the permit if the use would in particular result in risk to public health and safety, objectionable odor, noise, water quality or other deleterious impacts that mitigating permit conditions cannot adequately address.”

Other Communities in Alaska:

- Fairbanks North Star Borough:
 - Urban livestock limitations in SF (single-family) zoning district:
 - Lot size 20,000 sq. ft. or greater: Maximum 20 animals (specific maximums per type: 18 ducks/chickens, 3 turkeys/geese, 4 beehives, 2 miniature goats)
 - For urban livestock in a rural residential zone:
 - Lots 80,000 sq. ft. or greater, there are no specific number limits for domestic livestock (“meaning any quantity of farm animals raised and/or kept for personal use, occasional competitive use, or incidental sales of animal products.”)
- Palmer:
 - Palmer does not have specific limits on the number of farm animals permitted, provided they are kept away from exterior lot lines. The code has been summarized below to most closely fit the proposal in USE26-03:
 - The following animals are allowed on a lot exceeding one acre in size, or on contiguous lots owned by the same person, the total area of which exceeds one acre in size, provided the animal is never closer than 25 feet from an exterior lot line:
 - Pigs, Cattle, Horses, Mules, Sheep, Goats, Llamas, Alpacas, and any other animal weighing over 250 pounds
 - There was a limit on domestic birds as defined by their code, but the limit was not applicable if the lot size or total lot area exceeded one acre. (“Domestic bird” means birds which are commonly raised for consumption, egg production, or personal enjoyment including female domesticated chickens, ducks, turkeys, geese, and swans.)
- City of Anchorage:
 - Anchorage allows for the keeping of 1 to 3 large domestic animals outside of being a “large domestic animal facility (four or more animals)” on lots 20,000 sq. ft. or greater.

For the facility, the minimum size is 40,000 sq. ft. and an additional 10,000 sq. ft. is required for each animal over the initial 4. There is an application for an administrative variance from the minimum lot size.

- For other animals not considered “large domestic animals,” cats, or dogs:
 - On lots of 40,000 sq. ft. or greater, no more than one animal per 1,000 sq. ft.
 - Large domestic animal is defined as “...domestic or semi-domestic animals such as horses, ponies, miniature ponies, cows, pigs, llamas, musk oxen, and other similar animals of similar size, but not dogs (canis familiaris).”
- Sitka:
 - No horse, donkey, pony, cow or other large animal that is kept outside shall be allowed in any residential zoning district, excluding island residential zoning districts, without a conditional use permit.
 - Property owners shall be allowed any combination of up to five domestic dogs, cats, feathered fowl, ferrets, rabbits or other small animals living outside.
 - No conditional use permit under this section shall be issued until a site investigation is performed pursuant to SGC § 22.10.030(C) and a finding of fact is made that keeping of such animals will not unreasonably interfere with the use and enjoyment of neighboring properties. In making such determinations, the planning commission shall consider the size of the premises and the proximity and uses of neighboring properties.
 - Conditional use permits issued under this section shall set limits upon numbers and species of animals allowed and set minimum standards for odor and noise control.
 - Wasilla:
 - R-1 and R-2 Districts: In the R-1 and R-2 districts, lots with a minimum of 40,000 square feet total lot area are permitted the following quantities of farm animals. Additional farm animals in the quantities indicated below may be allowed for each additional 40,000 square feet of lot area:
 - 1. One horse; or
 - 2. Twenty-five farm animals (e.g., rabbits, chinchillas, mink, and other similar size animals) that have an adult weight equal to or less than 25 pounds per animal.

Other Commentary:

While conducting this research, the applicant for USE2026 0003 also provided an email that gave more specific minimums they would be willing to consider as an alternative to their initial request, and the State Department of Environmental Conservation also reached out and provided additional information on regulations that may pertain to the proposal. Both emails are provided in additional materials.

Lastly, there was a question of how other places handle expansions/intensifications of approved uses. Juneau has a mechanism in place where the interested applicant will apply for a modification to an approved permit and go through the Commission-based process again, like the first time the use was approved (CBJ 49.15.160).

Additional Information for USE20260003

One question raised during the initial meeting was if the subject site was large enough to handle the animals requested (up to 200 chickens and 30 farm animals). While recommendations vary significantly here are requirements from certified Humane to meet their standards:

<https://certifiedhumane.org/range-requirements/>

To be considered Free Range laying hens, they must have access to at least 2sf of range area per hen (this would allow over 20,000 laying hens per acre).

On this same site in one of the attachments, they have a floor space requirement (to meet their standards) for chickens raised for meat at 6lbs/sf. Assuming a 9-pound average size you would need 150sf of building space for 100 meat chickens. (a 10'x20' shed would accommodate 133 meat chickens).

On this site there are requirements (to meet Certified Humane Standards) for a large number of farm animals. The minimum required space for a large 250lb pig is 10sf. For goats it ranges from 8-40sf per animal. For cows it ranges from 150-800sf (while I currently don't intend to have cows I recognize that this permit would allow for it). At 800sf per cow an acre would allow for up to 54 cows (note these animals would be being fed/stabled and not free ranging).

Based on these certified humane standards on just one acre of land you could have 10 cows (8,000sf @ 800sf per cow), 1,000 250# pigs (10,000sf @ 10sf per pig), 250 goats (10,000sf @ 40sf per goat), 1,000 meat chickens (1,500sf @ 1.5sf per meat chicken) and 7,030 free range laying hens (14,060 sf @ 2sf per laying hen). For a total of 1,260 adult farm animals and 8,030 chickens in this configuration.

That is what a certified Humane operation could look like on just a single acre of land. We are not trying to bring a commercial operation to a residential neighborhood but rather requesting permission to have a hobby farm in Juneau. There is no land in Juneau zoned for anything more than 6 laying hens and 3 farm animals without going through this exact process for a conditional use permit.

We believe our request, at up to 30 farm animals and 200 chickens (or fowl), conforms with D3 zoning, the comprehensive plan and title 49 (with a conditional use permit). The conditions recommended by the CDD report appear to address all of the concerns brought by public comment, and if given this CUP we will do our best to adhere to all conditions (if we wanted to break the rules, we would never have started this process).

Another note, whenever we eventually sell the property, we would likely subdivide the property and not sell it as a 2+ acre parcel. As we understand CUP's we believe the CUP would be null and void as soon as the subdivision takes place and the legal description changes.

At the last meeting I was asked what the minimum number would be that we would be okay with. Our request is still for up to 200 chickens/fowl and up to 30 farm animals as we believe this conforms and is allowable via CUP. If it is the planning commission's opinion that this is an unreasonable request based on title 49 and the comprehensive plan, then at this time the minimum that we would request is up to 6 adult/mature farm animals, an additional 15 juvenile farm animals (ie. a single litter of piglets...), up to 50 adult/mature chickens or fowl and up to an additional 125 juvenile chickens/fowl (ie. meat chickens).

Shawn Kantola

Phone Call Follow Up

From Lihou, Olivia C (DEC) <olivia.lihou@alaska.gov>

Date Wed 8/19/2026 2:47 PM

To Brandon Robinson <brandon.robinson@juneau.gov>

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

Hi Brandon,

I wanted to follow up from our phone call this morning with some added input from the Solid Waste team as well as some resources regarding the permit application for the small farm in the Mendenhall Valley. Here is what I was able to garner:

1. If the property is in the city limits then city ordinances would apply, which there might not be any. If there is a private drinking water well within 100 ft or public water system well within 200 ft of the storage facility the state might get involved (18 AAC 60.040(b)). We often defer to local authorities first.
2. The Solid Waste Program has a best management practice for [Manure Management](#) that states the regulations above and has some other resources that may be helpful. I was unable to have a clear yes or no on this property being on wetlands and presumably close to groundwater. If there is a public water system within 200 ft of where he would plan to store the animal waste, then the state may get involved but since this is early in the planning stages, he may be able to secure a spot that meets that reg. The main concern would be the vector attractant and the potential of human and environmental health being compromised.

This is good to keep on our radar; I apologize for not having a direct answer for this situation. I imagine the [Division of Agriculture](#) with DNR would have added guidance and information on responsible farming especially in a somewhat urban area.

Hopefully this is helpful, please let me know if you have any other questions.

Thank you,
Olivia Lihou
Environmental Program Specialist
[ADEC Solid Waste Program](#)
907-465-5279

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

I am 100% in favour of a pig farm in the valley. I believe it would greatly benefit the community as a whole and may create jobs.

Please allow the farm to exist.

Dave Miller

From: Jake B <alaskanbuckshot@yahoo.com>
Sent: Friday, August 7, 2026 8:19 AM
To: PC_Comments
Subject: Case USE2026 0003

You don't often get email from alaskanbuckshot@yahoo.com. [Learn why this is important](#)

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

This is Jacob Buck residing in the mendenhall valley and I have no objections to the conditional use permit as applied.

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From: Daniel Hysell <dan@sealt.org>
Sent: Friday, August 7, 2026 11:52 AM
To: PC_Comments; Brandon Robinson
Cc: Margaret Custer; Stephanie Lawlor
Subject: SEALT comment letter for USE2026 0003
Attachments: 2026-06-05 USE2026 0003 SEALT Public Comment.pdf

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

Hello,

Please find attached a comment letter from the Southeast Alaska Land Trust regarding USE2026 0003 (Conditional Use Permit for stabling of farm animals for personal use on Silver Street).

If you can please send a confirmation of the comment being received, we would appreciate it.

If you have any questions, please reach out to our office at 907-586-3100 or info@sealt.org. (Please note that I will be out in the field Monday 8/10 and Tuesday 8/11 and will not have access to email; in addition to the general SEALT email (info@sealt.org), for urgent inquiries you can also contact Margaret Custer or Stephanie Lawlor, cc'ed).

Thank you,

--

Dan Hysell (he/him), Stewardship Manager
dan@sealt.org | (907) 586-3100 | www.sealt.org

5150 Glacier Highway | Juneau, AK 99801



We live and work on Lingít Aaní. We strive to be consistent with and supportive of the stewardship of these lands by the Indigenous people of the region, recognizing that they have long cared for these lands and their living resources. Aatlein gunalchéesh.

August 5, 2026

RE: Conditional Use Permit for Stabling of Farm Animals for Personal Use on Silver Street
Case Number: USE2026 0003

To City and Borough of Juneau Planning Commission, Assembly, and Staff,

The Southeast Alaska Land Trust (SEALT) received notice that an application for a conditional-use permit to provide for the stabling of farm animals for personal use has been submitted for consideration and public hearing by the City & Borough of Juneau (CBJ) Community Development Planning Commission. The Case Number is USE2026 0003.

The proposed project is located directly adjacent to SEALT's Montana Creek Wetlands mitigation site (Black Bear Lot 1; CBJ Tax ID 4B2601020041). This mitigation site provides compensatory mitigation for 7 Department of the Army permits, overseen by the US Army Corps of Engineers (USACE), and included a significant portion of the mitigation required for the 2009 Juneau International Airport improvements project (USACE permit: POA-1981-320-M22).

As described in SEALT's management plan for the Montana Creek Wetlands property, the purpose of its conservation is to preserve "wetland habitat for wildlife, open space for public enjoyment, and outdoor recreation and education opportunities for the general public." The property is open to the public for uses such as hiking, walking, skiing, snowshoeing, wildlife viewing, picnicking, berry picking, fishing, hunting, and educational programs. The property contains 113 acres of high-functioning palustrine wetlands.

The proposed conditional-use permit includes a request by the landowner of Silver Acres Lot 9 to maintain up to 200 hens, roosters, and meat chickens at a time, and up to 30 other farm animals at a time. The proposed location of coop(s) and animal pens is 150 feet north of the shared boundary with SEALT's parcel. The application does not appear to identify particular areas where animals would be permitted to graze or roam, any enclosing structures beyond the coops/pens, nor designated areas for animal waste.

Due to the protection status of SEALT's mitigation site and the conservation values it preserves for public and ecological benefit, avoidance of impacts to the mitigation site is critical. Impacts that must be avoided include but are not limited to: intrusion of farm animals onto the mitigation site; associated animal impacts to vegetation and habitat within the mitigation site due to grazing, animal waste, trampling, etc.; and impacts from runoff of animal waste, feed, or other byproducts over the boundary onto SEALT's parcel.

Notably, because the Montana Creek Wetlands adjacent to this proposed activity were conserved for water quality and fish and wildlife habitat, SEALT has specific concerns:

- **With annual precipitation of over 100" in Juneau, and the Montana Creek Wetlands an area of significant drainage for the adjacent neighborhoods to remain dry, the applicant will be hard pressed to prevent runoff of hazardous organic waste into the wetlands.**
- In its natural state, the area has approximately 2% slope from the location of the proposed pens and coop(s) to the edge of the parcel, which is around a 3 ft drop over 150 ft distance. The plat shows that the building pads themselves will slope 2% to the edge of the pads. **Paired with the addition of fill for the building sites, this will become a steeper slope and as water hits inside or near the pens, runoff will flow downslope toward the Montana Creek Wetlands bringing nitrogen, ammonia, corrosive pH conditions, and bacteria and viruses common in poultry and livestock into the wetlands and ultimately into Montana Creek and the Mendenhall River. Research indicates that ammonia concentrations as low as 5 mg/L can result in salmon mortality.** Without substantial impermeable wastewater and stormwater runoff management that seems unlikely from this application, this application proposes activities which will harm water quality and fish habitat in the adjacent private parcels.
- **Concentrating up to 200 chickens and 30 livestock on a 2-acre parcel adjacent to significant fish and wildlife habitat almost certainly creates a disease vector for the wild animals who encounter communicable bacteria and viruses like avian influenza (bird flu) introduced by domestic animals.** While the applicant surely intends to manage the animals responsibly, there is not adequate veterinary care in Juneau to prevent the spread of serious disease, or even necessarily to treat it when it arises in a domestic animal population. A bird flu outbreak would be a hazard to domestic and wild birds and animals in the Mendenhall Valley, as well as a possible hazard to human health.
- The applicant does not specify how the manure will be stored or composted. **According to 18 AAC 60.040(b), all sites used to store manure must be located at least 100 ft from any water body or well. Unless the applicant plans to collect and store manure within the animal pens themselves, it is unclear how this setback requirement under state regulation would be maintained.** The Montana Creek Wetlands are jurisdictional wetlands protected as a mitigation site under the Clean Water Act and under this statute from contaminants like agricultural runoff.
- **CBJ ordinance limits backyard chicken coops to a maximum of 6 hens.** The Mendenhall Valley is the most populated area of the City & Borough of Juneau, and there is no justification for allowing a variance from a maximum of 6 chickens to 200 on a 2-acre parcel, particularly combined with up to 30 livestock.

- **Animal feed and manure are well-established attractants for wildlife including bears, wild birds, and pests. There is no indication that this application's proposed activities will be in compliance with 18 AAC 60.010(a).**
- If the applicant's 30 livestock include typical livestock such as goats, sheep, horses, pigs, or cattle, it is questionable how those livestock will be maintained on a 2-acre property that also houses a residence and a coop with up to 200 chickens without plans for the animals to graze and move around on another parcel. **The legal protections for the Montana Creek Wetlands specifically prohibit any commercial activity, including agricultural activity like grazing.**
- Animal feed and farm equipment are common sources of invasive plant introduction. SEALT and the Southeast Alaska Watershed Coalition (SAWC) have been eradicating invasive plants around the Montana Creek Wetlands for years, and have had success in restoring native plant habitat that supports fish and wildlife, and provides good flood water storage for the surrounding valley's developed areas. **Introducing a concentrated agricultural operation into this sensitive habitat will introduce new invasive plants into the wetlands and cost SEALT thousands of dollars and countless man hours to fight it back again.**

Per the August 3, 2026 CBJ staff review of the application, CBJ staff have recommended several conditions of its approval, including that *"All livestock shall be kept within a fenced area, dedicated building or be under similarly restrictive control on the lot."* (condition 6). While SEALT concurs with stipulations, it is worth noting that 1) the conditional approval does not explicitly state a provision for ensuring avoidance of animal intrusion onto adjacent parcels, and 2) there is no mention by the applicant of where animals will graze or be permitted to roam outside of the coop and pens. Additionally, the application and review do not specify a location where manure and other refuse will be stored or composted.

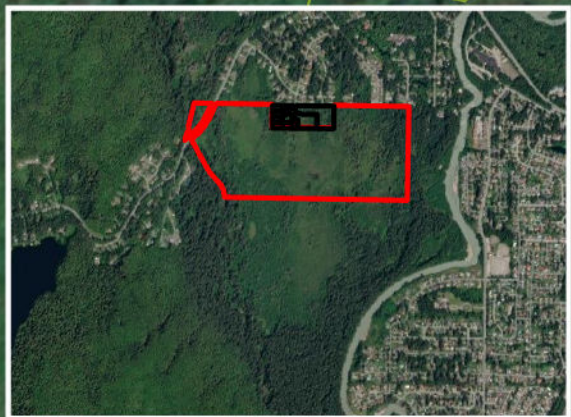
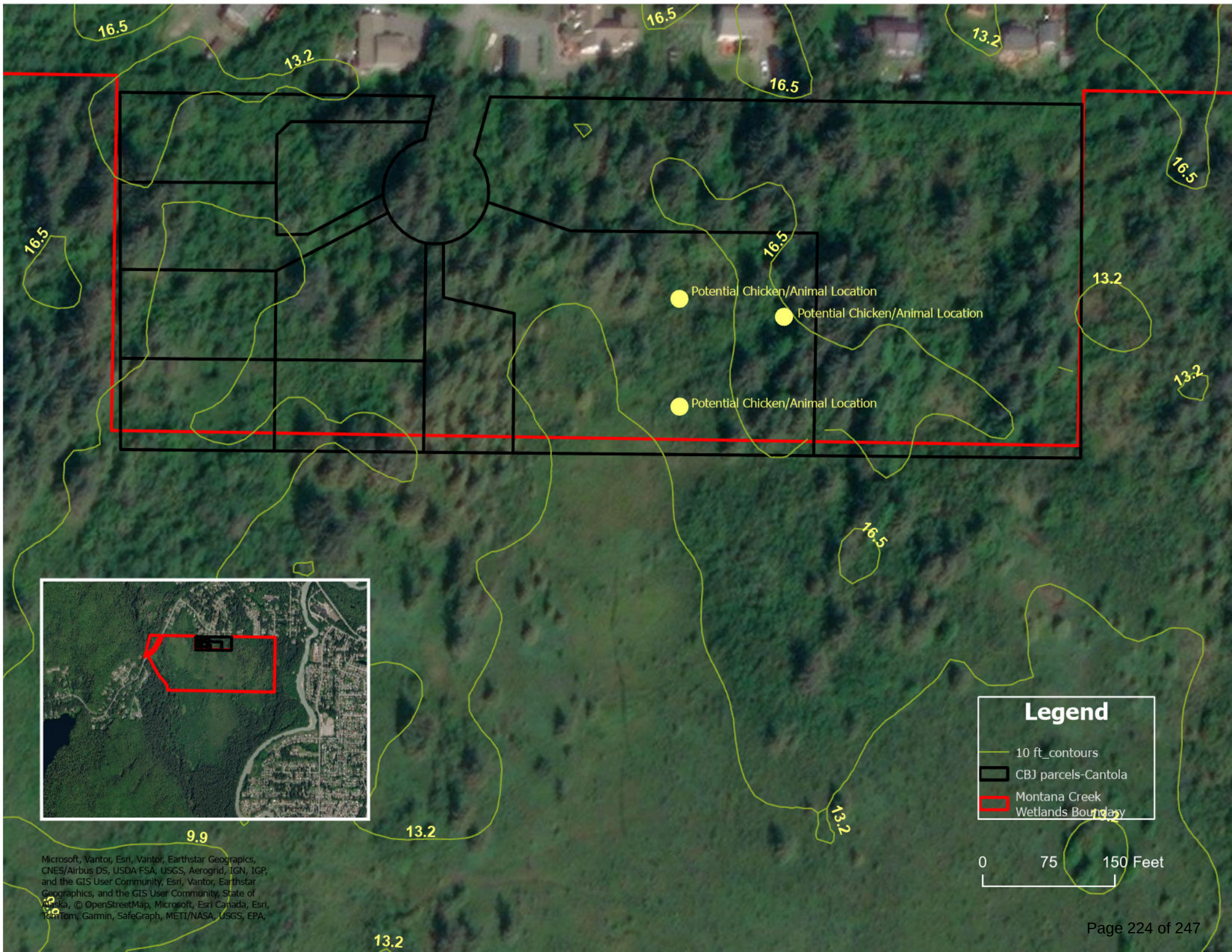
SEALT requests that this application be denied. Should the Planning Commission grant approval of this request, SEALT requests that the Planning Commission include strict stipulations to ensure avoidance of farm animal intrusion onto adjacent parcels. SEALT requests that any approvals include 1) specifications for grazing/roaming of animals on the applicant's parcel; 2) measures that will be taken to ensure avoidance of animal intrusion onto surrounding parcels, such as additional fences/enclosures; and 3) specified location of manure, refuse, animal feed, and other organics a minimum of 100 ft away from the property boundary in a storage format that completely prevents runoff onto SEALT's mitigation site.

Please do not hesitate to contact our team at 907-586-3100 / info@sealt.org with questions.

Sincerely,



Margaret Custer, Executive Director



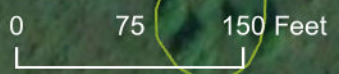
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Legend

10 ft_contours

CBJ parcels-Cantola

Montana Creek Wetlands Boundary



Gwen Baluss
10236 Heron Way
Juneau AK 99801

August 11, 2026

RE: Conditional Use Permit for Stabling of Farm Animals for Personal Use on Silver Street, Case Number: USE2026 0003

To City and Borough of Juneau Planning Commission, Assembly, & Staff

I request that this application, in its current form, be denied.

As a long-term resident of Juneau, and a property-owning neighbor to the project, I have deep concerns.

The community outreach should have been greater given the large scale of this proposal. Personally, when I saw a single sign mixed in with the current construction area, I assumed it was perhaps for a single horse, or a few more than the D 3 zoning limit of six hens – something in line with what is seen occasionally around Juneau. I was truly shocked at the prospect of 200 chickens plus 30 farm animals in this residential neighborhood. This is a *huge leap* above the current zoning and typical use. It seems like agriculture so far beyond the current uses should require a change to zoning rules, and even the entire City Plan.

Perhaps the City has done the *minimally required* outreach, by directly notifying only the nearest neighbors, but in the spirit of true community involvement, notification should have been provided to everyone who lives in this type of zoning area. Permitting a large farming operation here could set a precedent for other large operations. I have never seen any farm as large as that being proposed anywhere within the CBJ. The impacts could go well beyond the nearest neighbors and warrant further consideration.

Odor and air quality. Application does not specifically address how manure will be stored, handled, or neutralized. Mendenhall Valley faces air inversions in the winter. Wood stoves at times are not allowed. A wood stove seems inconsequential when compared to the manure produced by 230 farm animals. Depending on the wind and weather conditions, odors could travel for miles, and potential health consequences. Even if the condition is met for manure to be “removed annually” the potential for vast quantities of manure storage exists.

What recourse will neighbors have if air becomes unsafe?

Potential for commercial use. The application states the animals are for family use, but I find this difficult to believe that any household would require that many animals. I did some simple searches of agricultural extensions online (and I encourage you to do the same) and found that a family of four would generally only consume about 50 meat chickens per year. Thus, the family would need to be more than 16 members, just to consume the chickens. Or, if it was instead of eggs, a hen lays an egg at least 200 days a year. What family eats 40,000 eggs a year? Commercial sales would have further impacts stated in the proposal such as increased traffic on the access roads that we share (and are still paying for the LID improvements on). **What recourse will neighbors have if we find the applicant is running a business?**

Plan is not sufficiently detailed. For example, the species of animals, beyond chickens, are not specified. Given a proposal for industrial-level land use, plans should be specific. Impacts to soil, air and water greatly by type of animals, and specific housing. A duck, for example, is not going to produce the level of mud equivalent to a horse. **Why would the commission give the green light to a plan with so few details?**

Noise. Farm animals, roosters in particular, can be loud. The current zoning does not allow roosters, probably for this reason. Now, I consider our neighborhood to be relatively quiet in the early morning and late evening hours. Along with several of my neighbors, I enjoy walking in the neighborhood in the morning and hearing wild bird song. Roosters are notorious for crowing early in the morning, but may vocalize at any time of day or night. Each rooster can produce a 100-decibel sound (at one meter). Currently, I can occasionally hear a rooster that resides near the proposed farm, on Wren Drive. This is one rooster, and not an issue inside my house. However, multiplying that crow by up to 200 times has a potential to drive the noise level up significantly. **What recourse will neighbors have if the noise levels increase during what is now a quiet time of day?**

Water and sewer use equity. We all pay for household water and sewer, and while households vary in number of people, there is an standard range of expected use. A “household” that includes up to 230 animals in addition to the humans on the property, could go well beyond the normal residential use. **Will the property owner pay extra utility fees for the extra burden put upon them?**

Impacts to adjacent wetlands. Surrounding the area are wetlands set aside for mitigation from other uses in the area, protected for conservation by the Southeast Alaska Land Trust. They need to be left intact for this mitigation to continue to be valid. Runoff of nitrogen-rich manure could have devastating effects to the fragile peat bogs. Given the local climate (rainy), I do not believe that wetlands could possibly be protected without an intense level of manure management, containment and composting. Further, hay, a staple for many farm animals, is notorious for spreading invasive and noxious weeds that, if established on this property, could easily spread by wind or water to the adjacent wildlands. **Where is the detailed plan to protect the neighboring natural area?**

Attraction of rodents to the premises. I grew up on a farm, and can tell you with certainty that 230 animals, of any kind, require a lot of grain and other feeds. Infestation of mice and rodents is nearly inevitable. I have a deep concern about the need for rodenticides, which can have devastating impacts on predators that may eat poisoned rodents, such as owls. **How will the farm (and affected nearby houses) deal with the rats and mice?**

Bears and other predators. Again, the species of farm animals are not completely known, but chickens and most other farm animals are of interest to bears as well as wolves, ermine, eagles, and other local predators. Unless the entire farm was going to be tightly electric-fenced (and covered above, against birds of prey), conflicts with predators would become an issue. Nuisance bears could be particularly problematic. Bears’ range can be quite large, so nearly anyone in the City could potentially be affected by a problem bear. When bears get food in residential areas, it becomes a problem. Currently, a ticket will be issued if a trash can is out even the night before. Residents are asked to take bird feeders down in summer. Having lived on a farm, I cannot imagine trying to clean up every scrap of grain that animals need every day, or protect 200 chickens from predators. **Has the applicant truly demonstrated how they will safely house animals and store grain away from predators?**

Sustainability. I do not feel that this use would comply with the City Plan and goals for sustainability. A meat animal in this environment on a small property is dependent on the shipping of many times its weight in feed and grains. With perhaps the exception of swine that might eat local restaurant scraps, all animal feed would need to be imported over great distance. **The applicant has not addressed sustainability, so why does the City assume the operation would enhance local sustainability?**

I can see in the Staff Report that stipulations were recommended permitting the farm activities, however, I have serious doubts that the applicant would be able to comply while housing such a potentially high number of animals, or that the City is prepared to provide adequate monitoring or solutions for neighbors if issues arise.

Thank you for considering my comments.
Sincerely,

Gwen Baluss

From: Blake Hass <blakehass2010@gmail.com>
Sent: Tuesday, August 11, 2026 9:26 AM
To: PC_Comments
Subject: Opposition to Case USE20260003

You don't often get email from blakehass2010@gmail.com. [Learn why this is important](#)

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

Dear Members of the Planning Commission,

I am writing to express my opposition to the conditional use permit application submitted by Shawn Kantola to allow up to 200 chickens and 30 additional farm animals on the properties located at 10226 and 10228 Silver Street. This informed opposition comes from someone that has spent the majority of my life living on farms and raising livestock. As Mr. Kantola pointed out in an interview with the Juneau Independent, he has no experience raising farm animals. This gives me serious pause and confidence that he will be able to manage such large numbers of animals, even in future state, as well as managing the conditions outlined for the permit.

While I respect the applicant's desire to raise animals for personal use and provide educational opportunities for his family, I believe the scale of the permit request is excessive and incompatible with the surrounding residential area. The permit seeks authorization for a number of animals that far exceeds what is typically permitted under existing city code and what neighboring property owners would reasonably expect in a residential neighborhood.

Although the applicant has stated that he does not intend to immediately raise animals at the maximum levels requested, permits should be evaluated based on what they authorize, not simply on current intentions. Approval of this application would allow future expansion to as many as 200 chickens and 30 additional farm animals without further public review. Such a large-scale operation could create significant impacts related to noise, odor, waste management, runoff, and overall neighborhood character.

The city planner's recommendation includes conditions intended to address these concerns. However, the need for extensive conditions involving odor control, noise limits, water quality protections, bear-resistant fencing, and restrictions on animal slaughter demonstrates the magnitude of the potential impacts. Enforcing such conditions may prove difficult, and neighboring residents could experience negative effects long before any violations are formally addressed.

I am also concerned about environmental impacts. The proposal has drawn opposition from the Southeast Alaska Land Trust due to its proximity to the Montana Creek Wetlands mitigation site. Given the large number of animals that could eventually be housed on the property, there is a legitimate concern regarding runoff, waste management, and potential impacts on surrounding wetlands and natural resources.

Furthermore, the applicant has acknowledged having limited experience raising farm animals at this scale. While everyone must start somewhere, the community should not bear the risk associated with a large and potentially expanding livestock operation that significantly exceeds normal residential standards.

If the Commission determines that some form of approval is warranted, I urge you to substantially reduce the number of animals authorized, prohibit roosters, require larger setbacks and buffering from neighboring properties, establish clear inspection and enforcement procedures, and provide for automatic permit revocation if nuisance conditions or permit violations occur.

For these reasons, I respectfully request that the Planning Commission deny the conditional use permit as currently proposed.

Thank you for your consideration of my comments.

Sincerely,

Blake Hass
Hummingbird Ln
Juneau, Alaska

From: M Vershis <nomo.nms@gmail.com>
Sent: Monday, August 10, 2026 10:02 AM
To: PC_Comments
Subject: USE2026 0003 comment

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

Dear City Assembly and Planning Commission Members,

I am writing to express my support for the proposed farm on Silver Street.

I believe that a farm of this type would be a positive addition to Juneau and would provide an opportunity to increase local food production and agricultural activity within our community. As with any business or land use, there are potential risks and concerns that should be considered, but I believe those concerns should be addressed through reasonable regulations rather than preventing the farm from operating altogether.

If there are specific concerns regarding the proper storage of feed, management of waste, odors, runoff, or other potential impacts, I believe the appropriate response would be to establish or strengthen ordinances and standards addressing those issues. Clear requirements would allow the farm to operate responsibly while also providing neighboring properties and the community with appropriate protections.

I encourage the Assembly and Planning Commission to consider the potential benefits of this farm and to allow it the opportunity to become a responsible and productive part of Juneau's community.

Thank you for your consideration.

Sincerely,

Maureen Shivers



Outlook

FW: Formal Objection to Conditional Use Permit Application – 10226 and 10228 Silver Street (Shawn Kantola)

From PC_Comments <PC_Comments@juneau.gov>

Date Fri 8/21/2026 12:42 PM

To Brandon Robinson <Brandon.Robinson@juneau.gov>

Nicolette Chappell | Administrative Coordinator

[Community Development Department](#) | City & Borough of Juneau, AK

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

Office: 907.586.0715 ext. 4120 | **Web:** www.juneau.org



From: Dan Coleman <dan@colemans.me>

Sent: Tuesday, August 11, 2026 9:35 AM

To: PC_Comments <PC_Comments@juneau.gov>

Subject: Formal Objection to Conditional Use Permit Application – 10226 and 10228 Silver Street (Shawn Kantola)

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

Dear Chair and Members of the Planning Commission,

I am writing as a deeply invested property owner and resident in the Mendenhall Valley to formally object to the conditional use permit application scheduled for consideration tonight, August 11, 2026, regarding 10226 and 10228 Silver Street. My family has owned the duplex at 10101/10103 Silver Street for 30 years, and our primary residence is nearby at 4942 Steelhead Street. As residents who walk this neighborhood daily, we have a clear, first-hand understanding of its character, and we are certain that the proposed use is entirely out of compliance with the aesthetic of our quiet residential suburb.

The applicant is seeking permission to house up to 200 chickens and 30 other farm animals (including cows and sheep) on a 2.2-acre parcel. While the applicant claims he intends to "start small," granting a permit for up to 230 animals legally authorizes a commercial-scale footprint in a high-density neighborhood. CBJ Land Use Code strictly limits unpermitted livestock to six hens and/or three farm animals to preserve neighborhood peace; allowing a 3,700% expansion directly compromises the neighborhood's integrity.

We urge the Planning Commission to deny this permit based on the following critical issues:

- **Overly Lenient Exemptions and Nuisance Controls:** The recommended staff conditions, such as allowing odors to be detectable beyond the property line for up to 48 hours, are entirely too lenient. In a suburban neighborhood, a persistent, multi-day stench from hundreds of animals will

immediately diminish outdoor use, disrupt neighboring households, and harm overall property values.

- **Disruption of Neighborhood Character and Peace:** Our community is a quiet, predictable residential suburb. Introducing the constant noise and smells associated with a massive livestock operation alters the core suburban nature that local families have invested in.
- **Severe Environmental and Wetland Risks:** The subject site directly borders the Southeast Alaska Land Trust's Montana Creek Wetlands mitigation site. Concentrating the waste of up to 230 animals on just 2.2 acres creates an unacceptable risk of high-nitrate and fecal coliform runoff into a protected ecosystem.
- **Increased Bear and Wildlife Attractants:** Juneau experiences intense wildlife pressures. Housing hundreds of prey animals, feed supplies, and permitting on-site slaughtering will turn this property into a major attractant for bears, increasing safety risks for everyone walking these streets.

If the Commission decides to consider a compromise rather than a full denial, the permit must be heavily amended to protect the public interest:

1. **Reduce Density:** Cap poultry at a strict maximum of 20 to 30 birds.
2. **Eliminate Noise:** Completely prohibit roosters to protect nearby properties from constant acoustic disruption.
3. **Enforce Violations:** Require an automatic, mandatory permit revocation if any noise, odor, or environmental runoff violations occur.

The scale of this project threatens to fundamentally degrade our neighborhood. We respectfully request that the Planning Commission deny this conditional use permit and safeguard the quiet residential character of Silver and Steelhead Streets.

Please submit this letter into the official public record for tonight's meeting.

Sincerely,

Daniel Coleman

Primary Residence: 4942 Steelhead St, Juneau, AK 99801

Local Property: 10101/10103 Silver St, Juneau, AK 99801

Email: dan@colemans.me



Outlook

FW: conditional permit for farm animals on Silver St

From PC_Comments <PC_Comments@juneau.gov>

Date Fri 8/21/2026 11:59 AM

To Brandon Robinson <Brandon.Robinson@juneau.gov>

Nicolette Chappell | Administrative Coordinator
Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0715 ext. 4120 | Web:
<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.juneau.org%2F&data=05%7C02%7CBrandon.Robinson%40juneau.gov%7Cdd53d28f2f68412480cf08deffbeb15d%7C6f0a853afffa4a3795198a444a54a282%7C0%7C0%7C639229391631495069%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFBpbCIsIlldUjIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=GER8LOaYqWOk7KfYcWKhThxeunjvLwFEI1rDWfv3K0E%3D&reserved=0>

-----Original Message-----

From: rpmattson907@gmail.com <rpmattson907@gmail.com>

Sent: Monday, August 17, 2026 7:06 PM

To: PC_Comments <pc_comments@juneau.gov>

Subject: conditional permit for farm animals on Silver St

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR
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Planning Commission members,

We are against approving the conditional permit for 200 chickens and
30 farm animals on Silver Street.

This is a residential neighborhood not a farm. If you check the required
amount of space for healthy chickens on the chicken hub you will see
that 100 chickens is too many for that amount of space and to have
other farm animals on top of that would be detrimental to property
values of other neighbors.

Not a good idea for a residential neighborhood.

Peggy Mattson

1027 Arctic Circle

Juneau AK 99801

From: Tim Mikulski <mikulski.tim@gmail.com>
Sent: Tuesday, August 11, 2026 9:07 AM
To: PC_Comments
Subject: Comment for tonight's hearing about Silver St

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

Hello,

My name is Tim Mikulski, and I rent a house at 4910 Wren Dr near the proposed farm animal permit location at 10226 and 10228 Silver Street that will be discussed at 6pm tonight. I apologize for my late comment, as I did not realize the nature of the permit (particularly the count of animals) until today and I will be unable to attend the hearing in person.

I oppose the permit in its current state. I share the concerns raised by the Southeast Alaska Land Trust about the risks of agricultural runoff into the adjacent Montana Creek Wetlands site. Additionally, I believe that the proposed limit of 200 chickens and 30 other farm animals is unreasonably high. I understand the resident's desire to avoid re-permitting if his plans change, but the proposed farm far exceeds what neighbors could reasonably expect in a residential neighborhood.

Additionally, per the Juneau Independent's interview with the resident, he has not raised farm animals himself before; this makes me doubt his ability to effectively comply with the conditions laid out by the city planner's report to the commission. I would be comfortable with a smaller initial permit and a clearly-outlined plan to increase the permitted flock/herd size in the future, but as written I oppose this permit application.

Thank you for consideration,

Tim Mikulski

From: Richard Hebhardt <hebhardtrd@gmail.com>
Sent: Sunday, August 30, 2026 6:35 PM
To: PC_Comments; Brandon Robinson
Cc: Richard Hebhardt; Sheryl Weinberg
Subject: Developer's Request for Approval of Hobbie-Farm Variance

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

Dear Planning Commission Members:

Additional information has recently come to our attention concerning the potentially adverse impacts the proposed farm could very likely have on property owners throughout our greater Wren Street-Silver Street-Hummingbird Lane neighborhood community. Therefore, we are writing to express our **strong objection** to the approval of developer's request for a variance.

In our opinion, the proposed farm is fundamentally inconsistent with the established character and intended use of our neighborhood, which is zoned for single-family residences and duplexes - **not an agricultural or livestock operation however benign it may be presented**. Briefly, granting this variance would introduce a fundamentally different and potentially incompatible use into an established residential community, imposing consequences on surrounding homeowners who have a reasonable expectation that their neighborhood will remain residential in character.

Specifically, our concerns are these:

- **Airborne allergens and particulates** associated with livestock, animal feed, bedding, agricultural products, and other materials and activities inherent in operating a farm, could be released into the surrounding neighborhood;
- **Noise and odors** generated by livestock and farm operations, including animal sounds, manure, fertilizer, feed, and other waste materials will impermissibly occur as well - which would not be confined to the applicant's property, but could materially affect neighboring residences and the quality of life of those living nearby;
- **Impacts to the adjoining protected and environmentally sensitive wetland habitat** would likely be inevitable as well - due to the customary farm activity, including runoff, waste, or other disturbances that would adversely be visited upon it;
- **Harm or disruption would likely affect the wildlife** inhabiting or foraging within the surrounding wetland habitat as well, which adjoins the developer's two-acre property; and lastly
- **Neighboring property values could likely result**, in addition, owing to the introduction of a livestock-oriented agricultural operation that would have the effect of diminishing the very desirability and marketability of our homes in the future.

Briefly, this is not simply a matter of personal preference to us; but, rather, an expression of concern for **the character of an established residential neighborhood; the protection of the reasonable expectations of existing property owners, and of our fragile wetland habitat; plus the potential imposition of significant impacts on the neighborhood likely without the ability to control or mitigate them in the future.**

Sincerely yours,

Richard Hebhardt
Sheryl Weinberg

4920 Hummingbird Lane

Juneau, AK

From: Bruce Kato <kato-owen@gci.net>
Sent: Monday, August 31, 2026 8:47 AM
To: PC_Comments
Cc: Borough Assembly
Subject: Oppose Silver St. permit

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

I was born and raised in Juneau and am asking you to please deny the permit for the “farm” on Silver St. The identified negative impacts it would have on a lovely residential neighborhood including adjacent Steelhead St. far outweighs the desires of one family.

Thank you for your consideration!

Patty Owen
Juneau

Sent from my iPhone

From: vanderja@alaska.net
Sent: Tuesday, September 1, 2026 3:54 PM
To: PC_Comments
Cc: Brandon Robinson
Subject: Fwd: Variance Application for 2-Acre Property Located at End of Silver Street

Some people who received this message don't often get email from vanderja@alaska.net. [Learn why this is important](#)

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

Please note the following correction: In the first paragraph....houses were built on the south side of Wren St. and the new subdivision is also on the south side of Wren.

----- Original Message -----

Subject: Variance Application for 2-Acre Property Located at End of Silver Street
Date: Tue, 01 Sep 2026 19:46:49 -0400
From: vanderja@alaska.net
To: PC_Comments@juneau.gov
Cc: brandon.robinson@juneau.gov

To: Juneau Planning Commission

From: Kathy VanderJack

We purchased our home at 10121 Silver Street in August, 1990. At that time, we were assured that no homes would be built on the north side of Wren Street, because that was an area of protected wetlands. However, quite a few homes were actually built there over the years. And, now there is a new subdivision at the end of Silver Street, on the north side of Wren, in an area that was classified as wetlands 36 years ago

It's one thing to have more homes built, but having a family farm in this residential neighborhood would not be consistent with the character of the neighborhood. I don't believe that the proposed variance application for a family farm on that property, which would allow up to 200 chickens and 30 other farm animals, should be approved.

We have chickens in our neighborhood and they have not been a problem, because the homeowners have complied with the number of chickens allowed in our D3 zoned neighborhood. To increase the allowed number of chickens to even 50, would be too much. A large number of chickens being raised in a small area would produce noise and odors that are very unpleasant. Not to mention the thought of up to 30 non-specified farm animals! The property owner asking for this variance spoke at the recent Planning Commission meeting and said he might like to have a litter of piglets, which could

mean raising 12-14 pigs. I have driven by pig farms on the outskirts of towns down south and the smell was horrible.

Other considerations include the increase in airborne allergens which could cause health issues for neighborhood residents. Also, a large number of chickens and other farm animals would attract even more bears, rats, mink, etc. In addition, there is the question of managing the animal waste and the possible environmental impact of storing the waste.

Approving this variance could set a precedent for similar requests in other neighborhoods around Juneau. If Juneau residents want to have family farms, it seems like they should not be located in residential neighborhoods, on relatively small pieces of land for a large number of farm animals.

I am a widow and living on a fixed income, so at some time in the future I may need to sell my home to cover the cost of long term care. If the neighborhood becomes less attractive due to the smells and noise of a large number of animals just down the street, obviously the value of my home will decrease and that is a concern.

Thank you for considering my concerns about the proposed variance.

From: Diane Enanoria <dianeenanoria@gmail.com>
Sent: Tuesday, September 1, 2026 4:43 PM
To: PC_Comments
Cc: Brandon Robinson
Subject: Please support the Silver Street Family Farm

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

Dear Juneau Planning Commission,

I am writing in support of the variance request for the family farm proposed at the end of Silver Street.

I understand the concerns that have been raised about the possibility of having livestock in a residential neighborhood. Those concerns deserve to be taken seriously, but I also believe it is important to recognize the value of allowing families to raise animals and produce food on their own property.

This is proposed as a **non-commercial family farm**, not a commercial livestock operation. A family-scale farm can provide food, teach valuable skills, encourage self-sufficiency, and contribute to the diversity and resilience of our community. These are qualities worth preserving in Juneau.

I would encourage the Commission to look for practical ways to address potential concerns rather than simply denying the variance. Appropriate requirements for animal waste, feed storage, fencing, noise, odor, and wildlife management could help ensure that the farm is operated responsibly and remains a good neighbor.

I believe there is room in Juneau for both residential neighborhoods and responsible small-scale agriculture. I hope the Commission will recognize the value of this particular opportunity and approve the variance.

Thank you for your consideration.

Sincerely,

Diane Enanoria

Nearby Juneau Resident

Dear Planning Commission members,

I am writing you to express my concern about a zoning variance request, USE2026 0003, that was recently submitted to you for consideration. I live at 10212 Heron Way, about 1500 feet “as the crow flies” from the property where the proposed farm would be located. As I understand it, the requested variance would allow up to 200 chickens and up to 30 additional farm animals to reside on this property for personal use by the owner and his family. I oppose the approval of this variance request, because I do not feel that a farm with up to 230 animals would be appropriate in our residential, D3-zoned neighborhood. Regardless of whether the farm would be for personal use only, its size would be large enough that its impacts on the neighborhood would be similar to that of a commercial operation. Likely impacts include noise and odors from the animals and their waste, as well as from animal-processing activities and from the various equipment that would be used to maintain the farm. The Director’s Report in the Planning Commission Agenda for 8 September (page 2) states that “...the applicant owns the lot directly to the north, which if stayed under their ownership, could allow for a buffer of around 200 feet between the hobby farm and the next nearest neighbor’s house.” First, there is no guarantee that the adjacent lot will stay under their ownership. More importantly, I believe that even with the additional lot, 200 feet would be completely insufficient as a buffer to protect adjacent neighbors from the impacts of a farm of this size.

Current D3 residential zoning allows only three farm animals per property. I assume this limit of three was chosen by our city planners for a reason, i.e., that even four animals might start having negative impacts on a residential neighborhood. How, then, could it be okay to permit a farm with 230 animals? I argue that this would not be a benign “hobby farm,” as the Director’s Report refers to it, but rather a large operation that does not belong in our quiet, residential neighborhood.

Thanks for taking my comments under consideration.

Sincerely,

Deb Groves
10212 Heron Way
Juneau, AK 99801
debgroves33@gmail.com

From: Cari Atkinson <cariatkinson907@gmail.com>
Sent: Thursday, September 3, 2026 1:20 PM
To: PC_Comments; Brandon Robinson
Subject: Proposed Farm on Silver Street Extension

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

Dear Planning Commission,

I am writing to express my firm opposition to the application for a farm to be allowed in our D3 residential neighborhood.

As a local resident, I have strong concerns about introducing farming operations into a residential area. My primary concerns include:

- Health Impacts: I have severe allergies to animals with fur and feathers; placing a farm directly in my backyard area presents a significant risk to my health and quality of life.
- Property Values: Introducing agricultural operations into a D3 zone could have negative effects on local property values and home assessments.
- Legal Precedence: Approving this application could set a troubling precedence for the establishment of other neighborhood farms in areas currently designated as strictly residential.

I strongly urge the committee to deny this application and maintain the residential integrity of our neighborhood. Thank you for your time and for considering the interests of the local residents.

Sincerely,

Cari Atkinson

Reaction to request for farm animals on Silver Street

From Toni-Jo Dalman <dalmant@msn.com>

Date Tue 9/1/2026 12:01 PM

To Brandon Robinson <Brandon.Robinson@juneau.gov>

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

Hello,

I am a resident on Hummingbird lane. I have concerns about the "farm" being requested for approval on Silver Street.

Despite the fact that I understand that people are facing economic issues these days, I am concerned about so many animals being approved in a residential area. There is smell attached to large numbers of animals that cannot be easily mitigated. There are allergens attached to those animals and noises that can affect sleep and comfort. Animal waste can be an issue in such a close environment. I wonder if wildlife will be attracted to the animals (as I have noted bears and others seem to be attracted to the few chickens we have in the neighborhood); and of course the impact on property values is an issue. I do not want to seem unappreciative of different situations. I am asking, however, that you consider the impacts on a neighborhood with a lot of children, elderly, many neighborhood walkers and dogs. Thank you for your time and thoughtful attention to this matter.

Toni-Jo Dalman

Sent from my iPad

Property on End of Silver Street Seeking Variance

From Raymond Pastorino <rpastorino46@gmail.com>

Date Thu 8/27/2026 1:04 PM

To pc_comments@juneau.gove <pc_comments@juneau.gove>; Brandon Robinson
<brandon.robinson@juneau.gov>

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

I am writing as a concerned citizen and neighbor of the Silver Street development living at 4935 Wren St. When the subdivision was first planned it was billed as D3 zoning for personal housing. The impression given all was that this housing development next to the wetlands and floodplain, would not change the hiking trails or nature of the neighborhood.

While it is true that there are some folks in the neighborhood with a few chickens, what is being proposed far exceeds any gestalt we as neighbors would have had when first proposed. The zoning is clear, 230 animals and what they will create for those adjacent to them is not conscionable. You probably have already heard from folks that may be affected by allergens, while we will be all affected by noise, odors, animal waste and all that such a menagerie might attract from wild animals; leading to more euthanasia.

I grew up in Iowa and am well aware of the odors and impact on the surrounding properties; especially with hogs, donkeys and livestock. The current property on the glacier highway that supports horses, is not surrounded by housing, wetlands and a watershed to drain into. This should be a no brainer for you all.

That there will be a negative impact on the values of all the homes around the property also goes without saying. Please do not approve this zoning variance.

Ray Pastorino
4935 Wren Dr.
Juneau, Ak 99801
907-351-9787
rpastorino46@gmail.com

Proposal for 2-Acre Proposed Farm on Back Loop

From Alex Pastorino <abpastori49@gmail.com>

Date Thu 8/27/2026 1:19 PM

To PC_Comments <pc_comments@juneau.gov>; Brandon Robinson <brandon.robinson@juneau.gov>

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

I am writing to voice my concern regarding the application to the Juneau Planning Commission for a 2-acre property located at the end of Silver Street to establish a non-commercial family farm on their property. My husband I live on Wren Drive, and our property is across the street from this new development.

While there are a lot of reasons this proposal is not a good idea for neighbors, it seems that 230 animals, which includes up to 200 chickens, pigs, goats, cows donkeys or other livestock does not fit the description of a residential district designated for single-family homes and duplexes. Indeed, they are proposing up to 200 chickens, which clearly indicates a business, not a subsistence for family members. No family can eat the amount of eggs that many chickens would create, nor do they need that many chickens for eating. It seems like a no brainer to assume they will be selling eggs.

Others reasons, of course, include sanitary risks from animal waste, processing livestock, and environmental issues including runoff, etc. There would need to be standards for this kind of production, and I don't believe the City is in a place to provide the kinds of regulations that will be needed. Not to mention, it could attract bear, and result in all the consequences that would create. I can only imagine the neighborhood conflict this may create, and continued complaints to the City.

I can't imagine the City actually approving this zoning variance. It is actually, unimaginable to me; so I am going to ask that you just don't, and trust that you won't approve this application.

Respectfully,

Barbara Pastorino
4935 Wren Drive
Juneau, AK 99081
abpastori49@gmail.com
907-500-2390